

11421, 11455 Weston Road & Part Lot 29, Concession 5

Block 34W – Employment Lands

Communication: C6
Committee of the Whole (PM)
February 28, 2023
Item #3

FILES:

OP.22.020 & Z.22.041

WESTERN POINT BUILDERS INC.

FILES:

OP.22.019 & Z.22.040

WESTON VALLEY (BLOCK 34) INVESTMENTS



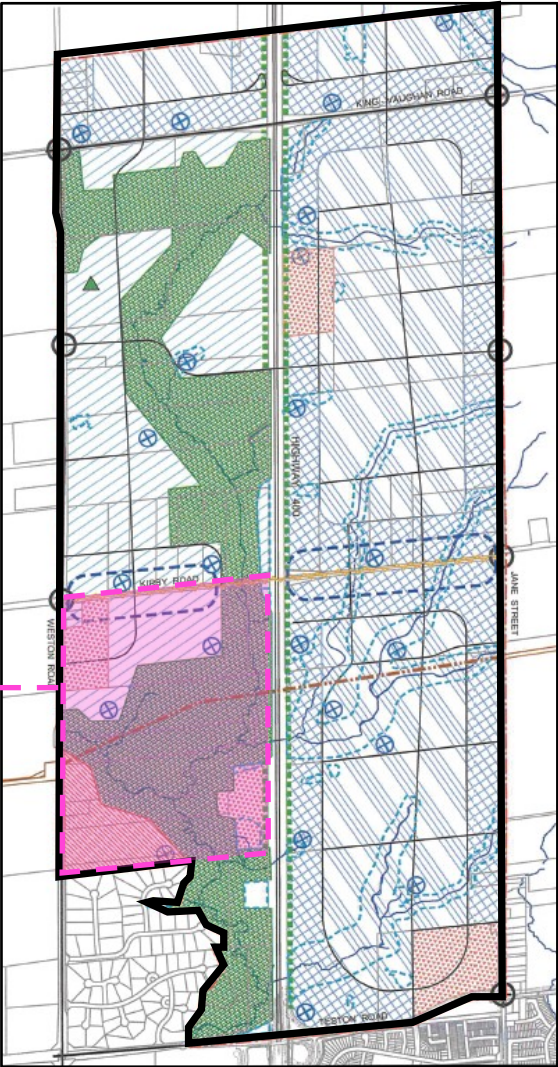
PUBLIC MEETING

February 28, 2023

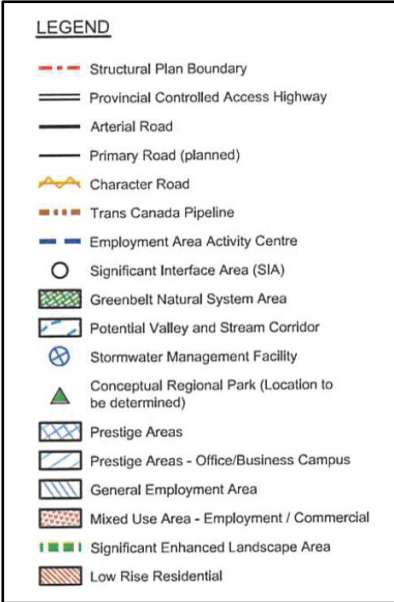
HUMPHRIES PLANNING GROUP INC.

OP.22.19, OP.22.20, Z.22.040, Z.22.041

BACKGROUND – OPA 637 (VOP 2010 11.4)



**OPA 637
Highway 400 North
Employment Lands
Secondary Plan**

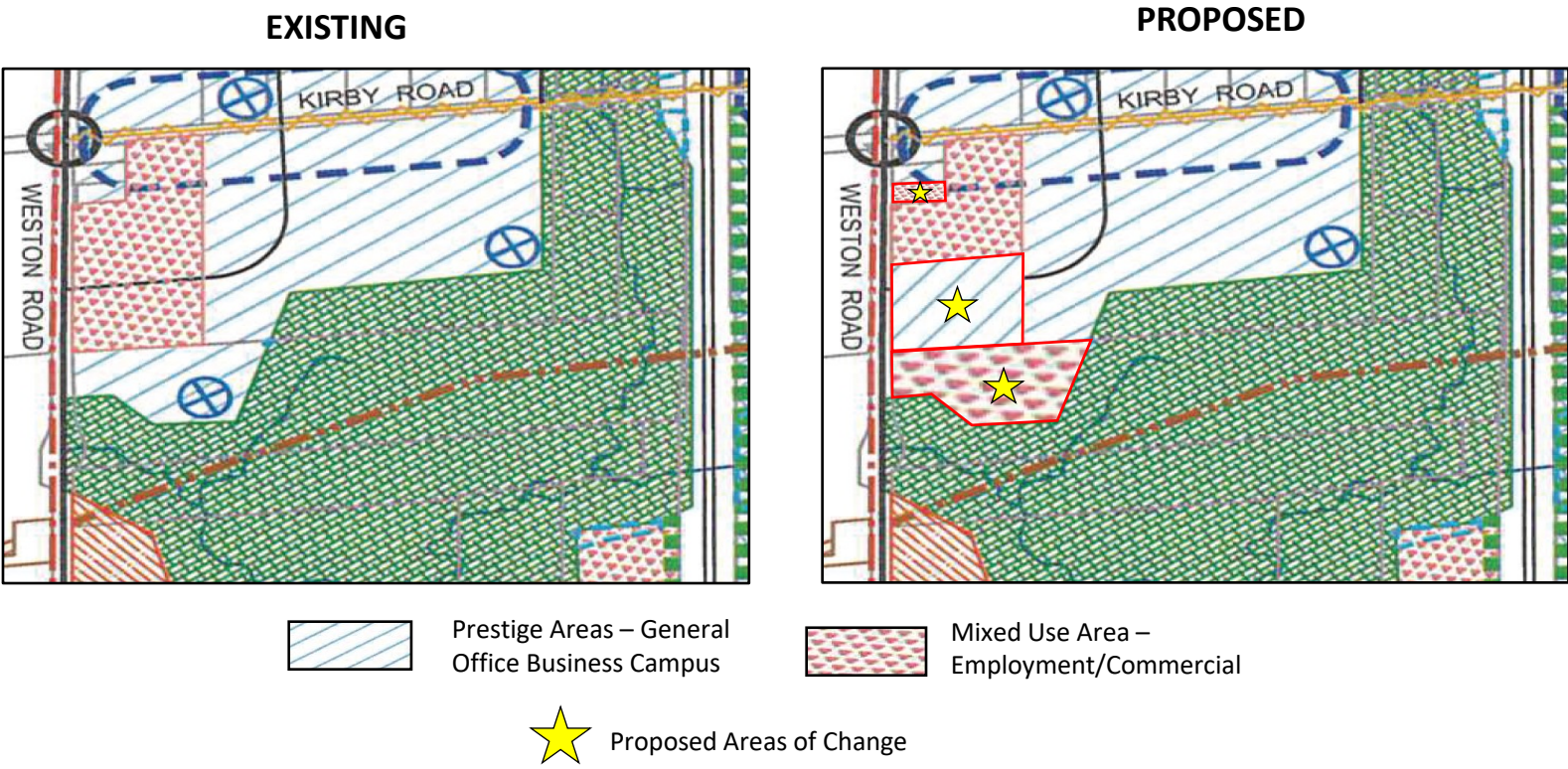


- Structural Plan Boundary —
- Block 34W Study Area —
- Block 34W LOG Employment Areas —

POLICY FRAMEWORK

■ Highway 400 North Employment Lands Secondary Plan (OPA 637 - VOP 2010 Section 11.4)

- OPA No. 637 designates the sites “Prestige Areas – General Office Business Campus”, “Mixed Use Area – Employment/Commercial” and “Greenbelt Natural System Areas”.
- Permitted uses: Business/office and industrial uses (Prestige Areas), restaurants, convenience stores, pharmacies and business supply uses (Mixed Use Area).
- Section 2.2.5.2.6 – maximum mixed-use employment/commercial area of 6.1 ha.
- The Draft OPA seeks the following:
 - “Prestige Areas – General Office Business Campus” to “Mixed Use Area – Employment/Commercial”;
 - and
 - “Mixed Use Area – Employment/Commercial” to “Prestige Areas – General Office Business Campus” (maintain 6.1 ha).
 - Permit warehouses and contractors’ yard as primary land uses for Prestige Areas – Office/Business Campus.

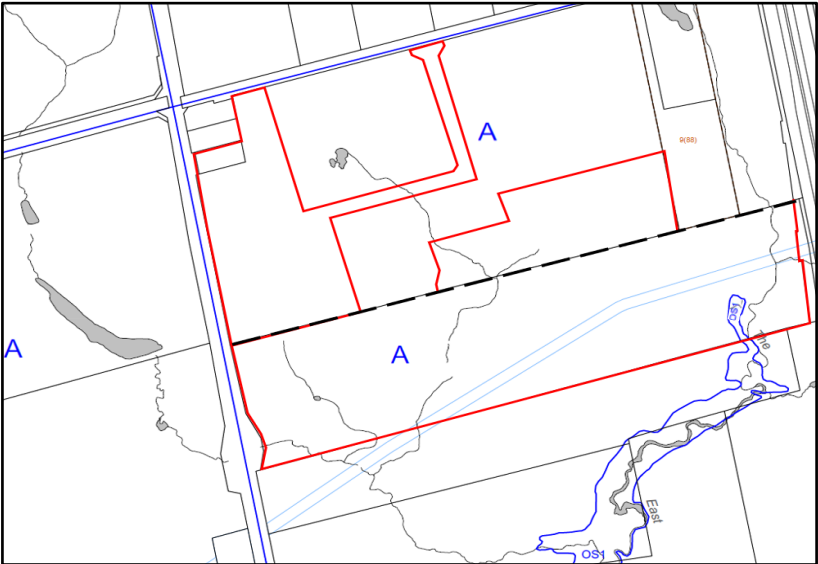


POLICY FRAMEWORK

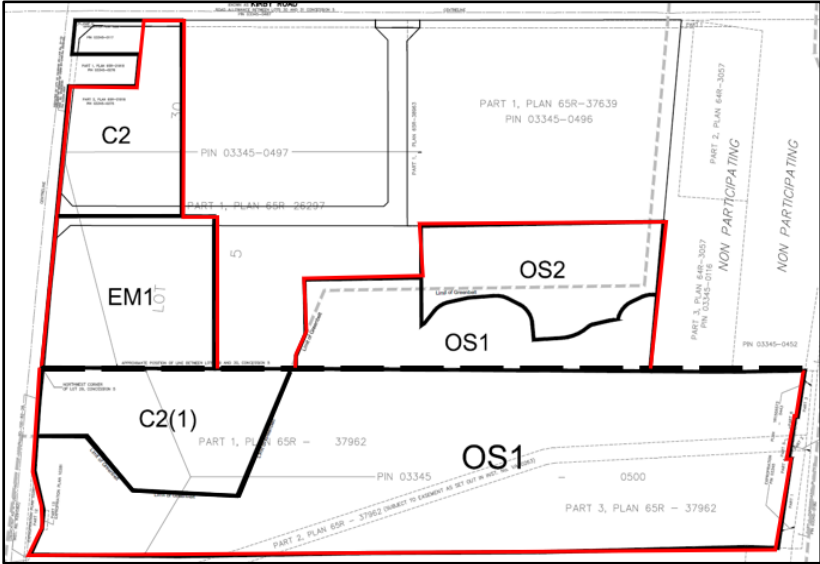
■ City of Vaughan Zoning By-law 1-88

- By-law 1-88 zones the sites “OS1 – Open Space Conservation” Zone and “A – Agricultural” Zone.
- Permitted uses: Agricultural uses, single detached dwelling, school, tennis court, skating rink, woodlot, church community, day nursery, public library, public/private hospital, retail nursery use, produce sales outlet, etc.
- Requested rezoning:
 - “C2 – General Commercial”;
 - “C2(1) – General Commercial”;
 - “EM1 – Prestige Employment”;
 - “OS1 – Open Space Conservation”; and
 - “OS2 – Open Space Park”.
- Requested uses include a mix of various employment, commercial and open spaces uses such as warehousing.

EXISTING



PROPOSED

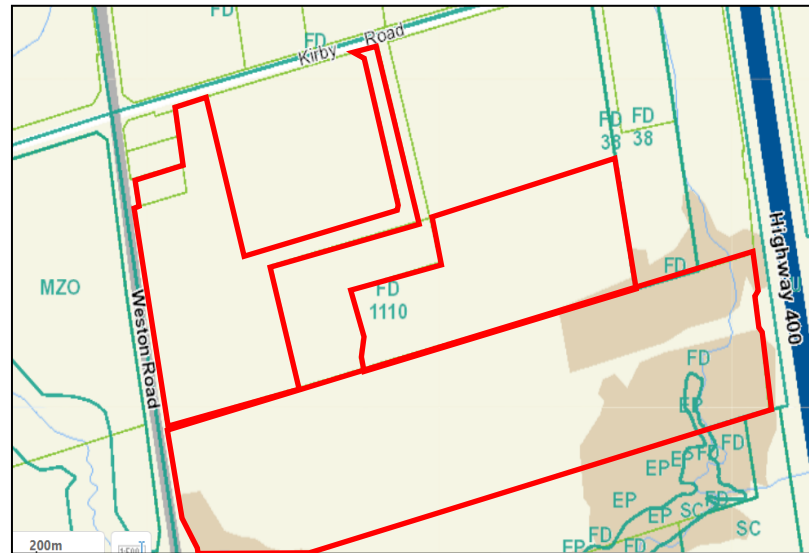


POLICY FRAMEWORK

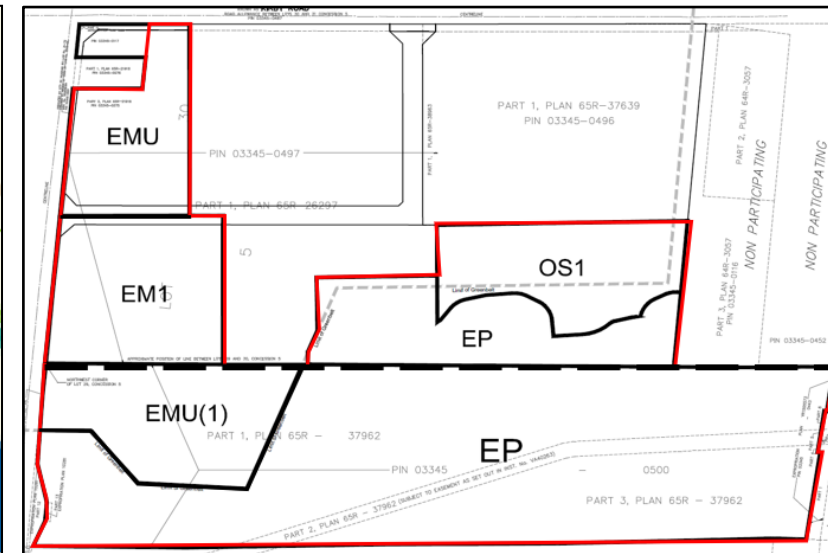
City of Vaughan Zoning By-law 01-2021

- By-law 01-2021 Zones the sites “EP – Environmental Protection” Zone, “FD – Future Development” Zone and “FD-1110 – Future Development” Zone, subject to site specific exception 1110.
- Permitted uses: FD Zone permits existing uses as of the effective date of the By-law; EP lands are intended for conservation of environmentally sensitive lands.
- Requested rezoning:
 - “EMU – Employment Commercial Mixed-Use”;
 - “EMU(1) – Employment Commercial Mixed-Use (1)”;
 - “EM1 – Prestige Employment”;
 - “EP – Environmental Protection”; and
 - “OS1 – Public Open Space”.
- Requested uses include a mix of various employment and commercial uses such as warehousing..

EXISTING



PROPOSED



SITE & SURROUNDING CONTEXT – WESTERN POINT BUILDERS INC. (OP.22.020 & Z.22.041)

Municipal Addresses:

11421 Weston Road
11455 Weston Road

Site Area:

34.08 acres (13.79 hectares)

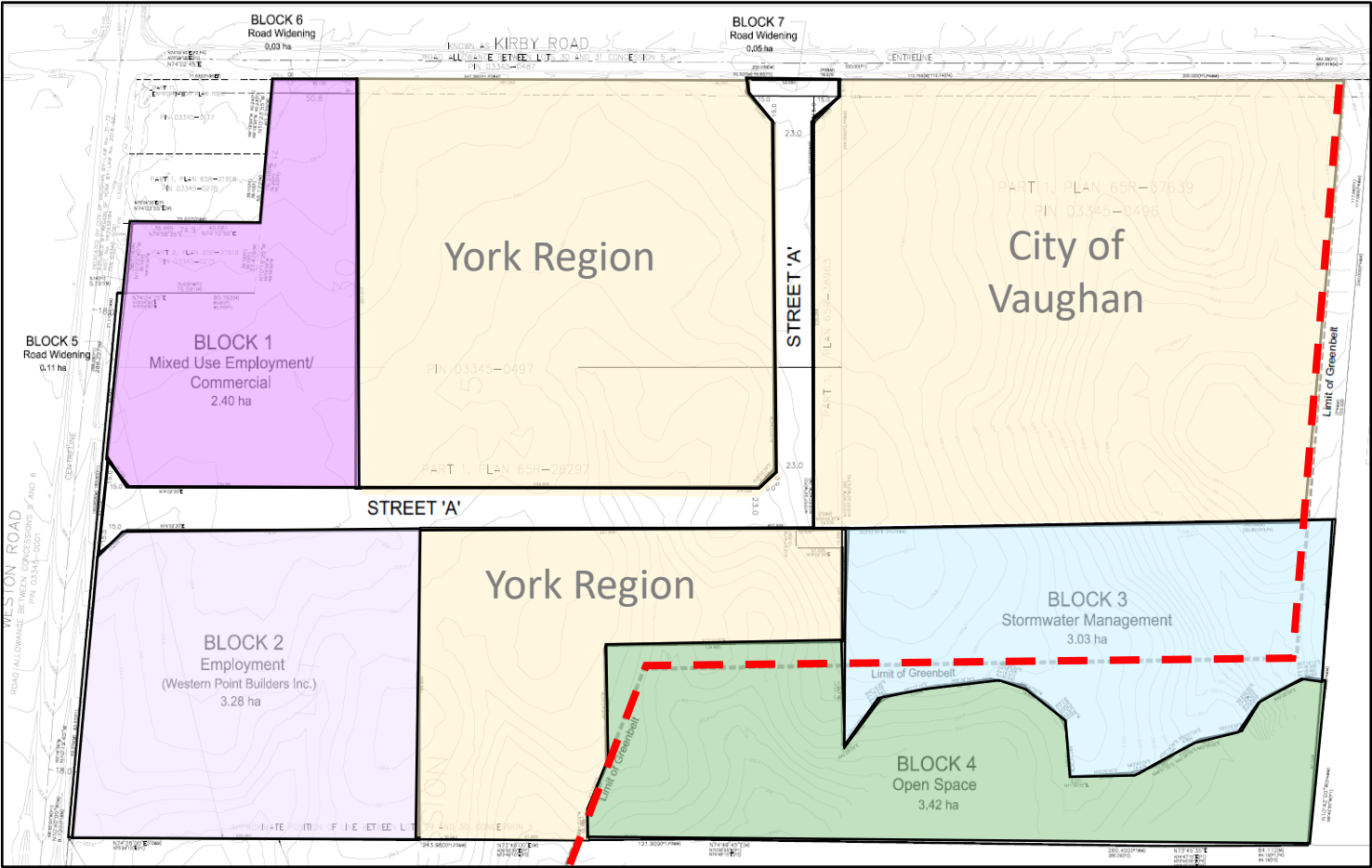
Lot Frontage:

221.92 m – Weston Road
103.13 m – Kirby Road

Existing Uses:

The site currently consists of vacant agricultural land.

Summary of Proposed Land Use	
Mixed Use Commercial/Employment	2.40 ha
Employment	3.28 ha
Stormwater Management	3.03 ha
Open Space	3.42 ha
Lands not owned by applicant	N/A
Road Widening	0.19 ha
Roads (Street 'A')	1.47 ha
TOTAL	13.79 ha



--- Greenbelt Limit

Figure 1: Related Draft Plan of Subdivision Application (19T-220V15) - Western Point Builders Inc.

SITE & SURROUNDING CONTEXT – WESTON VALLEY (BLOCK 34) INVESTMENTS (OP.22.019 & Z.22.040)

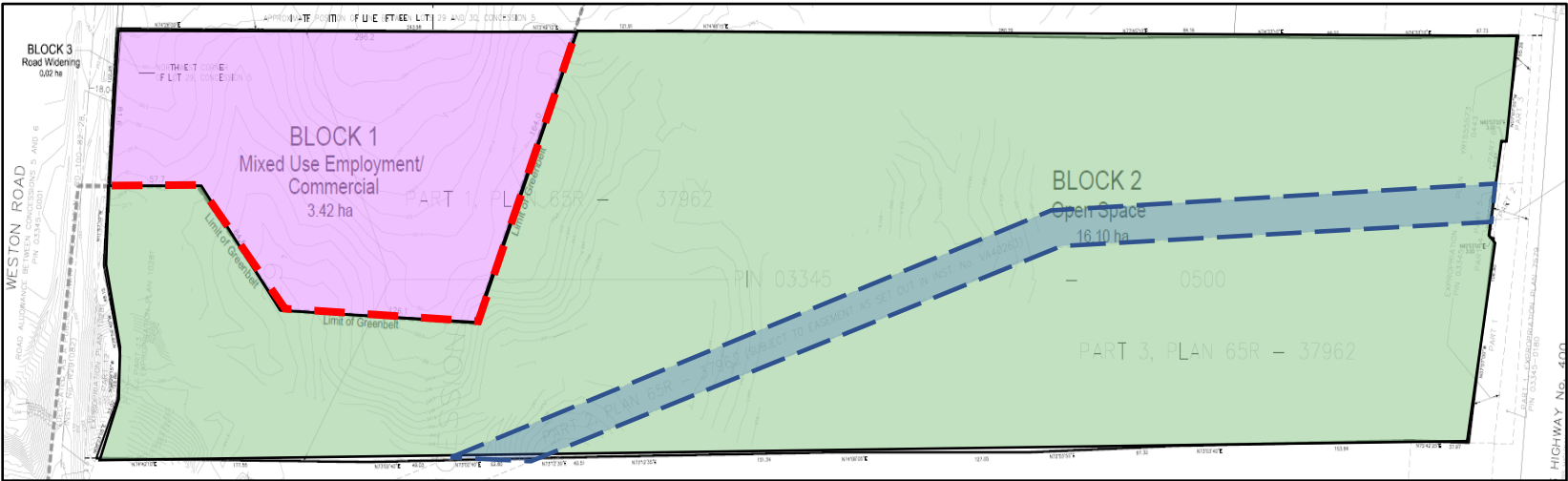
Legal Addresses:
Part of Lot 29, Concession 5

Site Area:
48.28 acres (19.54 hectares)

Lot Frontage:
226.28 m – Weston Road

Existing Uses:
The site currently consists of vacant agricultural land.

Summary of Proposed Land Use	
Mixed Use Commercial/Employment	3.42 ha
Open Space (Greenbelt)	16.10 ha
Road Widening	0.02 ha
TOTAL	19.54 ha

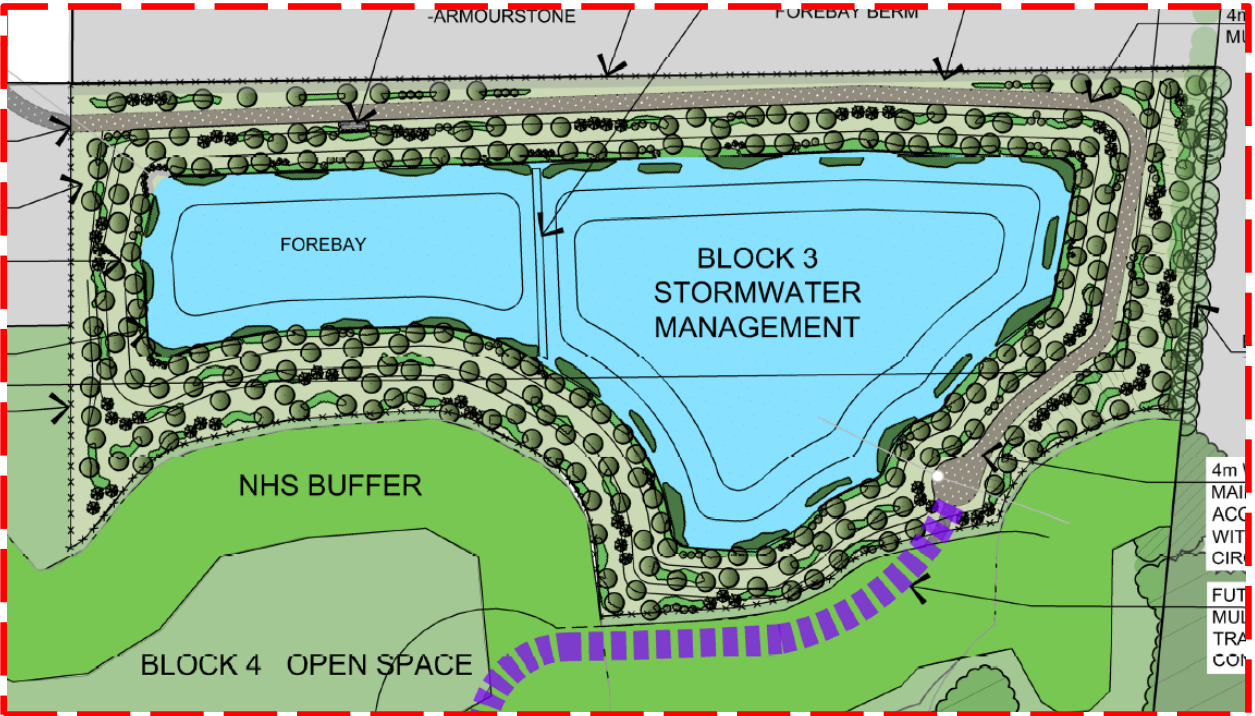
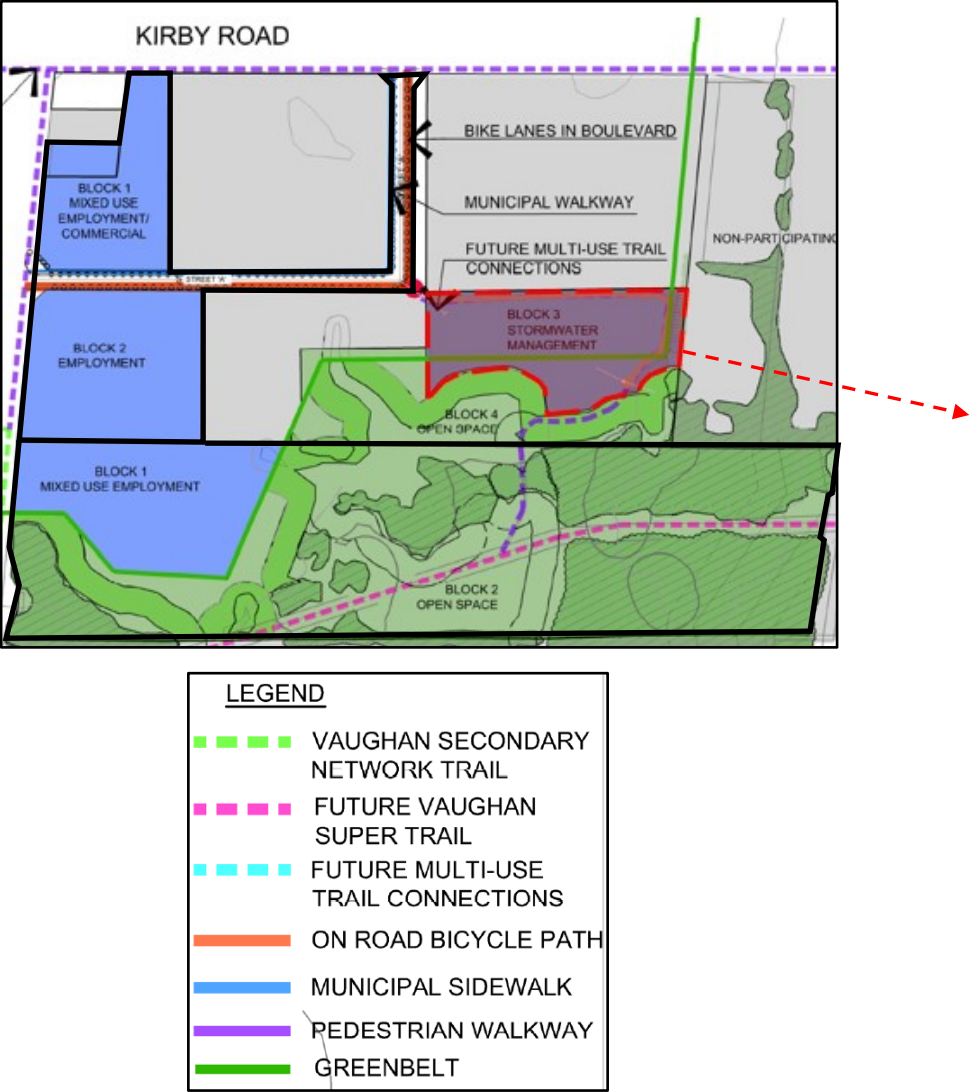


— Greenbelt Limit

— TCPL

Figure 2: Related Draft Plan of Subdivision Application (19T-220V14) – Weston Valley (Block 34) Investments

PARKS, TRAILS, PED. CIRCULATION & SWM



STUDIES COMPLETED

- **Community Services & Facilities Study**, prepared by HPGI
- **Planning Justification Report**, prepared by HPGI
- **Block 34W Sanitary Servicing Report**, prepared by Civica
- **Block 34 West Financial Impact Study**, prepared by urbanMetrics Inc.
- **Geomorphic Analysis**, prepared by Beacon Environmental
- **Environmental Impact Study (incl. Greenbelt Conformity Report)**, prepared by Beacon Environmental
- **Geotechnical Investigation Report**, prepared by Soil Engineers Ltd.
- **Environmental Noise Feasibility Study (Block 34 West)**, prepared by Valcoustics
- **Hydrogeological Assessment (incl. Water Balance Assessment)**, prepared by R.J. Burnside
- **Master Environmental Servicing Plan**, prepared by SCS Consulting
- **Block 34 West Urban Design Guidelines**, prepared by John G. Williams & SBK
- **Architectural Guidelines**, prepared John G. Williams
- **Preliminary Arborist Report**, prepared by SBK
- **Transportation Impact Study (incl. Transportation Demand Management Plan)**, prepared by LEA Consulting
- **Stage 1-2 Archaeological Assessment (Weston Valley)**, prepared by Amick Consultants Ltd.
- **Stage 1 Archaeological Assessment (Western Point)**, prepared by Amick Consultants Ltd.
- **Stage 2 Archaeological Assessment (Western Point)**, prepared by Amick Consultants Ltd.
- **Phase One ESA (Weston Valley)**, prepared by WSP
- **Phase One ESA (Western Point)**, prepared by Soil Engineers Ltd.

THANK YOU