

**1.      ZONING BY-LAW AMENDMENT FILE Z.10.022  
THE REGIONAL MUNICIPALITY OF YORK/CITY OF VAUGHAN  
WARD 4**

**P.2010.33**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.022 (The Regional Municipality of York/City of Vaughan) 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: May 21, 2010
- b)      Circulation Area: 150 m
- c)      Comments Received as of June 1, 2010: None

**Purpose**

The Regional Municipality of York Property Services Branch and the City of Vaughan have submitted a Zoning By-law Amendment Application, specifically to amend By-law 1-88, to permit the use of the Region-owned lands (C1 Restricted Commercial Zone) and City-owned lands (EM1 Prestige Employment Zone) shown on Attachment #2, for the temporary (maximum 3 years under the Planning Act) parking of cars and trucks associated with the adjacent land owner (UPS Canada), as shown on Attachment #3.

**Site History**

In April of 2007, York Region and the City of Vaughan entered into a Memorandum of Understanding (MOU) with UPS Canada, to facilitate a land exchange among the parties. The MOU provides a process for the Region of York to acquire lands from UPS Canada, specifically the easterly portion of the existing UPS site, for the future development of the Steeles West Subway Station, namely the station entrance, a York Region bus terminal and new road infrastructure. In exchange, UPS Canada would receive all or a part of the Region and City owned lands shown on Attachment #2. In accordance with the MOU, the existing truck and employee parking area located on the easterly portion of the UPS site will be temporarily relocated on the subject lands, as shown on Attachment #3. This effort will mitigate potential impacts to UPS's current operations and will maintain the construction schedule for the subway works.

The parties are currently negotiating the extent and limit of the lands needed for the acquisition and exchange. This application is considered the first of many steps required to fulfill the terms of the MOU. The Region/City will be required to submit a future Zoning By-law Amendment Application to rezone the subject lands for UPS's permanent use. The Region has advised in

writing that a future Site Development Application will be submitted for the subject lands, once the details of the land exchange, pond decommissioning and east/west road have been finalized.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ Northeast corner of Steeles Avenue West and Jane Street, shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The vacant subject lands are designated "Corridor" by OPA #620 (Steeles Corridor Plan: Jane to Keele). OPA #620 includes policies that permit the continuation of existing uses approved under previous Amendments.</li> <li>▪ The proposal to permit the use of the subject lands, for the temporary parking of cars and trucks associated with the adjacent land owner (UPS Canada) conforms to the Official Plan.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The City-owned lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The Region-owned lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(909), which permits a crematorium and columbarium on the property.</li> <li>▪ A parking lot use is not permitted in either the EM1 Zone or the C1 Zone. An amendment to By-law 1-88 is requested to permit the use of the subject lands, for the temporary (maximum 3 years under the <u>Planning Act</u>) parking of cars and trucks associated with the adjacent land owner (UPS Canada).</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in the context of the applicable Regional and City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Use	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the temporary land use will be reviewed in consideration of compatibility with the surrounding land use context.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
c.	Future Zoning Amendment Application	<ul style="list-style-type: none"> <li>▪ In accordance with the MOU, the Region/City will be required to submit a future Zoning By-law Amendment Application to rezone the subject lands for UPS's permanent use.</li> </ul>
d.	Future Site Plan Application	<ul style="list-style-type: none"> <li>▪ The Region has advised that a future Site Development Application will be submitted for the subject lands, once the details of the land exchange, pond decommissioning and the east/west road have been finalized. The application will be reviewed to ensure appropriate site design, access, internal traffic circulation, parking, landscaping and grading.</li> </ul>
e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention through Environmental Design) and LEEDS (Leadership in Energy and Environmental Design) will be reviewed and implemented through the future site plan approval process, if approved.</li> </ul>
f.	External Agencies	<ul style="list-style-type: none"> <li>• The subject lands are in close proximity to Steeles Avenue West (City of Toronto) to the south, Jane Street (Region of York) to the west and an existing stormwater management pond on the City owned lands. Review will be given to determine if approvals are required from any external public agencies, including but not limited to, the City of Toronto, Region of York, and the Toronto and Region Conservation Authority with respect to the decommissioning of the existing stormwater management pond.</li> </ul>

### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

### **Regional Implications**

The Region of York has submitted the subject Zoning By-law Amendment Application.

### **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. Conceptual Site Plan

**Report prepared by:**

Christina Napoli, Acting Senior Planner, ext. 8483

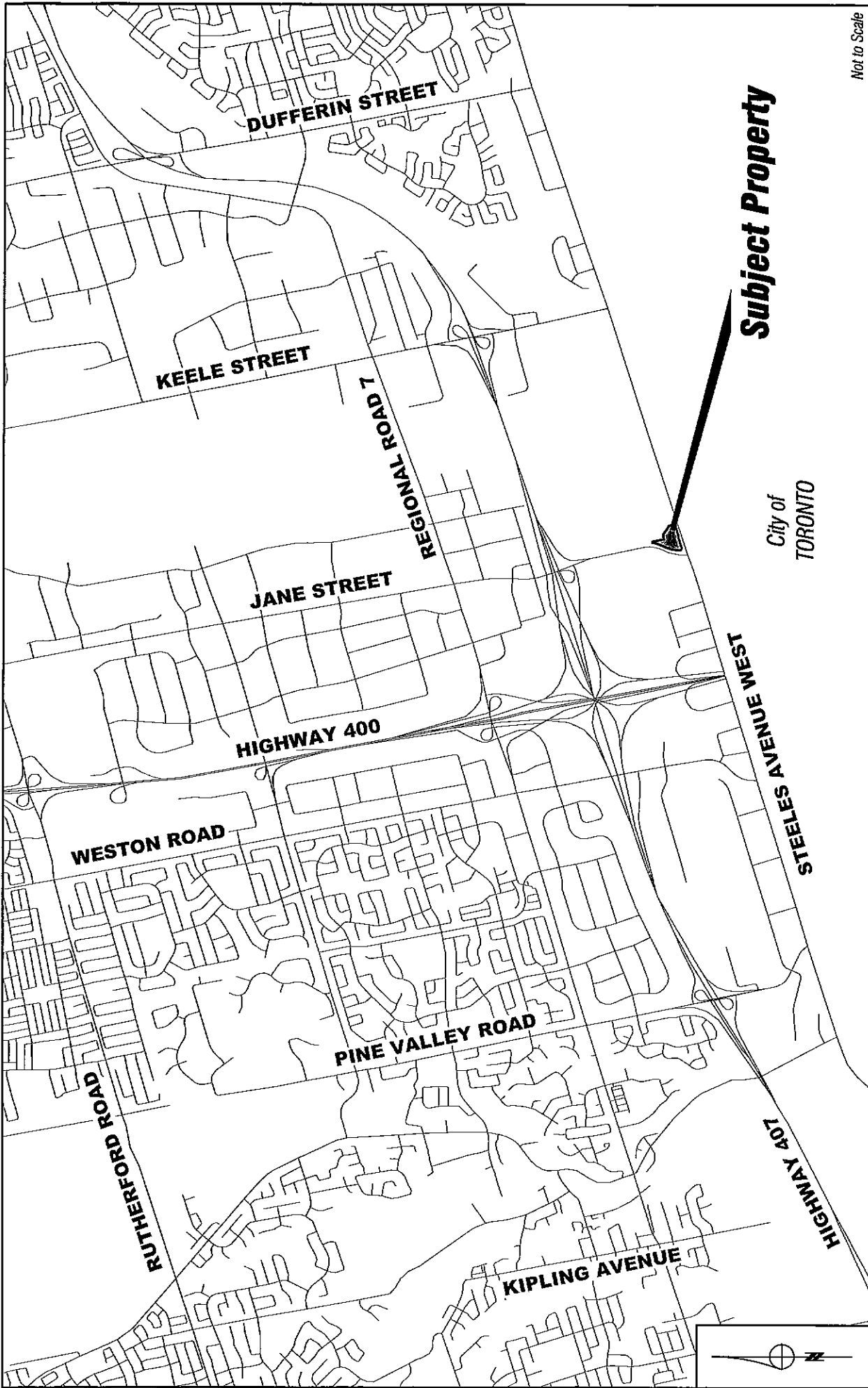
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/CM



Not to Scale

**Subject Property**

City of  
TORONTO

**Attachment**

FILE: Z.10.022  
DATE: May 21, 2010

**CITY OF Vaughan**  
*The City Above Toronto*

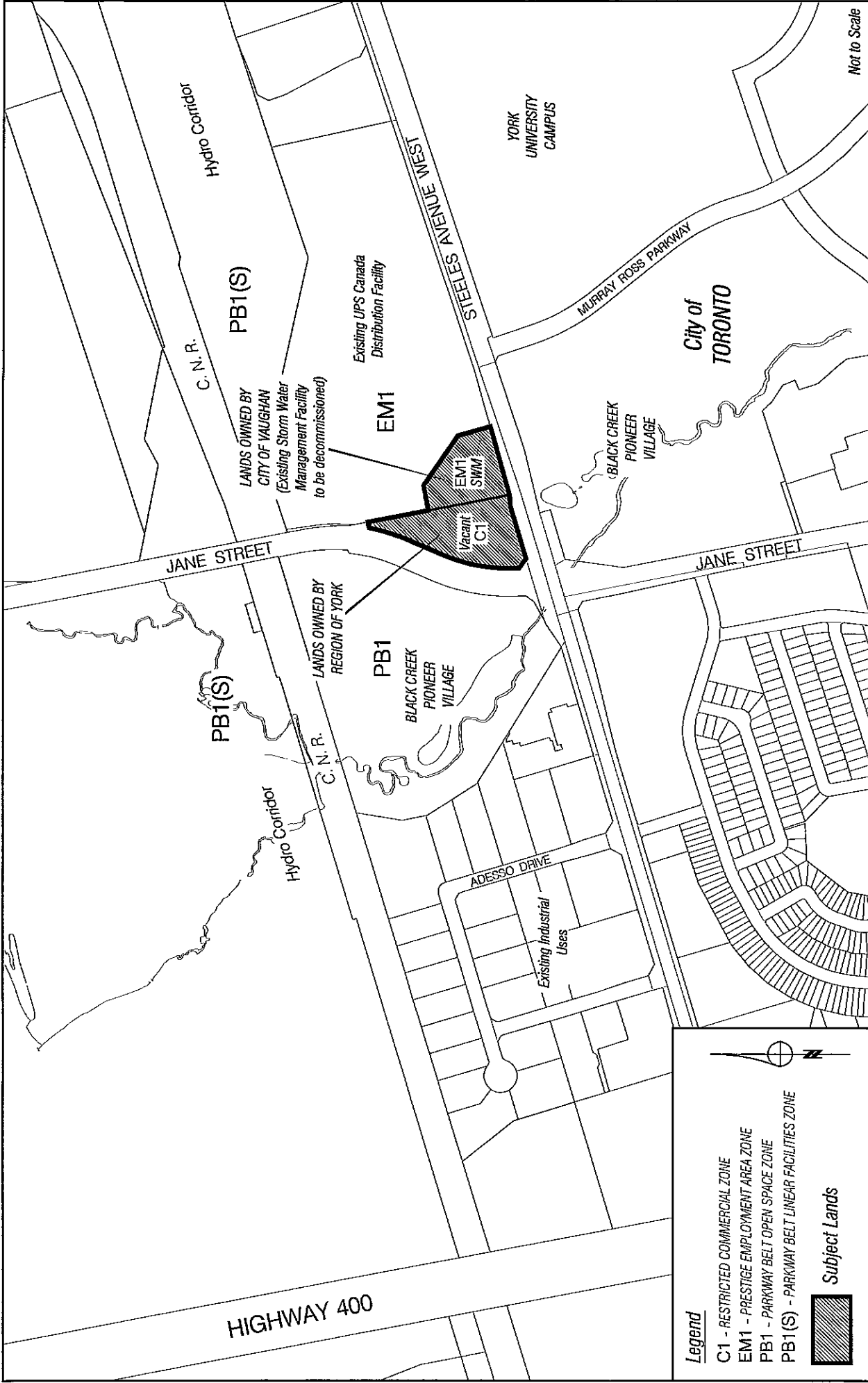
Development Planning Department

**Context Location Map**

LOCATION:  
Part Lot 1, Concession 5

APPLICANT:  
The Regional Municipality of York / The City of Vaughan


NAJDT\1 ATTACHMENTS\Z.10.022.dwg



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**Legend**

- C-1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- PB1 - PARKWAY BELT OPEN SPACE ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE

 Subject Lands

# Location Map

LOCATION:  
Part Lot 1, Concession 5

APPLICANT:  
The Regional Municipality of York / The City of Vaughan

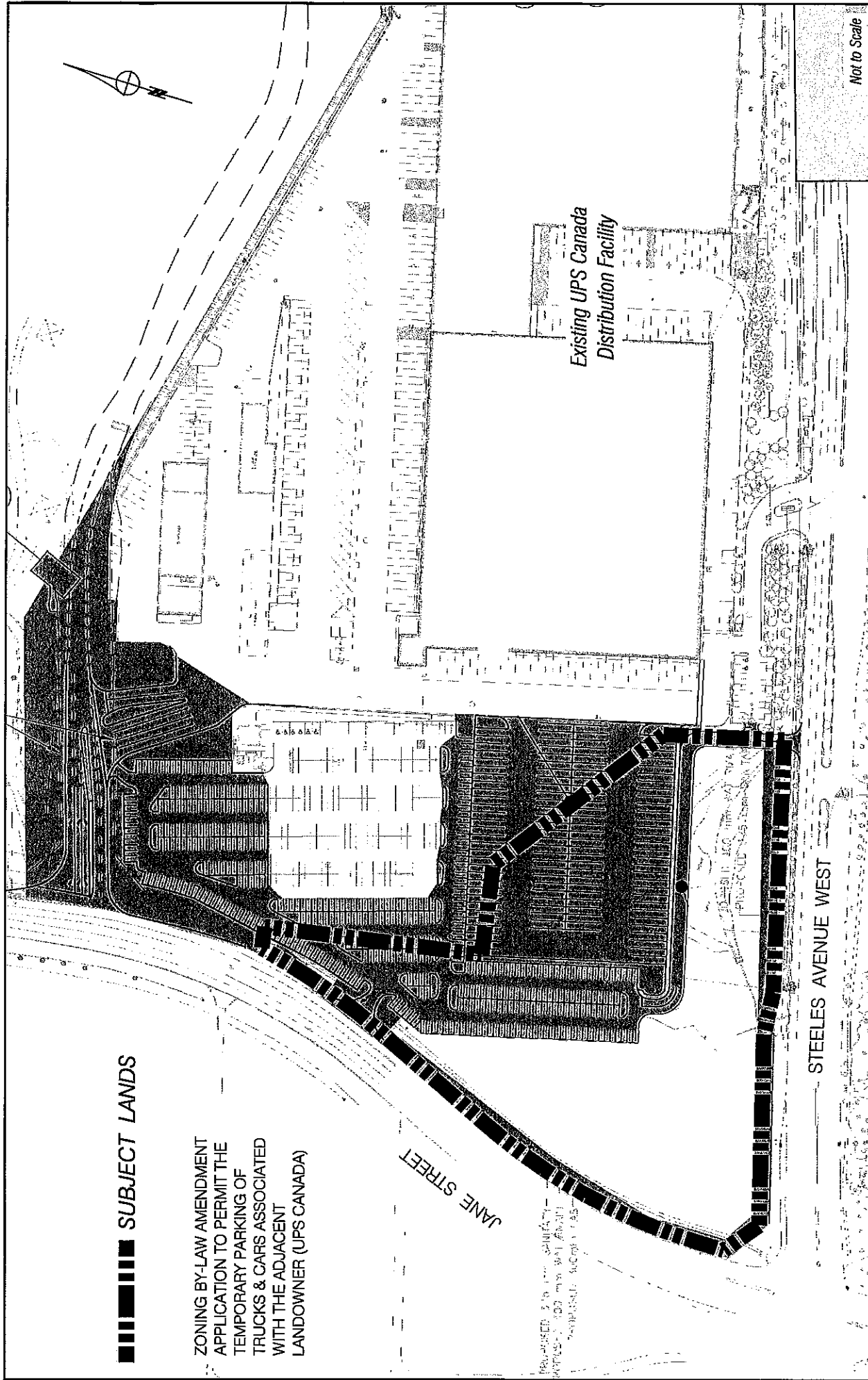


*The City Above Toronto*  
Development Planning Department

# Attachment

FILE:  
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■■■■ SUBJECT LANDS

ZONING BY-LAW AMENDMENT  
 APPLICATION TO PERMIT THE  
 TEMPORARY PARKING OF  
 TRUCKS & CARS ASSOCIATED  
 WITH THE ADJACENT  
 LANDOWNER (UPS CANADA)

Existing UPS Canada  
 Distribution Facility

JANE STREET

STEELES AVENUE WEST

# Conceptual Site Plan

LOCATION:  
 Part Lot 1, Concession 5

APPLICANT:  
 The Regional Municipality of York / The City of Vaughan



*The City Above Toronto*

Development Planning Department

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