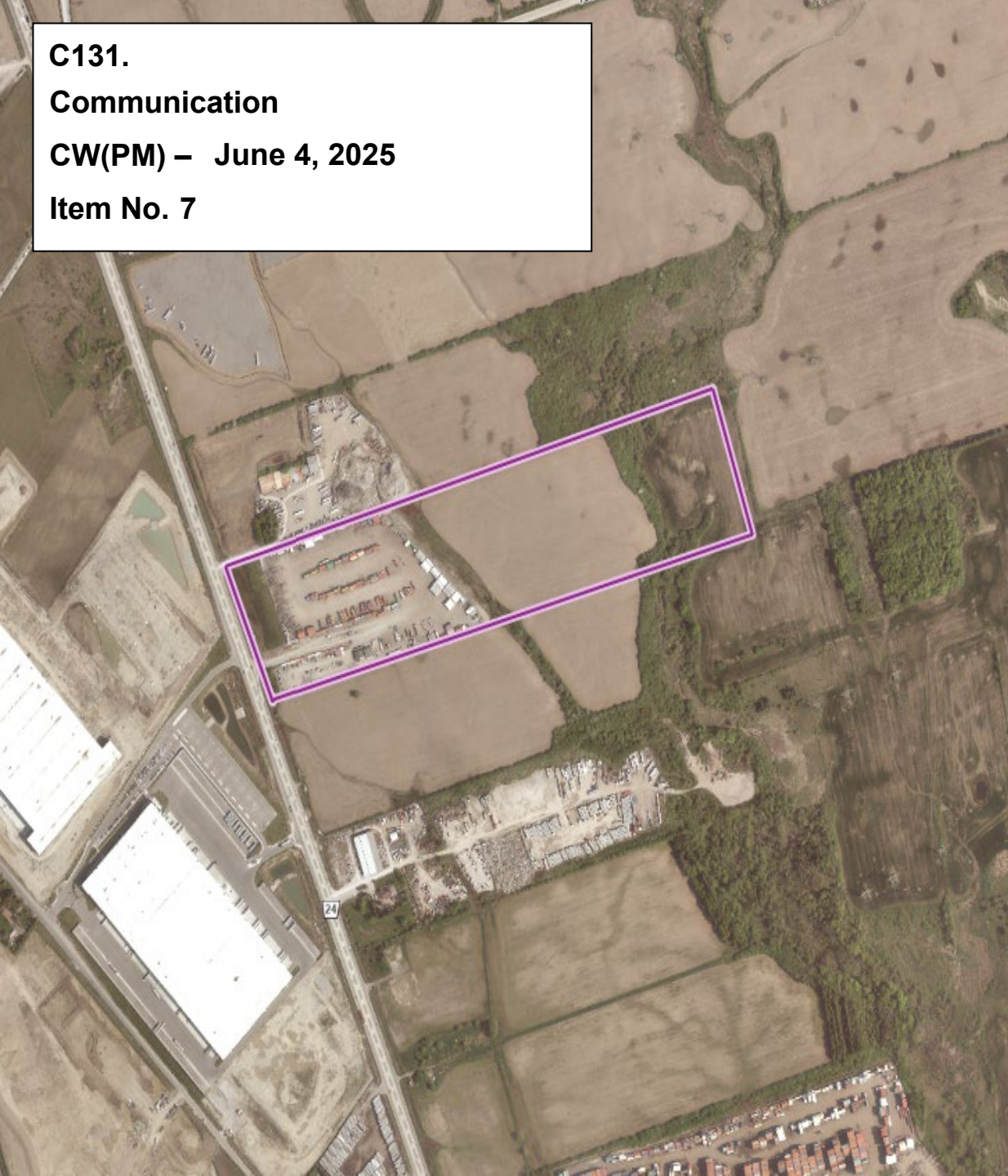


C131.

Communication

CW(PM) – June 4, 2025

Item No. 7



Public Meeting

Stellex GP Inc.
10481 Highway 50
City of Vaughan
Regional Municipality of York

City File Z.25.007

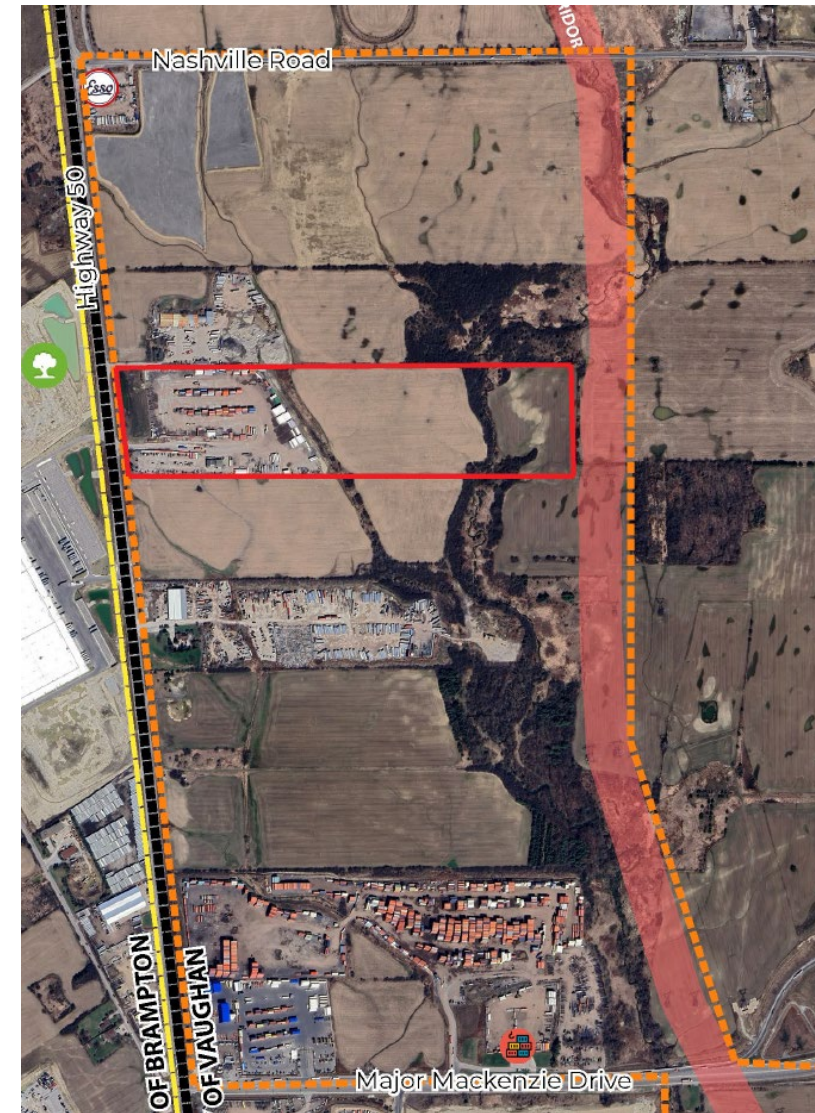


Location & Context

- Site area +/- 19.62 hectares
- Are proposed for development – 7.03 hectares
- Bound by Highway 50 to the west, a Hydro One high voltage transmission corridor to the east and existing temporary employment uses to the north and vacant land to the south.

Current uses:

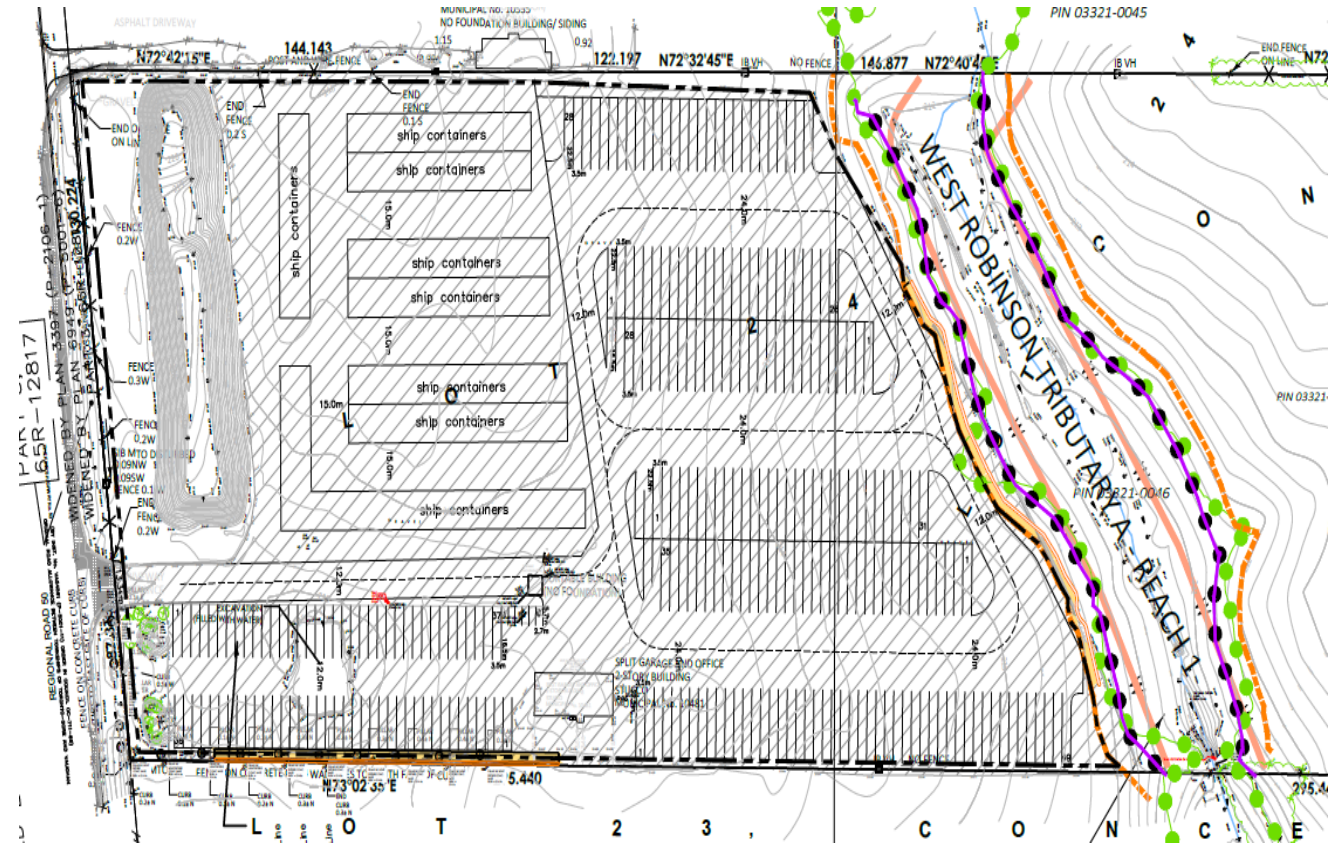
- Employment uses, primarily for the parking of trucks and trailers, and the storage of shipping containers
- One existing building onsite, one used as a garage for minor repairs and office space, and a shipping container used as a gatehouse



Proposed Zoning By-law Amendment & Site Plan

3








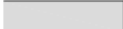




- Proposing temporary use Zoning By-law Amendment to permit a truck terminal / intermodal facility and accessory outside storage of shipping containers for a period of 3 years
- Reflects ongoing operation of existing uses

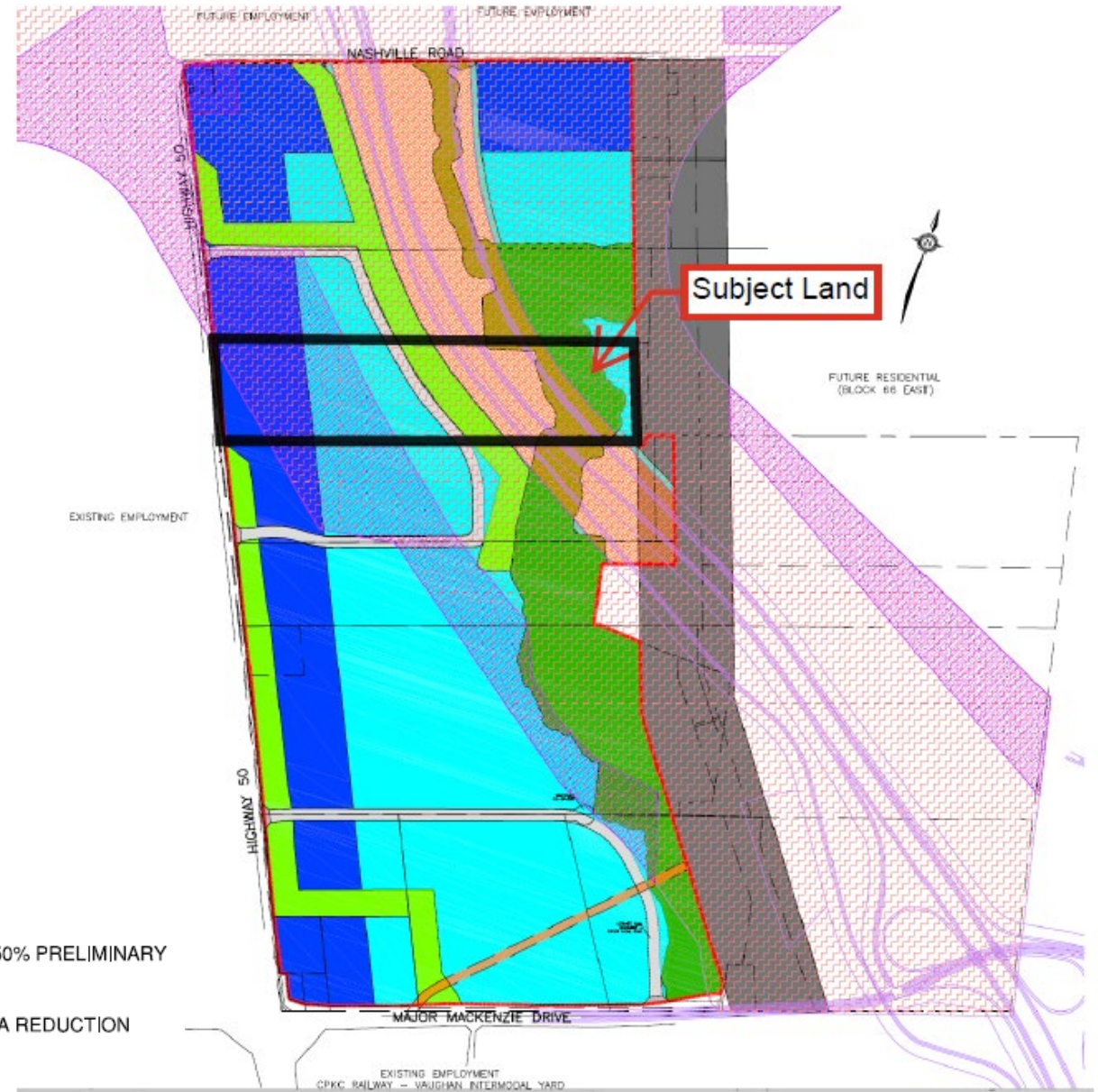


Proposed Block Plan

- Proposing General Employment and Prestige Employment uses while protecting and enhancing natural heritage features
- Responds to evolving employment context and implements Secondary Plan

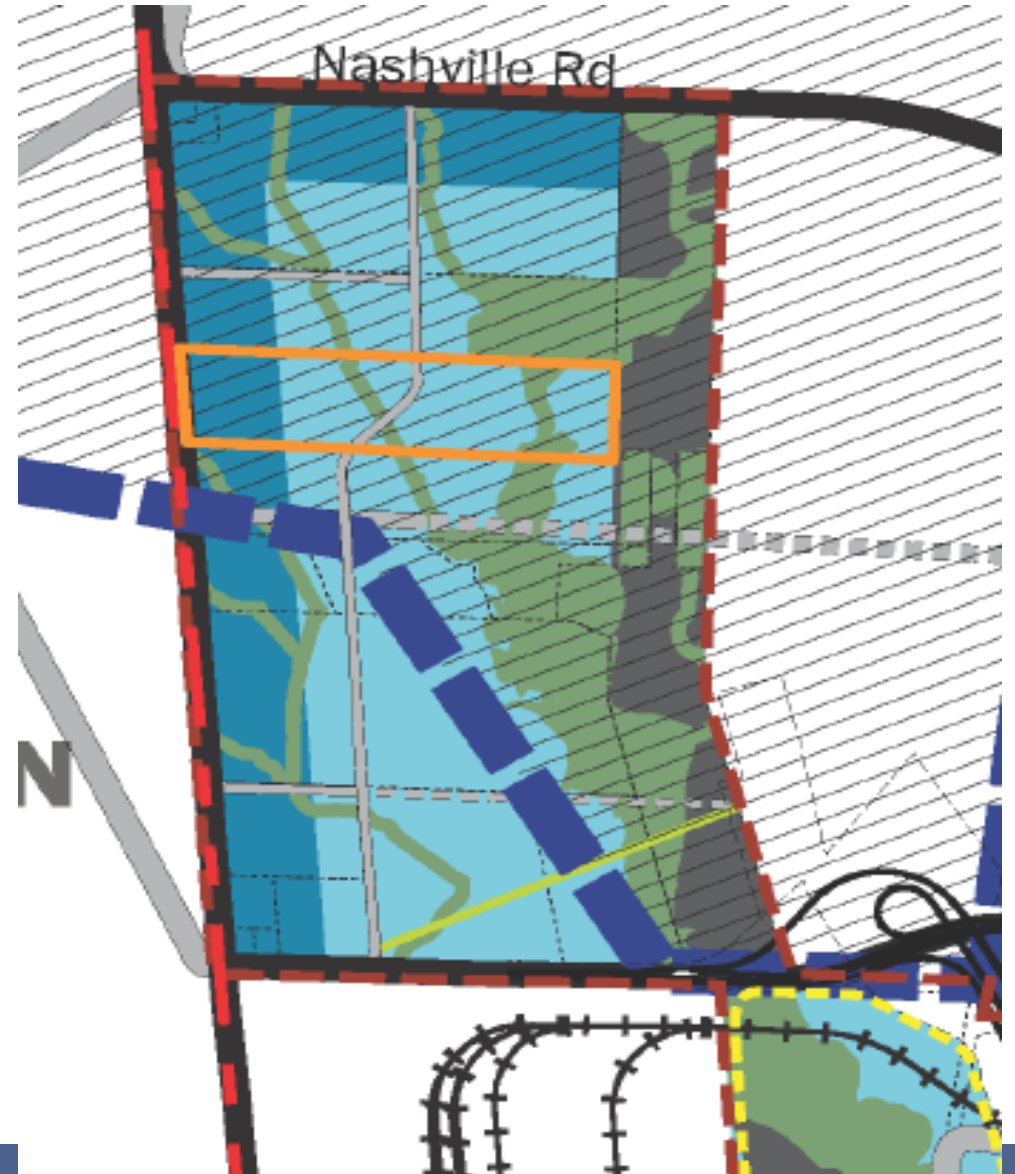
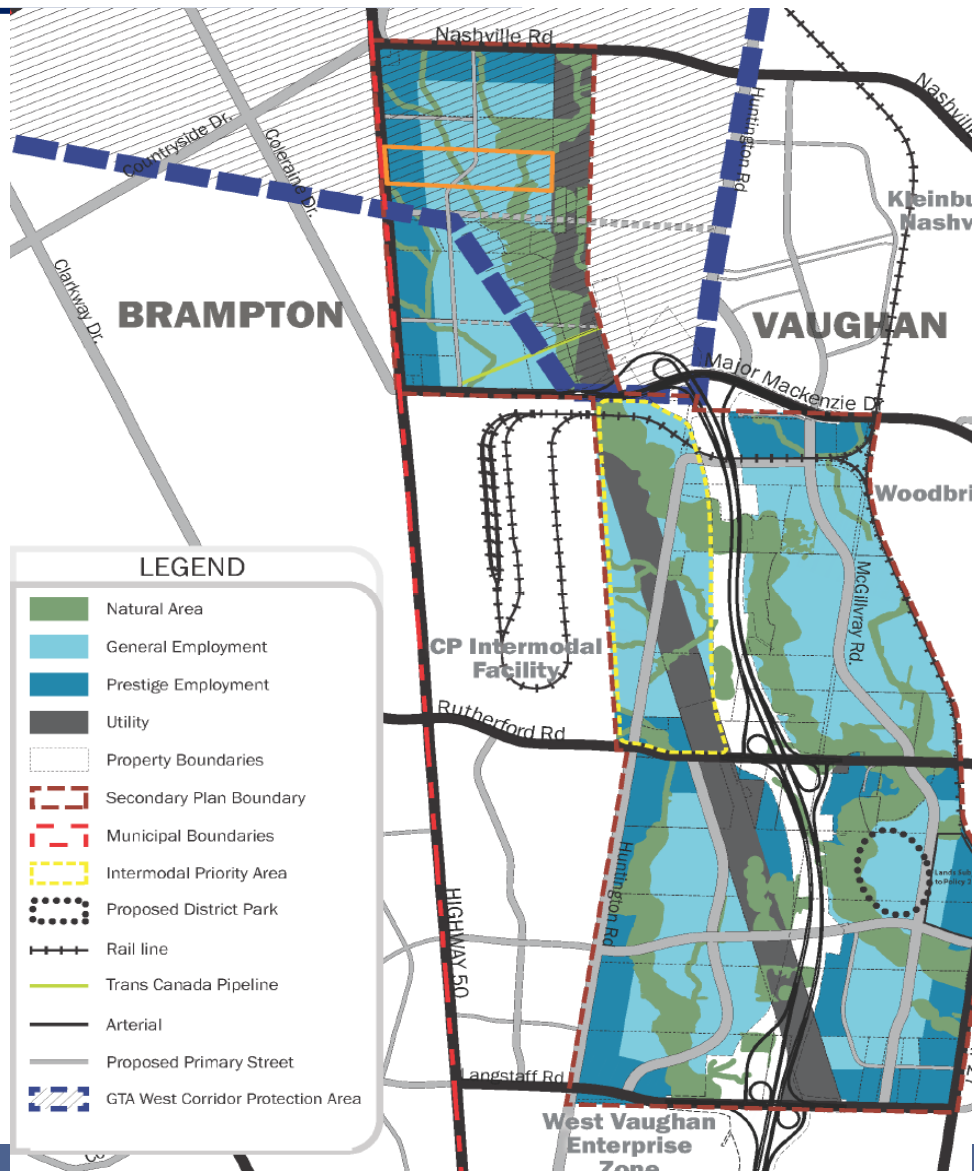
LEGEND

	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)



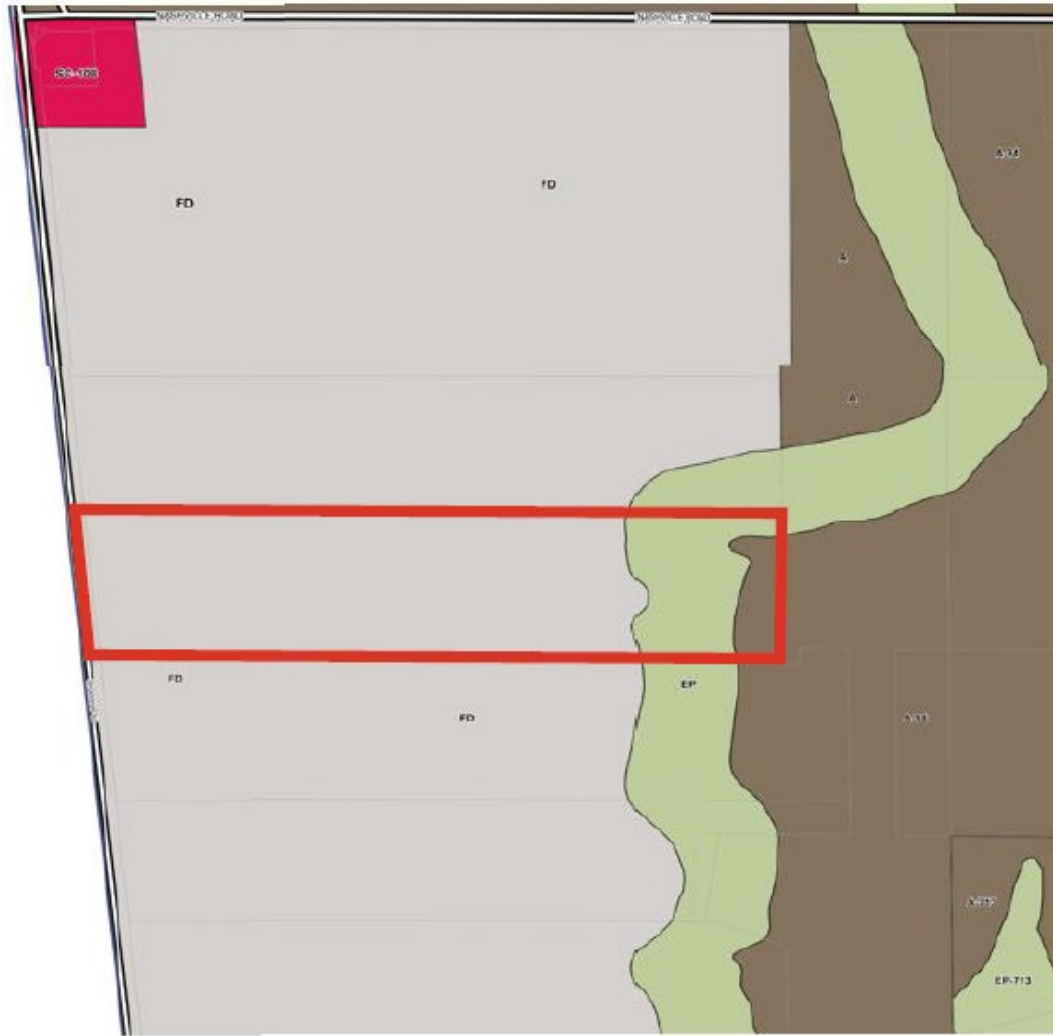
West Vaughan Employment Area Secondary Plan

5



Existing Zoning – Zoning By-law 001-2021

6

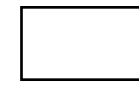
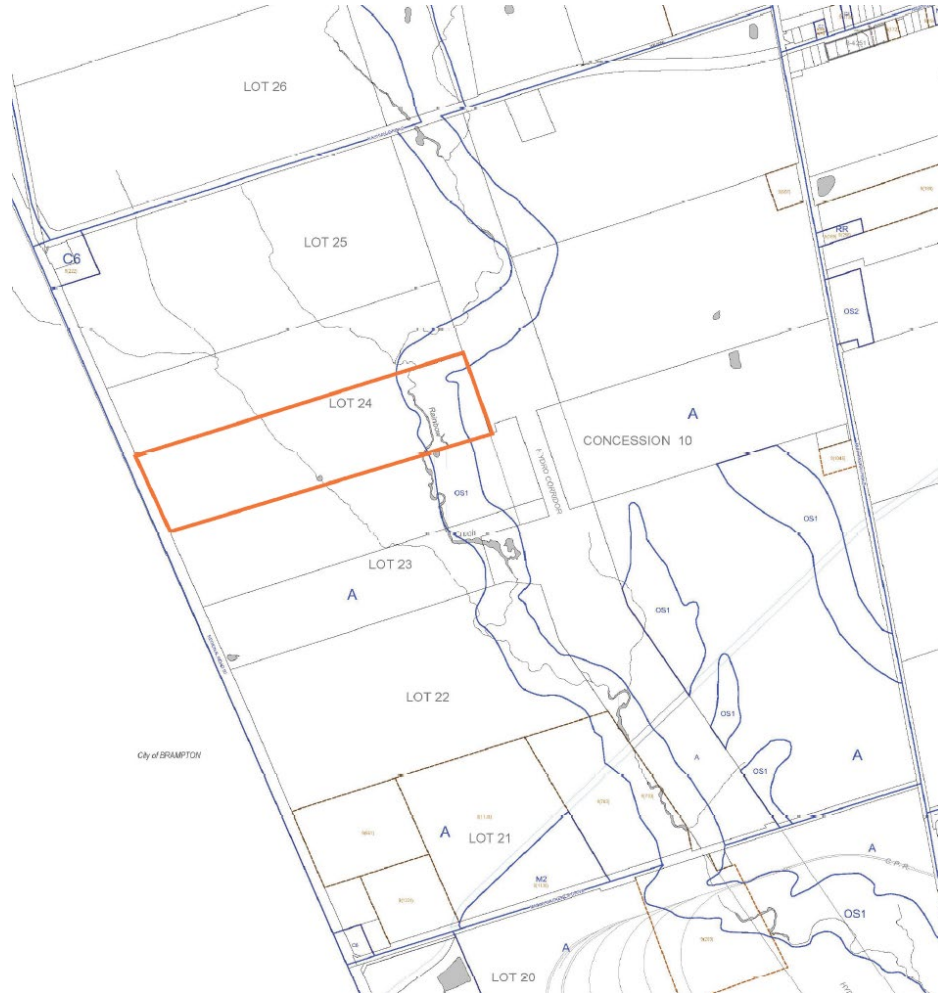


-  FD – Future Development
-  EP – Environmental Protection
-  SC – Service Commercial
-  A – Agriculture

Schedule A, Maps 172, 173, 192, 193

Existing Zoning – Zoning By-law 1-88

7



A – Agriculture

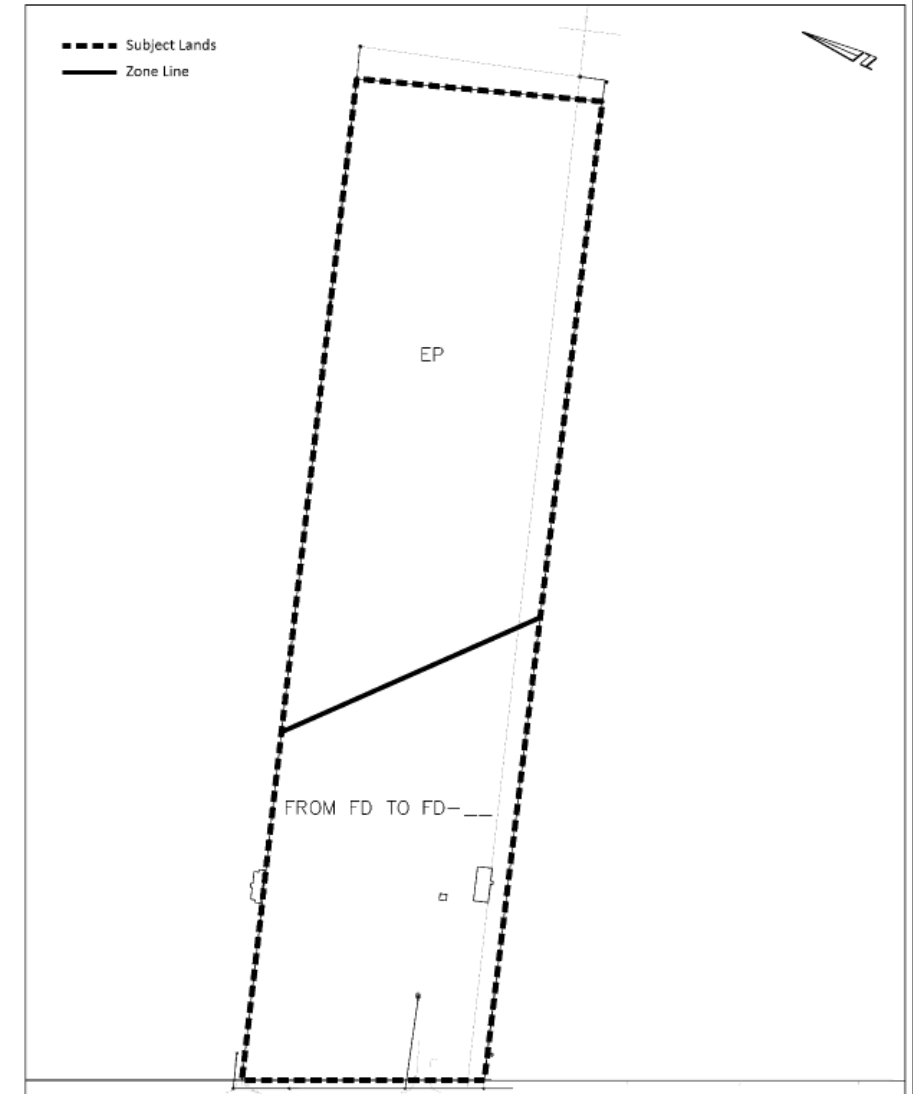


Subject Lands

Key Map 10E

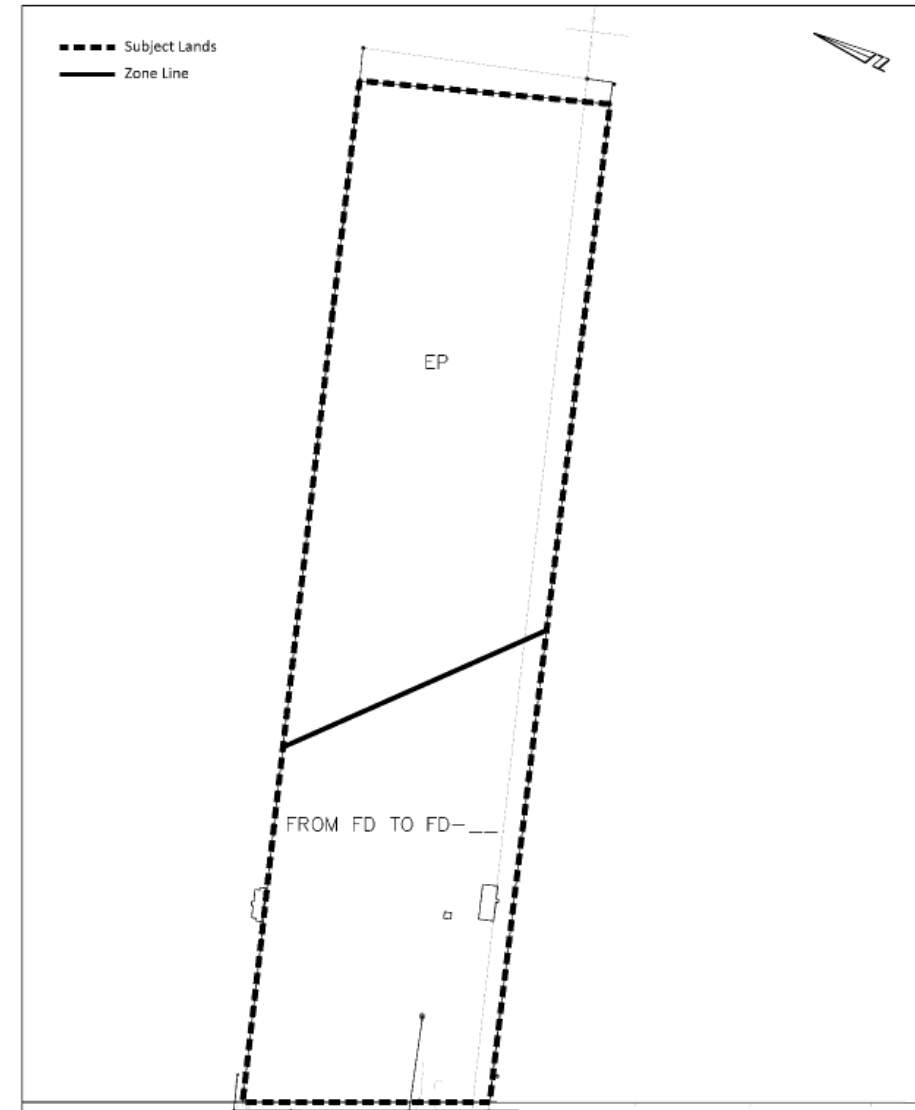
Proposed Zoning By-law Amendment 001-2021

- Creates a site-specific exception within the by-law
- Permits the following uses:
 - Intermodal Facility
 - Accessory Outdoor Storage
 - In a front yard
 - Between building and streetline
- A Maximum of 80% of the developable area may be devoted to truck and trailer parking and storage of shipping containers
- Specific stacking heights within certain setbacks from Highway 50
- Shall be in effect a maximum temporary period of three (3) years



Proposed Zoning By-law Amendment 1-88

- Creates a site-specific exception within the by-law
- Permits the following uses:
 - Truck Terminal
 - Accessory Outdoor Storage
- Shall be in effect a maximum temporary period of three (3) years



Supporting Studies

- Archaeological Assessment prepared by Lincoln Environmental Consulting
- Arborist Report with Tree Inventory and Preservation Plan prepared by GEI Consultants Inc.
- Scoped Environmental Impact Study prepared by GEI Consultants Ltd.
- Phase 1 Environmental Site Assessment Report prepared by GEI Consultants Ltd.
- Erosion Hazard Assessment Report prepared by GEO Morphix Ltd.
- Hydrogeological Assessment prepared by SLR Consulting (Canada) Ltd.
- Stormwater Management Report prepared by SCS Consulting Group Ltd.
- Transportation Impact Brief prepared by RJ Burnside & Associates Ltd.
- Landscape Plan and Details prepared by MBTW Group
- Concept Plan prepared by KLM Planning Partners Inc.
- Planning Justification Brief prepared by KLM Planning Partners Inc.

Thank You

Questions and Comments

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289-294-0515