



Public Meeting

Block Plan 66 (West) Planning Area
City of Vaughan
Regional Municipality of York

Block Plan File BL.66W.2024

C132.
Communication
CW(PM) – June 4, 2025
Item No. 9

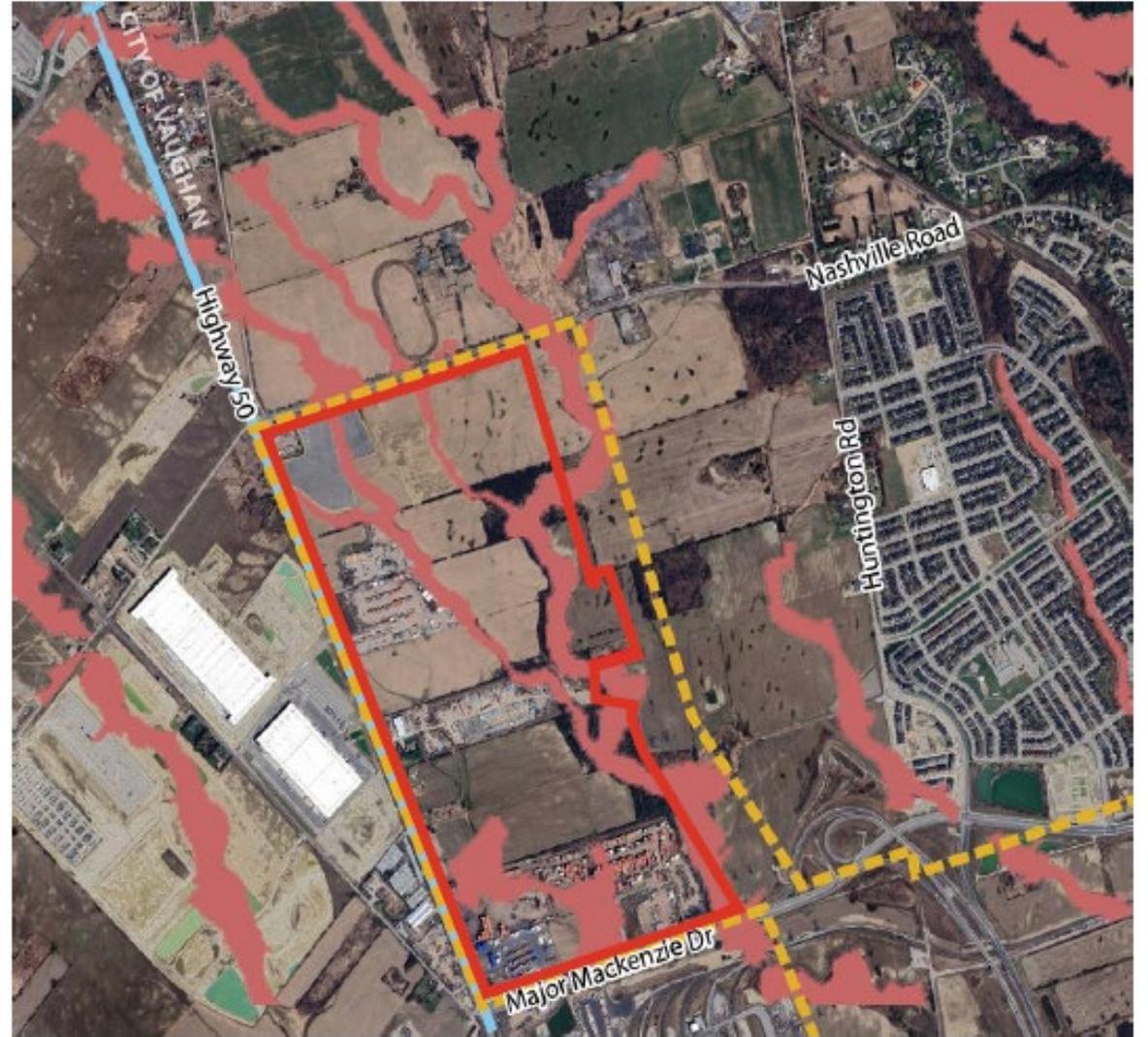


Location & Context

- Site area +/- 175.6 hectares
- Bound by Nashville Road to the north, Highway 50 to the west, Major Mackenzie Drive to the south and a Hydro One high voltage transmission corridor to the east

Current uses:

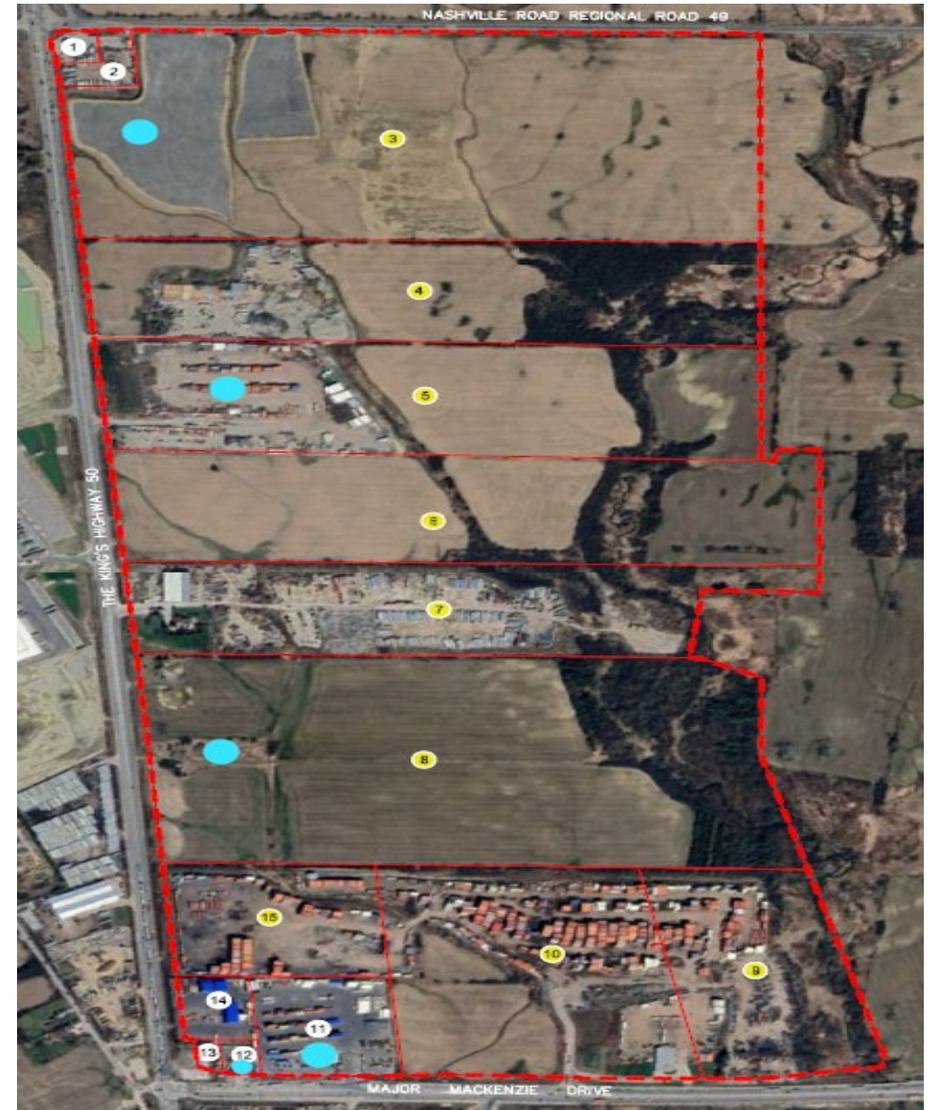
- Agricultural and rural land uses
- Temporary employment uses consisting of mostly truck, trailer and shipping container storage facilities
- Trans Canada Pipeline



Active Development Applications

Ownership No.	Owner Name	Address
● 3	Winview Developments Inc.	7151 Nashville Road
4	1338462 Ontario Limited	10535 Highway 50
● 5	Stellex Properties Inc.	10481 Highway 50
6	Major Fifty Investments Inc.	B/S Highway 50
7	Danlauton Holdings Ltd.	10335 Highway 50
● 8	CPSPVaughan Nominee Inc.	10223 Highway 50
9	Gusgo Holdings Ltd.	7050 Major Mackenzie Drive
10	Guscon Mackenzie GP Inc.	7050 Major Mackenzie Drive
15	2268005 Ontario Limited	E/S Highway 50
Participating Totals		
1	2113630 Ontario Inc.	7491 Nashville Road
2	2113630 Ontario Inc.	10741 Highway 50
● 11	3942198 Canada Inc.	7290 Major Mackenzie Drive
● 12	Jaswinder Singh, Harkitkhangura, Happreetmann, Parmjitmann, Surjitally and Jasvinder Khangura	7300 Major Mackenzie Drive
13	The Regional Municipality of York	10021 Highway 50
14	1696352 Ontario Limited	10061 Highway 50
Non-participating Totals		

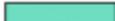
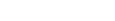
● Sites with active development applications

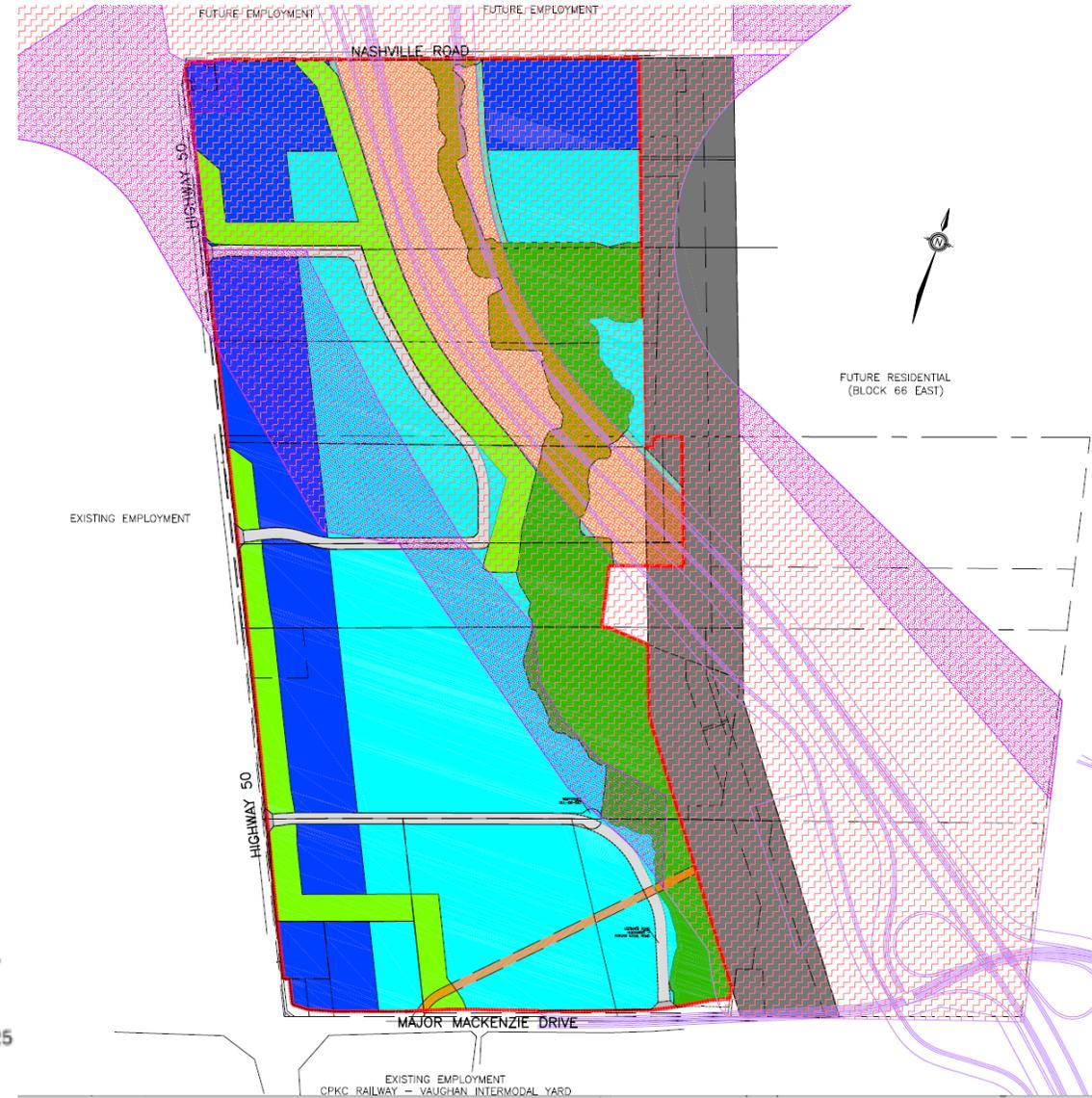


Proposed Block Plan

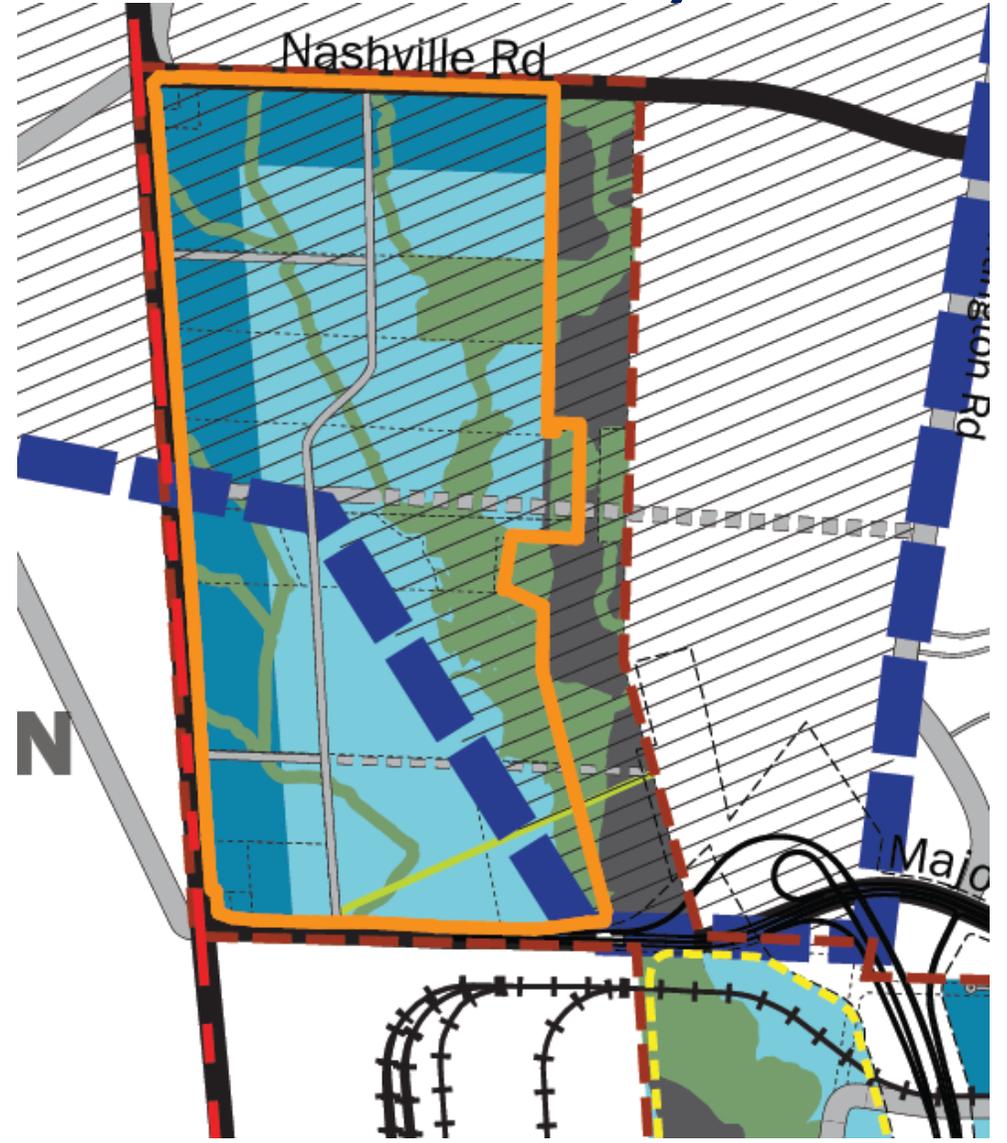
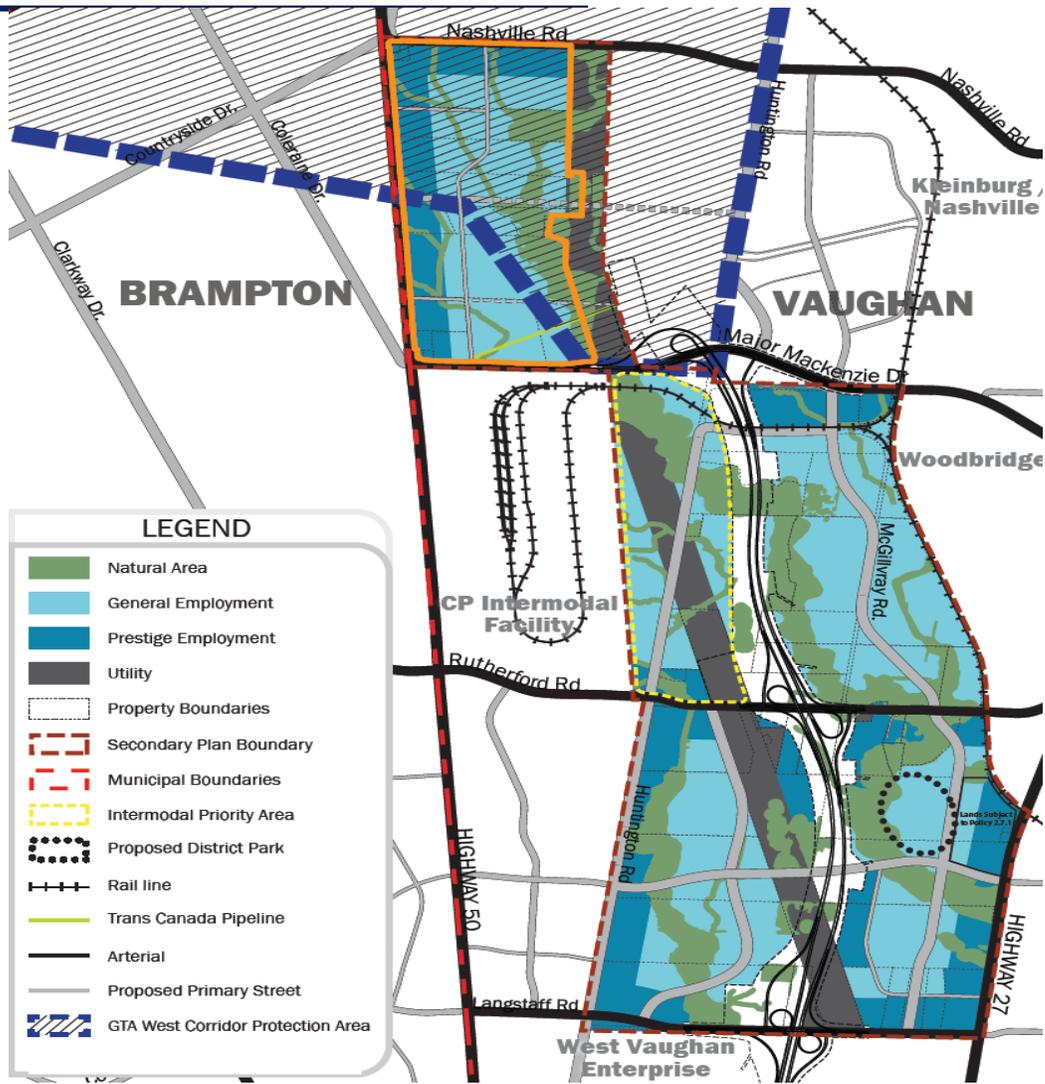
- Proposing General Employment and Prestige Employment uses while protecting and enhancing natural heritage features
- Designed based on most recent information from MTO
- Responds to evolving employment context and implements Secondary Plan

LEGEND

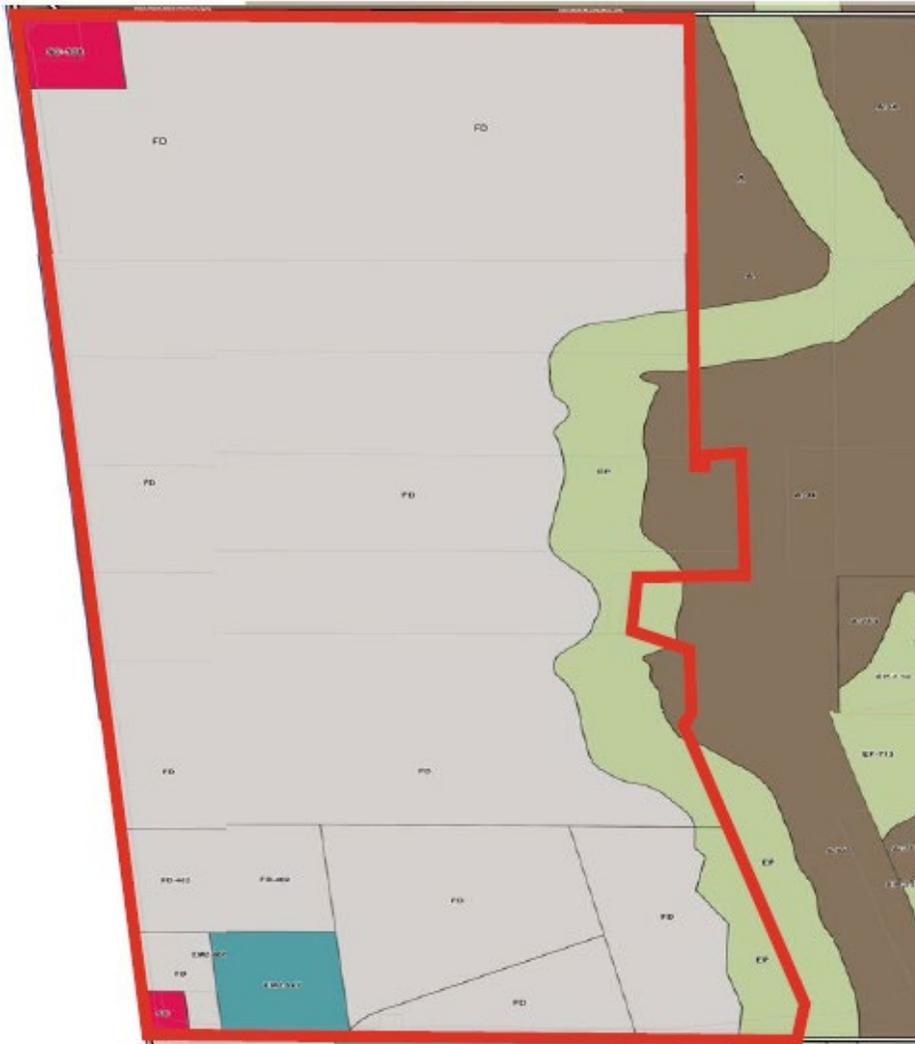
	SUBJECT LANDS		14m MTO BUFFER
	PRESTIGE EMPLOYMENT		TRANSCANADA PIPELINE
	GENERAL EMPLOYMENT		UTILITY
	NATURAL HERITAGE SYSTEM FEATURES + ASSOCIATED BUFFERS (INCLUDES WETLANDS, NEW CHANNEL, TOP OF BANK, DRIFLINE AND STABLE TOP OF SLOPE)		PROPOSED LOCAL ROADS
	PROPOSED CHANNEL + ASSOCIATED BUFFERS		FOCUS ANALYSIS AREA FOR 50% PRELIMINARY DESIGN
	MTO - 50% PRELIMINARY DESIGN OF GTA WEST ALIGNMENT		FOCUS ANALYSIS AREA REDUCTION, MAY 2025

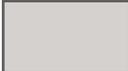


West Vaughan Employment Area Secondary Plan



Existing Zoning – Zoning By-law 001-2021



-  FD – Future Development
-  EP – Environmental Protection
-  SC – Service Commercial
-  EM2 – General Employment
-  A – Agriculture

Schedule A, Maps 153, 154, 172, 173, 192, 193

Supporting Studies

- Planning Justification Report prepared by KLM Planning Partners Inc.
- Master Environmental Servicing Plan prepared by SCS Consulting Group Ltd.
- Environmental Impact Study prepared by GEI Consultants Ltd.
- Stage 1 and 2 Archaeological Assessment prepared by Archeoworks Inc., and other site-specific archaeological assessments
- Cultural Heritage Impact Assessment prepared by LHC Heritage Planning & Archaeology Inc.
- Geotechnical Investigation and Slope Stability Study prepared by SLR Consulting (Canada) Ltd.
- Hydrogeological Assessment prepared by SLR Consulting (Canada) Ltd.
- Fluvial Geomorphology Assessment of West Robinson Creek and Rainbow Creek prepared by GEO Morphix Ltd.
- Trail Masterplan and Feasibility Study prepared by MBTW Group
- Architectural Design Guidelines prepared by MBTW Group
- Urban Design Guidelines prepared by MBTW Group
- Transportation Study prepared by RJ Burnside & Associates Ltd.
- Sustainability Metrics and Summary Letter

Thank You

Questions and Comments

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