

**2. ZONING BY-LAW AMENDMENT FILE Z.10.029
6630987 CANADA INC. C/O ROYAL GROUP INC.
WARD 2**

P.2011.2

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.10.029 (6630987 Canada Inc. c/o Royal Group Inc.) 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: December 17, 2010
- b) Circulation Area:150m
- c) Comments Received as of January 4, 2011: None

Purpose

To amend the City's By-law 1-88, specifically to rezone the subject lands (131 and 155 Regalcrest Court) shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone, to EM2 General Employment Area Zone to permit the outside storage of plastic pipes and fittings (associated with a permitted industrial employment use) in two locations (total proposed outside storage area of 11,370 m² as shown on Attachment #3), and to permit the following additional site-specific exceptions:

	By-law Standard	By-law 1-88, EM2 General Employment Area Zone Requirements	Proposed Exceptions to EM2 Zone
a.	Minimum Parking Required	a) 131 Regalcrest Court: 152 b) 155 Regalcrest Court: 172 Total Required: 324 spaces	a) 131 Regalcrest Court: 71 b) 155 Regalcrest Court: 59 Total Provided:130 spaces
b.	Outside Storage Requirements	i) No outside storage other than the storage of machinery and equipment shall exceed three (3) metres in height. ii) Outside storage accessory to a permitted use shall not exceed 30% of the lot area.	i) No outside storage other than the outside storage of machinery and equipment shall exceed five (5) metres in height. ii) 131 Regalcrest Court: Outside storage accessory to a permitted use shall not exceed 34%.

	By-law Standard	By-law 1-88, EM2 General Employment Area Zone Requirements	Proposed Exceptions to EM2 Zone
		iii) The outside storage area shall be completely enclosed by a stone or masonry wall or chain link fence, with appropriate landscaping screen and no such enclosure shall be less than two (2) metres in height.	iii) The outside storage areas will be contained within the property perimeter fencing, however, the individual outdoor storage areas will not be fenced and screened with landscaping.

Background - Analysis and Options

The subject site is currently under one ownership, however, it is comprised of two municipal addresses to facilitate the two existing industrial buildings (131 and 155 Regalcrest Court). The applicant has advised that the subject lands may be severed into two parcels in the future. Therefore, if approved, the applicant has requested the above noted zoning exceptions to accommodate this possibility. Through the ongoing review of the application, additional exceptions to the EM2 General Employment Area Zone to facilitate this proposal, may also be identified and will be addressed in the future technical report.

Location	<ul style="list-style-type: none"> ▪ 131 and 155 Regalcrest Court, southeast of Regional Road 7 and Regional Road 27, in Part of Lot 4, Concession 8, City of Vaughan, as shown on Attachments #1 and #2.
Official Plan Designations	<ul style="list-style-type: none"> ▪ "Employment Area General" by OPA #450 (Employment Area Plan) as amended by OPA #660, which provides opportunities for industrial development that may require outside storage or be undertaken outdoors. The typical implementing zoning category for this designation is EM2 General Employment Area Zone, notwithstanding that the subject property is zoned EM1 Prestige Employment Area Zone. The proposal conforms to OPA #450. ▪ "Commercial Mixed Use" by the new City of Vaughan Official Plan 2010, with a maximum height of 8-storeys and a maximum density of 2.5 FSI (Floor Space Index) for the portion of the subject lands to the east of Regalcrest Court, and provides for a maximum height of 10-storeys and a density of 3 FSI for the portion of the subject lands directly north of the Regalcrest Court cul-de-sac bulb. Official Plan 2010 was adopted by Vaughan Council on September 7, 2010, and is pending Regional approval. ▪ The "Commercial Mixed-Use designation is located along a primary Intensification Corridor (Regional Road 7) and is to be predominately commercial and appropriate for non-residential (such as office, hotel, retail) intensification and make efficient use of existing and planned transit investments. The proposed accessory outside storage of plastic pipes associated with an industrial employment use does not conform to City of Vaughan

	<p>Official Plan 2010, however, this new Official Plan is not in effect and the provisions of OPA #450 prevail. The property and surrounding area is currently located within an industrial employment area that is developed with existing industrial buildings including the outside storage of plastic pipes on lands located to the south of 131 Regalcrest Court.</p>
Zoning	<ul style="list-style-type: none"> ▪ EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone by By-law 1-88, subject to Exceptions 9(291), 9(654B) and 9(654C). ▪ The proposal to rezone the subject lands to EM2 General Employment Area Zone to permit the accessory outdoor storage of plastic pipes and fittings associated with a permitted industrial employment use, and the proposed reduction in parking and amendments to the outside requirements, do not comply with Zoning By-law 1-88, and an amendment to the 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 proposed application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Appropriateness of Proposed Rezoning	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning to EM2 Zone to permit the outside storage of plastic pipes and fittings on the subject lands will be reviewed in consideration of compatibility with the surrounding land uses. ▪ The proposed exceptions to the parking and outside storage standards of the by-law, as, well as any further exceptions required to implement the proposal will be reviewed through the technical review of the application.
		<ul style="list-style-type: none"> ▪ Review will be given with respect to maintaining appropriate functioning of the site including, but not limited to, on-site vehicular circulation, appropriate access to loading areas and the fire route, availability of parking, and maintaining an appropriate containment and visual screening of the proposed outside storage areas.
b.	Additional Studies	<ul style="list-style-type: none"> ▪ A parking study is required to support the proposed parking deficiency on the properties.

		<ul style="list-style-type: none">▪ Review will be given to determine if additional studies are required to support the proposed use.
--	--	---

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, 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 be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, the subject application will be reviewed with regard to the appropriateness of the proposed rezoning, land use compatibility with existing and future development in the surrounding area, and the implications from the resulting reduction to the required minimum number of parking spaces.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan – Proposed Outside Storage Areas

Report prepared by:

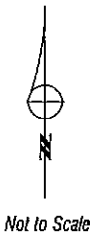
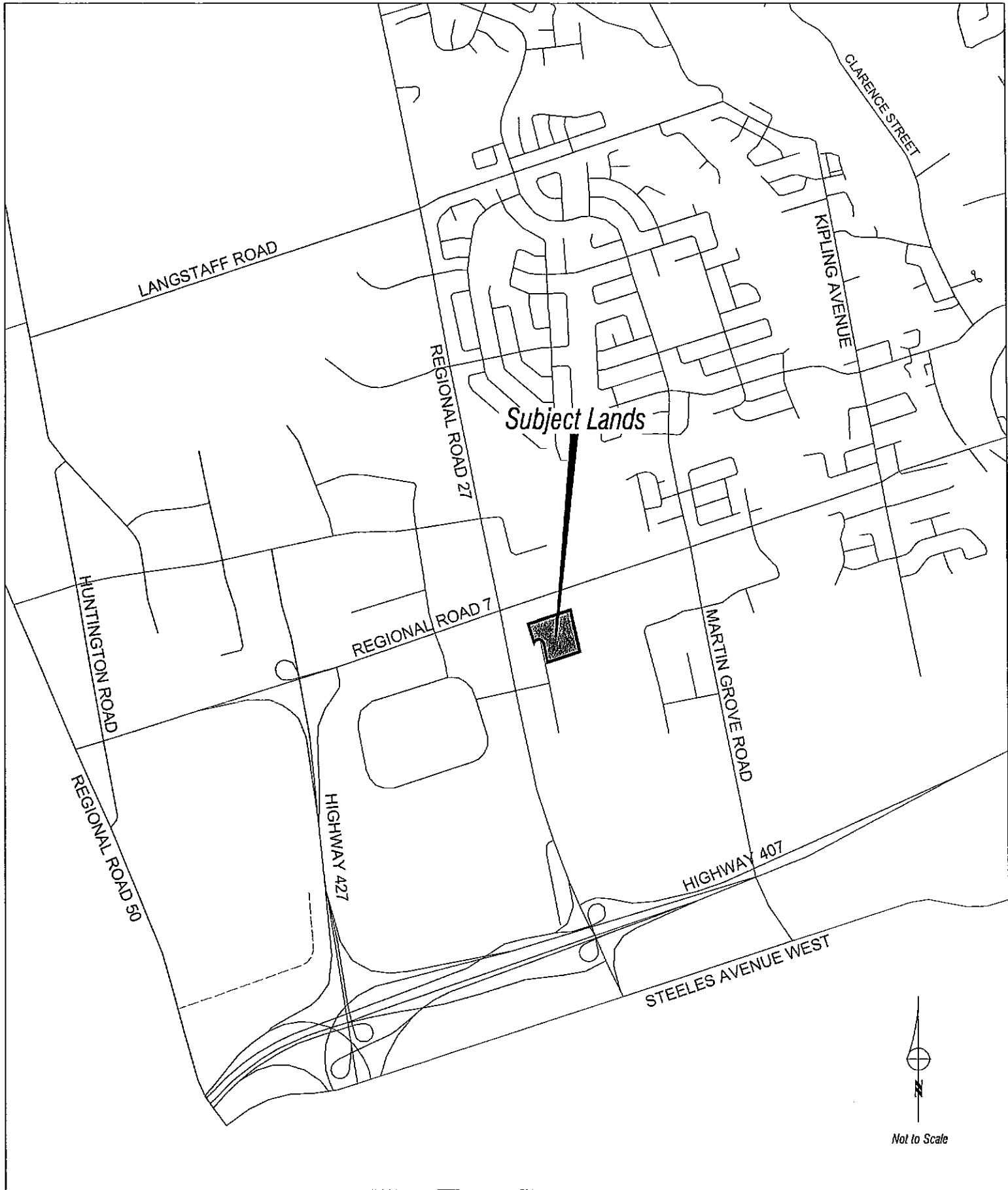
Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part Lot 4, Concession 8

APPLICANT:
6630987 Canada Inc., C/O Royal Group Inc.

H:\OFT\1 ATTACHMENTS\DA\2.10.029.dwg

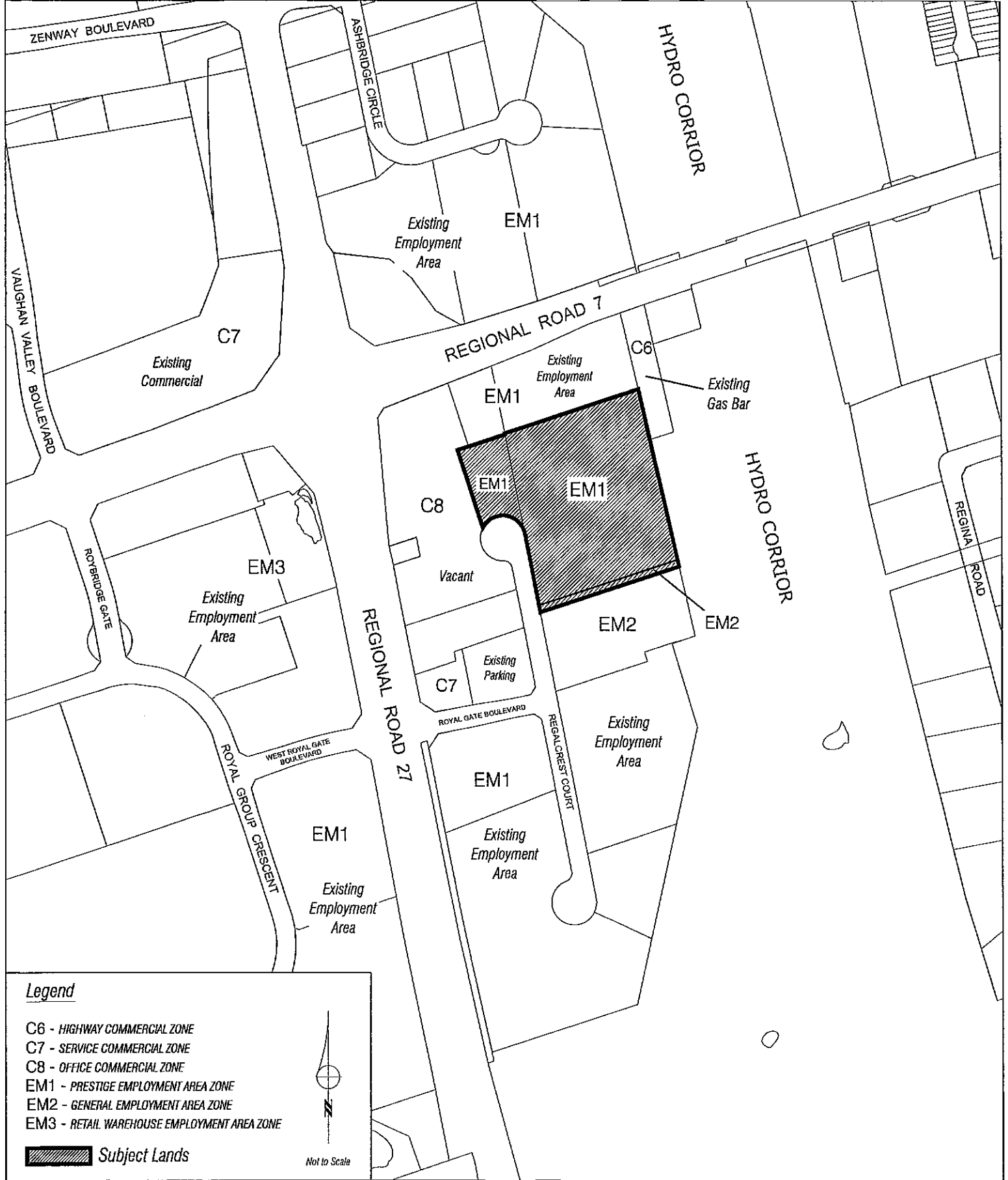


Attachment

FILE:
2.10.029

DATE:
December 21, 2010

1



Location Map

LOCATION:
Part Lot 4, Concession 8

APPLICANT:
6630987 Canada Inc., C/O Royal Group Inc.

H:\DFT\1 ATTACHMENTS\04\z.10.029.dwg



Attachment

FILE:
Z.10.029

DATE:
December 21, 2010

2

EXISTING PARKING SPACES TO BE REMOVED

SOUTH FACE OF CONCRETE RETAINING WALL ON LOT

Proposed Outside Storage (3846m²)

2 STOREY BRICK INDUSTRIAL BUILDING
No. 155 REGALCREST COURT

TOTAL SR. PL. AREA 10,443 S.M.
AREA OF OFFICE 11,057 S.M.
OFFICE AREA 324 S.M.
PARKING REQUIRED 128 + 7 = 135
PARKING PROVIDED 172

CENTRE LINE OF FIRE TRUCK ROUTE

2 STOREY BRICK INDUSTRIAL BUILDING
No. 131 REGALCREST COURT

TOTAL SR. PL. AREA 8,281 S.M.
AREA OF OFFICE 8,527 S.M.
OFFICE AREA 723 S.M.
PARKING REQUIRED 119 + 15 = 134
PARKING PROVIDED 122

CENTRE LINE OF FIRE TRUCK ROUTE

Proposed Outside Storage (7524m²)

2 STOREY BRICK BUILDING
No. 101 REGALCREST COURT

EXISTING PARKING SPACES TO BE REMOVED

ZONING BY-LAW AMENDMENT TO REZONE THE SUBJECT LANDS TO EM2 GENERAL EMPLOYMENT AREA ZONE TO PERMIT THE ACCESSORY OUTSIDE STORAGE OF PLASTIC PIPES & FITTINGS IN THESE LOCATIONS

SUBJECT LANDS

ACCESSORY OUTSIDE STORAGE

Not to Scale

REGALCREST COURT

Existing Site Plan - Proposed Outside Storage Areas

APPLICANT: 6630987 Canada Inc.,
C/O Royal Group Inc.

LOCATION:
Part Lot 4, Concession 8



Attachment

FILE:
Z.10.029

DATE:
December 21, 2010

3