

C13
Communication
CW (PM) – June 1, 2021
Item# - 4



3230 King Vaughan Road

Royal King Valley Holdings Inc.
City of Vaughan

City File No.: Z.21.004 & DA.21.006

Location

- The subject lands are located on the north side of King Vaughan Road, east of Highway 400 and west of Jane Street.
- The lands are municipally known as 3230 King Vaughan Road.
- The Subject Lands have an area of approximately 4.21 hectares (10.4 acres).



Location Map



Subject Lands
3230 King Vaughan
Road



City of Vaughan Official Plan Schedule 14-A – Areas Subject to Secondary Plans

- The subject lands are located within the “Highway 400 North Employment Lands Secondary Plan”.
- The Secondary Plan is also referred to as OPA 637, which was approved by the OMB on November 21, 2011.



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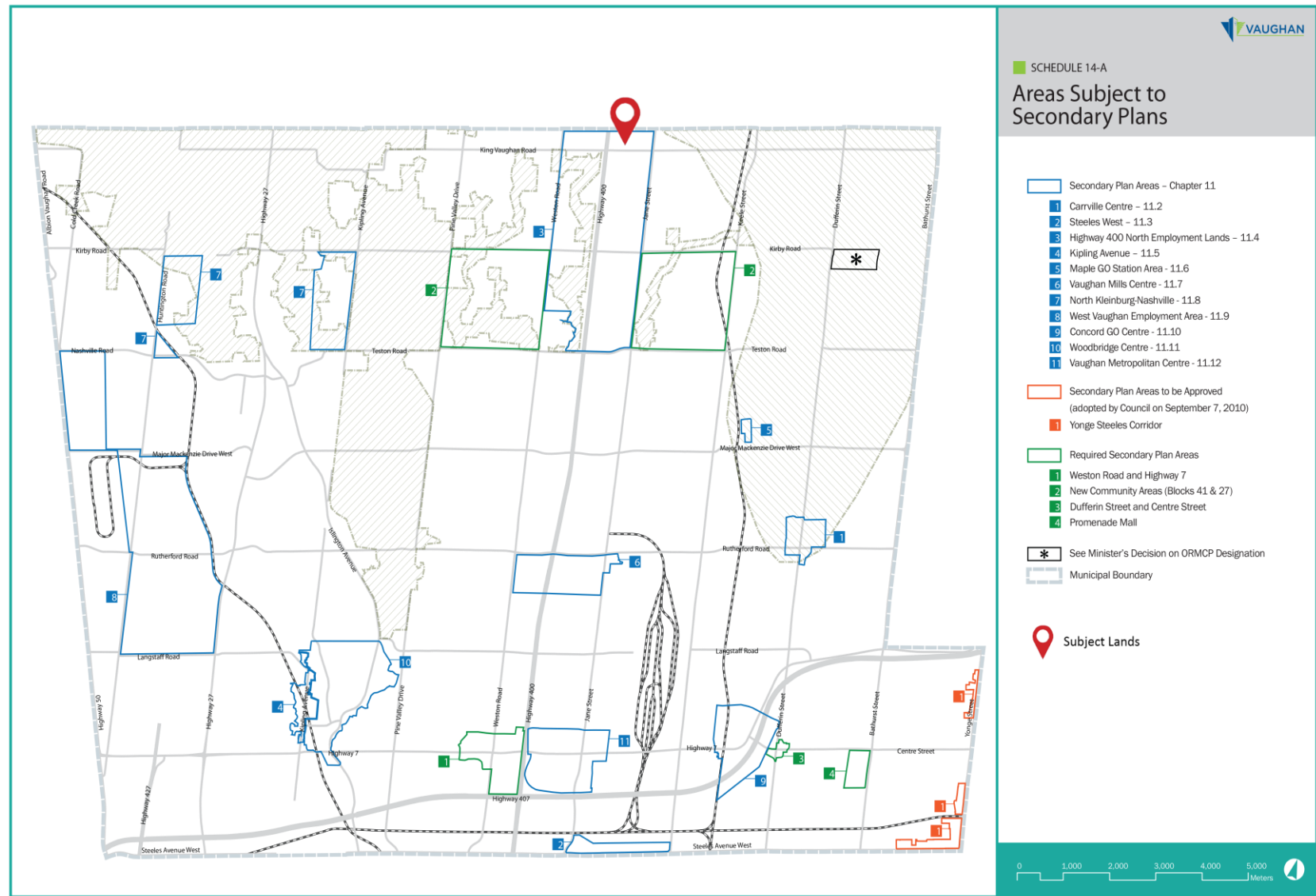


Figure 8 – Schedule ‘C’ – City of Vaughan – Land Use

- The subject lands are designated “Prestige Area” and “General Employment Area” as shown in ‘Schedule C – Land Use Plan’ of the Secondary Plan.
- The use is permitted within the Prestige and General Employment Area designations.

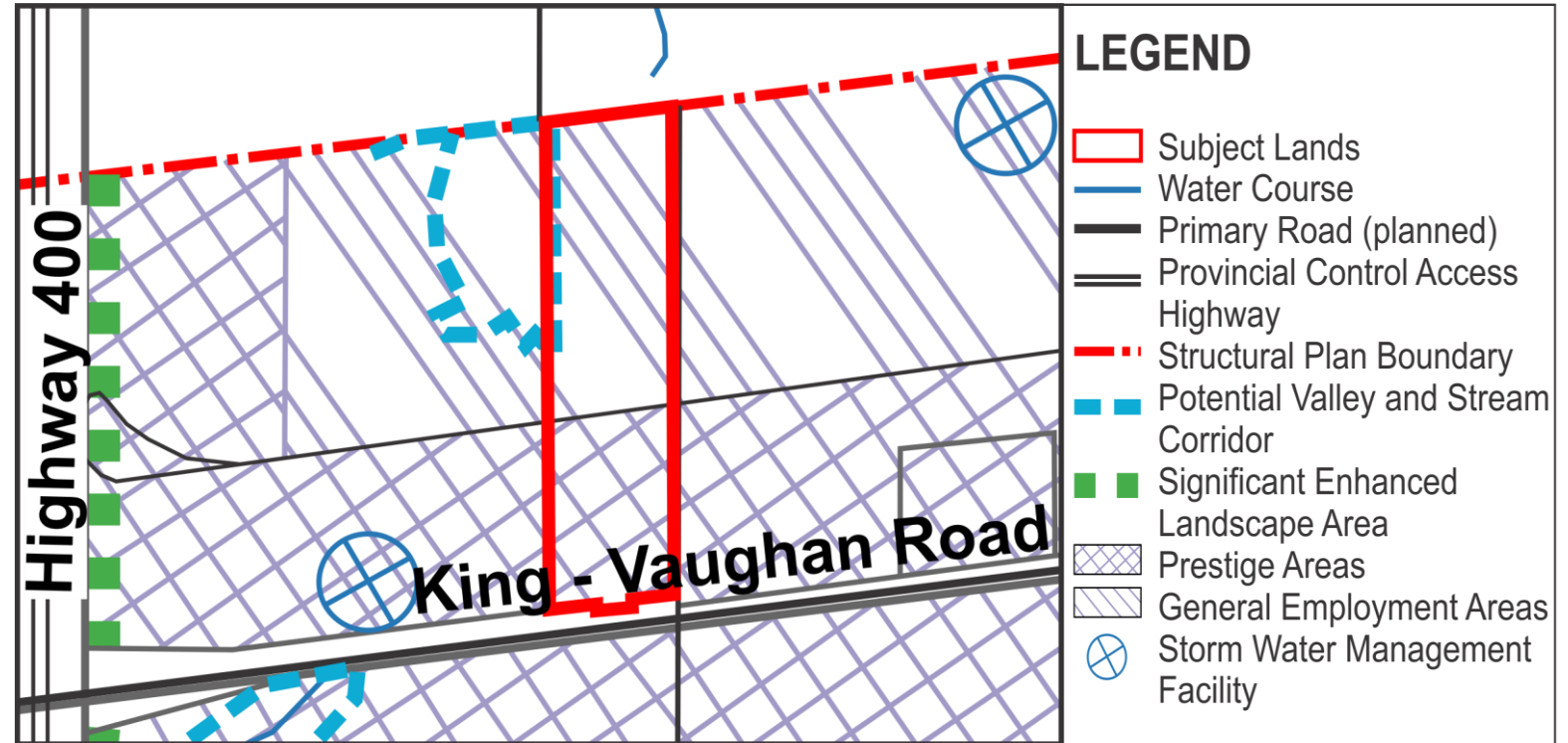
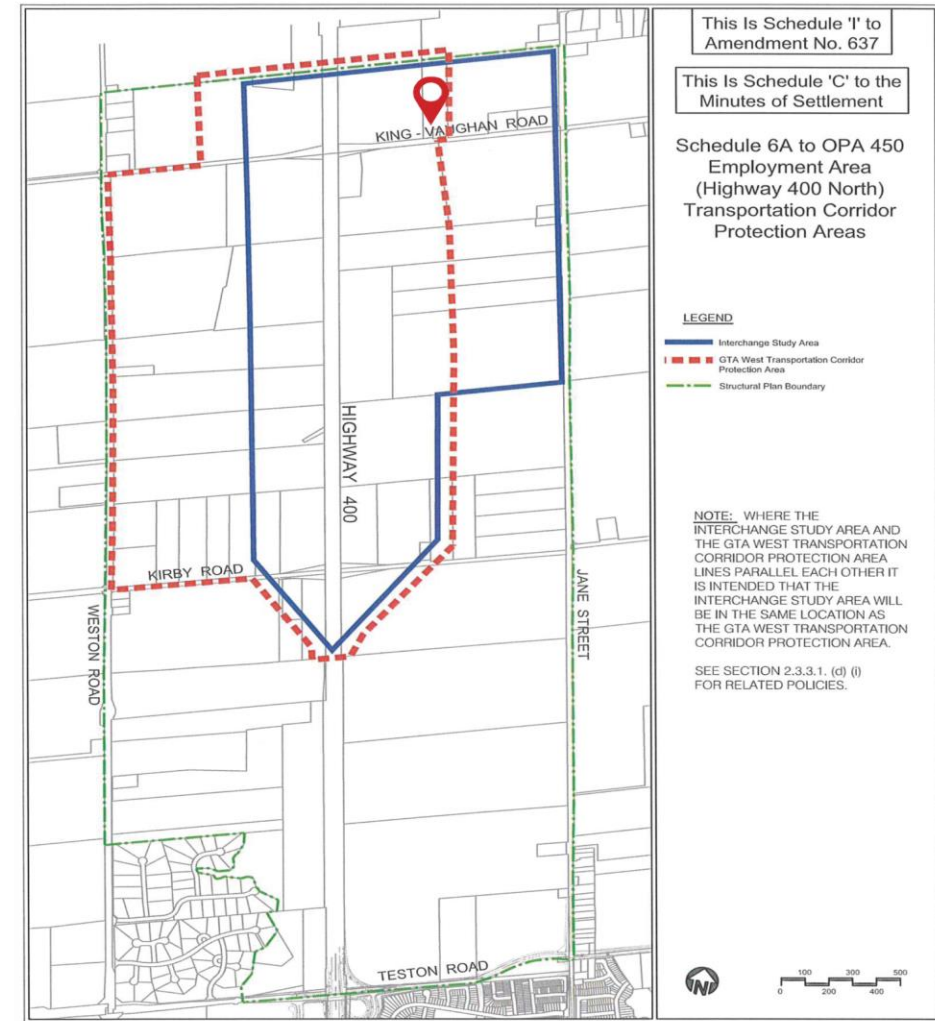


Figure 9 – Schedule ‘I’ – City of Vaughan – Transportation Corridor Protection Area

- The subject lands are situated within the “GTA West Transportation Corridor Protection Area” boundary as illustrated on Schedule C.
- This protection area was established to protect lands for future consideration of transportation facilities and interchanges while associated environmental assessments are being undertaken.




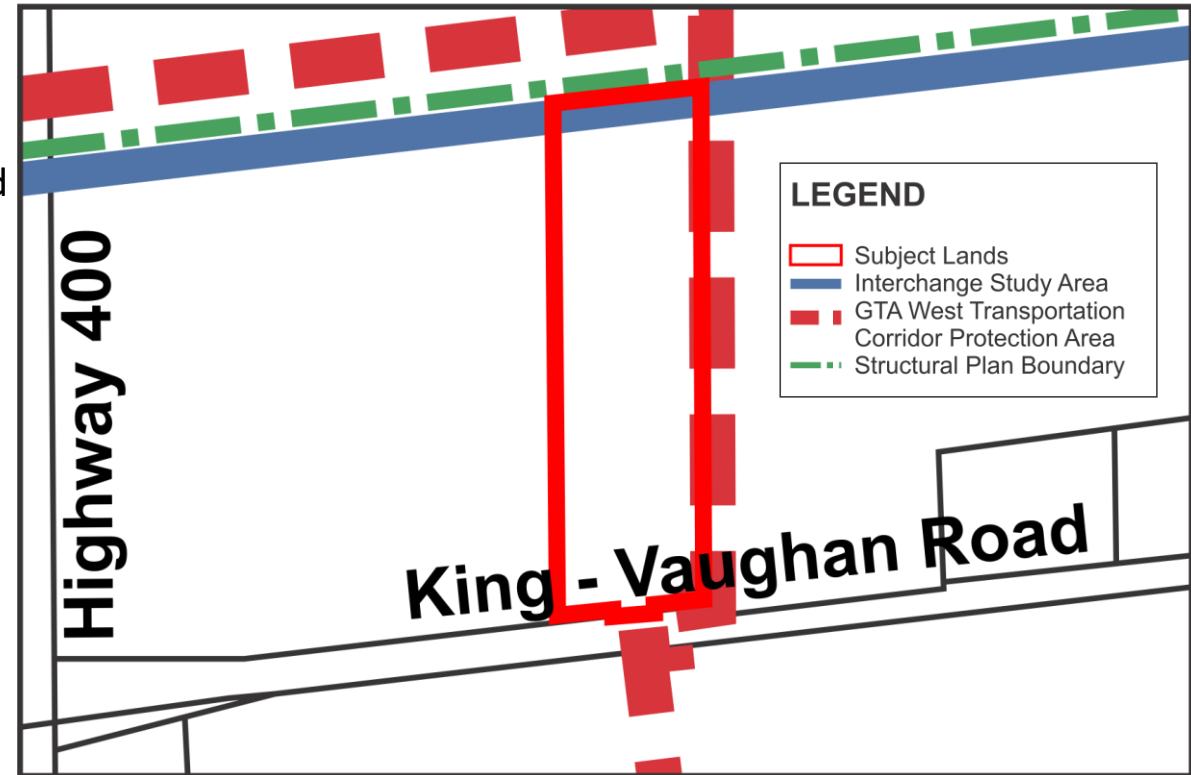
 Subject Lands



Figure 9 – Schedule ‘I’ – City of Vaughan – Transportation Corridor Protection Area

Section 11.4.2.1.s)v) describes the following relevant policy:
Notwithstanding, zoning by-laws pursuant to Section 39 of the *Planning Act* may allow the temporary use of land, buildings, or structures provided that the use meets the following 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. 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 this Plan; and
- H. The duration of use and proposed interim use are to the satisfaction of the Province.



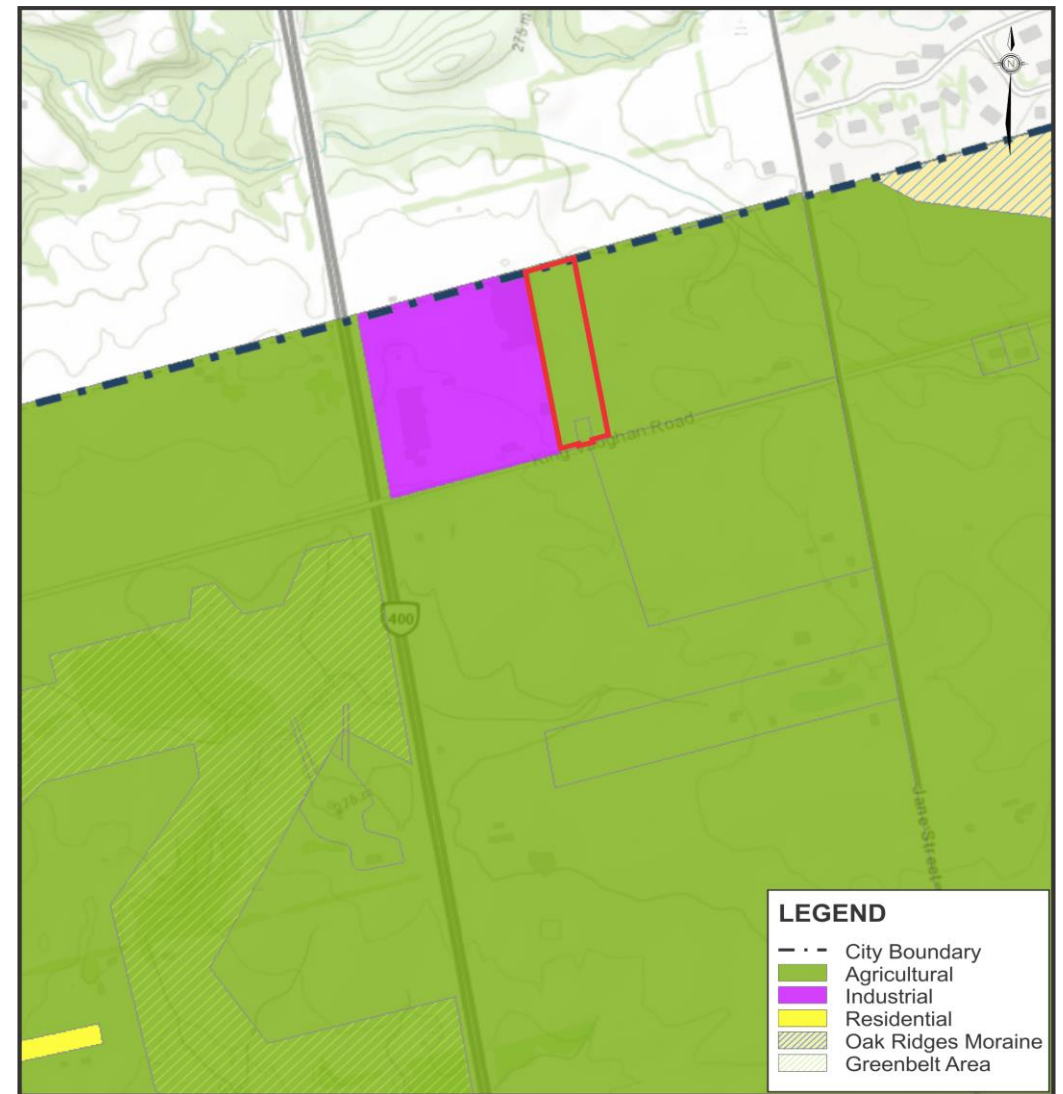
Zoning

- The subject lands area zoned as 'A – Agricultural' by By-law 1-88, as amended and is further subject to Exception 9(670).
- This site specific exception allows the following permitted uses:
 - A bus maintenance and storage facility and ancillary office uses;
 - A licensed garage for the purposes of servicing and certifying the school buses stored on the lands only;
 - Parking of a maximum of 200 buses;
 - The provision of fuel for the buses to be parked and dispatched from the site.



PLANNING PARTNERS INC.

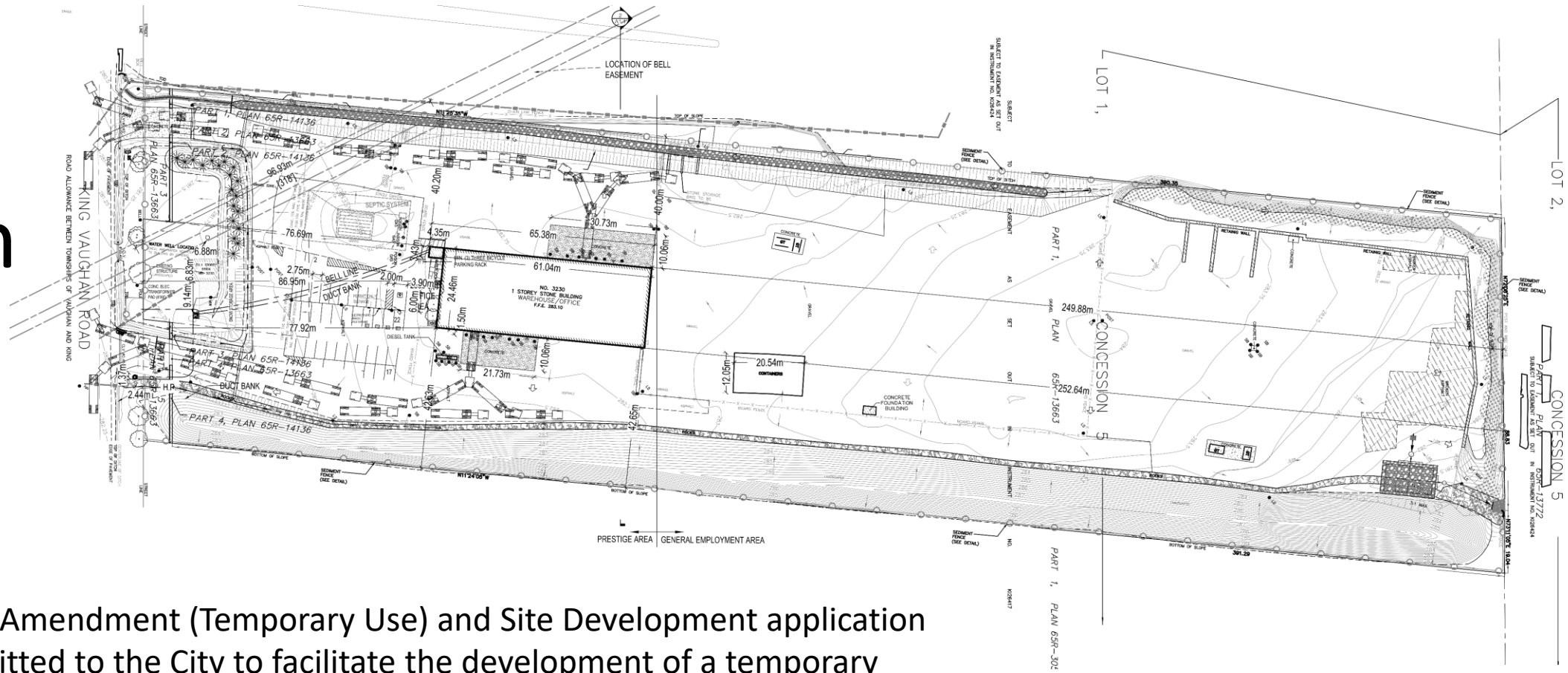
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 Subject Lands "Agricultural"

LEGEND	
	City Boundary
	Agricultural
	Industrial
	Residential
	Oak Ridges Moraine
	Greenbelt Area

Site Plan



- A Zoning By-law Amendment (Temporary Use) and Site Development application have been submitted to the City to facilitate the development of a temporary 1,507.8 square metre prefabricated storage building with an accessory office.
- The proposal also consists of a outdoor open storage area for construction equipment, septic system and infiltration gallery.

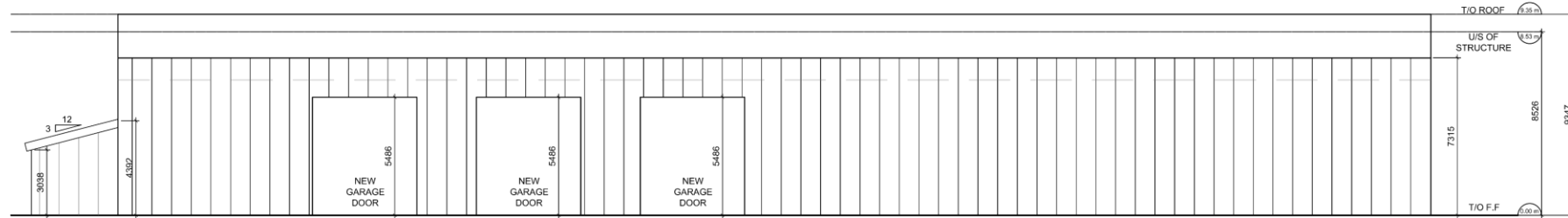


Purpose of Zoning By-law Amendment(Temporary Use) Application

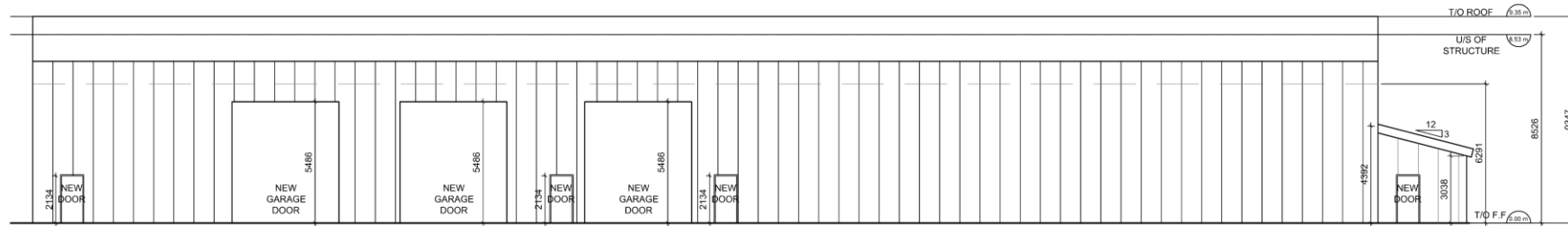
- A Zoning By-law Amendment (Temporary Use) Application is required to permit the employment use with an accessory office and outdoor storage area along with site-specific exceptions for a period of three (3) years.
- The proposed development will abide by the existing building envelope and will improve upon the existing landscaping requirements through additional berming and landscaping features.
- The landscaping proposed will enhance the visual aesthetic of the property and assist to screen the outdoor area from the public realm.
- The outdoor storage area will host approximately 80 equipment vehicles, significantly less than the currently permitted 200 parking spaces for buses per the existing Zoning By-law.



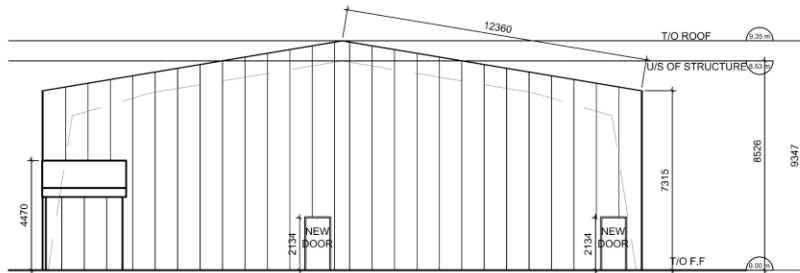
Cross Sections



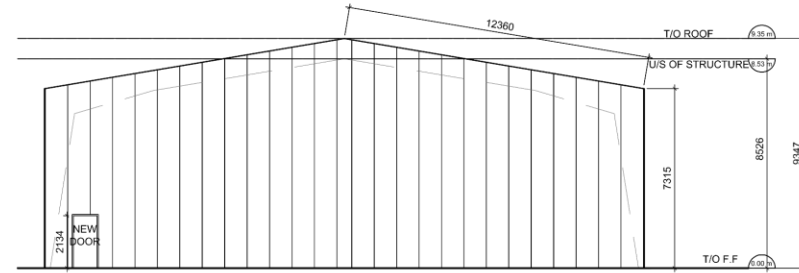
1 EAST ELEVATION
SCALE: 1:150



2 WEST ELEVATION
SCALE: 1:150



3 SOUTH ELEVATION
SCALE: 1:150



4 NORTH ELEVATION
SCALE: 1:150



Materials Submitted in Support of Application

- Architectural Plans (Foundation, Floor Plans, Elevations, Sections etc.), prepared by FCA Architects
- Environmental Impact Study, prepared by Beacon Environmental
- Stormwater Management Report, prepared by EMC Group Limited
- Site Specific Water Balance, prepared by EMC Group Limited
- Environmental Noise Feasibility Study, prepared by Valcoustics
- Safety Sightline Access Study, prepared by JD Northcote Engineering Limited
- Landscape Plans, prepared by Landscape Planning Landscape Architects
- Phase One Environmental Site Assessment, prepared by Strata Environmental
- Phase Two Environmental Site Assessment, prepared by Soil Engineers Limited
- Geotechnical Investigation, prepared by Davroc Testing Laboratories Inc.
- Sustainability Metrics + Summary Letter, prepared by KLM Planning Partners Inc.
- Planning Justification Report, prepared by KLM Planning Partners Inc.



Questions?

- Presentation by: Aidan Pereira with KLM Planning Partners Inc.
- Contact information: apereira@klmplanning.com

