

## **COMMITTEE OF THE WHOLE AUGUST 31, 2010**

### **ZONING BY-LAW AMENDMENT FILE Z.10.022 THE REGIONAL MUNICIPALITY OF YORK WARD 4**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.022 (The Regional Municipality of York) BE APPROVED, specifically to amend By-law 1-88, to permit the use of the subject lands shown on Attachments #1 and #2, for the temporary parking of cars and trucks associated with the adjacent land owner (UPS Canada), for a maximum period of three (3) years, expiring on October 1, 2013.

#### **Contribution to Sustainability**

The contribution to sustainability will be determined through the site plan process.

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On May 21, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. To date, no comments have been received by the Development Planning Department. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 15, 2010, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on June 29, 2010.

#### **Purpose**

The Regional Municipality of York-Property Services Branch has submitted a revised Zoning By-law Amendment Application, specifically to amend By-law 1-88, to permit the use of the Region-owned lands shown on Attachments #1 and #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 #4. The original proposal shown on Attachment #3, was received by Vaughan Council at the June 15, 2010 Public Hearing meeting, and included the existing stormwater management pond owned by the City. On August 23, 2010, the Development Planning Department received the revised proposal, which is the subject of this staff report, which does not include the City lands.

#### **Background - Analysis and Options**

##### **Location**

The vacant 1.77 ha subject lands are located at the northeast corner of Steeles Avenue West and Jane Street, in Part of Lot 1, Concessions 4 and 5, City of Vaughan. The surrounding land uses are shown on Attachment #2.

### Site History: Original Proposal

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 provided 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 have received all or a part of the Region and City owned lands shown on Attachment #3. In accordance with the MOU and the original proposal, the existing truck and employee parking area located on the easterly portion of the UPS site would have been temporarily relocated on the Region and City owned lands (Attachment #3).

### Revised Proposal

After the submission of the Zoning By-law Amendment Application (File Z.10.022), the Region completed further design work and determined that the MOU was no longer required. As a result, the size of the subject lands has been reduced and does not include the existing stormwater management pond owned by the City. The revised proposal shown on Attachment #4 is required to permit a temporary parking lot on the Region owned lands, which will be used by UPS Canada, as a portion of their existing parking will be displaced by infrastructure requirements for the Spadina Subway Extension and the Steeles West Station. Existing UPS staff parking located on the northwest portion of their site will be displaced by the construction of an Emergency Exit Building, the approved East-West road which will provide access to the future commuter parking lot (1900 spaces) and the relocation of the existing UPS access onto Jane Street.

### Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88 and further subject to Exception 9(909), which permits a crematorium and columbarium on the property. A parking lot use is not permitted in the C1 Zone. Therefore, an amendment to By-law 1-88 is required to permit the use of the subject lands, for the temporary (3 year maximum) parking of cars and trucks associated with the adjacent land owner (UPS Canada).

### Official Plan

The vacant subject lands are designated "Corridor" by OPA #620 (Steeles Corridor Plan: Jane to Keele), which permits a full range of uses, including high and medium density residential, prestige office employment, mixed use development and public and institutional. The Corridor designation also permits the continuation of existing uses approved under previous Amendments. Existing land uses throughout the OPA #620 area are expected to continue in the near term, and some may remain for the foreseeable future (Section 7.2 a). UPS Canada's corporate office and distribution warehouse is an existing use, approved under a previous Amendment and is permitted to continue. Therefore, 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 as it is a continuation of an existing and permitted use on a temporary basis in the form of a parking lot.

### Future Site Development Application(s)

The Region has advised that a future Site Development Application will be submitted for the subject lands, once the plans for 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. 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.

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

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### **Regional Implications**

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

### **Conclusion**

The Zoning By-law Amendment application has been reviewed in accordance with the policies of OPA #620, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposal to permit the use of the Region owned lands, for the temporary parking of cars and trucks associated with the adjacent land owner (UPS Canada), for a maximum period of three (3) years, expiring on October 1, 2013 is appropriate and compatible with the existing and permitted uses in the surrounding area. This proposal is part of a plan to mitigate the potential impacts of construction for the Spadina Subway Extension on existing and future UPS Canada operations. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.10.022, subject to the recommendation contained in this report.

### **Attachments**

1. Context Location Map
2. Location Map
3. Original Proposed Conceptual Site Plan (June 15, 2010 Public Hearing)
4. Conceptual Site Plan

### **Report prepared by:**

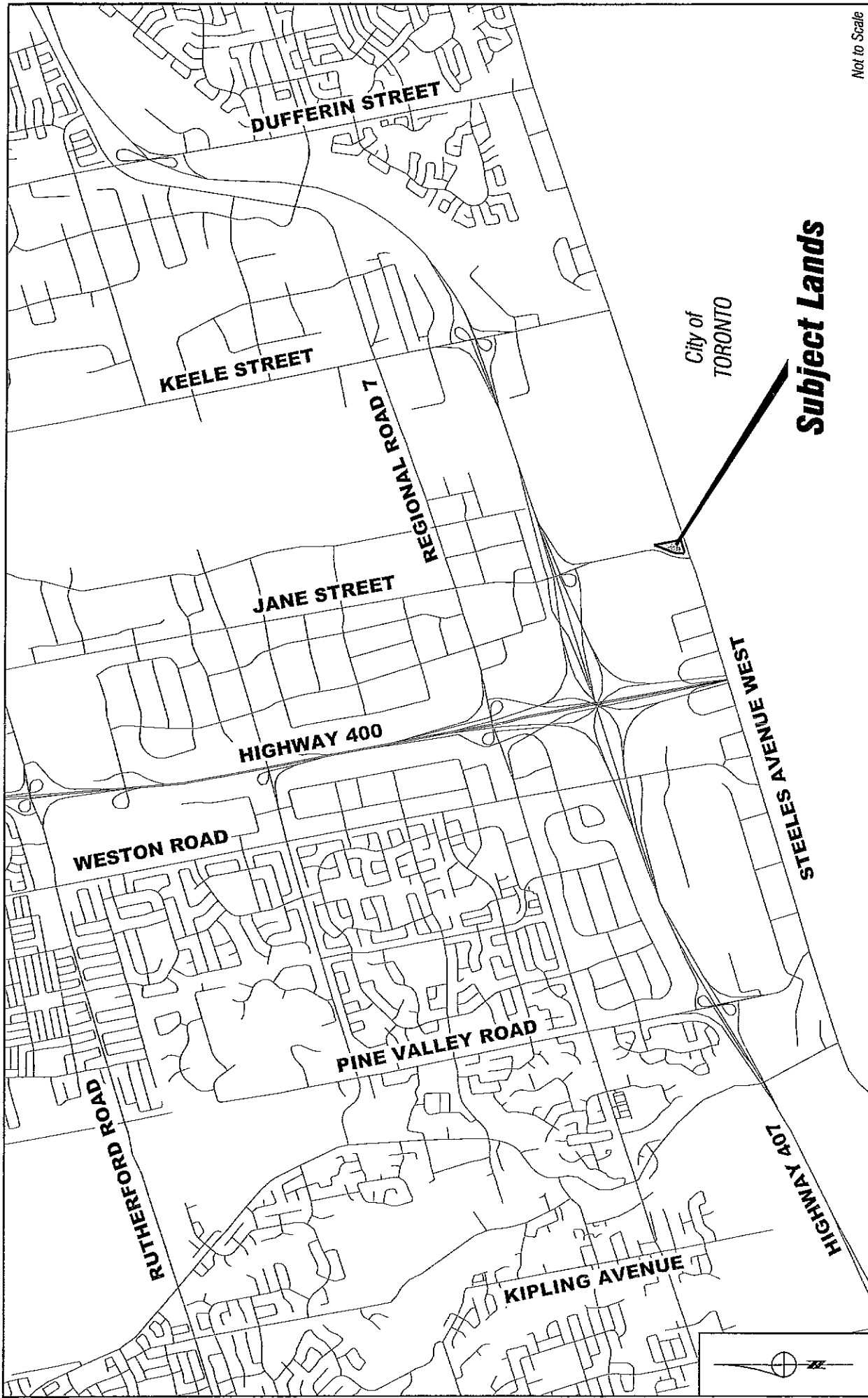
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/LG



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# Attachment

FILE:  
Z.10.022

DATE:  
August 31, 2010

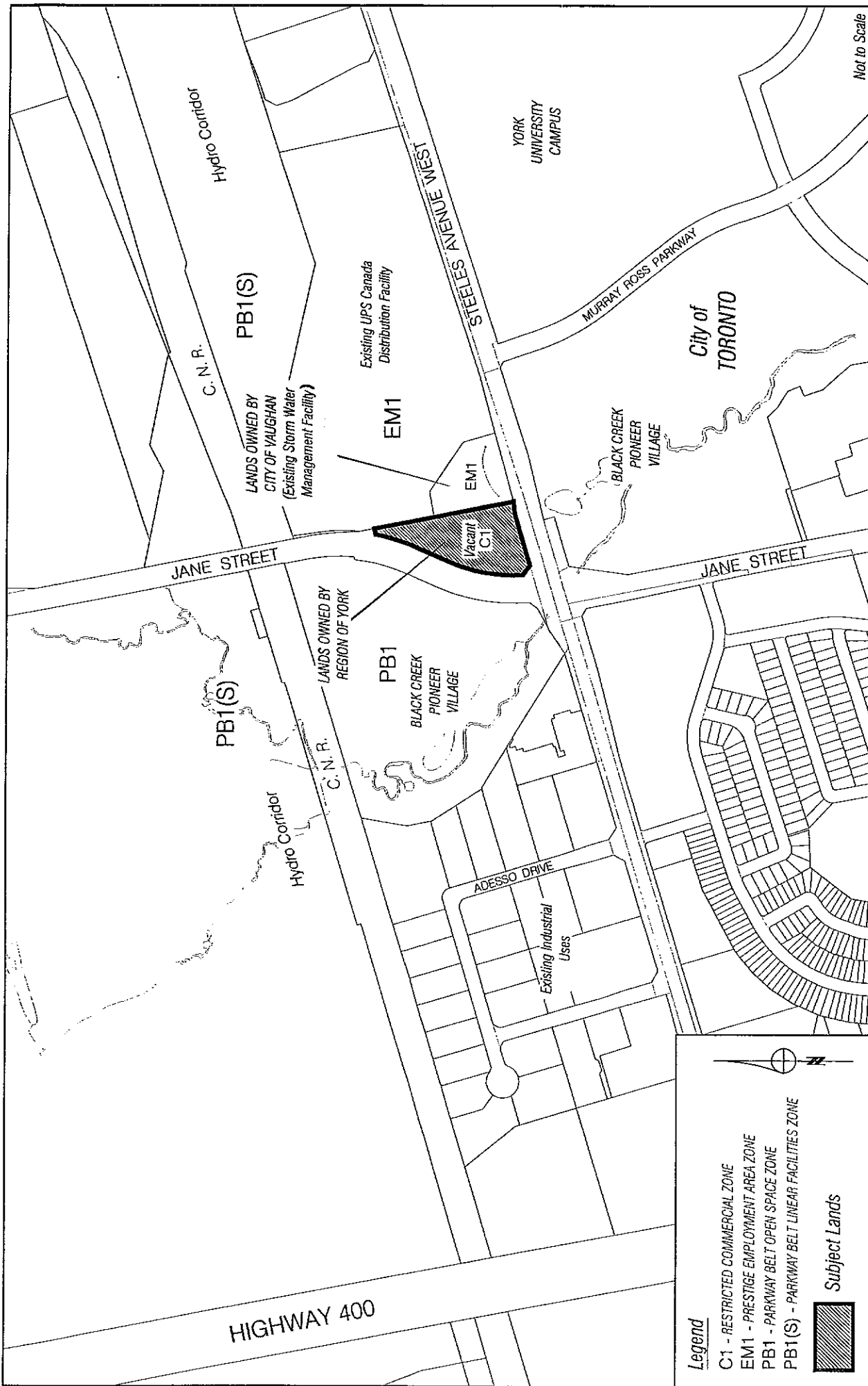


# Context Location Map

LOCATION:  
Part Lot 1, Concession 5

APPLICANT:  
The Regional Municipality of York

66\DP\1 ATTACHMENTS\Z.10.022.dwg



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# Attachment

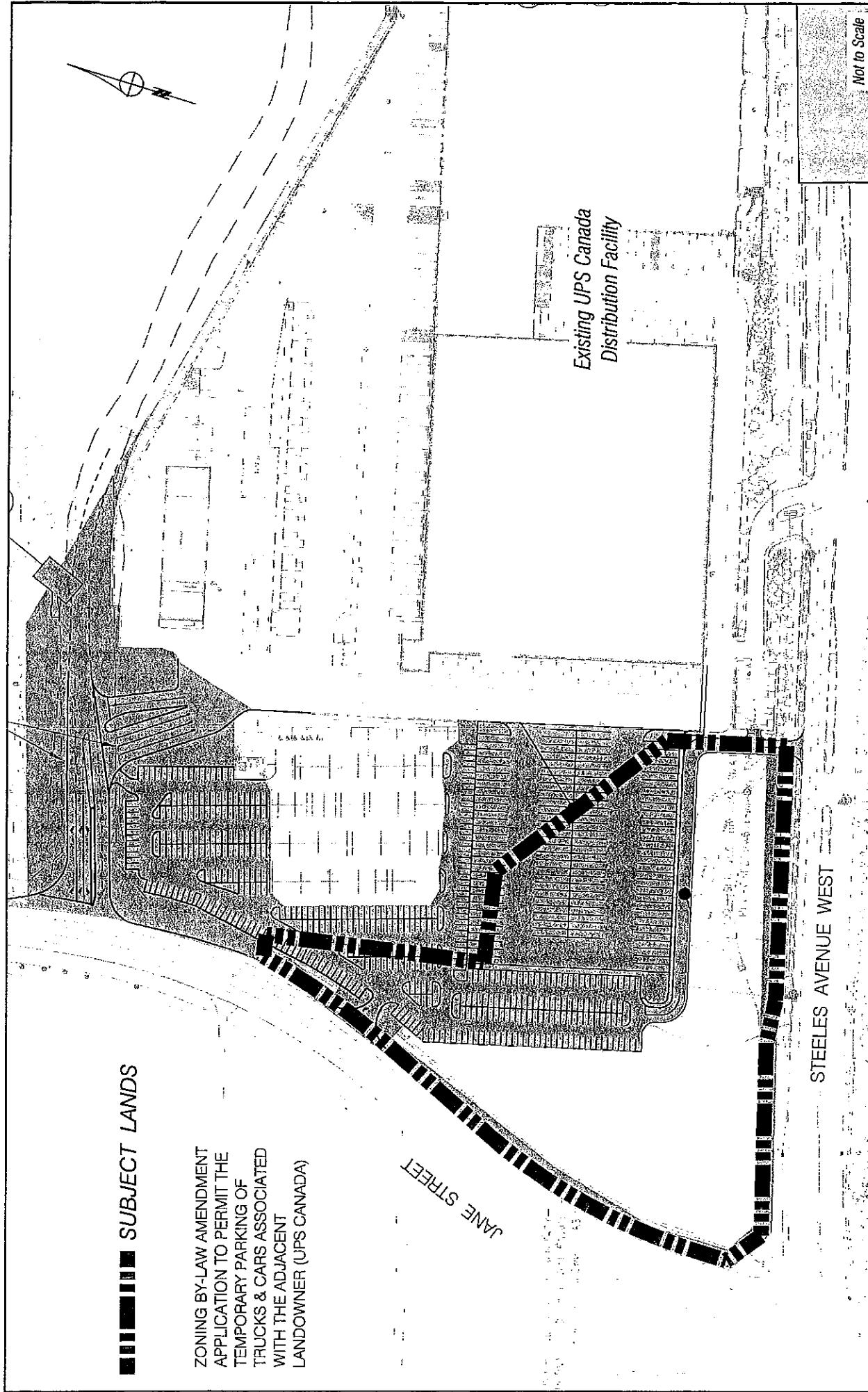
FILE: Z.10.022  
 DATE: August 31, 2010



# Location Map

LOCATION:  
 Part Lot 1, Concession 5

APPLICANT:  
 The Regional Municipality of York



**■ ■ ■ ■ ■** 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

Not to Scale

**Original Proposed Conceptual Site  
Plan (June 15, 2010 Public Hearing)**

APPLICANT:  
The Regional Municipality of York

LOCATION:  
Part Lot 1, Concession 5



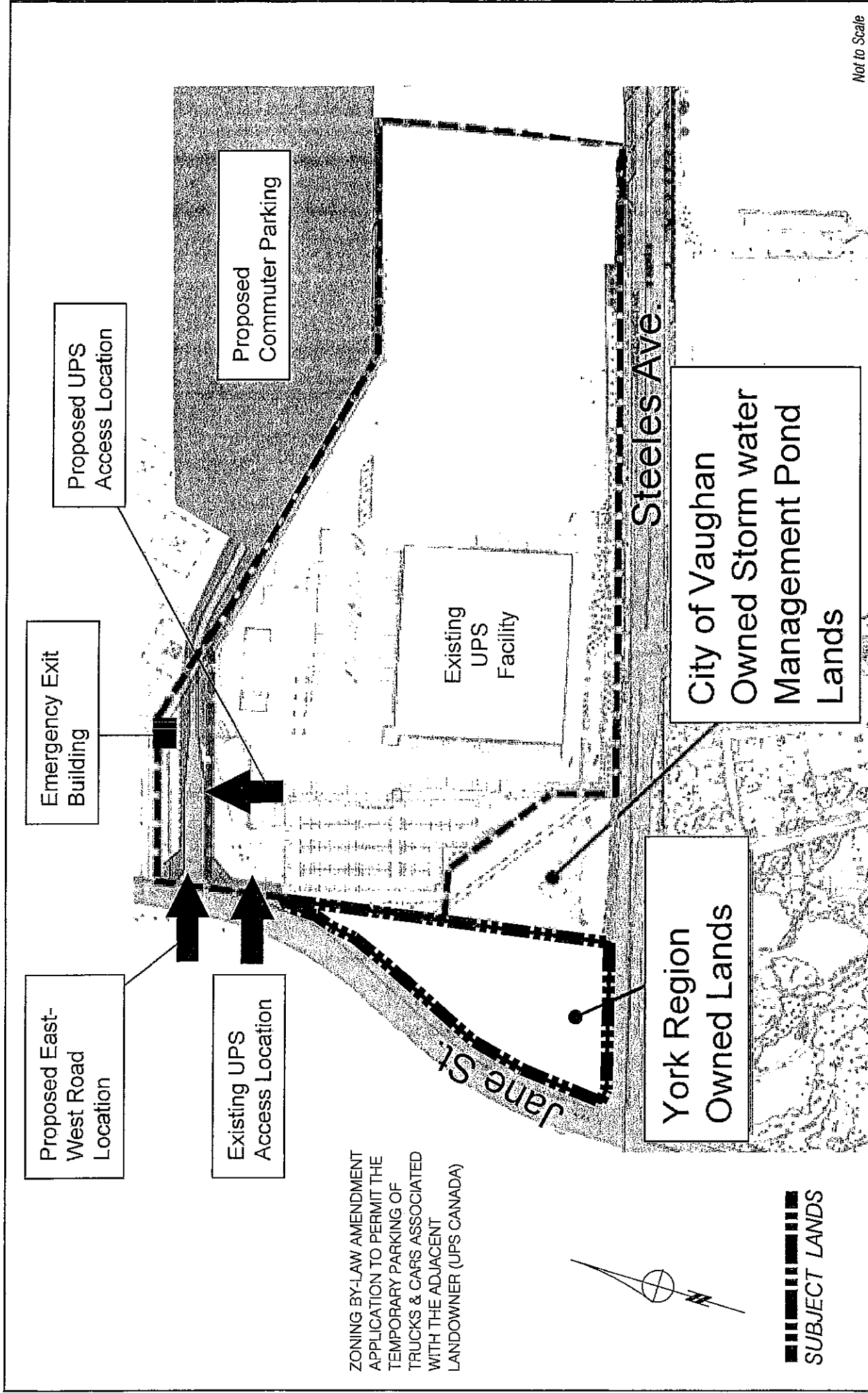
Attachment

FILE:  
Z.10.022

DATE:  
August 31, 2010

**3**

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

■■■■■  
SUBJECT LANDS

Conceptual Site Plan

LOCATION:  
Part Lot 1, Concession 5

APPLICANT:  
The Regional Municipality of York

FILE: Z:10.022

DATE: August 31, 2010

PROJECT: ATTACHMENTS\A-10.022.049



Attachment

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