

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014**

Item 5, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 27, 2014.

**5**

**OFFICIAL PLAN AMENDMENT FILE OP.13.008  
ZONING BY-LAW AMENDMENT FILE Z.13.024  
SITE DEVELOPMENT FILE DA.10.079  
TANASONS HOLDINGS LIMITED  
WARD 3- VICINITY OF WESTON ROAD AND AVIVA PARK DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated May 13, 2014, be approved; and**
- 2) That the deputation of Ms. Helen Lepek, Lepek Consulting Inc., Edith Drive, Toronto, be received.**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

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.

**Contribution to Sustainability**

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

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#### Economic Impact

There are no requirements for new funding associated with this report.

#### Communications Plan

On August 30, 2013, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. In addition, the Notice of Public Hearing was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was installed on the property. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report of September 24, 2013, was ratified by Vaughan Council on October 8, 2013.

#### Purpose

To seek approval from the Committee of the Whole on the following applications to permit the limited outside storage of pallets and crates/bins on the subject lands shown on Attachments #1 and #2 that are comprised of two separate lots (30 and 70 Aviva Park Drive), each of which are developed with an industrial building that function together for the manufacturing, assembly and warehousing of automobile parts:

1. Official Plan Amendment File OP.13.008 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" in the locations shown on Attachments #3 and #4, whereas outside storage is not permitted in this designation.
2. Zoning By-law Amendment File Z13.024 to amend Zoning By-law 1-88, specifically the EM1 Prestige Employment Area Zone, subject to Exception 9(653) as follows:

	<b>By-law Standard</b>	<b>By-law 1-88, EM1 Zone, Exception 9(653) Requirements</b>	<b>Proposed Exceptions to EM1 Zone, Exception 9(653)</b>
a.	Accessory Outside Storage	Accessory outside storage is not permitted in an EM1 Prestige Employment Area Zone.	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 on the subject lands zoned EM1 Prestige Employment Area Zone.

3. Site Development File DA.10.079 to permit limited accessory outside storage of pallets and crates/bins on the subject lands in the locations shown on Attachments #3 and #4.

#### Background - Analysis and Options

##### Location

The subject lands consist of two properties municipally known as 30 and 70 Aviva Park Drive, as identified on Attachment #3. Tanasons Holdings Limited owns both properties and Alfield Industries Inc. occupies the two existing buildings for the purposes of the manufacturing and assembly of automobile parts.

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##### History

On August 17, 2010, the owner submitted Site Development File DA.10.079 to facilitate the approval of a link structure that existed between the two buildings (30 and 70 Aviva Park Drive) located on the subject lands. Vaughan Planning staff conducted a site visit of the property and noticed the outside storage of pallets and crates/bins and subsequently advised the owner that outside storage is not permitted on the property by the Official Plan and Zoning By-law 1-88. The subject applications to amend the Official Plan and Zoning By-law to permit the limited outside storage were received by the City of Vaughan on June 25, 2013.

On June 20, 2013, the Vaughan Committee of Adjustment approved Consent Applications B015/13 and B016/13 for each property to create reciprocal easements, and Minor Variance Applications A171/13 and A172/13 to address non-compliance with Zoning By-law 1-88 due to the link structure. The variances included a 0 m interior sideyard setback for each property, shared access and parking, a reduction in the minimum landscape strip width, a reduced parking supply, and an increased driveway width for 70 Aviva Park Drive.

On October 22, 2013, the Vaughan Planning Department approved Site Development File DA.10.079, which related only to the fabric enclosed link/walkway between the buildings on 30 and 70 Aviva Park Drive. Automobile parts are manufactured at 30 Aviva Park Drive and moved through the link to 70 Aviva Park Drive for assembly, crating, packaging and holding for shipping.

The owner has advised that limited accessory outside storage, which already exists (for pallets and crates/bins) on the subject lands, as shown on Attachment #3 is essential to the manufacturing and distribution process, and without it, the manufacturing facility cannot operate. The subject staff report addresses the outside storage use matter and screening, which requires amendments to the Official Plan and Zoning By-law and site plan approval, and no other development is contemplated by the subject applications.

##### Planning Considerations

##### York Region Official Plan

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 proposal continues to "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 proposed Amendment is to permit limited open storage. This complies with Regional Policy 4.1.5(f) that encourages the Region to work with local municipalities to create a business friendly environment by creating well designed employment uses.

York Region considers the Official Plan Amendment application to be a matter of local significance and has exempted the Official Plan amendment application from Regional approval.

##### City of Vaughan Official Plan 2010

The application was originally submitted to amend former OPA #450 (Employment Area Plan), however, now that VOP 2010 is in effect, this report proposes to amend the new Official Plan. The subject lands are designated "Prestige Employment" by the new Vaughan Official Plan 2010 (VOP 2010), which does not permit the outside storage of materials. A site-specific amendment to the Official Plan is required to permit the limited accessory outside storage of pallets and crates/bins on the subject lands.

The users of the buildings are long-standing and 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.

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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. Accordingly, with the appropriate mitigation measures, specifically upgraded and enhanced landscaping to screen the proposed outside storage to the greatest extent possible, the Planning Department can support the use of a small portion of the subject lands for outside storage.

A landscape plan, as shown on Attachment #4, 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. The Vaughan Planning Department is generally satisfied with the proposed landscape plan, however, will continue to work with the owner to improve the plan, including species selection and the removal of certain existing trees in poor condition. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan and landscape plan must be approved to the satisfaction of the Vaughan Planning Department. A condition to this effect is included in the recommendation of this report.

#### Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(653), which does not permit outside storage on the subject lands. In order to facilitate the proposed plan, an amendment to Zoning By-law 1-88 is required to permit the proposed accessory outside storage in the EM1 Zone, on the subject lands, in the manner shown on Attachments #3 and #4.

The EM1 Zone permits manufacturing and warehouse uses. The proposed zoning exception to permit limited outside storage is considered to be compatible with the surrounding land use context. As noted earlier, a landscape plan is proposed that incorporates significant landscaping to screen the outside storage areas, which is acceptable to the Vaughan Planning Department, subject to the final plans being to the satisfaction of the department. Also, the amount of outside storage (i.e. 4.2% and 1.4% of the total lot areas of each property) is considered minor. The majority of the outside storage is also located behind the building at 30 Aviva Park Drive and substantial landscaping is proposed to screen this area from Highway 407. In view of the above, the Planning Department can support the accessory outside storage of pallets and crates/bins to a maximum height of 5.5 m, and in the specific locations identified on Attachments #3 and #4.

#### Vaughan Development/Transportation Engineering Department

The owner is proposing the use of surface area for limited outside storage, and therefore, has submitted a storm water management report and site servicing and grading plans, which must be reviewed by the Vaughan Development/Transportation Engineering Department. The Department has requested minor revisions to the grading plan to reflect the latest site plan and specifically to co-ordinate the locations for the outside storage on all plans and reports. Accordingly, the final plans and reports must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### Ministry of Transportation (MTO)

The Ministry of Transportation (MTO) has advised they have no concerns with the proposal to permit limited outside storage.

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#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. **Lead and Promote Environmental Sustainability**

The proposed landscape plan includes drought tolerant plant material/grey water irrigation/xeriscaping to promote water efficiency.

#### **Regional Implications**

The York Region Community Planning Division considers the subject applications to be a matter of local significance, and has exempted the Official Plan Amendment Application from Regional approval. The York Region Transportation Services Division has indicated that they have no transportation or engineering objections to the proposed development.

#### **Conclusion**

The Official Plan Amendment, Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding area context. The Vaughan Planning Department is satisfied that the proposal to facilitate the limited accessory outside storage of pallets and crates/bins on the subject lands is compatible with the surrounding employment uses in consideration of the limited extent of the outside storage, its location on the subject lands, and in the context of the surrounding land uses and the additional proposed landscaping to screen the outside storage areas. On this basis, the Planning Department can support the approval of the Official Plan Amendment, Zoning By-law Amendment and Site Development Applications, subject to the conditions of approval contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan

#### **Report prepared by:**

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)