

COMMITTEE OF THE WHOLE MEETING

Highway 50 Nominee Inc.
Part of Lots 11 and 12, Concession 10

City of Vaughan
Z.21.054, DA.21.063

April 5th, 2022
7:00 pm

COMMUNICATION C160.
ITEM NO. 2
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
April 5, 2022

WESTON
CONSULTING

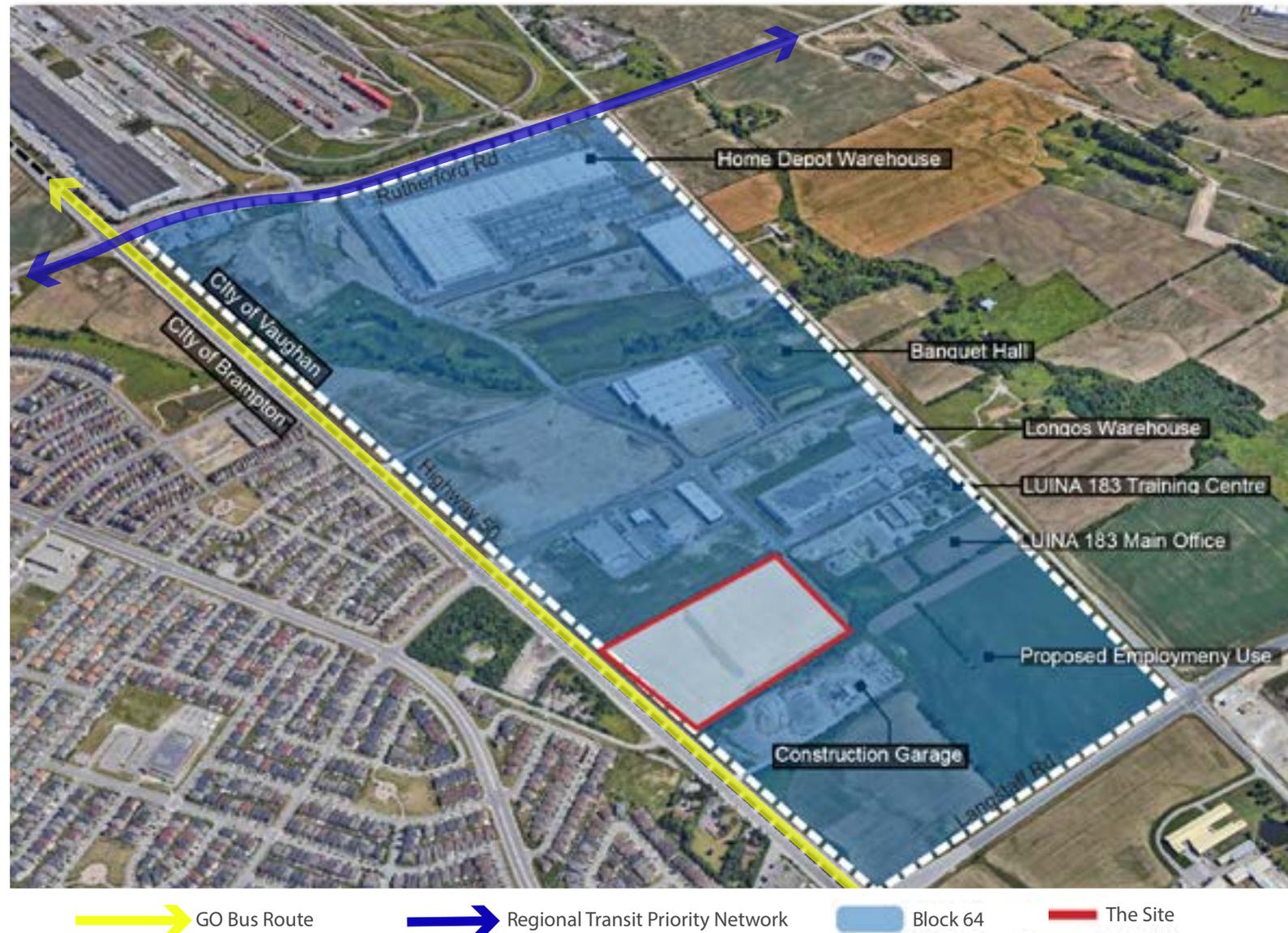


HIGHWAY 50 NOMINEE INC.



Front Elevation

DEVELOPMENT CONTEXT



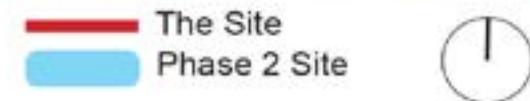
Surrounding Context of the Subject Property

- **Site Area:** 7.77 hectares
- **Frontage along Highway 50:** 225 metres
- The site is currently vacant
- A separate application has been submitted for the eastern portion of the property

Surrounding Context:

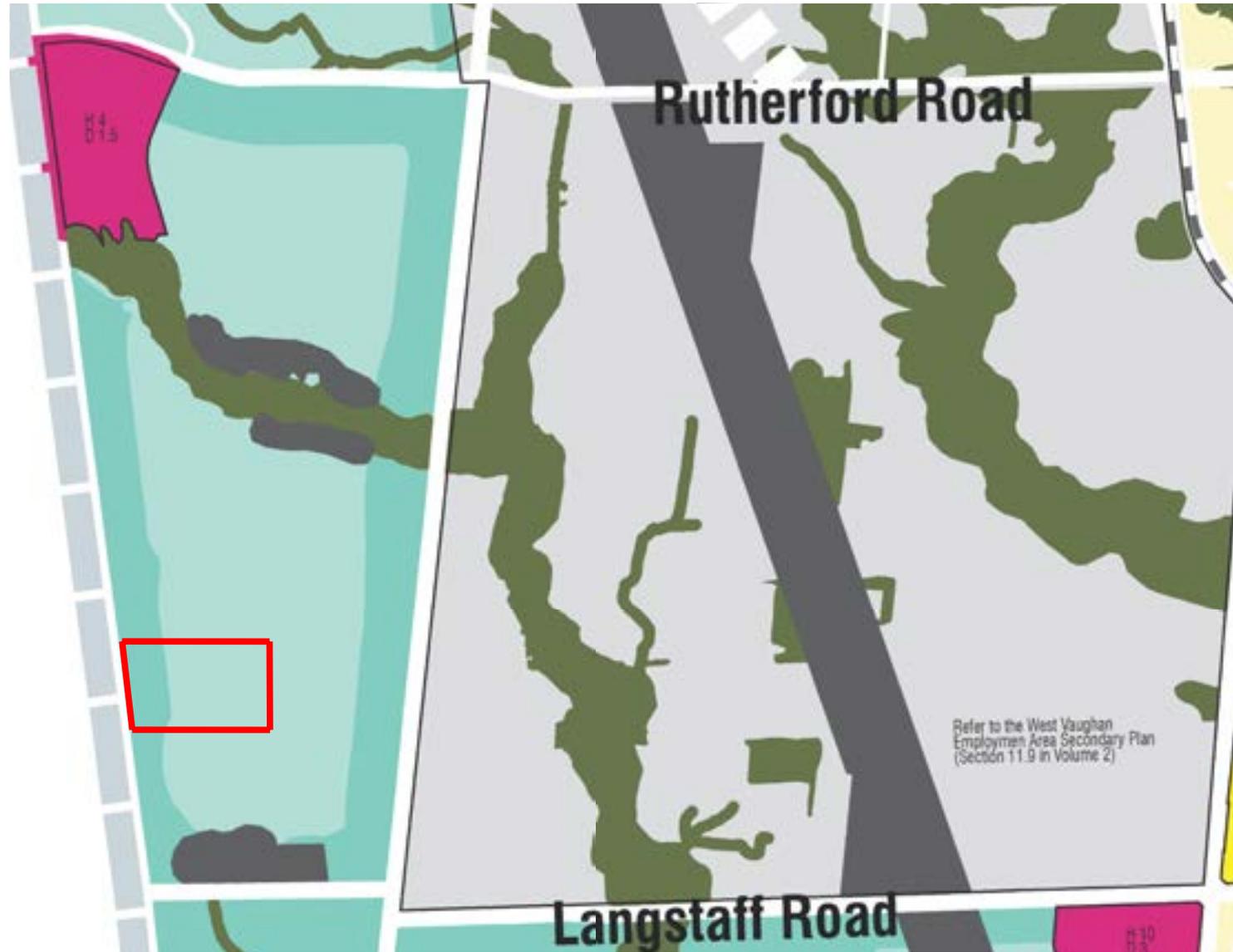
- North: An industrial warehouse
- South: Vacant
- East: LiUNA Local 183 Training Centre and Head Office
- West: Established residential neighbourhoods
- Accessible to transportation routes and trail networks

CONTEXT & LOCATION

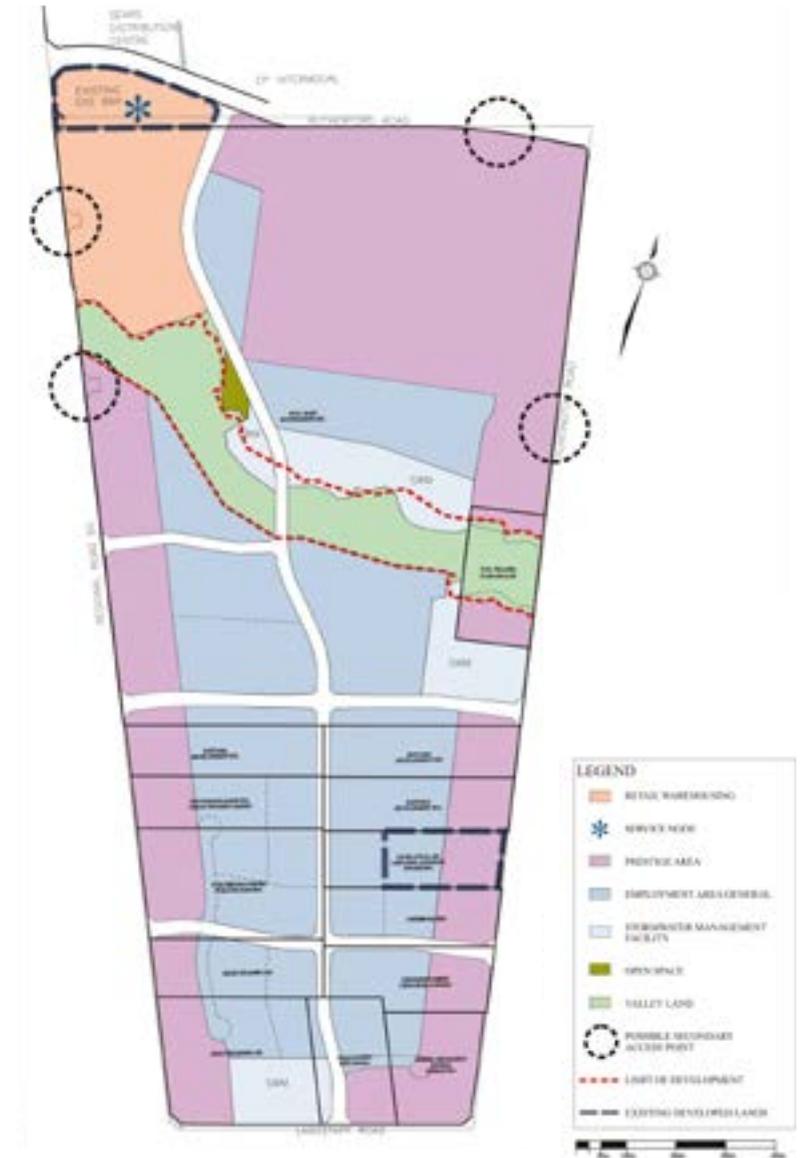


Development Phases

POLICY CONTEXT – BLOCK 64

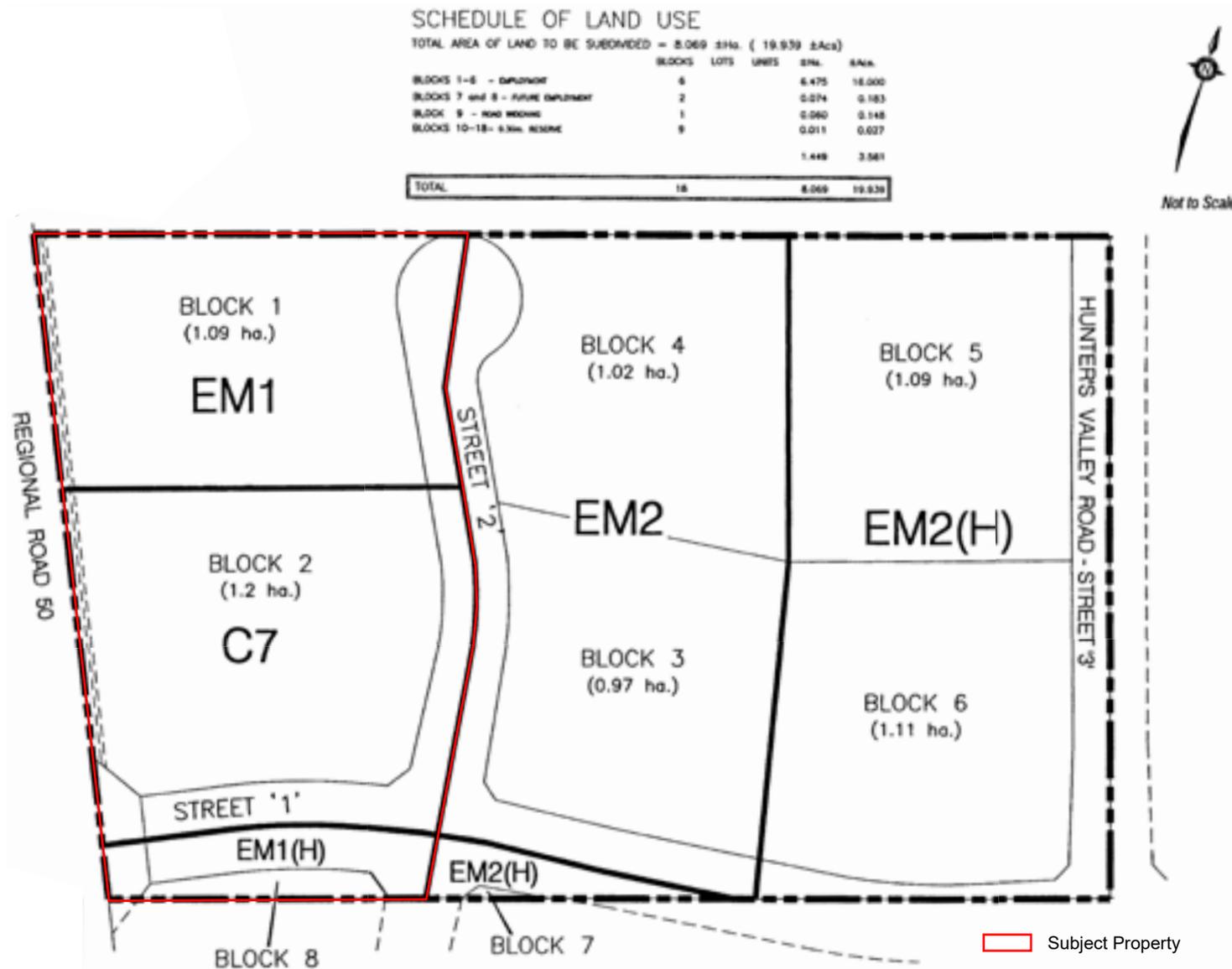


City Of Vaughan Official Plan - Schedule 13 - Land Use

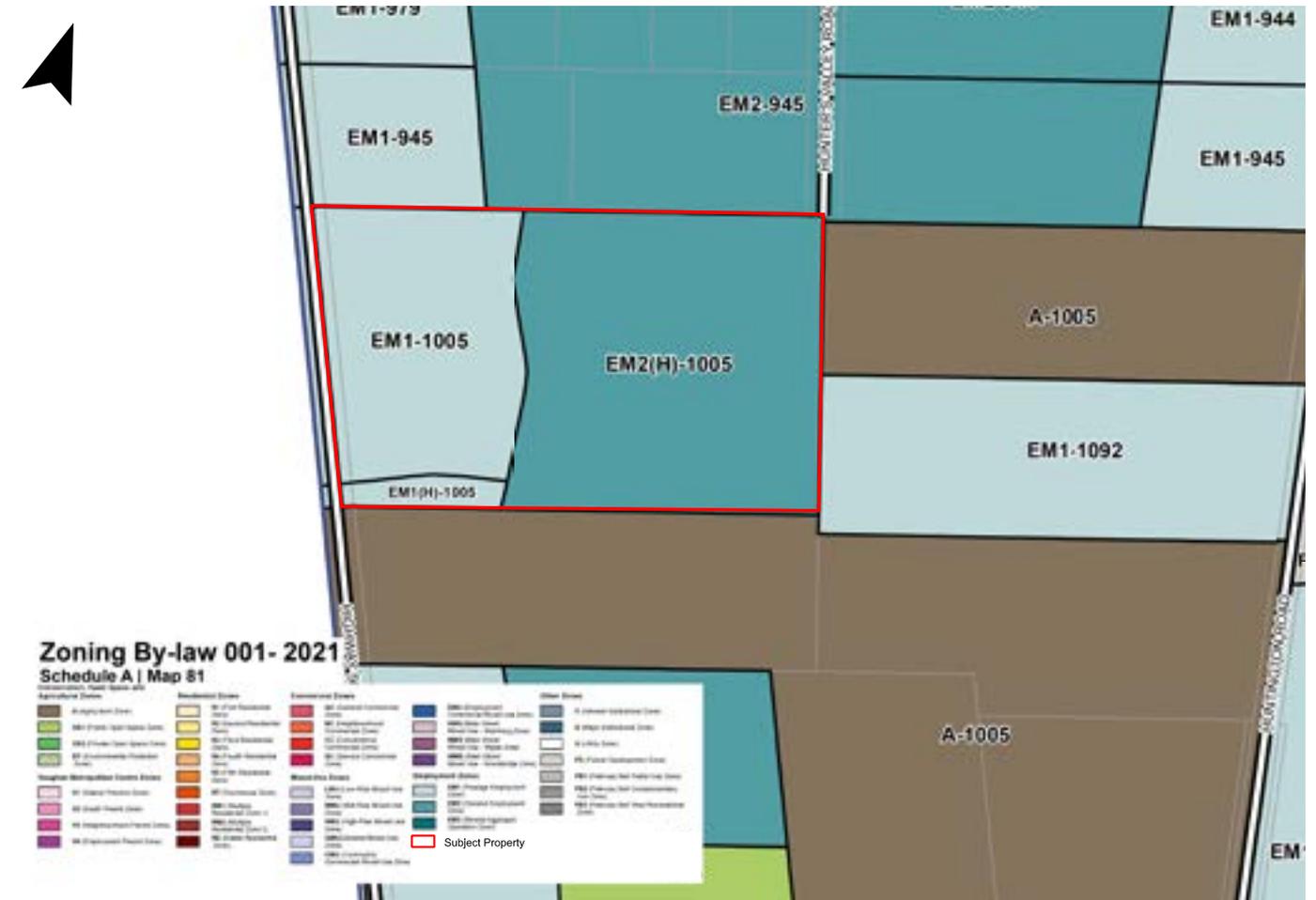


Approved Plan

POLICY CONTEXT – ZONING BY-LAW



Zoning By-Law 1-88



Zoning By-Law 001-2021

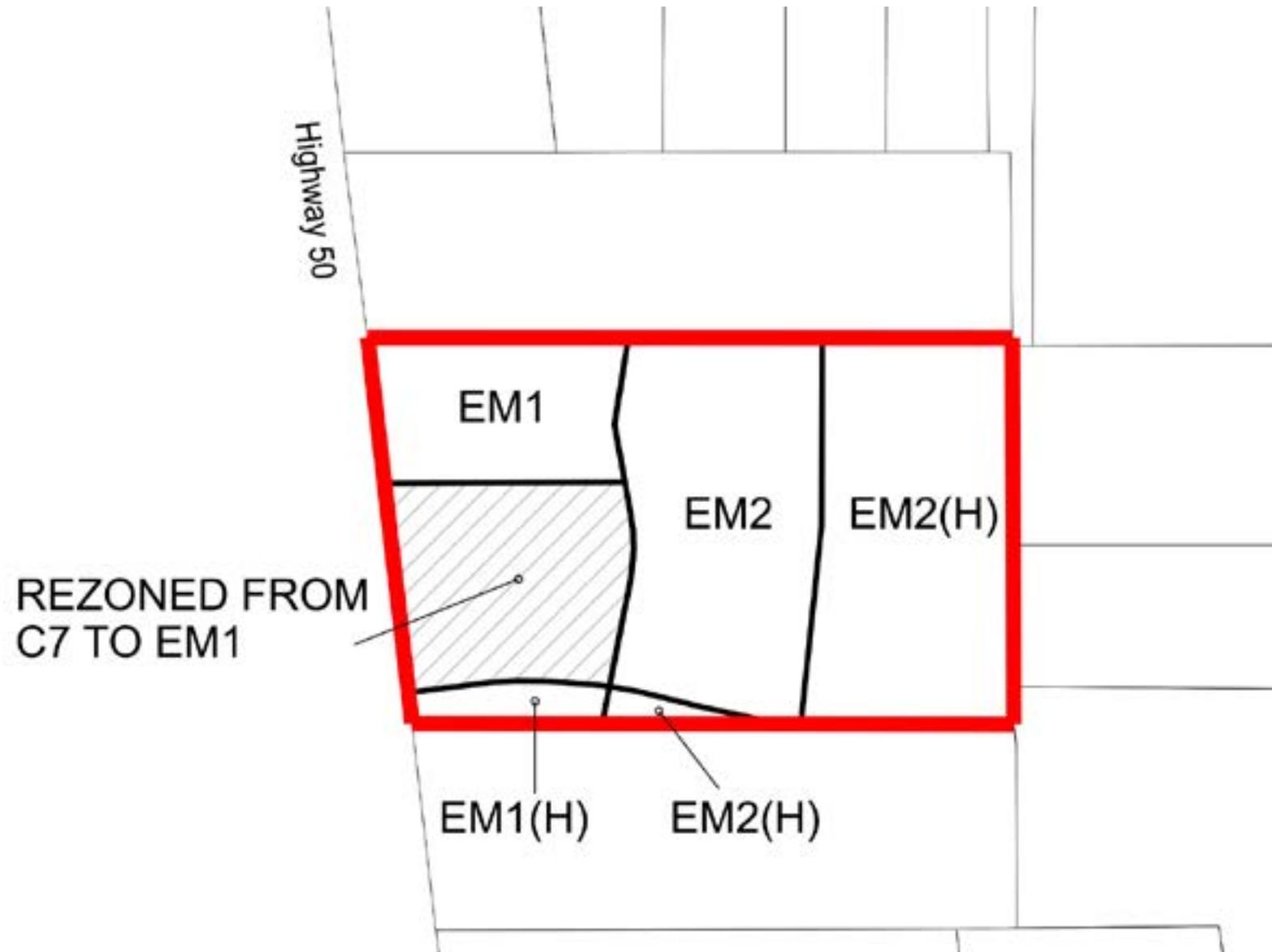
SITE PLAN



- **Total Site Area:** 77,678.13 m²
- **Building A:** 20,908.79 m²
- **Building B:** 17,881.10 m²
- **Total GFA:** 38,789.89 m²
- **Site Coverage:** 49.94%
- **Landscape Area:** 7,692.09 m²

Site Plan Prepared by Baldassarra Architects

PROPOSED ZONING BY-LAW AMENDMENT



- Zoning By-law Amendment to rezone the Subject Property from C7 to EM1
- Amendment seeks site specific exceptions for parking and landscaping requirements.

Parking Requirements:

Zoning By-law	Zoning By-law 1-88		Zoning By-law 001-2021	
	Required	Provided	Required	Provided
Provisions				
Minimum Parking	178 spaces	163 spaces	90 spaces	163 spaces
Maximum Driveway Width	7.5m	9.0m	7.5m	9.0m
Minimum Landscaping	9.0m	6.0m	6.0m	6.0m

Proposed Zoning By-law Amendment

Thank You

Comments & Questions?

Alfiya Kakal

Weston Consulting

(905)738-8080 x 308

akakal@westonconsulting.com