



DATE: June 24, 2022

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: **COMMUNICATION – Council, June 28, 2022**

ITEM #20, REPORT #27

2109179 ONTARIO INC.
ZONING BY-LAW AMENDMENT (TEMPORARY USE) FILE Z.20.018
SITE DEVELOPMENT FILE DA.20.029
3501 KING-VAUGHAN ROAD
VICINITY OF KING-VAUGHAN ROAD AND HIGHWAY 400
(REFERRED)

Purpose

To bring forward further information regarding concrete batching and recycling plants operating in the City and neighbouring municipalities.

Background

At the June 7, 2022 Committee of the Whole (1) meeting, Council requested the following:

- “2) That staff bring forward to the Council meeting of June 28, 2022, information on the number of concrete batching plants and recycling facilities operating in the City of Vaughan and neighbouring municipalities and how many of them are legal;”

The Development Planning Department undertook best efforts to identify the locations and compliance of concrete batching and recycling facilities in the City and the adjacent municipalities of the City of Markham, City of Toronto, and City of Brampton ('Adjacent Municipalities').

The location of each facility was determined using mapping software (Google Maps, PLANit and Amanda). Compliance for each facility in the City was determined through a review of Zoning By-law 1-88 and permit history. Compliance for neighbouring municipalities was determined through their respective websites, zoning by-laws, and

discussions with staff from their respective Building Standards Departments; however, not all municipalities replied.

The following tables identify concrete batching plants and recycling facilities within the City of Vaughan and Adjacent Municipalities. The location of each facility is identified on Attachment 1 attached hereto to this Communication, and contain a corresponding map number identified in the table below.

Table 1 – Concrete Batching Plants:

VAUGHAN

MAP #	COMPANY NAME	ADDRESS	ZONING BY-LAW 1-88	COMPLIANCE STATUS
26.	Maple Ready Mix	3501 King-Vaughan Road (Subject Lands)	Site-Specific Exception expired on May 23, 2021	Not permitted
26.	GM 1-888-MIX-IT-4U ('GM')	3501 King-Vaughan Road (Subject Lands)	Previous Zoning By-law did not identify or include permission for GM	Not permitted
30.	Dufferin Concrete Concord Plant	71 Diesel Drive	EM4 within the Canadian National rail yard	Information unavailable
1.	Toronto Redimix & G&L Group of Companies	401 Bowes Road	EM2 9(623)	Permitted
2.	Dufferin Concrete Maple Plant	10,351 Keele Street	By-law 1-88 Section 9.0 e)	Permitted

BRAMPTON

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
13.	CeMix Concrete	85 Devon Road	Site-Specific Zoning	Permitted
14.	Toronto Redimix	98 Wentworth Court	Site-Specific Zoning	Permitted
28.	Toronto Ready Mix	120 Wentworth Court	Site-Specific Zoning	Permitted
15.	AllMix Brampton Plant	55 Advance Boulevard	M2	Information unavailable
16.	St. Mary's CBM	75 Orenda Road	M2	Information unavailable

MARKHAM

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
3.	AllMix Concrete	2695 14 th Avenue	M4	Information unavailable

TORONTO

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
4.	Ontario Redimix Etobicoke Plant & Dufferin Concrete	21 Goodmark Place #3, Etobicoke	E 1.0	Permitted
6.	Metrix Ready Mix	91 Baywood Road, Etobicoke	E 1.0	Permitted
5.	Dufferin Ready Mix	1185 Martingrove Road, Etobicoke	E 1.0	Not Permitted
8.	ORM Toronto Plant	23 Unwin Avenue, Toronto	Information unavailable	Information unavailable
9.	CRH Portland Plant	8 Unwin Avenue, Toronto	Information unavailable	Information unavailable
10.	Mega City Concrete	40 Airview Road, Etobicoke	E 1.0	Not Permitted
11.	Metrocon Readymix Corp	89 Fenmar Drive, Toronto	E1.0 (x19)	Permitted
12.	Metrocon Readymix Corp	65 Passmore Avenue, Scarborough	EH0.5	Information unavailable

Table 2 – Concrete Recycling Facilities:**VAUGHAN**

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
31.	Strata Concrete (Subject Lands)	3501 King-Vaughan Road	Temporary Use By-law Expired	Not Permitted
17.	Maple Transfer & Recycling Inc.	10,525 Keele Street	M1 and M2	Information unavailable
18.	Draglam Waste & Recycling	401 Bowes Road	EM2 9(623)	Permitted
19.	Strata Aggregates	3300 King-Vaughan Road	M1 9(767)	Information unavailable
20.	Strata Aggregates	1667 Creditstone Road	EM2 9(822K)	Permitted
21.	Casco Waste Systems	344 Edgeley Blvd,	EM1 9(528B)	Information unavailable
29.	Dongara Recycling Centre	141 Highway 27	EM1 9(1266)	Permitted

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
25.	GFL Environmental	7251 Highway 27	EM1 9(1266)	Permitted

MARKHAM

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
23.	Strada Group Inc.	2777 14 th Avenue	M4	Information unavailable

TORONTO

Map #	COMPANY NAME	ADDRESS	ZONING	COMPLIANCE STATUS
22.	Shorncliffe Disposal Services	51 Shorncliffe Road	E 1.0	Information unavailable
24.	MGI Construction Corp.	11 Dansk Court	E 1.0	Information unavailable

York Region Economic Services ('YRES') surveyed businesses and classified them using the North American Industry Classification System ('NAICS') codes

The NAICS is an industry classification system developed by the statistical agencies to provide common definitions of the industrial structure and a common statistical framework for countries to analyze economies. In 2019, YRES surveyed businesses and classified them under the NAICS coding system. The following are the NAICS codes received from Vaughan's Economic Development team that would fall under a concrete batching operation and recycling facilities or related industries within the City of Vaughan, along with the number of businesses from 2019 that would fall under this category. The industries listed below are inclusive of the concrete batching and recycling plants identified in Attachment 1.

Concrete Batching:

- NAICS Code No: 32732 - Ready-mix concrete manufacturing:
 - This industry comprises establishments primarily engaged in mixing together water, cement, sand, gravel or crushed stone to make concrete, and delivering it to a purchaser in a plastic or unhardened state.
 - Number of Industries in the City of Vaughan: 3
- NAICS Code No: 23811 - Poured concrete foundation and structure contractors:
 - This industry comprises establishments primarily engaged in pouring and finishing concrete foundations and structural elements. This industry also includes establishments performing grout and shotcrete work. The work performed may include new work, additions, alterations, maintenance, and repairs.
 - Number of Industries in the City of Vaughan: 39

Recycling Facilities:

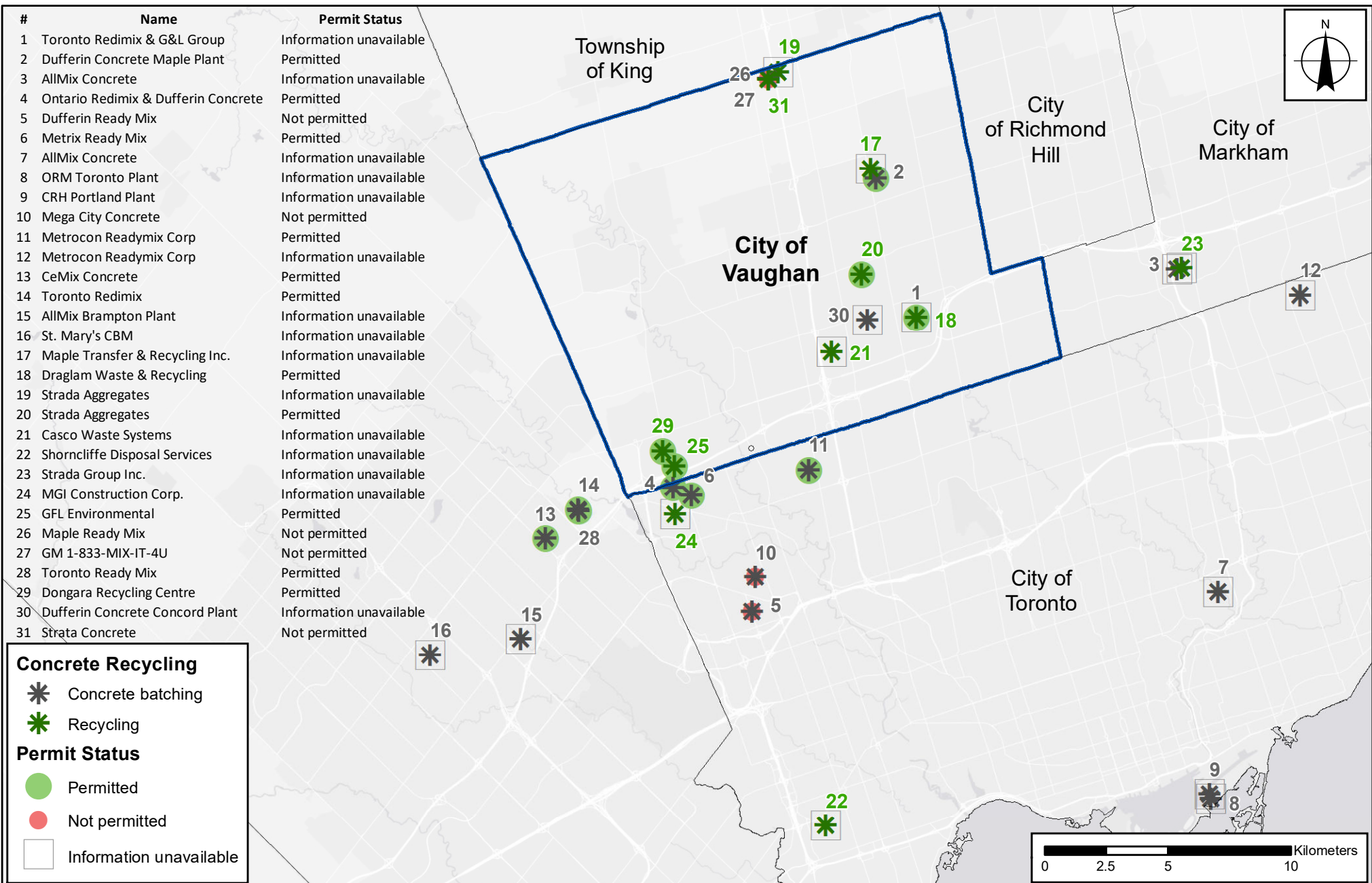
- NAICS Code No: 56292 - Material recovery facilities:
 - This industry comprises establishments primarily engaged in operating facilities in which recyclable materials are removed from waste, or mixed recyclable materials are sorted into distinct categories and prepared for shipments.
 - Number of Industries in the City of Vaughan: 9
- NAICS Code No: 56211 - Waste Collection:
 - This industry comprises establishments primarily engaged in collecting and hauling non-hazardous or hazardous waste within a local area. Establishments engaged in hazardous waste collection may be responsible for treating and packaging the waste for transport. Waste transfer stations are also included.
 - Number of Industries in the City of Vaughan: 1 , being the York Region operated McCleary Court Community Environmental Centre which does not crush concrete.
- NAICS Code No: 56221 - Waste treatment and disposal:
 - This industry comprises establishments primarily engaged in operating landfill sites, incinerators, or other treatment or disposal facilities for non-hazardous or hazardous waste. Establishments that integrate the collection, treatment and disposal of waste are also included.
 - Number of Industries in the City of Vaughan: 12
- NAICS Code No: 41811 - Recyclable metal merchant wholesalers:
 - This industry comprises establishments primarily engaged in buying, breaking up, sorting and selling ferrous and non-ferrous scrap metal, including automobiles for scrap.
 - Number of Industries in the City of Vaughan: 12

Respectfully submitted,



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachment 1 – Locations of Concrete Batching and Recycling Plants



Locations of Concrete Batching and Recycling Plants

LOCATION:

3501 King-Vaughan Road
Vicinity of King-Vaughan Road and Highway 400

APPLICANT:

2109179 ONTARIO INC.



Attachment

FILE:

Z.20.018

RELATED FILE:

DA.20.029

DATE:

June 28, 2022

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