

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, June 4, 2025

WARD(S): 1

TITLE: VINVIEW DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT Z.25.010
7151 NASHVILLE RD.
VICINITY OF HIGHWAY 50 AND NASHVILLE ROAD

FROM:

Vince Musacchio, Interim 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 to permit 260 parking spaces for the outside storage of buses, trucks, tractors, trailers, or other commercial vehicles associated with an existing Transportation Terminal on the subject lands shown on Attachment 1, for a temporary period of three years and with a maximum total developable area of 54,802 square metres, as shown on Attachment 2.

Report Highlights

- The Owner proposes to permit a total of 260 parking spaces for outside storage related to a Transportation Terminal for a temporary period of three years.
- The proposed open storage area will obtain its access through two entrances off Nashville Road.
- A Zoning By-law Amendment Application is required to permit the proposed temporary use.
- 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.24.039 (Vinview Development Inc.) 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: 7151 Nashville Rd. (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: Sept. 8, 2023

A Zoning By-law Amendment Application has been submitted to permit the proposed use for a temporary period of three years.

Vinview Developments Inc. (the Owner) has submitted Zoning By-law Amendment File Z.25.010 (the Application) for the Subject Lands as shown on Attachment 1, to permit the parking and storage of trucks associated with an existing Transportation Terminal on the Subject Lands for a maximum period of three years and a maximum total developable area of 54,800 square metres (the Development), as shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1.

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

- a) Date the Notice of Public Meeting was circulated: May 8, 2025

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Nashville Road and Highway 50 in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 metres of the Subject Lands and to the Kleinburg and Area Ratepayers' Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of May 8, 2025, by the Development and Parks Planning Department.

Any 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

Not applicable.

Analysis and Options

The Development is allowed under the Planning Act.

- The *Planning Act* is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes land uses may be controlled, and who may control them.
- Section 39(1) of the *Planning Act* allows Council to pass a by-law authorizing “the temporary use of land, buildings or structures for any purpose set out therein that is otherwise **prohibited** by the City’s Zoning By-law.
- Section 39(2) of the *Planning Act* further requires a Temporary Use By-law to “define the area to which it applies and specify the period for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law”.
- Under the *Planning Act*, municipalities are required to make local planning decisions; prepare planning documents, such as an official plan and zoning by-laws; and ensure planning decisions and planning documents are consistent with the Provincial Planning Statement and conform or do not conflict with provincial plans.

Vaughan Official Plan 2010 permits temporary uses.

Official Plan Designation:

- “Employment Area” and “Natural Areas and Countryside” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (VOP 2010)
- “Core Features” on Schedule 2 – Natural Heritage Network by VOP 2010
- “Minor Collector” and “Special Classification” on Schedule 9 – Future Transportation Network by VOP 2010
- Portions of the Subject Lands are designated “Natural Areas” on Schedule 13 – Land Use by VOP 2010
- Policy 10.1.2.4 of VOP 2010 includes policies to permit the temporary use of land, buildings or structures provided the temporary use meets the following five conditions:
 - a. Is consistent with the general intent of this Plan;
 - b. Is compatible with adjacent land-uses;
 - c. Is temporary in nature and can be easily terminated when the temporary zoning by-law expires;
 - d. Sufficient servicing and transportation capacity exists for the temporary use; and
 - e. Maintains the long-term viability of the lands for the uses permitted in this Plan.

The Application will be reviewed in consideration of the Temporary Use policies of VOP 2010.

The West Vaughan Employment Area Secondary Plan permits temporary uses.

The Subject Lands are designated as follows by the West Vaughan Employment Area Secondary Plan:

- “Minor Collector (primary)”, and “Bike Lane”, with a “GTA West Corridor Protection Area” overlay on Schedule 1 – Transportation

- “Core Features” and “Proposed Primary Street”, with a “GTA West Corridor Protection Area” overlay on Schedule 2 – Natural and Cultural Heritage
- “Natural Area”, “Prestige Employment”, “General Employment”, and “Proposed Primary Street” on Schedule 3 – Land Use
- Policy 2.2.3 g) of the West Vaughan Employment Area Secondary Plan includes policies to permit the temporary use of land, buildings or structures that may proceed and/or be approved if the lands have not been released from the GTA West Transportation Corridor Protection Area, provided the temporary use meets the following conditions:
 - a. Is consistent with the general intent of this Secondary Plan;
 - b. Is compatible with adjacent land uses;
 - c. Is temporary in nature and can be easily terminated when the temporary zoning by-law expires;
 - d. Does not require new buildings or significant structures;
 - e. Does not require significant grading of land;
 - f. Sufficient servicing and transportation capacity exists for the temporary use;
 - g. Maintains the long-term viability of the lands for the uses permitted in the Secondary Plan; and
 - h. The duration of use and proposed interim use are to the satisfaction of the Province.

The Application will be reviewed in consideration of the Temporary Use policies of the West Vaughan Employment Area Secondary Plan

An amendment to Zoning By-law 001-2021 is required to permit the Development.
Zoning By-law 001-2021

- “FD Future Development Zone”
- This Zone does not permit the proposed temporary use
- The Owner proposes the following site-specific zoning exceptions to permit the Development shown on Attachment 2:

Table 1:

	Zoning By-law 001-2021 Standard	FD Future Development Zone Requirement	Proposed Exceptions to the ‘FD’ Future Development Zone Requirement
a.	Permitted Uses (Table 13-2)	A Transportation Terminal and Outside Storage is not permitted	Permit an existing Transportation Terminal and related Outside Storage on the Subject Lands for a maximum period of three years and a maximum total

	Zoning By-law 001-2021 Standard	FD Future Development Zone Requirement	Proposed Exceptions to the 'FD' Future Development Zone Requirement
			developable area of 54,802 square metres and a total of 260 parking spaces.
b.	Location of Outside Storage (5.13.2.1)	Outside storage shall not be permitted in a front yard or exterior side yard	Shall not apply
c.	Corner Lots (5.13.2.4)	Outside storage shall not be permitted on any corner lot	Shall not apply
d.	Screening (5.13.3.1)	Any portion of a lot used for outside storage shall be fully screened by an opaque fence or other vertical elements, except that screening shall not be required in a yard where outside storage abuts a railway corridor	Shall not apply

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

Following a preliminary review of the applications, 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 Applications will be reviewed for consistency and conformity to the Provincial Planning Statement 2024, York Region Official Plan 2022, and conformity to policies of VOP 2010 Volume 1 and 2, the West Vaughan Employment Area Secondary Plan 11.9 and other deemed City official plan policies.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of the VOP 2010 and WVEA Secondary Plan Temporary Use By-law Policies	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed uses within the “Natural Area”, “Prestige Employment”, and “General Employment” designation will be reviewed in consideration of the temporary use policies of VOP 2010 and the West Vaughan Employment Area Secondary Plan. ▪ The proposed uses will be reviewed in consideration of the Temporary Use By-law policies of Section 10.1.2.4 of VOP 2010 and Section 2.2.3 g) of the West Vaughan Employment Area Secondary Plan
c.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the site-specific zoning exceptions identified in Table 1 will be reviewed in consideration of the existing and planned surrounding land uses, specifically regarding the request for no screening for the proposed outside storage.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ The Subject Lands are partially regulated by the Toronto and Region Conservation Authority as it contains stream corridors on the western and central portion and a valley corridor (erosion hazard) on the eastern portion of the Subject Lands. ▪ In accordance with <i>Conservation Authorities Act</i> - Section 28 and Ontario Regulation 41/24, development interference, or alteration may be permitted in the Regulated Area, where it can be demonstrated to Toronto and Region Conservation Authority’s satisfaction that the control of flooding, erosion, dynamic beaches, unstable soils and bedrock will not be affected.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> Further consideration and final clearance from the Toronto and Region Conservation Authority will be required.
f.	GTA West Corridor Protection Area	<ul style="list-style-type: none"> The Subject Lands are in the “GTA West Corridor Protection Area” overlay in Schedules 1, 2 and 3 of WVEA Secondary Plan. The Ministry of Transportation Highway 413 project team has received the Temporary Zoning By-law Z.25.010 and related Site Development Application DA.25.008 and has determined it can support the proposed temporary use for up to 1.5 years (September 2026). At that time, the Ministry’s support would be reconfirmed or revoked. As a condition of the Ministry’s support, a letter from the Owner confirming that no permanent structures or infrastructure will be built within the Focused Analysis Area is required. In addition, the Ministry may require access to the Subject Lands to conduct fieldwork associated with the Highway 413 project.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority, and external public agencies and utilities.
h.	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, truck manoeuvring, are required to be reviewed to the satisfaction of the Development Engineering Department. The Subject Lands are located on Nashville Road, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances.

	MATTERS TO BE REVIEWED	COMMENT(S)
i.	Related Site Development Application	<ul style="list-style-type: none"> ▪ The Development is subject to site plan approval under Site Plan Control By-law 123-2013, as amended by By-law 141-2022. The Owner has submitted related Site Development File DA.25.008 to be reviewed by the Development and Parks Planning Department. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the Director of Development and Parks Planning for approval. ▪ The Development and Parks Planning Department, Urban Design Division, will work with the Owner in determining whether landscaping can be incorporated along the property lines (abutting the roadways) to minimize any visual obstruction.
j.	The Applications have been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Applications to be deemed complete: <ul style="list-style-type: none"> ○ Sediment and Erosion Control Plan ○ Site Servicing and Grading Plan, identifying all proposed Stormwater Management facilities and outlets (stamped by an engineer) ○ Any additional engineering drawings to accommodate the design proposal ○ Edge Management/Restoration Plan

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 York Region Official Plan 2022 in June 2022. York Region Official Plan 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 Statute 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*, York Region Official Plan 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 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 Applications will be considered in the technical review of the Applications. 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 Roberto Simbana, Planner, Development and Parks Planning Department, ext. 8810.

Attachments

1. Context and Location Map
2. Conceptual Site Plan

Prepared by

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