

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, January 21, 2020

WARD: 1

TITLE: APRA TRUCK LINE

OFFICIAL PLAN AMENDMENT FILE OP.19.008

ZONING BY-LAW AMENDMENT FILE Z.19.021

VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 50

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.19.008 and Z.19.021 (Apra Truck Line) for the Subject Lands shown on Attachment 1, to permit the outside storage of truck cabs and an accessory administrative office, as shown on Attachment 2, as temporary uses for a period of 3 years.

Report Highlights

- To receive input from the public and the Committee of the Whole to permit the outside storage of truck cabs and an accessory administrative office as temporary uses on the Subject Lands for a period of 3 years.
- Amendments to Vaughan Official Plan ('VOP 2010') and Zoning By-law 1-88 are required to permit the temporary uses.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.008 and Z.19.021 (APRA Truck Line) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The 0.35 ha subject lands (the 'Subject Lands') are located on the north side of Major Mackenzie Drive, east of Regional Road 50, as identified on Attachment 1. The Subject Lands are currently occupied by the outside storage of truck cabs, a one-storey, 143 m² accessory administrative office, a frame shed, frame dwelling, trailer and a diesel storage tank, as identified on Attachment 2.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposal

The Owner (APRA Truck Line) has submitted the following applications (the 'Applications') to permit the following uses (the 'Proposal') on the Subject Lands:

1. Official Plan Amendment File OP.19.008 to amend the Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 11.9 – West Vaughan Employment Area Secondary Plan (WVEA') to permit the outside storage of truck cabs, an administrative office and 56 parking spaces (51 of which will be provided for the outside storage of truck cabs and 5 of which will be provided for the accessory office) as temporary uses for a period of 3 years.
2. Zoning By-law Amendment File Z.19.021 to amend Zoning By-law 1-88 to add a site-specific exception for the Subject Lands that are zoned "A Agricultural Zone" to permit the outside storage of truck cabs and an accessory administrative office as temporary uses for a period of 3 years with the proposed zoning exceptions identified in Table 1, and subject to the following site-specific provision:
 - a) The storage of hazardous material shall not be permitted; the outside storage of goods or material which are obnoxious, visually or otherwise, including derelict or scrap motor vehicles or machinery or worn-out appliances or equipment shall not be permitted.

Additional amendments to VOP 2010 and Zoning By-law 1-88 may be identified through a detailed review of the Applications and will be considered as part of a technical report to a future Committee of the Whole meeting.

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

- a) Date the Notice of Public Hearing was circulated: December 20, 2019.

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

- b) Circulation Area: 150 m radius from the Subject Lands and to the Kleinburg and Area Ratepayer's Association and anyone on file with the Office of the City Clerk.

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. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not Applicable

Analysis and Options

Amendments to the "Prestige Employment" policies of VOP 2010 are required to permit the Proposal

The Subject Lands are located within an "Employment Area" in Schedule 1 "Urban Structure" of VOP 2010 and are not located within an "Intensification Area". The Subject Lands are designated "Prestige Employment" by VOP 2010, Volume 2, Section 11.9 – West Vaughan Employment Area ('WVEA') Secondary Plan, which permits the following uses in accordance with Section 9.2.2.11.c of VOP 2010, Volume 1:

- i) Industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted;
- ii) Office and or retail uses accessory to and directly associated with the industrial uses listed above;

- iii) Office uses not accessory to and directly associated with any of the uses listed above, up to a maximum gross floor area of 10,000 square metres;
- iv) Ancillary retail uses; and,
- v) Gas stations.

The proposed outside storage of truck cabs is not permitted on the Subject Lands. The Proposal does not conform to the policies of VOP 2010 and therefore, amendments to the Official Plan are required to permit the proposed temporary uses for a period of 3 years. The necessary amendments to VOP 2010 will be identified through the detailed review of the Applications and will be considered as part of a technical report to a future Committee of the Whole meeting.

Site-Specific amendments to Zoning By-law 1-88 are required to permit the Proposal

The Subject Lands are zoned “A Agricultural Zone” on the Subject Lands by Zoning By-law 1-88 which permits agricultural uses, single family residences, institutional uses, recreational uses, limited commercial uses related to agriculture, cottage industries and aggregate uses. The “A Agricultural Zone” does not permit the existing or the proposed outside storage or administrative office uses on the Subject Lands, therefore amendments to Zoning By-law 1-88 are required to permit the Proposal.

The Owner is proposing to maintain the existing “A Agricultural Zone” with the following site-specific exceptions to Zoning By-law 1-88 to permit the proposed temporary uses for a period of 3 years:

Table 1

	Zoning By-law 1-88 Standards	A Agricultural Zone Requirement	Proposed Exceptions to A Agricultural Zone Requirement
a.	Permitted Uses	The outside storage of truck cabs and an accessory administrative office is not permitted	Permit the outside storage of truck cabs and an accessory administrative office
b.	Maximum Driveway Width	7.5 m	9 m

	Zoning By-law 1-88 Standards	A Agricultural Zone Requirement	Proposed Exceptions to A Agricultural Zone Requirement
c.	Minimum Landscaping Abutting an Arterial Road	A strip of land not less than 9 m in width shall be provided along a lot line abutting an arterial road	8.34 m
d.	Minimum Front Yard Setback to Major Mackenzie Drive	15 m	8.34 m
e.	Minimum Number of Parking Spaces for Outside Storage Use	The outside storage of truck cabs is not permitted, therefore a minimum number of parking spaces has not been identified	A maximum of 51 parking spaces shall be provided for the outside storage of truck cabs
f.	Minimum Number of Parking Spaces for the Accessory Office Use	The outside storage of truck cabs and an accessory is not permitted, therefore a minimum number of parking spaces has not been identified	A maximum of 5 parking spaces shall be provided for the accessory office use

Additional zoning exceptions may be identified through a detailed review of the Application, which will be considered in a technical report at a future Committee of the Whole meeting.

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	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement 2014 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010.
b.	Temporary Use By-law Policies of VOP 2010	<ul style="list-style-type: none"> The proposed temporary uses will be reviewed in consideration of the Temporary Use By-law policies of Section 10.1.2.4 of VOP 2010, Volume 1.
c.	Block Plan Policies of the WVEA Secondary Plan and VOP 2010	<ul style="list-style-type: none"> Section 2.6.1 of the WVEA Secondary Plan (VOP 2010, Volume 2) identifies that a Block Plan shall be required for all areas of the WVEA 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 proposed temporary uses will be reviewed in consideration of the VOP 2010 Block Plan policies.
d.	Appropriateness of the Proposed Uses and Site-Specific Amendments to VOP 2010 and Zoning By-law 1-88	<ul style="list-style-type: none"> The appropriateness of the proposed amendments to VOP 2010 and Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses.

	MATTERS TO BE REVIEWED	COMMENTS
e.	Drawings & Reports	<ul style="list-style-type: none"> • The following drawings and reports in support of the Applications must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> – Site Plan – Building Elevations – Landscape Plan – Planning Justification Report – Draft Official Plan Amendment – Draft Zoning By-law Amendment – Arborist Report – Tree Inventory Preservation Plan – Phase I Environmental Site Assessment <p>Additional studies/reports may be required as part of the development application review process.</p>
f.	Required Site Development Application	<ul style="list-style-type: none"> • A Site Development Application is required to be submitted to support the implementation of the Proposal, should the Applications be approved. • The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> – Appropriate built form, site design, building elevations, and landscaping – Appropriate building and outside storage setbacks to the surrounding land uses and Major Mackenzie Drive – Road widening, access location and design for Major Mackenzie Drive – Proper vehicular turning movements

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> – Provision of sufficient snow storage areas – Implementation of appropriate waste collection design standards – Appropriate site servicing and grading, stormwater management and retention measures to ensure any runoff/drainage is properly maintained on the Subject Lands – Proximity of the Development to the TransCanada Pipeline to the south of the Subject Lands

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

The Applications were circulated to the York Region Community Planning and Development Services Department, the Region of Peel Development Planning Services for review and comment. Any issues identified will be addressed when the technical report is considered. Approval from the Region of York is required for the Official Plan Amendment Application.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of these Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context and Location Map
2. Site Plan
3. Landscape Plan

Prepared by

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