

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, December 01, 2020

WARD(S): 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.20.009
ZONING BY-LAW AMENDMENT FILE Z.20.022
2485097 ONTARIO INC.
7896 HUNTINGTON ROAD
VICINITY OF HIGHWAY 7 AND HUNTINGTON ROAD**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

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.20.009 and Z.20.022 for the Subject Lands shown on Attachment 1. The Owner seeks approval to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to redesignate the Subject Lands from “Prestige Employment” to “General Employment” and to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” to “EM2 General Employment Area Zone” together with the site-specific exception identified in Table 1 of this report. The proposed amendments would permit a 3,154 m² accessory outside storage area (30% of the lot area) as shown on Attachment 3 used for the storage of equipment, trucks, trailers and materials (lumber and steel).

Report Highlights

To receive input from the public and the Committee of the Whole on applications to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to redesignate and rezone the Subject Lands. The applications would permit a 3,154 m² accessory outside storage area (30% of the lot area)
A technical report will be prepared by the Development Planning Department and considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.20.009 and Z.20.022 (2485097 Ontario Inc.) 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 Subject Lands (the 'Subject Lands') are located at 7896 Huntington Road, on the west side of Huntington Road, north of Highway 7, as shown on Attachment 1. The surrounding land uses are shown on Attachment 1.

Official Plan and Zoning By-law Amendment Applications have been submitted to redesignate and rezone the Subject Lands and to permit accessory outside storage

2485097 Ontario Inc. (the 'Owner') has submitted the following Applications (the 'Applications') to permit the following uses (the 'Proposal') on the Subject Lands:

1. Official Plan Amendment File OP.20.009 to amend Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Policy 12.12 Huntington Business Park, to redesignate the Subject Lands from "Prestige Employment" to "General Employment" and to permit a 3,154 m² (30% of the lot area) accessory outside storage area used to store equipment, trucks, trailers and materials (lumber and steel).
2. Zoning By-law Amendment File Z.20.022 to amend Zoning By-law 1-88, to rezone the Subject Lands from "EM1 Prestige Employment Area Zone" to "EM2 General Employment Area Zone" in Zoning By-law 1-88 together with the site-specific zoning exception identified in Table 1 of this report. The amendment would permit accessory outside storage on the Subject lands.

Additional amendments to VOP 2010 and Zoning By-law 1-88 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.

The Owner has submitted a Building Permit Application for the Employment Building

The Owner in April 2020 submitted a Building Permit Application (File 20.611) to the City to construct a 3,203 m² warehouse and office building with 40 parking spaces on the Subject Lands as shown on Attachments 3 to 5. The Applications are consistent with the proposed warehouse and office building in the Building Permit Application.

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

- a) Date the Notice of Public Meeting was circulated: November 6, 2020.

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property 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.
- c) Comments received: None

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 received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

An amendment to VOP 2010 is 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". Huntington Road, where the Subject Lands are located, are identified as a "Local Road" on Schedule 9 - Future Transportation Network of VOP 2010.

The Subject Lands are designated "Prestige Employment" by VOP 2010, Volume 2, Map 12.12.A Huntington Business Park - Land Use, as shown on Attachment 2. Section 9.2.2.11 c) of VOP 2010 permits the following uses in the "Prestige Employment" designation (in part):

- "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."

The warehouse and office building proposed for the Subject Lands under Building Permit File 20.611 is permitted in both the "Prestige Employment" and "General Employment" designations in VOP 2010. However, the "Prestige Employment" designation of VOP 2010 does not permit the proposed outside storage use. Accordingly, an Official Plan Amendment application has been submitted to redesignate the Subject Lands from "Prestige Employment" to "General Employment".

Section 9.1.2.10 f) of VOP 2010 requires outside storage areas for new development in the “Employment Area” be buffered and screened through the use of setbacks, landscaping and fencing. The outside storage area is proposed to be screened as shown on Attachment 4, as follows:

- Huntington Road (east) - a 2.1 m concrete wall with screen panels and a mix of deciduous trees and deciduous and coniferous shrubs
- North property line - a proposed 2.1 m high concrete retaining wall
- West property line - an existing 2.1 m high concrete retaining wall along a portion and a proposed 2.1m high chain link fence with nylon fabric screening along a portion
- South property line - a proposed 2.1 m high chain link fence with nylon fabric screening and the proposed warehouse and office building

Section 9.2.2.10 of VOP 2010 states no lot designated “General Employment” shall be used for the sole purpose of outside storage and where outside storage is proposed on a lot, a building must be provided in accordance with the provisions of the City’s Zoning By-law. The proposed warehouse and office building shown on Attachment 3 is not part of the Proposal and not subject to a Site Development Application in accordance with Site Plan Control By-law 123-2013. Should the Application to amend VOP 2010 be approved to redesignate the Subject Lands to “General Employment”, the Proposal would conform to Section 9.2.2.10 of VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Proposal

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” (‘EM1 Zone’) by Zoning By-law 1-88, as shown on Attachment 1. The Owner is proposing to rezone the Subject Lands to “EM2 General Employment Area Zone” to permit the Proposal, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	“EM2 General Employment Area Zone” Requirements	Proposed Exceptions to the “EM2 General Employment Area Zone” Requirements
a.	Minimum Setback to a Street Line for Accessory Outside Storage	20 m	16 m (Huntington Road)

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	COMMENT(S)
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Development will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement, 2020 ('PPS'), A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') as amended, and the policies of the York Region Official Plan 2010 and VOP 2010
b.	Appropriateness of the Proposed Official Plan Designation, Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> The redesignation of the Subject Lands from "Prestige Employment" to "General Employment" and rezoning from "EM1 Prestige Employment Area Zone" to "EM2 General Employment Area Zone" will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use compatibility and appropriate Official Plan designation and zone category The Subject Lands abut properties designated "Prestige Employment" and "Employment Commercial Mixed-Use" by VOP 2010, Volume 2 "Huntington Business Park", as shown on Attachment 2. The appropriateness of redesignating the Subject Lands to "General Employment" and to permit open storage as a permitted use will be reviewed in consideration of the land use designations identified in VOP 2010 in proximity to the Subject Lands
c.	Block 57/58 Plan (Huntington Business Park)	<ul style="list-style-type: none"> Vaughan Council on June 25, 2013, approved the Block 57/58 Plan - Huntington Business Park ('Block 57/58 Plan'). The Block 57/58 Plan provides the basis for the land uses, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 57/58 in order to manage growth The Owner is required to amend the Block 57/58 Plan to reflect the new land use designation on the Subject Lands, should the Applications be approved

d.	Cash-in-lieu of Parkland	<ul style="list-style-type: none"> • The provision of cash-in-lieu of parkland dedication in accordance with the City’s Cash-in-Lieu of Parkland and Policy and the <i>Planning Act</i> is not required, if the Applications are approved
e.	Studies and Reports	<ul style="list-style-type: none"> • The following studies and reports submitted in support of the Applications must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Draft Official Plan Amendment - Draft Zoning By-law - Tree Declaration Letter - Landscape Cost Estimate • These reports and studies are available on the City’s website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) • Additional studies/information may be identified through the development application review process
f.	Location and Delineation of Outside Storage and Site Improvements	<ul style="list-style-type: none"> • A Site Development Application is not required to develop the Subject Lands as the property is an internal lot within the Employment Area and therefore, is exempt from the provisions of Site Plan Control in accordance with Section 6 a) i) of the City’s Site Plan Control By-law 123-2013 • The Owner is proposing 30% accessory outside storage as a permitted use on the Subject Lands, in accordance with the outside storage provisions of the “EM2 General Employment Area Zone” • The proposed 3,154 m² outside storage area would occupy 30% of the area of the Subject Lands and is proposed to be delineated within an enclosed fenced-in area, as shown on Attachment 3. The fenced in area encompasses 53% of the Subject Lands (5,611 m² / the total lot area of 10,514 m² = 53%), and includes areas proposed for parking, driveway aisles and loading, in addition to the proposed outside storage. The Owner

		<p>has advised the location and extent of the fenced-in area is required to eliminate conflict with truck turning movements internal to the site</p> <ul style="list-style-type: none"> • The location of the open storage area will be reviewed including opportunities to enclose the outside storage area to a maximum area of 30% to avoid potential impacts on the abutting “EM1 Prestige Employment Area Zone” lands • The proximity and screening of the outside storage area to Huntington Road will be reviewed in consideration of any impacts on the abutting “EM1 Prestige Employment Area Zone” uses where outside storage is not permitted, the Huntington Road streetscape and appropriate urban design standards • Review of the Applications will consider, but not be limited to, the following matters, as it relates to the outside storage use: <ul style="list-style-type: none"> - internal site and traffic circulation - impact to existing parking and driveway aisles - appropriate and sufficient landscape screening and/or buffers abutting Huntington Road and abutting properties - the location of the proposed snow storage area
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Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. York Region has advised Official Plan Amendment File OP.20.022 can be considered for exemption from York Region approval and are currently reviewing the Owner’s exemption request. Any issues will be addressed when the technical report is considered.

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, together with comments from the public and Vaughan Council expressed

at the Public Meeting or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. Vaughan Official Plan 2010 – Huntington Business Park Map 12.12A Land Use
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Building Elevations (Building Permit No. 20.611)

Prepared by

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