

**P.2013.37**

**TANASONS HOLDINGS LIMITED**

WARD 3- VICINITY OF WESTON ROAD AND AVIVA PARK DRIVE

## Recommendation

The Commissioner of Planning and Director of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.13.008 and Z.13.024 (Tanasons Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

## Economic Impact

This will be addressed when the technical report is completed.

## Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 30, 2013
- b) Circulation Area: 150 m
- c) Comments Received as of September 10, 2013: None

## Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to permit the limited outside storage of materials on the subject lands that are comprised of two (2) 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 in-effect OPA #450 (Employment Area Plan) to permit limited accessory outside storage of pallets and crates/bins on the subject lands designated "Prestige Area" in the locations shown on Attachments #3 and #4.
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:

	By-law Standard	By-law 1-88, EM1 Zone, Exception 9(653) requirements	Proposed Exceptions to EM1 Zone, Exception 9(653)
a.	Accessory Outside Storage	Accessory outside storage is not permitted.	<ul style="list-style-type: none"> <li>Permit 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.</li> </ul>

Additional zoning exceptions may be identified through the detailed review of the applications, and will be addressed in the technical report.

### **Background - Analysis and Options**

The subject lands consist of two (2) properties municipally known as 30 and 70 Aviva Park Drive, as identified on Attachment #3. The applicant has advised that Tanasons Holdings Limited owns both properties and that Alfield Industries Inc. occupies the two existing buildings for the purposes of the manufacturing and assembly of automobile parts. The parts are manufactured in 30 Aviva Park Drive and moved to the building on 70 Aviva Park Drive for assembly, crating, packaging and warehousing for shipping, through a water-resilient fabric enclosed link/walkway, as shown on Attachment #3. The applicant has advised that limited accessory outside storage (for pallets and crates/bins) is essential to the manufacturing and distribution process, and, without it, the manufacturing facility cannot operate.

Location	<ul style="list-style-type: none"> <li>30 and 70 Aviva Park Drive. Northwest corner of Weston Road and Aviva Park Drive shown as "Subject Lands" on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>"Prestige Areas" by in-effect OPA #450 (Employment Area Growth and Management Plan), which does not permit the outside storage of materials.</li> <li>"Prestige Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013. The "Prestige Employment" designation does not permit the outside storage of materials.</li> <li>The proposed accessory outside storage to a permitted employment use on the subject lands does not conform to the Official Plans.</li> </ul>

Zoning	<ul style="list-style-type: none"> <li>EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(653).</li> <li>The proposed accessory outside storage use in the EM1 Prestige Employment Area Zone does not comply with Zoning By-law 1-88, and therefore, a Zoning By-law Amendment is required.</li> <li>The Committee of Adjustment approved Minor Variance Application A015/13 and B016/13 on January 20, 2013, to permit the enclosed walkway link that joins 30 and 70 Aviva Park Drive, and for reciprocal easements over each property for shared access and parking.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with City Official Plan	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable City Official Plan policies.</li> </ul>
b.	Appropriateness of Proposed Use	<ul style="list-style-type: none"> <li>The appropriateness of the proposed accessory outside storage use, locations and applicable development standards to be applied will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.</li> </ul>
c.	Justification for the proposed use	<ul style="list-style-type: none"> <li>The applicant has submitted a Planning Justification Report and a conceptual site plan (Attachment #3) and landscape plan (Attachment #4), which identifies the locations of the proposed accessory outside storage areas and the screening of same with additional landscaping, which will be reviewed.</li> </ul>
d.	Future Site Development Application	<ul style="list-style-type: none"> <li>Should the Official Plan and Zoning By-law Amendment Applications be approved, the Owner will be required to submit a formal Site Development Application to address the details related to the location and size of the outside storage area, access to these areas, and the landscaping, berming, fencing and screening of these areas.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
e.	Ministry of Transportation	<ul style="list-style-type: none"> <li>The property abuts Highway #407. The applications have been circulated to the Ministry of Transportation, and any comments received will be considered in the review by the Development Planning Department.</li> </ul>

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

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

### **Regional Implications**

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered. The Region of York has exempted the Official Plan Amendment from Regional approval, as they consider the proposal to be a matter of local significance.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and 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.

### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. South Elevations (facing Aviva Park Drive)

### **Report prepared by:**

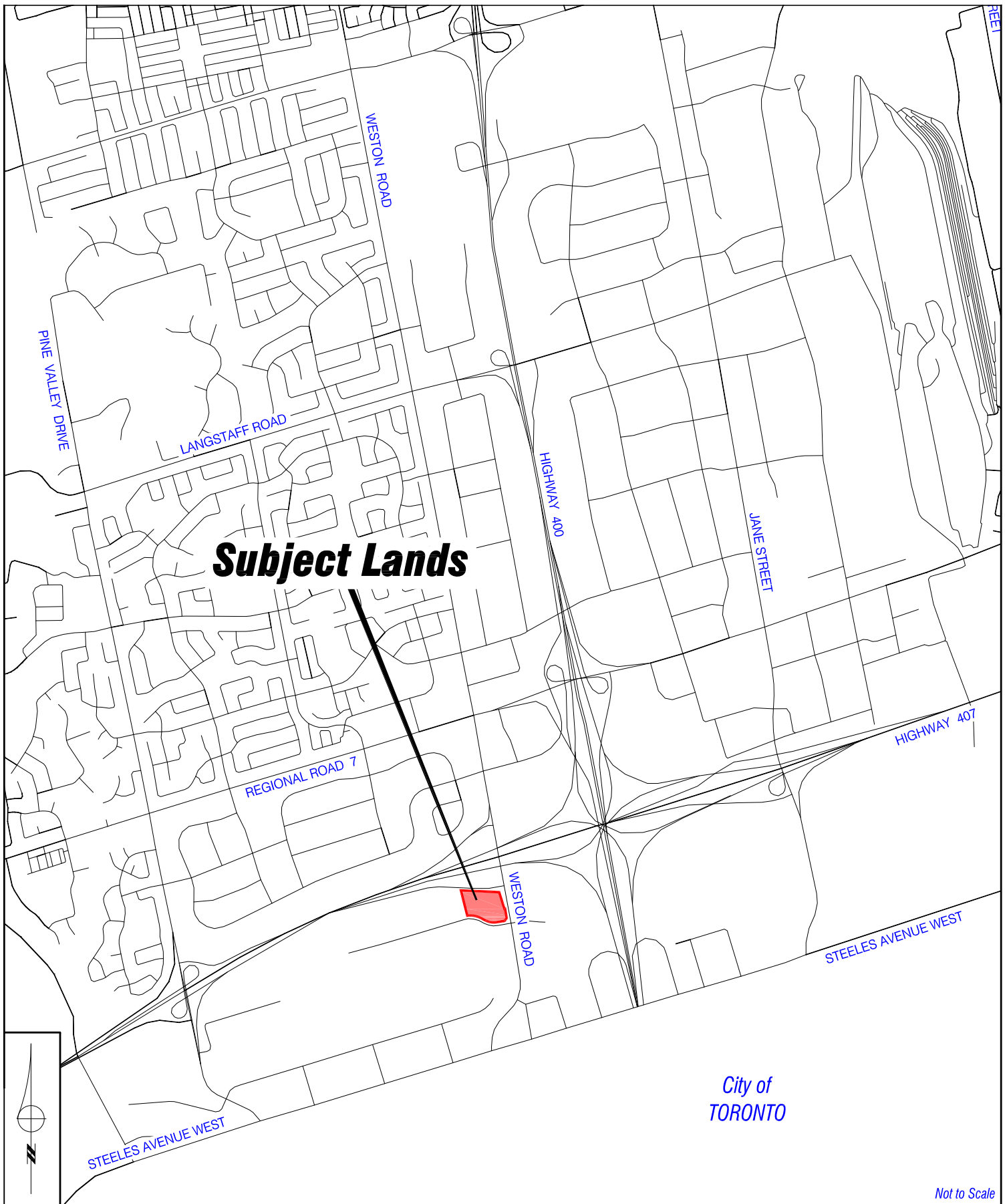
Clement Messere, Planner, ext. 8409  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/LG



# Context Location Map

LOCATION:  
Part of Lots 2 & 3, Concession 6

APPLICANT:  
Tanasons Holdings Limited

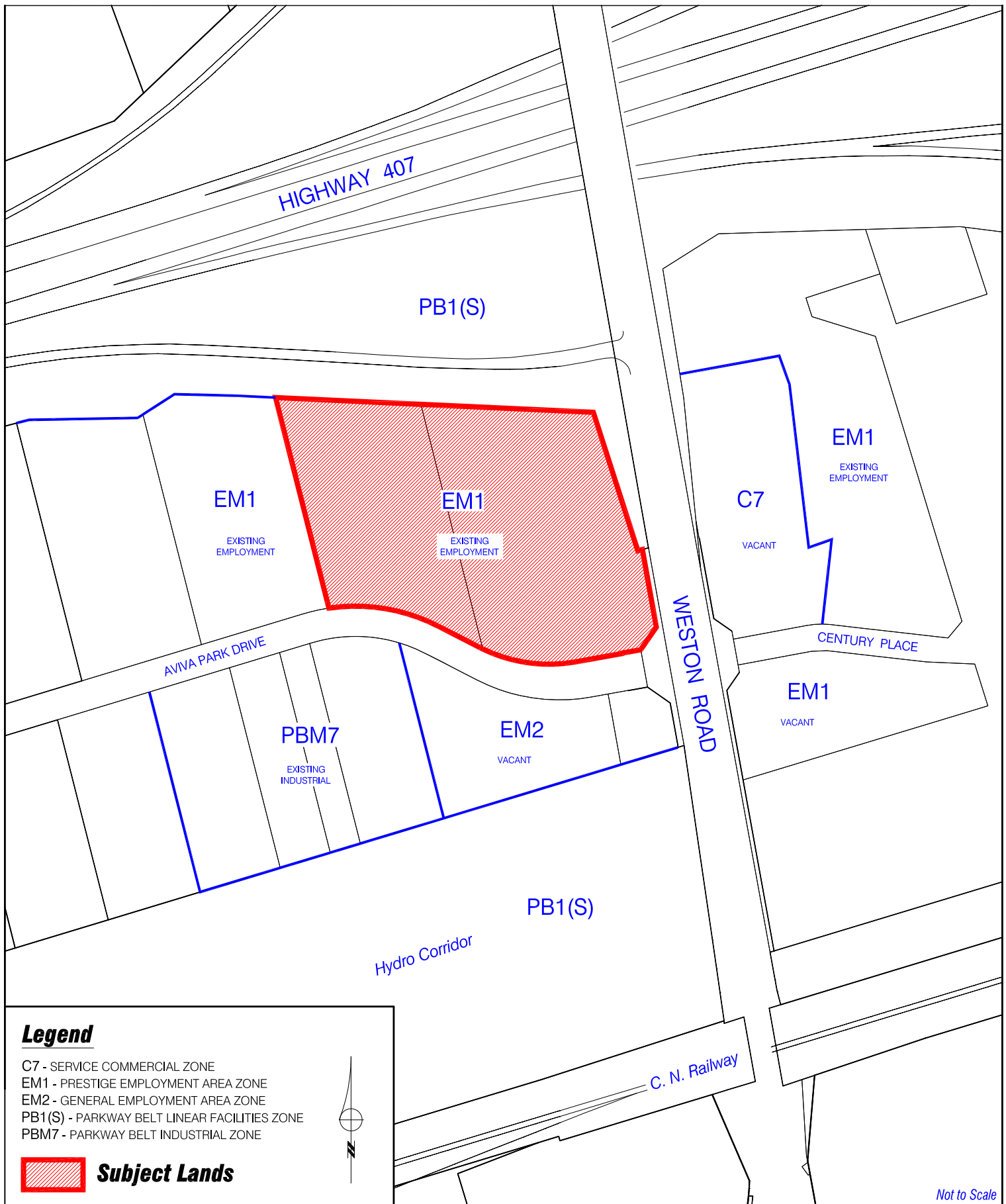
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Attachment  
FILE: OP.13.008  
RELATED FILE: Z.13.024

DATE:  
July 22, 2013

1



## Location Map

LOCATION:  
Part of Lots 2 & 3, Concession 6

APPLICANT:  
Tanasons Holdings Limited

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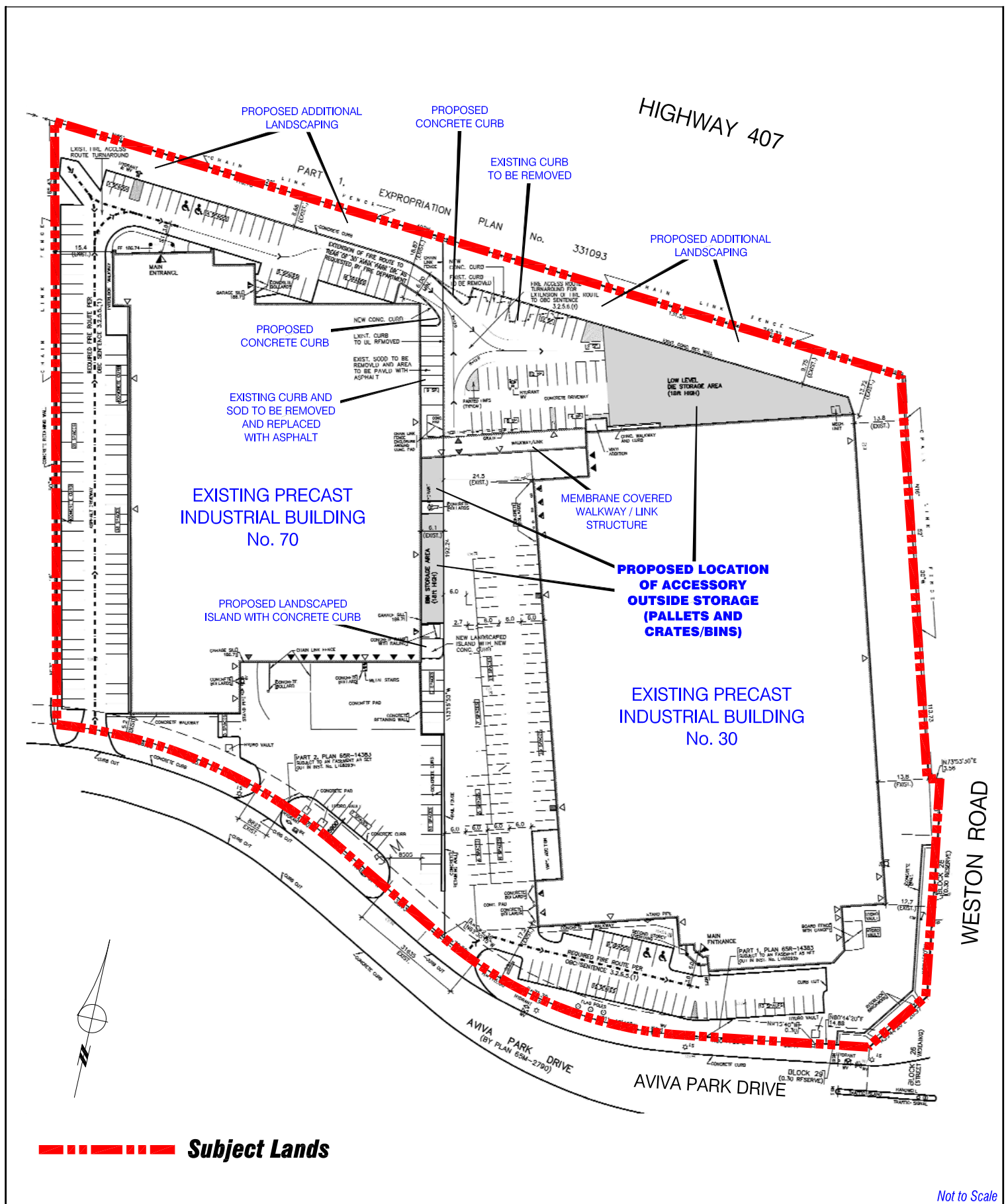


## Attachment

FILE: OP.13.008  
RELATED FILE: Z.13.024

DATE:  
July 22, 2013

2



## Site Plan

LOCATION:  
Part of Lots 2 & 3, Concession 6

APPLICANT:  
Tanasons Holdings Limited

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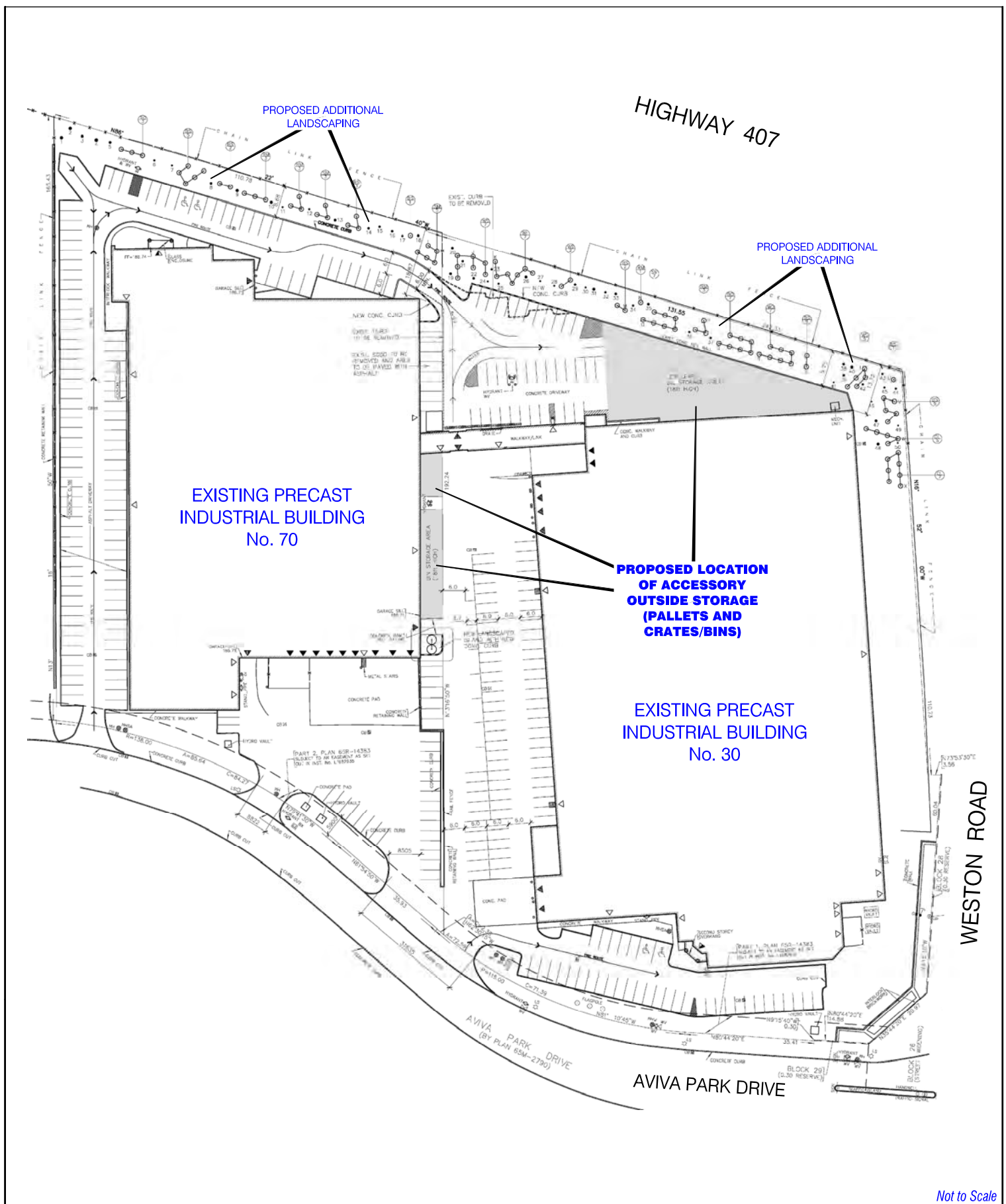


## Attachment

FILE: OP.13.008  
RELATED FILE: Z.13.024

DATE:  
July 22, 2013

**3**



## Landscape Plan

LOCATION:  
Part of Lots 2 & 3, Concession 6

APPLICANT:  
Tanasons Holdings Limited

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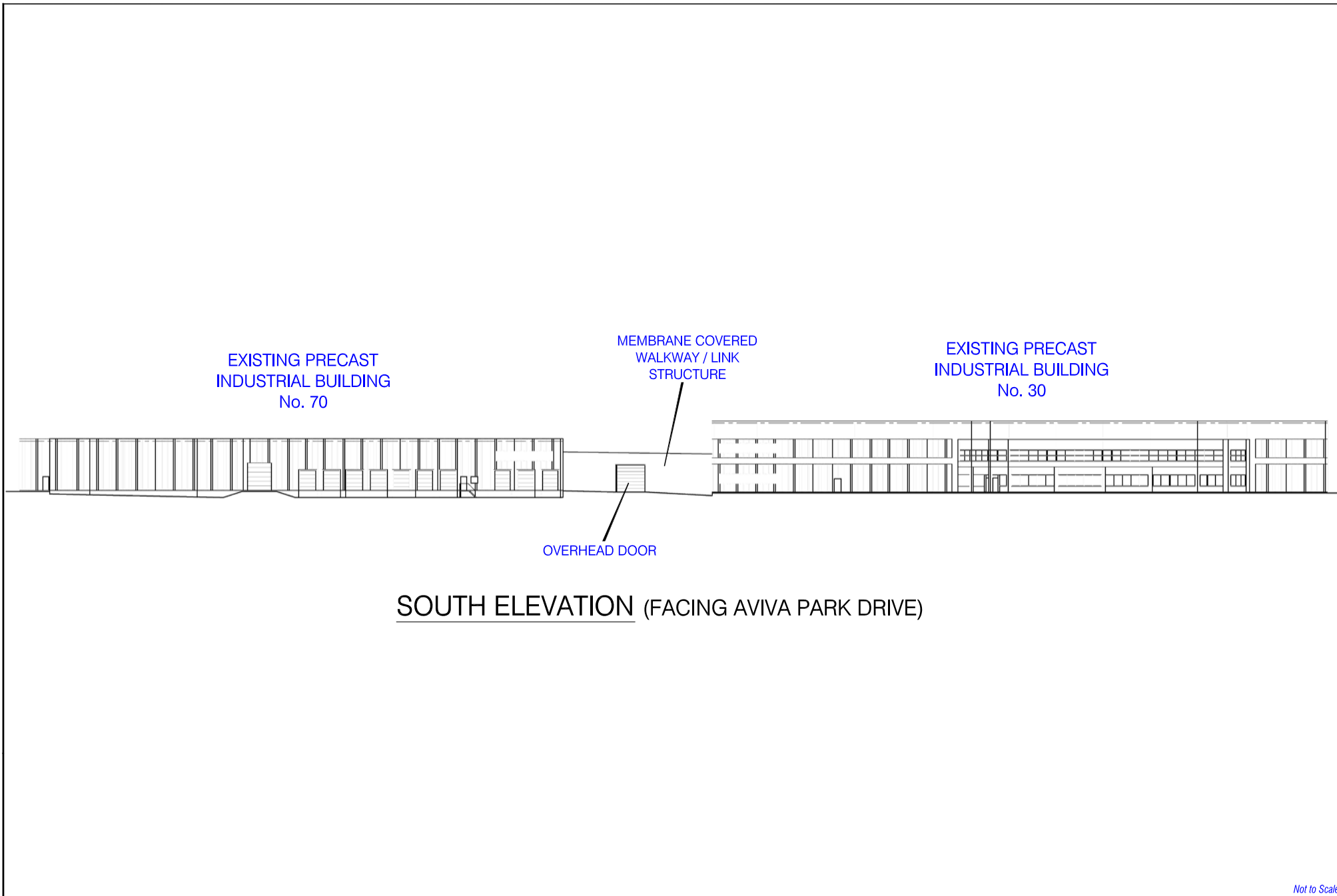
## Attachment

FILE: OP.13.008  
RELATED FILE: Z.13.024

DATE:  
July 22, 2013

**4**





Not to Scale

## South Elevations

LOCATION:  
Part of Lots 2 & 3, Concession 6

APPLICANT:  
Tanasons Holdings Limited

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Attachment  
FILE: OP.13.008  
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July 22, 2013

# 5