

Public Meeting

Block Plan 60 (West) Planning Area
City of Vaughan
Regional Municipality of York

Block Plan File BL.60W.2019

C8.
Communication
CW(PM) – May 6, 2025
Item No. 2



Location & Context

- Site is +/- 240.15 hectares
- Bound by McGillivray Road to the north, Huntington Road to the west, Rutherford Road to the south and the CPKC Rail Mac Tier subdivision line to the east

Current uses:














- Infrastructure and utilities uses including Highway 427, Hydro One high voltage transmission corridor, Enbridge natural gas easements
- Agricultural and rural land uses
- Transportation logistics uses

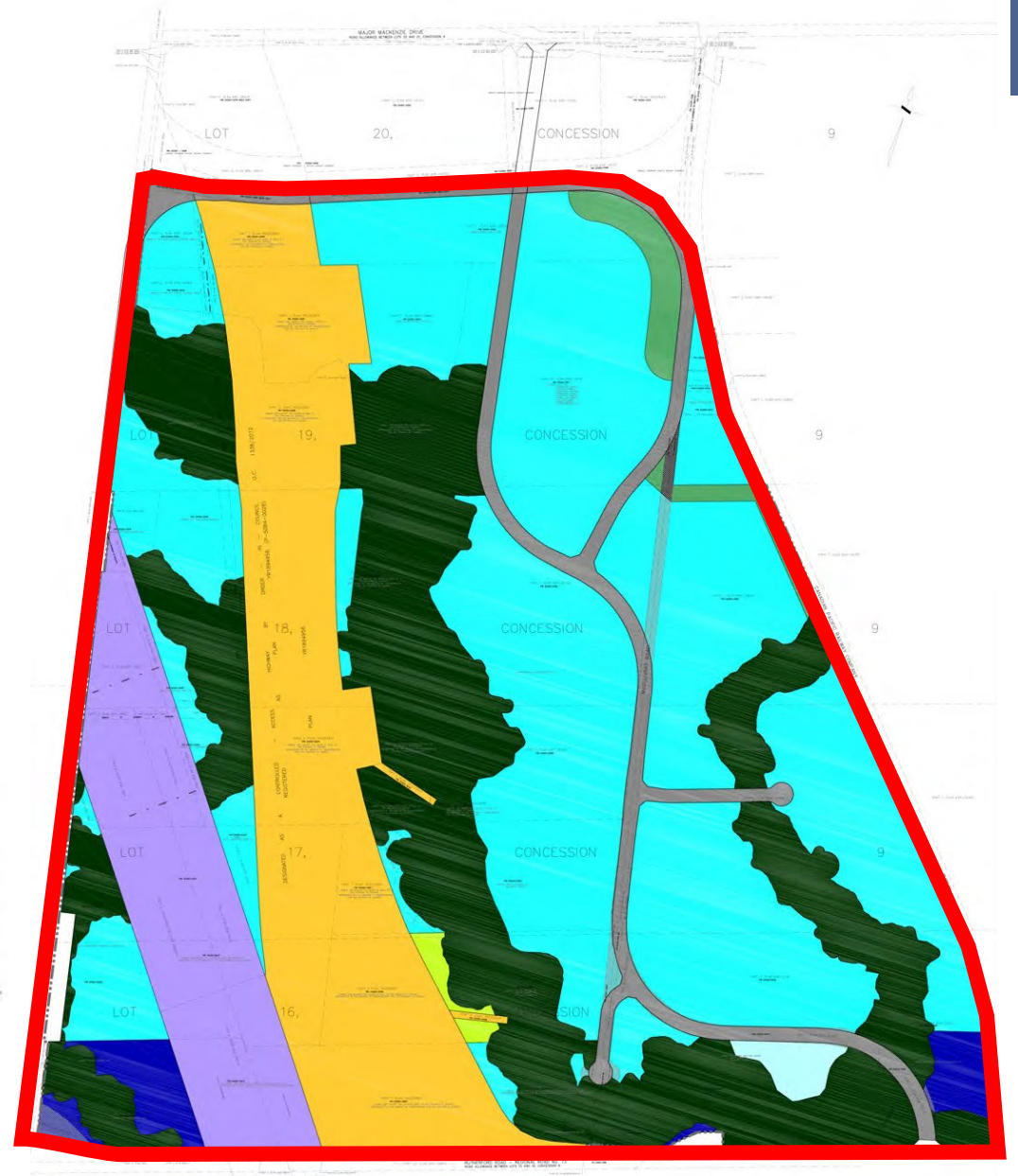


Proposed Block Plan

- Proposing General Employment and Prestige Employment uses while protecting and enhancing natural heritage features
- Implements Secondary Plan
- Reflects ongoing operation of existing infrastructure uses

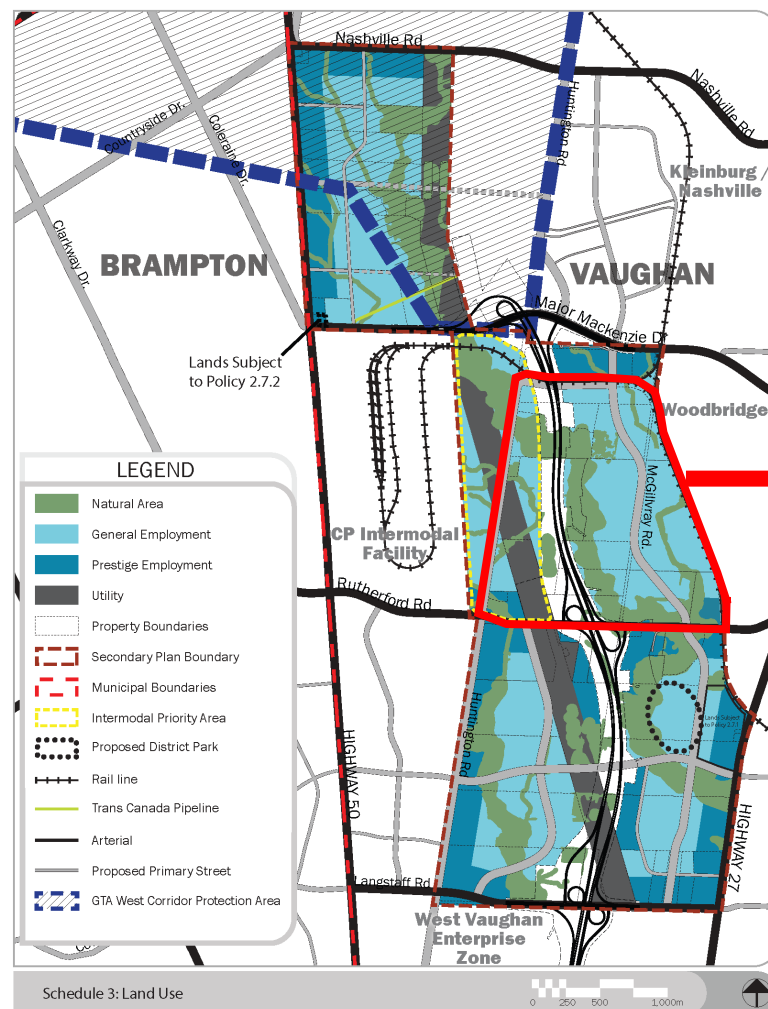
LEGEND:

	BLOCK PLAN BOUNDARY		UTILITY		HIGHWAY 427 RIGHT OF WAY
	NATURAL AREA		STORMWATER MANAGEMENT		PORTIONS OF RIGHT OF WAY USED FOR URBAN DEVELOPMENT INCLUDING FOR EMPLOYMENT/CHANNEL/SWM
	GENERAL EMPLOYMENT		CHANNEL		LIMIT OF DEVELOPMENT ON PARTICIPATING LANDS
	PRESTIGE EMPLOYMENT		COLLECTOR ROAD		NON PARTICIPATING LANDOWNERS - LAND USE DELINEATED PER THE WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN AND SUBJECT TO REFINEMENT
			COMPENSATION AREA		

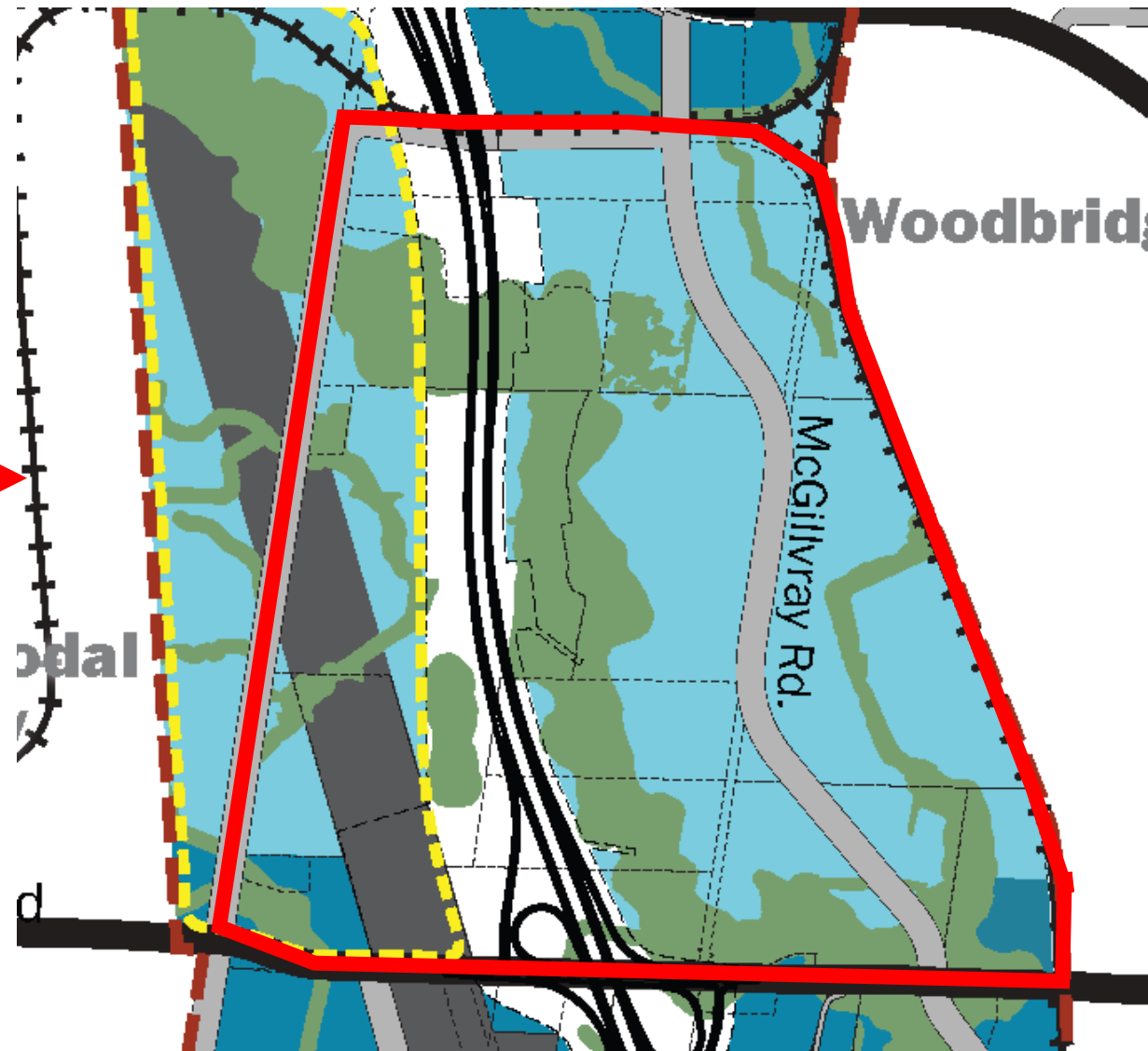


West Vaughan Employment Area Secondary Plan

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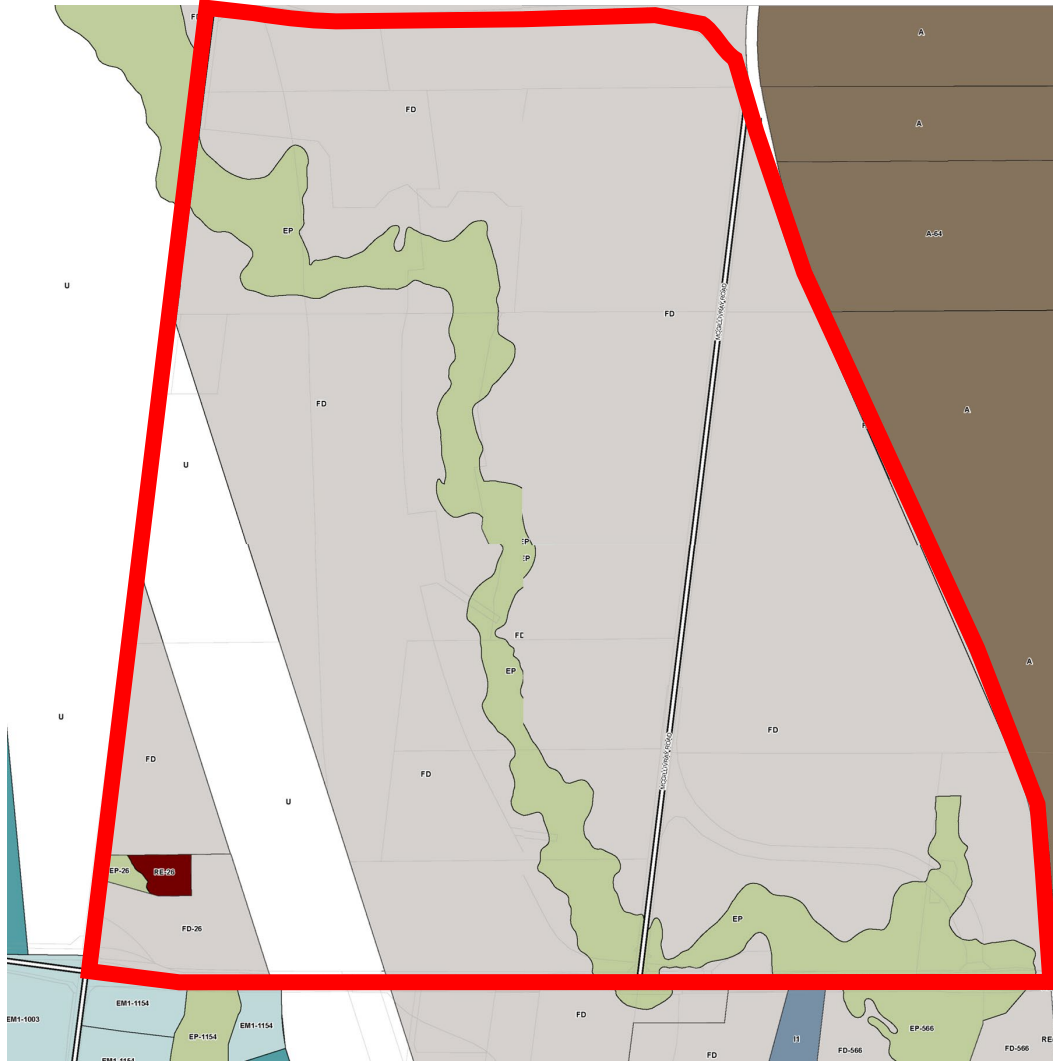


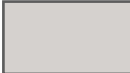

 Block Plan Boundary



Existing Zoning – Zoning By-law 001-2021

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-  FD – Future Development
-  EP – Environmental Protection
-  U – Utility
-  RE – Estate Residential
-  Block Plan Boundary

Schedule A, Maps 118, 119, 136, 137

Supporting Studies

- Planning Justification Report prepared by KLM Planning Partners Inc.
- Stage 1 and 2 Archaeological Assessment prepared by The Archaeologists Inc.
- Cultural Heritage Impact Assessment prepared by LHC Heritage Planning & Archaeology Inc.
- Phase One Environmental Site Assessments prepared by Soil Engineers Ltd.
- Geotechnical Investigation and Slope Stability Study prepared by Soil Engineers Ltd.
- Fluvial Geomorphology Assessment prepared by AquaLogic Consulting
- Hydrogeological Assessment prepared by R.J. Burnside & Associates Ltd.
- Environmental Impact Study prepared by Dillon Consulting
- Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc.
- Master Environmental Servicing Plan prepared by SCS Consulting Group Ltd.
- Sustainability Metrics and Summary Letter
- Transportation Mobility Plan Study prepared by GGH Transportation
- Urban Design Guidelines prepared by MBTW Group
- Architectural Design Guidelines prepared by MBTW Group

Thank You

Questions and Comments

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