#### **Committee of the Whole** (Public Meeting)

7300 Major Mackenzie Drive City of Vaughan January 21, 2025



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





#### SUBJECT LANDS CHARACTERISTICS



**WESTON** 



- 0.74 acres (0.3 hectares)
- the property along the Major Mackenzie frontage.
- ~54m of frontage along Major Mackenzie Drive.
- Surrounding zones are Development.
- The EM2 permits the use of Intermodal Containers and outdoor storage.
- Containers.
- Railway Intermodal Facility.
- and close proximity to the

Access on the southern side of **Employment Zones and Future** 

The EM1 Zone permits Intermodal

• Northernly adjacent to the CPKC ~1KM away from Highway 427 proposed Highway 413 route.

### LAND USE DESIGNATION- YROP (2022)

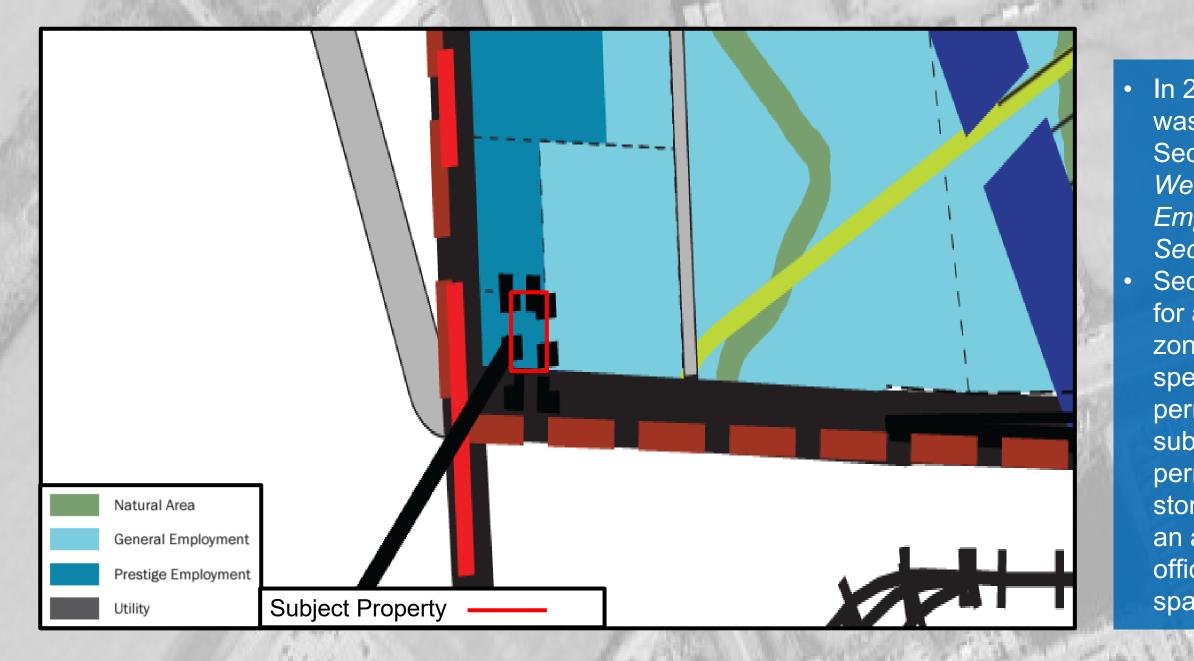
- Employment Area (York Region Official Plan 2022).
- The proposed/existing use complies with the Employment Area policies of the York Region Official Plan (2022).

**WESTON** 

|                           | 50                             |                |  |
|---------------------------|--------------------------------|----------------|--|
|                           | 30                             |                |  |
|                           |                                |                |  |
|                           |                                |                |  |
| N                         | 1                              |                |  |
| Urban System              |                                |                |  |
| Community A<br>Employment |                                |                |  |
| Agricultural System       |                                | 50             |  |
| Holland Mars              | h Specialty Crop Area          |                |  |
| Agricultural A            | rea                            |                |  |
| Rural Area                |                                |                |  |
| Hamlet                    |                                |                |  |
| Provincial Highways       |                                |                |  |
| Existing                  |                                | 50             |  |
| Municipal Boundaries      |                                |                |  |
| Regional Mur              | icipal Boundary<br>al Boundary | bject Property |  |



## 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

OPA & Temporary Zoning By-law Approved (June 2021)

Expired June 2024.

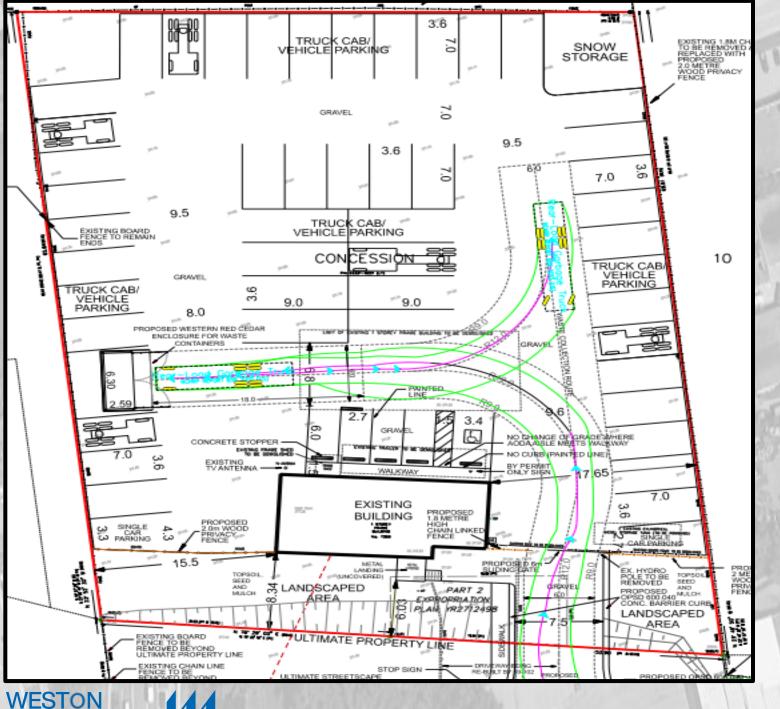
Actively advancing application for Temporary Zoning By-law (four months).

Application for Temporary Zoning By-law permissions filed October 2024.

Notice of Complete Application received November 2024.

WESTON

#### **PROPOSED DEVELOPMENT – SITE PLAN**



- demolished.
- Updated ESA to be prepared.
- The Applicant will complete the • Zoning is in place.

#### Truck maintenance building at the rear of the existing building to be

Site Plan process once Temporary

# Thank You! Comments & Questions?

