

memorandum

DATE: JANUARY 23, 2014
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION
COUNCIL MEETING – JANUARY 28, 2014

C	<u>3</u>
Item #	<u>4</u>
Report No.	<u>1 (cw)</u>
<u>Council - January 28/14</u>	

ITEM #4 - COMMITTEE OF THE WHOLE – JANUARY 14, 2014

**ZONING BY-LAW AMENDMENT FILE Z.11.030
SITE DEVELOPMENT FILE DA.12.106
HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO, C/O INFRASTRUCTURE
ONTARIO
WARD 4 - VICINITY OF JANE STREET AND HIGHWAY #407**

Recommendation

The Commissioner of Planning recommends:

1. THAT this Communication, BE RECEIVED, as information.

Background

On January 14, 2014, the Committee of the Whole approved the recommendation contained in the report from the Commissioner of Planning and the Director of Development Planning and also resolved the following:

"That staff be requested to provide a report to the Council meeting of January 28, 2014, on the applicable zoning and on any implications that the additional off-site parking may have on any future development applications for the applicant's site and Infrastructure Ontario lands."

Parkway Belt West Plan Amendment No. 209

Stellarbridge Management Inc., the Owner of 7171 Jane Street, submitted an application to the Ministry of Municipal Affairs and Housing (Ministry File No. 19-DP-1500-11014) to amend the Parkway Belt West Plan (PBWP) in order to permit the proposed private parking lot within the "Public Use Area" designation on lands owned by the Province. On October 21, 2013, the Ministry of Municipal Affairs and Housing approved Amendment No. 209 (copy attached) to the PBWP to permit Stellarbridge Management Inc. the use of an interim private surface parking lot, until such time as the subject lands are required for the purposes of the utility corridor and/or other related future public uses, as permitted by the PBWP. No permanent buildings or structures are permitted on the subject lands as per Parkway Belt West Amendment No. 209. **Accordingly, there are no expectations for future development on the Province's lands, as Parkway Belt West Amendment No. 209 does not permit permanent buildings or structures, and only permits an interim private parking lot.**

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Implications for Future Development of 7171 Jane Street

The adjacent employment lands at 7171 Jane Street are zoned PBM7 Parkway Belt Industrial Zone and subject to site-specific Exception 9(1067), which permits the existing industrial building with a maximum lot coverage of 50%, which was increased to 52.1% through the approval of Minor Variance Application A80/00 by the Committee of Adjustment on March 16, 2000. Parking is permitted at a minimum rate of 1.0 parking space per 100 square metres of gross floor area.

According to Stellarbridge Management Inc., minor internal renovations/alterations to the existing industrial building are proposed. This includes the addition of a 1,726.45 m² mezzanine for the purposes of new office space. Under By-law 1-88, specifically Exception 9(1067), the minimum parking requirement is calculated at a standard rate of 1.0 parking space per 100 square metres of gross floor area. Given the following, the Applicant is required to provide an additional 18 parking spaces on-site (1.0 space / 100 m² x 1,726.45 m² = 18 parking spaces). Stellarbridge Management Inc. has demonstrated that this increase in parking can be facilitated on 7171 Jane Street by providing 29 new parking spaces on the south side of the existing building. **The area on the site plan shown as "Future Site Development" on Attachment #3 of the Committee of the Whole report refers to future redevelopment of the existing outdoor loading area to create new parking spaces on their own property, in compliance with the by-law requirements for parking. On this basis, the proposed interim parking lot on the Province's lands is surplus to the needs of the existing employment building located at 7171 Jane Street.**

Any future exterior building expansion on 7171 Jane Street will require the submission of a Site Development Application to the Development Planning Department, and an amendment to the Zoning By-law to address a likely reduction in required parking and increase in the maximum lot coverage at a minimum, which will be reviewed for appropriateness on the 7171 Jane Street lands only. **To reiterate, if additional parking is required as a result of a building expansion on 7171 Jane Street, Stellarbridge Management Inc. will be required to facilitate parking on their own lands, as the implementing Zoning By-law for the subject Provincial lands will include a provision indicating that the interim parking lot cannot be used toward satisfying any parking requirement of By-law 1-88 for 7171 Jane Street.**

Proposed Zoning and Site Plan on the Province's Lands

The implementing Zoning By-law will include the additional use of an interim parking lot with 126 spaces on the Province's lands, until such time as the subject lands are required by Infrastructure Ontario for the purposes of the utility corridor and/or other related future public uses, as permitted by the Parkway Belt West Plan.

As noted earlier, **the implementing Zoning By-law will include a provision indicating that the 126 parking spaces located on the subject Provincial lands shall not be included as part of the parking calculation for any future development on 7171 Jane Street.** This provision is appropriate given that the parking lot is regarded as an interim use until the subject lands are required for future utility and/or public uses. **The same provision will be identified on the final site plan drawings, and in the Site Plan Agreement/Letter of Undertaking between the City and Stellarbridge Management Inc.** Infrastructure Ontario, the Provincial authority who owns the lands, has indicated that they will be providing the City with authorization for Stellarbridge Management Inc. to enter into a site plan agreement with the City.



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Additional Landscaping

Stellarbridge has agreed to provide additional landscaping to further screen the proposed private parking lot on the Province's lands. The Development Planning Department will continue to work with the Applicant to finalize the details of the additional landscaping through the finalization of the site plan drawings.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a long horizontal line extending to the right.

JOHN MACKENZIE
Commissioner of Planning

Attachments: Parkway Belt West Plan Amendment No. 209 (in part)

Copy to: Barbara Cribbitt, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning

**PARKWAY BELT WEST PLAN
AMENDMENT No. 209
City of Vaughan**

A) THE PREAMBLE

1. Purpose of the Amendment

The Parkway Belt West Plan was approved by the Ontario Cabinet in 1978. The process to amend the Parkway Belt West Plan is provided in the Ontario Planning and Development Act, 1994.

The purpose of the amendment is to permit an interim private surface parking lot on lands that are designated as 'Utility' within the 'Public Use Area' of the Parkway Belt West Plan, July 1978, located in the City of Vaughan in the Regional Municipality of York.

2. The Location and Designation

The subject lands are located east of Jane Street and south of Highway No. 407, in Part of Lot 2, Concession 4, in the City of Vaughan as shown on Schedules A and B.

The subject lands are located on Map 5: Northern Link (Woodbridge-Markham) of the Parkway Belt West Plan, July 1978, and are designated as 'Utility' within the 'Public Use Area' of the Plan.

B) THE AMENDMENT

The following text constitutes Amendment Number 209 to the Parkway Belt West Plan, July 1978.

1. Section 6.5 "Northern Link (Woodbridge-Markham)", Subsection 6.5.3 'Implementing Actions' is hereby amended by adding the following Subsection 6.5.3 (q) to the Parkway Belt West Plan:

"The subject lands are designated as 'Utility' within the 'Public Use Area' of the Plan, on a 0.4 hectare (1.1 acre) site located east of Jane Street and south of Highway No. 407, more specifically described as Part of Lot 2, Concession 4, in the City of Vaughan. Notwithstanding the designation of the subject lands as 'Utility' in the 'Public Use Area' of the Parkway Belt West Plan, July 1978, an interim private surface parking lot is permitted, subject to satisfaction of the following requirements:

- a) The interim private parking lot is permitted on the subject lands until such time as the subject lands are required for the purposes of the utility corridor and/or other related future public uses, as permitted by the Parkway Belt West Plan; and
- b) No permanent buildings or structures are permitted.
- c) The interim private surface parking lot shall be appropriately zoned in accordance with the requirements of the City of Vaughan, York Region, Hydro One Networks Inc., Infrastructure Ontario, and Enbridge Gas Distribution.

This amendment to the Parkway Belt West Plan is hereby approved under Subsection 8(1) of the Ontario Planning and Development Act, 1994, as Amendment Number 209 to the Parkway Belt West Plan, July 1978.


Elizabeth Harding
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

Dated at Toronto on October 21, 2013