

C91.

Communication

CW(PM) – June 4, 2025

Item No. 8

STATUTORY PUBLIC MEETING

10223 HIGHWAY 50
CITY OF VAUGHAN

OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

CITY FILE NO. OP.24.006 AND Z.24.017
JUNE 4, 2025



GSAI

Glen Schnarr & Associates Inc.

AERIAL CONTEXT



SUBJECT LANDS

PROPERTY ADDRESS:

10233 Highway 50

FRONTAGE (HIGHWAY 50)

408.60 M

1,338 FT

SITE AREA

34.44 HA

85.1 AC

CURRENT USE

PRIMARILY VACANT AGRICULTURAL LAND



SUBJECT
LANDS



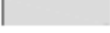
PROPOSED DEVELOPMENT



CITY OF VAUGHAN BLOCK PLAN

BLOCK 66 WEST BLOCK PLAN DESIGN 14

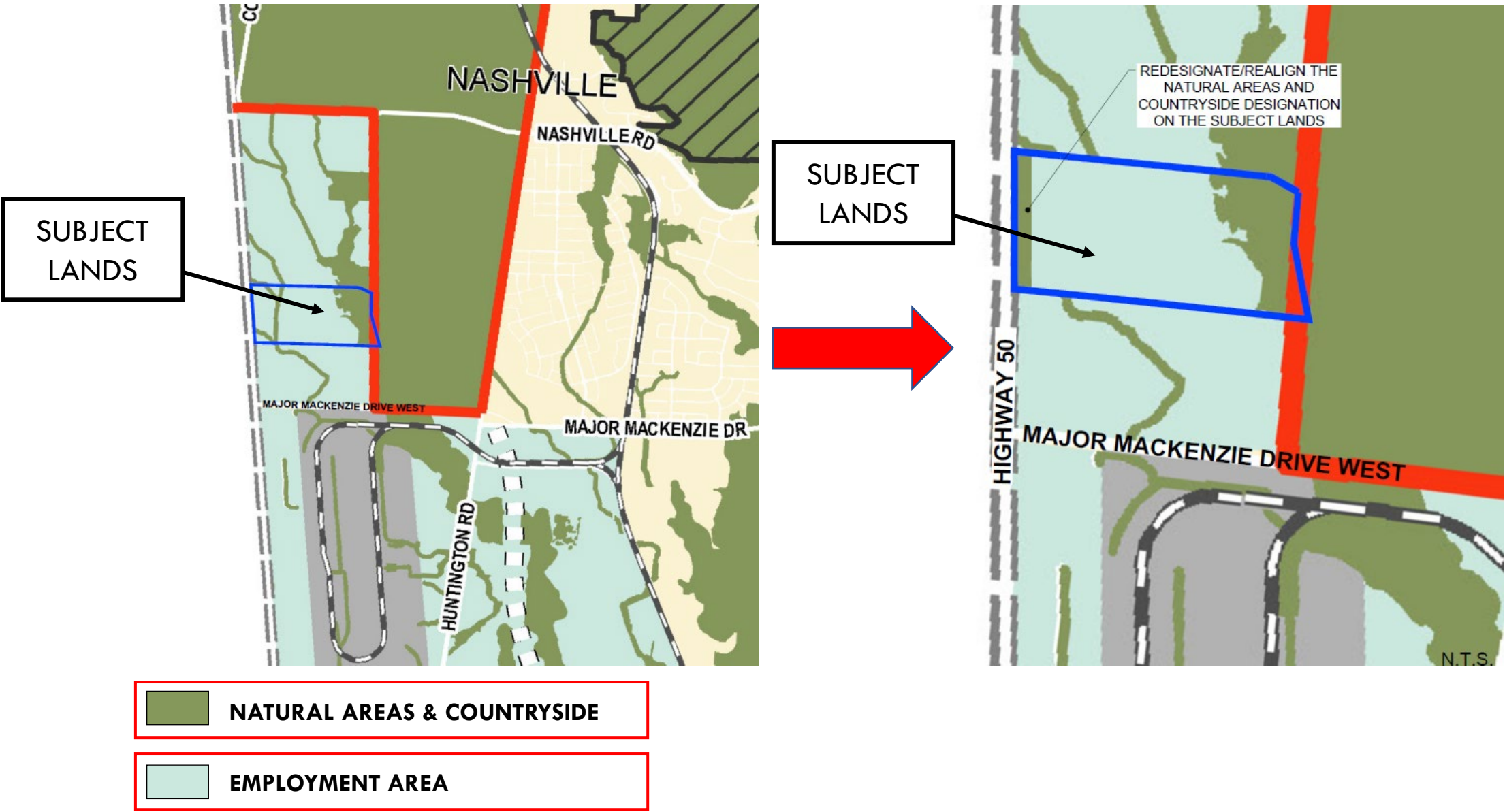
LEGEND

	SUBJECT LANDS
	PRESTIGE EMPLOYMENT
	GENERAL EMPLOYMENT
	NATURAL HERITAGE SYSTEM FEATURES + ASSOCIATED BUFFERS (INCLUDES WETLANDS, NEW CHANNEL, TOP OF BANK, DRAINAGE AND STABLE TOP OF SLOPE)
	PROPOSED CHANNEL + ASSOCIATED BUFFERS
	MTO - 50% PRELIMINARY DESIGN OF GTA WEST ALIGNMENT
	14m MTO BUFFER
	TRANSCANADA PIPELINE
	UTILITY
	PROPOSED LOCAL ROADS
	FOCUS ANALYSIS AREA FOR 50% PRELIMINARY DESIGN

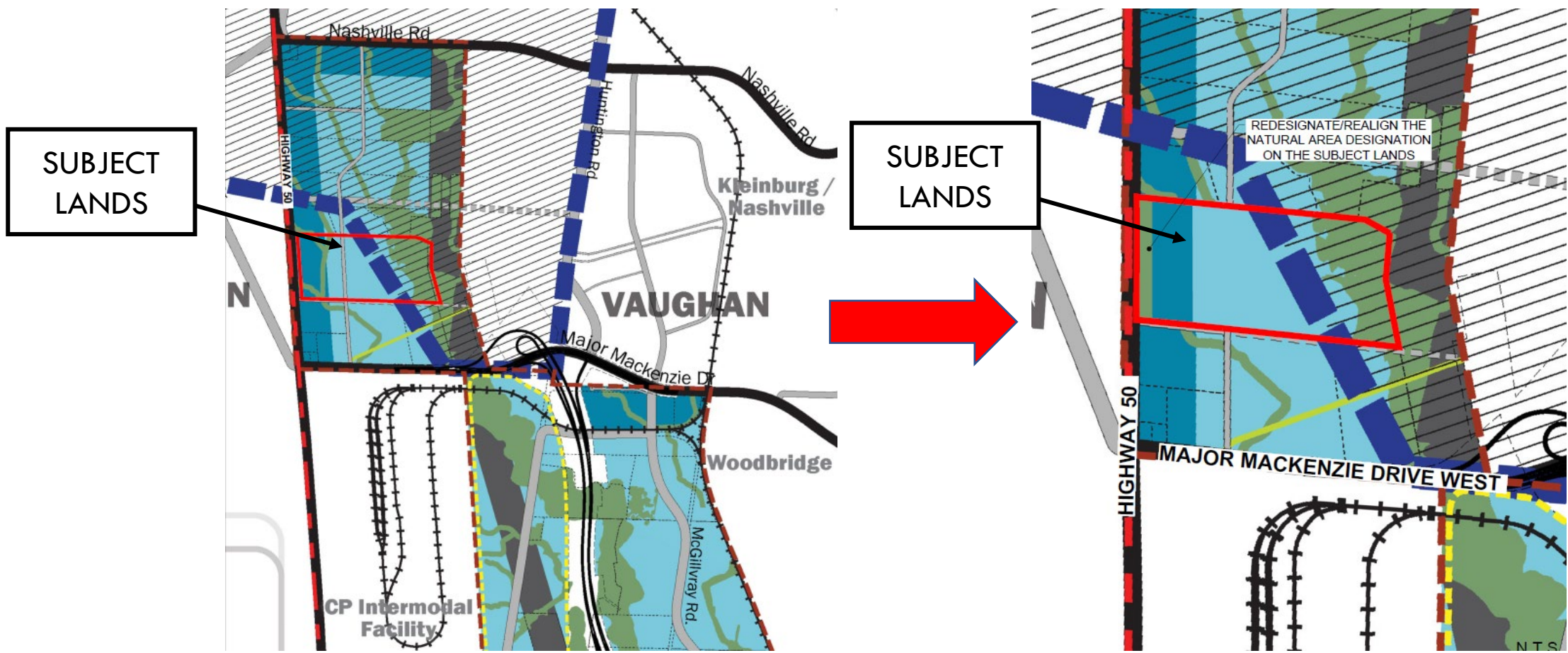
SUBJECT
LANDS



CITY OF VAUGHAN OFFICIAL PLAN – URBAN STRUCTURE



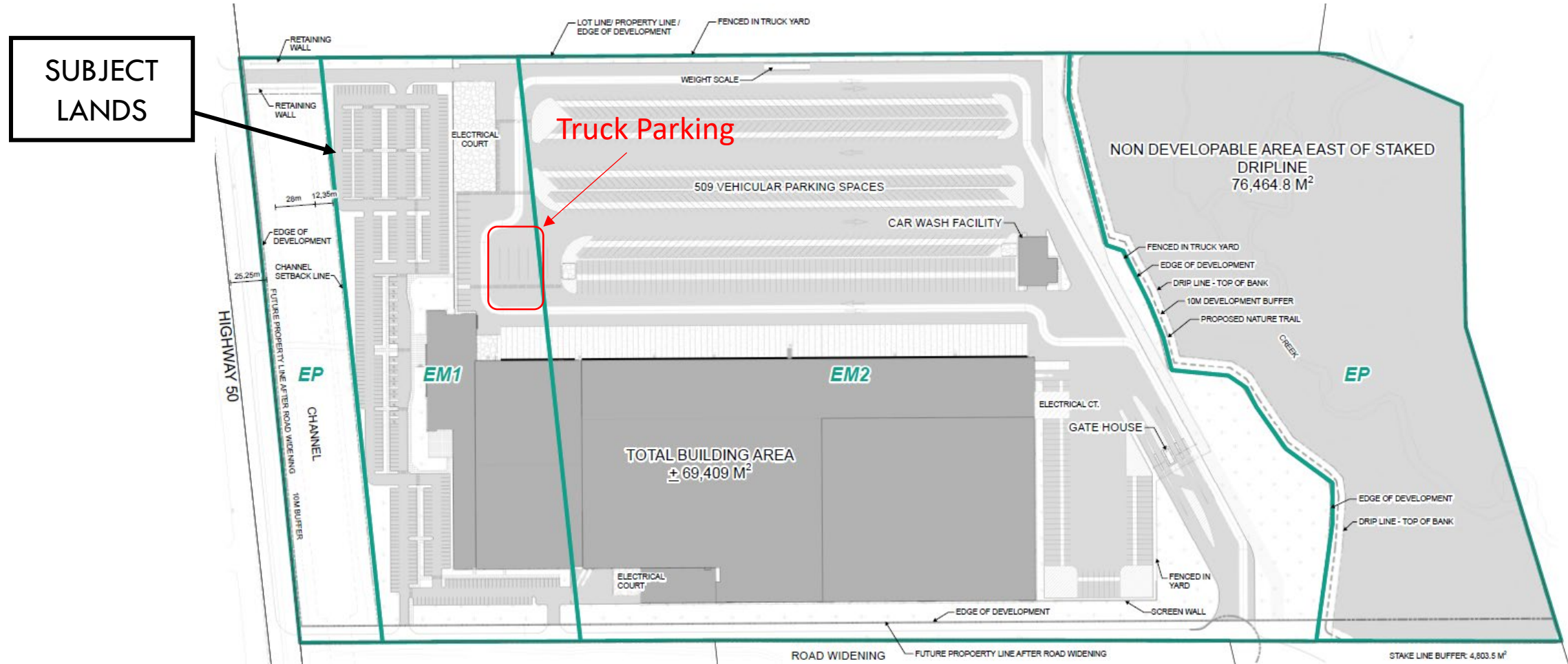
CITY OF VAUGHAN SECONDARY PLAN – LAND USE



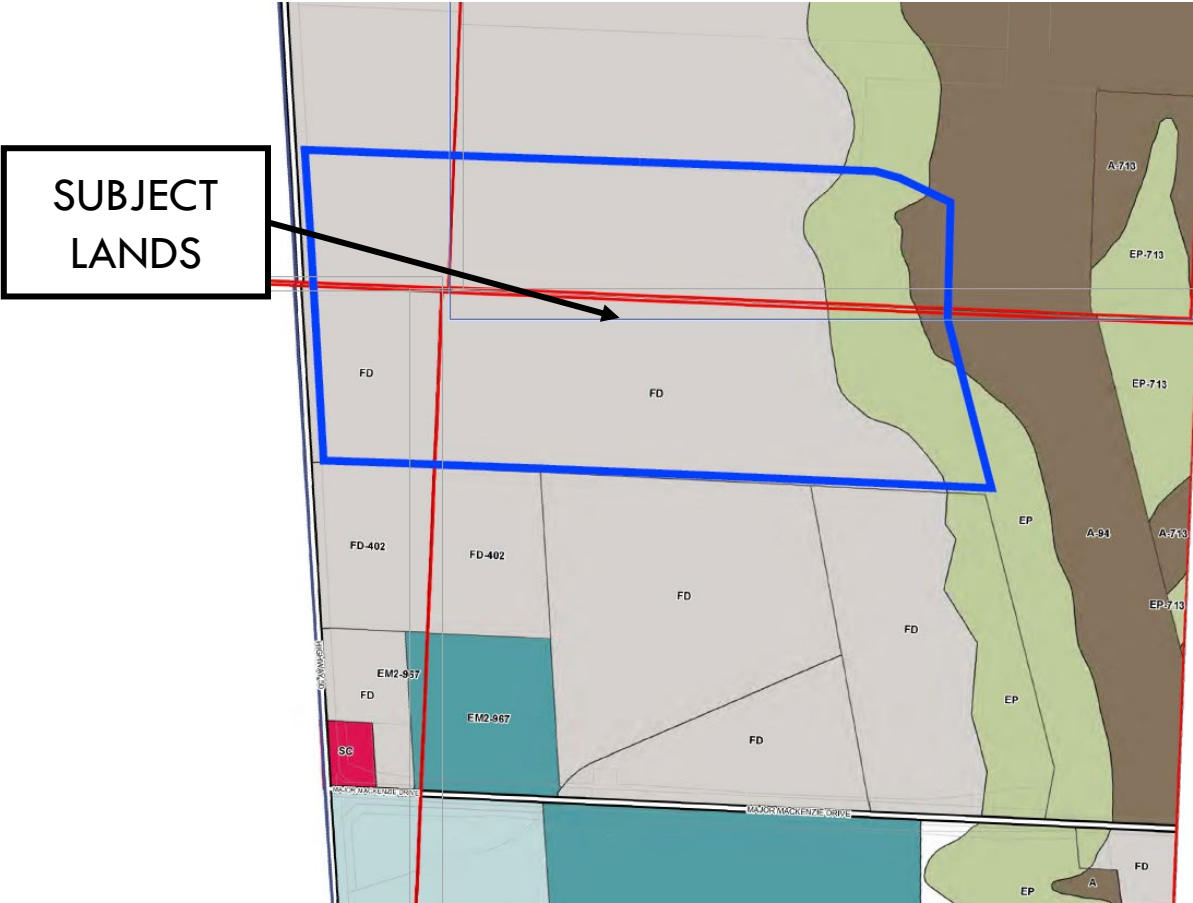
-  NATURAL AREA
-  GENERAL EMPLOYMENT
-  PRESTIGE EMPLOYMENT

-  PROPSOED PRIMARY STREET
-  GTA WEST CORRIDOR PROTECTION AREA

CITY OF VAUGHAN SECONDARY PLAN – LAND USE



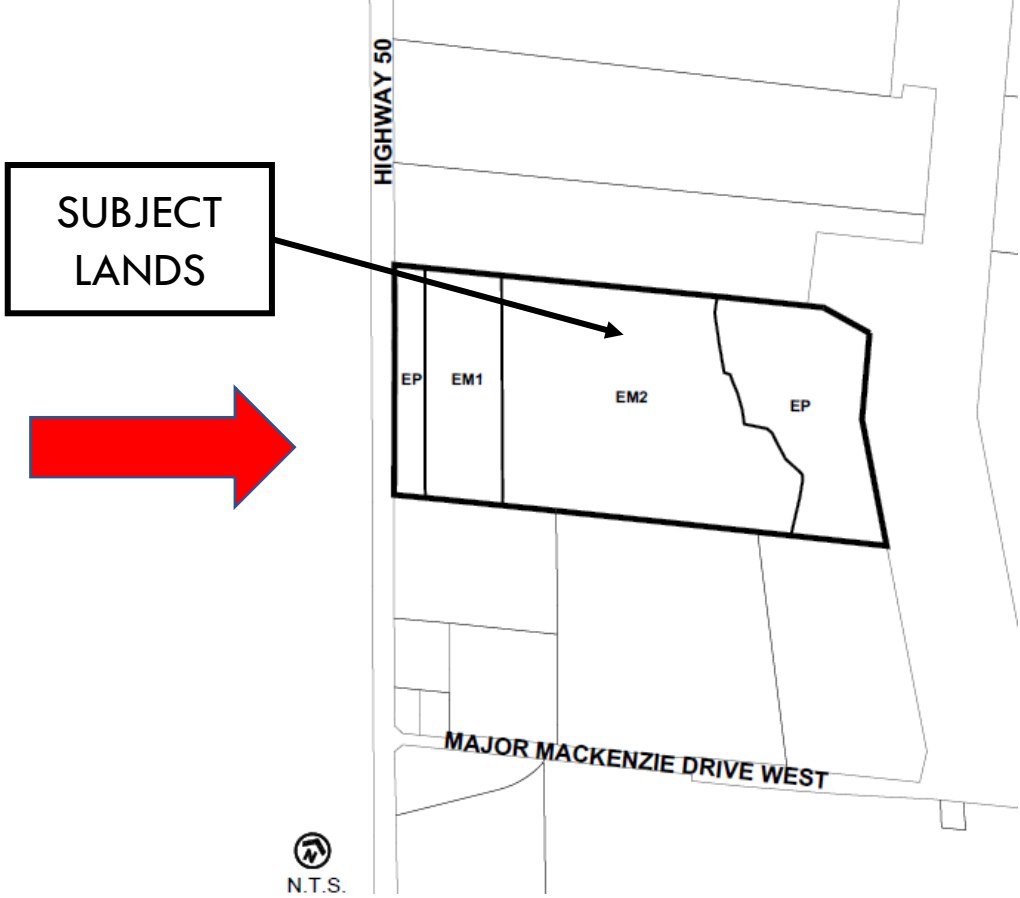
CITY OF VAUGHAN ZONING BY-LAW 001-2021



FD FUTURE DEVELOPMENT

EP ENVIRONMENTAL PROTECTION ZONE

A AGRICULTURAL

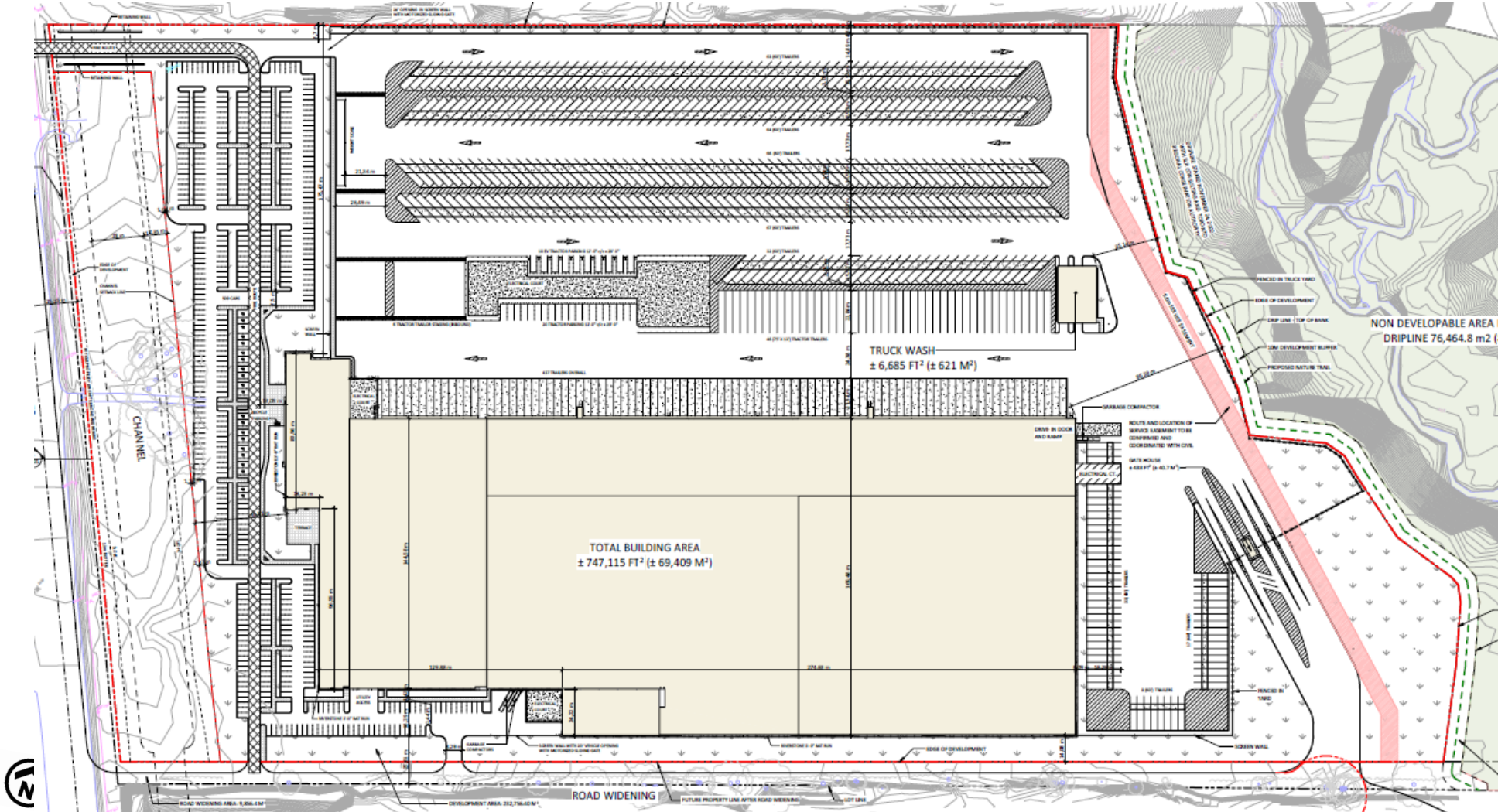


EP ENVIRONMENTAL PROTECTION ZONE

EM1 PRESTIGE EMPLOYMENT ZONE

EM2 GENERAL EMPLOYMENT ZONE

CONCEPT PLAN



DEVELOPABLE AREA
57.5 ac (232,756.4 m²)

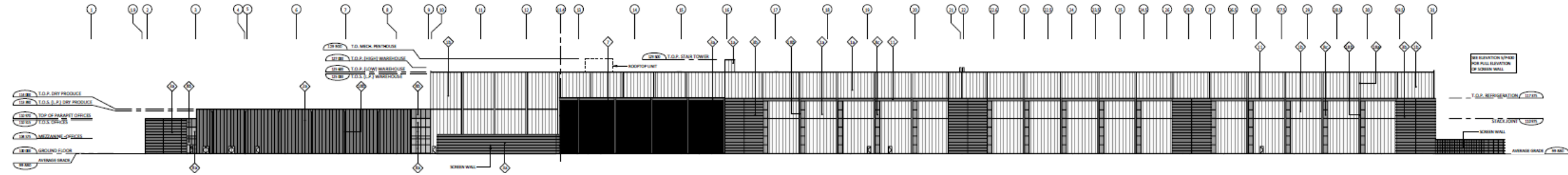
TOTAL GFA
70,071 m² (754,237 ft²)

TOTAL PARKING
509 Spaces
21 Accessible Spaces

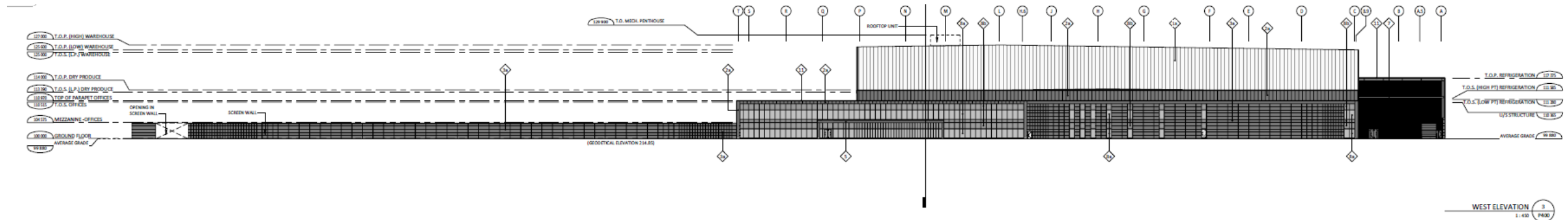
TRAILER PARKING SPACES
350 truck/trailer spaces

ELEVATIONS – EAST & WEST

EAST ELEVATION



WEST ELEVATION



FOR FURTHER QUESTIONS OR
COMMENT, PLEASE CONTACT:

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THANK YOU