

WESTON CONSULTING

planning + urban design

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

COMMUNICATION – C80

ITEM 1

Committee of the Whole (Public Meeting)
October 29, 2020

October 28, 2020

File 3559

Attn: Todd Coles, City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
7290 Major Mackenzie Drive West, Vaughan
Related: Files Z.16.040 and DA.16.083**

Weston Consulting has been retained by Amar Transport Inc./3942198 Canada Inc., the registered owner of the lands at 7290 Major Mackenzie Drive West, in the City of Vaughan (herein referred to as the “subject lands”). In review of the third draft of the City-wide Comprehensive Zoning By-law (the “CZBL”), Weston is providing the enclosed comments on behalf of the landowner.

Following Council approval of the above-noted Zoning By-law Amendment Application for the subject lands on May 27, 2020, site-specific By-law No. 141-2020 to amend City of Vaughan By-law 1-88 was forwarded to Vaughan Council on October 21, 2020 for final approval. By-law No. 141-2020 establishes zoning permissions on the subject lands to facilitate the development of a permanent truck terminal use with outside storage, whereas By-law 1-88 had previously permitted these uses on a temporary basis. It is our understanding that By-law No. 141-2020 was adopted on consent and we are now awaiting final notice of its adoption. A copy of By-law No. 141-2020 is attached for reference.

We request that the City of Vaughan ensure that By-law No. 141-2020 is fully incorporated and consolidated into Section 14 of the CZBL, so that the zoning permissions on the subject lands contained therein be reflected in the final approved version of the CZBL, as is appropriate. Further, we maintain that any applicable transition provisions contained in Section 1.6.3 for in-process planning applications shall apply as it relates to the finalization of the Site Development Application DA.16.083.

We further request that this correspondence be added to the public record for the Statutory Public Meeting received on October 29, 2020. Further, we reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis. We request to be notified of any future reports and/or meetings regarding the CZBL and request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 252 or Jason De Luca at extension 253 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Michael A. Vani, BURPI, MCIP, RPP
Senior Planner

- c. Amar Transport Inc./3942198 Canada Inc.
Ryan Guetter, Senior Vice President, Weston Consulting
Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
Mary Caputo, Senior Planner, Development Services
Eugene Fera, Senior Planner, Development Services

Michael Vani

Subject: RE: Item 5, Committee of the Whole Report No. 20, May 27, 2020

From: Clerks@vaughan.ca <Clerks@vaughan.ca>

Sent: June 9, 2020 1:50 PM

To: Jason De Luca <jdeluca@westonconsulting.com>

Subject: Item 5, Committee of the Whole Report No. 20, May 27, 2020

Sent on behalf of Todd Coles, City Clerk

**RE: 3942198 CANADA INC. C/O AMARDEEP DEOL ZONING BY-LAW AMENDMENT FILE
Z.16.040 SITE DEVELOPMENT FILE DA.16.083 7290 MAJOR MACKENZIE DRIVE
VICINITY OF REGIONAL ROAD 50 AND MAJOR MACKENZIE DRIVE**

Attached for your information is **Item 5, Report No. 20**, of the Committee of the Whole (2) regarding the above-noted matter, which was adopted without amendment by the Council of the City of Vaughan at its meeting of May 27, 2020.

To assist us in responding to inquiries, please quote the item and report number.

Sincerely,

Todd Coles

City Clerk

905-832-8504 | clerks@vaughan.ca

City of Vaughan | Office of the City Clerk

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



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THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 141-2020

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “E-1459”, attached hereto as Schedule “1”, from A Agricultural Zone to EM2 General Employment Area Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting Exception Paragraph 9(1331) in its entirety and substituting the following Paragraph to Section 9.0 EXCEPTIONS”:

“(1331) Notwithstanding the provisions of:

 - a) Subsections 6.3.1 and 6.3.2 respecting Uses Permitted and Accessory Outside Storage in an EM2 General Employment Area Zone;
 - b) Schedule "A" respecting Minimum Lot Area, Minimum Yard Requirements and Maximum Building Height;
 - c) Subsection 3.13 respecting Minimum Landscaped Area;
 - d) Subsection 3.8 g) Maximum Driveway width
 - e) Subsection 3.9 b) respecting Maximum Aisle Width adjacent to a loading area for a garage enclosure;
 - f) Subsection 3.9 c) respecting required surface of a loading area for a

garage enclosure and related driveways and maneuvering areas;

- g) Subsection 3.8 k) respecting required surface of a loading area for a garbage enclosure and related driveways, parking spaces and maneuvering areas;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1459 " attached hereto as Schedule "1":

- ai) a truck terminal with the accessory outside storage of transport containers, transport trailers, chassis, and a temporary accessory administrative office, shall be permitted; motor vehicle repair shall not be permitted;
- a ii) the outside storage of transport containers, transport trailers and chassis shall be permitted in the areas identified as Areas "A" and "B" and shall not exceed 38 % of the lot area and shall only be in accordance with the following provisions:

Area "A"

- a maximum of two (2) transport containers may be stacked and in no case, shall any outside storage or the height of the stacked transport containers exceed 5.2 metres;
- the maximum number of transport containers permitted to be stored in Area "A" shall be 152;

Area "B"

- the stacking of transport containers shall not be permitted;
- the maximum height of outside storage shall not exceed 4.1 metres;
- the maximum number of transport containers permitted to be stored in Area "B" shall be 85;

- a iii) The total maximum number of transport containers/trailers permitted to be stored in areas "A" and "B" combined shall be 161;
- a iv) The storage of hazardous material, the outside storage of goods or materials which are obnoxious, visually or otherwise, including derelict or scrap motor vehicles or machinery and worn-out

appliances or equipment shall not be permitted on the Subject Lands;

- av) The accessory office building shall be temporary in nature and shall not require foundations, footings or municipal water and sanitary servicing and shall have a maximum height of 4.5 m. as approved through the Site Plan. A minimum of 8 parking spaces will be provided to serve the temporary office building. The temporary accessory office building shall be demolished and replaced with a new permanent office building, with a minimum area of 550 m² when servicing becomes available to the Subject Lands in accordance with the City's Comprehensive Zoning By-law 1-88 and to the satisfaction of the City of Vaughan.
- avi) The minimum setback from the TransCanada Pipelines Limited right-of-way, for all buildings or structures, outside storage, machinery, equipment and excavations shall be 10m. No outside storage, building or structure, vehicles, machinery, fill or building material is permitted on the TransCanada Pipelines Limited right-of-way, unless approval is obtained from TransCanada Pipelines Limited.
- bi) The minimum lot area shall be 3.6 ha. The minimum lot area may be reduced, without amendment to the Zoning By-law should the Subject Lands become a corner lot and additional road widenings are required to facilitate the road widening, provided all the setback and the minimum landscape strip width zoning requirements continue to be maintained.
- bii) The minimum yard setbacks to any outside storage, temporary building or structure shall be:
 - Front (Major Mackenzie Drive) - 23m
 - Side and Rear - 16 metres;
 - Residential Zone – 31 m
- ci) The entirety of the Subject Lands, including the truck terminal and accessory outside storage, shall be completely enclosed by a strip of land not less than 16 metres in width around the perimeter of the

Subject Lands, and shall be used for no purpose other than an earthen berm, landscaping and fencing. The said earthen berm and fence enclosure shall be no less than 5.0 metres in height, comprised of a minimum 2.5 metre high earthen berm and a minimum 2.5 metre high, acoustic, and wood privacy fencing. This shall not prevent the provision of an access driveway to Major Mackenzie Drive across the said strip in a location as approved by the Site Plan. These provisions shall be maintained should the Subject Lands become a corner lot and future road widenings and sight triangles are required. The landscaped buffer shall be included as part of the landscaping requirement and shall be implemented as per the approved Site and Landscape plans.

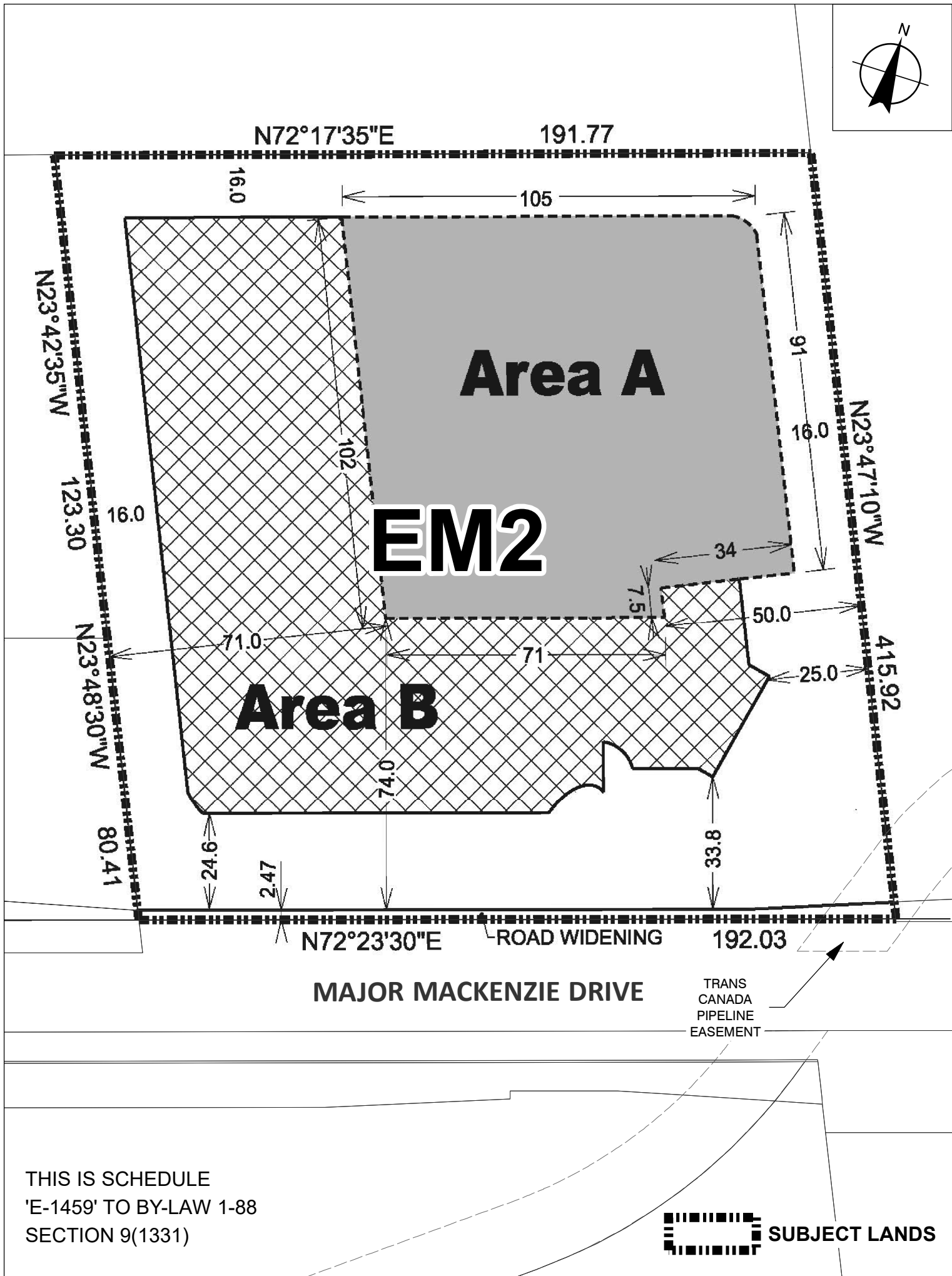
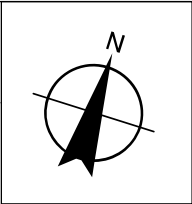
- di) The maximum Driveway width for the truck terminal use shall be 25.4 m at the lot line.
- ei) The maximum width of a drive aisle and maneuvering area related to a loading area for a garbage enclosure is 16.3 m.
- fi) The surface of areas identified as Area "A" and Area "B" shall be made of recycled asphalt.
- gi) The surface of areas of all loading spaces and related driveways, parking spaces and maneuvering areas shall be paved with recycled asphalt.
- c) Deleting Schedule "E-1459 " and substituting therefor the Schedule "E 1459" attached hereto as Schedule "1".
- d) Deleting Key Map 10E and substituting therefor the Key Map 10E attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 21st day of October, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



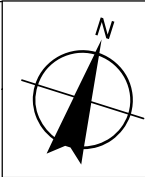
THIS IS SCHEDULE '1'
TO BY-LAW 141-2020
PASSED THE 21ST DAY OF OCTOBER, 2020

FILE: Z.16.040
RELATED FILE: DA.16.083
LOCATION: Part of Lot 21, Concession 10
APPLICANT: 3942198 Canada Inc. C/O Amardeep Deol
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



NASHVILLE ROAD

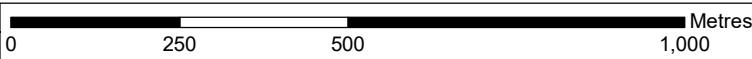


HIGHWAY 50

HUNTINGTON ROAD

MAJOR MACKENZIE DRIVE

KEY MAP 10E
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 141-2020
PASSED THE 21ST DAY OF OCTOBER, 2020

FILE: Z.16.040
RELATED FILE: DA.16.083
LOCATION: Part of Lot 21, Concession 10
APPLICANT: 3942198 Canada Inc. C/O Amardeep Deol
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 141-2020

The lands subject to this By-law are municipally known as 7290 Major Mackenzie Drive and are located on the north side of Major Mackenzie Drive, City of Vaughan.

The purpose of this by-law is to rezone the lands shown from A Agricultural Zone to EM2 General Employment Area Zone with the following zoning exceptions:

- ai) a truck terminal with the accessory outside storage of transport containers, transport trailers, chassis, and a temporary accessory administrative office, shall be permitted; motor vehicle repair shall not be permitted;
- aii) the outside storage of transport containers, transport trailers and chassis shall be permitted in the areas identified as Areas "A" and "B" and shall not exceed 38 % of the lot area and shall only be in accordance with the following provisions:

Area "A"

- a maximum of two (2) transport containers may be stacked and in no case, shall any outside storage or the height of the stacked transport containers exceed 5.2 metres;
- the maximum number of transport containers permitted to be stored in Area "A" shall be 152;

Area "B"

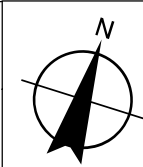
- the stacking of transport containers shall not be permitted;
- the maximum height of outside storage shall not exceed 4.1 metres;
- the maximum number of transport containers permitted to be stored in Area "B" shall be 85;

- aiii) The total maximum number of transport containers/trailers permitted to be stored "A" and "B" shall be 161;
- aiv) The storage of hazardous material shall not be permitted; the outside storage of goods or materials which are obnoxious, visually or otherwise, including derelict or scrap motor vehicles or machinery and worn-out appliances or equipment shall not be permitted;
- av) The accessory office building shall be temporary in nature and shall not require foundations, footings or municipal water and sanitary servicing shall have a maximum height of 4.5 m. The temporary accessory office building

will be demolished and replaced with the construction of new permanent office building, with a minimum area of 550 m² when servicing becomes available to the Subject Lands;

- avi) The minimum setback from the TransCanada Pipelines Limited right-of-way, for all buildings or structures, outside storage, machinery, equipment and excavations shall be 10m. No outside storage, building or structure, vehicles, machinery, fill or building material is permitted on the TransCanada Pipelines Limited right-of-way, unless approval is obtained from TransCanada Pipelines Limited.
- bi) The minimum lot area shall be 3.6 ha. to facilitate a future road widening. The minimum lot area may be reduced, without amendment to the Zoning By-law should the Subject Lands become a corner lot and additional road widenings are required, provided all the setbacks and minimum landscape strip widths continue to be maintained.
- bii) The minimum yard setbacks to any outside storage, temporary building or structure shall be:
 - Front (Major Mackenzie Drive) - 23m
 - Side and Rear - 16 metres;
 - Residential Zone – 31 m
- ci) The entirety of the Subject Lands including the accessory outside storage shall be completely enclosed by a strip of land not less than 16 metres in width shall be provided around the perimeter of the Subject Lands, and shall be used for no purpose other than an earthen berm, landscaping and fencing. The said earthen berm and fence enclosure shall be no less than 5.0 metres in height, comprised of a minimum 2.5 metre high earthen berm and a minimum 2.5 metre high, acoustic, wood privacy and enhanced fencing. This shall not prevent the provision of access driveway to Major Mackenzie Drive across the said strip in a location as approved by the Site plan. These provisions shall be maintained should the Subject lands become a corner lot and future road widenings and sight triangles are required.

di) The maximum Driveway width for the truck terminal use shall be 25.4 m.



City of
Brampton

HIGHWAY 50

TRANS CANADA PIPE LINE

MAJOR MACKENZIE DRIVE

0 50 100 200 Metres

LOCATION MAP TO BY-LAW 141-2020

FILE: Z.16.040

RELATED FILE: DA.16.083

LOCATION: Part of Lot 21, Concession 10

APPLICANT: 3942198 Canada Inc. C/O Amardeep Deol

CITY OF VAUGHAN



SUBJECT LANDS