



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

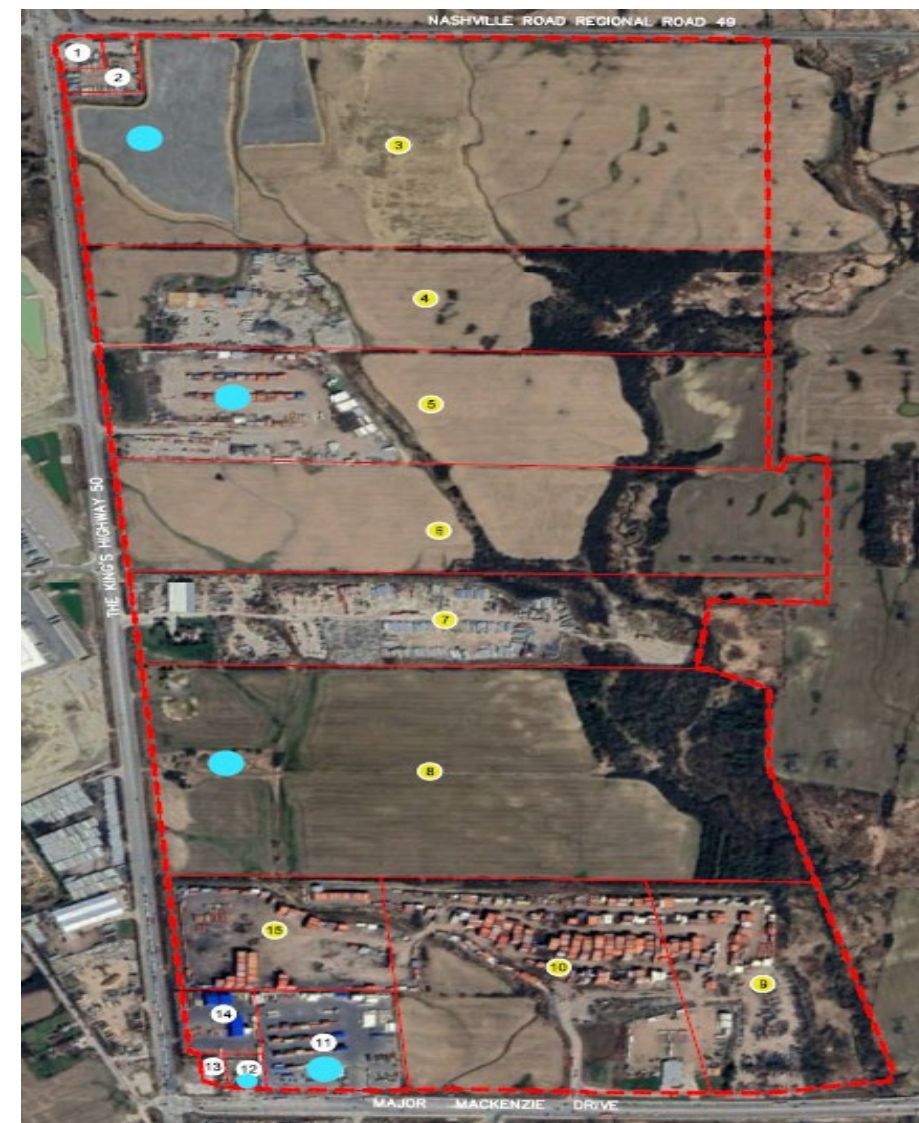


Active Development Applications

| 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 | Danlauron 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

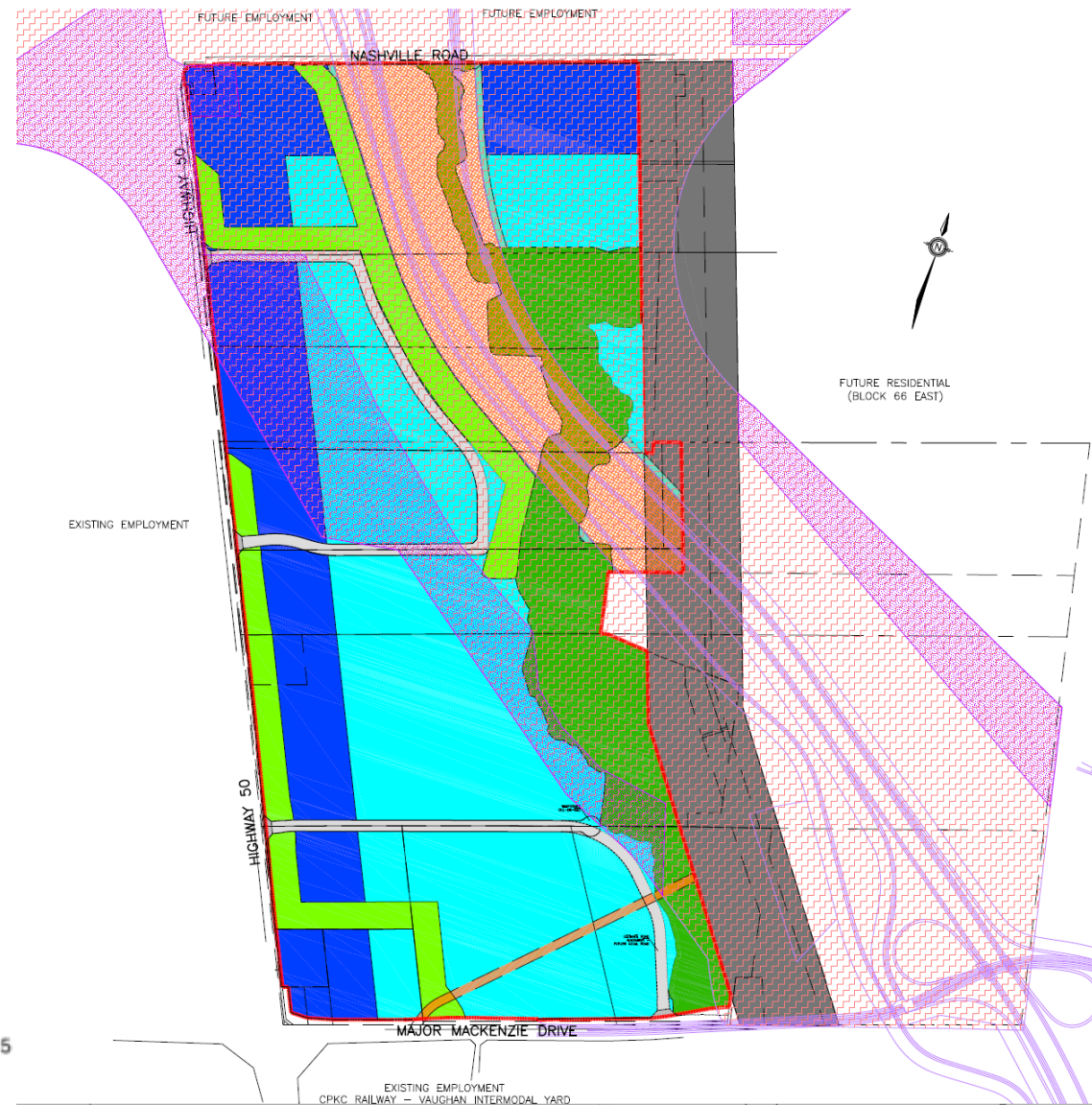


Proposed Block Plan

- 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

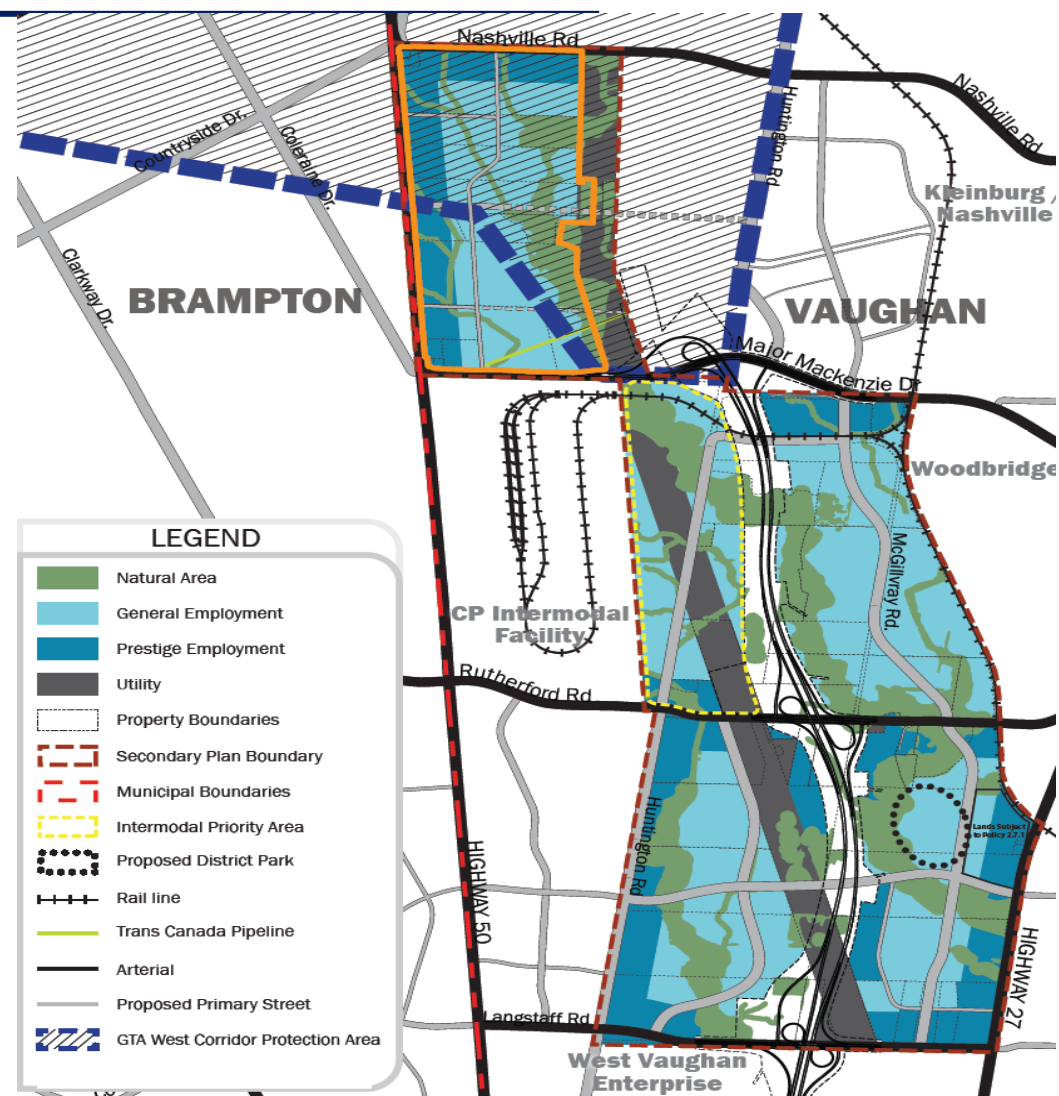
LEGEND

| | | | |
|---|---|---|--|
|  | 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, 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 |  | FOCUS ANALYSIS AREA REDUCTION, MAY 2025 |



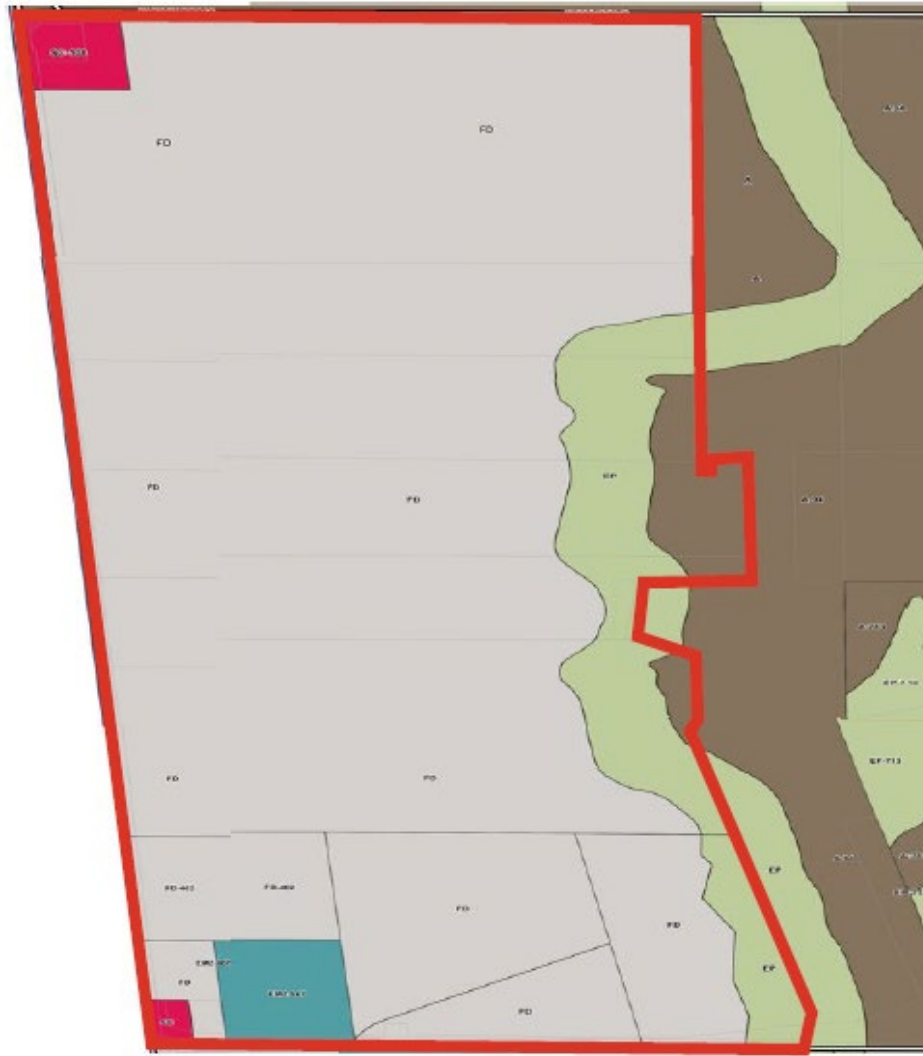
West Vaughan Employment Area Secondary Plan

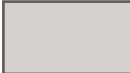




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Existing Zoning – Zoning By-law 001-2021

6



-  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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