

**1. ZONING BY-LAW AMENDMENT FILE Z.11.036
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO
C/O INFRASTRUCTURE ONTARIO
WARD 4**

P.2011.40

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.036 (Her Majesty the Queen in Right of Ontario C/O Infrastructure Ontario), BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: November 11, 2011.
- b) Circulation Area: 150 m of the subject lands, and to the Concord West Ratepayers' Association and the Glen Shields Ratepayers' Association.
- c) Comments Received as of November 30th, 2011: None.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.036 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone, in the manner shown on Attachment #3. The rezoning will facilitate the future development of the subject lands with prestige employment uses, identified on Attachment #4.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ East of Keele Street, south of Highway 407, shown as "Subject Lands" on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ "Public Use Area - Inter-Urban Transit" by the Provincial Parkway Belt West Plan.▪ "Prestige Area" (lot depth in from Keele Street) and "Employment Area General" (remainder of property) by OPA #450 (Employment Area Plan). OPA #450 includes policies that upon deletion of the subject lands from the Provincial Parkway Belt West Plan Area, the lands shall be subject to the policies of OPA #450 and their respective land use designations.

	<ul style="list-style-type: none"> ▪ “Parkway Belt West Lands” by the new City of Vaughan Official Plan 2010 (VOP 2010), which is pending approval from the Region of York. Modifications to VOP 2010 were approved by Vaughan Council on September 27, 2011, to designate the lands “Prestige Employment”, on confirmation that the lands have been removed from the Parkway Belt West Plan. ▪ The proposal conforms to OPA #450 and upon removal of the lands from the Parkway Belt West Plan, the proposal will conform to VOP 2010.
Parkway Belt West Plan Amendment	<ul style="list-style-type: none"> ▪ The Owner has submitted a concurrent application to the Ministry of Municipal Affairs and Housing (MMAH) to remove the subject lands from the Provincial Parkway Belt West Plan. ▪ The application is currently under review by MMAH, and shall be approved by the Ministry, prior to the technical report being considered by Vaughan Council.
Zoning	<ul style="list-style-type: none"> ▪ PBM7 Parkway Belt Industrial Zone by Zoning By-law 1-88. ▪ An Amendment to Zoning By-law 1-88 is required to rezone the lands from PBM7 Parkway Belt Industrial Zone to EM1 Prestige Employment Area Zone, to implement the Official Plan designation and facilitate the future development of the lands with prestige employment uses.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of OPA #450 (Employment Area Plan), and City of Vaughan Official Plan 2010.
b.	Appropriateness of Proposed Uses	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the lands to EM1 Prestige Employment Area Zone, to permit the as-of-right uses in the EM1 Zone (shown on Attachment #4), will be reviewed in consideration of the Official Plan, and the surrounding land use context.

c.	Future Site Plan Application	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a future Site Plan Application for the development of the subject lands, which will be reviewed to ensure appropriate site design, access, internal traffic circulation, parking, landscaping, servicing and grading. ▪ Sustainable design opportunities to be reviewed and implemented through the site plan process include, but are not limited to: LEED (Leadership in Energy and Environmental Design), CPTED (Crime Prevention Through Environmental Design), TDM (Transportation Demand Management) measures to promote active and public modes of transportation, permeable pavers, bio-swales, drought tolerant landscaping, efficient energy and water consumption, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, reduction in construction waste and waste diversion, etc.
d.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments, including, but not limited to: the Region of York, the Ministry of Transportation, Metrolinx, and the Ministry of Municipal Affairs and Housing, if required. ▪ Additional studies may be required in support of the applications, to be determined through City and Public Agency review.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Proposed Uses

Report prepared by:

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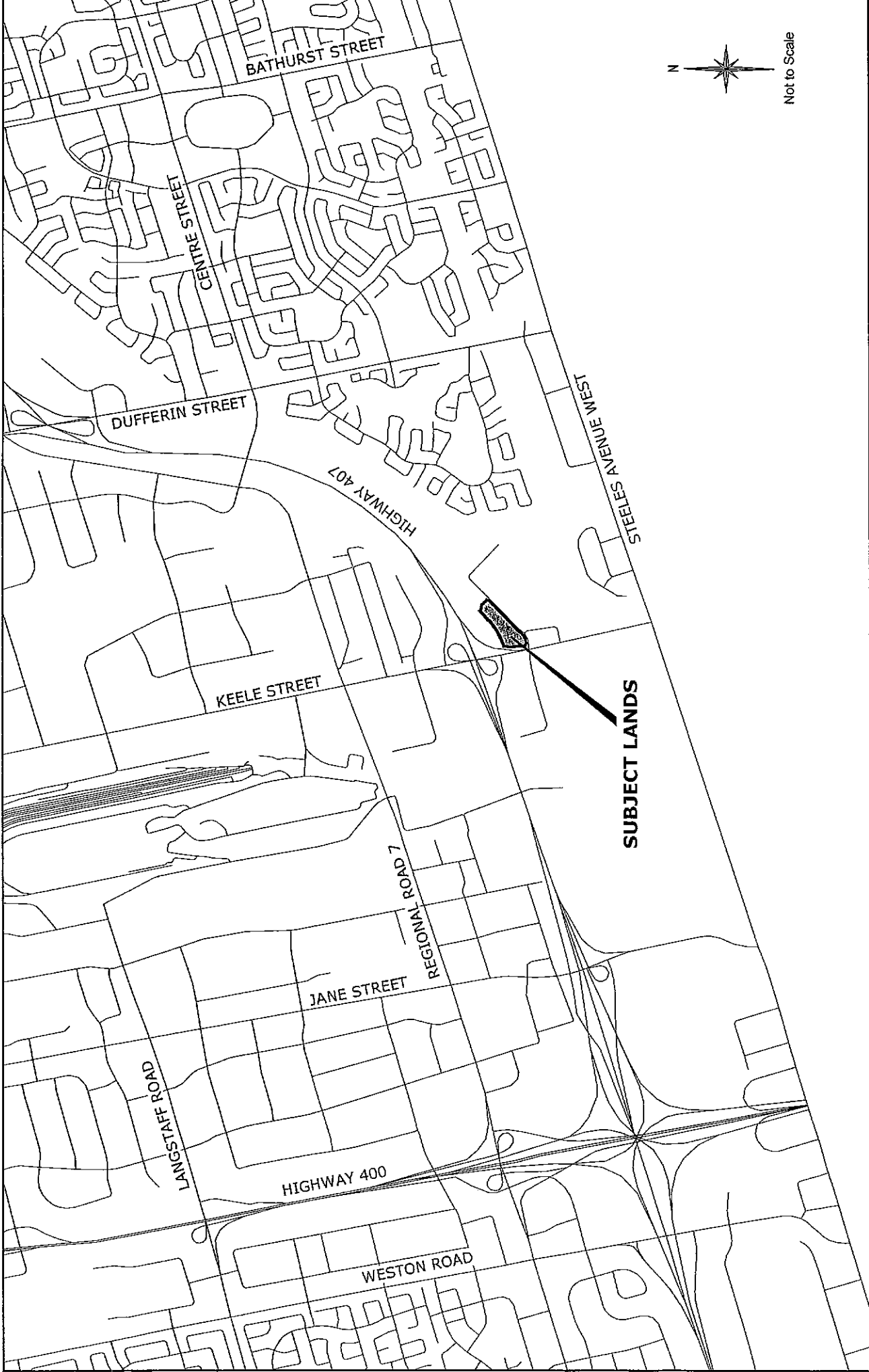
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 3,
Concession 3

Applicant: Her Majesty the Queen in Right
of Ontario c/o Infrastructure Ontario (IO)

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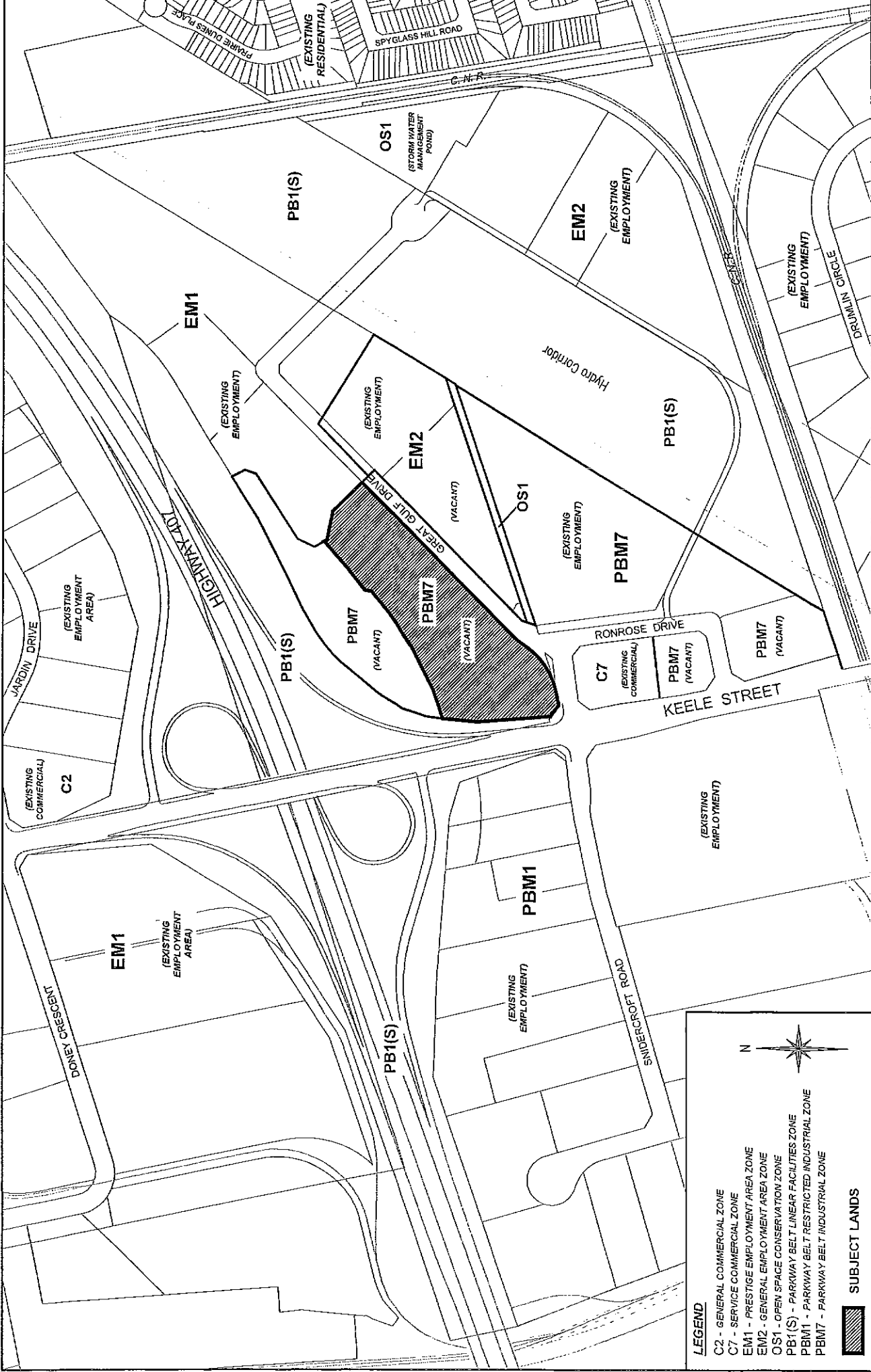


Attachment 1

File: Z.11.036


Not to Scale

Date: November 15, 2011



LEGEND

- C2 - GENERAL COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- PBM1 - PARKWAY BELT RESTRICTED INDUSTRIAL ZONE
- PBM7 - PARKWAY BELT INDUSTRIAL ZONE

 **SUBJECT LANDS**

Location Map

Location: Part of Lot 3,
Concession 3

Applicant: Her Majesty the Queen in Right
of Ontario c/o Infrastructure Ontario (IO)

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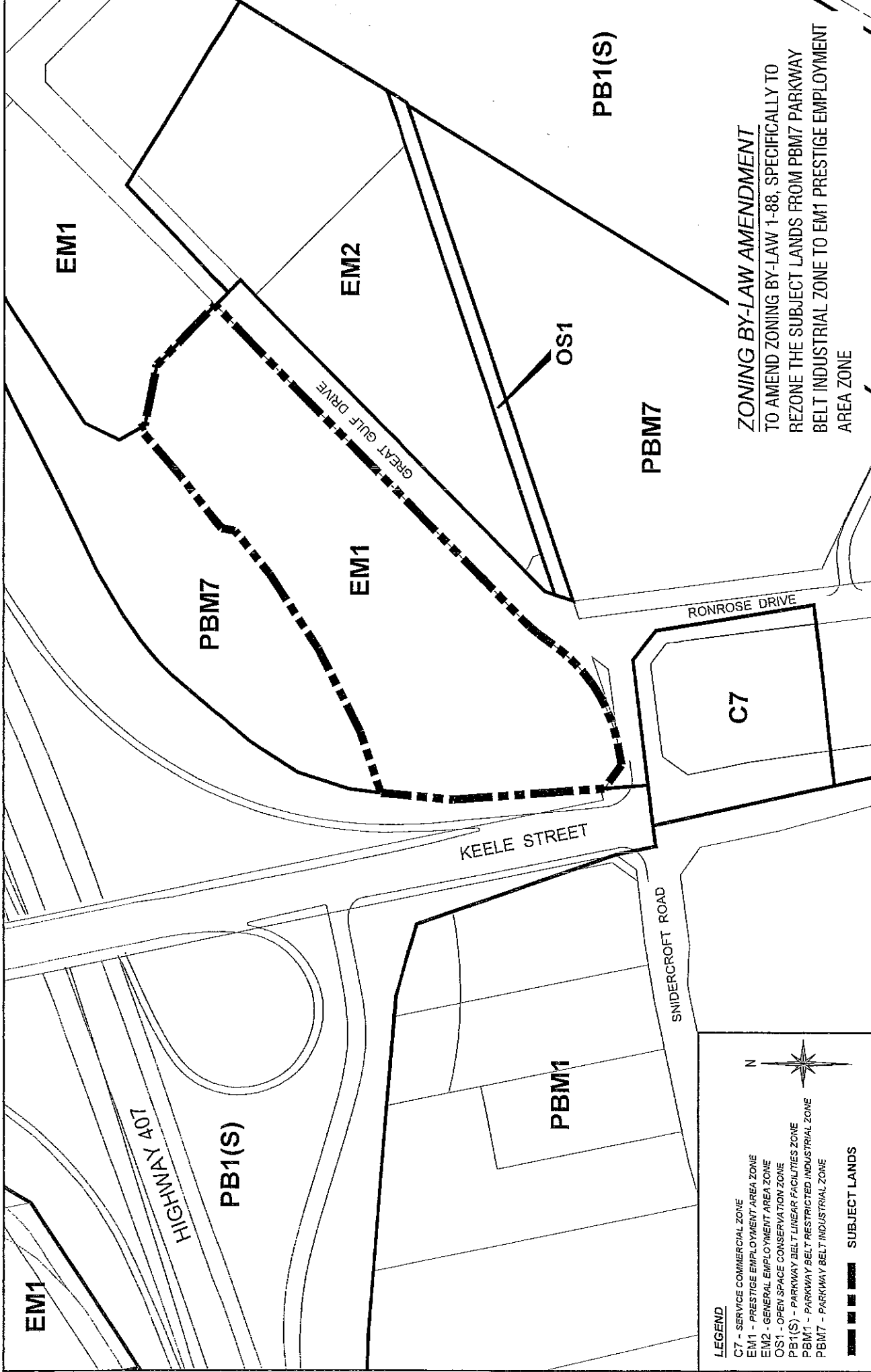


Attachment

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ATTACHMENT #4

Proposed Uses

Uses Permitted in EM1 Prestige Employment Area Zone –
Sections 6.1.1 and 6.2.1 of Zoning By-law 1-88

- Day Nursery
- Technical School
- Parks and Open Space
- Recreational Uses

The following uses are permitted, provided they are within a wholly enclosed building and with no outside storage:

- Employment Use
- Accessory Retail Sales to an Employment Use
- Accessory Office Uses to an Employment Use
- Banquet Hall, in a Single Unit Building, subject to Section 3.8
- Bowling Alley, subject to Section 3.8
- Business and Professional Offices, not including regulated health professional
- Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7
- Convention Centre, Hotel, Motel, subject to Section 3.8
- Funeral Home in a Single Unit building and subject to Section 3.8
- Car Brokerage
- Office Building
- Recreational Uses, including a golf driving range and miniature golf course
- Service and Repair Shop