



MEMBER'S RESOLUTION

Meeting/Date	SPECIAL COMMITTEE OF THE WHOLE – OCTOBER 29, 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 (REFERRED FROM THE COUNCIL MEETING OF OCTOBER 21, 2020)
Submitted by:	MAYOR MAURIZIO BEVILACQUA

Member's Resolution of Mayor Bevilacqua, dated October 21, 2020

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 MNRF.

Respectfully submitted,

Mayor Maurizio Bevilacqua

Attachments

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