

Northeast Corner of Steeles Avenue West and Alness Street, East of Keele Street, City of Vaughan

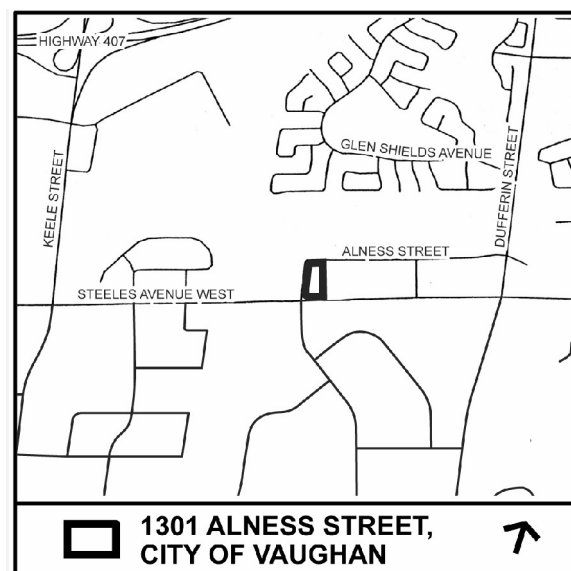
Date:	August 24, 2009
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	n/a
Reference Number:	File No. 09 159577 NPS 00 TM

SUMMARY

This report reviews a Zoning By-law amendment application to permit service commercial uses in three units of an existing industrial condominium and a freestanding industrial building at the northeast corner of Steeles Avenue West and Alness Street in the City of Vaughan. The subject lands are currently occupied by a nine unit industrial condominium building and the freestanding industrial building. The lands are designated Prestige Area by Official Plan Amendment No. 450 (Employment Area Plan) in the City of Vaughan's Official Plan and are zoned EM1 Prestige Employment Area Zone in Vaughan's Zoning By-law.

A 1974 Agreement with York Region sets out a process for the City and York Region to circulate Official Plan amendment, Zoning By-law amendment and subdivision approval applications on lands adjacent to Steeles Avenue for review and comment.

City Planning staff are currently developing an updated protocol with neighbouring municipalities with respect to the circulation and commentary of development applications that abut the City of Toronto. City Planning staff will report back on the protocol after further meetings have been held.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information.
2. The City Clerk be directed to forward this report to the City of Vaughan.

Financial Impact

There are no financial implications.

DECISION HISTORY

At its meeting of April 8, 2008, North York Community Council directed the City Solicitor to submit a report providing further clarification of the City of Toronto's planning authority as it relates to lands in York Region. An information report from the City Solicitor was considered by City Council at its meeting on April 28 and 29, 2008 and can be found at <http://www.toronto.ca/legdocs/mmis/2008/cc/bgrd/ny14.53a.pdf>.

At its meeting of November 18, 2008, North York Community Council "Directed the Director, Community Planning, North York District and the Director, Transportation Services, North York District, to report all planning applications abutting the North York District which the City of Toronto receives in regard to the lands on the north side of Steeles Avenue in York Region, to North York Community Council".

On April 6, 2009, City Council considered a planning report providing information on a rezoning application at 378 Steeles Avenue East in the Town of Markham. The report can be found at www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-19524.pdf. It was the direction of City Council that on this application, and other similar applications in the Town of Markham and the City of Vaughan, that Markham and Vaughan:

- Forward copies of preliminary planning reports to North York Community Council at the time they are tabled at the respective Councils;
- Include properties in the City of Toronto which are located within the North York Community Council boundary area in the statutory circulation area for these developments; and
- Notify the City of Toronto and the corresponding local Councillor(s) of any community meetings being held to discuss the relevant application.

City Council also directed City Planning staff to discuss the matter with Markham and Vaughan staff with a view to developing a common protocol for handling all development applications within 300 metres of Steeles Avenue and report back to the May 14, 2009 North York Community Council meeting and to further report to the Planning and Growth Management Committee on broader policy issues respecting planning protocols with bordering municipalities.

On May 14, 2009, North York Community Council received a planning report regarding the review of the protocol for handling planning applications located on the north side of Steeles Avenue. The report identified that City Planning staff and Markham and Vaughan staff are currently developing the common protocol and will report to North York Community Council after further meetings with Markham and Vaughan staff have been held. The report can be found at <http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20764.pdf>.

PROPOSAL

The subject application seeks to permit service commercial uses in three units of an existing nine unit industrial condominium and in a freestanding industrial building as illustrated on Attachment 2. The site is located on the north side of Steeles Avenue West, east of Keele Street in York Region, adjacent to Ward 8 – York West.

The lands are designated Prestige Area by Official Plan Amendment No. 450 (Employment Area Plan) in the City of Vaughan Official Plan and are zoned EM1 Prestige Employment Area Zone in Vaughan's Zoning By-law. Uses permitted in the EM1 Zone include employment uses, banquet halls, bowling alleys, business and professional offices, convention centres, hotels and service and repair shops.

The subject application was circulated to City Planning requesting comments by August 28, 2009. Community Planning staff have contacted the City of Vaughan advising that there was a City Council direction to report to North York Community Council on this application.

COMMENTS

In a 1974 Agreement, York Region consented to the assumption of Steeles Avenue by Metro Toronto, and both parties agreed to act in a consultative and co-operative manner to plan development along Steeles Avenue. The entire right-of-way of Steeles Avenue was assumed by Metro Toronto between 1975 and 1989 and it is now a City of Toronto road.

The agreement sets out a process for the City and York Region to circulate Official Plan amendments, Zoning By-law amendments and subdivision applications affecting lands adjacent to Steeles Avenue to each other for review and comment. City staff routinely review proposed Official Plan and Zoning By-law amendments to identify any mitigating measures (e.g. traffic signals, turning lanes, etc.) that may be required to serve new development.

City of Vaughan planning staff advise that service uses, such as those being proposed, are permitted in certain circumstances within the Prestige Area designation, particularly at intersections involving a major street such as Steeles Avenue. Service commercial uses, provided at convenient and easily accessible locations, provide for the day to day convenience and service needs of the businesses, industries and employees in an employment area. City of Vaughan staff confirmed this proposal conforms to the City of

Vaughan's Official Plan. On this basis, City Planning does not have concerns with the proposed use or its conformity with the City of Vaughan's Official Plan.

The application was also circulated to Transportation Services staff who advise they have no concerns with the proposed rezoning. The resultant transportation impact is expected to be minor in nature and is minimized due to the vehicular access to the site occurring from Alness Street. The signalized intersection of Alness Street and Steeles Avenue West does not experience significant capacity constraints.

CONCLUSIONS

In a 1974 Agreement, York Region consented to the assumption of Steeles Avenue by Metro Toronto, and both parties agreed to act in a consultative and co-operative manner to plan development along Steeles Avenue. Planning applications on both sides of the boundary are to be circulated to the other municipality for review and comment, as necessary.

This application to allow service commercial uses within a Prestige Area designation was circulated to the City of Toronto and reviewed by City Planning and Transportation Services staff. There are no concerns with the proposed zoning amendment.

CONTACT

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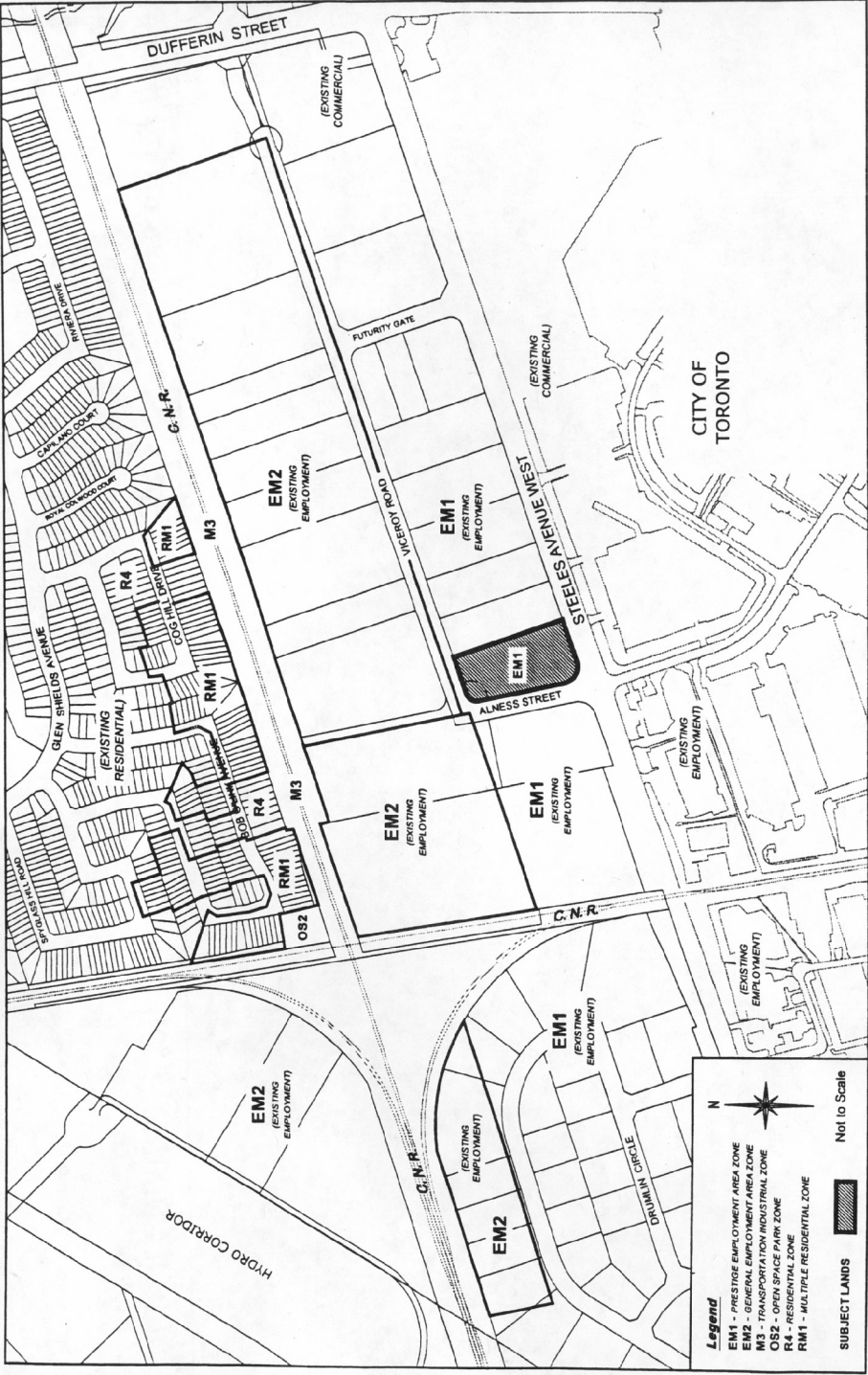
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Site Plan

Attachment 1: Location Map



1301 Alness Street, City of Vaughan

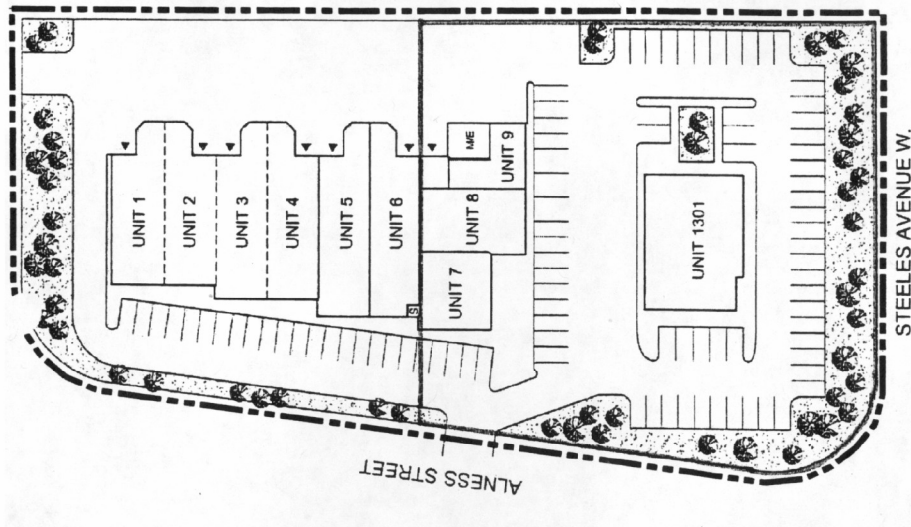
Location Map 2

Applicant's Submitted Drawing

File # 09 159577

Not to Scale
08/21/09

Attachment 2: Site Plan



Site Plan

1301 Alness Street, City of Vaughan

Applicant's Submitted Drawing

Not to Scale
08/21/09



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