

COMMITTEE OF THE WHOLE –MAY 7, 2001

CERTIFICATE OF APPROVAL AMENDMENT – 8633 JANE STREET

Recommendation

The Commissioner of Community Services, in consultation with the Director of Public Works, the Director of Community Planning, and the Director of Building Standards, recommends:

1. That the Ministry of the Environment be requested to hold a public meeting with respect to the application by Romano Disposal Services to increase the tonnage received at their location at No. 8633 Jane Street from 100 tonnes per day to 250 tonnes per day; and,
2. Should the Ministry deny the City's request for such a public meeting, the Ministry should be informed that the site is covered by a site-specific by-law, and any approval to increase the tonnes received at this location must take into account that an Official Plan Amendment may be required, and a change to the existing zoning restrictions on the lands would be required if:
 - There is any increase in the gross floor area devoted to the material recovery facility and recycling depot, which is restricted to a maximum of 449 square metres;
 - There is any increase in the gross floor area of the business office, which is restricted to 361.5 square metres;
 - There is any increase in the open space storage area, which is limited to 28% of the total lot area, and restricted to industrial equipment and containers that contain recyclable and/or recycled materials; or
 - There is any change to the yard requirements shown on Schedule "1" of site-specific By-law 157-92, if any buildings or structures are located outside the envelopes described as Building Envelopes I, II, and III on Schedule "1".

Background

Official Plan

The subject lands are designated "Prestige Area" by OPA #450, the City's Employment Area Growth and Management Plan. Although waste recycling is not permitted within this designation, the provisions of OPA #450 state that uses permitted under previously approved Official Plan Amendments are deemed to conform to the Plan. In this regard, the waste recycling use would conform to OPA #450 as it was previously permitted by site-specific OPA #192. Minor extensions or expansions of such uses are permitted without amendment to OPA #450, *provided that the intent of the Plan is not compromised*. Given the limited amount of information provided to the City by means of the Ministry of the Environment's application form, it is difficult to determine whether the proposed increase in waste from 100 tonnes to 250 tonnes, conforms to OPA #450.

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Zoning

The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(502). An amendment to the Zoning By-law would be required if the increase in tonnage results in a change to the existing zoning restrictions on the lands, and would include the following:

- any increase in the gross floor area devoted to the material recovery facility and recycling depot, which is restricted to a maximum of 449 m²;
- any increase in the GFA of the business office, which is restricted to 361.5 m²;
- any increase in the open storage area, which is limited to 28% of the total lot area, and restricted to industrial equipment and containers that contain recyclable and/or recycled materials; and,
- any change to the yard requirements shown on Schedule "1" of site-specific By-law 157-92, if any buildings or structures are located outside of the envelopes described as Building Envelopes I, II and III on Schedule "1".

Land Use

Any physical change to the current site (such as: a building addition; an increase in the outside storage area etc.) requires a formal revision to the existing site development agreement. Since the subject lands are located adjacent to an arterial road (Jane Street), the revisions would be processed by the Community Planning Department through a complex site plan, to be approved by Council. The site plan details would be circulated to internal departments and relevant external agencies, in order to address any concerns they may have with the additional development.

The Community Planning Department has concerns with respect to the proposed increase in tonnage, and the affect that this increase may have on the existing site and on the surrounding employment area, as follows:

- The increase in tonnage may generate additional truck traffic along Jane Street to serve the site. A Traffic Impact Study should be submitted and reviewed by the Vaughan Engineering Department and the Region of York Transportation and Works Department;
- Site circulation should be reviewed by the Engineering Department, in order to ensure that an increase in the amount of trucks on the site can be appropriately accommodated, and would not result in the queuing of trucks on Jane Street, a potential safety concern; and,
- An increase in tonnage may result in negative impacts on the surrounding employment lands, such as odour, and dust. Staff are of the opinion that these potential impacts need to be determined prior to any approvals being granted by the City.

Conclusion

Based on comments from staff, the Community Planning Department requires additional detailed information in order to fully evaluate Official Plan conformity, By-law compliance, and the above-noted land use compatibility and traffic issues. In order to ensure that the above issues, and any additional issues, are adequately addressed, it would be appropriate for the City to request the Ministry of the Environment to hold a public meeting on the application to allow an opportunity for comments or concerns to be raised by the City, businesses, and landowners in the area.

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Should the Ministry deny the City's request for such a meeting, the Ministry should be informed that an Official Plan Amendment may be required, and, they should be made aware of the conditions placed on the property through the site-specific Bylaw No. 157-92.

Respectfully submitted,

G. Doris Haas
Commissioner of Community Services

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