

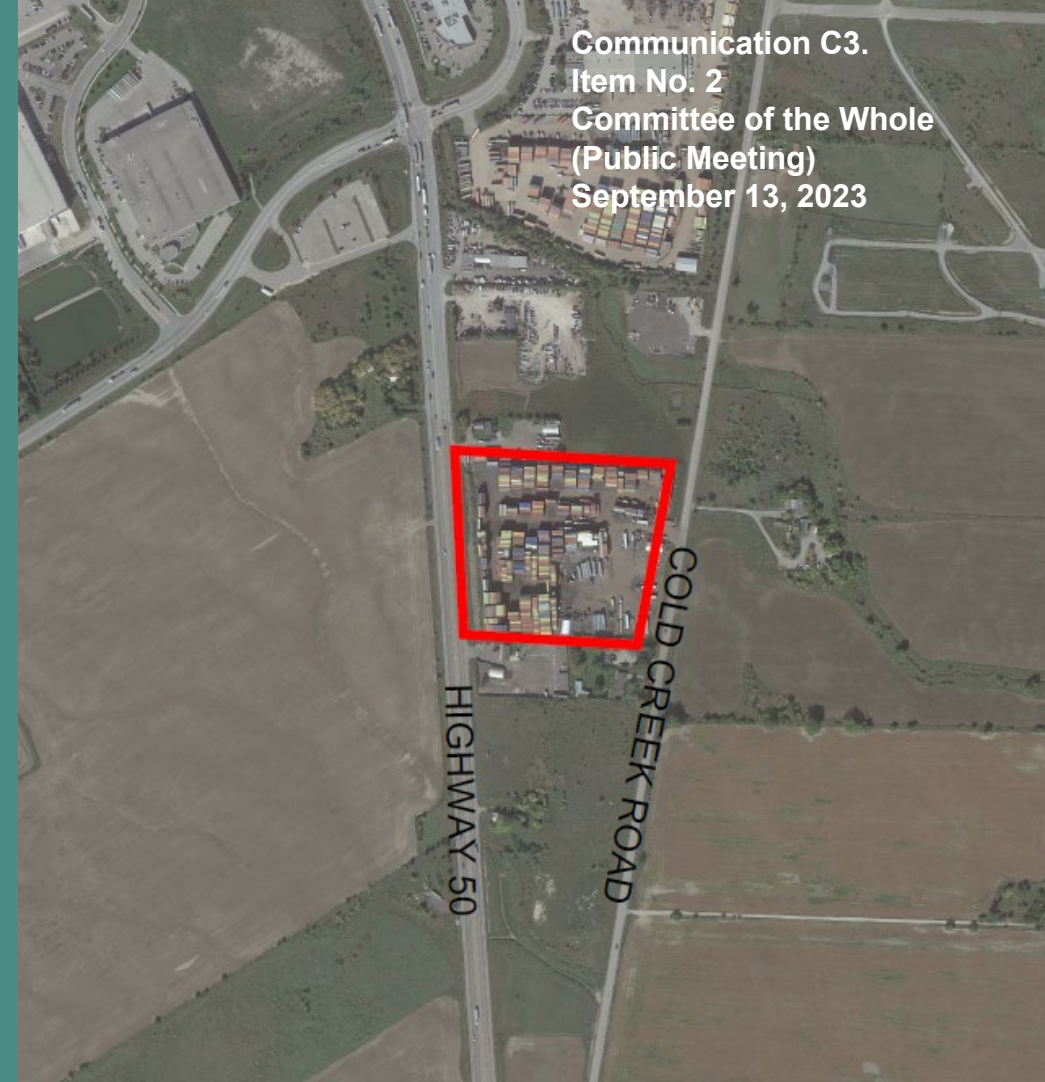
# Highway 50/Cold Creek Road – City of Vaughan

Files: #OP.23.005  
#Z.23.008

## Statutory Public Meeting

City of Vaughan  
Region of York  
September 13, 2023

Communication C3.  
Item No. 2  
Committee of the Whole  
(Public Meeting)  
September 13, 2023



GLEN SCHNARR & ASSOCIATES INC.  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



# AERIAL CONTEXT PLAN

FILES: #OP.23.005 #Z.23.008

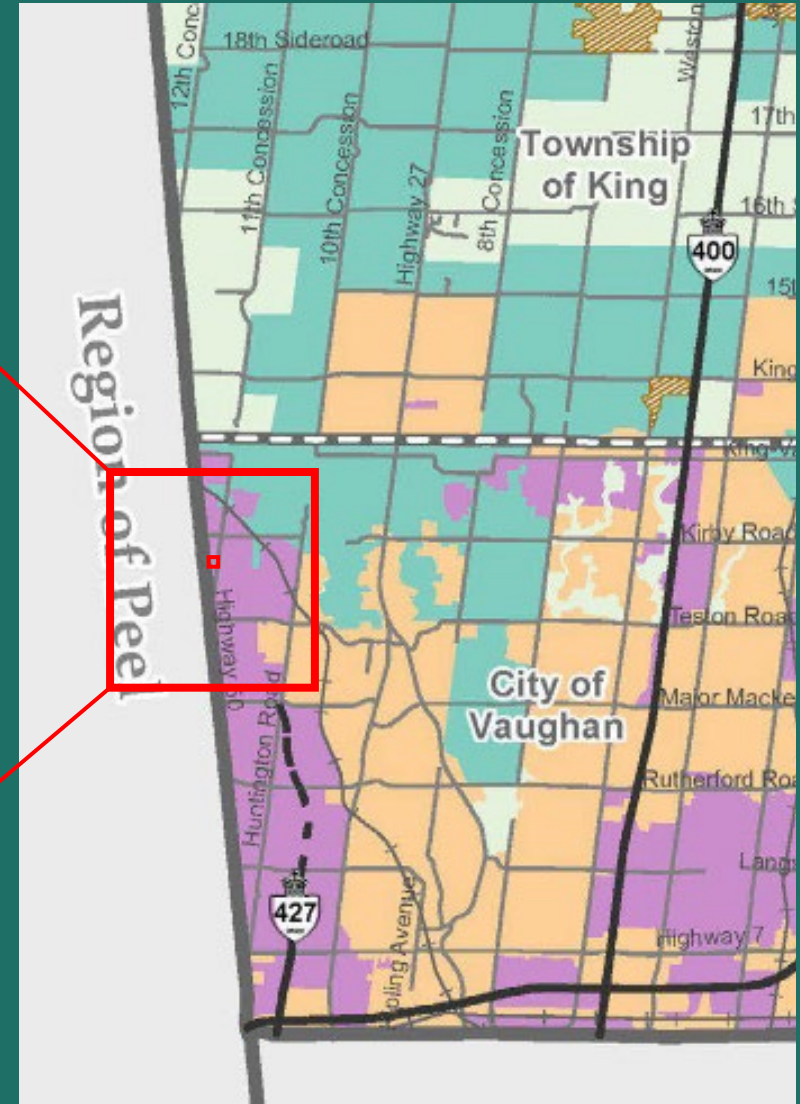
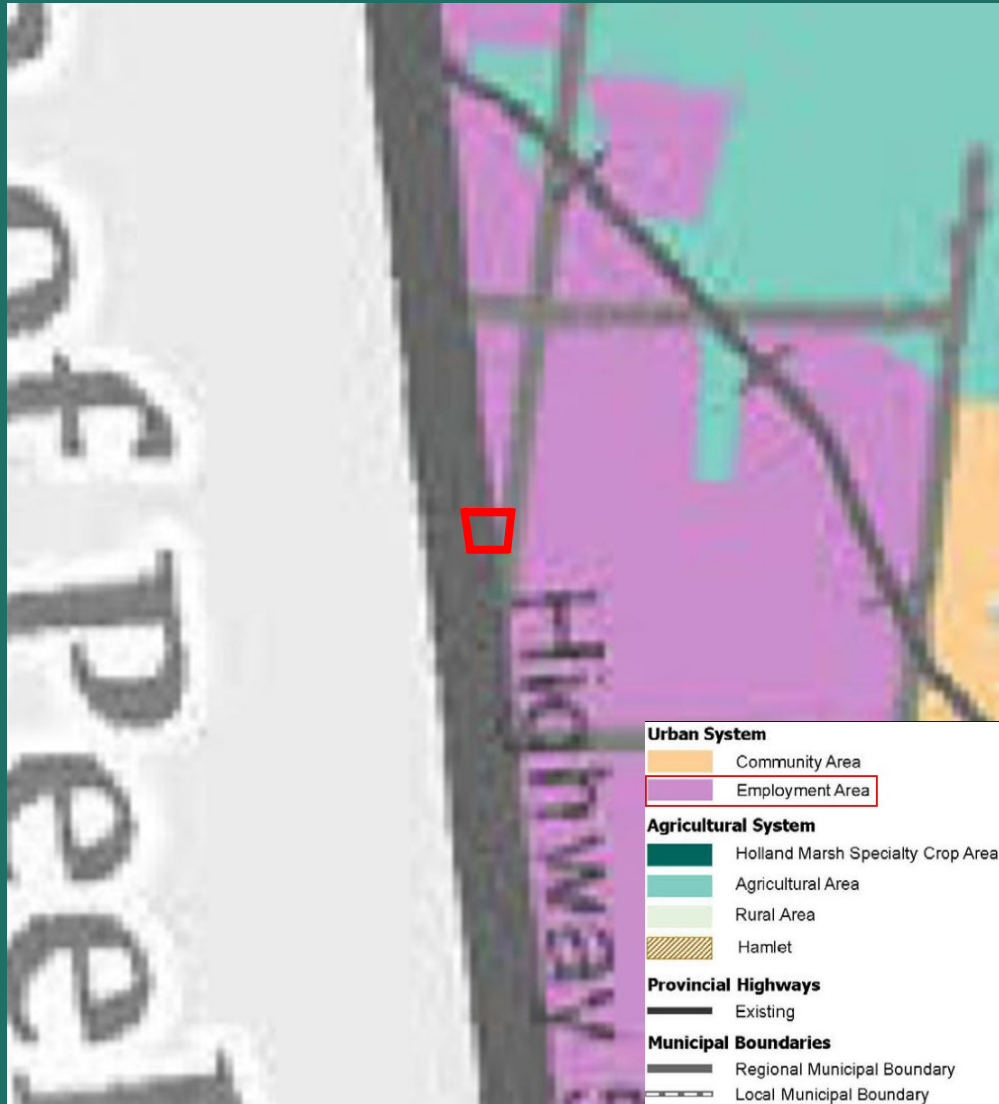


**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





# YORK REGION OFFICIAL PLAN LAND USE

FILES: #OP.23.005 #Z.23.008



**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





# VAUGHAN OFFICIAL PLAN LAND USE

FILES: #OP.23.005 #Z.23.008

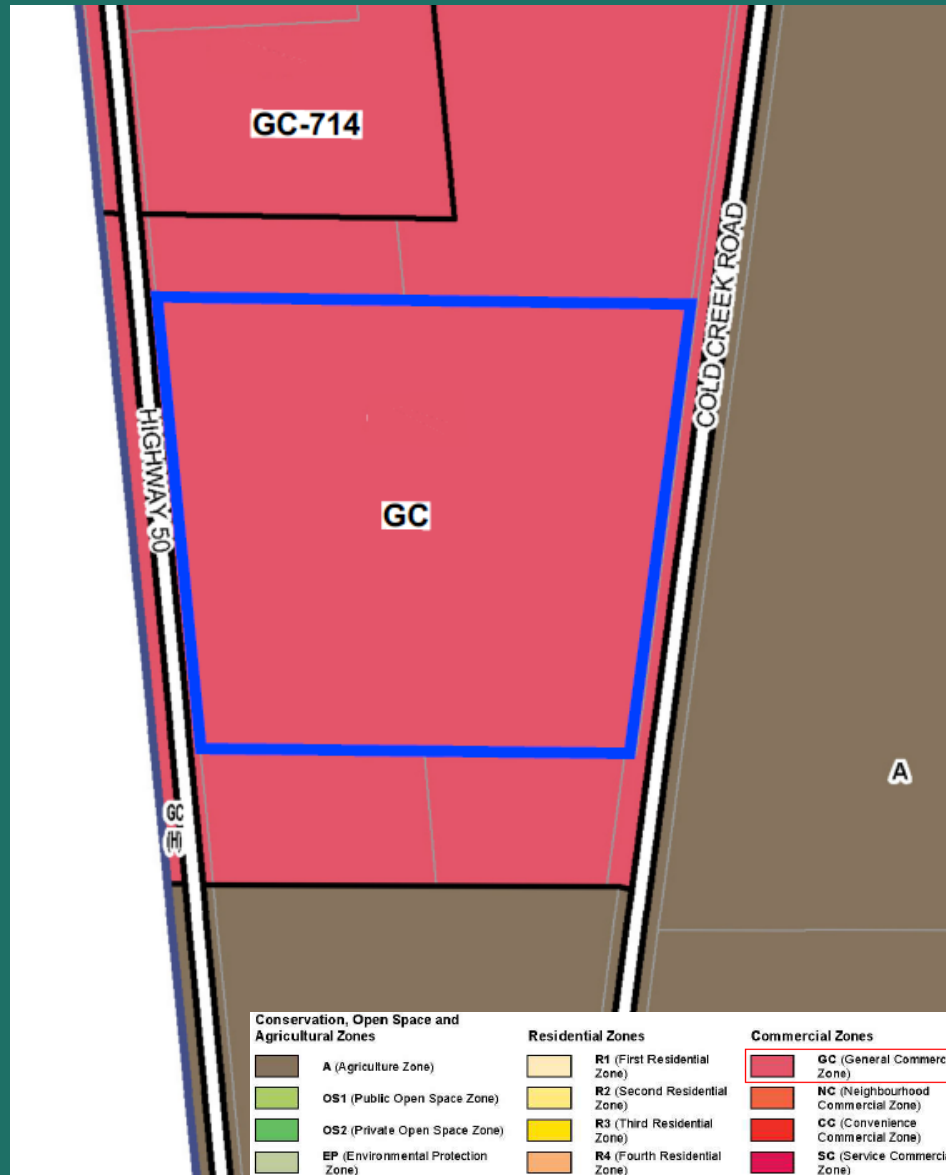


**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





# EXISTING SITE ZONING (001-2021)

FILES: #OP.23.005 #Z.23.008

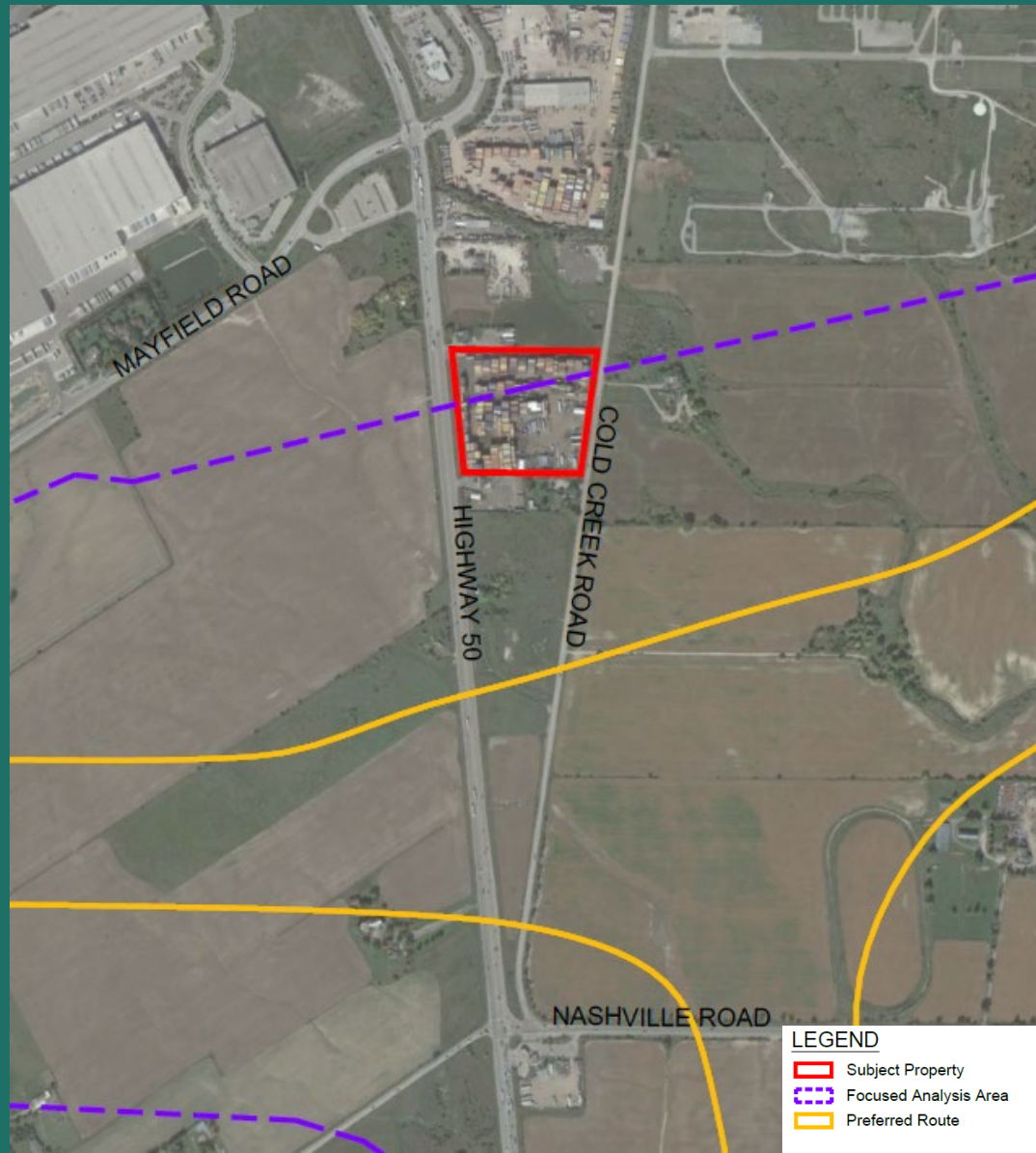


**SUBJECT LANDS**



**GLEN SCHNARR & ASSOCIATES INC.**  
 URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS





# HIGHWAY 413 STUDY CONDITIONS

FILES: #OP.23.005 #Z.23.008



**SUBJECT LANDS**



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## Proposed Development:

Truck/Trailer Parking: 79 spaces

Vehicle Parking: 23 spaces

Three (3) office trailers

One (1) guard box

Snow storage and waste management facilities

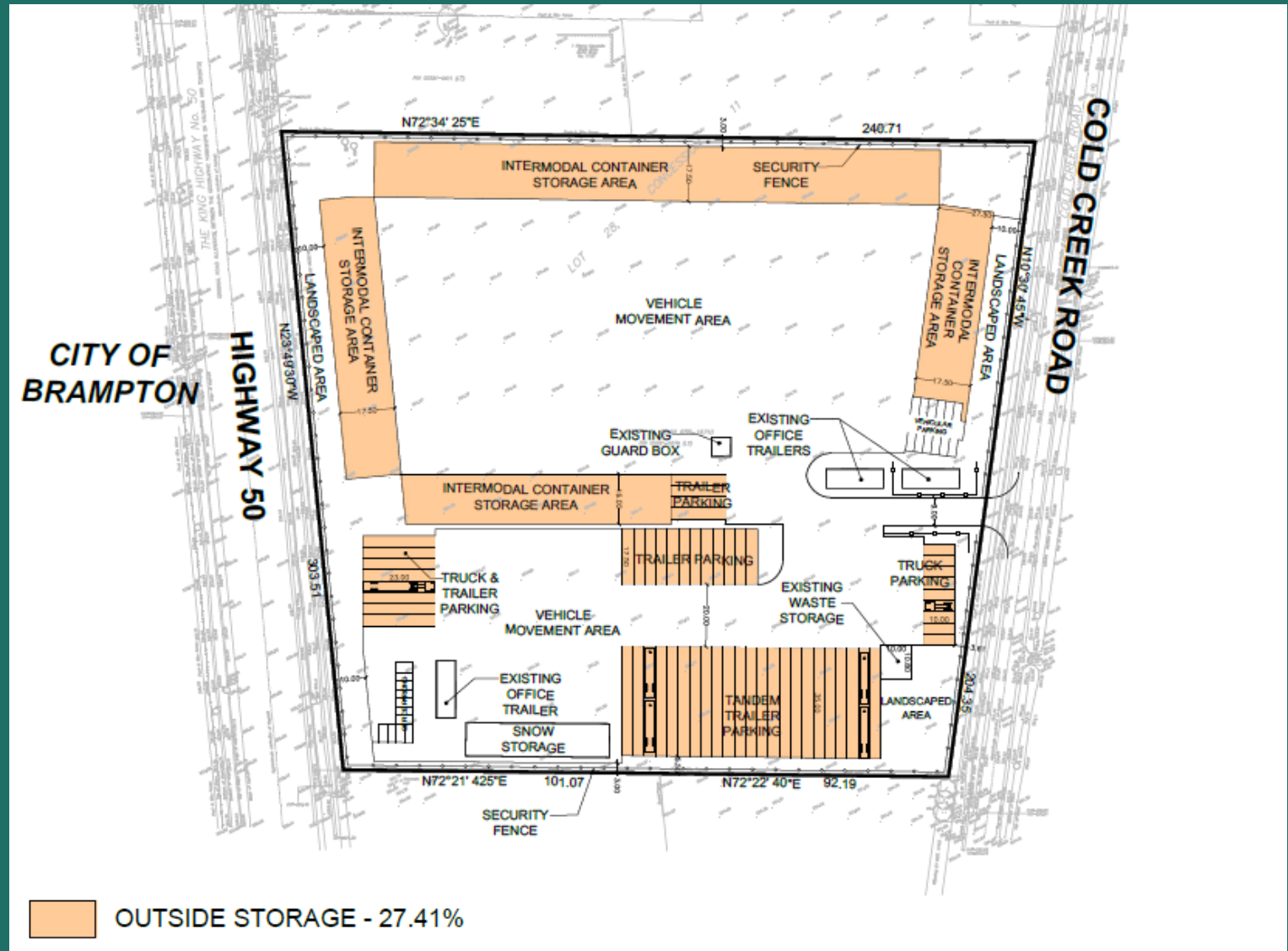
## Site Statistics:

Site Area: 4.40 hectares (10.88 acres)

Outside Storage: 27.41%

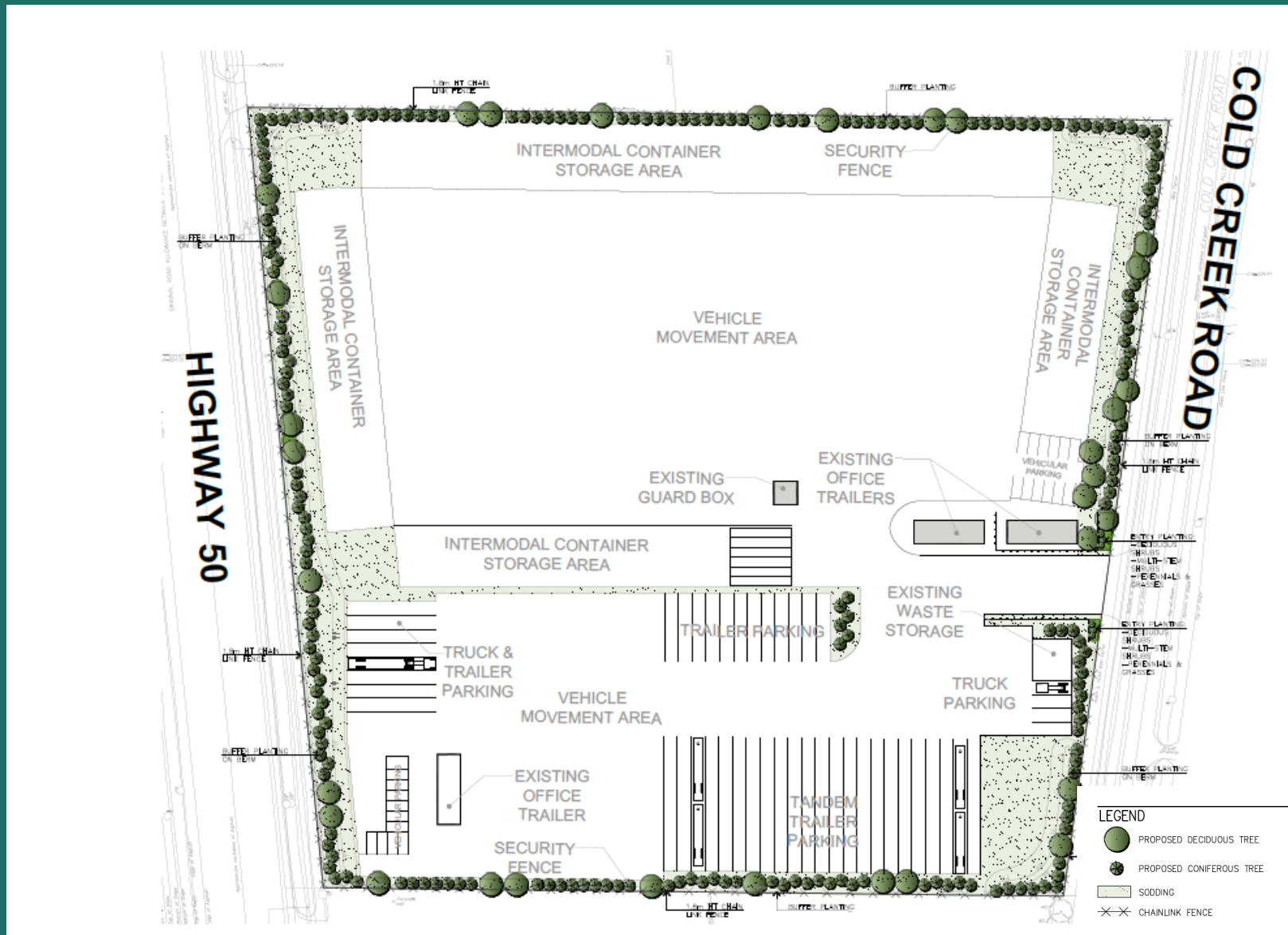
Landscape Coverage: 17.27%

Landscape Buffers: 10 metres (ROWs), 3 metres



# PROPOSED SITE PLAN

FILES: #OP.23.005 #Z.23.008



# PROPOSED LANDSCAPE PLAN

FILES: #OP.23.005 #Z.23.008



## This Proposal Represents Good Planning for the Following Reasons:

- Consistent with the overarching planning framework;
- Aligns with the Region's updated Official Plan (updated in 2022 - Urban Area, Employment Area);
- Provides appropriate interim Employment uses (pending the MTO GTA West Corridor Study);
- Compatible with the Surrounding Land Uses and Employment Areas;
- Provides local Employment Opportunities.

**CLOSING**

FILES: #OP.23.005 #Z.23.008



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

TO ASK ANY FURTHER QUESTIONS OR TO PROVIDE  
COMMENTS, PLEASE CONTACT EITHER:

*Patrick Pearson or Zechariah Bouchard*

OF GLEN SCHNARR & ASSOCIATES INC.

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ASSOCIATE  
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**GSAI**  
Glen Schnarr & Associates Inc.

ZECHARIAH BOUCHARD  
PLANNER  
416-930-4958  
zechariahb@gsai.ca

**THANK YOU**



GLEN SCHNARR & ASSOCIATES INC.  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS