

2. ZONING BY-LAW AMENDMENT FILE Z.12.004

P.2011.15

**ADCIT HOLDINGS LIMITED
WARD 4 – VICINITY OF KEELE STREET AND BOWES ROAD**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File Z.12.004 (Adcit Holdings Limited) 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: March 30, 2012
- b) Circulation Area: 150 m and Concord West Ratepayers' Association
- c) Comments Received as of April 10, 2012: None

Purpose

The Owner has submitted Zoning By-law Amendment File Z.12.004 for the subject lands shown on Attachments #1 and #2, to amend Zoning By-law 1-88, specifically the EM2 General Employment Area Zone subject to Exception 9(82), to recognize and permit the continued operation of an existing plastic sorting and recycling facility that is wholly enclosed within Units #1 to #10 inclusive at 452 Bowes Road, as shown on Attachments #3 to #5.

The Owner has proposed that the following definition be added to site-specific zoning Exception 9(82) to implement the proposal:

	By-law Standard	By-law 1-88 EM2 Zone, Exception 9(82) Requirements	Proposed Exceptions to EM2 Zone, Exception 9(82)
a.	Definition of Plastic Sorting and Recycling Facility	<ul style="list-style-type: none"> ▪ A plastic sorting recycling facility is not a permitted use and is not defined in Zoning By-law 1-88, as amended. 	<ul style="list-style-type: none"> ▪ Permit a plastic sorting and recycling facility in a EM2 Zone on the subject lands with the following site-specific definition: "Means the use of a building, or part of a building, for the receiving of recyclable plastic products. The building is equipped with grinding and chopping machines and bailing/binding machines. Plastic will be separated from the other materials and sent to the grinding/chopping machines and then to

	By-law Standard	By-law 1-88 EM2 Zone, Exception 9(82) Requirements	Proposed Exceptions to EM2 Zone, Exception 9(82)
			the bailing/binding machines and processed into cubes, which are stored in the plant to be later loaded onto trailers or containers for shipment elsewhere for processing. Leftover materials and waste shall be processed, stored in bins inside the building and disposed of through a private disposal company to authorized disposal areas.”

Additional site-specific zoning exceptions to Zoning By-law 1-88 required to implement the proposal may be identified through the detailed review of the Zoning By-law Amendment Application, and will be addressed when the technical report is completed.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> ▪ 452 Bowes Road, southeast of Langstaff Road and Keele Street, shown as “Subject Lands” on Attachments #1 and #2, City of Vaughan.
Official Plan Designation	<ul style="list-style-type: none"> ▪ “Employment Area General” by the in-effect OPA #450 (Employment Area Plan), which contains waste recycling and outside storage policies. ▪ OPA #450 defines a waste recycling establishment as an operation that may collect and store and/or process recyclable materials for the purposes of creating new products or raw materials, and includes a waste transfer station and a material recovery facility but does not include a concrete or asphalt recycling facility or a composting facility. The proposal to recognize and permit the continued operation of the existing plastic sorting and recycling facility conforms to the Official Plan. <p>A waste recycling establishment shall only be permitted in areas designated “Employment Area General” and shall not be permitted to operate on lands abutting an arterial road, and existing or planned provincial highways. Furthermore, a substantial separation distance between waste recycling operations and existing and planned residential, institutional, and parkland uses shall be provided to minimize any adverse effects including noise, dust, traffic and visual impacts.</p> <p>The subject lands are located within the “Employment Area General” designation, are not abutting an arterial road, and are located approximately 1.35 km away from existing residential area (Concord West to south) and 400m away from existing open space (to the east). The proposal conforms to the locational policies for waste recycling facilities in OPA #450.</p>

	<ul style="list-style-type: none"> General Employment" by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011), which is pending approval from the Ontario Municipal Board, and permits manufacturing and processing and would include uses such as waste recycling. The proposal conforms to the Official Plan.
Zoning	<ul style="list-style-type: none"> EM2 General Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(82), which permits industrial uses that may require outside storage. Plastic sorting and recycling is not a permitted use in Zoning By-law 1-88, or by site-specific Exception 9(82). An amendment to the Zoning By-law is required to permit the plastic sorting and recycling use, and to provide site-specific definitions and zone standards. Although the EM2 Zone permits outside storage, the applicant is proposing to undertake all sorting and recycling operations within the interior of the building at 452 Bowes Road.
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	COMMENT(S)
a.	Conformity with City Official Plans	<ul style="list-style-type: none"> The application will be reviewed in consideration of the in-effect waste recycling policies in OPA #450 (Employment Area Plan), and have regard to the policies in the new City of Vaughan Official Plan 2010.
b.	Appropriateness of the Proposed Use within a Multi-Unit Building (Attachments #3 to #5)	<ul style="list-style-type: none"> The appropriateness of permitting the continued operation of the existing plastic sorting and recycling facility on the subject lands and within a multi-unit building (Units 1 to 10 at 452 Bowes Road) will be reviewed in consideration of the policies in OPA #450 for recycling operations within multi-unit buildings, including compatibility with other existing and permitted uses on the site and in the surrounding area, noise, odour, emissions and vibration. The site plan and floor plan will be reviewed in accordance with the Official Plan policies noted above and to ensure appropriate access, truck movement, loading, parking, and landscaping.

	MATTERS TO BE REVIEWED	COMMENT(S)
c.	Proposed Definition for a Plastic Sorting and Recycling Facility	<ul style="list-style-type: none"> ▪ The proposed definition for a plastic sorting and recycling facility will be reviewed to ensure it appropriately implements the recycling use, if the application is approved.
d.	Traffic	<ul style="list-style-type: none"> ▪ The application will be reviewed with respect to the volume of truck traffic required to operate the facility.
e.	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, the Region of York and Ministry of Environment, if required. ▪ Additional plans and/or studies may be required, and will be determined through City and Public Agency review.

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. Existing Site Plan (452 Bowes Road)
4. Existing Elevation Plan (452 Bowes Road)
5. Existing Floor Plan (452 Bowes Road)

Report prepared by:

Daniel Woolfson, Planner 1, ext. 8213

Christina Napoli, Senior Planner, ext. 8483

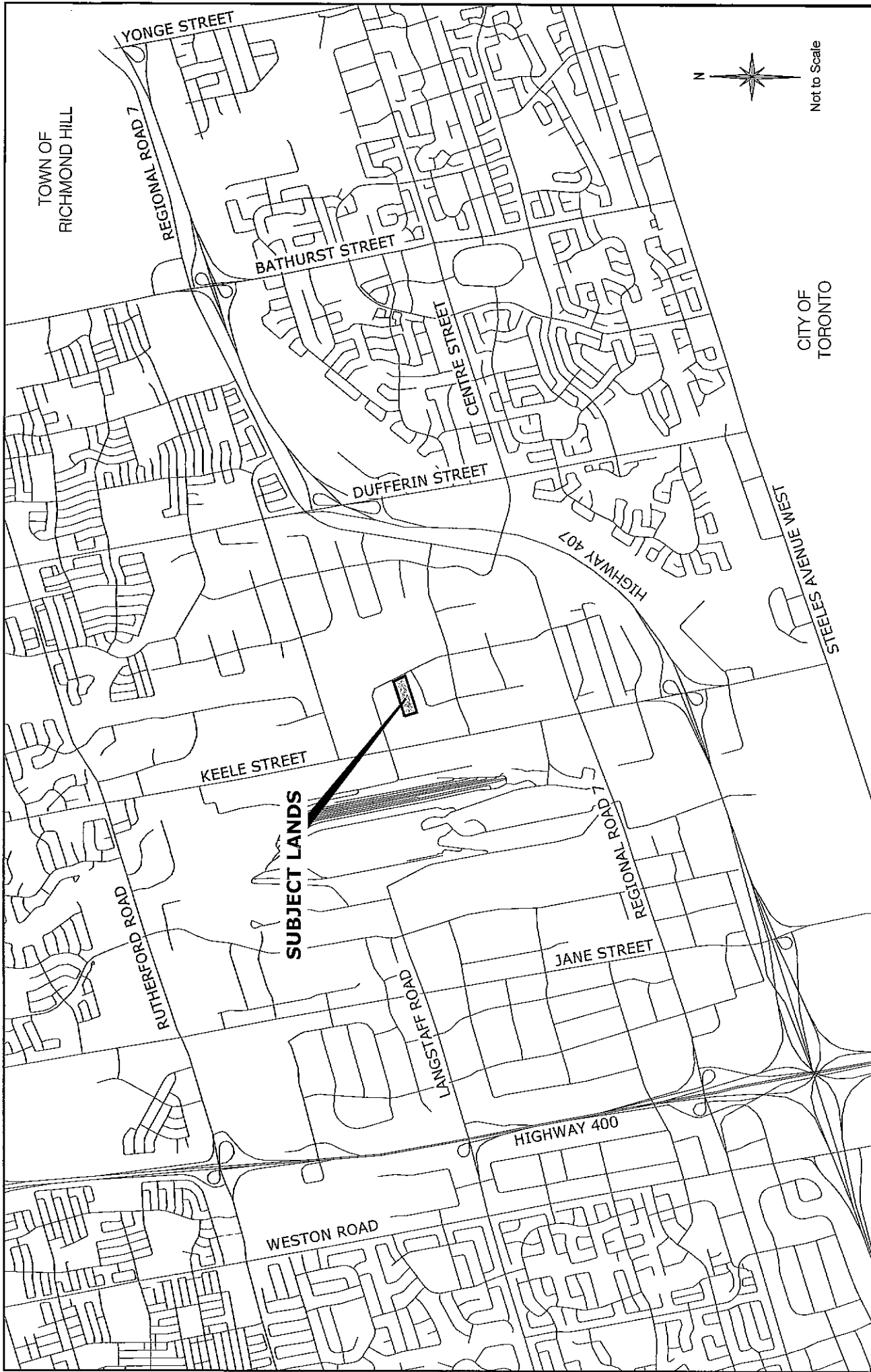
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lot 9,
Concession 3

Applicant:
Addit Holdings Limited

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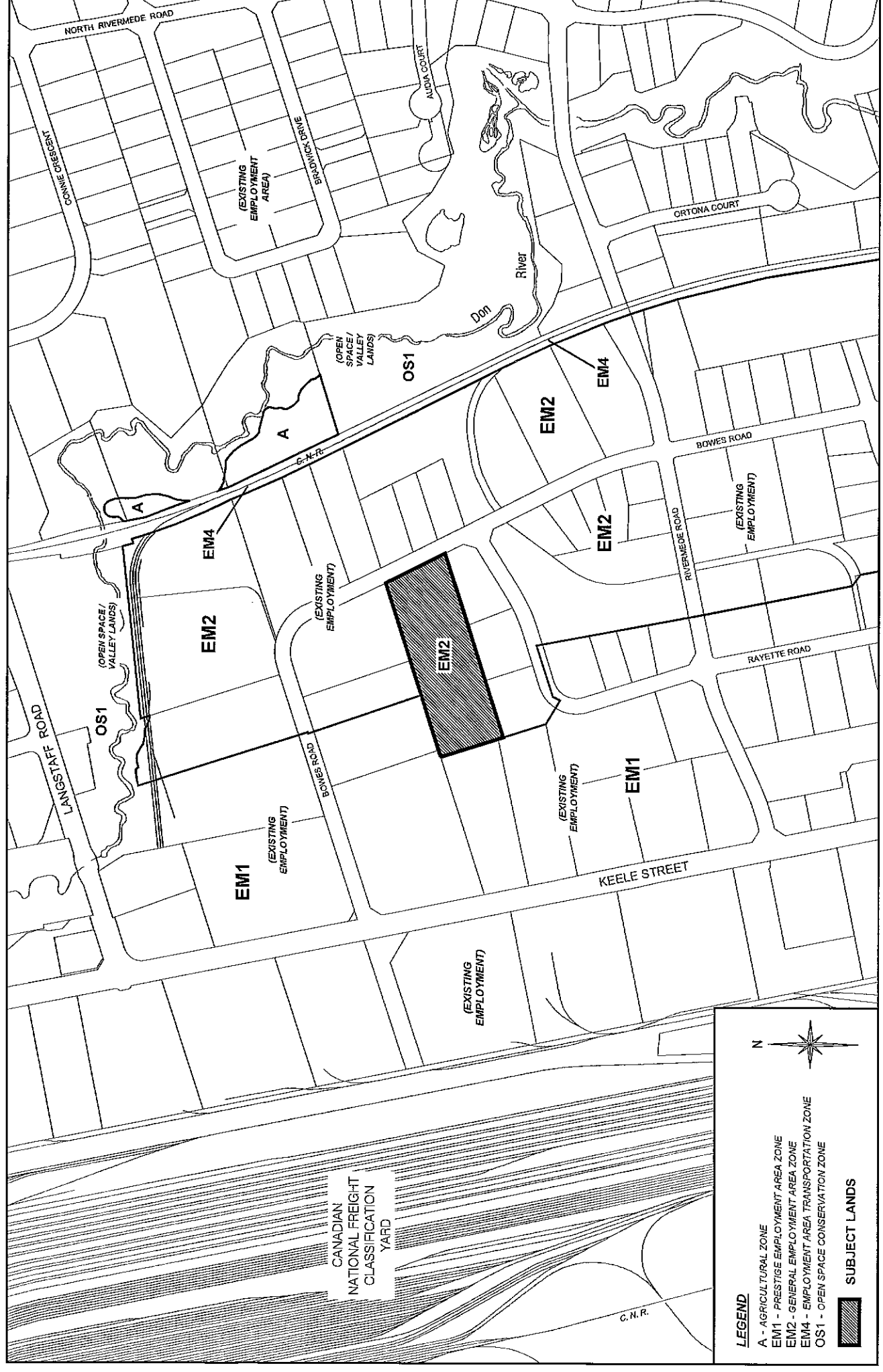
Attachment

File: Z.12.004

Not to Scale

Date: April 17, 2012



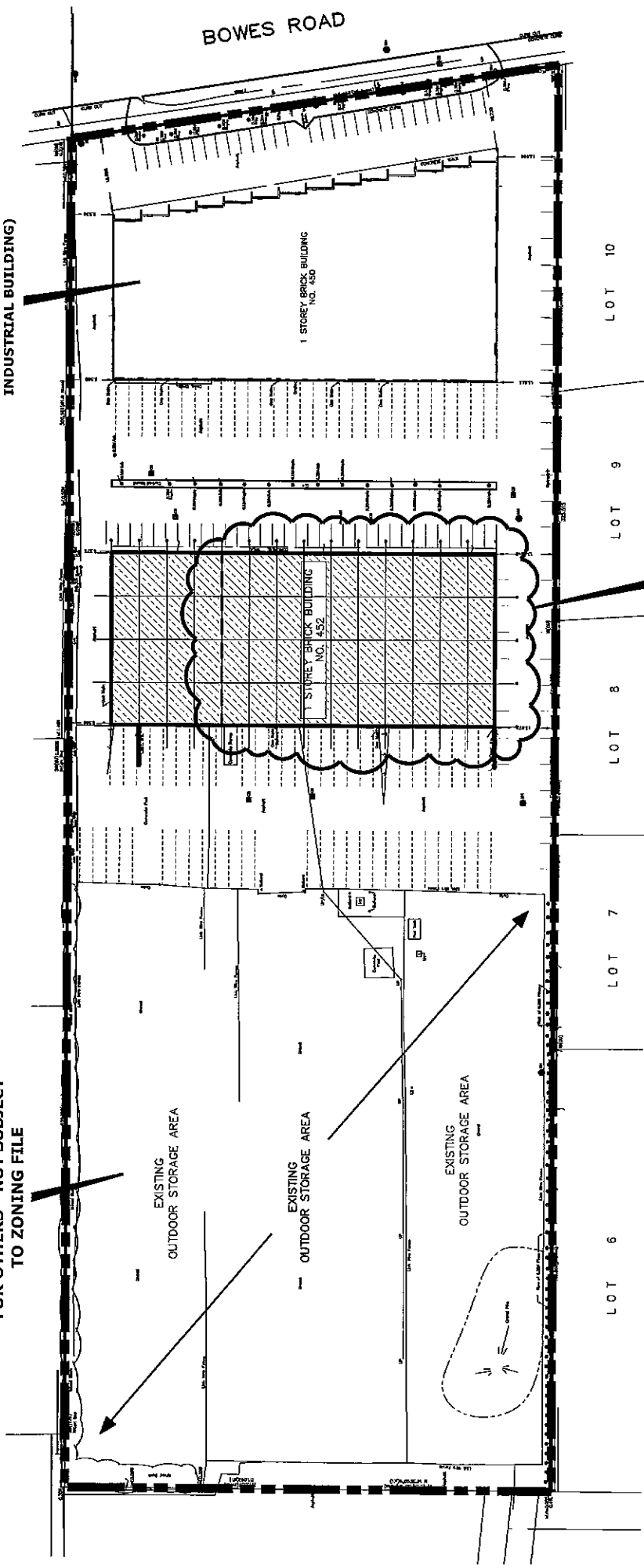


ZONING BY-LAW AMENDMENT

AMEND ZONING BY-LAW 1-88, SPECIFICALLY THE EM2 GENERAL EMPLOYMENT AREA ZONE, SUBJECT TO EXCEPTION 9(82) TO PERMIT THE CONTINUED OPERATION OF AN EXISTING PLASTIC SORTING AND RECYCLING FACILITY WITHIN UNITS #1 TO #10 OF THE EXISTING BUILDING (452 BOWES ROAD). ZONING BY-LAW 1-88, AS AMENDED, DOES NOT PERMIT THE PLASTIC SORTING AND RECYCLING FACILITY.

OUTDOOR STORAGE / TRUCK COMPOUND AREA FOR OTHERS - NOT SUBJECT TO ZONING FILE

450 BOWES ROAD - NOT SUBJECT TO ZONING FILE (EXISTING MULTI-UNIT INDUSTRIAL BUILDING)



452 BOWES ROAD - BUILDING
SUBJECT TO ZONING FILE Z.12.004
 (EXISTING PLASTIC SORTING / RECYCLING FACILITY: UNITS 1 - 10)

SUBJECT LANDS

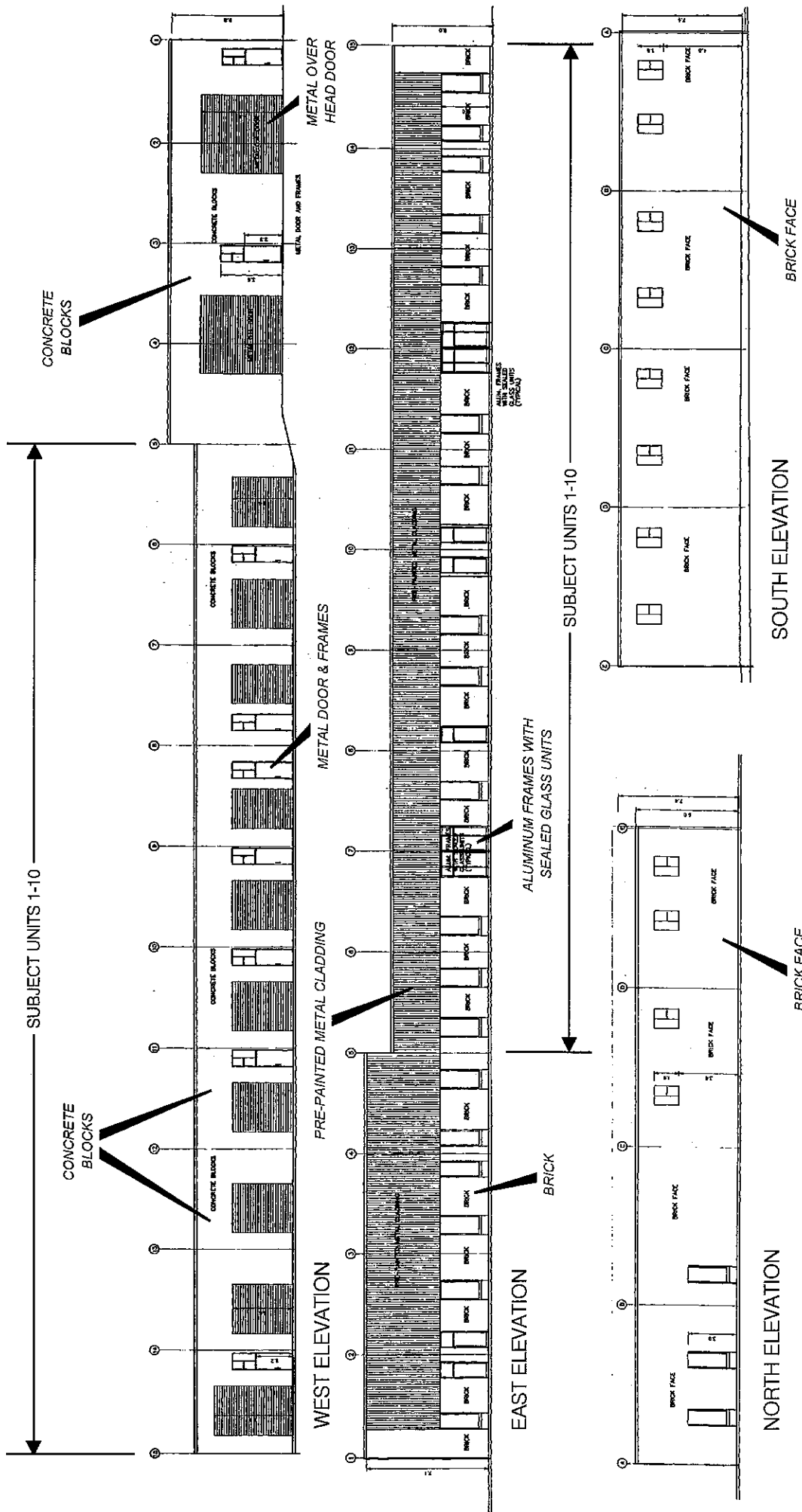
Existing Site Plan
(452 Bowes Road)

Applicant: Adcoit Holdings Limited
Location: Part of Lot 9, Concession 3



Attachment

File: Z.12.004
 Not to Scale
 Date: April 17, 2012



Existing Elevation Plan (452 Bowes Road)

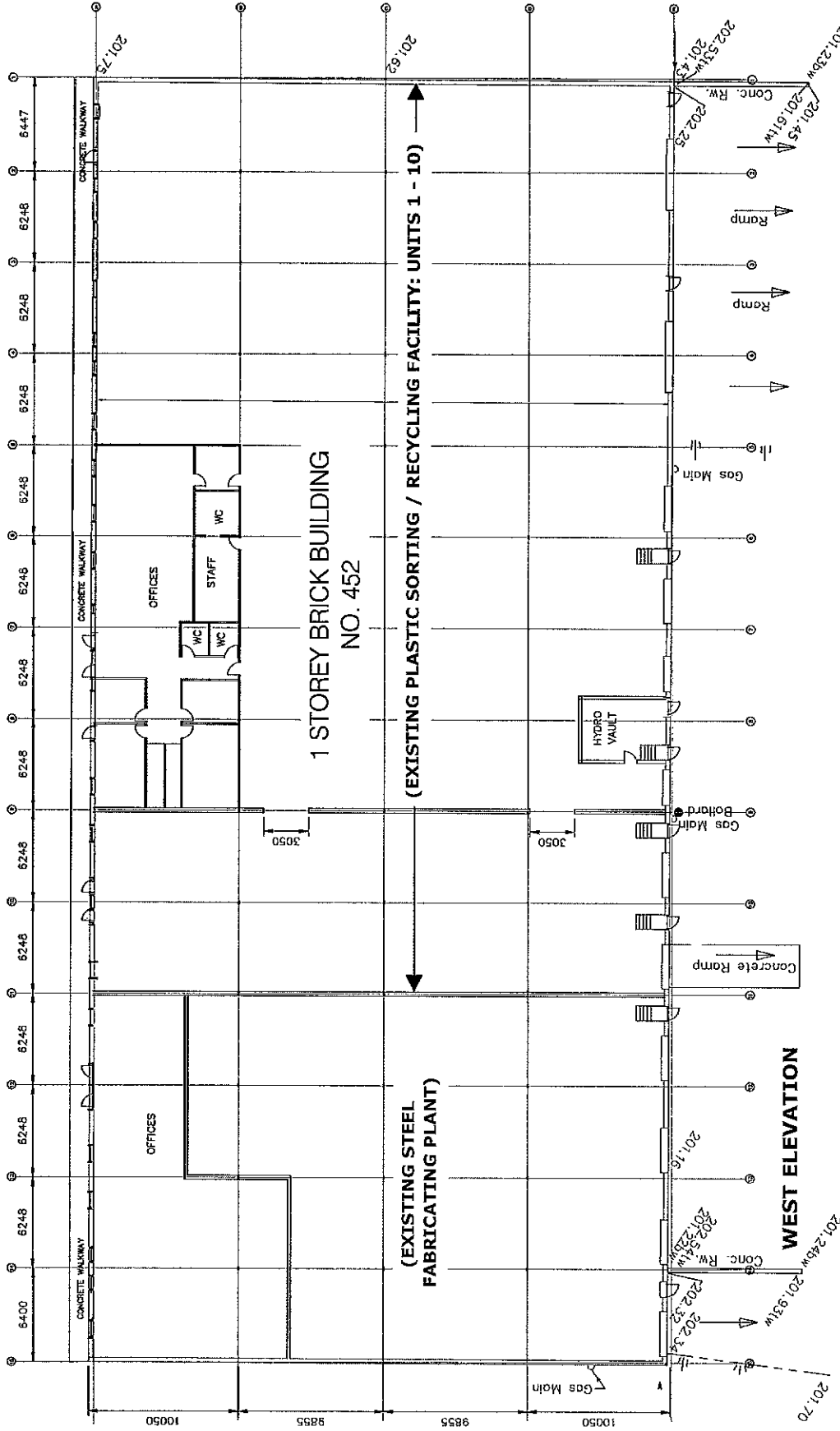
Attachment 4

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Applicant: Adair Holdings Limited
Location: Part of Lot 9, Concession 3

EAST ELEVATION



WEST ELEVATION

Existing Floor Plan
(452 Bowes Road)

Attachment
5

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Development Planning Department

Applicant: Adcit Holdings Limited
 Location: Part of Lot 9, Concession 3