

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, October 06, 2020

WARD(S): 4

**TITLE: REIMER WORLD PROPERTIES CORP.
ZONING BY-LAW AMENDMENT FILE Z.20.020
62 ADMINISTRATION ROAD
VICINITY OF HIGHWAY 7 AND KEELE STREET**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.20.020 (Reimer World Properties Corp.). The Owner proposes to amend Zoning By-law 1-88 to rezone the subject lands from “EM4 - Employment Area Transportation Zone” to “EM2 General Employment Area Zone” with site-specific zoning Exceptions in the manner shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole on an application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment 1 from “EM4 - Employment Area Transportation Zone” to “EM2 General Employment Area Zone” with site-specific zoning Exceptions in the manner shown on Attachment 2
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment Z.20.020 (Reimer World Properties Corp.) 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 municipally known as 62 Administration Road and are located north of Highway 7, west of Keele Street, directly east of the Canadian National MacMillan Rail Yard. The surrounding land uses are shown on Attachment 1.

The Subject Lands are currently developed with a 10,533 m² employment building and eight (8) sets of unused railway tracks are also located on the property as shown on Attachment 2. The Subject Lands are currently used for a commercial trucking distribution centre.

A Zoning By-law Amendment Application has been submitted to permit the Development

Reimer World Properties Corp. (the 'Owner') has submitted Zoning By-law Amendment File Z.20.020 (the 'Application') to amend Zoning By-law 1-88 to rezone the Subject Lands from "EM4 - Employment Area Transportation Zone" to "EM2 - General Employment Area Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

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

a) Date the Notice of Public Hearing was circulated: September 11, 2020.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca. Notice Signs were installed along the Administration Road frontage in accordance with the City's Notice Signs, Procedures and Protocols.

b) Circulation Area: 150 m radius from the Subject Lands.

c) Comments Received: No comments have been received.

Any additional 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 a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable

Analysis and Options

The proposed rezoning of the Subject Lands conforms to Vaughan Official Plan 2010

The Subject Lands are designated "General Employment" by Vaughan Official Plan 2010 ('VOP 2010'). The "General Employment" designation permits full range of industrial uses including manufacturing, warehouse (not retail warehouse), processing,

transportation, distribution and ancillary office and retail use. The proposed rezoning would permit a range of General Employment uses on the Subject Lands. The proposed rezoning of the Subject Lands from “EM4 - Employment Area Transportation Zone” to “EM2 - General Employment Area Zone” conforms to the “General Employment” designation of VOP 2010.

An Amendment to Zoning By-law 1-88 is required to rezone the Subject Lands

The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands from “EM4 - Employment Area Transportation Zone” to “EM2 General Employment Area Zone”, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	EM4 Employment Area Transportation Zone Requirement	Proposed Exceptions to the EM2 General Employment Zone Requirements
a.	Minimum Parking Space Size	6 m x 2.7 m	5.6 m x 2.6 m
b.	Outside Storage Area	Outside Storage area shall be completely enclosed by a stone or masonry wall or chain link fence with appropriate landscaping and no such enclosure shall be less than two (2) metres in height.	This provision shall not apply

The Owner is only proposing to amend Zoning By-law 1-88 to rezone the Subject Lands and no development is being proposed as part of the Application. Further, no specific use is proposed for the existing building and will continue to be used as a commercial trucking distribution centre. The existing building and all other site conditions comply with the EM2 Zone requirements of Zoning By-law 1-88.

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

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
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a.	Consistency and Conformity with Provincial Policies and Official Plans	The Applications will be reviewed in consideration of the statutory Provincial policies including the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan 2010 ('YROP') and VOP 2010
b.	Appropriateness of the proposed Zoning and Site-Specific Exceptions	The appropriateness of the proposed rezoning of the Subject Lands to an EM2 Zone, the range of permitted uses and the site-specific exceptions to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses-
c.	Studies and Reports	The following studies and reports were submitted in support of the Application and must be approved to the satisfaction of the City and/or respective public approval authority: – Planning Justification Report – Transportation Impact Study & Parking Analysis – Servicing & Stormwater Management Letter - These reports are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) - Additional studies/reports may be required as part of the Application review process
d.	Toronto Regional Conservation Authority ('TRCA')	- The Subject Lands are in located within a flood plain spill area associated with a tributary of the Don River. The TRCA has noted any uses associated with the disposal, manufacture, treatment, or storage of hazardous substances, specifically 'Meat Packing and Processing' and 'Funeral Homes' should not be permitted - Alternatively, the Owner shall retain a Water Resource Engineer to complete a hydraulic analysis to confirm the characteristics and extent of the flood plain spill area

e.	Canadian National Railway	The Subject Lands about the CN Rail MacMillan Yard, as shown on Attachment 2, and are located within the review area of the Canadian National Railway ('CN Rail'). The Owner will be required to address comments from CN Rail
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Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department. York Region Staff considers the Application a local matter and do not have any comments.

Conclusion

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

For more information, please contact: OluwaKemi Apanisile, Planner, Development Planning Department, Extension. 8210.

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan

Prepared by

OluwaKemi Apanisile, Planner, ext. 8210

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

Reviewed by

Approved by

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City
Manager, Infrastructure
Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager