

Northeast Corner of Steeles Avenue West and Jane Street, City of Vaughan

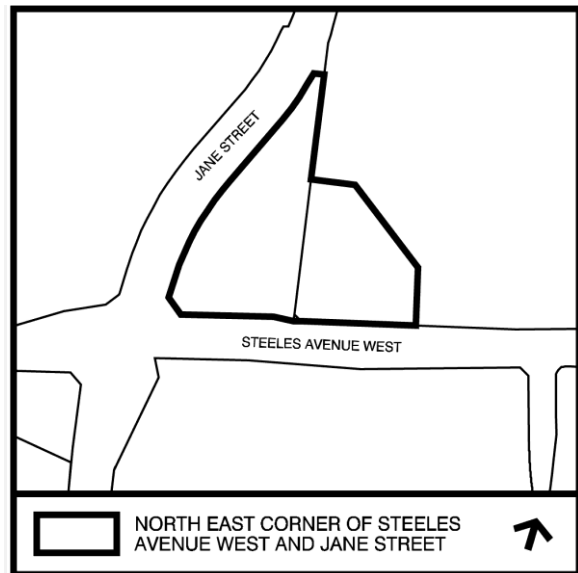
Date:	June 1, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	n/a
Reference Number:	File No. 10 185131 NPS 00 TM

SUMMARY

This report reviews a Zoning By-law Amendment application to permit the temporary use of the subject lands for the parking of cars and trucks associated with the adjacent land owner (UPS Canada). The lands are designated Transit Transition by Official Plan Amendment No. 620 (Steeles Corridor – Jane to Keele) in the City of Vaughan’s Official Plan and are zoned C1 Restricted Commercial Zone and 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 mutually circulate Official Plan Amendment, Zoning By-law Amendment and subdivision approval applications on lands adjacent to Steeles Avenue for review and comment.

City Planning is 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 of 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 addressing 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 addressing 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 back 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 the temporary use of the subject lands for the parking of cars and trucks associated with the adjacent land owner (UPS Canada). The site is located on the north side of Steeles Avenue West, east of Jane Street in York Region, adjacent to Ward 8 – York West as illustrated on Attachment 1.

The lands are designated Transit Transition by Official Plan Amendment No. 620 (Steeles Corridor – Jane to Keele) in the City of Vaughan Official Plan and are zoned C1 Restricted Commercial Zone and EM1 Prestige Employment Area Zone in Vaughan’s Zoning By-law. The C1 zoned lands are owned by York Region. The lands zoned EM1 are owned by the City of Vaughan.

A Notice of Public Meeting for the application was circulated to City Planning on May 28, 2010. Planning staff have contacted City of Vaughan staff advising there is 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 mutually circulate Official Plan Amendments, Zoning By-law Amendments and subdivision applications affecting lands adjacent to Steeles Avenue for review and comment. City staff routinely review proposed Official Plan and Zoning By-law Amendment applications to identify any mitigating measures (e.g. traffic signals, turning lanes, etc.) that may be required to serve new development.

Vaughan planning staff advise that parking lots not associated with a structure are not permitted in the C1 or EM1 zones. The temporary rezoning is required to accommodate the parking of cars and trucks for UPS Canada during construction of the Toronto-York Spadina Subway Extension. As UPS Canada is not the current owner of the subject lands, there is no structure associated with the parking lot.

Vaughan staff advise that the long-term intent is an exchange of lands between York Region, the City of Vaughan and UPS Canada. However, negotiations are still on-going,

but construction of the subway is planned to begin shortly, and as such a Temporary Use By-law is required.

Vaughan staff also advise that a Site Plan Control application is required for the parking lot which will establish how many parking spaces would be provided as well as which street vehicular access to the lot will be taken from. On this basis, City Planning does not have concerns with the proposed use or its conformity with the City of Vaughan's Official Plan.

City Planning staff contacted Transportation Services staff regarding the application and have been advised there are no concerns with the proposed temporary rezoning subject to reviewing driveway accesses and the proposed parking lot layout at the Site Plan Control application stage. City of Vaughan staff advised the Site Plan Control application will be circulated to the City of Toronto for review.

CONTACT

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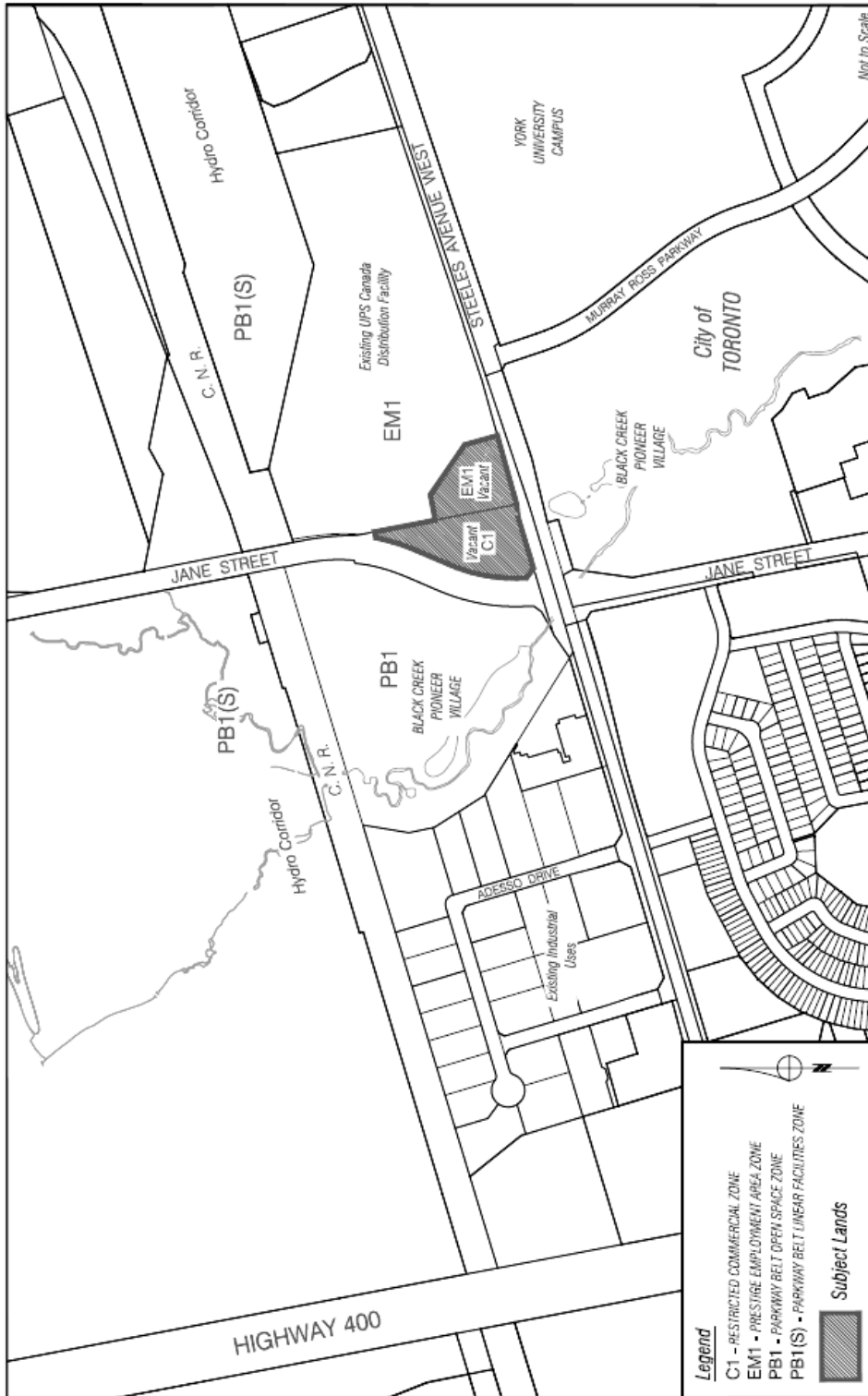
SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map

Attachment 1: Location Map



City of Vaughan
 The City Above Toronto
 Development Planning Department

Location Map

LOCATION:
 Part Lot 1, Concession 5

APPLICANT:
 The Regional Municipality of York

MAP BY: [MURPHY DESIGN/RSJL/03/22/14](http://www.murphydesign.com)