

1. **OFFICIAL PLAN AMENDMENT FILE OP.11.006
ZONING BY-LAW AMENDMENT FILE Z.11.030
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO
C/O INFRASTRUCTURE ONTARIO
WARD 4**

P.2011.37

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.11.006 and Z.11.030 (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: October 21, 2011.
- b) Circulation Area: 150 m of the subject lands, and to the East Woodbridge Community Association and the Concord West Ratepayers' Association.
- c) Comments Received as of November 1, 2011: None.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to facilitate the development of a parking area associated with the adjacent employment building at 7171 Jane Street (Attachment #4):

- 1. Official Plan Amendment File OP.11.006 to redesignate the subject lands from "Public Use Area - Electric Power Facility" under the Provincial Parkway Belt West Plan (PBWP) to "Prestige Area" under the City's Employment Area Plan (OPA #450), as shown on Attachment #3; and,
- 2. Zoning By-law Amendment File Z.11.030 to amend Zoning By-law 1-88, specifically to rezone the subject lands from PB2 Parkway Belt Complementary Use Zone to PBM7 Parkway Belt Industrial Zone, as shown on Attachment #3.

Site-specific zoning exceptions required to implement the proposal may be identified through the detailed review of the Zoning By-law Amendment Application, and will be addressed when the technical report is completed.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ East of Jane 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 - Electric Power Facility" by the Provincial Parkway Belt West Plan.▪ "Parkway Belt West Lands" by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011), which is pending approval from the Region of York.▪ An amendment to OPA #450 is required to redesignate the lands from "Public Use Area - Electric Power Facility" under the Parkway Belt West Plan to "Prestige Area" under the City's OPA #450 (Employment Area Plan), and to permit use of the subject lands to be used for a parking area.
Parkway Belt West Plan Amendment	<ul style="list-style-type: none">▪ The Owner has submitted a concurrent application (File No.19-DP-1500-11014) 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">▪ PB2 Parkway Belt Complementary Use Zone by Zoning By-law 1-88.▪ An Amendment to the Zoning By-law is required to rezone the lands from PB2 Parkway Belt Complementary Use Zone to PBM7 Parkway Belt Industrial Zone, to facilitate the development of a parking area on the subject lands, associated with the adjacent employment building at 7171 Jane Street, which is zoned PBM7 Zone, subject to Exception 9(1067) by Zoning By-law 1-88.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in the context of the Provincial Parkway Belt West Plan, other applicable Provincial Plans, the Region of York Official Plan, OPA #450 (Employment Area Plan), and the City of Vaughan Official Plan 2010.
b.	Appropriateness of Proposal	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning the lands to PBM7 Parkway Belt Industrial Zone, to permit a parking area associated with the adjacent employment building at 7171 Jane Street, will be reviewed in consideration of the Official Plan, Zoning By-law 1-88, 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 subject lands, which will be reviewed to ensure appropriate site design, access, internal traffic circulation, parking, landscaping, servicing and grading. ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), permeable pavers, bio-swales, water efficient and drought tolerant landscaping, reducing construction waste and diverting waste from landfills, etc, will be reviewed and implemented through the site plan process, if approved.
d.	Lease, Shared Parking and Access	<ul style="list-style-type: none"> ▪ The applications, if approved, will facilitate a lease of the subject lands from Infrastructure Ontario and Land Corporation to Stellarbridge Management Inc., the Owner of 7171 Jane Street. Stellarbridge Management Inc. is required to submit Minor Variance and Consent Applications to permit shared parking on the subject lands with 7171 Jane Street, as well as, to obtain reciprocal access easements. The applications must be approved to the satisfaction of the Vaughan Committee of Adjustment.
e.	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 Canadian National Railway, Hydro One Networks, the Ministry of Municipal Affairs and Housing, the Toronto and Region Conservation Authority, and the Toronto Transit Commission, 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 applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The applications have 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 applications will be considered in the technical review of the applications, 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 and Official Plan Designation
4. Preliminary Site Plan

Report prepared by:

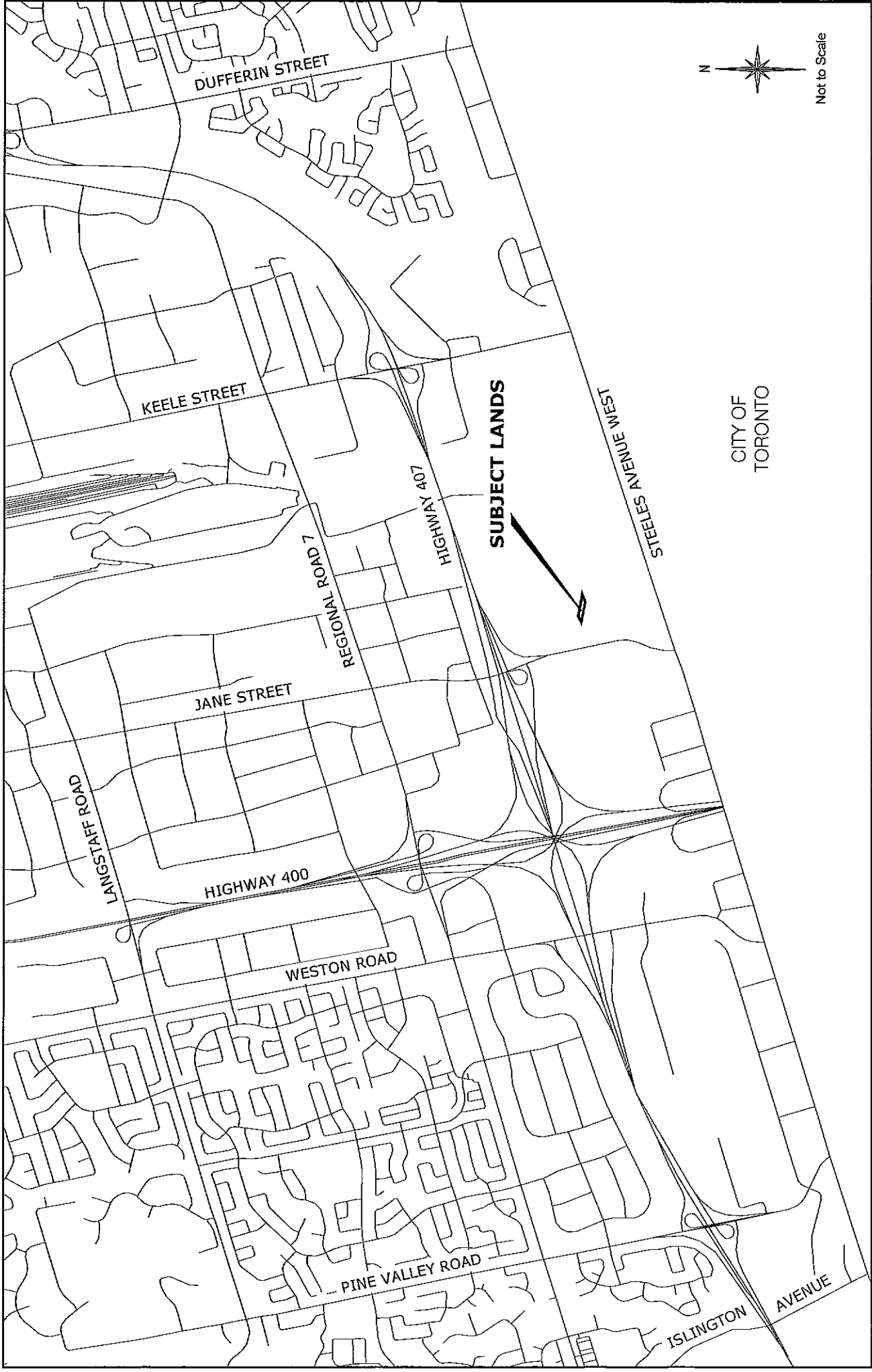
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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 2,
Concession 4

Applicant: Her Majesty the Queen in Right of Ontario
C/O Infrastructure Ontario

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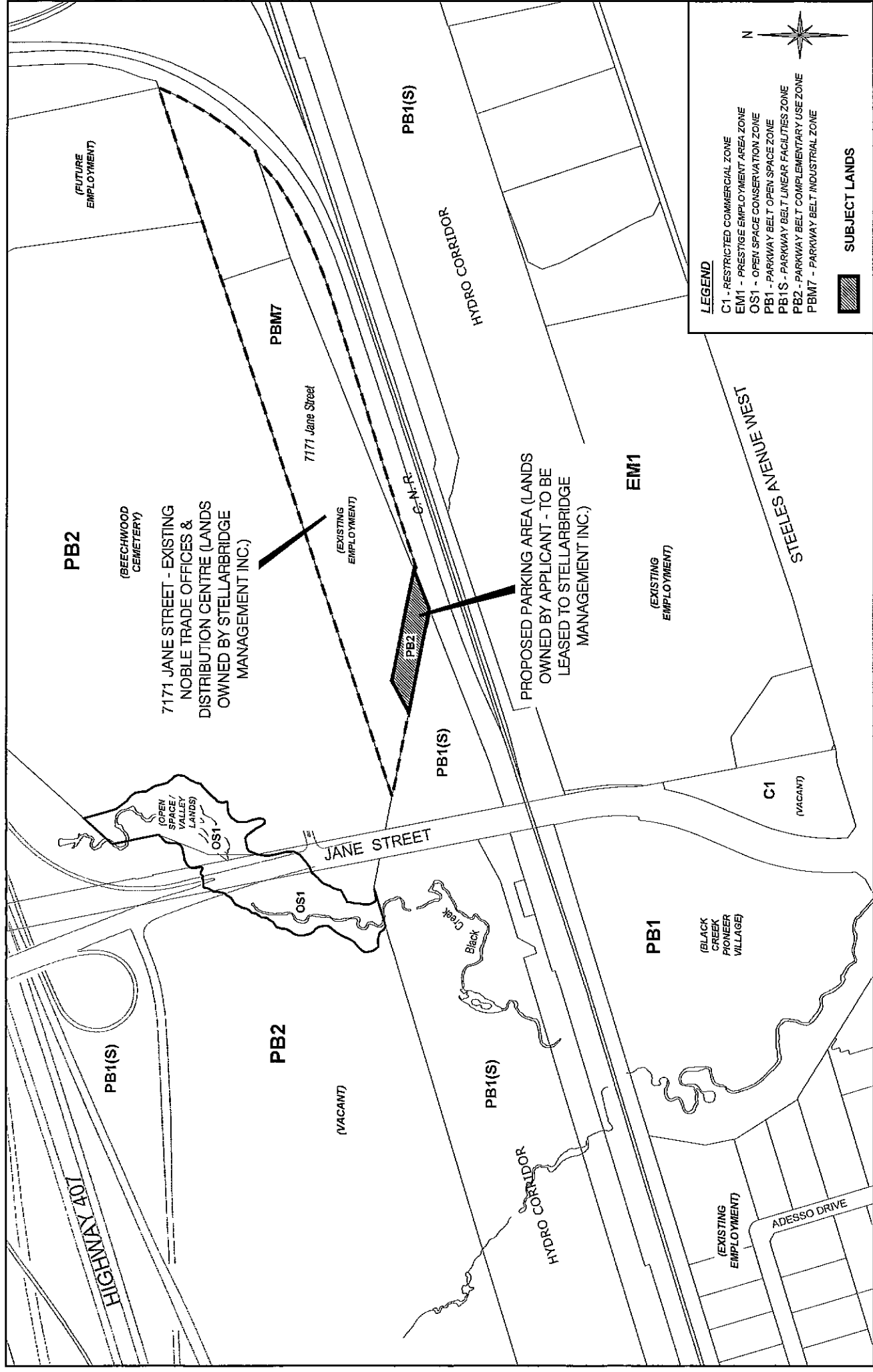
Attachment

File(s): OP.11.006 & Z.11.030

Not to Scale

Date: October 25, 2011

1



Location Map

Location: Part of Lot 2,
Concession 4

Applicant: Her Majesty the Queen in Right of Ontario
C/O Infrastructure Ontario

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Attachment

File(s): OP.11.0006 & Z.11.030

Not to Scale

Date: October 25, 2011

2

ZONING BY-LAW AMENDMENT

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM PB2 PARKWAY BELT COMPLEMENTARY USE ZONE TO PBM7 PARKWAY BELT INDUSTRIAL ZONE, TO PERMIT A PARKING AREA FOR THE ADJACENT EMPLOYMENT BUILDING AT 7171 JANE STREET.

OFFICIAL PLAN AMENDMENT

TO REDESIGNATE THE LANDS FROM "PUBLIC USE AREA - ELECTRIC POWER FACILITY" UNDER THE PROVINCIAL PARKWAY BELT WEST PLAN TO "PRESTIGE AREA" UNDER THE CITY'S OPA #450 (EMPLOYMENT AREA PLAN).

PB2

PBM7

PB1(S)

PB1(S)

JANE STREET

C. N. R.

PBM7

ZONES

PB1(S) - PARKWAY BELT LINEAR FACILITIES
PB2 - PARKWAY BELT COMPLEMENTARY USE
PBM7 - PARKWAY BELT INDUSTRIAL



SUBJECT LANDS



Proposed Zoning & Official Plan Designation

Applicant: Her Majesty the Queen in Right of Ontario
C/O Infrastructure Ontario

Location: Part of Lot 2,
Concession 4



Attachment

File(s): OP-11.006 & Z-11.030

Not to Scale

Date: October 25, 2011

3

