

**2.    OFFICIAL PLAN AMENDMENT FILE OP.02.025  
ZONING BY-LAW AMENDMENT FILE Z.02.089  
YORK MAJOR HOLDINGS INC.  
PRELIMINARY REPORT**

**P.2003.9**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for Files OP.02.025 and Z.02.089 (York Major Holdings Inc.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole

**Purpose**

On December 20, 2002, the Owner submitted applications to amend the Official Plan and Zoning By-law to permit limited outdoor storage (up to 30% of the lot area) accessory to the main permitted uses on the site. The Official Plan and zoning by-law currently permit a range of industrial uses with no outdoor storage.

**Background - Analysis and Options**

The approximately 17 ha site is located on the northeast corner of Keele Street and Teston Road, in Lots 26 and 27, Concession 3, City of Vaughan.

The lands are designated "Prestige Industrial" by OPA 332, as amended by OPA 535, and zoned M1 Restricted Industrial Zone by By-law 1-88. The Official Plan and Zoning By-law do not permit outdoor storage, therefore, amendments are required to permit the proposed accessory outside storage. The surrounding land uses are:

- North - undeveloped (M1 Restricted Industrial Zone)
- South - Teston Road; industrial (M1 Restricted Industrial and M2 General Industrial Zones)
- East - Keele Street; railway line (A Agricultural Zone)
- West - Avondale Composting Facility (OS1 Open Space Conservation Zone)

On January 24, 2003, a notice of Public Hearing was circulated to all property owners within 120m of the subject lands. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

**Preliminary Review**

Following an initial review of the proposed applications, Staff has identified the following matters to be reviewed in greater detail:

- the appropriateness of the request for outside storage will be reviewed in context of its location abutting two arterial roads and future park and open space lands;
- the appropriateness of the proposed 30% coverage of the total lot area to be used for open storage will be considered;

- screening measures and zoning restrictions, such as height and setbacks, that can be used to minimize the impact of the proposed outdoor storage will be reviewed;
- the appropriateness of permitting outdoor storage accessory to all of the permitted uses in an M1 Restricted Industrial Zone (i.e public garage), will be reviewed; and
- a site plan is required illustrating where the outside storage is to be located relative to the driveways and the buildings, as shown on the proposed concept plan.

**Conclusion**

The above issues, but not limited to, will be considered in the technical review of the application, together with comments expressed by the public and Council at the public hearing or in writing, and addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the proposal will be reviewed in the context of compatibility with the existing and future surrounding land uses, potential measures which can be utilized to minimize the impact of the outdoor storage, and the appropriateness of permitting the outdoor storage use accessory to all of the permitted uses in the M1 Zone.

**Attachments**

1. Location Map
2. Concept Plan

**Report prepared by:**

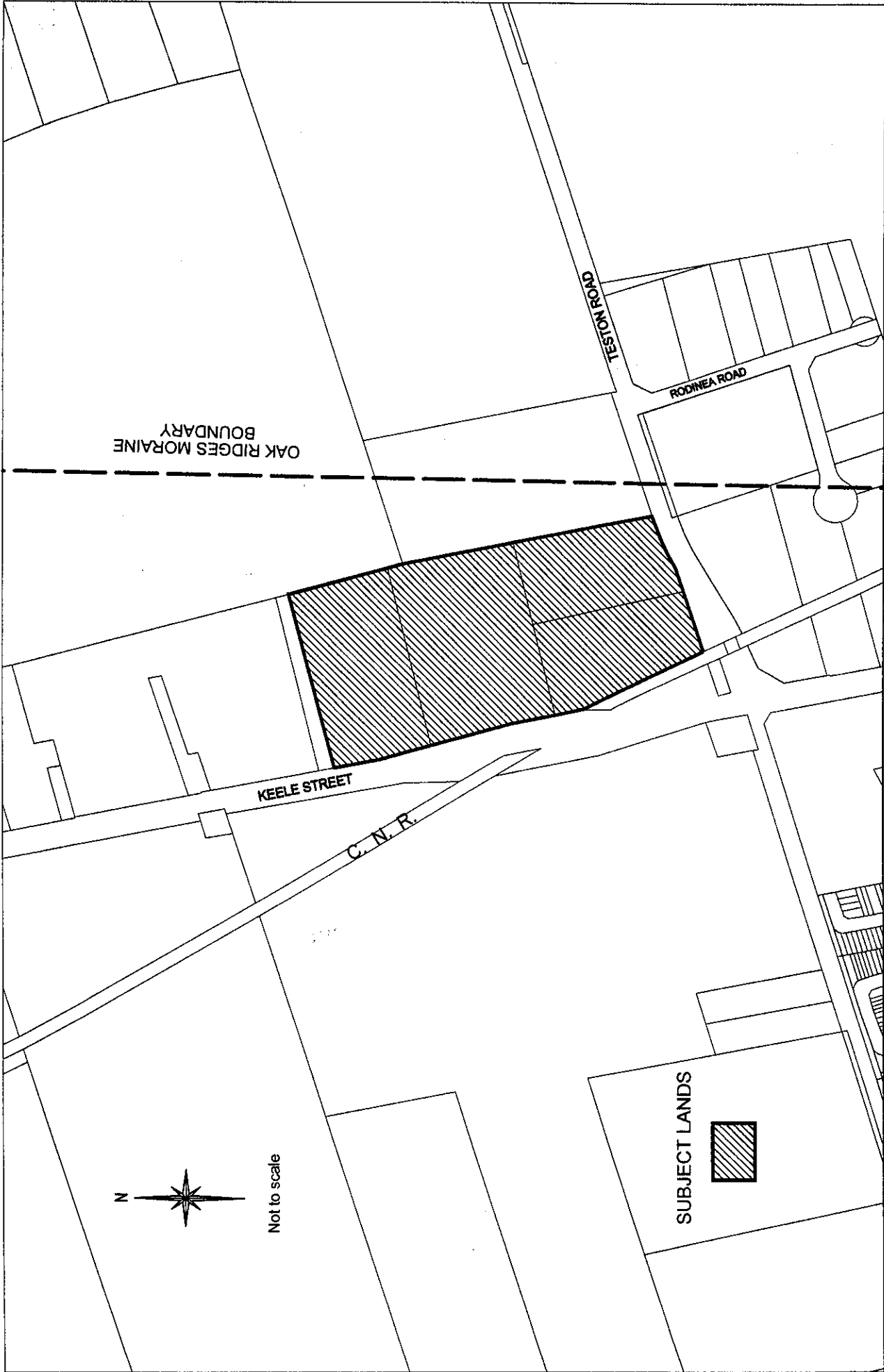
Mauro Peverini, Planner, ext. 8407  
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Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE ARBOUR  
Director of Community Planning

/CM



# Location Map

Lots 26 & 27  
 Concession 3  
 APPLICANT:  
 YORK MAJOR HOLDINGS INC.

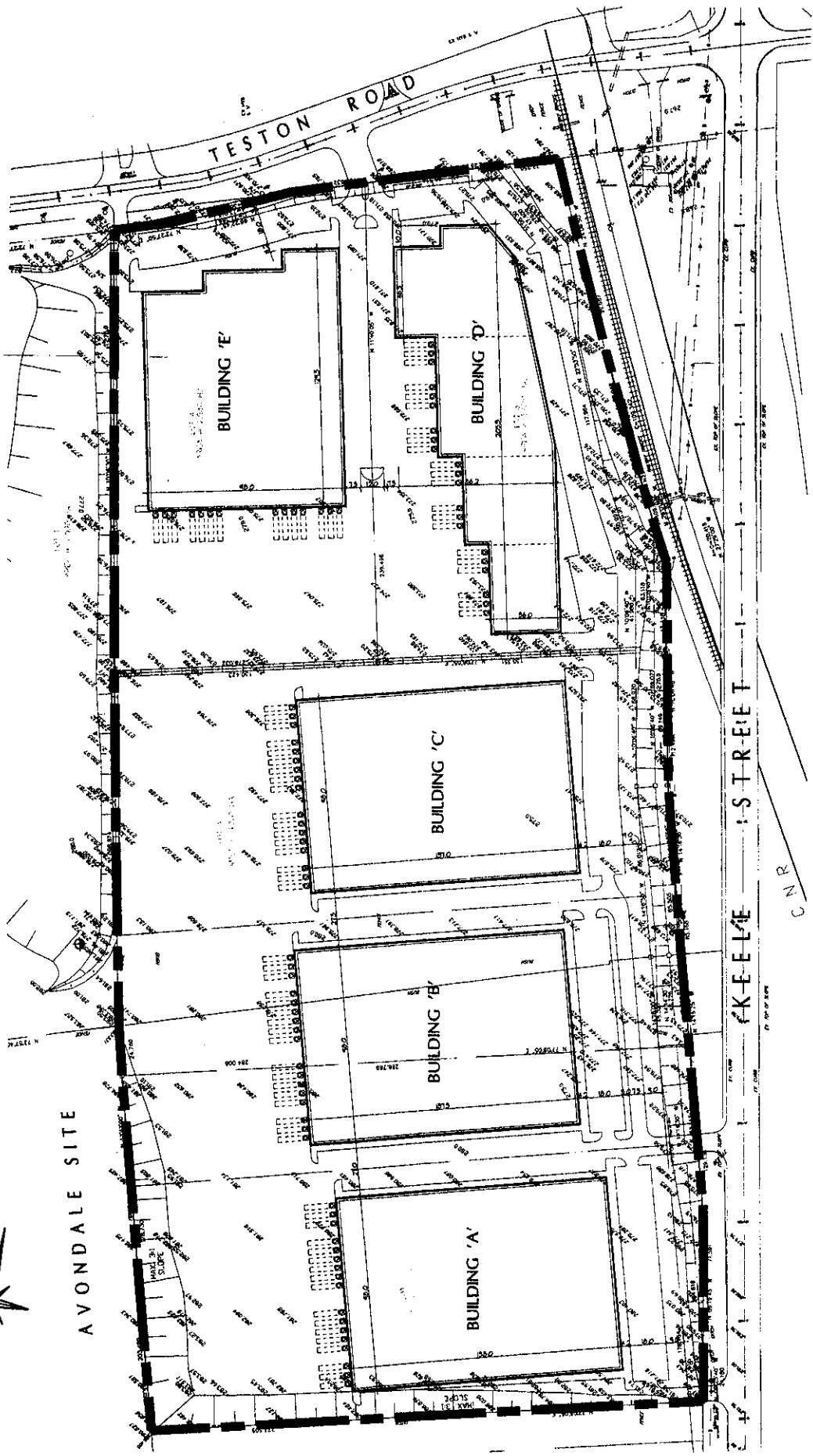


Community Planning Department

# Attachment

# 1

FILE No.:  
 Z.02.089  
 RELATED FILE No.:  
 OP.02.025  
 January 10, 2003



SUBJECT LANDS



Not to scale

**Concept Plan**

Lots 26 & 27,  
Concession 3

APPLICANT:  
YORK MAJOR HOLDINGS INC.



Community Planning Department

**Attachment**

**2**

FILE No.:  
Z-02.089  
RELATED FILE No.:  
OP.02.025  
January 10, 2003