

C13.
Communication
CW(PM) – January 21, 2025
Item No. 2

Committee of the Whole (Public Meeting)

7300 Major Mackenzie Drive
City of Vaughan
January 21, 2025

WESTON
CONSULTING



SUBJECT LANDS CHARACTERISTICS

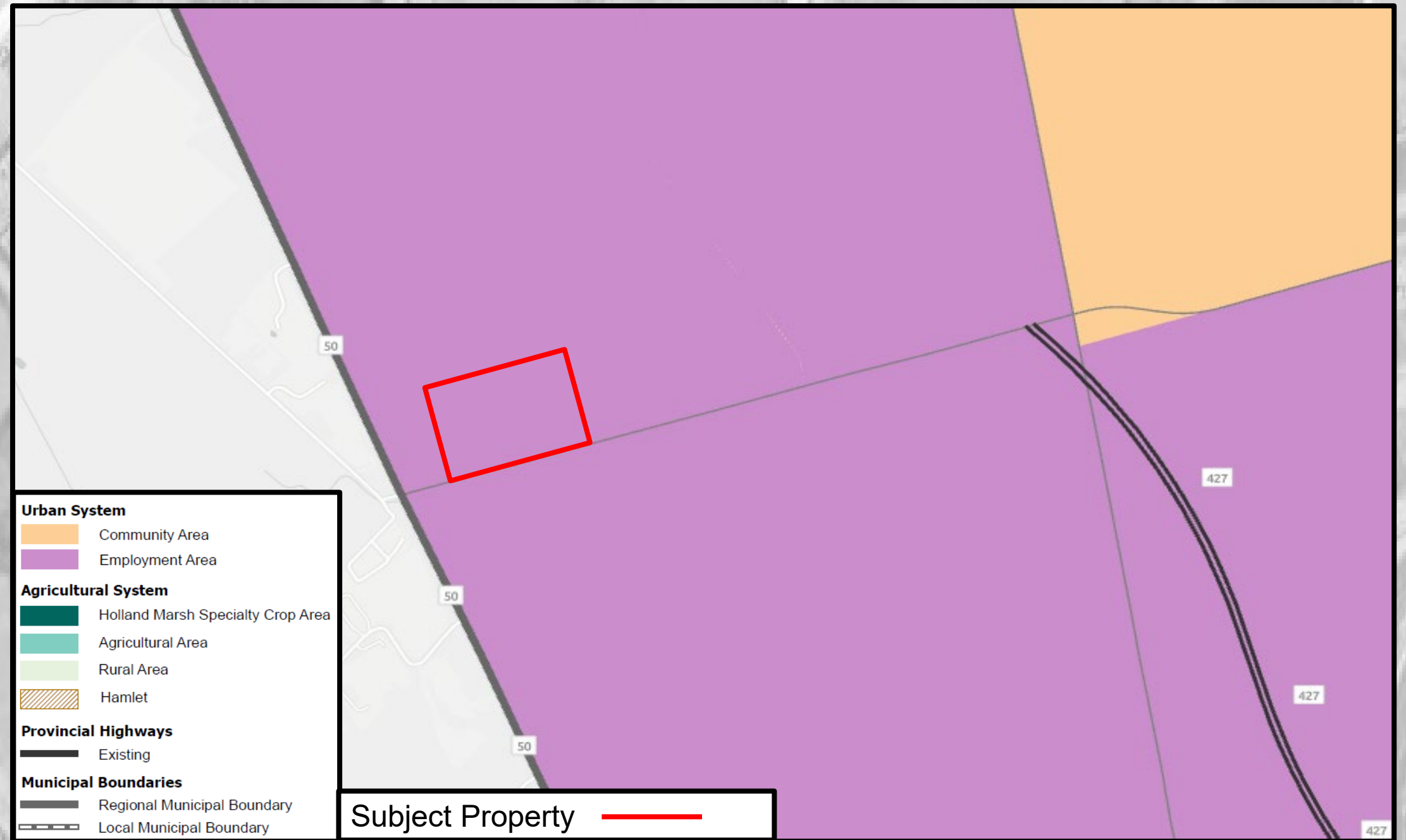


- 0.74 acres (0.3 hectares)
- Access on the southern side of the property along the Major Mackenzie frontage.
- ~54m of frontage along Major Mackenzie Drive.
- Surrounding zones are Employment Zones and Future Development.
- The EM2 permits the use of Intermodal Containers and outdoor storage.
- The EM1 Zone permits Intermodal Containers.
- Northernly adjacent to the CPKC Railway Intermodal Facility.
- ~1KM away from Highway 427 and close proximity to the proposed Highway 413 route.

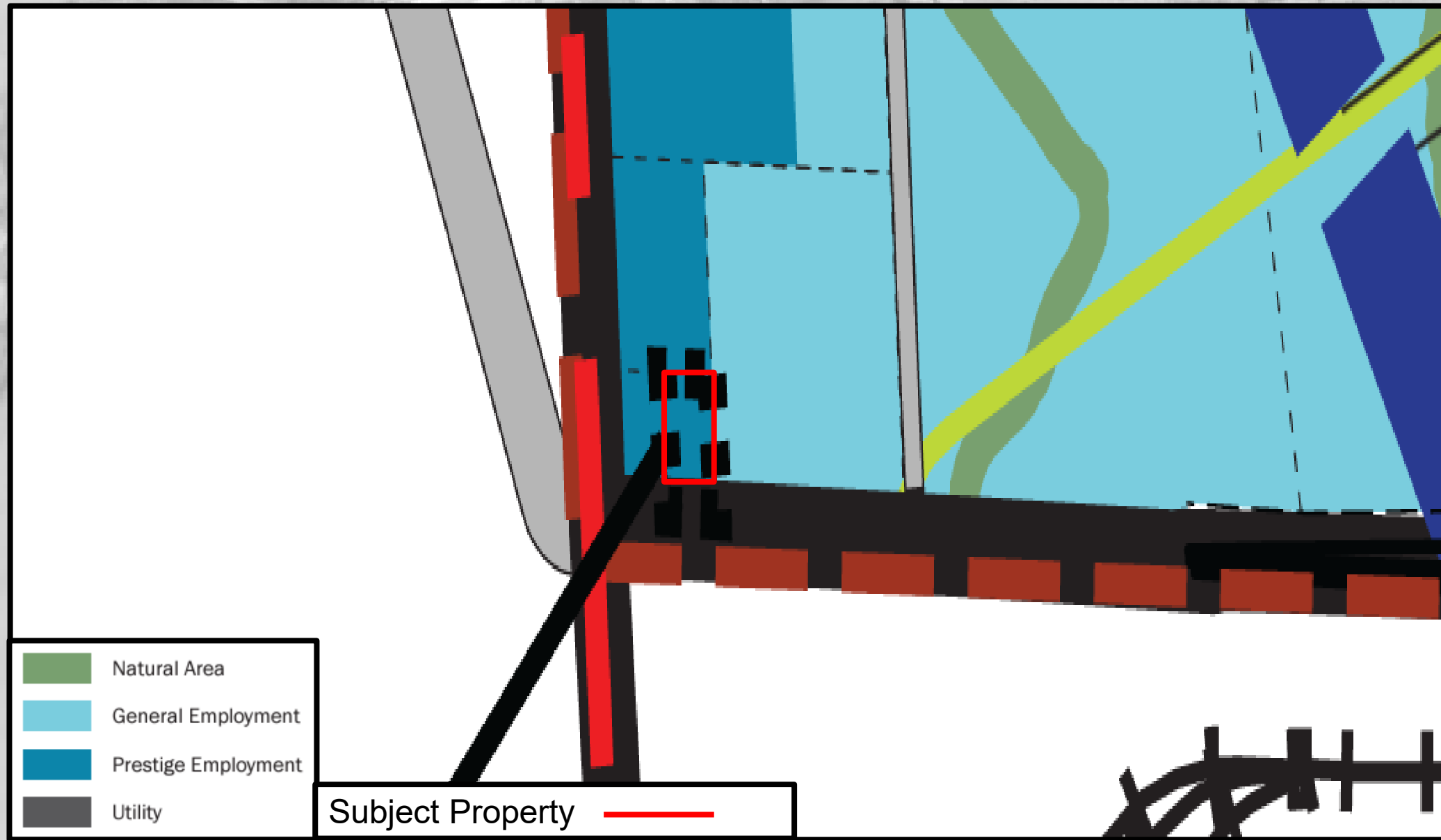
Subject Property 

LAND USE DESIGNATION– YROP (2022)

- Employment Area (York Region Official Plan 2022).
- The proposed/existing use complies with the Employment Area policies of the York Region Official Plan (2022).

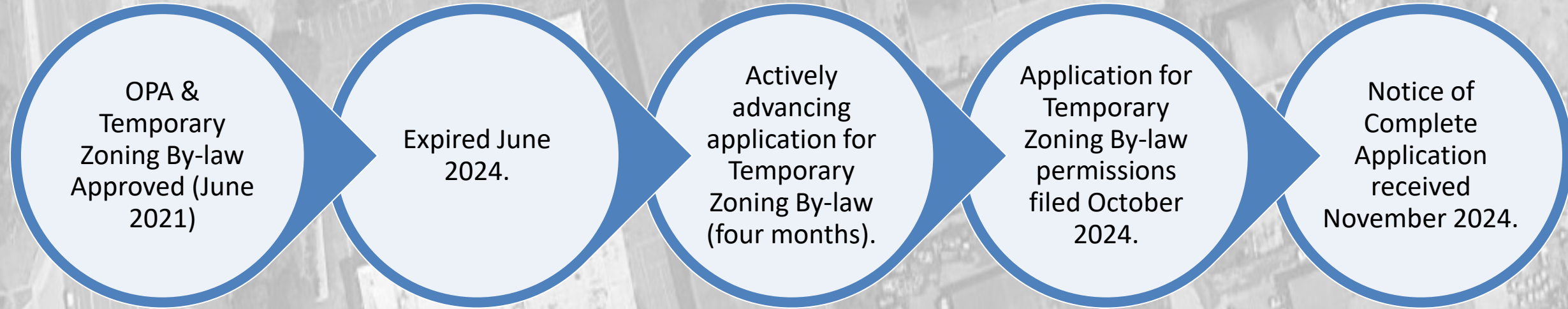


LAND USE DESIGNATION – WVEASP (2020 CONSOLIDATION)

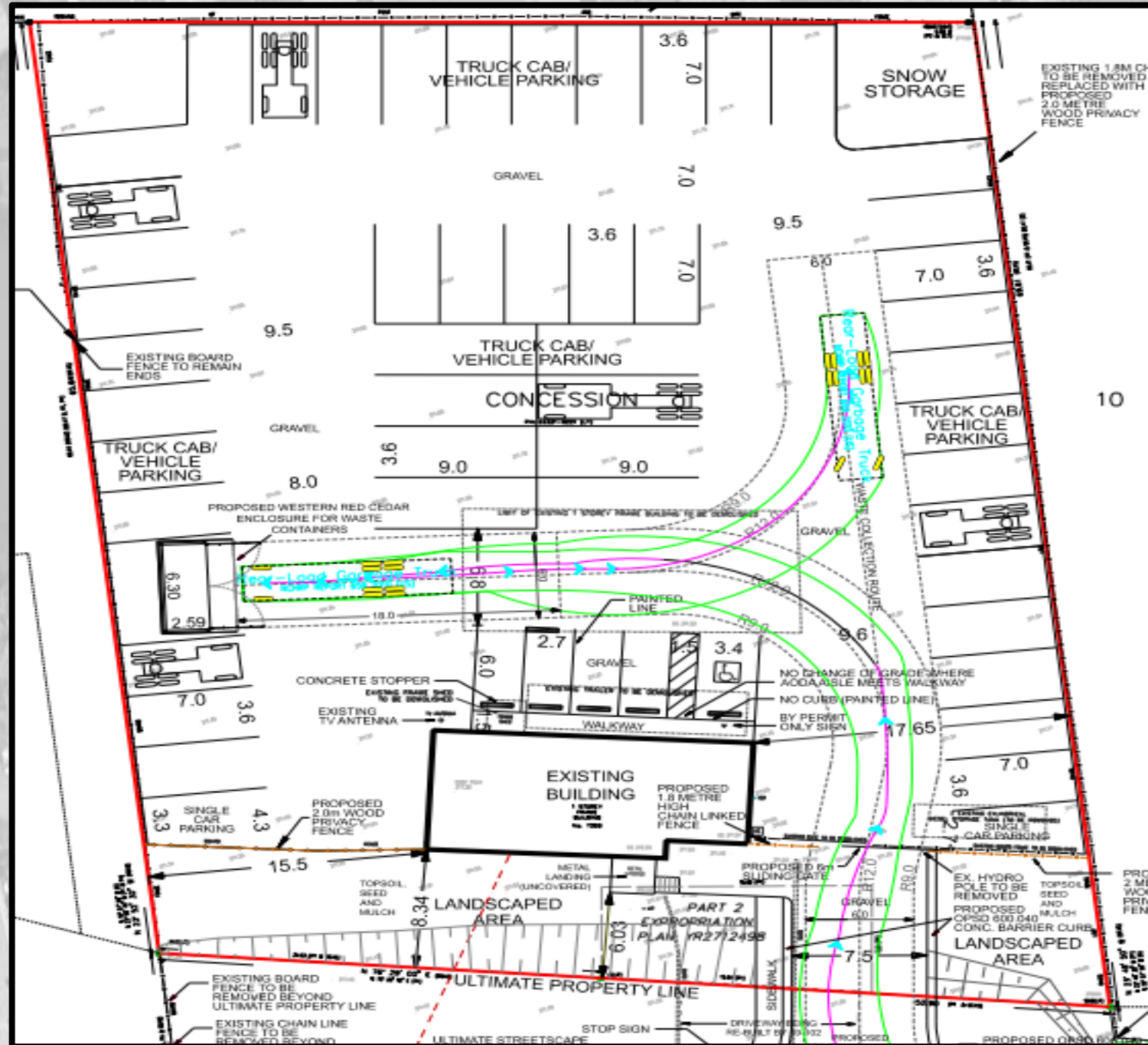


- In 2019, OPA #63 was approved adding Section 2.7.2 to the *West Vaughan Employment Area Secondary Plan*.
- Section 2.7.2 allowed for a temporary zoning by-law that specifies land use permissions for the subject property to permit the outdoor storage of truck cabs, an administrative office and 56 parking spaces.

TIMELINE OF DEVELOPMENT APPLICATION



PROPOSED DEVELOPMENT – SITE PLAN



- Truck maintenance building at the rear of the existing building to be demolished.
- Updated ESA to be prepared.
- The Applicant will complete the Site Plan process once Temporary Zoning is in place.

Thank You!
Comments & Questions?