

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 33, Report No. 48, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

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11650 & 11170 KEELE STREET STAFF REPORT REQUEST

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Iafrate, dated November 27, 2012:

Member's Resolution

Submitted by Councillor Marilyn Iafrate

Whereas, the owners of the property located at 11650 and 11700 Keele Street, Part Lot 31 and 32, Concession 4, made an application to amend Zoning By-Law 1-88 in October 2011 (Z.11.035), and

Whereas, numerous meetings amongst various City of Vaughan Planning staff and Council representatives have been held with the applicant and their agents further to this application, and

Whereas, staff is only prepared to support certain uses applied for by the owners due to requirements of the Region of York and City of Vaughan Official Plan and City of Vaughan Zoning By-Law 1-88, and

Whereas, the property is located within a narrow triangular area of land bounded by Keele Street on the east, the CN Rail Line on the west, Terra Nurseries and the Oak Ridges Moraine landform to the north, and a large trucking terminal and gas station/fast food restaurant and Kirby Road to the south, and

Whereas, on January 25, 1999, Council provided direction to undertake a Keele Street North Land Use Study for the lands within the boundary of Teston Road to the south, Keele Street to the east, King-Vaughan Road to the north and the CN Rail Line to the west, and

Whereas, Marshal, Macklin, Monaghan and the City undertook the land use study at the time, which included a number of meetings including a workshop (May 27, 1999) an open house (June 15, 1999) and a Final Report (July 1999). The owners of the property participated in the Study at the time, attended the workshop and open house, and provided several types of written correspondence to the City, and

Whereas, OPA #600 was adopted by Council on September 25, 2000 and recognizes the property's location within a Special Policy Area". The Special Policy Area recognizes that this narrow triangular land area is "physically separated from the larger, predominantly agricultural area to the west of the rail line. The viability of farming activity within the Keele North area has been reduced by the introduction of previous, site-specific approvals of various primarily industrial uses. Analysis of the area will be undertaken to identify appropriate land uses".

It is therefore recommended that in light of the context of this application and Special Policy Area, that staff be directed to prepare a report on whether a site-specific amendment to Vaughan Official Plan (VOP) 2010 should be considered for this site and nearby lands.

Attachments

Area Map

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)