

# Public Meeting

Vinview Developments Inc.  
7175 Nashville Road  
City of Vaughan  
Regional Municipality of York

Z.25.010



**C130.**  
**Communication**  
**CW(PM) – June 4, 2025**  
**Item No. 6**

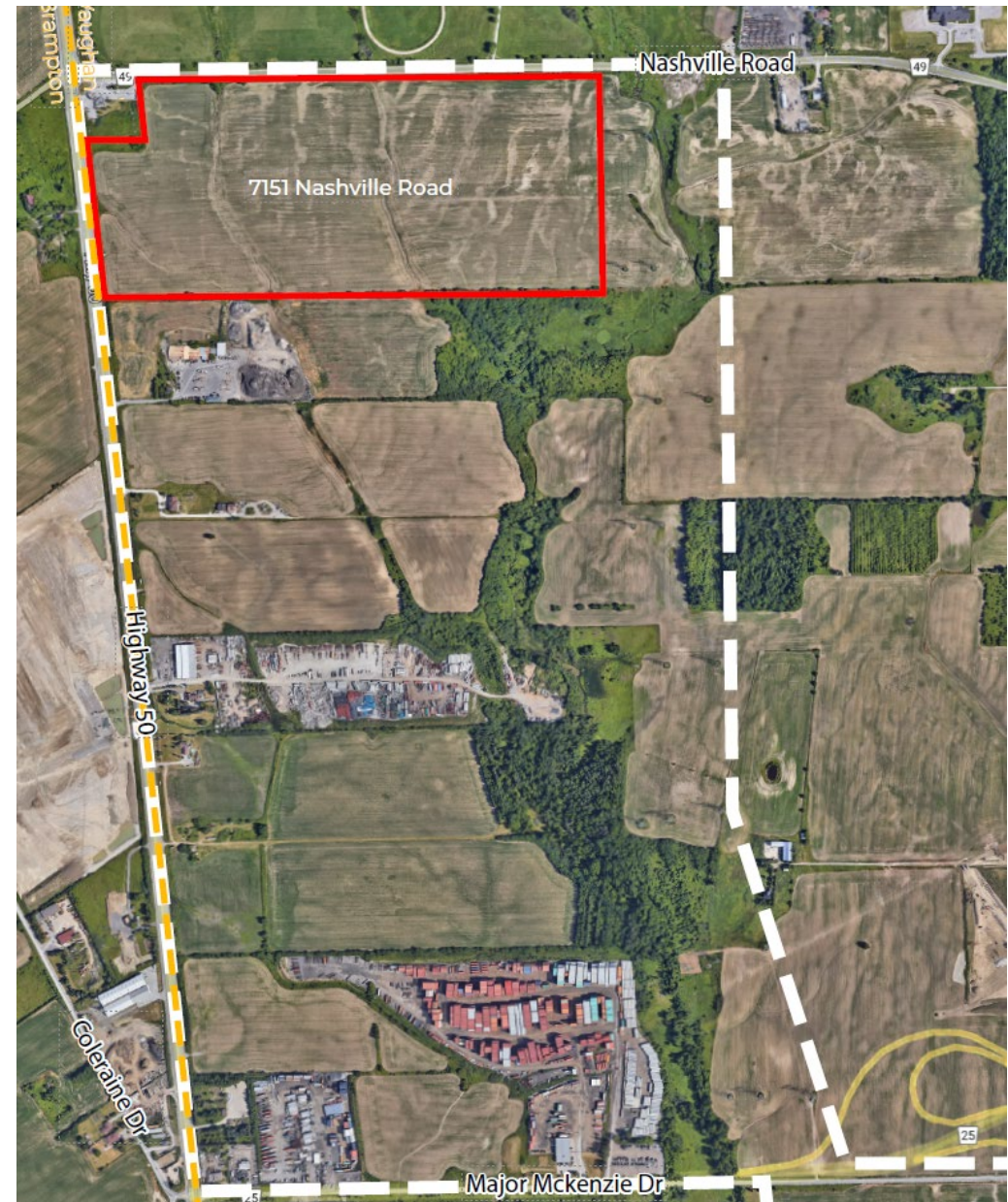
June 4, 2025

# Location & Context

- Site area +/- 37 hectares
- Area proposed for development – 54,802 square metres
- Bound by Nashville Road to the north, Highway 50 to the west and a Hydro One high voltage transmission corridor to the east. Major Mackenzie Drive is located further south of the site

Current uses:

- Employment uses, primarily for the parking of trucks and trailers

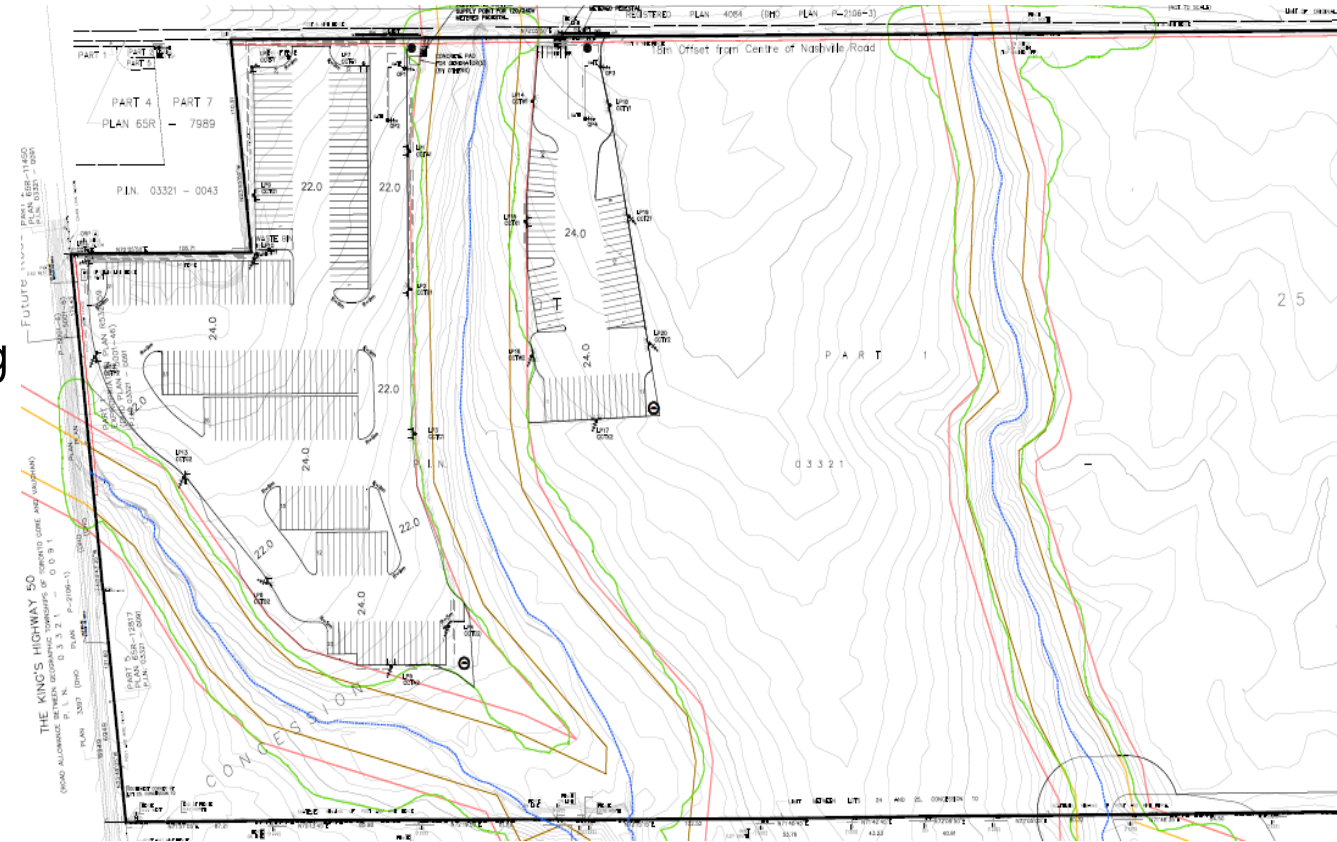
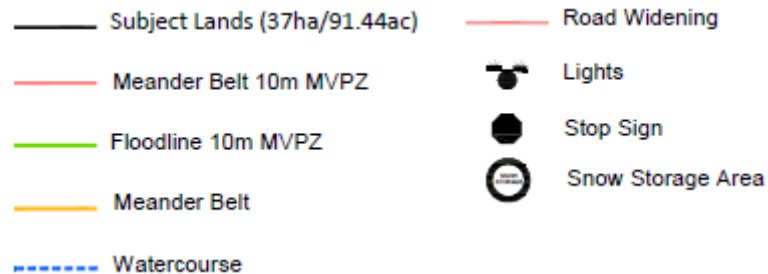




# Proposed Zoning By-law Amendment & Site Plan

3








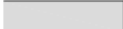




- Proposing temporary use Zoning By-law Amendment to permit an intermodal facility, consisting of outdoor parking spaces for trucks for a period of 3 years
- Reflects ongoing operation of existing uses

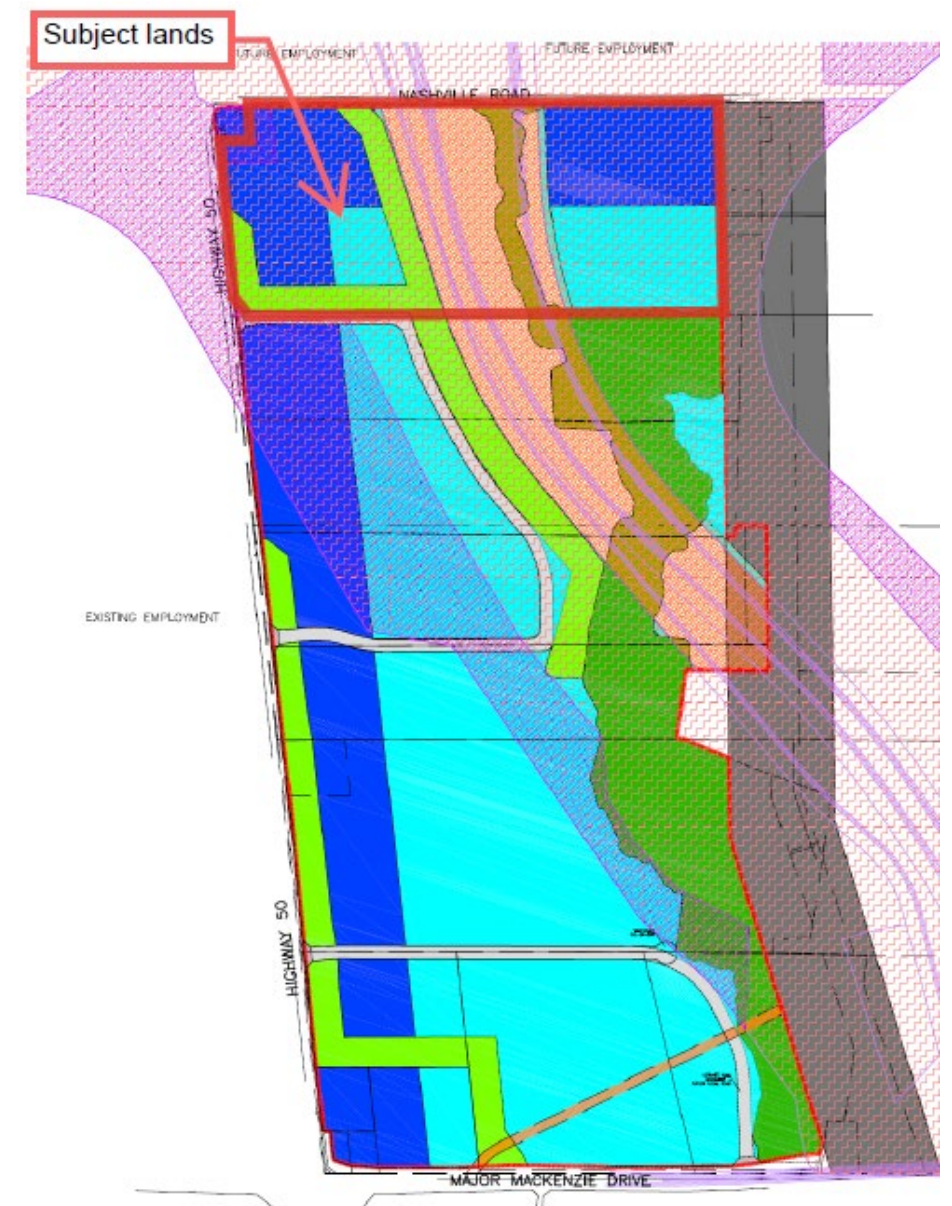


# Proposed Block Plan

- 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

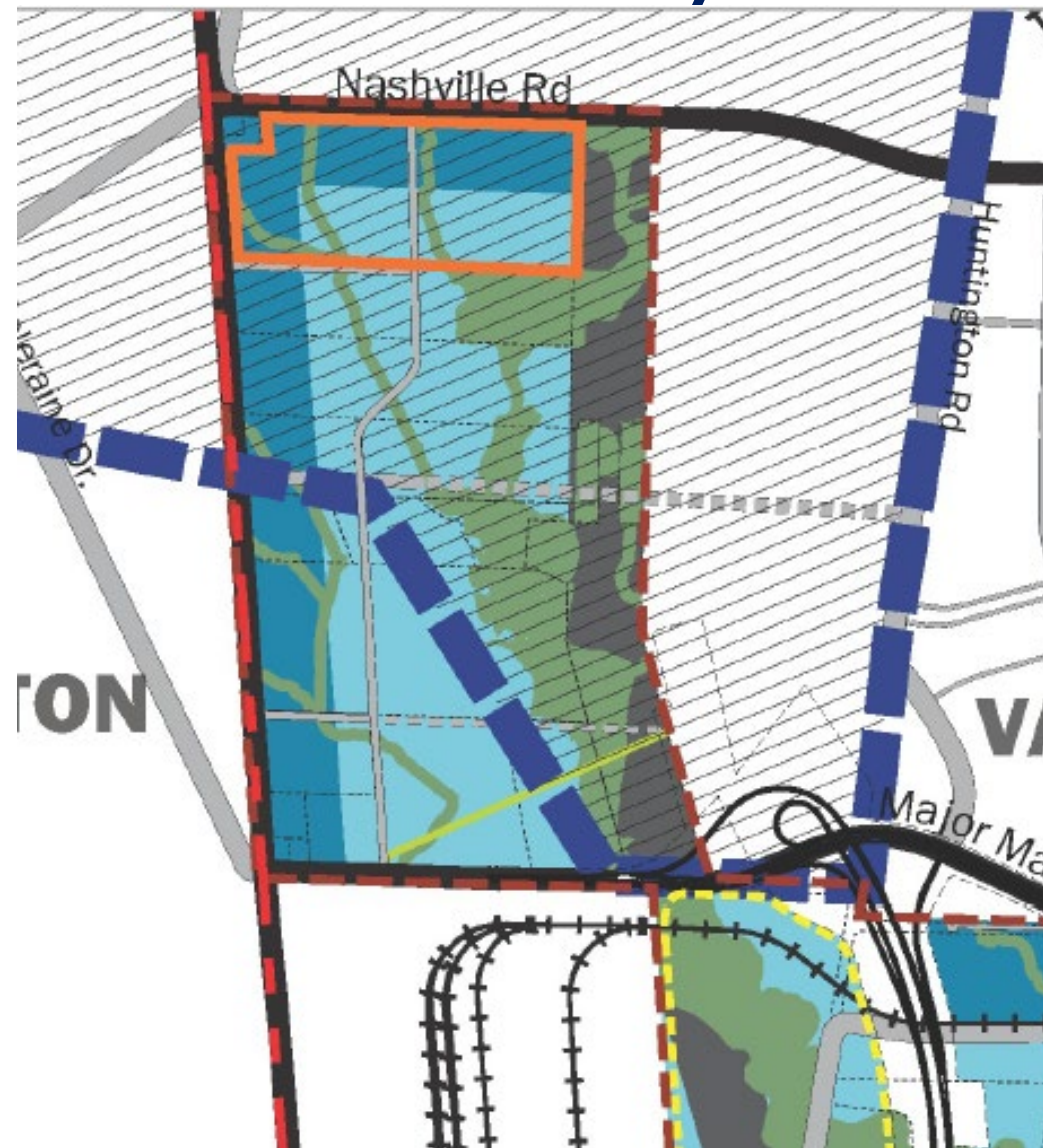
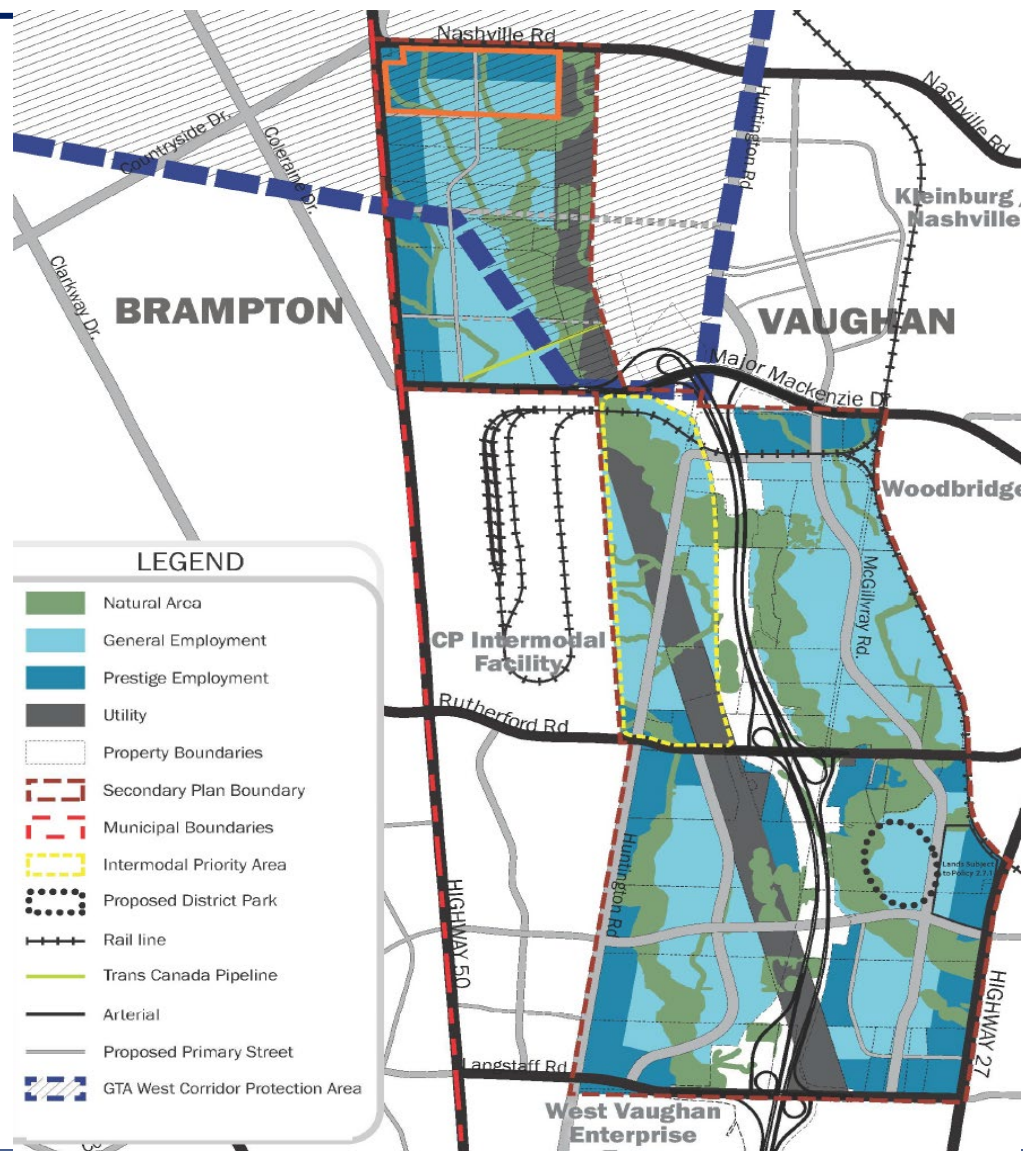
	SUBJECT LANDS		14m MTO BUFFER
	PRESTIGE EMPLOYMENT		TRANSCANADA PIPELINE
	GENERAL EMPLOYMENT		UTILITY
	NATURAL HERITAGE SYSTEM FEATURES + ASSOCIATED BUFFERS (INCLUDES WETLANDS, NEW CHANNEL, TOP OF BANK, DRIPLINE AND STABLE TOP OF SLOPE)		PROPOSED LOCAL ROADS
	PROPOSED CHANNEL + ASSOCIATED BUFFERS		FOCUS ANALYSIS AREA FOR 50% PRELIMINARY DESIGN
	MTO - 50% PRELIMINARY DESIGN OF GTA WEST ALIGNMENT		DRAFT FOCUS ANALYSIS AREA REDUCTION (DEC. 2024)





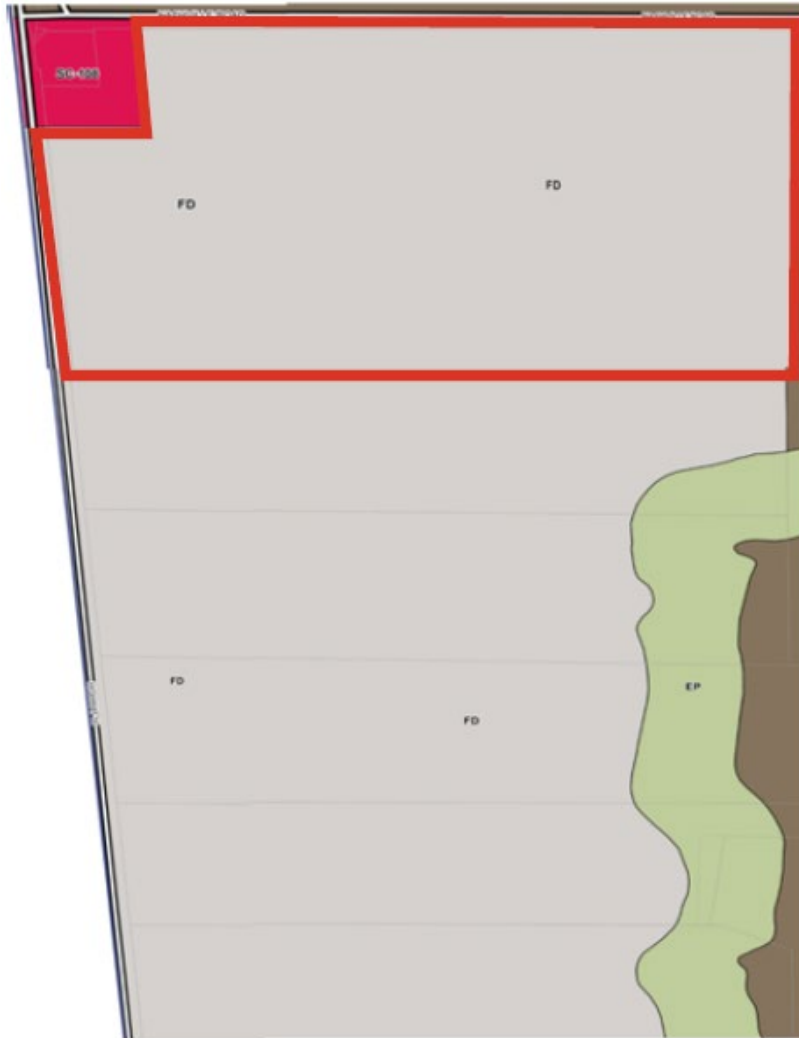
# West Vaughan Employment Area Secondary Plan

5



# Existing Zoning – Zoning By-law 001-2021

6



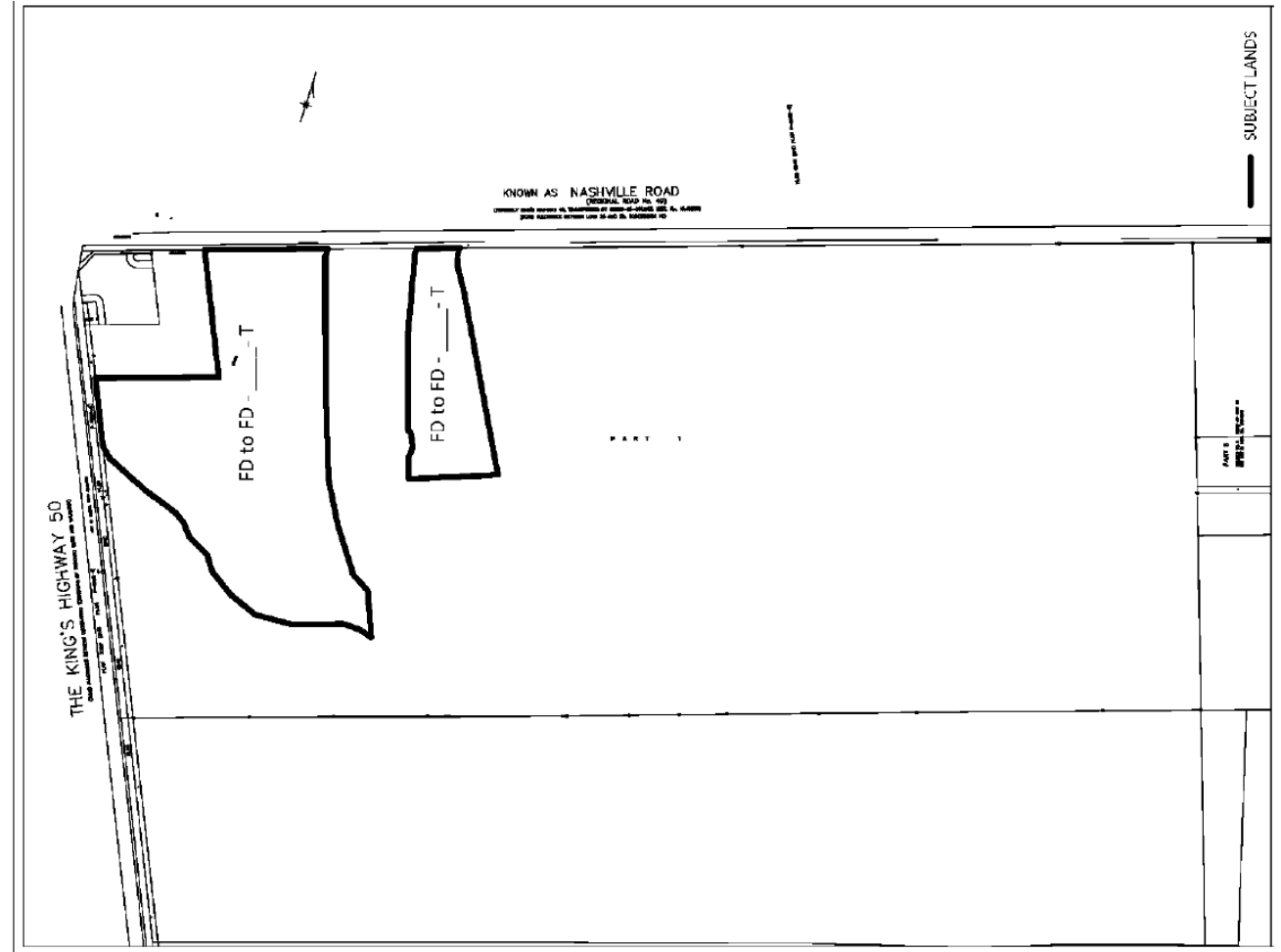
-  FD – Future Development
-  SC – Service Commercial

Schedule A, Maps 172, 173, 192, 193

# Proposed Zoning By-law Amendment 001-2021

7

- Creates a site-specific exception within the by-law
- Permits the following uses:
  - Transportation Terminal
  - Outdoor Storage
    - In any yard
    - On a corner lot
    - No screening requirement
- Maximum of 54,802 square metres devoted to truck parking
- Shall be in effect a temporary period of three (3) years



# Supporting Studies

---

- Stage 1 and 2 Archaeological Assessment for Block 66 West prepared by Archeoworks Inc.
- Arborist Report with Tree Inventory and Preservation Plan prepared by MBTW Group
- Environmental Impact Statement prepared by GEI Consultants Ltd.
- Phase 1 Environmental Site Assessment Report prepared by GEMTEC Consulting Engineers and Scientists Ltd.
- Hydrogeological Assessment prepared by SLR Consulting (Canada) Ltd.
- Stormwater Management Report prepared by SCS Consulting Group Ltd.
- Traffic Brief prepared by RJ Burnside & Associates Ltd.
- Landscape Plan and Details prepared by MBTW Group
- Concept Plan including Pavement Marking and Signage details prepared by KLM Planning Inc.
- Planning Justification Brief prepared by KLM Planning Partners Inc.



---

# Thank You

## Questions and Comments

Tim Schilling  
KLM Planning Partners Inc.  
tschilling@klmplanning.com  
289-294-0515