

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 4, Report No. 50, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

4

**OFFICIAL PLAN AMENDMENT FILE OP.12.002
ZONING BY-LAW AMENDMENT FILE Z.12.019
ZEPKO HOLDINGS INC.
WARD 1 – VICINITY OF KING VAUGHAN ROAD AND HIGHWAY 400**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012, be approved; and
- 2) That the following deputations be received:
 1. Ms. Rosemary Humphries, Humphries Planning Group Inc., Chrislea Road, Woodbridge, on behalf of the applicant;
 2. Ms. Alexandra Ney, King Vaughan Road, Woodbridge; and
 3. Ms. Eva Ney, King Vaughan Road, Woodbridge.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.002 and Z.12.019 (Zepco Holdings Inc.) 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: November 2, 2012
- b) Circulation Area: 1,000 m
- c) As of November 13, 2012, one e-mail correspondence has been received regarding the proposal, identifying concerns with the location of the easement for the driveway.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to recognize the existing operation of a truck storage yard with a gravel storage area as a temporary use on the 1.18 ha subject lands, as shown on Attachment #3:

1. Official Plan Amendment File OP.12.002, specifically to amend the "Prestige Areas" policies of OPA #637 (Highway 400 North Employment Lands), as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 4, CW(PH) Report No. 50 – Page 2

Official Plan Policy #637	Proposed Amendment to OPA #637
<ul style="list-style-type: none"> ▪ “Prestige Areas” designation provides locational opportunities for activities which require high visual exposure, and good accessibility. No outside storage of goods or materials shall be permitted in this designation. 	<ul style="list-style-type: none"> ▪ Official Plan Amendment to permit the outside storage of gravel on the portion of the subject lands designated “Prestige Areas”, as shown on Attachment #4.

2. Zoning By-law Amendment File Z.12.019 to amend Zoning By-law 1-88, specifically to permit the existing operation of a truck storage yard with a gravel storage area as a temporary use (maximum 3 year period as permitted under the Planning Act) within the A Agricultural Zone, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88, A Agricultural Zone Requirements	Proposed Exceptions to the A Agricultural Zone
a.	Permitted Uses	A truck storage yard with the outside storage of gravel is not permitted in the A Agricultural Zone.	<p>Permit the temporary use (maximum 3 years) of a truck storage yard with a gravel storage area, in addition to the following ancillary uses on the subject lands, as shown on Attachment #3:</p> <ul style="list-style-type: none"> i) office uses related to the truck storage operation occupying 50 % of the ground floor, with the balance of the existing 2-storey brick house (Building “A”) to remain as a residential dwelling; and, ii) a maintenance repair garage within Building “B” as shown on Attachment #3.
b.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 x 5.7 m
c.	Minimum Yard Requirements	15 m - All Yards	<p>West - 11.6 m (Bldg A) North - 1 m (Bldg C) South - 4.4 m (Bldg B)</p>
d.	Driveway Width	7.5 m	5.5 m

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 4, CW(PH) Report No. 50 – Page 3

Any additional exceptions to Zoning By-law 1-88 will be identified through the detailed review of the applications and addressed in the future technical report.

Analysis and Options

Location	<ul style="list-style-type: none">▪ North side of King-Vaughan Road, west of Highway 400, known municipally as 3500 King-Vaughan Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.▪ The subject lands are setback from Highway 400, and heavily screened with trees and berming as shown on Attachment #5.
Official Plan Designation	<ul style="list-style-type: none">▪ "Prestige Areas" and "General Employment Area" by in-effect OPA #637 (Highway 400 North Employment Lands). The "Prestige Areas" designation permits industrial, office, business and civic uses. The outside storage of goods or materials is not permitted. The "General Employment Area" designation permits uses that require outside storage, such as processing, warehousing, storage operations and transportation facilities.▪ "Prestige Employment" and "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. The "Prestige Employment" designation permits industrial, office, business and civic uses. The outside storage of goods or materials is not permitted. The "General Employment" designation permits uses that require outside storage, such as processing, warehousing, storage operations and transportation facilities.▪ The proposed truck storage operation includes the outside storage of gravel on the portion of the subject lands designated "Prestige Areas", as shown on Attachment #4. The proposed outside storage of gravel within the "Prestige Area" designation does not conform to the Official Plans, and therefore, an Official Plan Amendment has been submitted.
Zoning	<ul style="list-style-type: none">▪ A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #2.▪ An amendment to Zoning By-law 1-88 is required to permit the existing truck storage operation, with the outside storage of gravel and ancillary uses within the A Agricultural Zone, for a maximum temporary period of 3 years.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 4, CW(PH) Report No. 50 – Page 4

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies, and the Regional and City Official Plan policies.
b.	Appropriateness of Continuance of Existing Use	<ul style="list-style-type: none"> The appropriateness of the proposed temporary land uses will be reviewed in the context of compatibility with the surrounding land uses. The need and justification for the proposed truck storage yard and gravel storage area use on a temporary basis, its' size, location and any impacts on the surrounding area, must be demonstrated in accordance with the temporary use policies of OPA #637. The appropriateness of maintaining a residential use in the existing 2 ½ storey dwelling will be reviewed.
c.	Related Site Development File DA.12.045	<ul style="list-style-type: none"> Site Development File DA.12.045 has been submitted in support of the Official Plan and Zoning By-law Amendment Applications. This application will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and screening, should the Official Plan and Zoning By-law Amendment applications be approved.
d.	Traffic	<ul style="list-style-type: none"> The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Vaughan Development/Transportation Engineering Department. The truck traffic associated with the business on the subject property will need to be reviewed.
e.	Private Servicing	<ul style="list-style-type: none"> Private servicing required for the proposed development will be reviewed to the satisfaction of the Vaughan Building Standards Department and Vaughan Development/Transportation Engineering Department.
f.	City of Vaughan Enforcement Services	Vaughan Enforcement Services has an active investigation file on this property as the existing operation does not comply with Zoning By-law 1-88.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 4, CW(PH) Report No. 50 – Page 5

g.	Ministry of Transportation	<ul style="list-style-type: none">▪ The property is adjacent to Highway #400 and is located within the GTA West Corridor Planning Area. The applications have been circulated to the Ministry of Transportation, and any comments received will be reviewed by the Vaughan Development Planning Department.
h.	Studies and Supporting Material	<ul style="list-style-type: none">▪ The Planning Justification Report submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development Planning Department.▪ Any additional studies that may be required will be identified through the detailed review of the applications.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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. The Owner has requested that the Region of York exempt the Official Plan Amendment from Regional Approval. At this time, the Development Planning Department has not received any comment from the Region of York regarding the request for exemption. 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 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. Schedule "C" to Amendment No. 637
5. Aerial Photo of Subject Lands

Report prepared by:

Mark Johnson, Planner, ext. 8353
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

4. **OFFICIAL PLAN AMENDMENT FILE OP.12.002 P.2012.42**
ZONING BY-LAW AMENDMENT FILE Z.12.019
ZEPKO HOLDINGS INC.
WARD 1 – VICINITY OF KING VAUGHAN ROAD AND HIGHWAY 400

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.12.002 and Z.12.019 (Zepco Holdings Inc.) 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: November 2, 2012
- b) Circulation Area: 1,000 m
- c) As of November 13, 2012, one e-mail correspondence has been received regarding the proposal, identifying concerns with the location of the easement for the driveway.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #1 and #2, to recognize the existing operation of a truck storage yard with a gravel storage area as a temporary use on the 1.18 ha subject lands, as shown on Attachment #3:

- 1. Official Plan Amendment File OP.12.002, specifically to amend the "Prestige Areas" policies of OPA #637 (Highway 400 North Employment Lands), as follows:

Official Plan Policy #637	Proposed Amendment to OPA #637
<ul style="list-style-type: none">▪ "Prestige Areas" designation provides locational opportunities for activities which require high visual exposure, and good accessibility. No outside storage of goods or materials shall be permitted in this designation.	<ul style="list-style-type: none">▪ Official Plan Amendment to permit the outside storage of gravel on the portion of the subject lands designated "Prestige Areas", as shown on Attachment #4.

- 2. Zoning By-law Amendment File Z.12.019 to amend Zoning By-law 1-88, specifically to permit the existing operation of a truck storage yard with a gravel storage area as a temporary use (maximum 3 year period as permitted under the Planning Act) within the A Agricultural Zone, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88, A Agricultural Zone Requirements	Proposed Exceptions to the A Agricultural Zone
a.	Permitted Uses	A truck storage yard with the outside storage of gravel is not permitted in the A Agricultural Zone.	<p>Permit the temporary use (maximum 3 years) of a truck storage yard with a gravel storage area, in addition to the following ancillary uses on the subject lands, as shown on Attachment #3:</p> <p>i) office uses related to the truck storage operation occupying 50 % of the ground floor, with the balance of the existing 2-storey brick house (Building "A") to remain as a residential dwelling; and,</p> <p>ii) a maintenance repair garage within Building "B" as shown on Attachment #3.</p>
b.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 x 5.7 m
c.	Minimum Yard Requirements	15 m - All Yards	<p>West - 11.6 m (Bldg A) North - 1 m (Bldg C) South - 4.4 m (Bldg B)</p>
d.	Driveway Width	7.5 m	5.5 m

Any additional exceptions to Zoning By-law 1-88 will be identified through the detailed review of the applications and addressed in the future technical report.

Analysis and Options

Location	<ul style="list-style-type: none"> North side of King-Vaughan Road, west of Highway 400, known municipally as 3500 King-Vaughan Road, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2. The subject lands are setback from Highway 400, and heavily screened with trees and berming as shown on Attachment #5.
Official Plan Designation	<ul style="list-style-type: none"> "Prestige Areas" and "General Employment Area" by in-effect OPA #637 (Highway 400 North Employment Lands). The "Prestige Areas" designation permits industrial, office, business and civic uses. The outside storage of goods or materials is not permitted. The "General Employment Area" designation permits uses that require outside storage,

	<p>such as processing, warehousing, storage operations and transportation facilities.</p> <ul style="list-style-type: none"> ▪ "Prestige Employment" and "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. The "Prestige Employment" designation permits industrial, office, business and civic uses. The outside storage of goods or materials is not permitted. The "General Employment" designation permits uses that require outside storage, such as processing, warehousing, storage operations and transportation facilities. ▪ The proposed truck storage operation includes the outside storage of gravel on the portion of the subject lands designated "Prestige Areas", as shown on Attachment #4. The proposed outside storage of gravel within the "Prestige Area" designation does not conform to the Official Plans, and therefore, an Official Plan Amendment has been submitted.
Zoning	<ul style="list-style-type: none"> ▪ A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #2. ▪ An amendment to Zoning By-law 1-88 is required to permit the existing truck storage operation, with the outside storage of gravel and ancillary uses within the A Agricultural Zone, for a maximum temporary period of 3 years.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies, and the Regional and City Official Plan policies.
b.	Appropriateness of Continuance of Existing Use	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed temporary land uses will be reviewed in the context of compatibility with the surrounding land uses. ▪ The need and justification for the proposed truck storage yard and gravel storage area use on a temporary basis, its' size, location and any impacts on the surrounding area, must be demonstrated in accordance with the temporary use policies of OPA #637. ▪ The appropriateness of maintaining a residential use in the existing 2 ½ storey dwelling will be reviewed.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Related Site Development File DA.12.045	<ul style="list-style-type: none"> Site Development File DA.12.045 has been submitted in support of the Official Plan and Zoning By-law Amendment Applications. This application will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, and screening, should the Official Plan and Zoning By-law Amendment applications be approved.
d.	Traffic	<ul style="list-style-type: none"> The Traffic Impact Study submitted in support of the applications must be reviewed and approved by the Vaughan Development/Transportation Engineering Department. The truck traffic associated with the business on the subject property will need to be reviewed.
e.	Private Servicing	<ul style="list-style-type: none"> Private servicing required for the proposed development will be reviewed to the satisfaction of the Vaughan Building Standards Department and Vaughan Development/Transportation Engineering Department.
f.	City of Vaughan Enforcement Services	Vaughan Enforcement Services has an active investigation file on this property as the existing operation does not comply with Zoning By-law 1-88.
g.	Ministry of Transportation	<ul style="list-style-type: none"> The property is adjacent to Highway #400 and is located within the GTA West Corridor Planning Area. The applications have been circulated to the Ministry of Transportation, and any comments received will be reviewed by the Vaughan Development Planning Department.
h.	Studies and Supporting Material	<ul style="list-style-type: none"> The Planning Justification Report submitted in support of the applications will be reviewed to the satisfaction of the Vaughan Development Planning Department. Any additional studies that may be required will be identified through the detailed review of the applications.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of the 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. The Owner has requested that the Region of York exempt the Official Plan Amendment from Regional Approval. At this time, the Development Planning Department has not received any comment from the Region of York regarding the request for exemption. 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 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. Schedule "C" to Amendment No. 637
5. Aerial Photo of Subject Lands

Report prepared by:

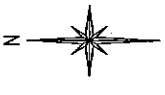
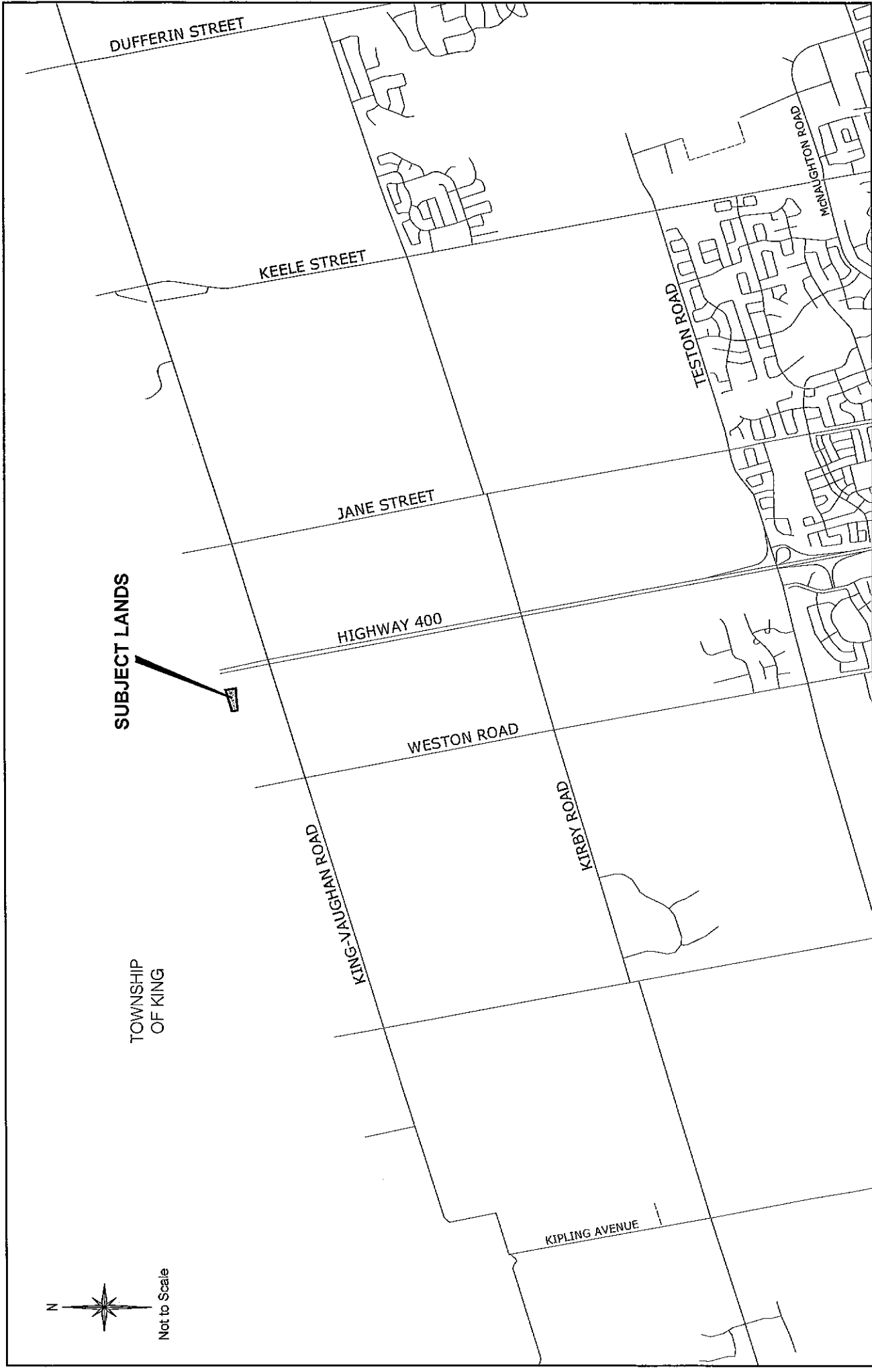
Mark Johnson, Planner, ext. 8353
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Not to Scale

SUBJECT LANDS

TOWNSHIP
OF KING

Context Location Map

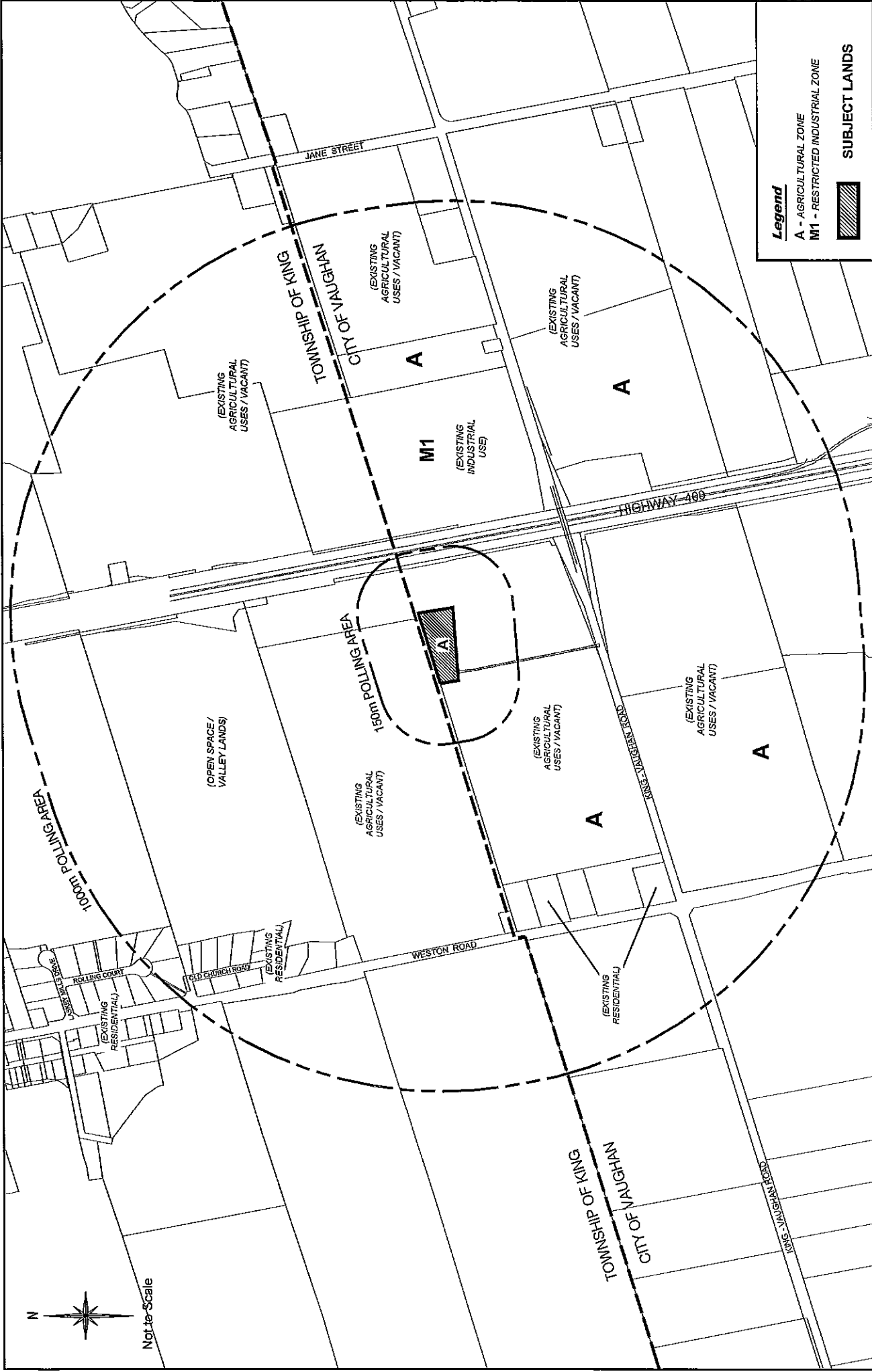
Location: Part of Lot 1,
Concession 5

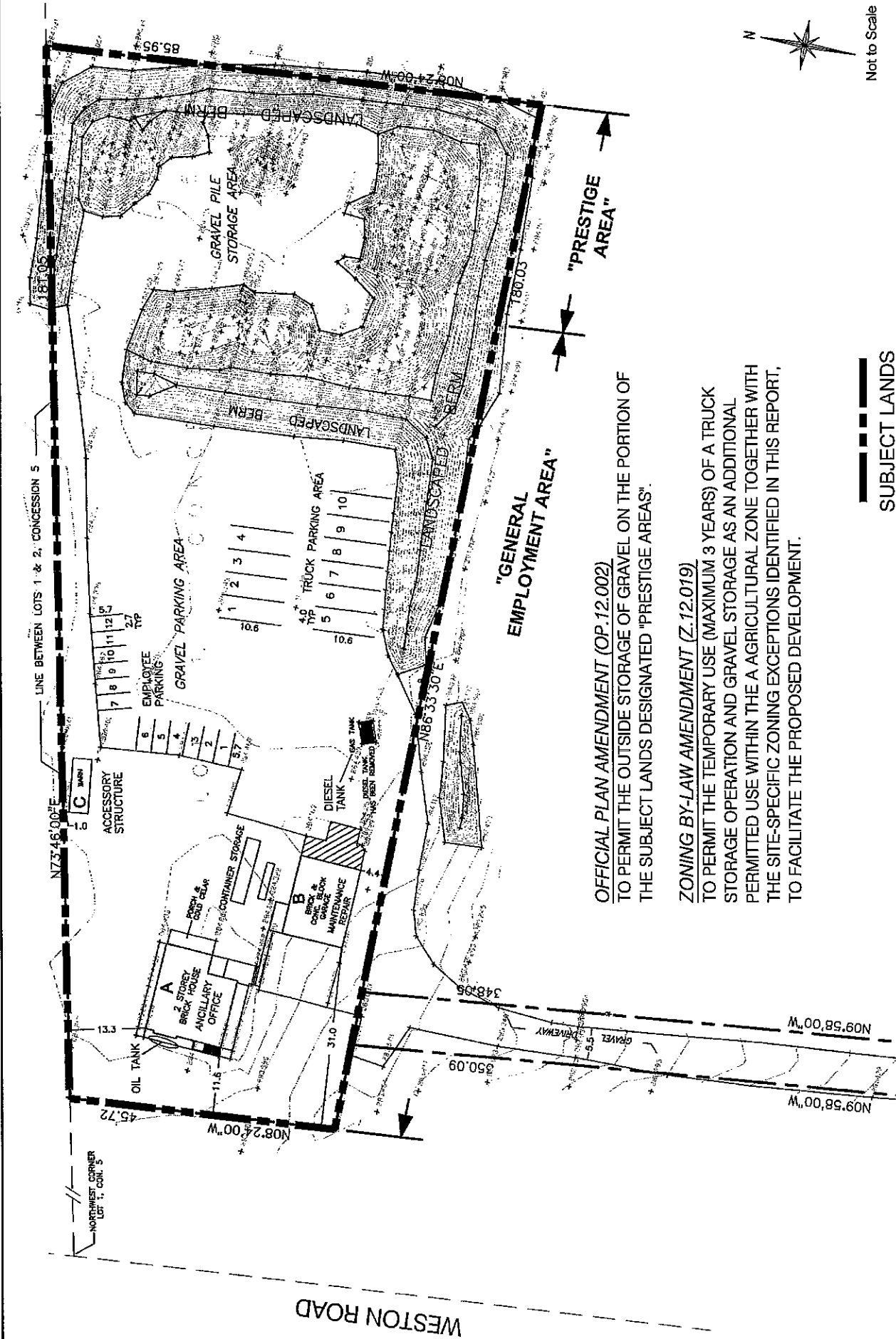
Applicant:
Zepco Holdings Inc.



Attachment

1
Files: OP.12.002,
Z.12.019 & DA.12.045
Date: November 1, 2012





Not to Scale

SUBJECT LANDS

OFFICIAL PLAN AMENDMENT (OP.12.002)
TO PERMIT THE OUTSIDE STORAGE OF GRAVEL ON THE PORTION OF
THE SUBJECT LANDS DESIGNATED "PRESTIGE AREAS".

ZONING BY-LAW AMENDMENT (Z.12.019)
TO PERMIT THE TEMPORARY USE (MAXIMUM 3 YEARS) OF A TRUCK
STORAGE OPERATION AND GRAVEL STORAGE AS AN ADDITIONAL
PERMITTED USE WITHIN THE AGRICULTURAL ZONE TOGETHER WITH
THE SITE-SPECIFIC ZONING EXCEPTIONS IDENTIFIED IN THIS REPORT,
TO FACILITATE THE PROPOSED DEVELOPMENT.

Site Plan

Location: Part of Lot 1,
Concession 5

Applicant:
Zepco Holdings Inc.

S:\DFT\1 ATTACHMENTS\OP\Op.12.002e\dwg

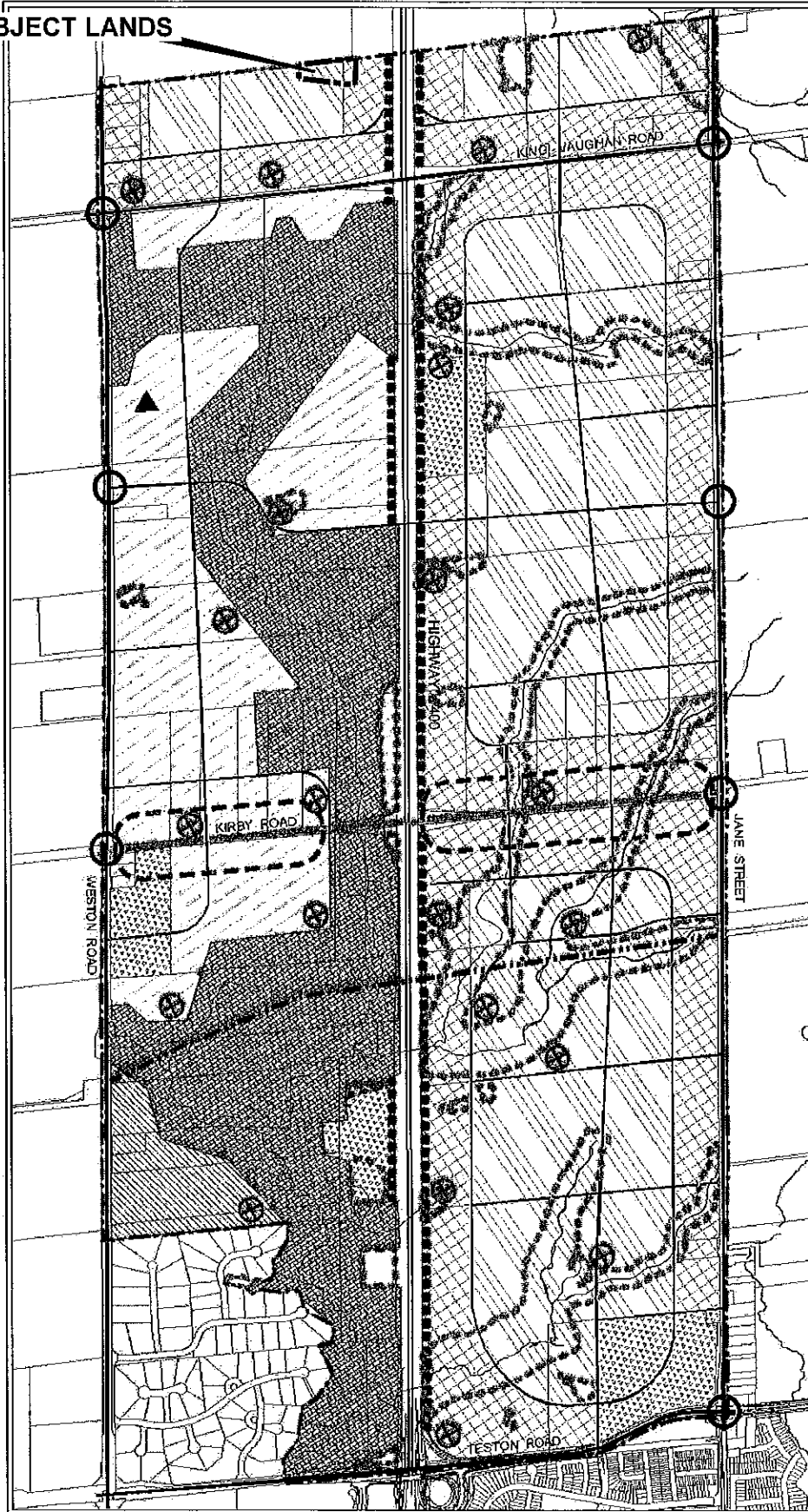
Attachment

Files: OP.12.002,
Z.12.019 & DA.12.045

Date: November 6, 2012



SUBJECT LANDS



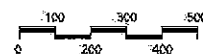
This is Schedule 'C' to
Amendment No. 637

Schedule 2D to OPA 450 Employment Area (Highway 400 North) Land Use Plan

LEGEND

- Structural Plan Boundary
- Provincial Controlled Access Highway
- Arterial Road
- Primary Road (planned)
- Character Road
- Trans-Canada Pipeline
- Employment Area Activity Centre
- Significant Interface Area (SIA)
- Greenbelt Natural System Area
- Potential Valley and Stream Corridor
- Stormwater Management Facility
- Conceptual Regional Park (Location to be determined)
- Prestige Areas
- Prestige Areas - Office/Business Campus
- General Employment Area
- Mixed Use Area - Employment/Commercial
- Significant Enhanced Landscape Area
- Low Rise Residential

NOTE: SOME OF THE LANDS
WITHIN THIS AREA ARE LOCATED
WITHIN THE GTA WEST
TRANSPORTATION CORRIDOR
PROTECTION AREA AND/OR
INTERCHANGE STUDY AREA AND
ARE SUBJECT TO POLICY 2.3.3.1
(d) (i) (SCHEDULE 'F').



Not to Scale

Schedule 'C' to Amendment No. 637

Applicant: Location: Part of Lot 1,
Zepco Holdings Inc. Concession 5

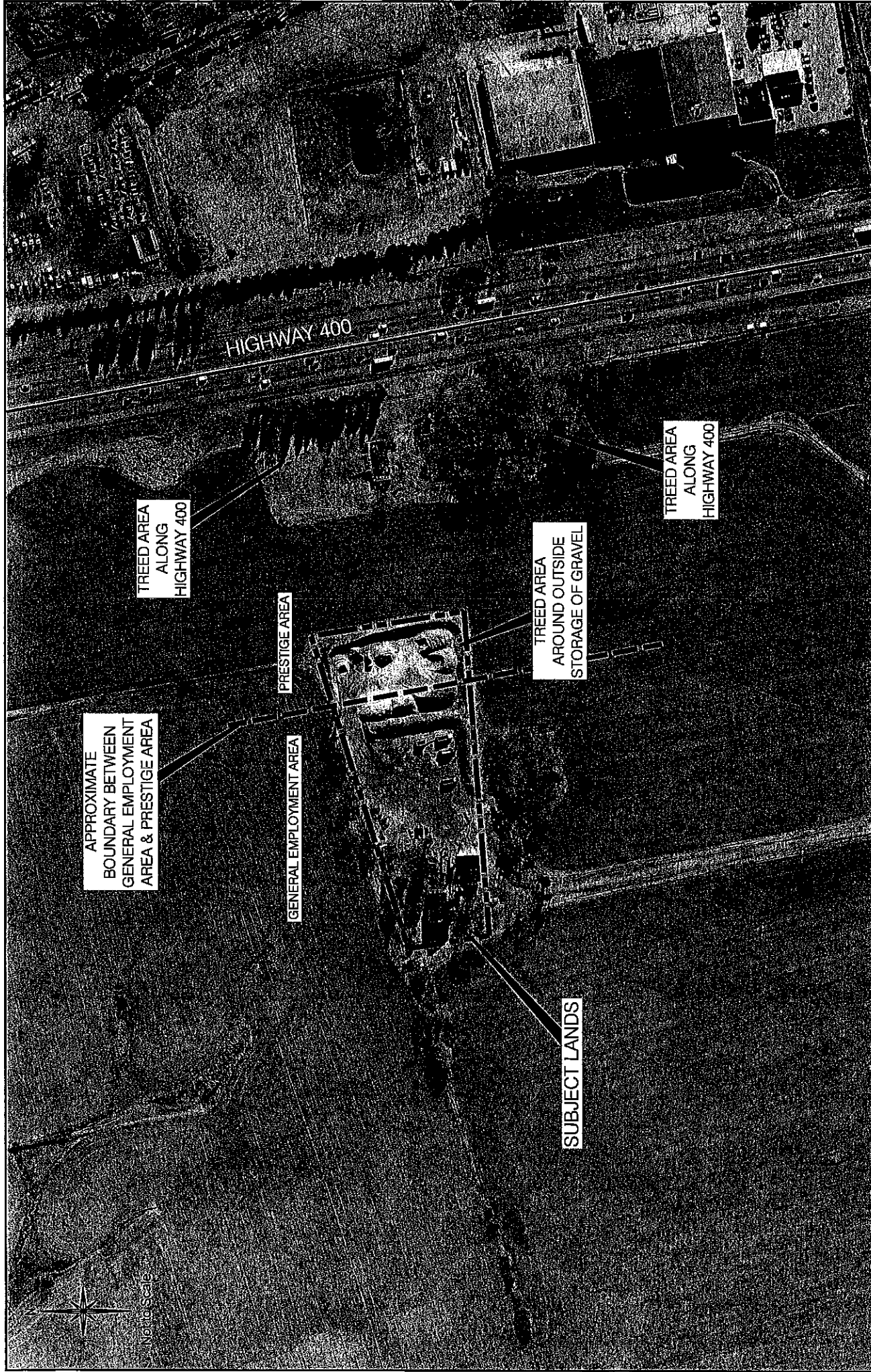


Attachment

Files: OP.12.002,
Z.12.019 & DA.12.045

Date: November 1, 2012

4



Aerial Photo of Subject Lands

Location: Part of Lot 1,
Concession 5

Applicant:
Zepco Holdings Inc.

N:\GPT\BASEMAP\2008airphoto w-parcels.dwg



Attachment

Files: OP.12.002,
Z.12.019 & DA.12.045

Date: November 12, 2012

5