

11031, 11075, 11091 & 11211 Weston Road

Block 34W – Residential Lands

Communication: C7
Committee of the Whole (PM)
February 28, 2023
Item #4

FILES:
OP.22.018 & Z.22.038
WESTON REAL ESTATE HOLDINGS INC.



FILES:
OP.22.017 & Z.22.037
CORNICE DEVELOPMENTS LTD. ET AL

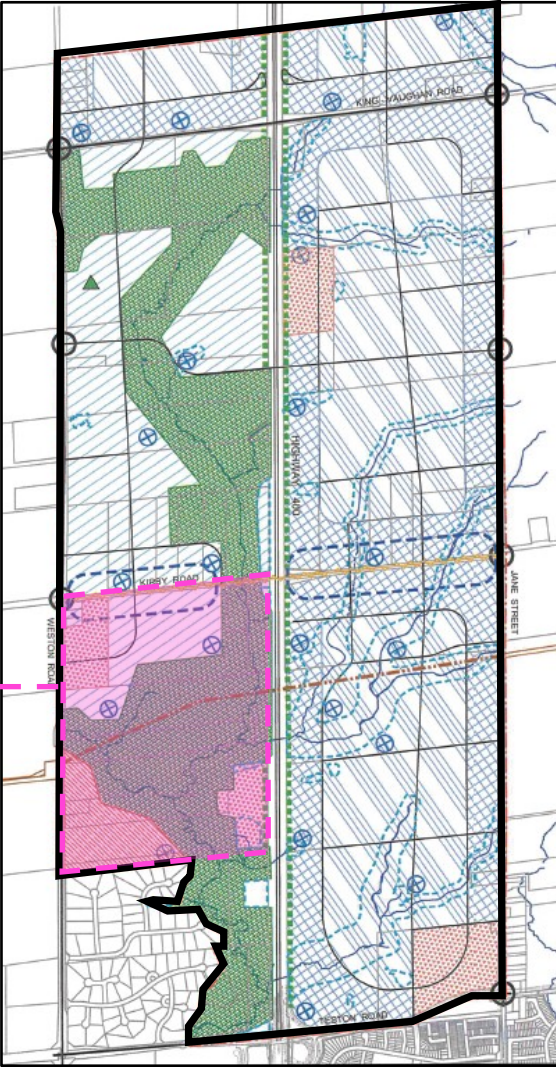
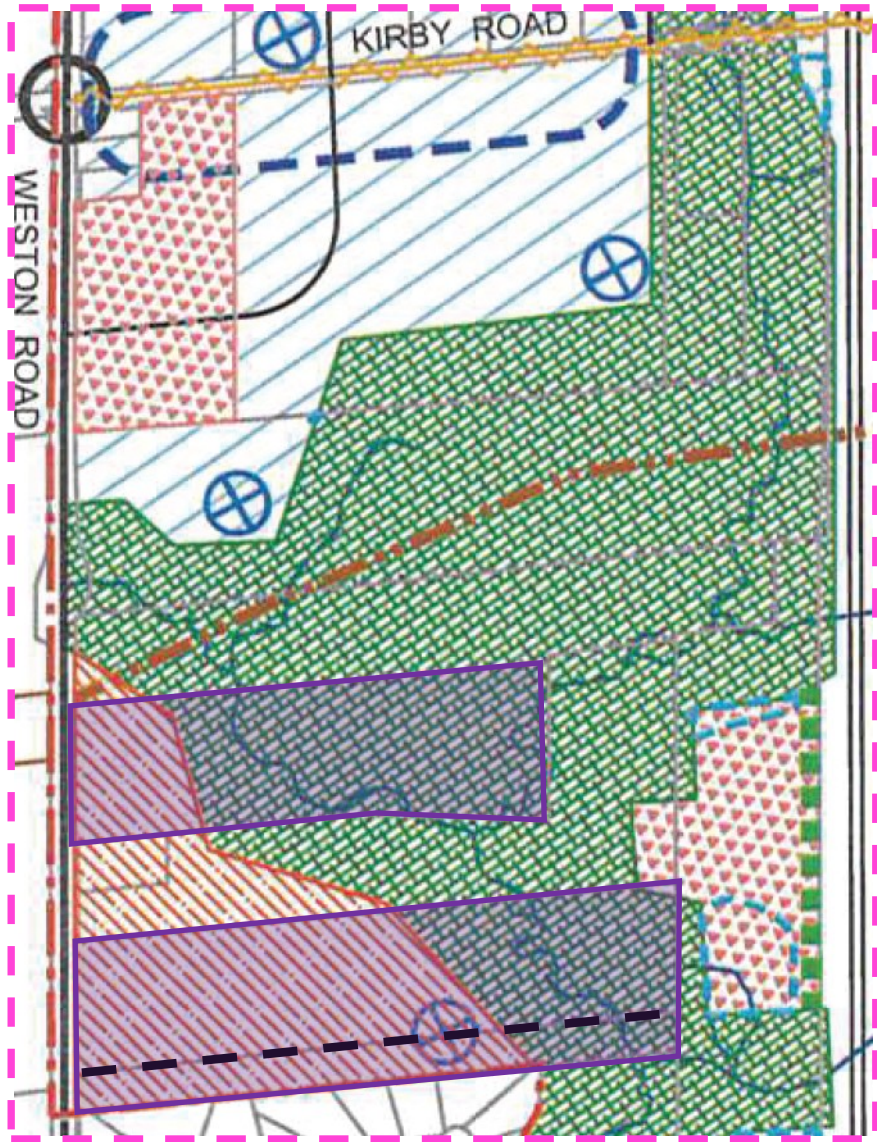
FILE:
Z.22.039
EDENBROOK (WESTON) INC.

PUBLIC MEETING
February 28, 2023

HUMPHRIES PLANNING GROUP INC.

OP.22.017, OP.22.018, Z.22.037, Z.22.038, Z.22.039

BACKGROUND – OPA 637 (VOP 2010 11.4)



OPA 637 Highway 400 North Employment Lands Secondary Plan

LEGEND

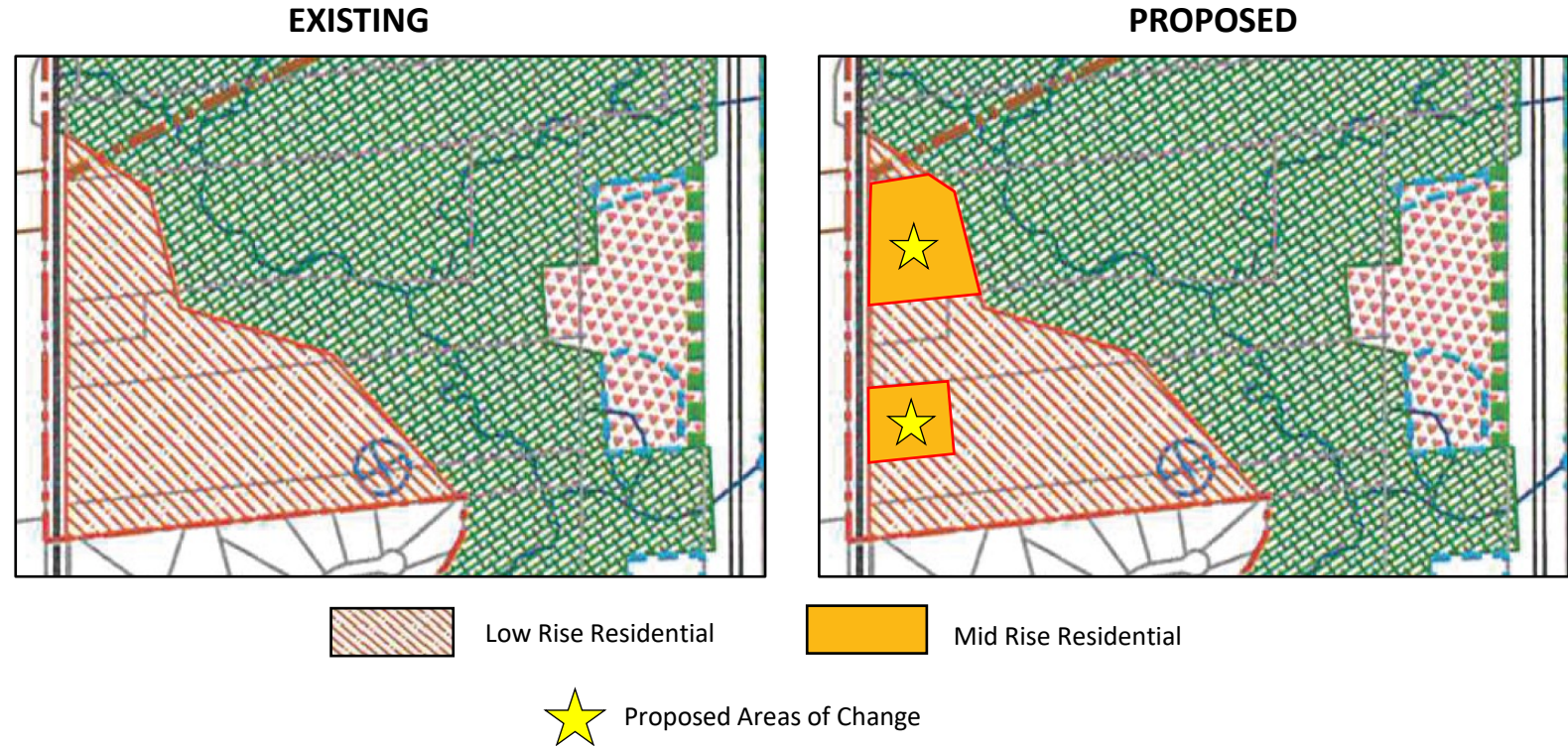
- Structural Plan Boundary
- Provincial Controlled Access Highway
- Arterial Road
- Primary Road (planned)
- Character Road
- Trans Canada Pipeline
- Employment Area Activity Centre
- Significant Interface Area (SIA)
- Greenbelt Natural System Area
- Potential Valley and Stream Corridor
- Stormwater Management Facility
- Conceptual Regional Park (Location to be determined)
- Prestige Areas
- Prestige Areas - Office/Business Campus
- General Employment Area
- Mixed Use Area - Employment / Commercial
- Significant Enhanced Landscape Area
- Low Rise Residential

- Structural Plan Boundary
- Block 34W Study Area
- Block 34W LOG Residential Areas

POLICY FRAMEWORK

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

- OPA No. 637 designates the sites “Low Rise Residential” and “Greenbelt Natural System Areas”.
- Permitted uses: Residential units, home occupations, private home daycare and small-scale convenience retail.
- The Draft OPA seeks the following:
 - “Low Rise Residential” to “Mid Rise Residential” for the highlighted portions of land.

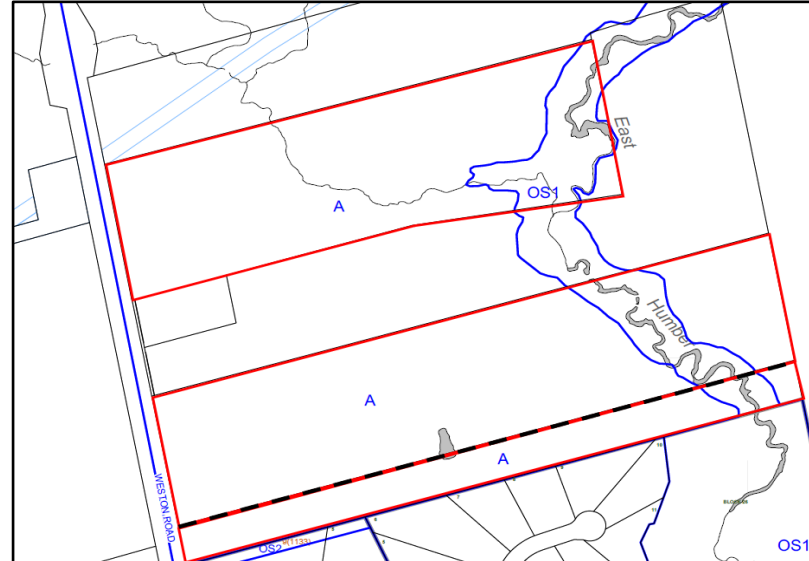


POLICY FRAMEWORK

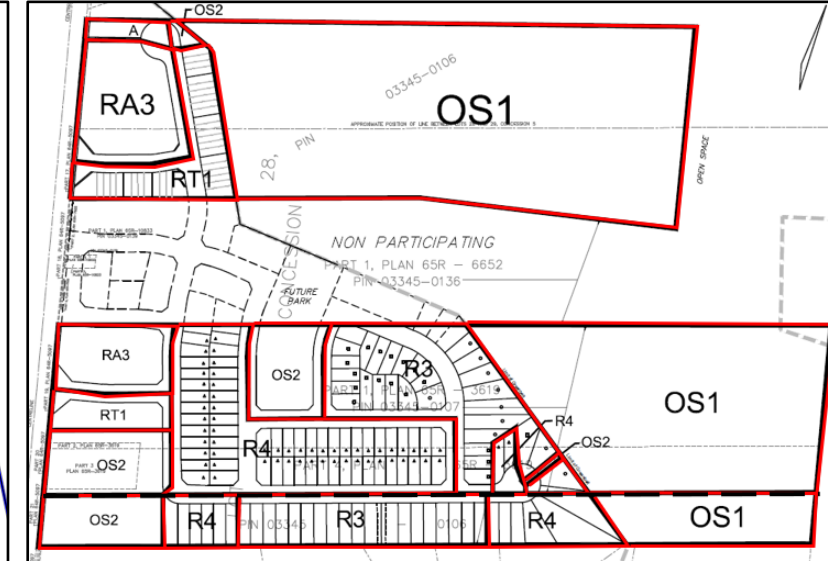
■ City of Vaughan Zoning By-law 1-88

- 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:
 - “R3 – Third Density Residential”;
 - “R4 – Fourth Density Residential”;
 - “RT1 – Residential Townhouse”;
 - “RA3 – Apartment Residential”;
 - “A – Agricultural”;
 - “OS1 – Open Space Conservation”; and
 - “OS2 – Open Space Park”.

EXISTING



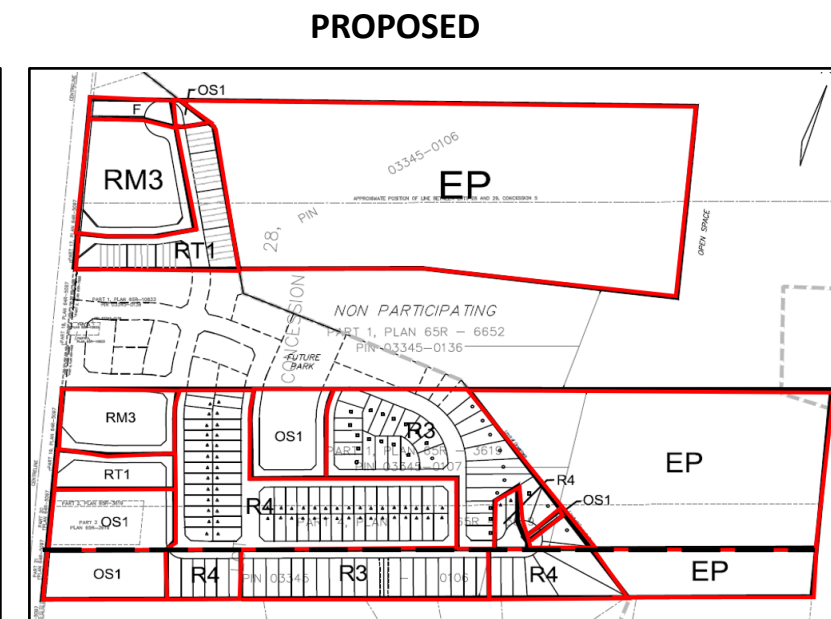
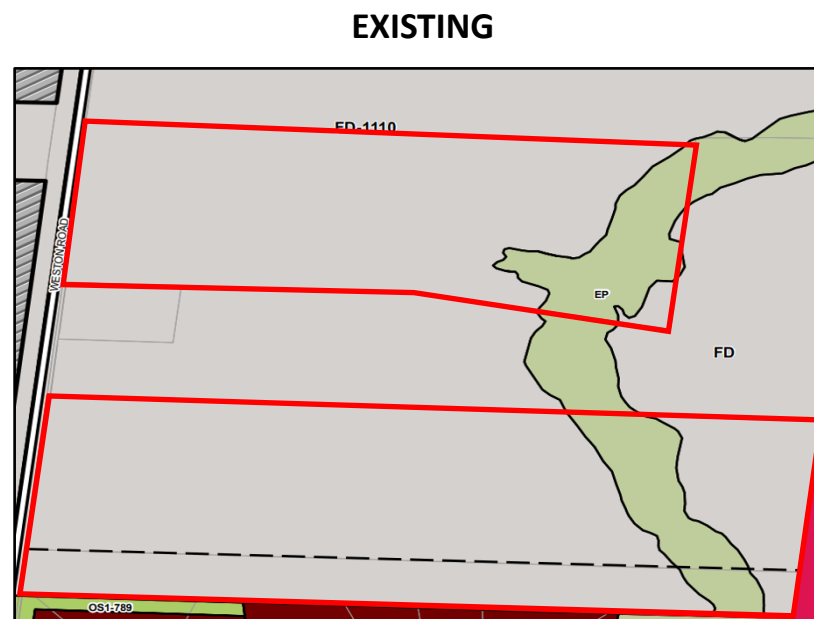
PROPOSED



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 only permits existing uses as of the effective date of the By-law; EP lands are intended for conservation of environmentally sensitive lands.
- Requested rezoning:
 - “R3 – Third Density Residential”;
 - “R4 – Fourth Density Residential”;
 - “RT1 – Townhouse Residential”;
 - “RM3 – Multiple Unit Residential”;
 - “OS1 – Public Open Space”;
 - “F – Future Use”; and
 - “EP – Environmental Protection”.



SITE & SURROUNDING CONTEXT – WESTON REAL ESTATE HOLDINGS INC. (OP.22.018 & Z.22.038)

Municipal Address:

11211 Weston Road

Site Area:

25.95 acres (10.50 hectares)

Lot Frontage:

173 m – Weston Road

Existing Uses:

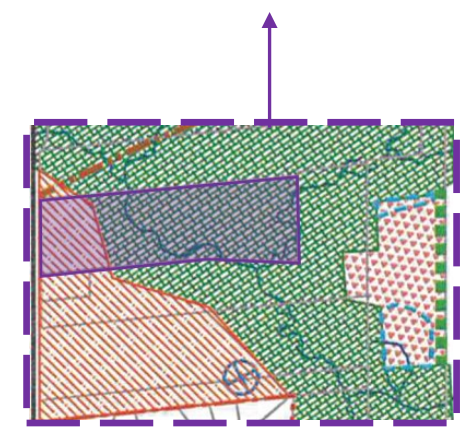
The site currently exists of vacant agricultural land.

Summary of Proposed Land Use	
Street Townhouse Residential	0.67 ha
Mid-Rise Residential	0.86 ha
Future Development	0.10 ha
Greenbelt	8.18 ha
Open Space	0.04 ha
Road Widening	0.06 ha
0.3 m Reserves	0.00 ha
Pedestrian Walkway	0.02 ha
ROW (Streets A&B)	0.58
TOTAL	10.50 ha



Figure 2: Related Draft Plan of Subdivision Application (19T-220V12) – Weston Real Estate Holdings Inc.

— Greenbelt Limit



SITE & SURROUNDING CONTEXT – CORNICIE DEVELOPMENTS LTD. ET AL (OP.22.017 & Z.22.037)

Municipal Addresses:

11075 Weston Road
11091 Weston Road

Site Area:

29.85 acres (12.08 hectares)

Lot Frontage:

159.05 m – Weston Road

Existing Uses:

The site currently exists of vacant agricultural land.

Summary of Proposed Land Use

Low Density Residential	3.32 ha
Mid-Rise Residential	0.78 ha
Park	0.45 ha
Stormwater Management	0.69 ha
Open Space (Greenbelt)	4.59 ha
6m Walkway	0.02 ha
Future Residential	0.18 ha
Road Widening	0.05 ha
0.3 m Reserves	0.01 ha
Roads (Streets A-E)	1.99 ha
TOTAL	12.08 ha

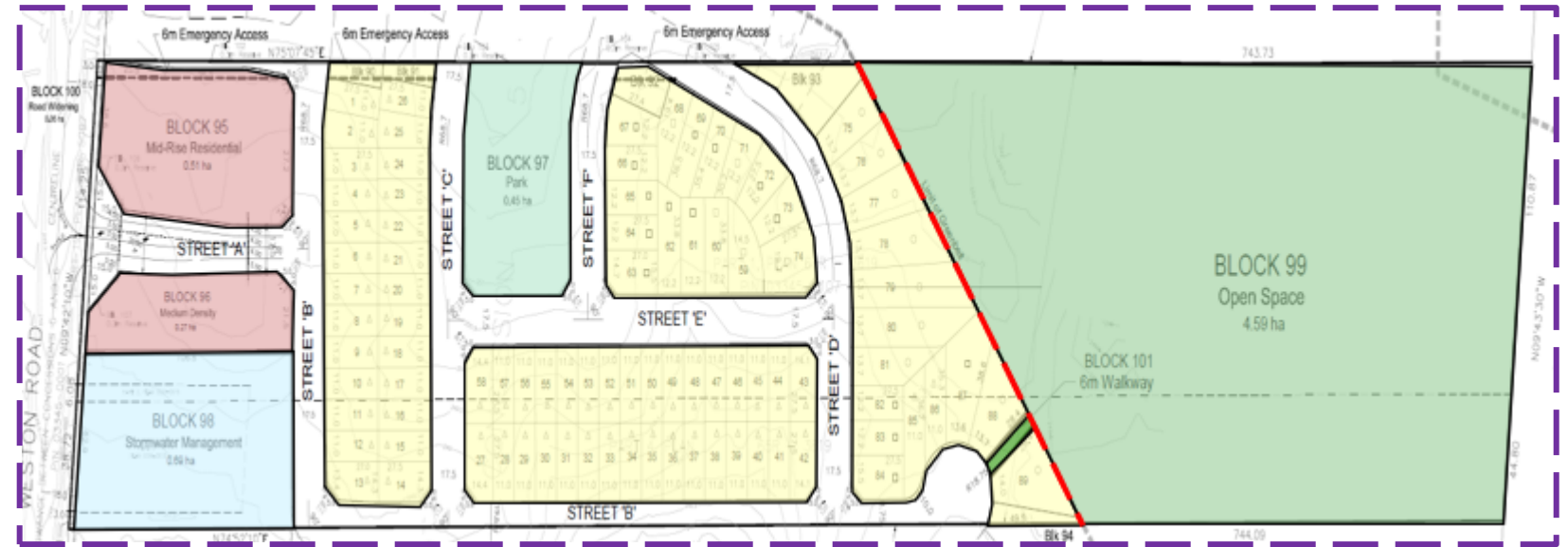
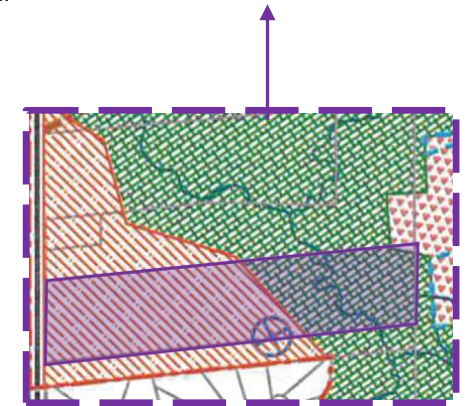


Figure 2: Related Draft Plan of Subdivision Application (19T-220V11) – Cornicie Developments Ltd. et al

— Greenbelt Limit



SITE & SURROUNDING CONTEXT – EDENBROOK (WESTON) INC. (Z.22.039)

Municipal Address:

11031 Weston Road

Site Area:

9.09 acres (3.68 hectares)

Lot Frontage:

49.68 m – Weston Road

Existing Uses:

The site is currently occupied by a 2-storey single detached residential dwelling.

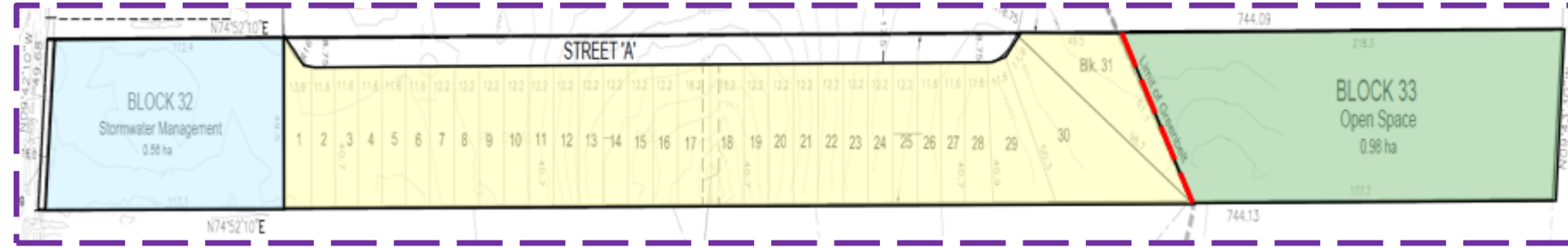
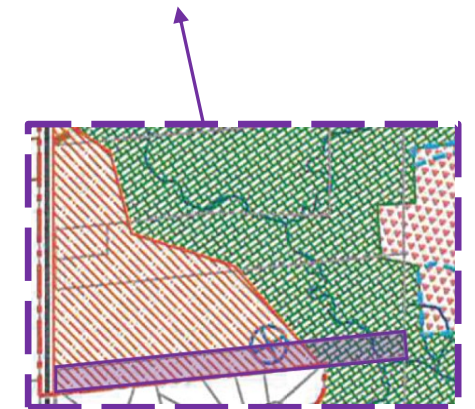


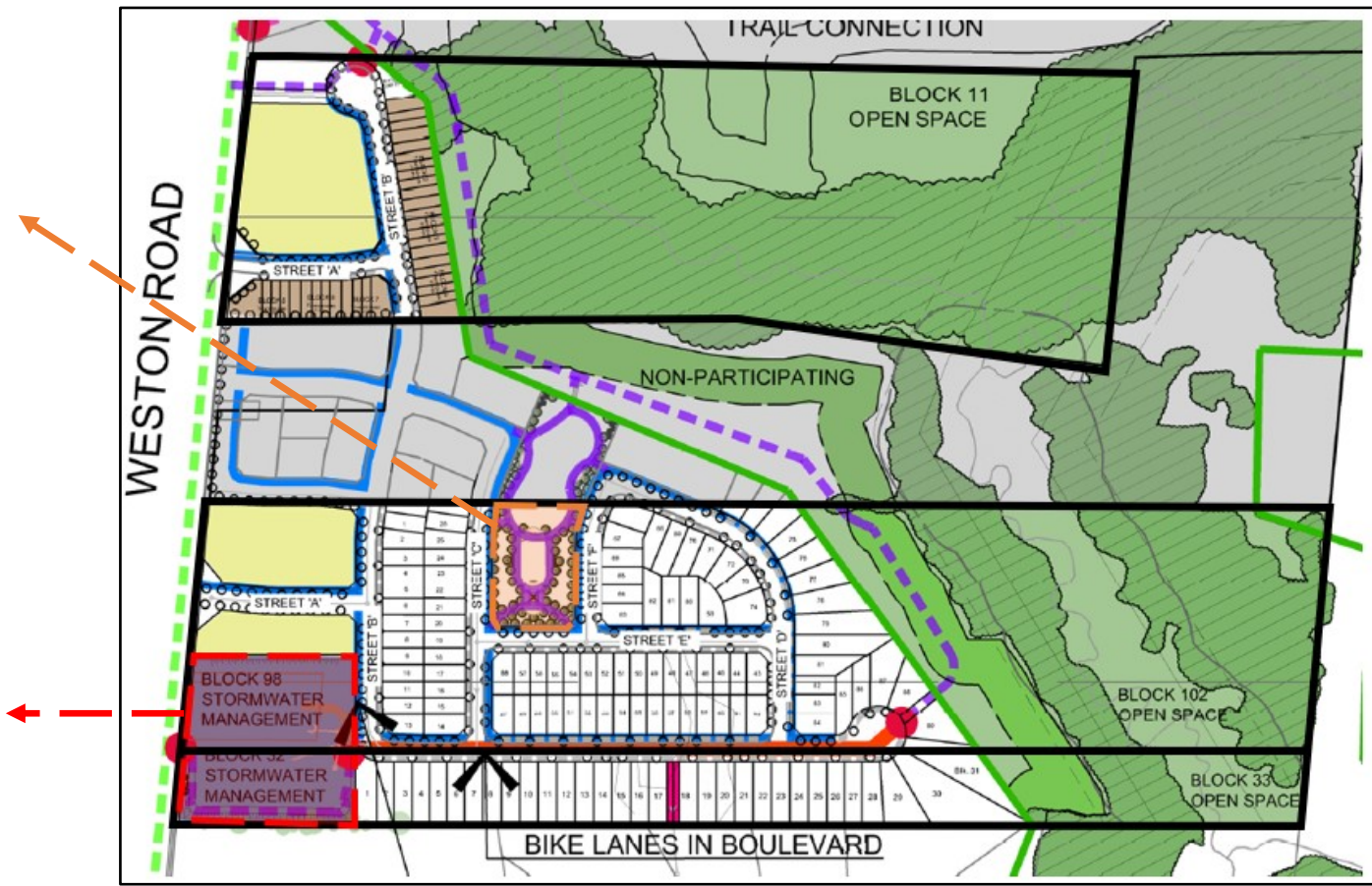
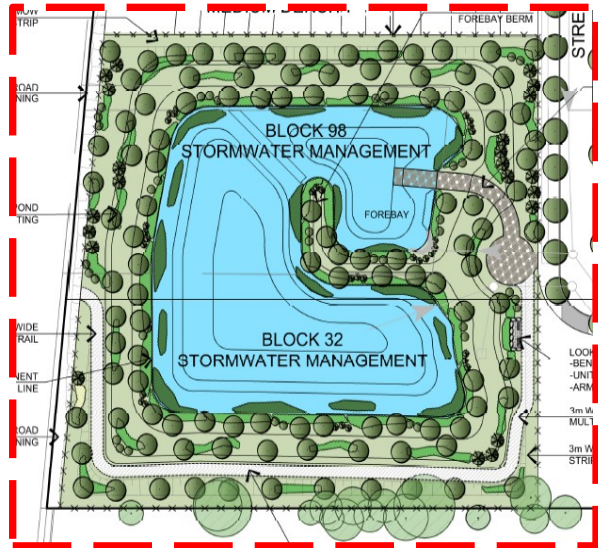
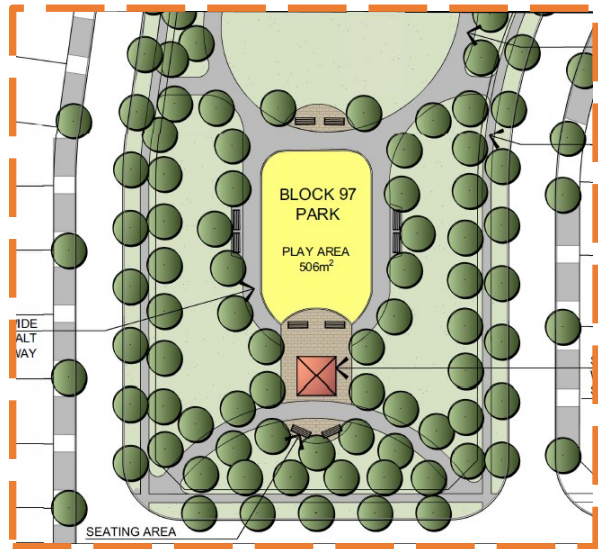
Figure 3: Related Draft Plan of Subdivision Application (19T-220V13) – Edenbrook (Weston) Inc.

— Greenbelt Limit

Summary of Proposed Land Use	
Low Density Residential	1.68 ha
Stormwater Management	0.56 ha
Open Space (Greenbelt)	0.98 ha
Future Residential	0.13 ha
Road Widening	0.02 ha
Roads (Street A)	0.31 ha
TOTAL	3.68 ha



PARKS, TRAILS, PED. CIRCULATION & SWM



LEGEND	
	VAUGHAN SECONDARY NETWORK TRAIL
	FUTURE VAUGHAN SUPER TRAIL
	FUTURE MULTI-USE TRAIL CONNECTIONS
	ON ROAD BICYCLE PATH
	MUNICIPAL SIDEWALK
	PEDESTRIAN WALKWAY
	GREENBELT

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 Real Estate)**, prepared by Amick Consultants Ltd.
- **Stage 1 Archaeological Assessment (Cornice & Edenbrook)**, prepared by Amick Consultants Ltd.
- **Stage 2 Archaeological Assessment (Cornice & Edenbrook)**, prepared by Amick Consultants Ltd.
- **Phase One ESA (Weston Real Estate)**, prepared by Soil Engineers Ltd.
- **Phase Two ESA (Weston Real Estate)**, prepared by Soil Engineers Ltd.
- **Phase One ESA (Cornice et. al)**, prepared by Soil Engineers Ltd.
- **Phase One ESA (Edenbrook)**, prepared by Soil Engineers Ltd.

THANK YOU