

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017**

**ZONING BY-LAW AMENDMENT FILE Z.16.034  
STELLARBRIDGE MANAGEMENT INC.  
WARD 4 - VICINITY OF HIGHWAY 407 AND JANE STREET**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated March 7, 2017, be approved; and
- 2) That the deputation of Mr. Neil Palmer, Creditstone Road, Vaughan, on behalf of the applicant, be received.

1. THAT the Public Hearing report for File Z.16.034 (Stellarbridge Management Inc.) BE RECEIVED; and that any issues identified be addressed by the Vaughan Development Planning Department in a comprehensive report to the Committee of the Whole.

**CITY OF VAUGHAN**

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shown on Attachments #1 and #2 from PB1S Parkway Belt Linear Facilities Zone to PBM7 Parkway Belt Industrial Zone subject to site-specific Exception 9(1067), as shown on Attachment #3.

The subject lands, comprising 1.3 ha, were deemed surplus by the Canadian National Railway (CNR). On August 25, 2016, the Vaughan Committee of Adjustment approved Consent Application B022/16 to sever the subject lands from a larger CNR land holding to be conveyed to the lands to the north, and to create a maintenance easement over the lands for an existing drainage ditch, which will continue to be maintained by the CNR. The Owner acquired the subject lands and is seeking a rezoning of the subject lands, which if approved, would provide a consistent zone category (PBM7, subject to site-specific Exception 9(1067)) over the Owner's entire land holdings (7171 Jane Street), as shown on Attachment #2.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ The subject lands are located east of Jane Street on the north side of the CNR rail line, being Part 1 on Reference Plan 65R-36671, Part of Lot 2, Concession 4, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>▪ The subject lands are designated "General Employment" by Vaughan Official Plan 2010 (VOP 2010). The designation permits a range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage, and office and or retail uses accessory and directly associated to any of the above permitted uses. The proposed rezoning will continue to allow for the industrial warehouse use to operate on the subject lands, within the "General Employment designation", and thereby conforms to the policies of VOP 2010.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned PB1S Parkway Belt Linear Facilities Zone by Zoning By-law 1-88, which only permits Public Uses. In accordance with Section 3.10 of Zoning By-law 1-88, public uses are for the exclusive use by the City, the Region or other Government Authorities.</li><li>▪ The Owner proposes to rezone the subject lands to PBM7 Parkway Belt Industrial Zone, subject to site-specific Exception 9(1067), to provide a consistent zone category for the consolidated parcel as shown on Attachment #3. Site-specific Exception 9(1067) permits the following uses:<ul style="list-style-type: none"><li>▪ Club or Health Centre;</li><li>▪ Industrial Uses, as defined in Section 2.0;</li><li>▪ Office Building;</li><li>▪ Research and Development Laboratory; and,</li><li>▪ Retail Sales accessory to an industrial use.</li></ul></li></ul>

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	<p>The site is currently by an industrial building for industrial warehouse uses, which will be maintained by Stellarbridge Management Inc.</p> <ul style="list-style-type: none"><li>▪ A Zoning By-law Amendment is required as the subject lands are no longer owned by a Public Authority (CNR) and have been consolidated into private ownership (Stellarbridge Management Inc.). Accordingly, Section 3.10 of Zoning By-law 1-88 does not apply.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Appropriateness of the Proposed Rezoning	<ul style="list-style-type: none"><li>▪ The appropriateness of rezoning the subject lands to PBM7 Zone, subject to site-specific Exception 9(1067) will be reviewed. The CNR will maintain the existing drainage ditch on the subject lands. The Owner advises that the subject lands are not intended for any future development. The proposal will be reviewed in consideration of the existing and planned land uses to implement the General Employment Area policies of VOP 2010.</li></ul>

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

**Regional Implications**

The application has been circulated to the York Region Community Planning and Development Services Department 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 application will be considered in the technical review of the application, together with comments from the public and Vaughan 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.

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**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning

**Report prepared by:**

Natalie Wong, Planner, ext. 8866  
Christina Napoli, Senior Planner, ext. 8483

1.      **ZONING BY-LAW AMENDMENT FILE Z.16.034** **P.2017.7**  
**STELLARBRIDGE MANAGEMENT INC.**  
**WARD 4 - VICINITY OF HIGHWAY 407 AND JANE STREET**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1.      THAT the Public Hearing report for File Z.16.034 (Stellarbridge Management Inc.) BE RECEIVED; and that any issues identified be addressed by the Vaughan 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 Hearing was circulated: February 10, 2017.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca), and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b)      Circulation Area: 150 m

- c)      Comments Received:

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from PB1S Parkway Belt Linear Facilities Zone to PBM7 Parkway Belt Industrial Zone subject to site-specific Exception 9(1067), as shown on Attachment #3.

The subject lands, comprising 1.3 ha, were deemed surplus by the Canadian National Railway (CNR). On August 25, 2016, the Vaughan Committee of Adjustment approved Consent Application B022/16 to sever the subject lands from a larger CNR land holding to be conveyed to the lands to the north, and to create a maintenance easement over the lands for an existing drainage ditch, which will continue to be maintained by the CNR. The Owner acquired the subject lands and is seeking a rezoning of the subject lands, which if approved, would provide a

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### **Attachments**

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### **Report prepared by:**

Natalie Wong, Planner, ext. 8866  
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

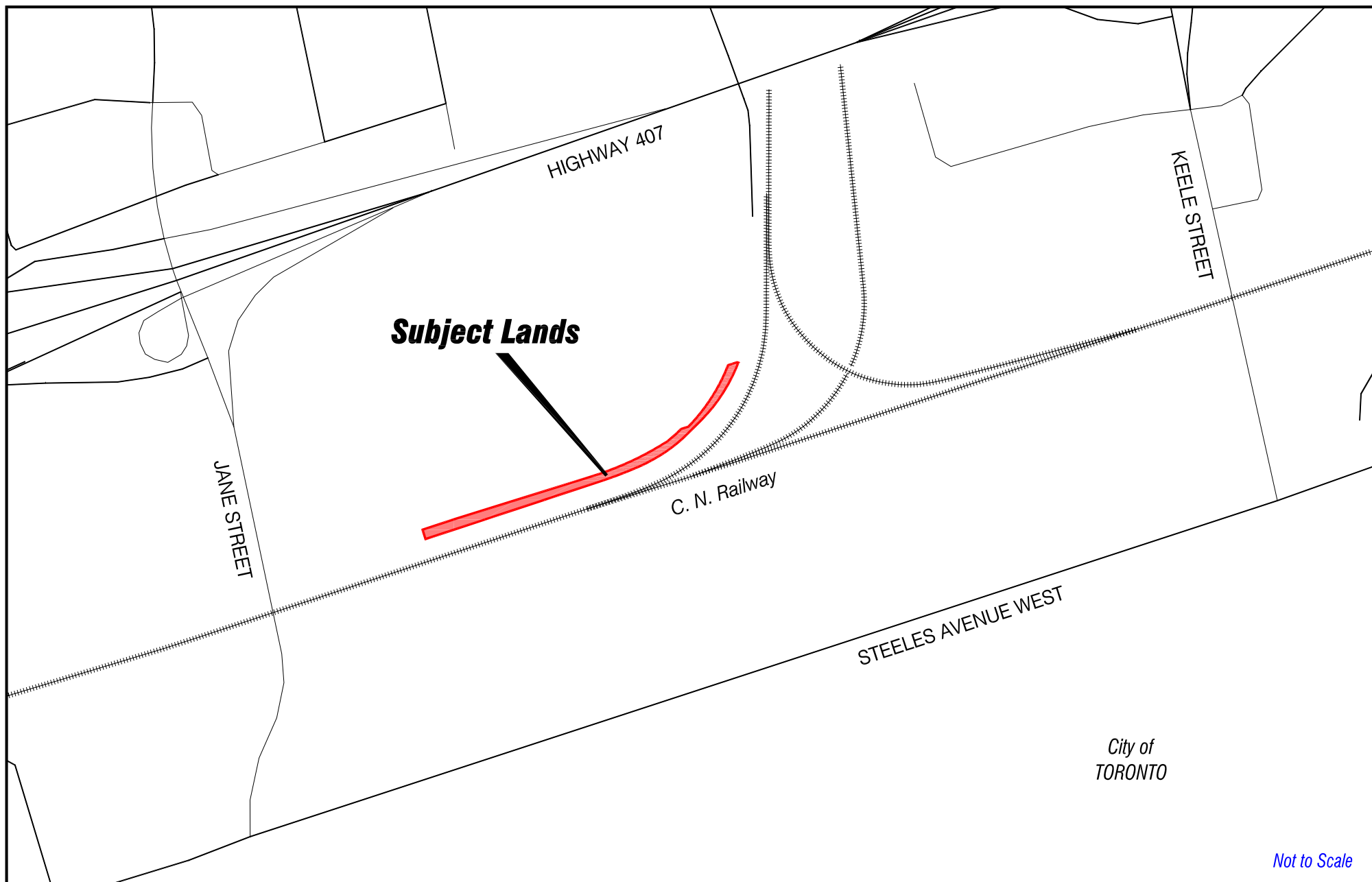
JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Interim Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/LG





## Context Location Map

LOCATION:  
Part 1, 65R-36671 (Part of Lot 2, Concession 4)

APPLICANT:  
Stellarbridge Management Inc.

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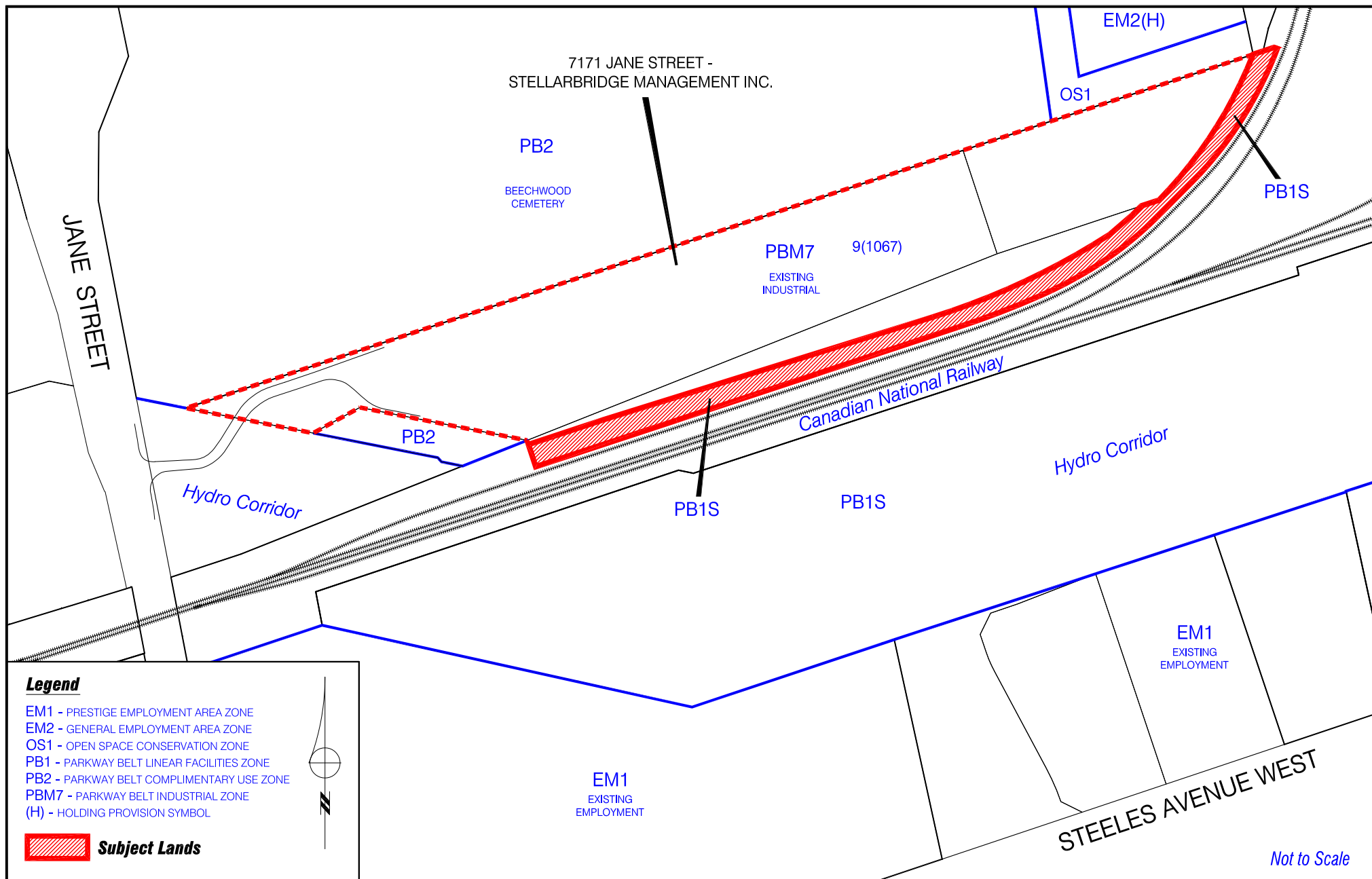


## Attachment

FILE:  
Z.16.034

DATE:  
March 7, 2017

1



## Location Map

LOCATION:  
Part 1, 65R-36671 (Part of Lot 2, Concession 4)

APPLICANT:  
Stellarbridge Management Inc.

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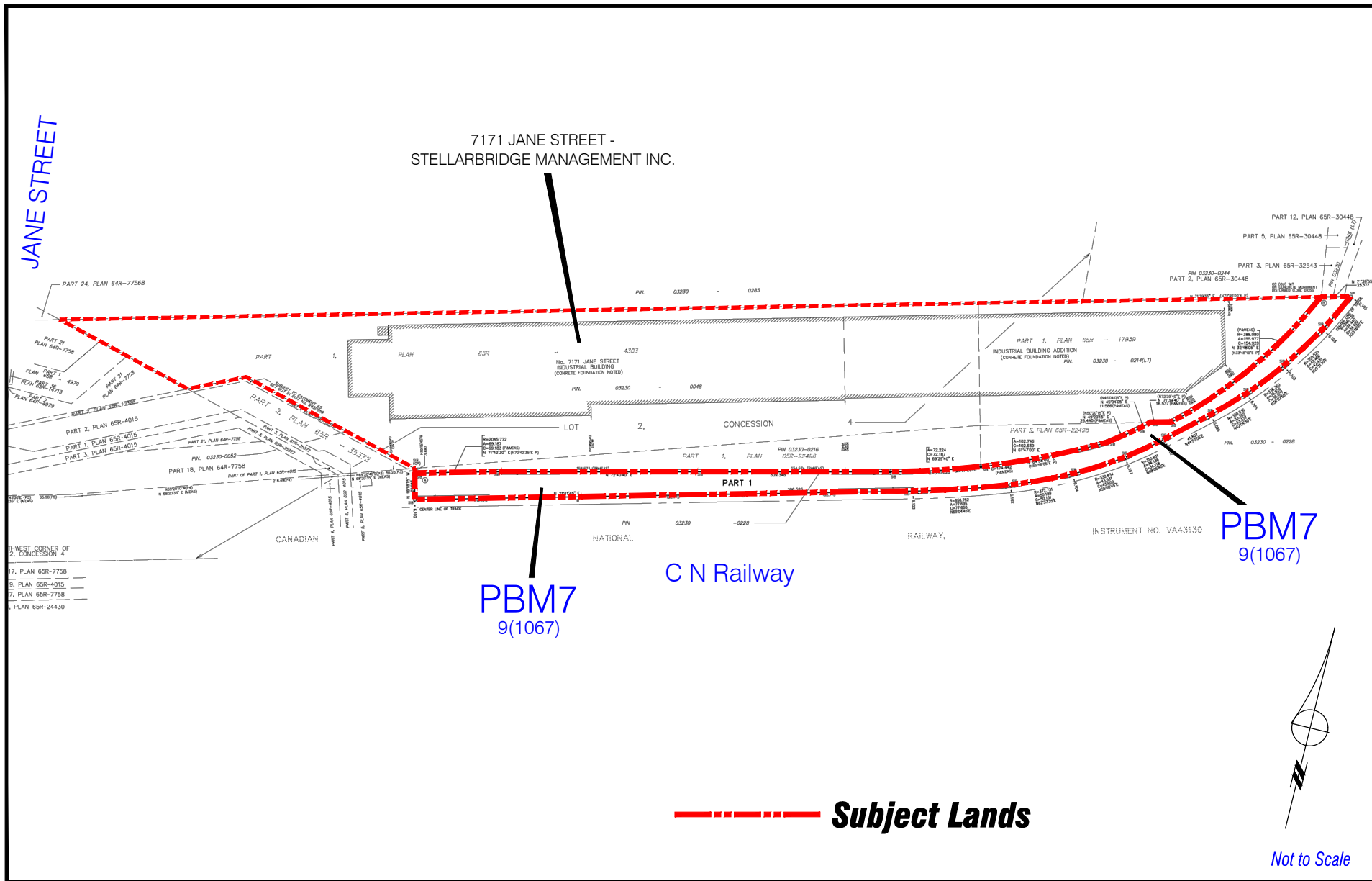


Attachment

FILE:  
Z.16.034

DATE:  
March 7, 2017

**2**



## Proposed Zoning

LOCATION:  
Part 1, 65R-36671 (Part of Lot 2, Concession 4)

APPLICANT:  
Stellarbridge Management Inc.

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## Attachment

FILE:  
Z.16.034

DATE:  
March 7, 2017

**3**