

# PUBLIC MEETING

TEMPORARY ZONING BY-LAW AMENDMENT  
(Z.24.007)

300 STEELES AVENUE WEST

CITY OF VAUGHAN

1000623576 ONTARIO INC.

JUNE 4, 2024

C29.

Communication

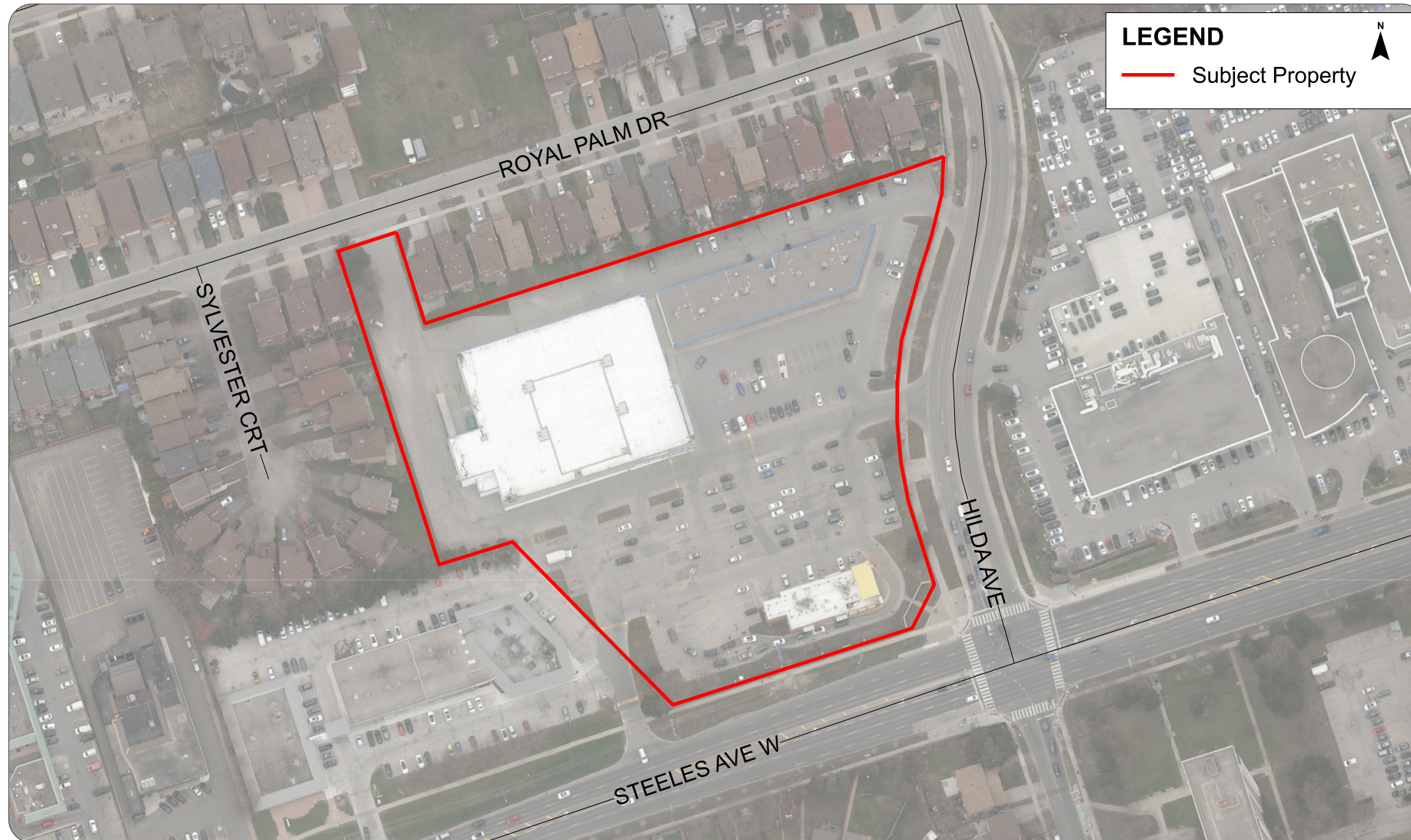
CW(PM) – June 4, 2024

Item No. 8

WESTON  
CONSULTING



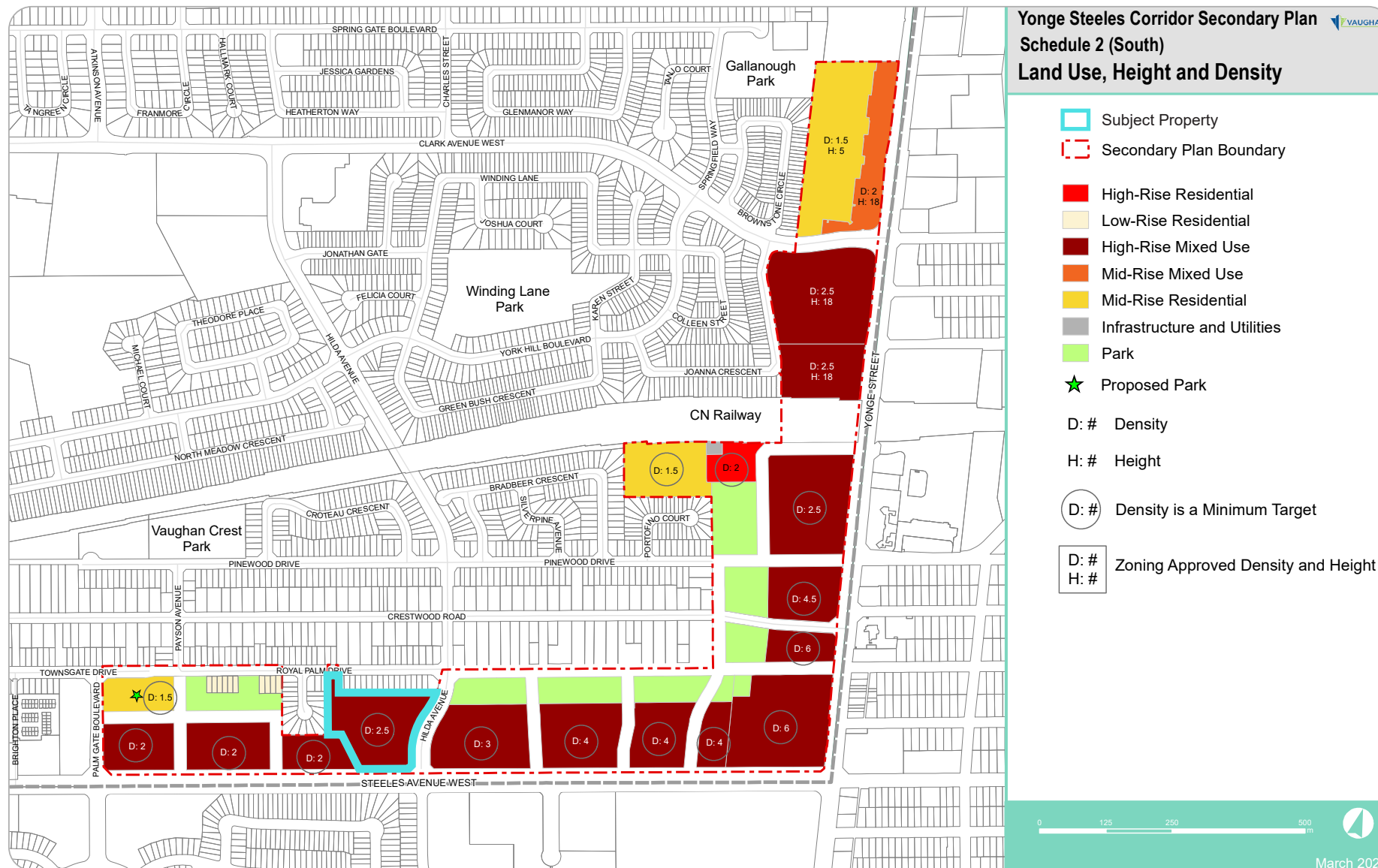
# PROPERTY CONTEXT



Air Photo - Prepared by Weston Consulting

- **Site Area:** 2.34 hectares (5.79 acres)
- **Frontage:**
  - 85.84 metres along Steeles Avenue West
  - 278.62 metres along Hilda Avenue
  - 20.80 metres along Royal palm Drive

# POLICY CONTEXT



Land Use, Height & Density Map - Prepared by the City of Vaughan

- **Vaughan Official Plan:**
  - Urban Structure Designation: *Primary Intensification Corridor*
- **Yonge-Steeles Corridor Secondary Plan:**
  - Land Use Designation: *High-Rise Mixed Use*
- **Zoning By-law 1-88:**
  - Zoning: C2, 9 (483)

# PURPOSE OF APPLICATION

- To amend the existing General Commercial *Zone Exception 9 (483)* under Zoning By-law 1-88 to permit a **Supermarket** in the existing Toys R Us building for 3 years.
- Application will **only** apply to the Toys R Us building and for a **3-year period**.

# CURRENT PROPOSAL



Concept Plan - Prepared by Weston Consulting

- Majority of alterations to existing building will be indoors with some minor exterior modifications (TBD)

**Thank You**  
Comments & Questions?

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