

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 092-2014**

**A By-law to adopt Amendment Number 5 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 5 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedule(s) “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 24th day of June, 2014.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 5 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
May 27, 2014

**AMENDMENT NUMBER 5**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1” and “2” constitute Amendment Number 5 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”.

Authorized by Item No.5 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
May 27, 2014.

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 13 Site Specific Policies to permit the limited outside storage of pallets and crates/bins on the subject lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, “Area Subject to Amendment No. 5” on Schedule “1” attached hereto:

1. Permit limited accessory outside storage of pallets and crates/bins on the Subject Lands, with the appropriate mitigation measures, and enhanced landscaping to screen the proposed outside storage.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the “Subject Lands”, are located on the north side of Aviva Park Drive, west of Weston Road, municipally known as 30 and 70 Aviva Park Drive, being Part of Lots 2 and 3, Concession 6, City of Vaughan, as shown on Schedule “1” attached hereto as “Area Subject to Amendment No. 5.”

## III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The subject lands are designated “Urban Area” by the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. The Amendment will “protect, maintain and enhance the long term viability of all employment land designated in the local municipal official plan for employment uses” (Regional Policy 4.3.5.) The Amendment complies with Regional Policy 4.1.5(f) that encourages York Region to work with local municipalities to create a business friendly environment by creating well designed employment uses.
2. The surrounding area is exclusively devoted to employment uses that are not highly visible from an arterial road (Weston Road). The Subject Lands are located on the north side of Aviva Park Drive, which borders Highway 407 to the north. The properties on the south side of Aviva Park Drive are characterized by employment uses and abut the Hydro Corridor to the south. Aviva

Park Drive is a single road that ends in a cul-de-sac that connects only to Weston Road, forming an employment area pocket located between Highway 407 and the Hydro Corridor. In addition, the proposed outside storage areas are limited to 4.2% and 1.4% of the total lot areas of 30 and 70 Aviva Park Drive, respectively.

3. A landscape plan is proposed that would add over 100 additional coniferous and deciduous trees within the portion of the subject lands that interfaces with Highway 407 and Weston Road. The plan also includes a new landscaped island at 70 Aviva Park Drive to screen the view of the outside storage from Aviva Park Drive.
4. The statutory Public Hearing was held on September 24, 2013. The recommendation of the Committee of the Whole to receive the Public Hearing report of September 24, 2013, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on October 8, 2013. Subsequently on May 24, 2014, Vaughan Council ratified the May 13, 2014 Committee of the Whole recommendation, to approve Official Plan Amendment File OP.13.008, Zoning Amendment File Z.13.024, and Site Development File DA.10.079 (Tanasons Holdings Limited).
5. On September 6, 2013, York Region exempted this Amendment from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) is hereby amended by:

1. Amending Section 13.1 Lands Subject to Site Specific Policies by adding the following policy, to be renumbered in sequential order:  
  
“(OPA #5) 13.1.1.XX            The lands known municipally as 30 and 70 Aviva Park Drive are identified on Schedule 14-C (as Item xx) are subject to the policies set out in Section 13.XX of this Plan. (OPA #5)”
2. Adding the following policies to Section 13 Site Specific Policies, and renumbering in sequential order:

“(OPA #5) (13.XX) (30 and 70 Aviva Park Drive)

13.XX General

13.XX Notwithstanding Policy 9.2.2.11 (c), the outside storage of pallets and crates/bins shall be permitted on the lands identified on Map 13.X (30 & 70 Aviva Park Drive). The amount and location of outside storage shall be determined by the implementing Zoning By-law and an approved Site Plan. (OPA #5)”

3. Amending Schedule 14-C Areas Subject to Site Specific Plans of VOP 2010 by adding the lands identified on Schedules “1” and “2” to this amendment, attached hereto, and referencing the appropriate section number in the legend.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

## **APPENDIX I**

The Subject Lands are located on the north side of Aviva Park Drive and are municipally known as 30 and 70 Aviva Park Drive in the City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 (VOP 2010) to permit the limited accessory outside storage of pallets and crates/bins on the subject lands designated "Prestige Employment

On May 27, 2014, Vaughan Council ratified the May 13, 2014 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.13.008 (Tanasons Holdings Limited) as follows:

- "1. THAT Official Plan Amendment File OP.13.008 (Tanasons Holdings Limited) BE APPROVED, to amend Vaughan Official Plan 2010, specifically the "Prestige Employment" designation to permit the limited outside storage of pallets and crates/bins on the subject lands, whereas outside storage is not permitted in this designation.
2. THAT Zoning By-law Amendment File Z.13.024 (Tanasons Holdings Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically the EM1 Prestige Employment Area Zone, subject to Exception 9(653), to permit the limited accessory outside storage of pallets and crates/bins to a maximum height of 5.5 m in the locations shown on Attachments #3 and #4.
3. THAT Site Development File DA.10.079 (Tanasons Holdings Limited) BE APPROVED, to permit the limited accessory outside storage of pallets and crates/bins to a maximum height of 5.5 m in the locations shown on Attachments #3 and #4, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i. the Vaughan Planning Department shall approve the final site plan and landscape plan; and,
    - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site grading and servicing plans and storm water management report."