



## MEMBER'S RESOLUTION

Meeting/Date	COUNCIL – October 21, 2020
Title:	REQUEST FROM JANE STREET NOMINEE INC. AND 1406979 ONTARIO LIMITED FOR A MINISTER'S ZONING ORDER FOR LANDS IN BLOCK 34 EAST MUNICIPALLY KNOWN AS 11260 & 11424 JANE STREET
Submitted by:	MAYOR MAURIZIO BEVILACQUA

**Whereas** Vaughan Council received a communication from the Cortel Group dated October 16, 2020 [Attachment 1] sent on behalf of Jane Street Nominee Inc. and 1406979 Ontario Limited (the 'Owners') which advises Council that the Owners will be requesting from the Province a Minister's Zoning Order to zone the lands located at 11260 & 11424 Jane Street (the 'Subject Lands') "EM1 - Prestige Employment Area Zone" and "OS5 - Open Space Environmental Protection Zone" within Block 34 East to permit employment uses, accessory office uses, and the long term protection of the environmental features; and

**Whereas** the proposed employment use is consistent with the policies of the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended, by locating an employment use in a settlement area, in proximity to a major goods movement facility (Highway 400) and utilizes existing and planned infrastructure; and

**Whereas** the York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as "Urban Area" on the YROP Map 1 "Regional Structure" and shown as Strategic Employment Lands on YROP Figure 2; and

**Whereas**, the Subject Lands are located in the Block 34 East Planning Area known as the Highway 400 North Employment Lands Secondary Plan included as Section 11.4 of Volume 2 of the Vaughan Official Plan 2010 and designated as Prestige Areas, General Employment Area, Employment Area Activity Centre, Significant Interface Area, and Potential Valley and Stream Corridor; and

**Whereas** the Ministry of Natural Resources and Forestry ('MNRF') has identified wetlands located on the Subject Lands as part of the Provincially Significant East Humber River Wetland Complex and the site contains valley/stream features and a woodland; and

**Whereas** the Toronto and Region Conservation Authority ('TRCA') administers a "Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation", approved by the MNRF and known as Ontario Regulation 166/06; and

**Whereas** in conformity with Ontario Regulation 166/06, the extent of any flood or erosion hazard be assessed/delineated by the Owner through site-specific investigations and technical reports by a qualified professional, in accordance with Provincial and TRCA standards, to the satisfaction of the TRCA; and

**Whereas** in conformity with Ontario Regulation 166/06 and the Vaughan Official Plan 2010, the function and extent of all wetland, valley/stream and woodland features located on the Subject Lands be assessed by the Owner through site-specific field investigations and technical reports by a qualified professional, in accordance with Provincial and TRCA standards, to the satisfaction of the TRCA and City; and

**Whereas** the proposed employment zone will facilitate significant economic investment for the City of Vaughan including quality employment opportunities and construction and permanent jobs; and

**Whereas** the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the *Planning Act* and the development of the Subject Lands for employment uses are of significant importance to City of Vaughan, the Regional Municipality of York and the Province of Ontario.

***It is therefore recommended:***

- 1. That Council supports and has no objection to the Minister of Municipal Affairs and Housing enacting a Minister's Zoning Order for the Subject Lands which would permit the lands to be developed for employment uses and provide for the protection of the environmental features; and***
- 2. That the Owners work with the TRCA and the MRNF to undertake the appropriate studies to address the environmental considerations, including compensation, as may be appropriate; and***
- 3. That the Minister's Zoning Order be amended by the Owner through a future zoning amendment application, if necessary, to incorporate appropriate open space zone(s) to protect any environmental features as may be determined through the required technical reports; and***
- 4. That Council direct staff to work with the Owner and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is consistent with these recommendations; and***
- 5. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests, and be copied to the Regional Municipality of York, TRCA and the MNR.***

Respectfully submitted,

Mayor Maurizio Bevilacqua

#### **Attachments**

1. Cortel Letter to Mayor and Members of Council, dated October 19, 2020.



**CORTEL GROUP**

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October 16, 2020

Attention: Mayor Maurizio Bevilaqua and Members of Vaughan Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan Ontario

**RE: REQUEST FOR MINISTERIAL ZONING ORDER – City of Vaughan**

1406979 Ontario Limited and Jane Street Nominee Inc.

11260 + 11424 Jane Street - Part of the East Half of Lot 30, Concession V and Part of the East Half of Lot 29, Concession V

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**Dear Mayor Bevilaqua and Members of Council,**

The Cortel Group is the development manager and consultant for the lands located at 11260 & 11424 Jane Street in the City of Vaughan (the “Subject Lands”). The Subject Lands are located between Jane Street and Highway 400, on the south side of Kirby Road. The northerly parcel has its frontage on Jane Street. We are pleased to enclose herewith a draft Minister’s Zoning Order (“MZO”) which we are proposing for the Subject Lands. The request for the MZO will be submitted to the Minister. The lands are currently owned by Jane Street Nominee Inc. and 1406979 Ontario Limited, who have both authorized us to make these applications.

As you know, the Minister will consider a request for such an order under section 47 of the Planning Act, if the request is supported by the local municipality within which the land is located. For this reason, the Owner requests the support of Council for the City of Vaughan for this MZO and requests Council to correspond with the Minister of Municipal Affairs advising him of that support, by enacting a resolution as follows:

**It is therefore recommended:**

- That Council supports and has no objection to the Minister of Municipal Affairs and Housing to issue a Minister’s Zoning Order, for the zoning to be in place to allow for the Subject Lands to be developed for Employment Uses; and
- That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council’s direction and requests; and copied to the Regional Municipality of York, Toronto and Region Conservation Authority, and Ministry of Natural Resources and Forestry; and,
- That council ratify the action taken

**Attributes and Surrounding Area**

The subject lands are 78.9 hectares (194.9 acres) in size combined. They are located at the north end of Block 34 East. They are currently used for agriculture and are generally flat. The lands to the immediate

south of the Subject Lands are the subject of a zoning and plan of subdivision application (DA.19.072; Z.19.007 and 19T-19V002) and are similarly the subject of a request for a Minister's Zoning Order which council supported by resolution on March 9, 2020. They are owned by 1406979 Ontario Limited and Jane Street Nominee Inc.

The Subject Lands are within the Highway 400 North Employment Lands Secondary Plan and are subject to the policies of OPA 450.

## **Conceptual Development Plan**

The proposed development is comprised of several proposed Industrial Buildings ranging in size from approximately 530,000 square feet to 803,000 square feet. The number of buildings proposed presently is 6. In total the buildings to be constructed on the Subject Lands will have a gross floor area (GFA) of approximately 3,444,593 square feet (320,013 m<sup>2</sup>) with parking provided for employees and visitors. The development also includes several accessory structures.

The proposed Minister's Zoning Order seeks to re-zone the lands from 'A - Agricultural' to "EM1 – Prestige Employment Area Zone" and "OS5 - Open Space environmental Protection Zone". The proposed zoning is to permit the employment use, accessory office use, and the long-term protection of the environmental features. The Prestige Employment Area, which include warehousing, and accessory office uses to an employment use. No buildings or structures are permitted within the OS5 Open Space Conservation Zone other than for conservation or flood control projects including stormwater management facilities.

A proposed Conceptual Site Plan for both parcels of land comprising the Subject Lands is enclosed as Appendix "1".

## **A Strategic Location for Employment**

The lands are located along a major north-south transportation corridor (Highway 400) which will connect directly with the proposed new GTA West Corridor, a major east-west transportation corridor. These lands therefore have very significant strategic importance in the GTA and in the province for the movement of people and goods throughout Ontario. It goes without saying, that these are two strategic parts of a healthy and vibrant economy for Ontario and one which we know Vaughan has a vested interest in promoting, especially in these trying times of Pandemic.

The Provincial Policy Statement (2020) and the Growth Plan (2019) both support these important goals of economic development and competitiveness by encouraging and fostering employment uses to meet the long-term needs of the province. They support the integration of good land use planning with the achievement of equally important economic development goals of attracting employment and investment to Ontario and to Vaughan. To that end, it is estimated that the proposals for these In that respect, these two parcels of land will result in 15,000 construction related and spinoff jobs in the short to medium term and 4500 permanent full time jobs in the long term. This is exactly the kind of economic initiative that is needed in Vaughan and in Ontario right now.


The proposal will also assist both Vaughan and York Region to achieve the Strategic Employment Designation policy goals of the York Region and local Vaughan 2010 Official Plans. This proposal will facilitate Vaughan and York Region achieving their Growth Plan employment targets.



11260 AND 11424 JANE STREET, HWY. 400 Employment Lands, Block 34 East, City of Vaughan

## CONCEPT PLAN

DRAWN BY	G.B.
CKD. BY	P.Z.
DATE	Sep. 30,



SCALE  
1:2000

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