



# NORTHWEST VAUGHAN LOGISTICAL OPERATIONS

MAY 07, 2024

C 7

Communication

CW(1) – May 7, 2024

Item No. Pres2

**WESTON**  
CONSULTING

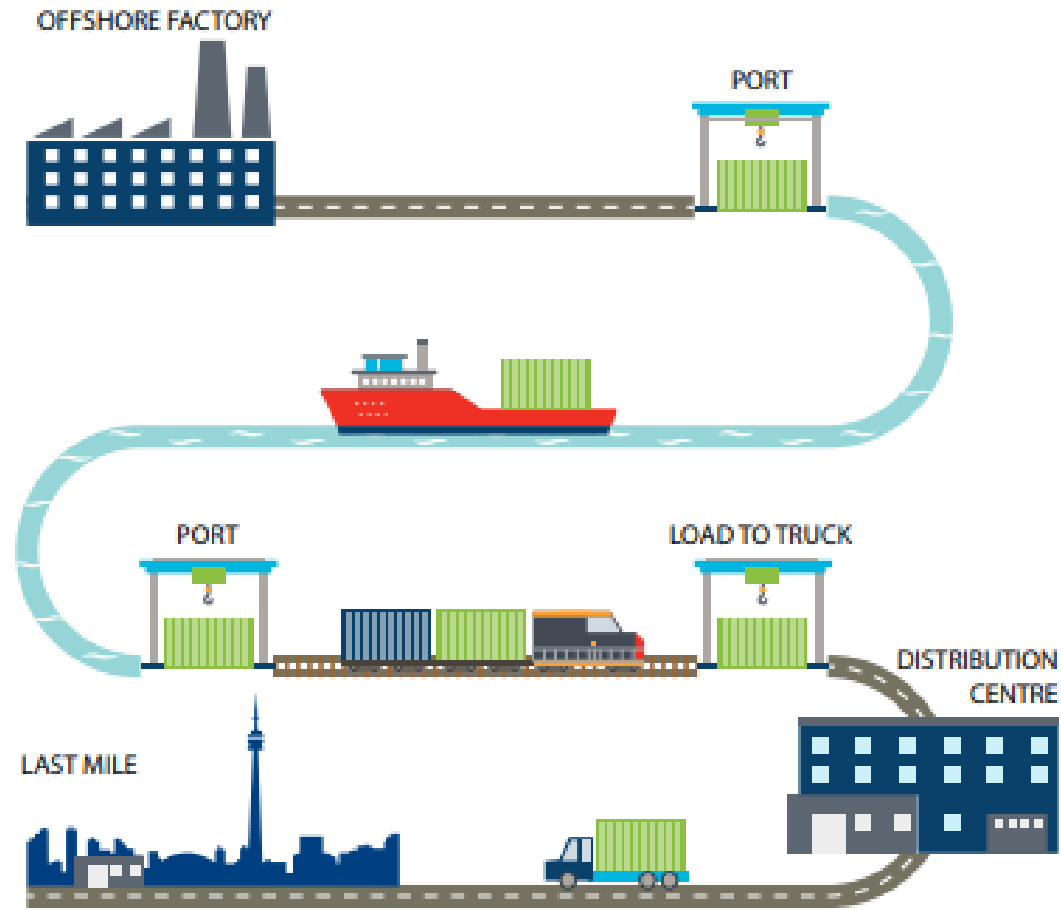


# AGENDA

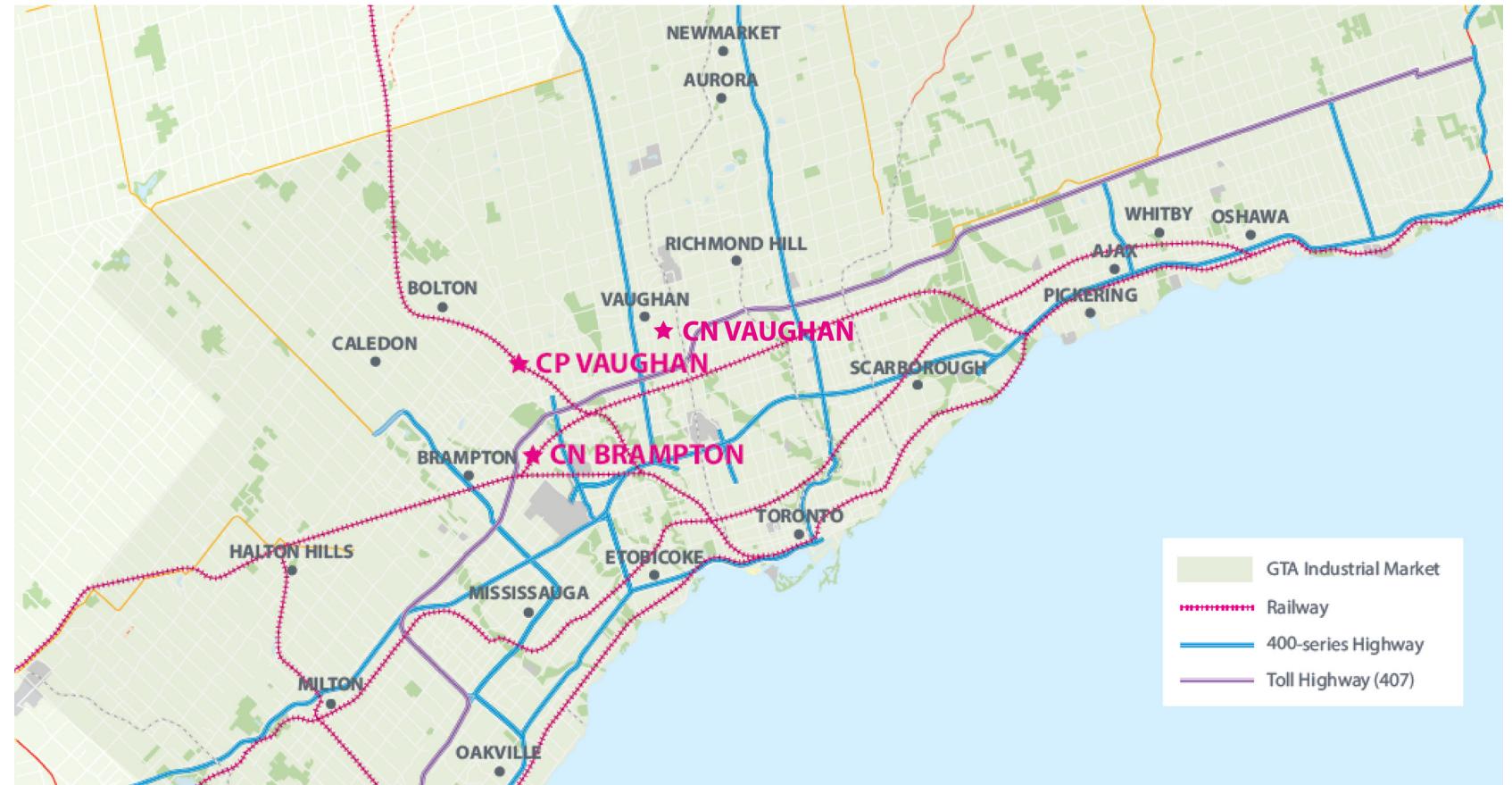
1. Understanding the Underlying Context
2. Inconsistent Policies
3. Path Forward

# UNDERSTANDING THE UNDERLYING CONTEXT

# BIGGER PICTURE

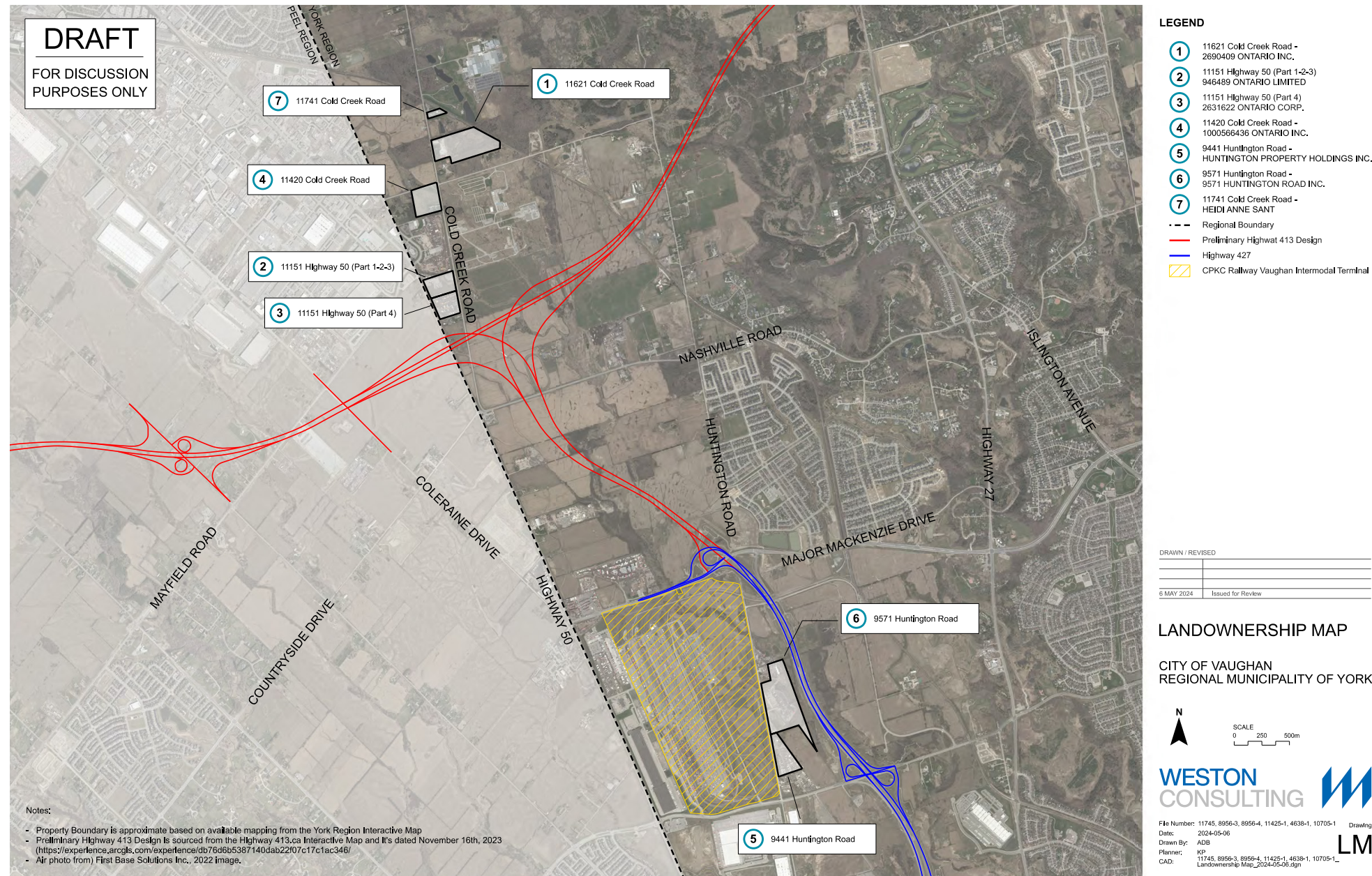


Major Intermodal Terminals in the Greater Toronto Area



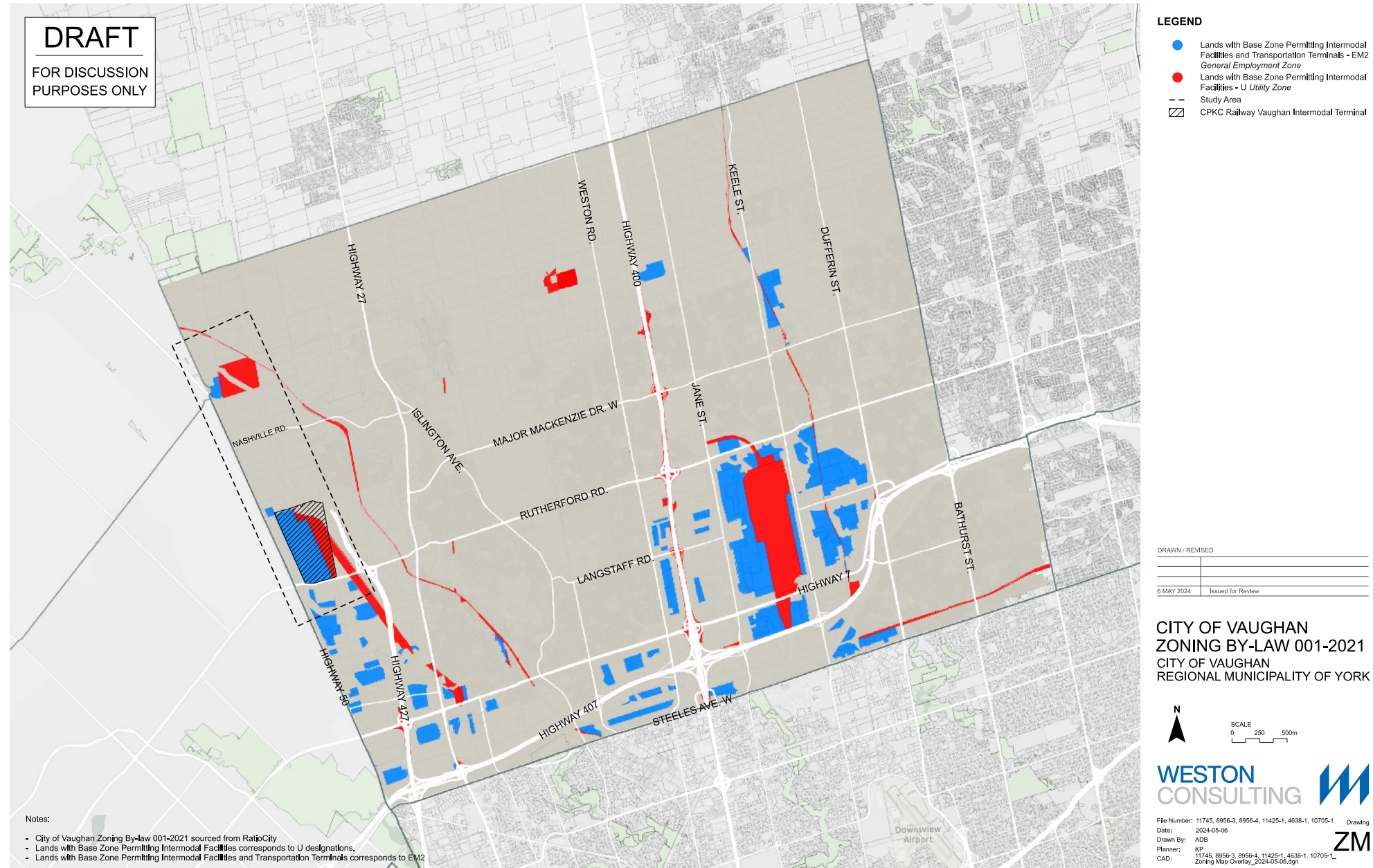
Visuals created by Avison Young with limited edits from Weston Consulting

# WHERE IT IS HAPPENING AND WHY?

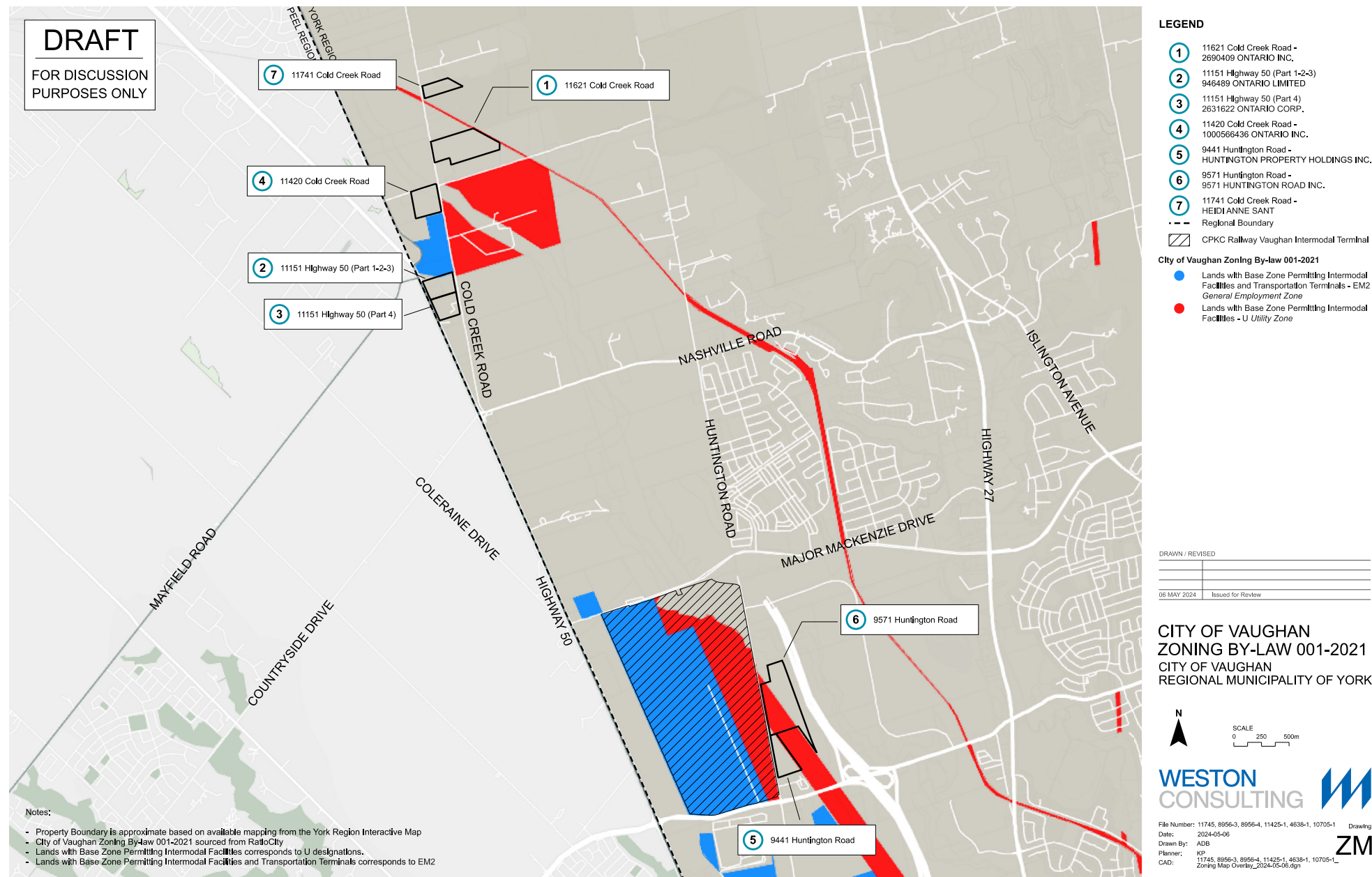


# INCONSISTENT POLICIES

# WHERE IT CAN BE?

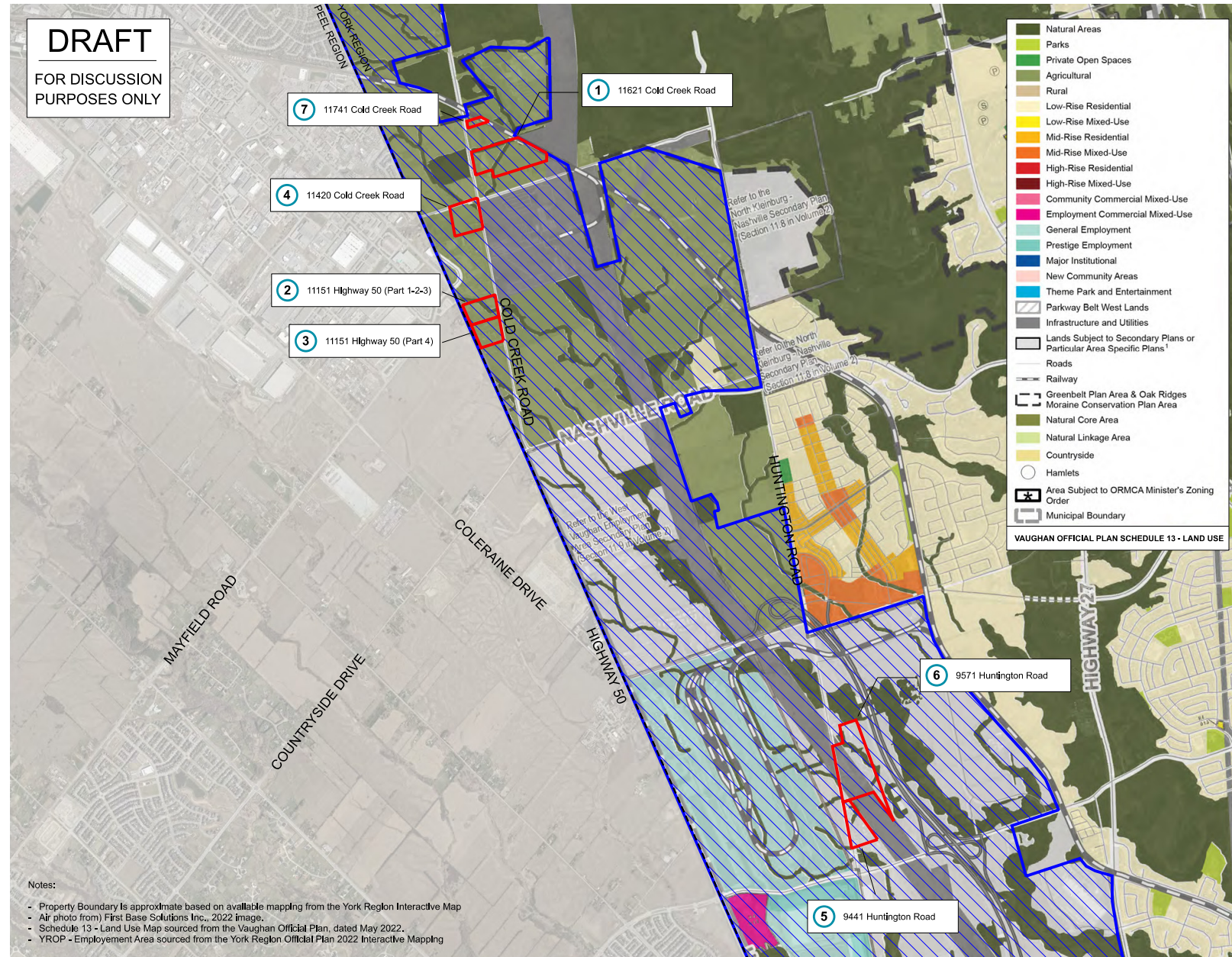


# WHERE IT IS ACTUALLY?





# OFFICIAL PLAN MISALIGNMENT



**DRAFT**  
FOR DISCUSSION  
PURPOSES ONLY

- LEGEND**
- 1 11621 Cold Creek Road - 2690409 ONTARIO INC.
  - 2 11151 Highway 50 (Part 1-2-3) 946489 ONTARIO LIMITED
  - 3 11151 Highway 50 (Part 4) 2631622 ONTARIO CORP.
  - 4 11420 Cold Creek Road - 1000566436 ONTARIO INC.
  - 5 9441 Huntington Road - HUNTINGTON PROPERTY HOLDINGS INC.
  - 6 9571 Huntington Road - 9571 HUNTINGTON ROAD INC.
  - 7 11741 Cold Creek Road - HEIDI ANNE SANT
  - - - Regional Boundary
  - ▨ YROP - Employment Area

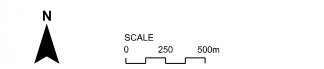
Notes:

- Property Boundary is approximate based on available mapping from the York Region Interactive Map
- Air photo from First Base Solutions Inc., 2022 image.
- Schedule 13 - Land Use Map sourced from the Vaughan Official Plan, dated May 2022.
- YROP - Employment Area sourced from the York Region Official Plan 2022 Interactive Mapping

DRAWN / REVISED

5 MAY 2024	Issued for Review

**LAND USE OVERLAY**  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK

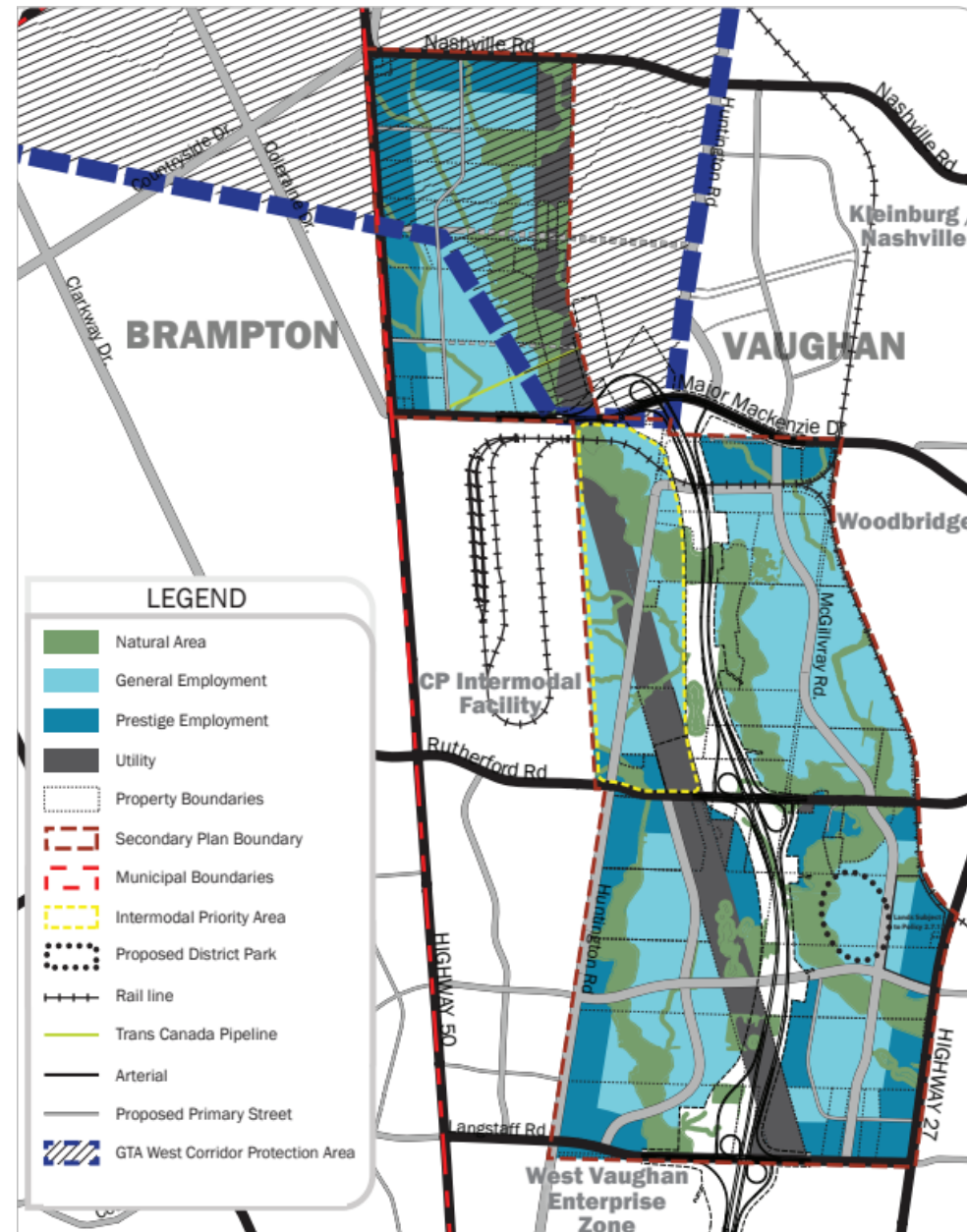


**WESTON CONSULTING**

File Number: 11745, 8956-3, 8956-4, 11425-1, 4638-1, 10705-1 Drawing  
Date: 2024-05-06  
Drawn By: ADB  
Planner: KP  
CAD: 11745, 8956-3, 8956-4, 11425-1, 4638-1, 10705-1, Land Use Overlay\_2024-05-06.dgn

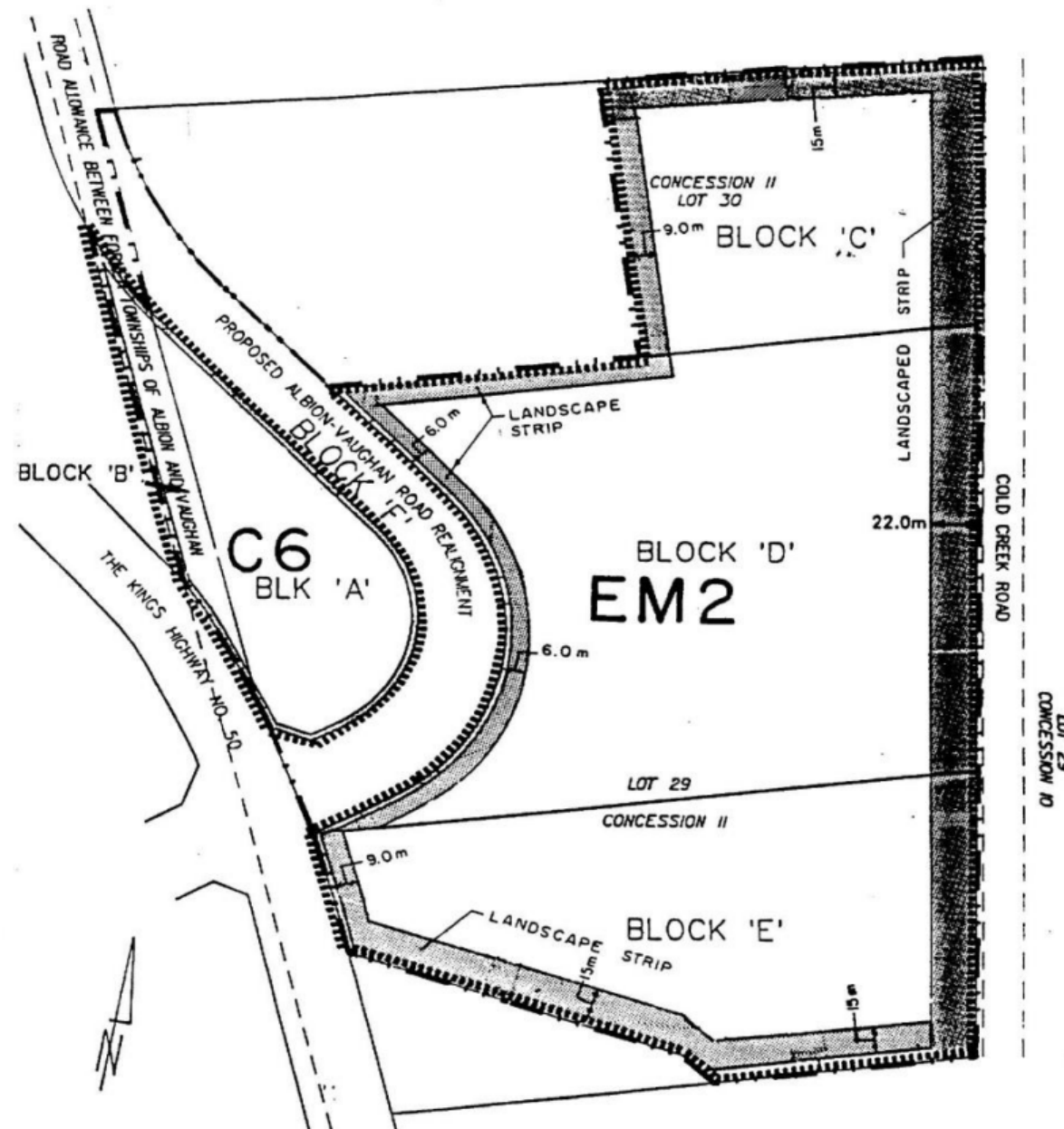
**LUM**

# GENERAL EMPLOYMENT VS PRESTIGE EMPLOYMENT



# PATH FORWARD

# POTENTIAL SOLUTION - CRAFTING OF ZONING BY LAW



- Split zoning of the property to more specifically define coverage and delineate areas
- Description of buffer with specific provisions to maintain design standards along the streetscape

## EXAMPLE

4. The maximum lot coverage for the area labelled "C6" on Figure E-833 shall be 40%
5. The maximum lot coverage for the area labelled "EM2" on Figure E-833 shall be 10%

# URBAN DESIGN



- A defined minimum buffer along edges for trees and berms
- Building presence along the streetscape, contributing to a buffer
- Defined maximum stacking height of containers which is contextually appropriate
- Species Options:
  - Dawyck trees
  - Pyramidal English oak

**Thank You**  
Comments & Questions?

**Katie Pandey**, MAES, MCIP, RPP  
Associate

905-738-8080 (ext. 335)  
kpandey@westonconsulting.com

