

**1.      ZONING BY-LAW AMENDMENT FILE Z.05.052  
CITY OF VAUGHAN (DUFFERIN STREET PROPERTIES)**

**P.2006.36**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.05.052 (City of Vaughan - Dufferin Street Properties) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Economic Impact**

This will be addressed when the technical report is completed.

**Purpose**

The City of Vaughan has initiated an amendment to the Zoning By-law, specifically to site-specific Zoning By-law 75-2004 to not permit a Waste Transfer Station use on the subject lands shown on Attachment #1.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are bounded by Highway #407 and Dufferin Street, north of Centre Street, in Part of Lots 6, 7 and 8, Concession 3, City of Vaughan. The irregular-shaped site is developed with a Public Works Yard owned by the City; transformer station owned by PowerStream Inc.; and three private properties along Dufferin Street.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which was further amended by site-specific OPA #555, and zoned EM1 (H) Prestige Employment Area Zone with an "H" Holding Symbol by By-Law 1-88, and further subject to Exception 9(1186), which was enacted on March 8, 2004 as By-law 75-2004. The surrounding land uses are as follows:

- North - Highway 407 (PB1S Parkway Belt Linear Facilities Zone)
- South - Hydro Corridor (PB1S Parkway Belt Linear Facilities Zone); Centre Street
- East - Hydro Corridor (PB1S Parkway Belt Linear Facilities Zone); Dufferin Street; employment/commercial area (C1 Restricted Commercial Zone)
- West - Highway 407 (PB1S Parkway Belt Linear Facilities Zone)

The subject lands have been identified as a potential site for the Region of York's Community Environmental Centre (Waste Transfer Station to facilitate household hazardous wastes). On March 20, 2006, Council directed the Development Planning Department to initiate an amendment to site-specific Zoning By-law 75-2004 and to proceed to a Public Hearing to consider prohibiting a Waste Transfer Station use on the subject lands shown on Attachment #1. In addition, Council directed City staff to work with Regional staff to identify an alternative site within Vaughan to permit the Region's Community Environmental Centre.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), as amended by site specific OPA #555, which permits the priority uses of an office, hotel with related hospitality and conference facilities, major corporate complexes, and other prestige employment uses, as well as, civic uses on the City and PowerStream Inc. owned lands. The subject lands are zoned EM1(H) Prestige Employment Area Zone with an "H" Holding Symbol by By-law 1-88,

subject to Exception 9(1186), which permits only the following uses of a business and professional office, convention centre, hotel, office building, lawfully existing uses on the date of the passing of By-law 75-2004 on March 8, 2004, and "Public Uses" (including open/outside storage) permitted under Section 3.10 of By-law 1-88 on the subject lands. Section 3.10 allows the use of any land or the erection or use of any building for the purposes of the public service by the City, Region, Conservation Authority, Government of Ontario or Canada, Hydro or Local Board. The potential for the Region's Community Environmental Centre (Waste Transfer Station) on the subject lands would conform to the policies of the Official Plan and comply to the requirements of By-law 1-88 and site-specific Exception 9(1186), which was enacted as By-law 75-2004.

On April 21, 2006, a Notice of Public Hearing was circulated to all property owners beyond the required 120m of the subject lands as shown on Attachment #1, and to the following Ratepayers' Associations: Beverley Glen, Brownridge, Concord West, and Glen Shields. To date, no comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

### **Preliminary Review**

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

- i) review will be given to site-specific By-law 75-2004 (Exception 9(1186)) to prohibit (to not permit) a Waste Transfer Station the on use subject lands; and,
- ii) City staff will work with Regional staff to identify an alternative site within the City of Vaughan to permit the Region of York's Environmental Community Centre.

### **Relationship to Vaughan Vision 2007**

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

### **Conclusion**

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting.

### **Attachments**

1. Location Map

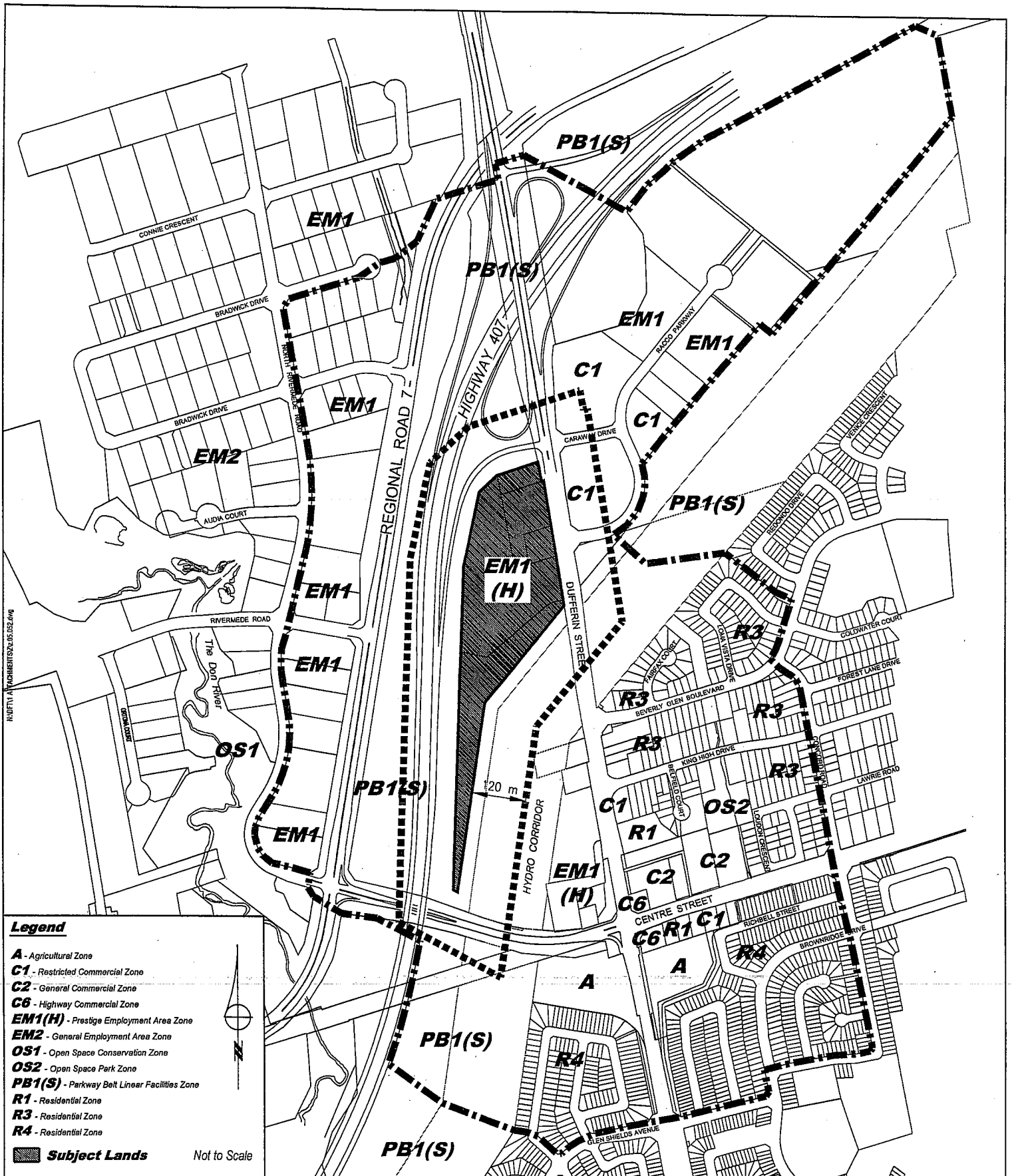
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning  
/CM

MARCO RAMUNNO  
Director of Development Planning



- Legend**
- A** - Agricultural Zone
  - C1** - Restricted Commercial Zone
  - C2** - General Commercial Zone
  - C6** - Highway Commercial Zone
  - EM1(H)** - Prestige Employment Area Zone
  - EM2** - General Employment Area Zone
  - OS1** - Open Space Conservation Zone
  - OS2** - Open Space Park Zone
  - PB1(S)** - Parkway Belt Linear Facilities Zone
  - R1** - Residential Zone
  - R3** - Residential Zone
  - R4** - Residential Zone
  - Subject Lands**
- Not to Scale

# Location Map

- Legend**
- 120 m Polling Area
  - Expanded Polling Area



Development Planning Department

# Attachment 1

File No: Z.05.052  
 Date: April 20, 2006

Applicant: City of VAUGHAN  
 (Dufferin Street Properties)

Part Lots: 6, 7, 8  
 Concession 3