

**COMMITTEE OF THE WHOLE (PUBLIC MEETING) – DECEMBER 1, 2020****COMMUNICATIONS****Item****Distributed November 30, 2020**

- |    |                                                                                                            |   |
|----|------------------------------------------------------------------------------------------------------------|---|
| C1 | Grant Uyeyama, KLM Planning Partners, Jardin Drive, Concord, presentation material, dated December 1, 2020 | 1 |
|----|------------------------------------------------------------------------------------------------------------|---|

**Distributed December 1, 2020**

- |    |                                                                                  |   |
|----|----------------------------------------------------------------------------------|---|
| C2 | Claudio Brutto, Brutto Consulting, presentation material, dated December 1, 2020 | 2 |
|----|----------------------------------------------------------------------------------|---|

**Disclaimer Respecting External Communications**

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**KLM PLANNING PARTNERS INC.**  
**ON BEHALF OF 2485097 ONTARIO INC.**

Official Plan Amendment and  
Zoning By-law Amendment  
(City Files: OP.20.009 and Z.20.022)

7896 Huntington Road, Ward 2

City of Vaughan – Public Hearing, 7:00 PM  
December 1, 2020

COMMUNICATION – C1

ITEM 1

Committee of the Whole (Public Meeting)

December 1, 2020

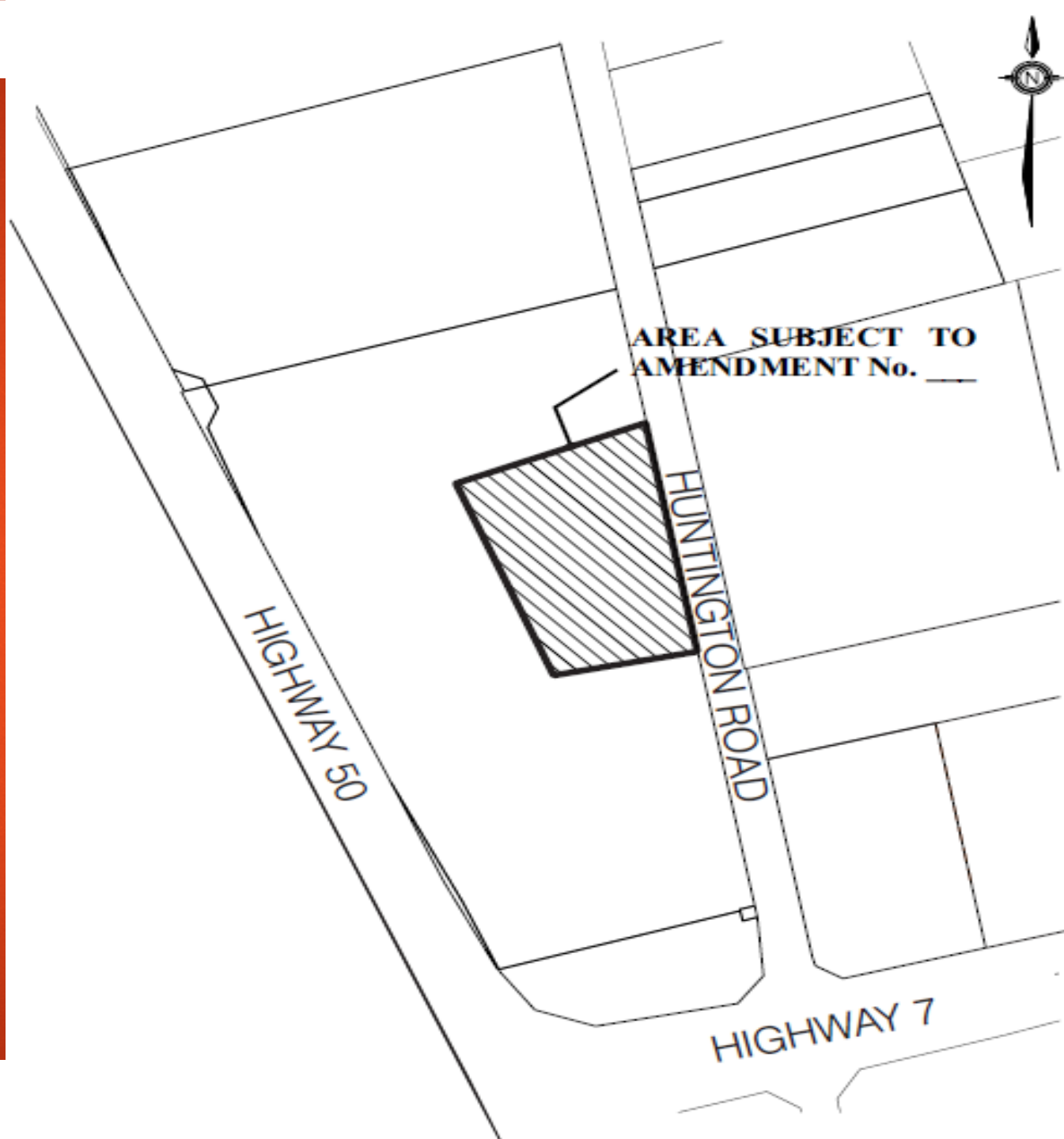


# Location

- ▶ The subject lands are located on the west side of Huntington Road, south of Traverse Drive, and known municipally as 7896 Huntington Road.
- ▶ The subject lands are 1.05 hectares (2.6 acres) in size.



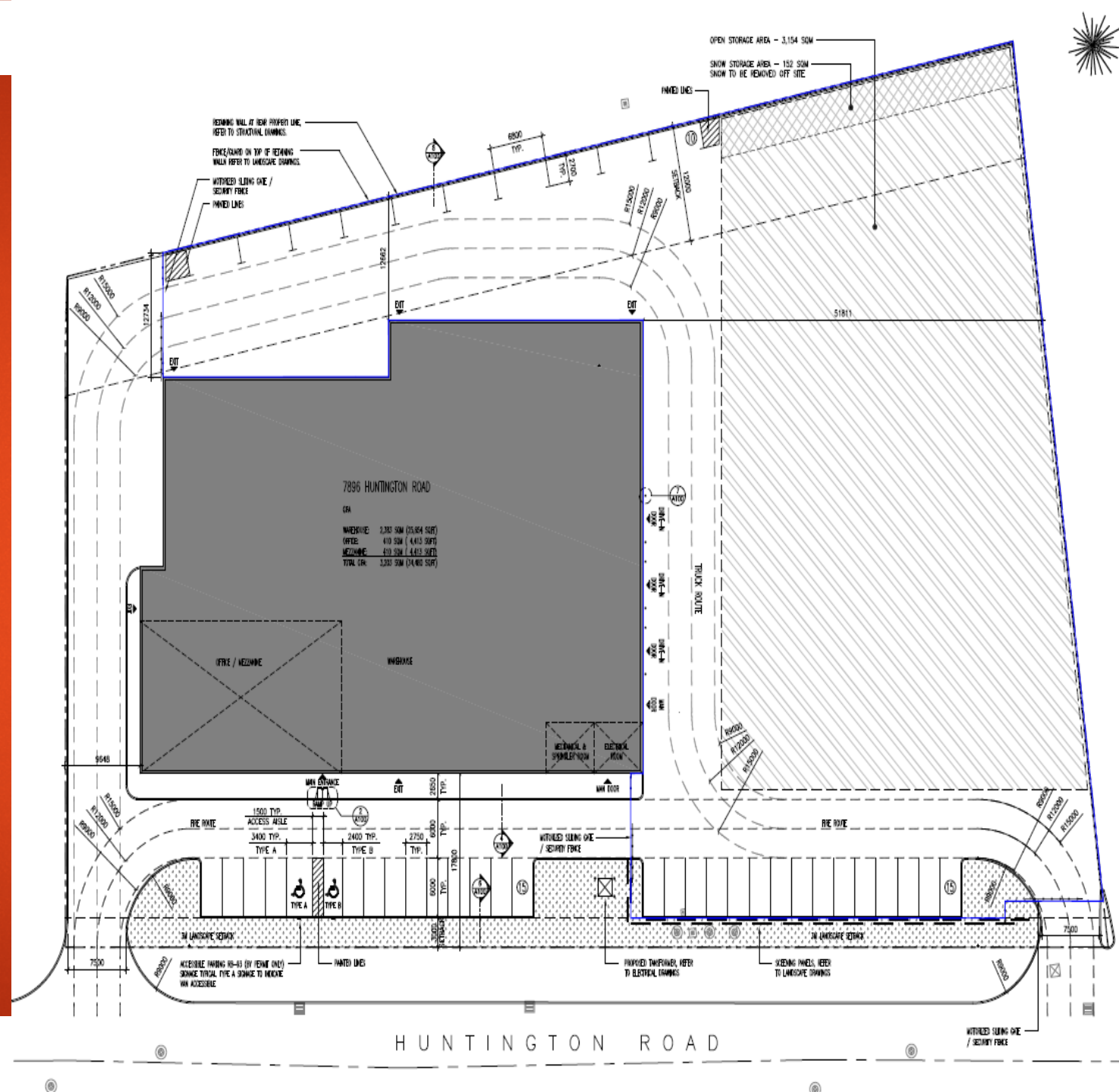
# Location Map



# Existing Land Use Designations

- ▶ The subject lands are designated 'Prestige Employment' by Schedule 13 Land Use and are located within the 'Huntington Business Park Area Specific Plan' by Schedule 14-B Areas Subject to Area Specific Plans within Vaughan Official Plan 2010 ("VOP 2010").
- ▶ The site is zoned 'EM1 Prestige Employment Area Zone' by City of Vaughan Comprehensive Zoning By-law 1-88 (the "Zoning By-law").
- ▶ The current land use permissions allow Employment uses (ie. manufacturing, processing and warehousing) but do not permit accessory outside storage.

# Site Plan





# Proposal

- ▶ To amend VOP 2010 and Zoning By-law 1-88 to redesignate the subject lands from 'Prestige Employment' to 'General Employment' and rezone from 'EM1 Prestige Employment Area Zone' to 'EM2 General Employment Area Zone' with site-specific exceptions, to permit the accessory outside storage of equipment, trucks, trailers, and materials (such as lumber, steel, rebar, steel fibres, etc.) associated with a permitted Employment Use for a concrete flooring and wall manufacturing company (2485097 Ontario Inc.).
- ▶ The outside storage area will be restricted to 30% of the site as per the EM2 Zone but contained within a larger fenced in area to allow for truck maneuvering. An architectural screen wall will be provided along Huntington Road with concrete walls and opaque screening along the other sides.

# Purpose of Application

- ▶ The subject lands are intended to be used for office and storage purposes.
- ▶ The permitted Employment Use building will be facilitated separately through a Building Permit Application which was submitted to the Vaughan Building Department in April 2020, to advance receipt of a Building Permit and initiate construction of the permitted Employment Use under the current 'Prestige Employment' designation and 'EM1 Prestige Employment Zone Area' zone.
- ▶ The site is currently under construction.
- ▶ It is our client's intent to obtain the Official Plan and Rezoning approvals to allow the accessory outside storage use to coincide with the completion of the permitted Employment Use building in early 2021 under the proposed 'General Employment' and 'EM2 General Employment Area Zone'.



# Huntington Road Streetscape



**PROPOSED INDUSTRIAL BUILDING**  
7896 HUNTINGTON ROAD  
Vaughan, ON.

**STREETSCAPE VIEW**  
AUGUST 19th, 2020.

# Questions?

- ▶ Presentation by: Grant Uyeyama, **BAA, MCIP, RPP** – Principal Planner with KLM Planning Partners Inc.
- ▶ Contact information: [guyeyama@klmplaning.com](mailto:guyeyama@klmplaning.com) or 905-669-4055 ext. 246



# 5315 KIRBY ROAD, VAUGHAN, ONTARIO

---

COMMITTEE OF THE WHOLE PUBLIC MEETING - DECEMBER 1<sup>ST</sup>, 2020

*Brutto Consulting*

COMMUNICATION – C2  
ITEM 2  
Committee of the Whole (Public Meeting)  
December 1, 2020



# SITE LOCATION AND CONTEXT

---



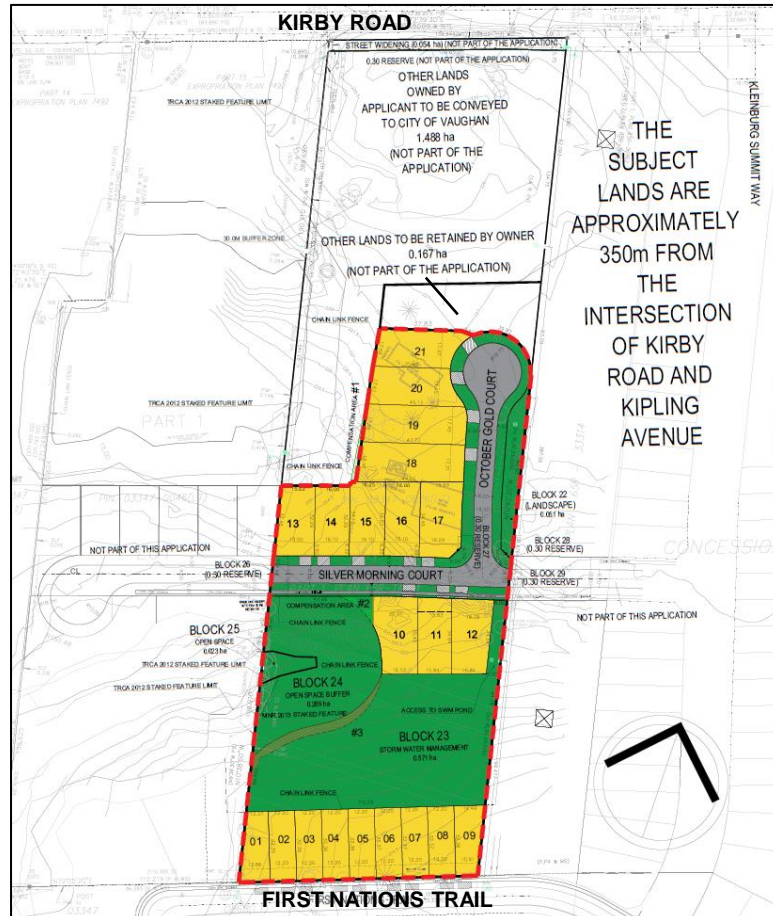
The Subject Lands are located at 5315 Kirby Road, west of Kirby Road and Kipling Avenue.

The lands are situated within the Block 55 East Kleinburg Summit Community.

## The Surrounding Land Uses include:

- Adjacent north/south hydro corridor
- Existing residential development to the east, west and south
- Estate residential uses to the north

# PROPOSED PLAN OF SUBDIVISION

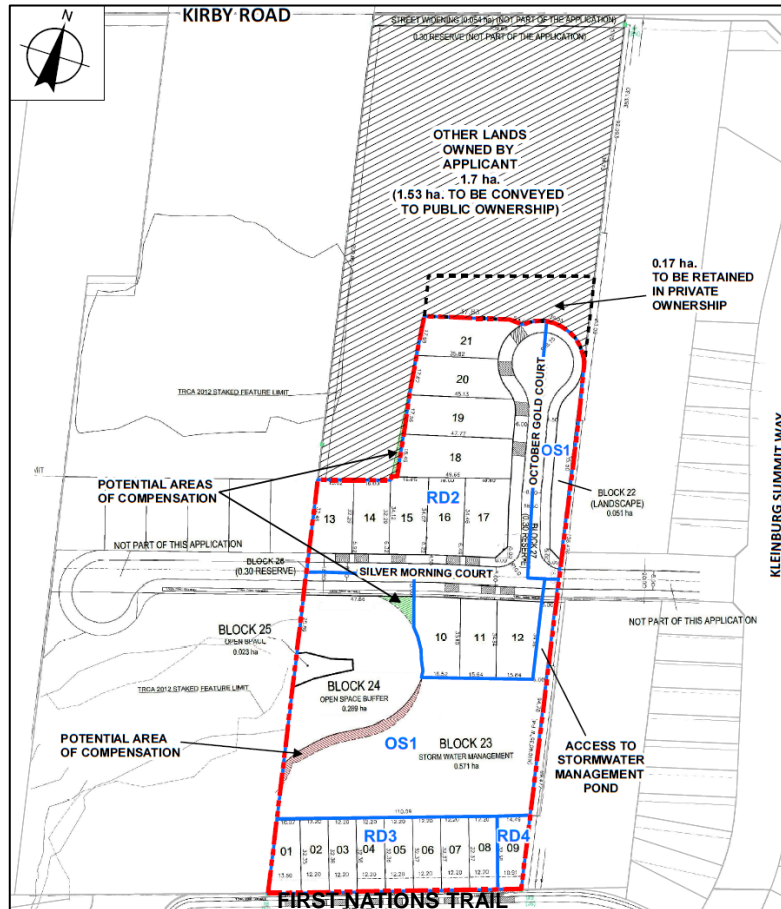


The proposed Plan of Subdivision will include 21 single family residential freehold lots fronting onto public streets (Silver Morning Court and October Gold Court).

## Proposed Subdivision Traits include:

- Single-detached family residential lots
- A SWM Pond in Block 23
- LID (infiltration trenches) will be implemented throughout the site
- Street connections will be made to the adjacent residential developments
- Lot frontages will range from 10.91 m to 20.55 m
- Frontage of the lots located on the north side of First Nations Trail will be similar to the frontage of the lots immediately to the south.

# PROPOSED ZONING BY-LAW AMENDMENT



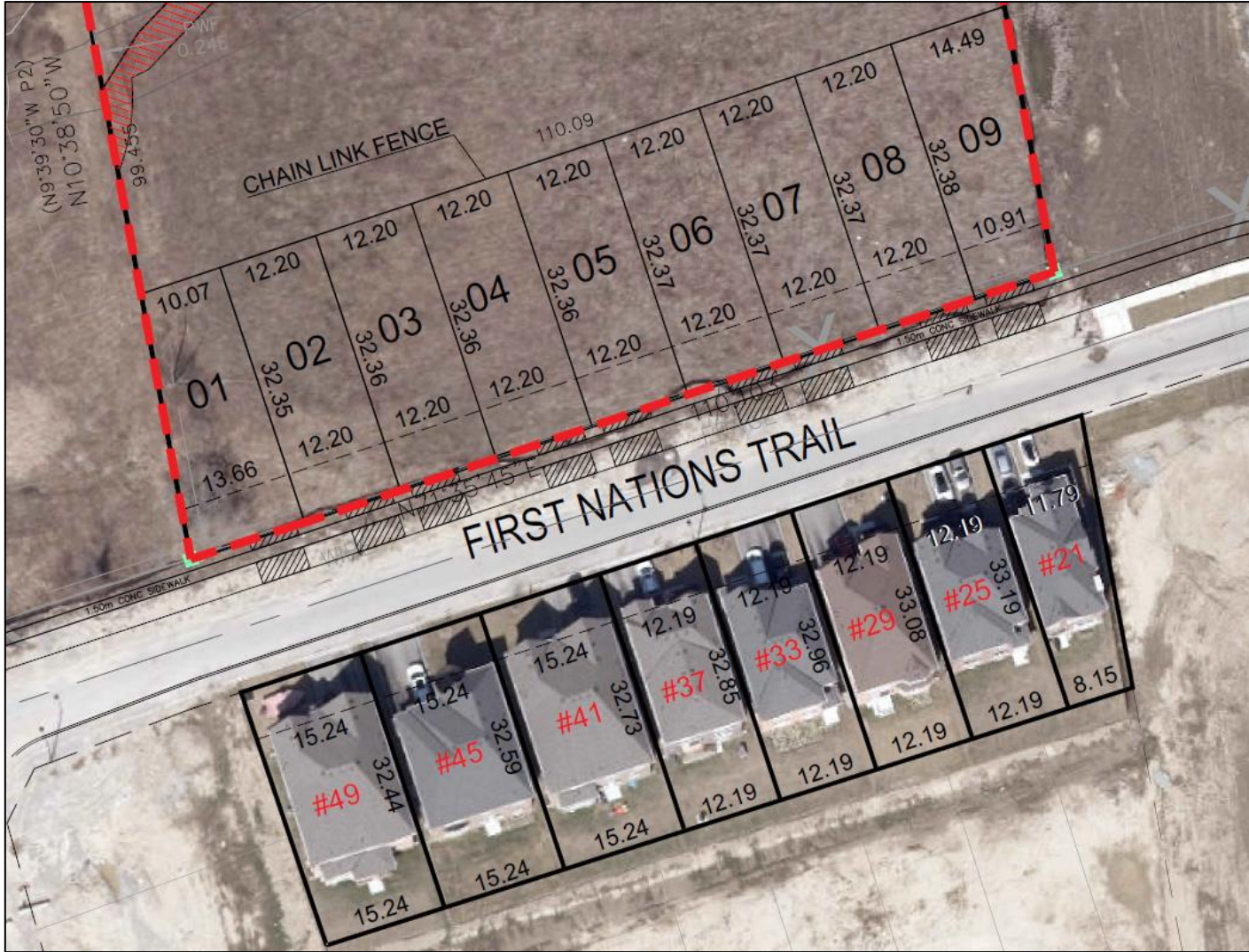
The Draft Zoning By-law Amendment seeks to rezone the Subject Lands to Residential Detached (RD2, RD3, and RD4) and Open Space (OS1) Zones.

## Proposed Zoning includes:

- Rezoning the lands consisting of Lots 1-21 to Residential Detached (RD2, RD3, and RD4)
- All other lands including those consisting of the SWM Pond (Block 23) and any landscape or environmental feature (Blocks 22, 23 and 25) will be rezoned to Open Space (OS1) Zone



# LOT FRONTAGE COMPARISON ON FIRST NATIONS TRAIL



# FRONT AND REAR VIEW OF 21 FIRST NATIONS TRAIL (SIMILAR HOME TO BE BUILT ON FARRUGGIO LOT 9)

---





# FRONT AND REAR VIEW OF 25 FIRST NATIONS TRAIL (SIMILAR HOMES TO BE BUILT ON FARRUGGIO LOTS 1-8)

---





THANK YOU

*Brutto Consulting*