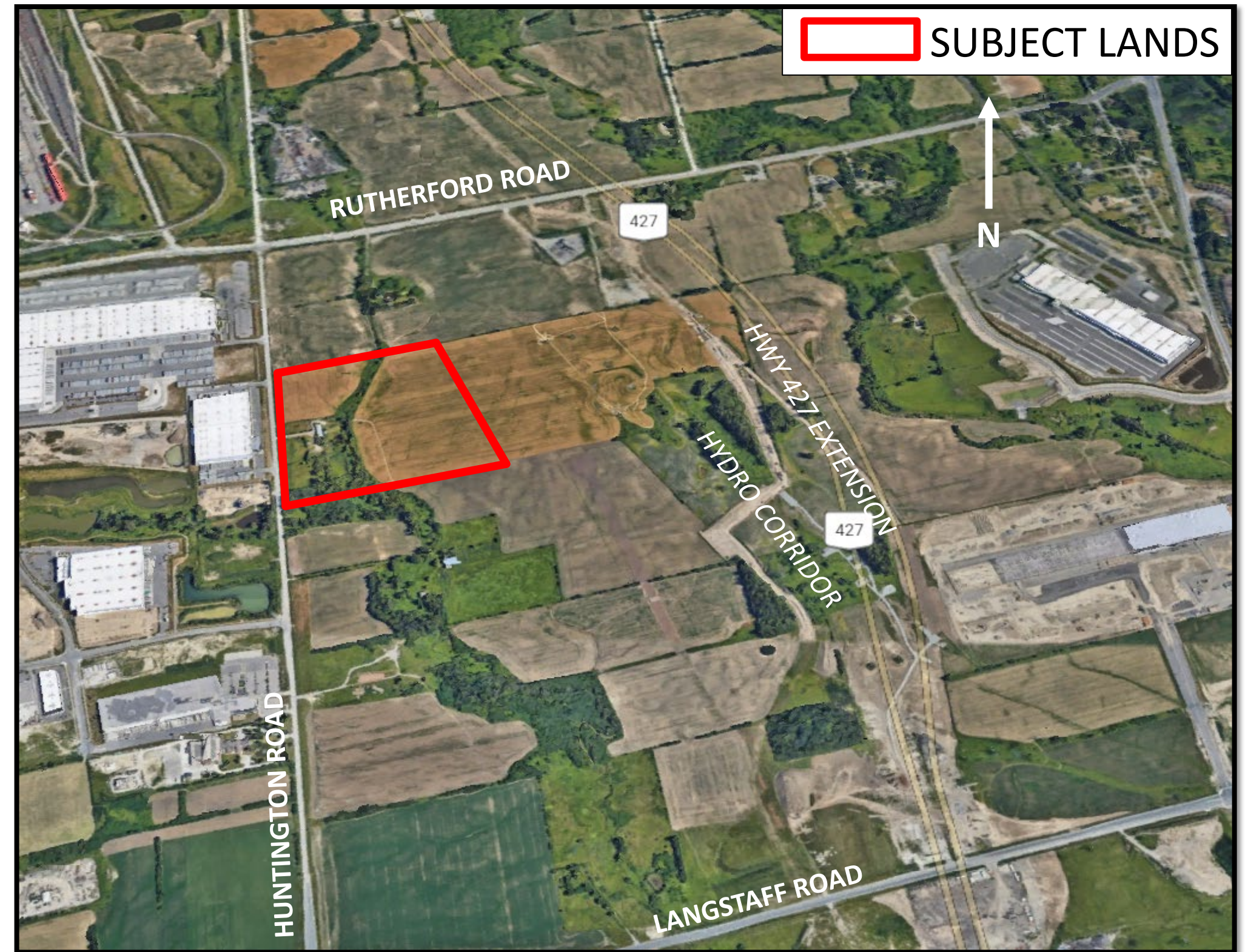


8939 Huntington Road

Toromont Industries Limited
Proposed Draft Plan of Subdivision &
Zoning By-law Amendment
Applications: 19T-22V005 & Z.22.028

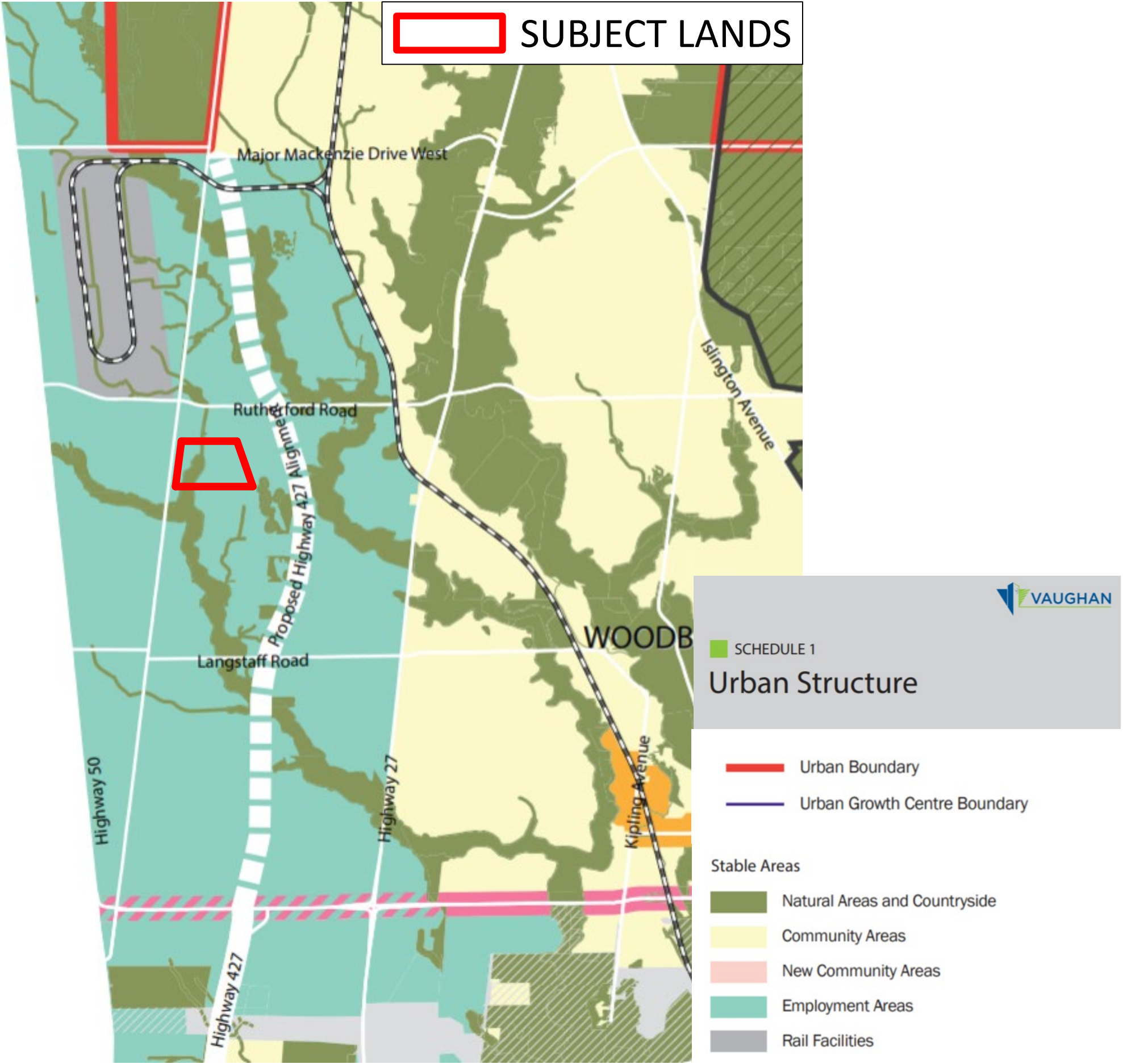
SITE DESCRIPTION AND CONTEXT

- Vacant agricultural lands containing natural features
- Block 59, City of Vaughan
- Surrounding uses include:
 - North – Industrial lands currently under development
 - East – Hydro Corridor and Highway 427 extension
 - South – Industrial lands currently under development
 - West – Huntington Road and various industrial/employment uses.



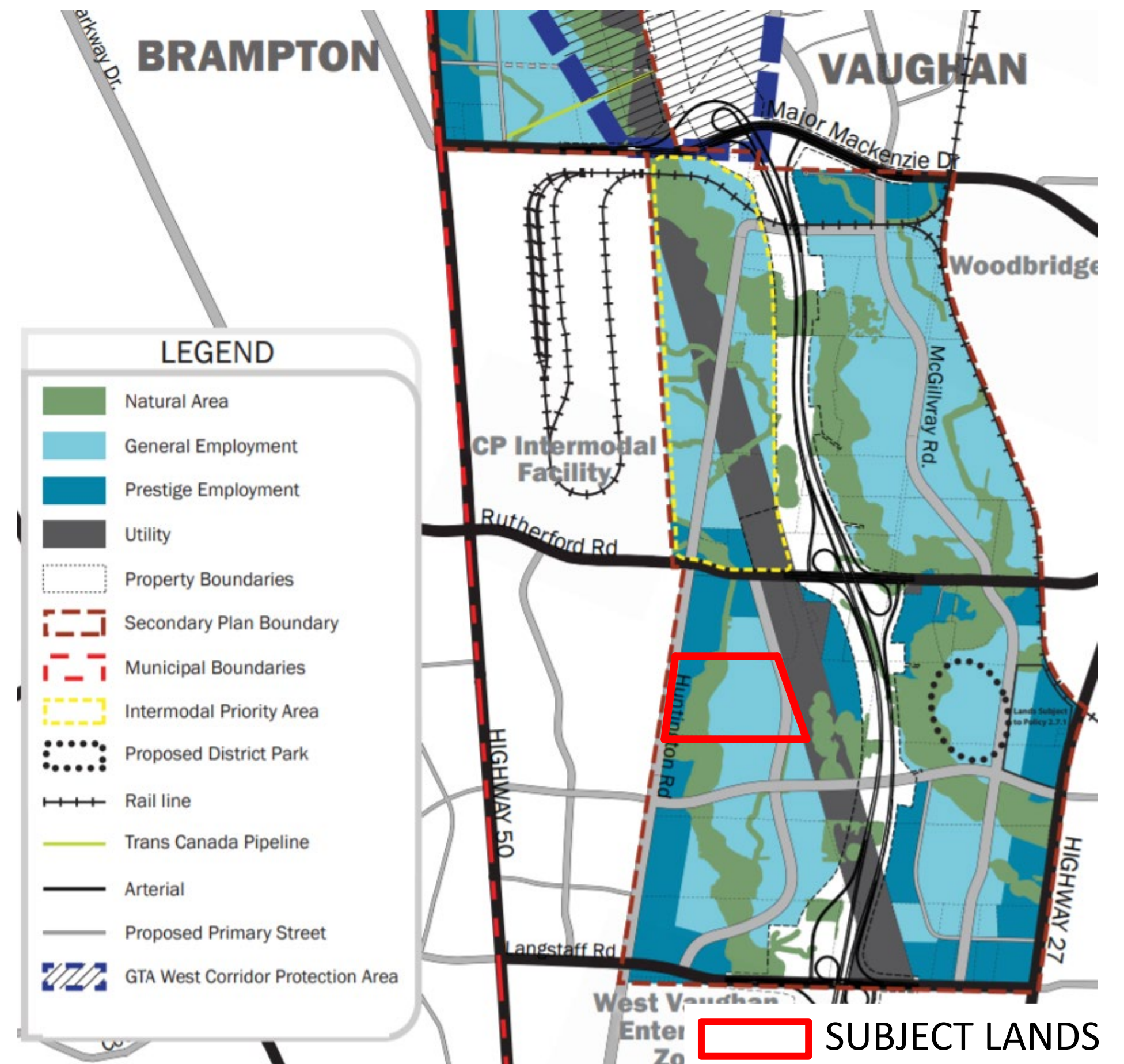
CITY OF VAUGHAN OFFICIAL PLAN (2010)

- Employment Areas and Natural Areas and Countryside, Schedule 1
- Core Features, Schedule 2



WEST VAUGHAN EMPLOYMENT LANDS SECONDARY PLAN

- General Employment
- Prestige Employment
- Natural Area
- Proposed Primary Streets

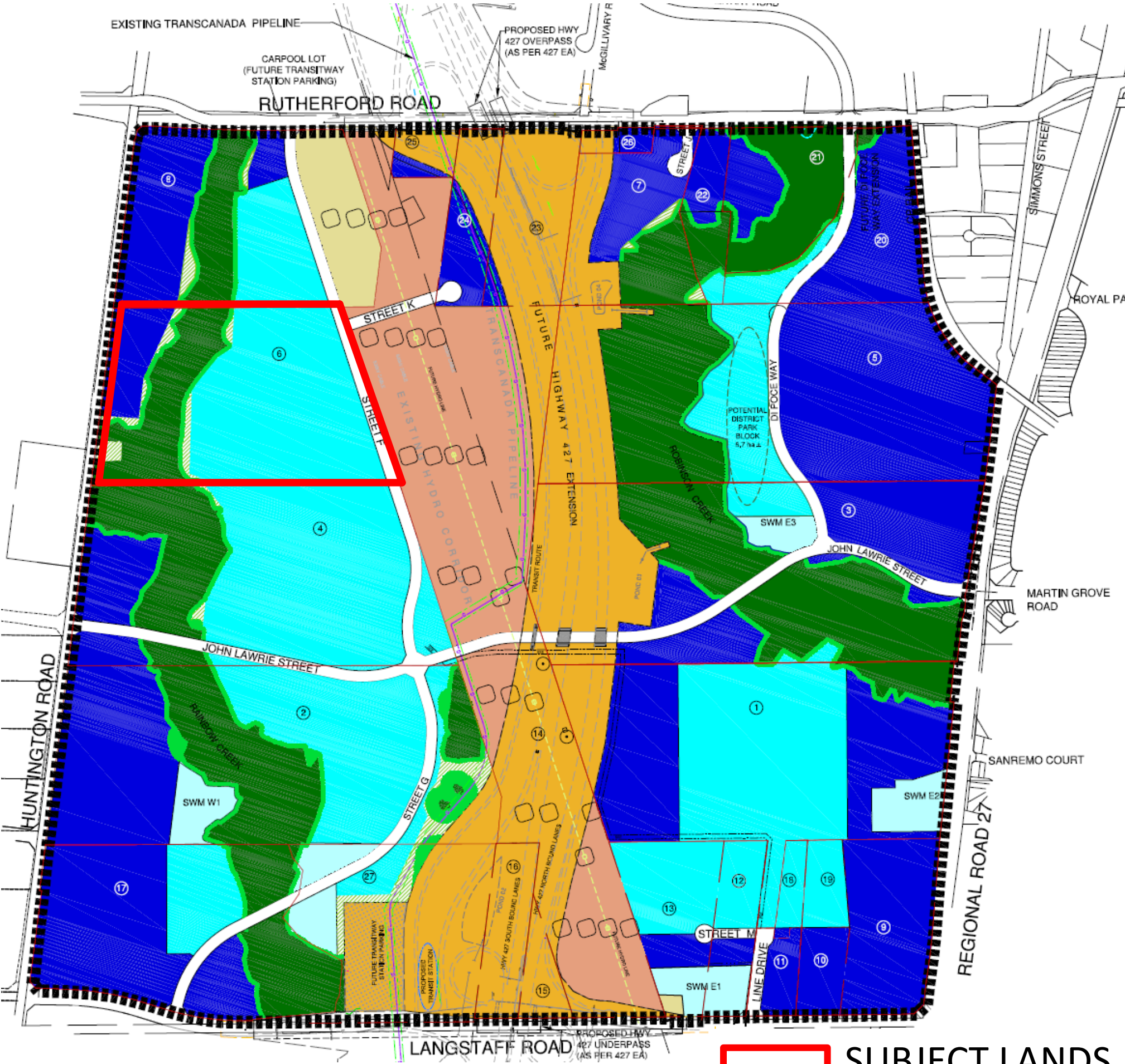


BLOCK 59 LAND USE PLAN

- General Employment
- Prestige Employment
- Natural Heritage Feature
- 10m Buffer
- Compensation Area

LEGEND

- HIGHWAY 427 EXTENSION (LIMITS BASED ON McCORMICK RANKIN CORPORATON DRAWING, DATED SEPT 2009)
- HYDRO CORRIDOR
- HYDRO EASEMENT
- PRESTIGE EMPLOYMENT
- GENERAL EMPLOYMENT
- NATURAL HERITAGE FEATURE
- 10m BUFFER
- TRANSCANADA PIPELINE
- SANITARY SERVICING EASEMENT
- COMPENSATION AREA
- POTENTIAL DISTRICT PARK LOCATION IN ACCORDANCE WITH POLICY 2.4.1 OF THE WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN
- STORMWATER MANAGEMENT POND
- OWNER IDENTIFICATION
- APPROXIMATE LOCATION OF PROPOSED TRANSIT STATION
- FUTURE TRANSITWAY STATION PARKING

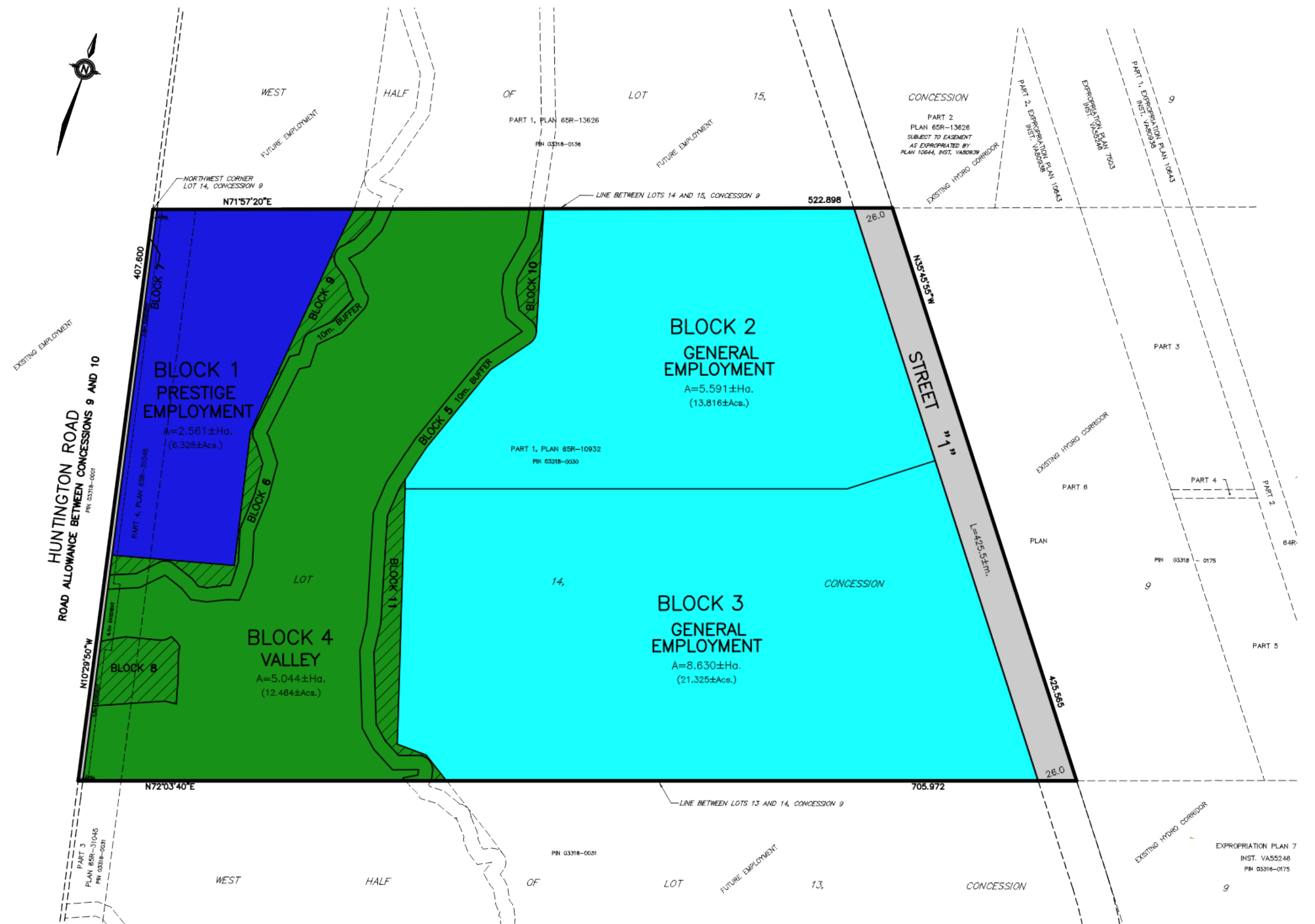


SUBJECT LANDS

PROPOSED DRAFT PLAN OF SUBDIVISION

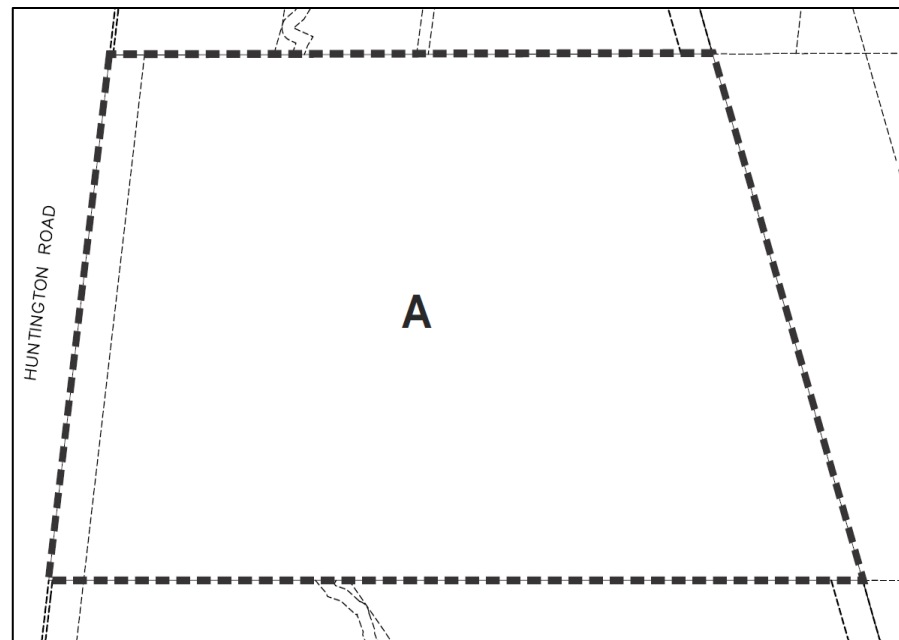
- General Employment (14.22 ha / 35.14 ac.)
- Prestige Employment (2.56 ha / 6.32 ac.)
- Open Space, Buffer, Natural Heritage Network (6.84 ha / 16.92 ac.)
- Roads & Widening (0.12 ha / 0.30 ac.)

TOTAL AREA: 24.86 ha / 61.44 ac.



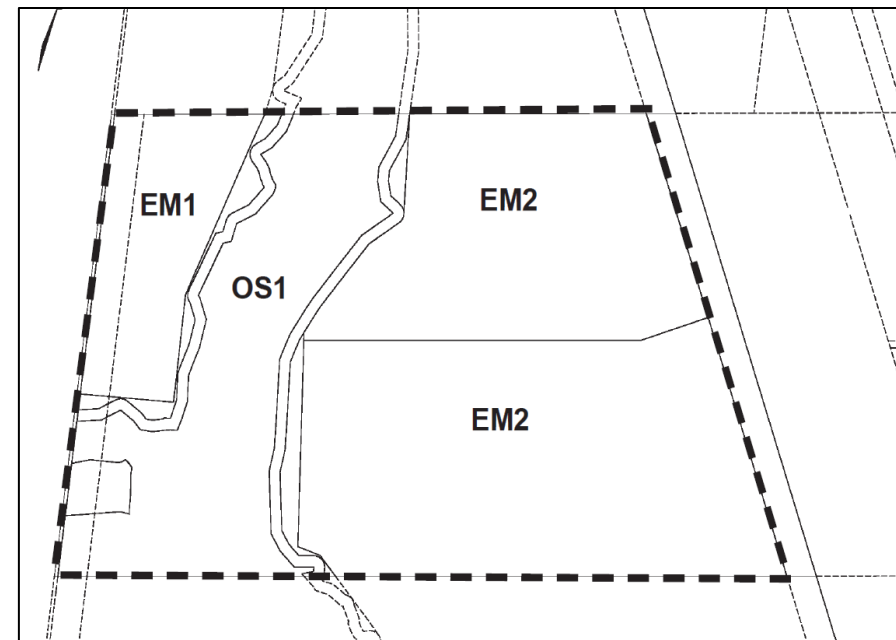
CITY OF VAUGHAN ZONING BY-LAW

Existing - By-law 1-88



A – Agricultural Zone

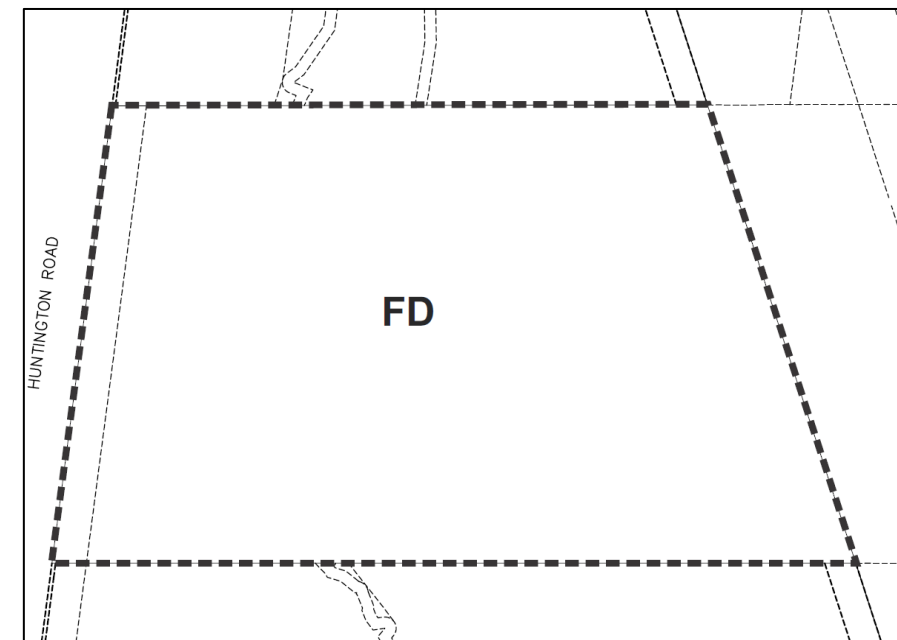
Proposed - By-law 1-88



EM1* – Prestige Employment Area Zone
EM2* – General Employment Area Zone
OS1 – Open Space Conservation Zone

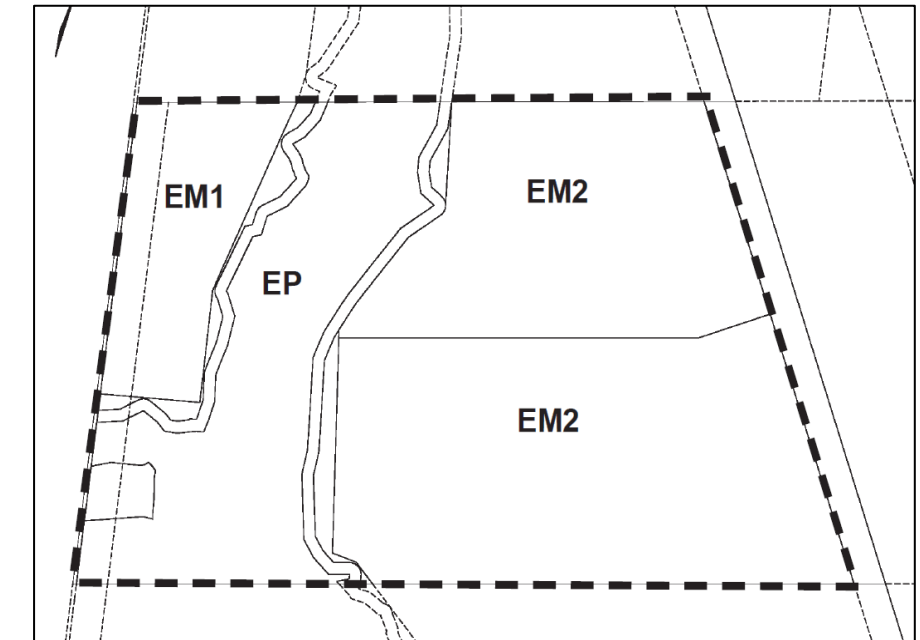
*Subject to Site Specific Exceptions

Existing - By-law 01-2021



FD – Future Development Zone

Proposed - By-law 01-2021



EM1* – Prestige Employment Area Zone
EM2* – General Employment Area Zone
EP – Environmental Protection Zone

*Subject to Site Specific Exceptions

SUPPORTING STUDIES

- Functional Servicing & SMW Report prepared by GHD;
- Phase 1 Environmental Site Assessment prepared by Dillon Consulting;
- Scoped Environmental Impact Study prepared by Dillon Consulting;
- Noise Impact Opinion Letter prepared by Dillon Consulting;
- Stage 3 Archaeological Report prepared by This Land Archaeology Inc.
- Sustainability Metrics and Summary prepared by KLM Planning Partners Inc.;
- Draft Plan of Subdivision prepared by KLM Planning Partners Inc.;
- Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc.
- Tree Inventory & Preservation Study prepared by Dillon Consulting;
- Approved Block 59 Pedestrian & Cycling Network Plan prepared by MBTW;
- Approved Block 59 Architectural Design Guidelines prepared by MBTW.



An aerial photograph showing a mix of industrial buildings, parking lots, and residential housing. A road with a '427' sign is visible. The text 'THANK YOU' is centered in large, bold, black letters.

THANK YOU

8939 HUNTINGTON ROAD
CITY OF VAUGHAN

FEBRUARY 7, 2023

