

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 2, Report No.19, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on, May 23, 2018.

2 ZONING BY-LAW AMENDMENT FILE Z.17.043 OMERS REALTY CORPORATION VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27

The Committee of the Whole (Public Hearing) recommends:

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018, be approved; and**
- 2. That the deputation of Mr. Paul Johnston, representing the applicant, be received.**

Recommendations

- 1. THAT the Public Hearing report for File Z.17.043 (OMERS Realty Corporation) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

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

Item:



Committee of the Whole (Public Hearing) Report

DATE: Tuesday, May 08, 2018

WARD: 2

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.17.043
OMERS REALTY CORPORATION
VICINITY OF REGIONAL ROAD 7 AND REGIONAL ROAD 27**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole for Zoning By-law Amendment File Z.17.043 for the Subject Lands shown on Attachments # 1 and #2, to amend Zoning By-law Amendment 1-88 to permit and define “Adhesive Manufacturing” and “Powder Manufacturing” to facilitate the production of bonding agents within the existing employment building shown on Attachment #3.

Report Highlights

- To receive input from the public and Committee of the Whole regarding a proposal to permit and define “Adhesive Manufacturing” and “Powder Manufacturing” to facilitate the production of adhesive and powder products within the existing employment building, used for the installation of ceramic tile and stone.
- A Zoning By-law Amendment is required to permit the proposed uses.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendation

1. THAT the Public Hearing report for File Z.17.043 (OMERS Realty Corporation) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the “Subject Lands”) are located southwest of the intersection of Regional Road 7 and Regional Road 27, and are municipally known as 111 Royal Group Crescent, shown as Subject Lands on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

The existing employment building on the Subject Lands, as shown on Attachment #3, is currently used for industrial/manufacturing and ancillary office purposes, and is comprised of two separate units of 8,544 m² (Unit “A”) and 14,310 m² (Unit “B”) and 417 m² of common area shared between the two units, with a total gross floor area (“GFA”) of 23,271 m². The Owner is seeking to lease Unit A to Flextile Ltd. (“Flextile”), in order to operate an adhesive and powder manufacturing facility for the purpose of producing products that are used as bonding agents in the installation of ceramic tile and stone.

The Adhesive and Powder Manufacturing currently operates in another facility

Flextile currently operates a facility in the City of Toronto (“Flextile-Toronto”), and wishes to relocate their business to the Subject Lands. Flextile describes their “Adhesive Manufacturing” process as follows:

All adhesives manufactured by Flextile are water-latex based and either low-VOC (Volatile Organic Compound) or VOC free.

The manufacturing process encompasses mixing limestone, water, latex, fillers, additives and preservatives to produce finished products used in the installation of ceramic tile. These products are packaged in pails (4L to 20L) or jugs (4L to 8L), palletized, warehoused and shipped off-site for sale.

Bulk limestone is stored in an external silo and is transferred to an internal mixer by a conveyor. Latex is stored in an internal storage tank or container and is pumped to the mixer via pipe systems and water added directly from the supply mains. The remaining minor ingredients are manually weighed and added to the mixer.

Bulk latex tanks, latex in containers and minor ingredients in drums or bags are stored indoors. All weighing, mixing, packaging and palletizing also occur indoors.

Any dust created while adding limestone to the mixing process is controlled by a dust collection system. Any odours generated are minor and removed by the same collection system. The dust collector is located along the outside wall. The limestone silo has a dedicated bin vent to prevent dust escaping into the air.

Flextile describes their “Powder Manufacturing” process as follows:

The powder manufacturing process involves mixing white or grey cement, regular or white sand or limestone, along with fillers, various additives, powdered polymers and pigments to produce a grout used in the installation of ceramic tile and stone. These products are packaged in 4.5kg pouches or 11.3kg and 22.7kg paper bags, palletized, warehoused and shipped off-site for sale.

The sands, cements and limestone are stored in bulk within external silos and transferred individually by conveyors to, and also weighed by, an automatic scale hopper located indoors. Additives are stored in bulk bags that hang on a specialized handling system that automatically weigh and pneumatically transfer ingredients to a receiving hopper above the mixer.

When the scale hopper finishes weighing the major ingredients, they are transferred to the receiving hopper, both are discharged by gravity into the mixer and the weighing process repeats. After mixing, the mixer discharges by gravity into a hopper located above a bagging machine. The weighing, mixing and discharge processes are for the most part automatic.

All weighing, mixing, packaging and palletizing processes occur indoors. Any dust created during these processes is controlled and collected by a dust system. Smaller dust collector units are stored indoor and the main unit is located outside. Each silo has a dedicated bin vent to prevent dust escaping into the air.

Based on the above descriptions, the processes do not produce significant odour, vibration, or noise that would classify either process as an obnoxious use, as defined by Zoning By-law 1-88.

Flextile-Toronto is operating in compliance with the Ministry of the Environment and Climate Change’s (“MOECC”) requirements and regulations. A copy of the most recent Environmental Compliance Approval by the MOECC was issued on November 17, 2014, for the Toronto facility, and submitted by the Owner to the Development Planning Department. The MOECC’s regulation process involves a detailed review of existing

internal and governmental (national and/or international) regulations. This review process ensures appropriate regulations are implemented that align with industry and government standards and practices, and have regard for the environment, to facilitate the sustainable growth of industrial operations.

A Zoning By-law Amendment Application has been submitted to permit the proposed use

The Subject Lands are zoned EM1 Prestige Employment Zone, as shown on Attachment #2, subject to site-specific Exception 9(1013), by Zoning By-law 1-88. The manufacturing of adhesive and powder products falls within the definitions of “Glue Manufacturing” and “Mixing Plant” uses within Zoning By-law 1-88. Section 3.24 - Prohibited Uses of Zoning By-law 1-88, prohibits “Glue Manufacturing” and “Mixing Plants” in all zones within the City.

The Owner has submitted Zoning By-law Amendment File Z.17.043 (the “Application”) to amend Zoning By-law 1-88 to permit and define “Adhesive Manufacturing” (Glue Manufacturing) and “Powder Manufacturing” (Mixing Plant) uses within Unit “A” of the existing employment building, in order to manufacture the bonding agents used for the installation of ceramic tile and stone.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

- a) Date the Notice of Public Hearing was circulated: April 13, 2018

The Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m and to the West Woodbridge Homeowners’ Association

Any additional 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 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.

Previous Reports/Authority

Not applicable.

Analysis and Options

The proposed uses conform to Vaughan Official Plan 2010

The Subject Lands are designated “General Employment” by Vaughan Official Plan 2010 (“VOP 2010”). This designation permits a full range of industrial uses including manufacturing, warehousing, processing, transportation, distribution, any of which may or may not include outdoor storage. The proposed adhesive and powder manufacturing uses are considered to be manufacturing, and therefore conforms to VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the proposed uses

The Subject Lands are zoned EM1 Prestige Employment Zone, subject to site-specific Exception 9(1013), by Zoning By-law 1-88, which does not permit adhesive and powder manufacturing. Section 3.24 - Prohibited Uses of Zoning By-law 1-88, does not permit “Glue Manufacturing” and “Mixing Plants” in any Zone category in the City. The proposed adhesive and powder manufacturing uses fall within the definition criteria of Glue Manufacturing and a Mixing Plant, respectively, of Zoning By-law 1-88.

Amendments to Zoning By-law 1-88 are required to permit and specifically define “Adhesive Manufacturing” and “Powder Manufacturing”, as identified in Table 1 below:

Table 1

	Zoning By-law 1-88 Standards	EM1 Prestige Employment Area Zone, Exception 9(1030) Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone, Exception 9(1030) Requirements
a.	Permitted Uses	Glue Manufacturing (adhesive manufacturing) and Mixing Plant (powder manufacturing) are listed as prohibited uses under Subsection 3.24 - Prohibited Uses	To permit Glue Manufacturing (adhesive manufacturing) and Mixing Plant (powder manufacturing)
b.	Definitions of “Adhesive Manufacturing”	The proposed adhesive and powder manufacturing uses fall within the definition criteria of Glue	Adhesive Manufacturing - means the process of mixing limestone, water, latex, fillers, additives and preservatives to

	Zoning By-law 1-88 Standards	EM1 Prestige Employment Area Zone, Exception 9(1030) Requirements	Proposed Exceptions to the EM1 Prestige Employment Area Zone, Exception 9(1030) Requirements
	and “Powder Manufacturing”	Manufacturing and a Mixing Plant, respectively, of Zoning By-law 1-88, but are not specifically defined by Zoning By-law 1-88	produce various finished adhesive products. Powder Manufacturing - means the process of mixing white or grey cement, regular or white sand or limestone, fillers, various additives, powdered polymers and pigments to produce grout products.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The proposed development will be reviewed in consideration of the applicable Vaughan Official Plan 2010 policies.
b.	Appropriateness of the Proposed Use and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed Zoning By-law Amendments will be reviewed in consideration of, but not limited to, the following: <ul style="list-style-type: none"> – the existing and planned surrounding land uses; – environmental aspects of the processes; and – the size of the operation, including, but not limited to the number of employees, volume of material being manufactured, number of truck deliveries, etc.

	MATTERS TO BE REVIEWED	COMMENTS
c.	Planning Justification Report	<ul style="list-style-type: none"> ▪ The Owner has submitted a Planning Justification Report in support of the Application, which must be approved to the satisfaction of the City. ▪ The Owner has submitted a copy of an “Environmental Compliance Approval Letter” received by the Ministry of the Environment and Climate Change (MOECC) for their current Flextile facility in the City of Toronto.
d.	Site Development File DA.18.010	<ul style="list-style-type: none"> ▪ The Owner has submitted Site Development File DA.18.010 required for the installation of the silos and dust collectors on the site for the proposed manufacturing uses. ▪ A total of nine (9) exterior silos and two (2) dust collectors are proposed on the west side of the existing building, and one (1) additional loading space is proposed at the rear of the building, as shown on Attachments #3 and #4. ▪ The proposal will result in the removal of approximately 33 parking spaces along the west and south sides of the Subject Lands. ▪ The Site Development Application will be reviewed to ensure the appropriate design including the height and the screening of the silos and dust collectors, proper on-site organization and on-site pedestrian and vehicular movements, and the implementation of any required noise attenuation measures.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

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.

For more information, please contact: Letizia D'Addario, Planner, Development Planning Department, at extension 8213.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Building Elevations

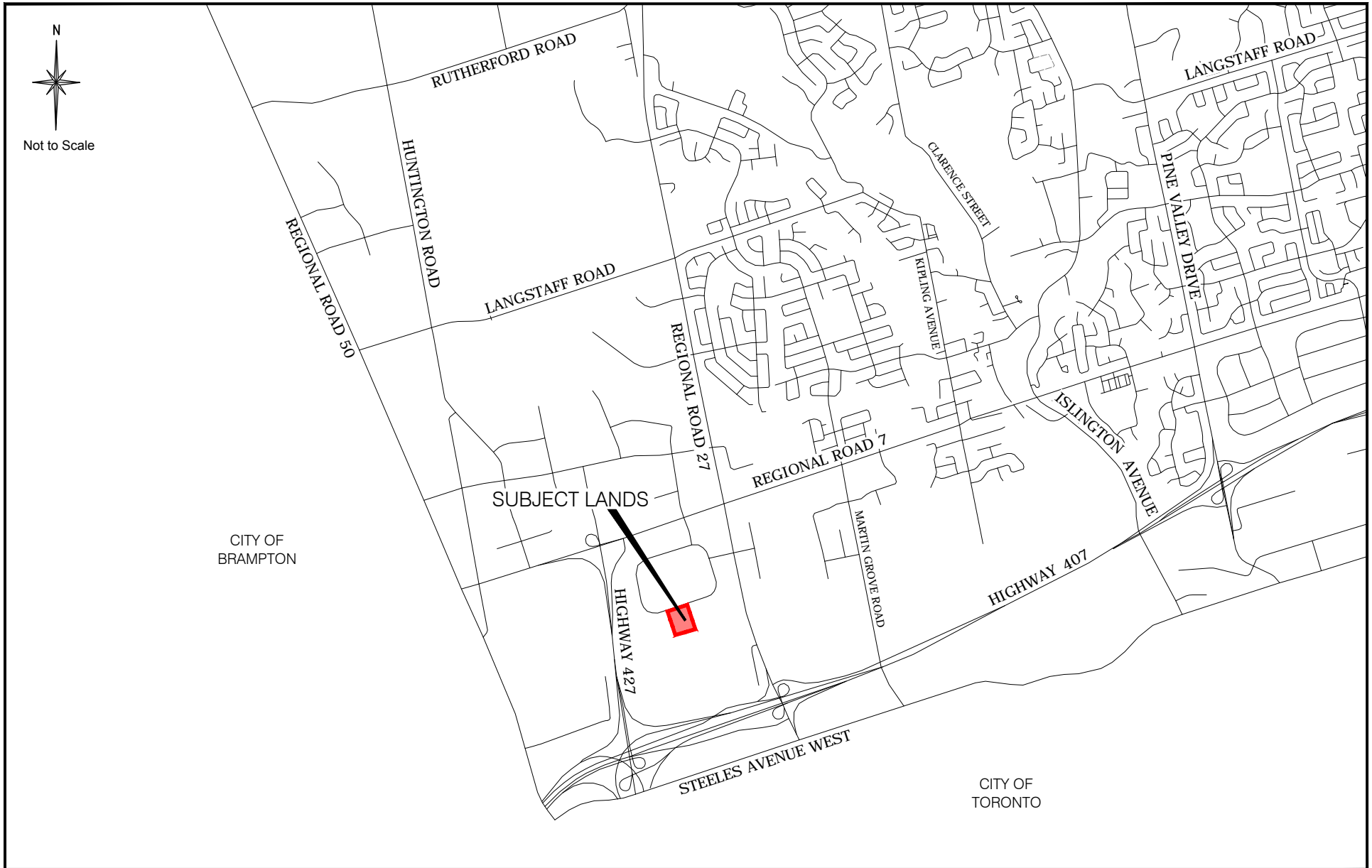
Prepared by

Letizia D'Addario, Planner, ext. 8213

Clement Messere, Senior Planner, ext. 8409

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Context Location Map

Location: Part of Lot 4,
Concession 9

Applicant:
OMERS Realty Corporation

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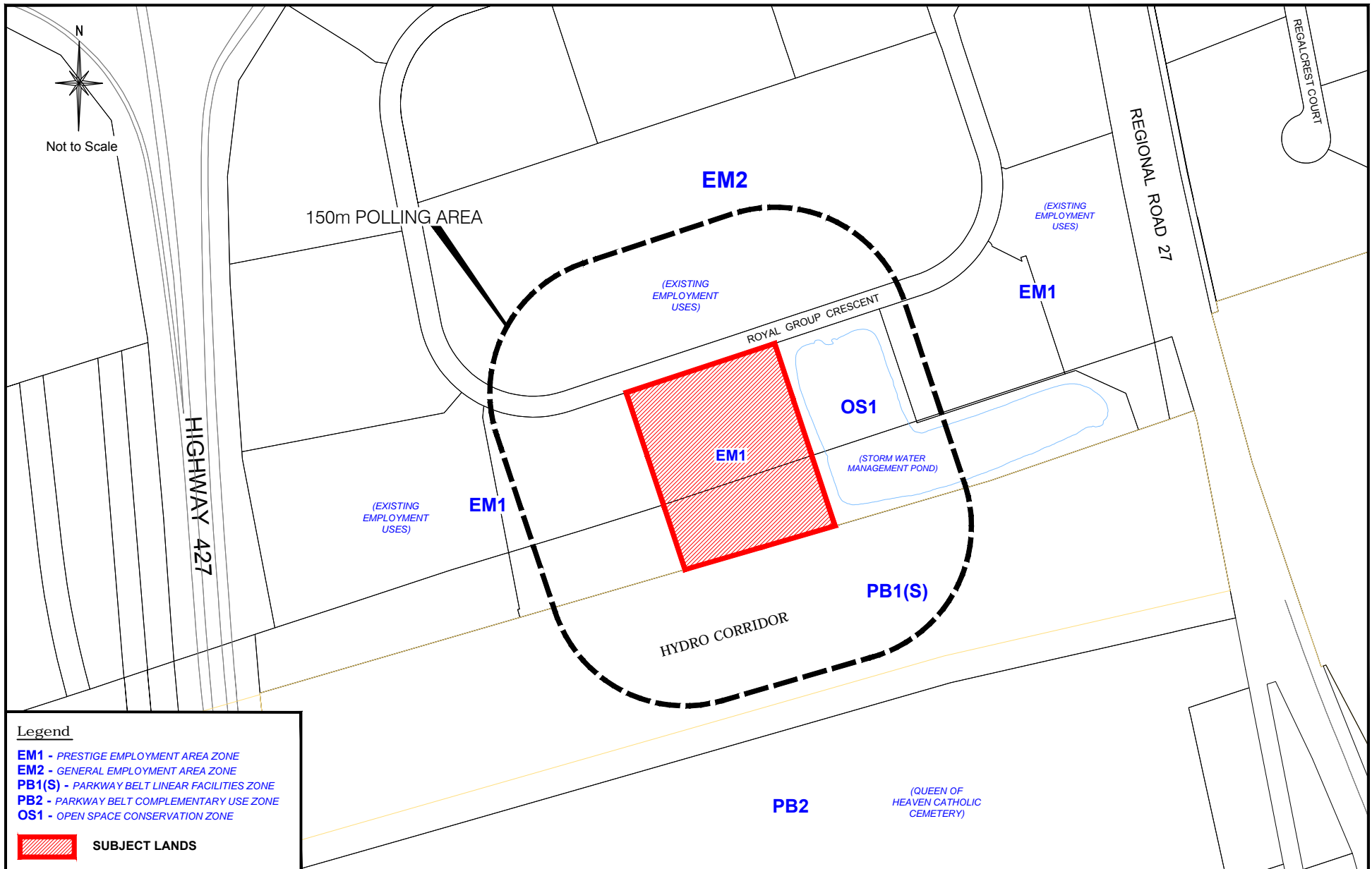


Attachment

Files: Z.17.043 &
DA.18.010

Date:
June 5, 2018

1



Location Map

Location: Part of Lot 4,
Concession 9

Applicant:
OMERS Realty Corporation

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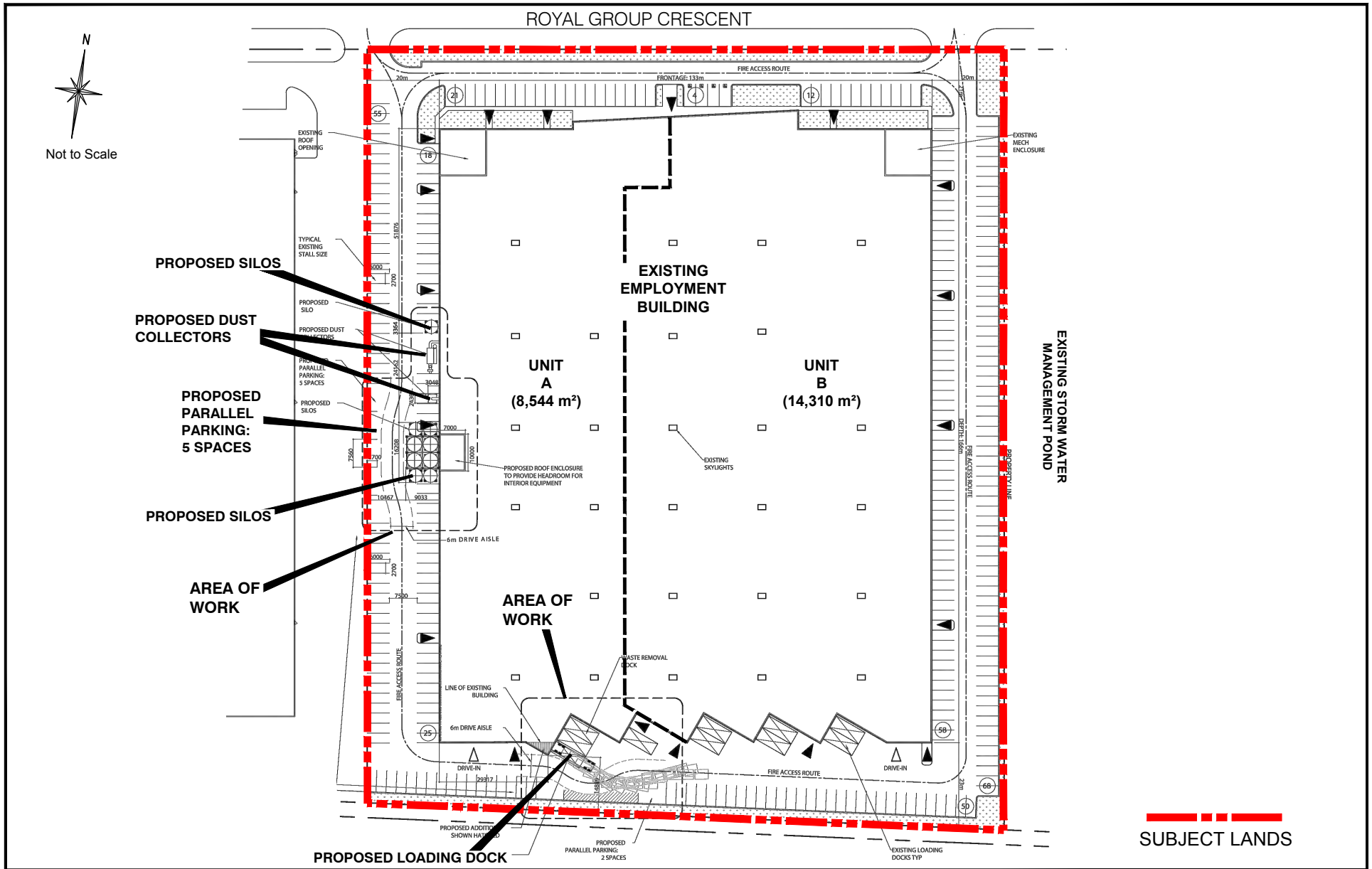


Attachment

Files: Z.17.043 &
DA.18.010

Date:
June 5, 2018

2



Site Plan

Location: Part of Lot 6,
Concession 9

Applicant:
OMERS Realty Corporation

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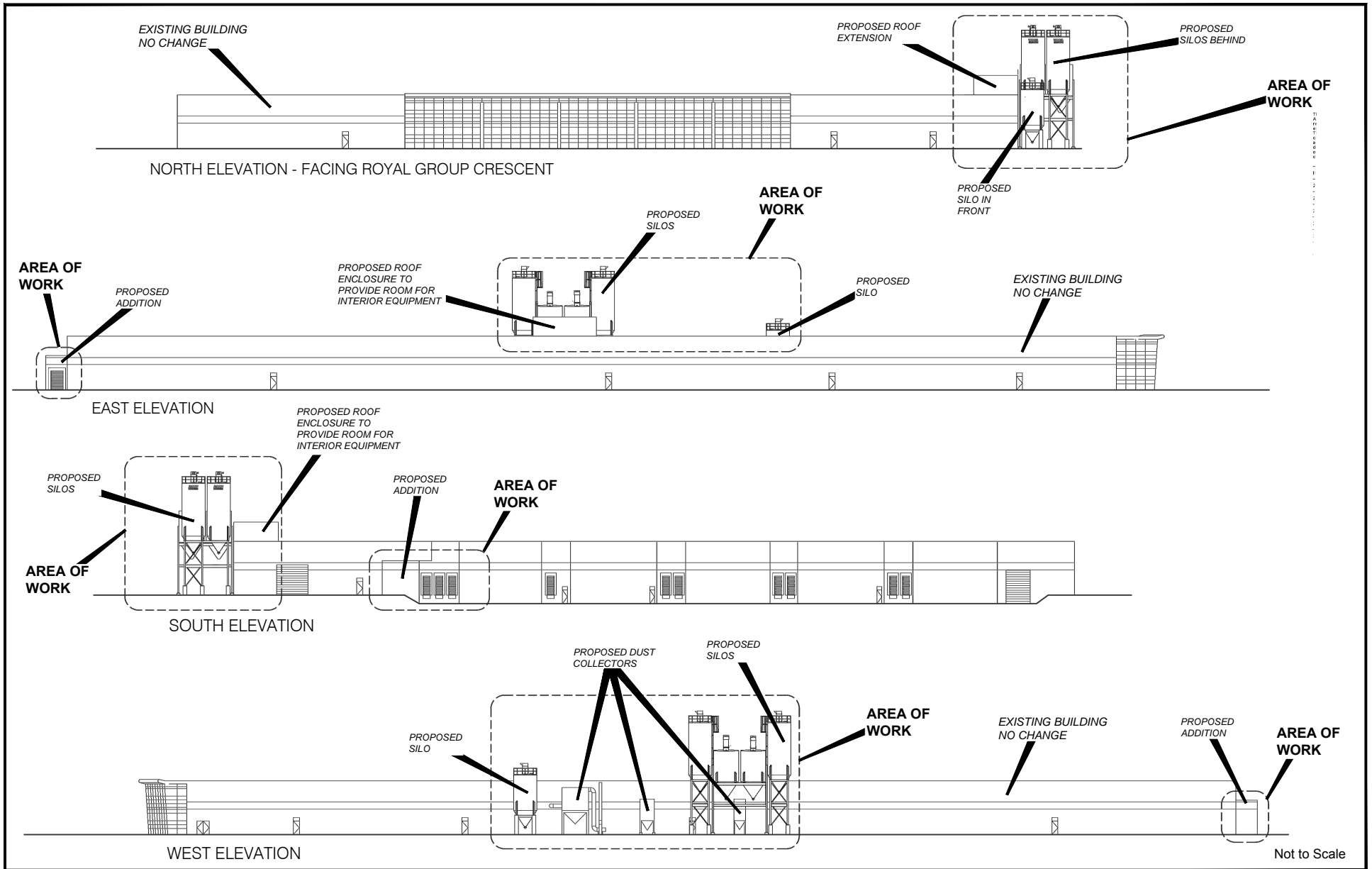


Attachment

Files: Z.17.043 &
DA.18.010

Date:
June 5, 2018

3



Building Elevations

Location: Part of Lot 6,
Concession 9

Applicant:
OMERS Realty Corporation

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Attachment

Files: Z.17.043 &
DA.18.010

Date:
June 5, 2018

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