

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 28, 2012

**2. ZONING BY-LAW AMENDMENT FILE Z.11.045
ANMAJOSUTI INVESTMENTS LTD.
WARD 4**

P.20012.6

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.11.045 (Anmajosuti Investments Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: February 3, 2012
- b) Circulation Area: 150 m and to the Concord West Ratepayers' Association
- c) Comments Received as of February 21, 2012: One letter dated February 13, 2012 from Aaron Brown, Executive V.P. of Norstar Group of Companies being the owner of 7077 Keele Street, 2180 Steeles Avenue West and 36 Bessemer Court. The letter identifies the following concerns (full letter received by the City Clerk's Office for distribution to Council):
 - i) The subject lands are adjacent to lands zoned EM1 Prestige Employment Area Zone, which does not permit outside storage;
 - ii) The proposed use does not comply with the adjacent zoning (EM1 Prestige Employment Area Zone);
 - iii) The proposed use is more in keeping with an EM2 General Employment Area Zone;
 - iv) The proposed use is not appropriate for the neighbourhood.

Mr. Brown's concerns, and any additional comments received in writing, or in person at the Public Hearing, will be discussed in the technical report.

Purpose

The Owner has submitted Zoning By-law Amendment File Z.11.045 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically to permit a gravel parking area for the open storage of trucks and trailers and vehicle parking within the Hydro Corridor, for the exclusive use of the business in the adjacent industrial building at 275 Drumlin Circle, as shown on Attachment #3.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ Northeast of Steeles Avenue West and Keele Street, shown as "Subject Lands" on Attachments #1 and #2, City of Vaughan.
-----------------	--

Official Plan Designation	<ul style="list-style-type: none"> ▪ "Public Use Area – Electric Power Facility" by the Provincial Parkway Belt West Plan (PBWP), which is the City's Official Plan for this area. This designation only permits public uses and linear public infrastructure (i.e. transportation, communication and utilities). The proposal to use the hydro corridor lands for private uses does not conform to the Parkway Belt West Plan. <p>The Owner is not proposing to remove the subject lands from the Parkway Belt West Plan but instead is seeking an amendment to the Parkway Belt West Plan through the Ministry of Municipal Affairs and Housing to permit the proposal, as discussed in the next section.</p> <ul style="list-style-type: none"> ▪ Identified as "Lands within the Parkway Belt West Plan" by OPA #450 (Employment Area Plan). ▪ Identified as "Parkway Belt West Lands" by the New City of Vaughan Official Plan 2010 as adopted by Vaughan Council on September 7, 2010 (and modified on September 27, 2011), which is pending approval from the Region of York.
Parkway Belt West Plan (PBWP) Amendment	<ul style="list-style-type: none"> ▪ The proposal does not conform to the PBWP, and therefore, the Owner has submitted a concurrent application (File No. 19-PBA-028-210) to the Ministry of Municipal Affairs and Housing (MMAH), to amend the Provincial Parkway Belt West Plan to permit a gravel parking area for the private open storage of trucks and trailers and vehicle parking on the subject lands. ▪ The application is currently under review by the MMAH, and must be approved by the Ministry, prior to the technical report for the subject zoning application being considered by Vaughan Council. Should the MMAH not approve the amendment to the PBWP, then the City will stop processing the zoning application.
Zoning	<ul style="list-style-type: none"> ▪ PB1(S) Parkway Belt Linear Facilities Zone by Zoning By-law 1-88. Lands within a PB1(S) Zone shall be used for no other purpose than public uses. ▪ A gravel parking area for the private open storage of trucks and trailers and vehicle parking is not permitted in the PB1(S) Zone, and an amendment to the Zoning By-law is required.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2

Preliminary Review

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	COMMENTS
a.	Conformity with City and Provincial Plans and Appropriateness of Proposal	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the Provincial Parkway Belt West Plan and any amendments, and other Provincial Plans, OPA #450 (Employment Area Plan), and the City of Vaughan Official Plan 2010, to determine the appropriateness of the proposal. ▪ The appropriateness of amending Zoning By-law 1-88 to permit a proposed gravel parking area for the open storage of trucks and trailers and vehicle parking on the subject lands will be reviewed in consideration of the open storage provisions of Zoning By-law 1-88, including but not limited to: location, screening, fencing, driveway surface material, maximum percentage of lot area for open storage, and landscaping. ▪ The zoning application will also be reviewed in consideration of the surrounding land use context, including the views from Keele Street and the existing and planned office buildings in the vicinity of the proposed open storage area, and compatibility with the surrounding existing and planned land uses, including the impact on the predominantly EM1 Prestige Employment Area Zone lands within the subdivision. ▪ Review will be given to determine if the proposal should commence on a 3-year temporary basis, in accordance with the <u>Planning Act</u>, rather than becoming a permanent use, if through the zoning review this use is considered appropriate.
b.	Future Site Development Application	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a future Site Development Application, which will be reviewed to ensure appropriate site design, access, internal traffic circulation, parking, landscaping and screening/berming, servicing and grading, if the zoning application is approved.
c.	City and Public Agency Review	<ul style="list-style-type: none"> ▪ The Owner will be required to address all City and Public Agency review comments, including, but not limited to: the Ministry of Municipal Affairs and Housing, Canadian National Railway, Hydro One Networks, Region of York, and the City of Toronto, if required. ▪ A traffic impact report has been submitted and will be reviewed to determine the impact that additional truck traffic may have to the surrounding area and the primarily Prestige Employment subdivision as associated with the proposal, to the satisfaction of the City, Region of York, and the City of Toronto, if required.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. 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 application will be considered in the technical review of the application, together with comments from the public and 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.

Attachments

1. Context Location Map
2. Location Map
3. Concept Site Plan

Report prepared by:

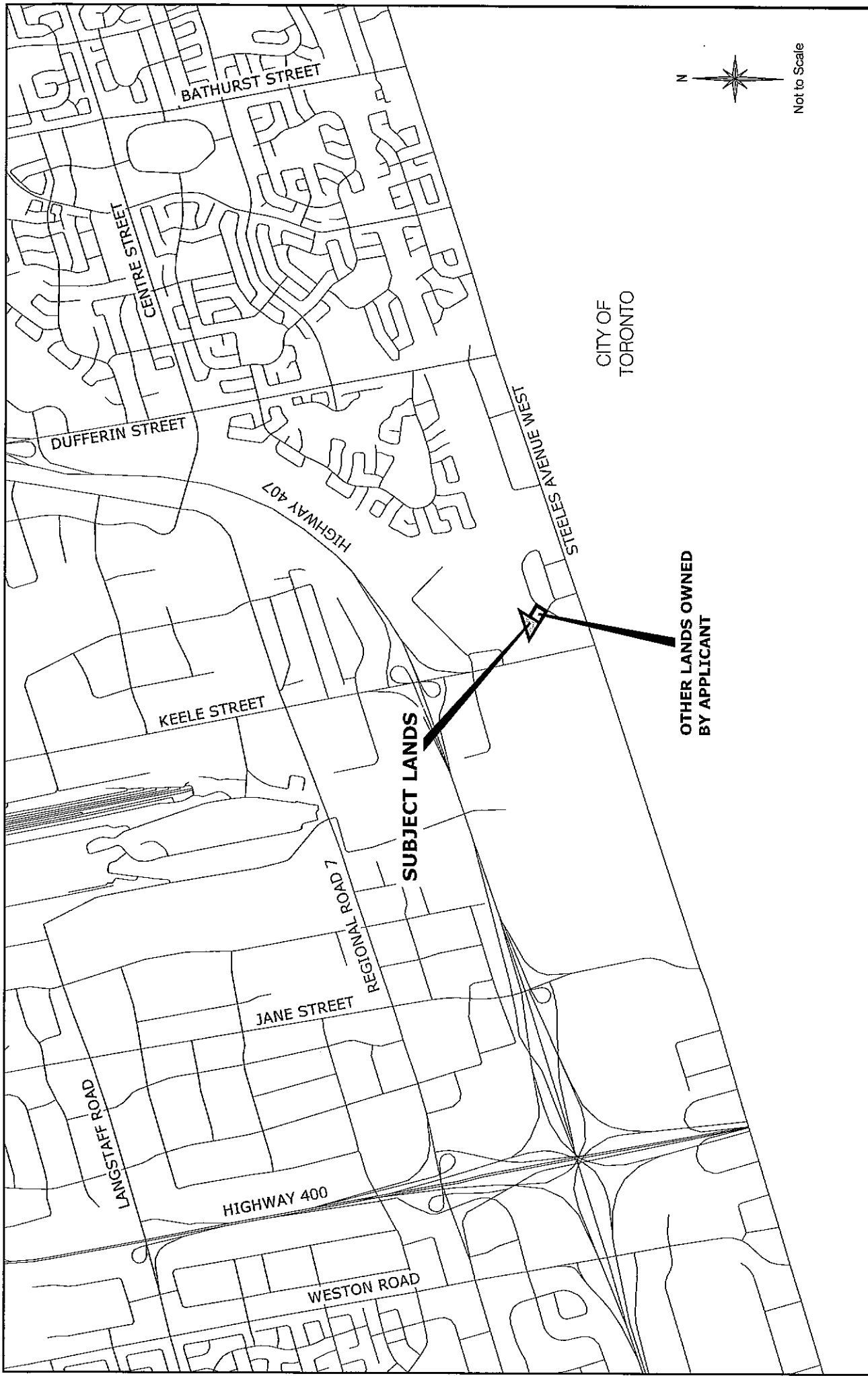
Daniel Woolfson, Planner 1, ext. 8213
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 1,
Concession 3

Applicant:
Anmajosuti Investments Ltd.

N:\DPT\1 ATTACHMENTS\Z\Z.11.045.dwg



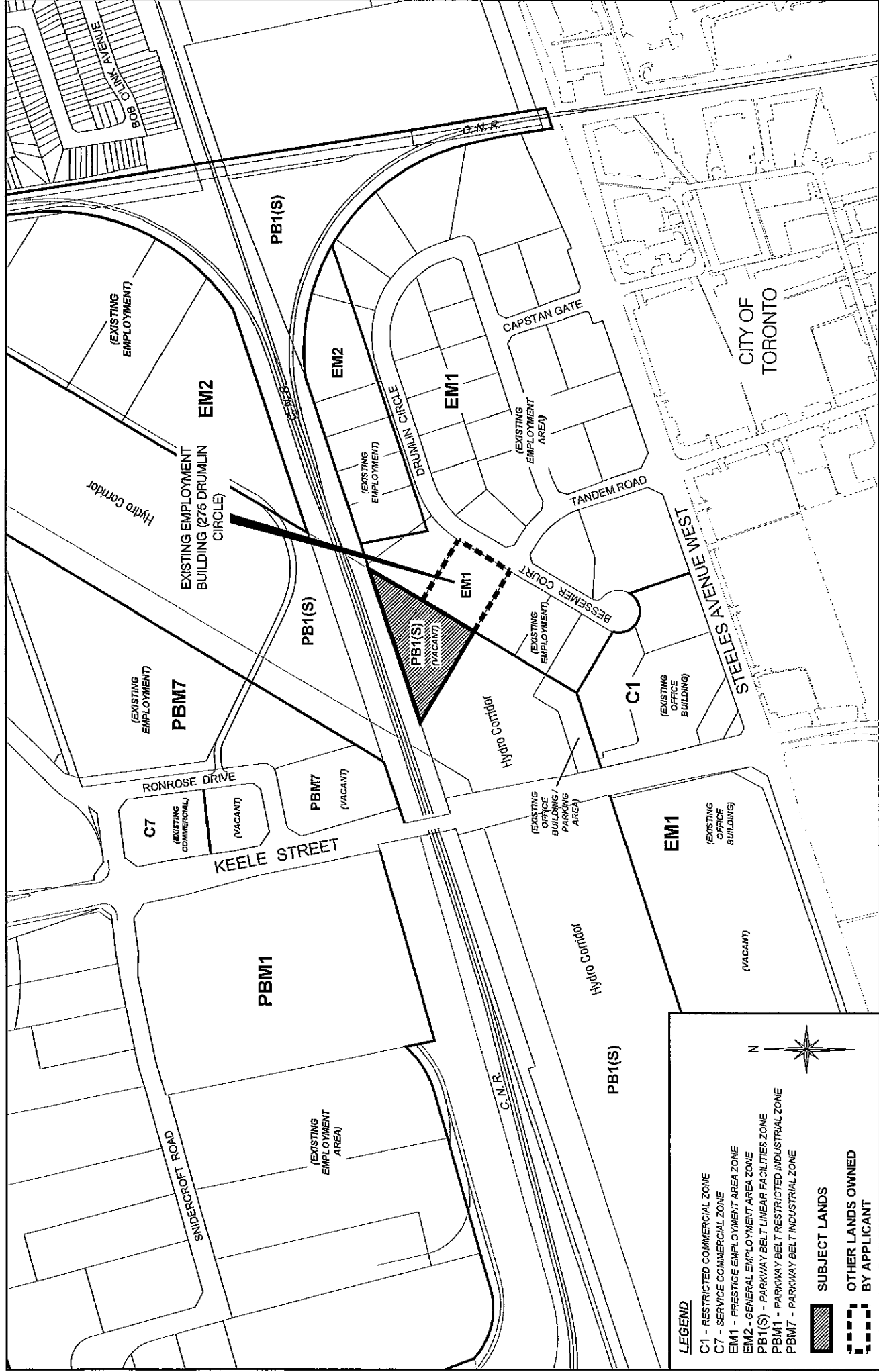
Attachment

File: Z.11.045

Not to Scale

Date: February 3, 2012

1



Location Map

Location: Part of Lot 1,
Concession 3

Applicant:
Animaosuri Investments Ltd.
N:\DFT\1 ATTACHMENTS\Z\z-11,045.dwg



Attachment

File: Z.11,045

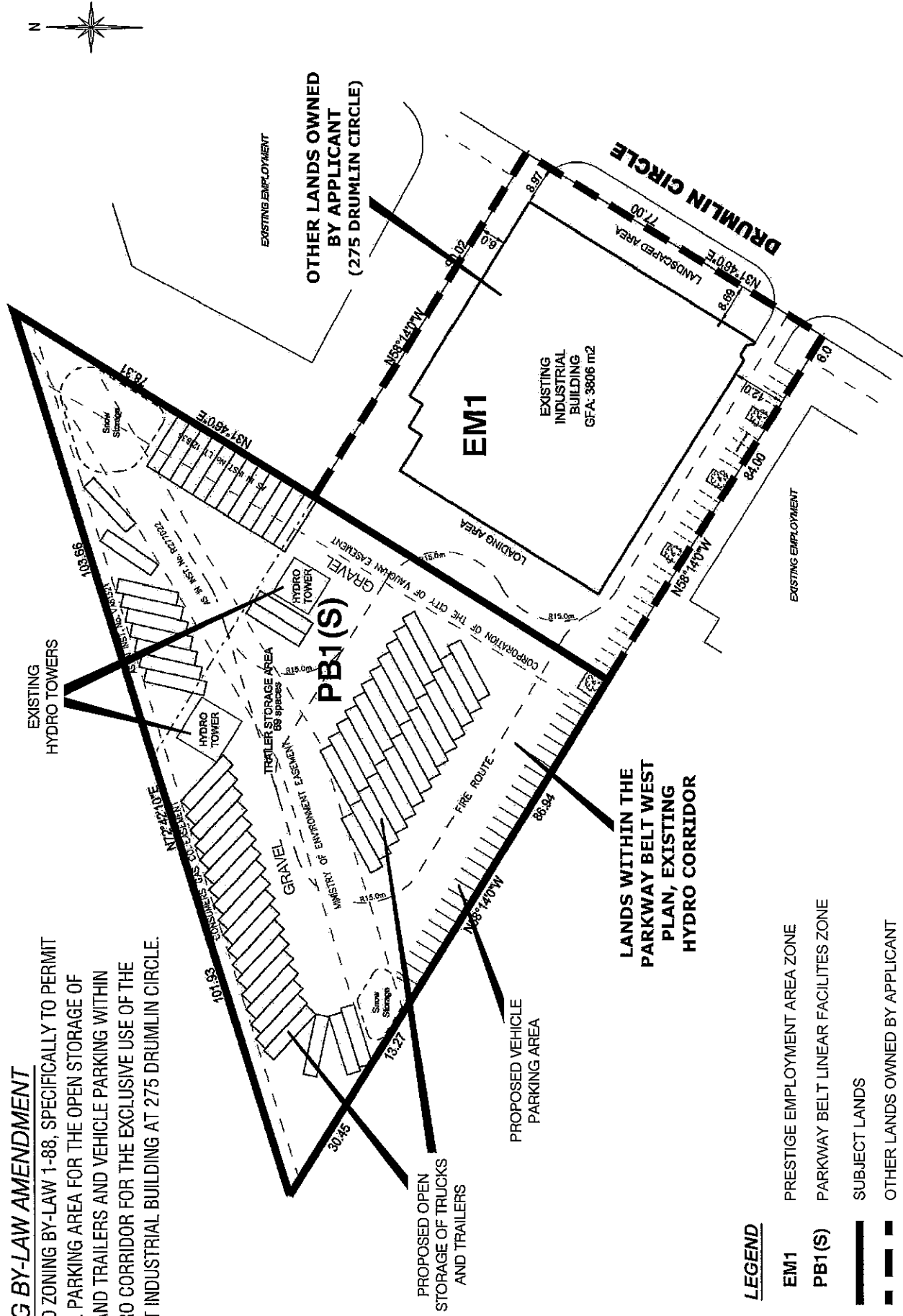
Not to Scale

Date: February 13, 2012

2

ZONING BY-LAW AMENDMENT

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO PERMIT A GRAVEL PARKING AREA FOR THE OPEN STORAGE OF TRUCKS AND TRAILERS AND VEHICLE PARKING WITHIN THE HYDRO CORRIDOR FOR THE EXCLUSIVE USE OF THE ADJACENT INDUSTRIAL BUILDING AT 275 DRUMLIN CIRCLE.



LEGEND

- EM1 PRESTIGE EMPLOYMENT AREA ZONE
- PB1(S) PARKWAY BELT LINEAR FACILITIES ZONE
- SUBJECT LANDS
- OTHER LANDS OWNED BY APPLICANT

Concept Site Plan

Location: Part of Lot 1,
Concession 3

Applicant:
Anmajosuti Investments Ltd.
N:\DFA\1 ATTACHMENTS\2012\1:045.dwg



Attachment

File: Z.11.045

Not to Scale

Date: February 13, 2012

3