

62 ADMINISTRATION RD

CITY OF VAUGHAN

COMMUNICATION – C23

ITEM 1

Committee of the Whole (Public Meeting)

October 6, 2020

PROPOSED ZONING BY-LAW AMENDMENT FILE Z.20.020

Public Hearing



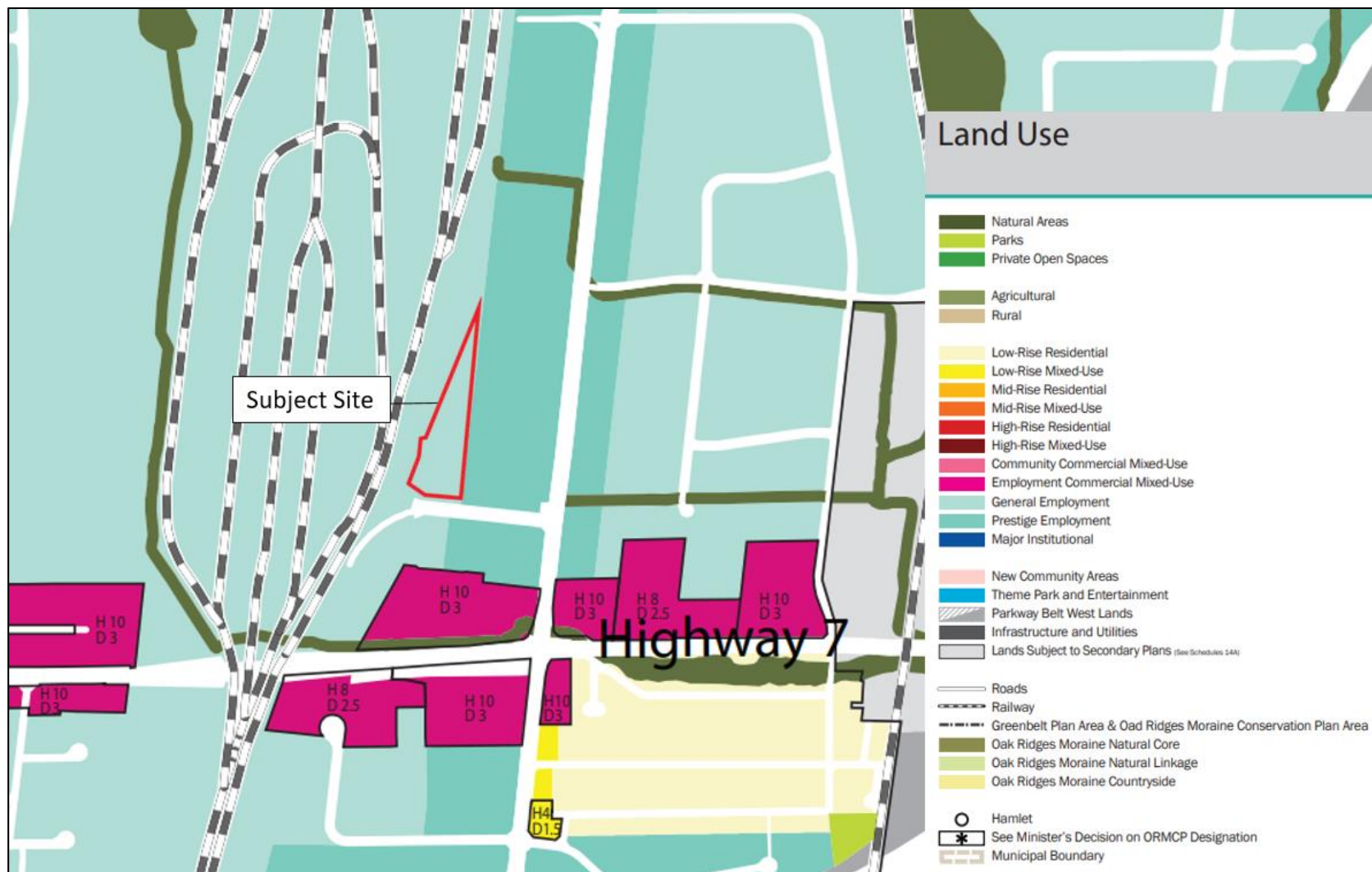
Site Area: 5.49 ha (13.57 acres)

Existing Building: 10,553 sq. m

Current Use: Commercial trucking & distribution operation

Surrounding Uses:
Industrial/employment uses, CN Rail MacMillan Yard

Subject Site



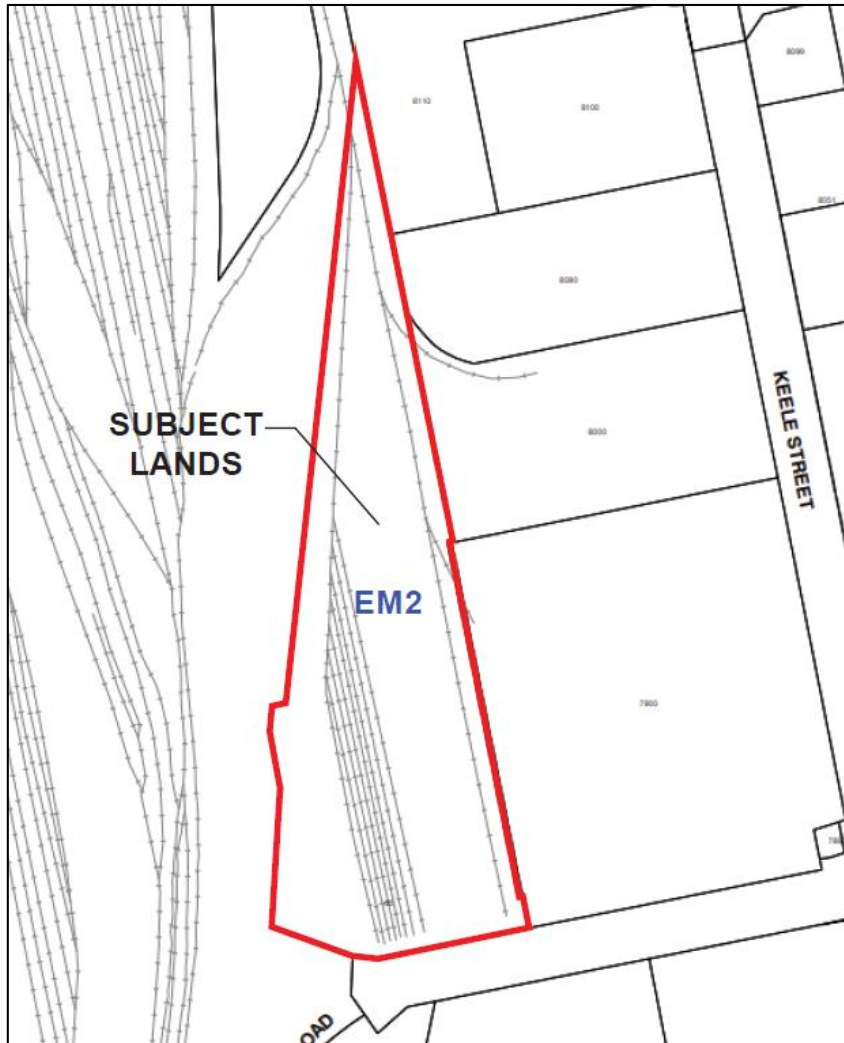
Vaughan Official Plan – Land Use



Zoning By-law 1-88 Mapping

EM1 ZONE	EM2 ZONE (PROPOSED)	EM3 ZONE	EM4 ZONE (EXISTING)
<ul style="list-style-type: none"> • Employment Use • Accessory Retail & Office Sales to an Employment Use • Banquet Hall • Bowling Alley • Business and Professional Offices • Club, Health Centre • Convention Centre, Hotel, Motel • Funeral Home • Car Brokerage • Office Building • Recreational Uses • Service and Repair Shop • Public garage legally existing 	<ul style="list-style-type: none"> • All uses Permitted in an EM1 Zone, except Hotel, Motel, Convention Centre and Personal Service Shop • All Season Sports Facility • Autobody Repair Shop • Building Supply Outlet • Car Brokerage, including trucks • Club or Health Centre • Contractor's Yard • Equipment Sales/ Rental Establishment • Meat Packing and Processing • Public Garage • Scrap Paper Storage, sorting or Baling • Service or Repair Shop, including repair of heavy equipment • Truck Terminal • Accessory Outside Storage 	<ul style="list-style-type: none"> • All uses Permitted in an EM1 Zone • Building Supply Outlet • Catalogue Sales • Convention Centre • Retail Warehouse • Retail Nursery • Swimming Pool, Recreational Vehicles Leasing/ Rental/ Sales 	<ul style="list-style-type: none"> • Airport • Landing Field • Railway Classification Yard including accessory office, warehousing, distribution and repair facilities • Intermodal Yard and uses accessory thereto

Employment Zones



Proposed Site Statistics

ZONE PROVISION	REQUIRED (EM2)	EXISTING
EM2 Zone		
Minimum Lot Frontage (m)	34	172.22
Minimum lot Area (m ²)	3,000	54,941.96
Minimum Front Yard Depth (m)	6	9.22
Minimum Interior Yard Width (m)	6	31.7 (E)
Minimum Interior Yard Width (m)	6	28.7 (W)
Minimum Rear Yard Depth (m)	12	440.39
Maximum Building Height (m)	15	< / = 15m
General Provisions		
Minimum Landscaping Buffer (m)	3	5.50
Minimum Landscaping Coverage (%)	5	17.47
Number of Parking Spaces	162	169
Parking Space Dimension (m)	2.7 x 6.0	2.6 x 5.6
Outdoor Storage	Shall be completely enclosed	This provision does not apply

Proposal

Transportation Impact Study

- Trip generation & parking analysis based on the most conservative land use in the EM2 Zone
 - In a worst case scenario, trips generated not anticipated to have a significant impact on the traffic operation in the study area
 - The most conservative amount of parking spaces can be accommodated on site

Planning Justification Report

- Conforms to / is consistent with governing policy framework

Servicing & Stormwater Management Practices Memo

- The existing municipal servicing infrastructure will continue to sufficiently service the site

Conclusion

- Conforms to / is consistent with Provincial, Regional & City policy
 - Supports employment land objectives at all levels of policy
- Represents a more appropriate zone for the current use
 - Not currently used for a transportation function
- Increases the marketability of the building for a broader range of tenants and users and enhances Vaughan's competitiveness

Conclusions