

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, January 21, 2025

WARD(S): 1

**TITLE: JASWINDER SINGH, HARKIT KHANGURA, HARPREET MANN,
PARMJIT MANN, SURJIT LALLY & JASVINDER KHANGURA
ZONING BY-LAW AMENDMENT FILE NO. Z.24.034
7300 MAJOR MACKENZIE DRIVE WEST
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND
HIGHWAY 50**

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to amend the zoning by-law for the subject lands shown on Attachment 1, to legalize the existing outside storage of 46 truck cabs, an accessory administrative office building with a total Gross Floor Area ('GFA') of 143 m² and seven (7) parking spaces, as shown on Attachments 2 and 3, for a temporary period of three (3) years.

Report Highlights

- The owners propose to legalize the existing outside storage of 46 truck cabs, an accessory administrative office building and seven (7) parking spaces for a temporary period of three (3) years.
- A Zoning By-law Amendment Application is required to permit the temporary uses.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.034 (Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Lally & Jasvinder Khangura) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 7300 Major Mackenzie Drive West (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: N/A

Application Status: This application is deemed complete. However, at this time, a decision by Vaughan City Council has not been made, and a decision will be made at a future Committee of the Whole meeting.

Applications for Official Plan Amendment (File OP.19.008) and Zoning By-law Amendment (File Z.19.021) were approved by Council.

On June 22, 2021, Council approved Official Plan Amendment File OP.19.008 and Zoning By-law Amendment File Z.19.021 to permit the outside storage of 46 truck cabs, an accessory administrative office building with a total GFA of 143 m² and seven (7) parking spaces. The Official Plan Amendment Application OP.19.008 permits the uses only if a temporary use zoning by-law permitting these uses is passed by Council. The Zoning By-law Amendment File Z.19.021 permitted these uses for a temporary period of three (3) years. The temporary use by-law (By-law 092-2021) expired on June 22, 2024. However, the use has continued to operate thereby requiring a new zoning amendment.

A Zoning Notice of Contravention was issued on October 30, 2024.

On October 30, 2024, the City's By-law & Compliance, Licensing & Permit Services Department issued a Zoning Notice of Contravention to Jaswinder Singh, Harkit Khangura, Harpreet Mann, Parmjit Mann, Surjit Lally and Jasvinder Khangura (the 'Owners') to cease and desist the existing uses on the Subject Lands as the temporary use by-law 092-2021 permitting the existing uses has expired.

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

The Owners have submitted Zoning By-law Amendment File Z.24.034 (the 'Application') for the Subject Lands shown on Attachment 1, to amend the "FD – Future Development Zone" ('FD Zone') of Zoning By-law 001-2021, together with the site-specific zoning exceptions identified in Table 1 of Attachment 4. The Application would permit the outside storage of 46 truck cabs, an accessory administrative office with a maximum GFA of 143 m² and 7 parking spaces (the 'Development'), for a temporary period of 3 years, as shown on Attachments 2 and 3.

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

a) Date the Notice of Public Meeting was circulated: December 23, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca. A Notice Sign was also installed along Major Mackenzie Drive West in accordance with the City's Notice Signs Procedures and Protocols.

b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Kleinburg Area Ratepayer's Association and to anyone on file with the Office of the City Clerk having requested notice.

The Notice of Public Meeting was emailed to all the required Agencies under the Planning Act and the Ratepayer's Associations.

c) The following is a summary of written comments received as of December 16, 2024. The comments are organized by theme as follows:

Access, Traffic and Parking

- the Development currently contributes to the ongoing traffic congestion in the area and impacts vehicle safety.

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 and be reviewed and addressed by the Development and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

APRA Truck Line, Public Hearing Report:

[January 21, 2020, Committee of the Whole \(Public Hearing\) \(Item 1, Report 3\)](#)

APRA Truck Line, Committee of Whole Report:

[June 1, 2021, Committee of Whole \(1\) \(Item 2, Report 29\)](#)

Analysis and Options

The Development conforms with Vaughan Official Plan 2010 ('VOP 2010').

VOP 2010 Designation:

- "Employment Areas" on Schedule 1 – Urban Structure by VOP 2010.
- "Prestige Employment" on Schedule 3 – Land Use by VOP 2010, Volume 2, Section 11.9 – West Vaughan Employment Area Secondary Plan ('WVEASP').
- Site Specific Policy 2.7.2 by Schedule 3 of VOP 2010, Volume 2, 11.9 – WVEASP, which permits the outside storage of 46 truck cabs and an accessory administrative office building with a total GFA of 143 m² only if a temporary use zoning by-law permitting these uses has been passed by Council.
- The Development conforms to VOP 2010.

Amendments to Zoning By-law 001-2021 are required to permit the Development.

- FD Zone by Zoning By-law 001-2021.
- This Zone does not permit the Development.
- The Owners propose to permit the Development together with the site specific zoning exceptions identified in Table 1 of Attachment 4, for a temporary period of 3 years, as shown in Attachments 2 and 3.

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 and Parks Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Planning Statement, 2024 (the 'PPS 2024'), and the policies of VOP 2010, WVEASP and other deemed City official plan policies.
b.	Temporary Use By-law Policies of VOP 2010	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the Temporary Use By-law policies of Section 10.1.2.4 of VOP 2010.
c.	Block Plan Policies of the WVEASP and VOP 2010	<ul style="list-style-type: none"> ▪ Section 2.6.1 of the WVEASP identifies that a Block Plan shall be required for all areas within the WVEASP to implement the Secondary Plan. ▪ The Subject Lands are located within Block 66, where a Block Plan has not been initiated by the City. ▪ The Application will be reviewed in consideration of the VOP 2010 Block Plan policies.
d.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owners submitted studies and reports in support of the Application available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval

	MATTERS TO BE REVIEWED	COMMENT(S)
		authority. Additional studies and/or reports may be required as part of the application review process.
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Application must be reviewed by York Region, Peel Region, the Toronto and Region Conservation Authority and external public agencies and utilities.
g.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ Matters including the driveway entrance, parking and truck maneuvering are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The Subject Lands are located on Major Mackenzie Drive West, an arterial road under the jurisdiction of York Region. ▪ York Region will identify any required land conveyances.
h.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Owners submitted related Site Development Application File DA.20.034 on August 13, 2020, which will be reviewed with the Application in a future technical report. ▪ The Owners must satisfy all requirements/comments from File DA.20.034 prior to the approval of the Application, or the use of a Holding Symbol "(H)" shall be applied to the Subject Lands, should the Application be approved.

Financial Impact

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

Operational Impact

Development and Parks Planning staff have circulated the Application to internal City Departments and external agencies for review.

Broader Regional Impacts/Considerations

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022,

bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (“Bill 185”) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Application is being circulated to York Region and Peel Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. Further comments will be discussed in the future comprehensive report.

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. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Kaveen Fernando, Planner, Development and Parks Planning Department, ext. 8592.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Zoning
3. Landscape Plan
4. Proposed Zoning Exceptions to Zoning By-law 001-2021

Prepared by

Kaveen Fernando, Planner, ext. 8592

Cassandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529