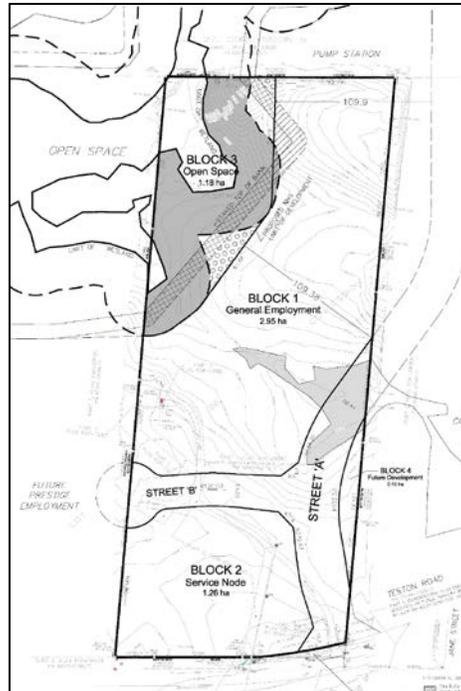


January 19, 2021

LORWOOD HOLDINGS INC.

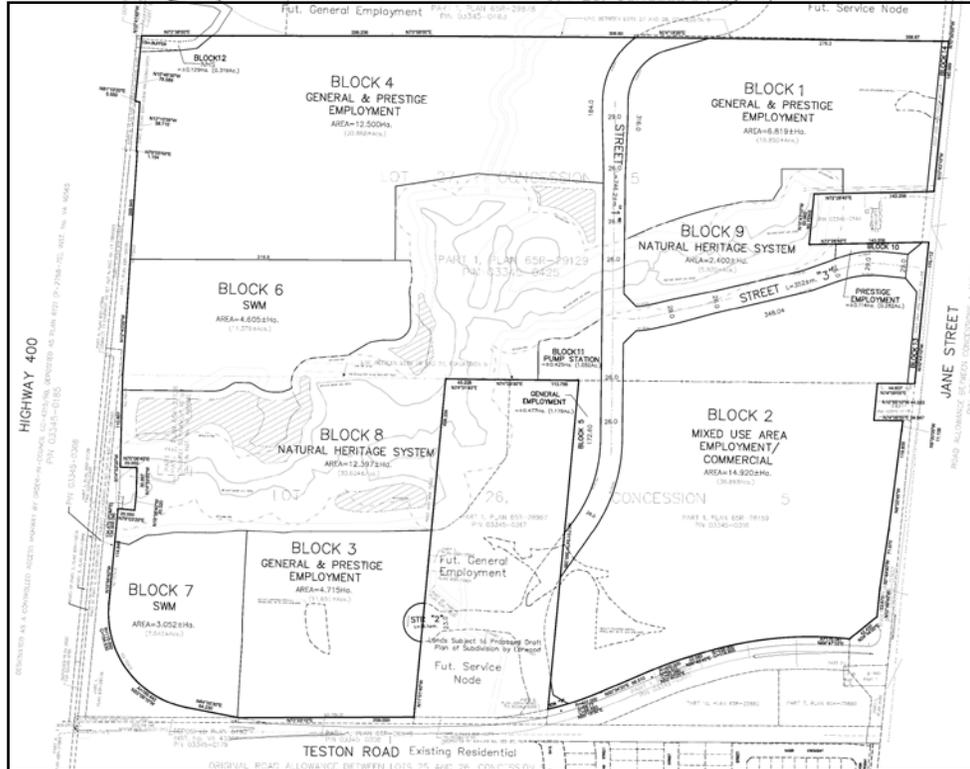
3180 Teston Road



PUBLIC MEETING
January 19, 2021

FLEUR DE CAP DEVELOPMENT INC. & CUENCA DEVELOPMENT INC. c/o DG GROUP

10980 JANE STREET



PUBLIC MEETING
January 19, 2021

EXISTING CONTEXT

Legal Description:

Part of Lot 26, Concession 5, City of Vaughan

Municipal Address:

3180 Teston Road

Site Area:

6.4ha

Lot Frontage:

99.28m

Existing Use:

Vacant

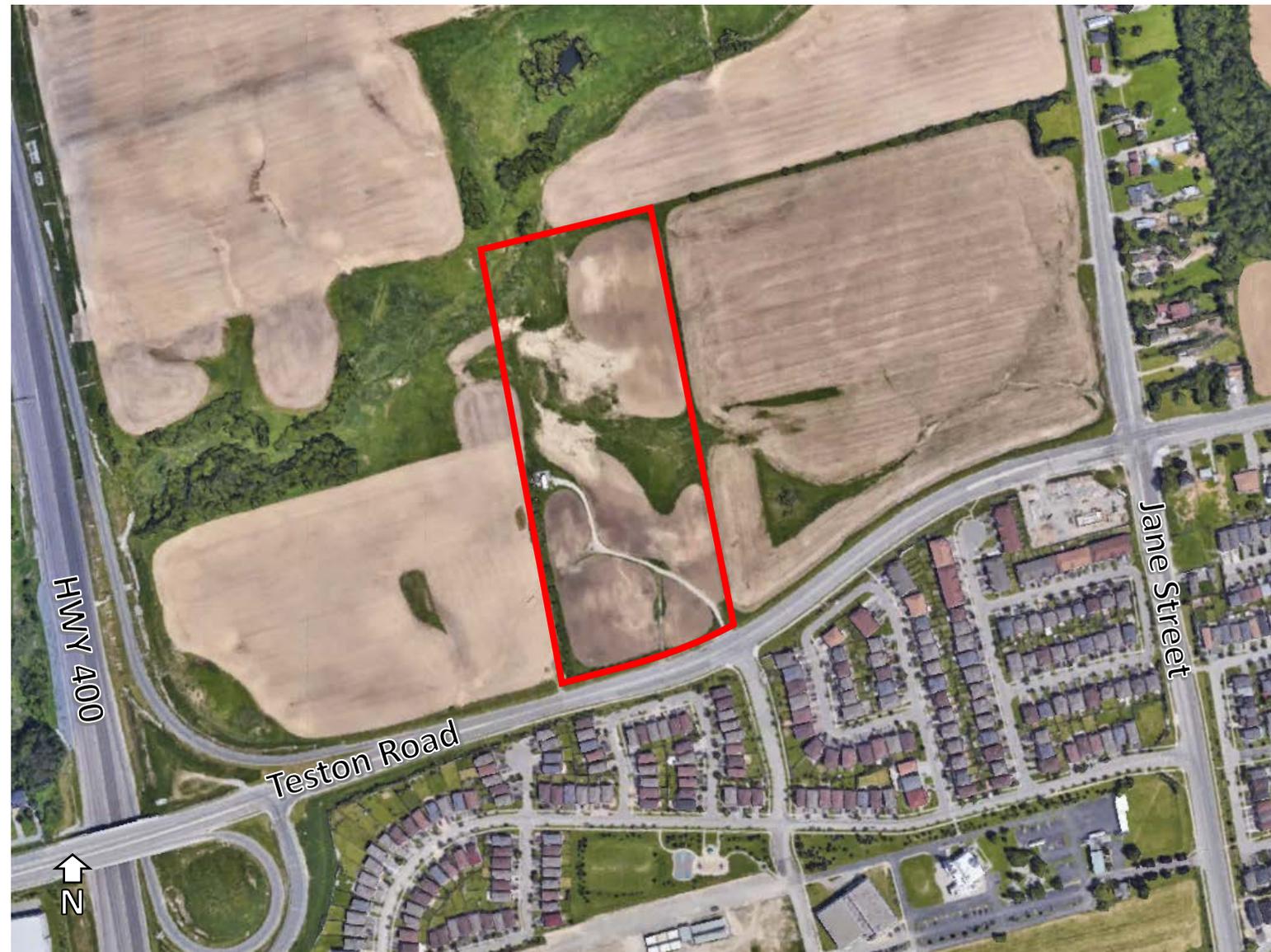


Figure 1: Property Map (Google Earth 2020)

EXISTING CONTEXT

Legal Description:

Part of Lots 26 and 27, Concession 5
City of Vaughan

Municipal Address:

10980 Jane Street

Site Area:

65.8 ha

Lot Frontage:

Varied frontages along Teston Road and Jane Street

Existing Use:

Vacant



Figure 1: Property Map (Google Earth 2020)

SITE LOCATION & AREA CONTEXT

- The application for the Lorwood Lands has been submitted in conjunction with the DG Group Lands:
 - The development of both properties is interrelated;
 - Submission together ensures effective collaborative development of southern half of Block 34
- North – Agricultural lands
- East – Agricultural lands and large lot Residential
- South – Established Residential area
- West – Highway 400



Figure 2: Site Location & Area Context (Google Earth 2020)

POLICY FRAMEWORK

■ Provincial Policy Statement Review (2020)

- Subject Lands are located within a “Settlement Areas”, as described in Section 1.1.3
- Section 1.3 of the PPS provides direction to municipalities on promoting economic development and competitiveness.
- The proposal supports the achievement of promoting efficient land use and development patterns through the accommodating of an appropriate range and mix of land uses.
- The proposed development on the Subject Land utilizes existing infrastructure within the urban boundary.
- The proposed development situates employment uses adjacent to major transportation routes such as Highway 400.

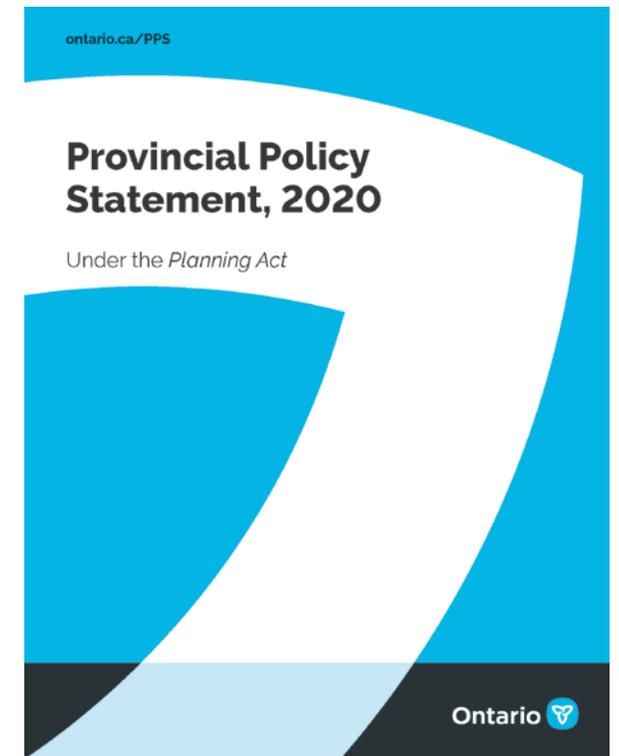


Figure 3: Provincial Policy Statement 2020 (Ontario 2020)

POLICY FRAMEWORK

- **A Place to Grow – Growth Plan, August 2020**
 - Vast majority of growth is directed to settlement areas that have; a delineated built boundary, existing or planned municipal servicing, and support complete communities
 - Subject Lands are located within the “Built-Up Area”, per Schedule 2 – A Place to Grow Concept
 - The development of the Subject Lands intends to make use of undeveloped employment lands which will accommodate forecasted employment growth and increase employment densities.

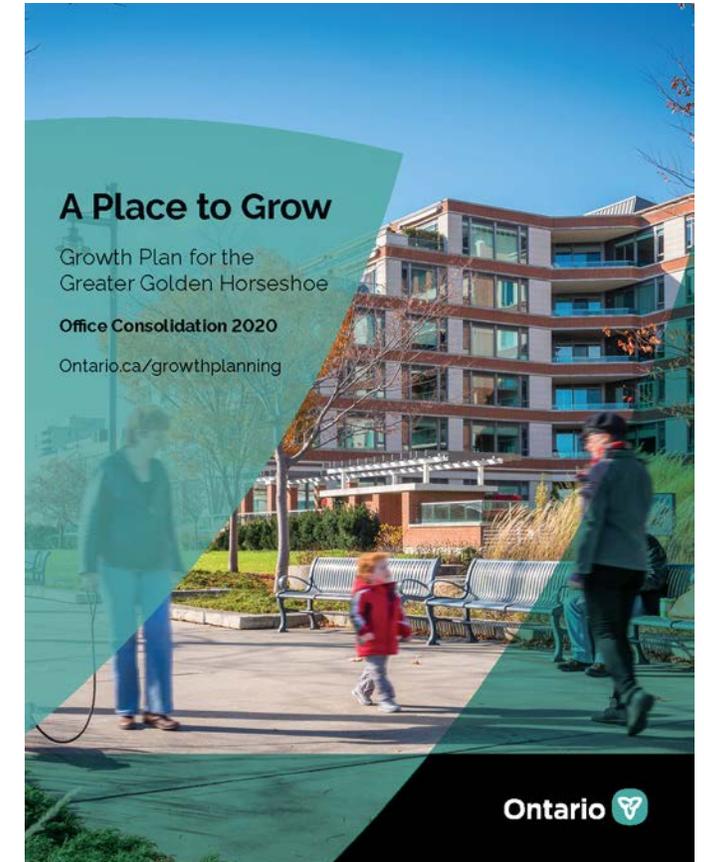
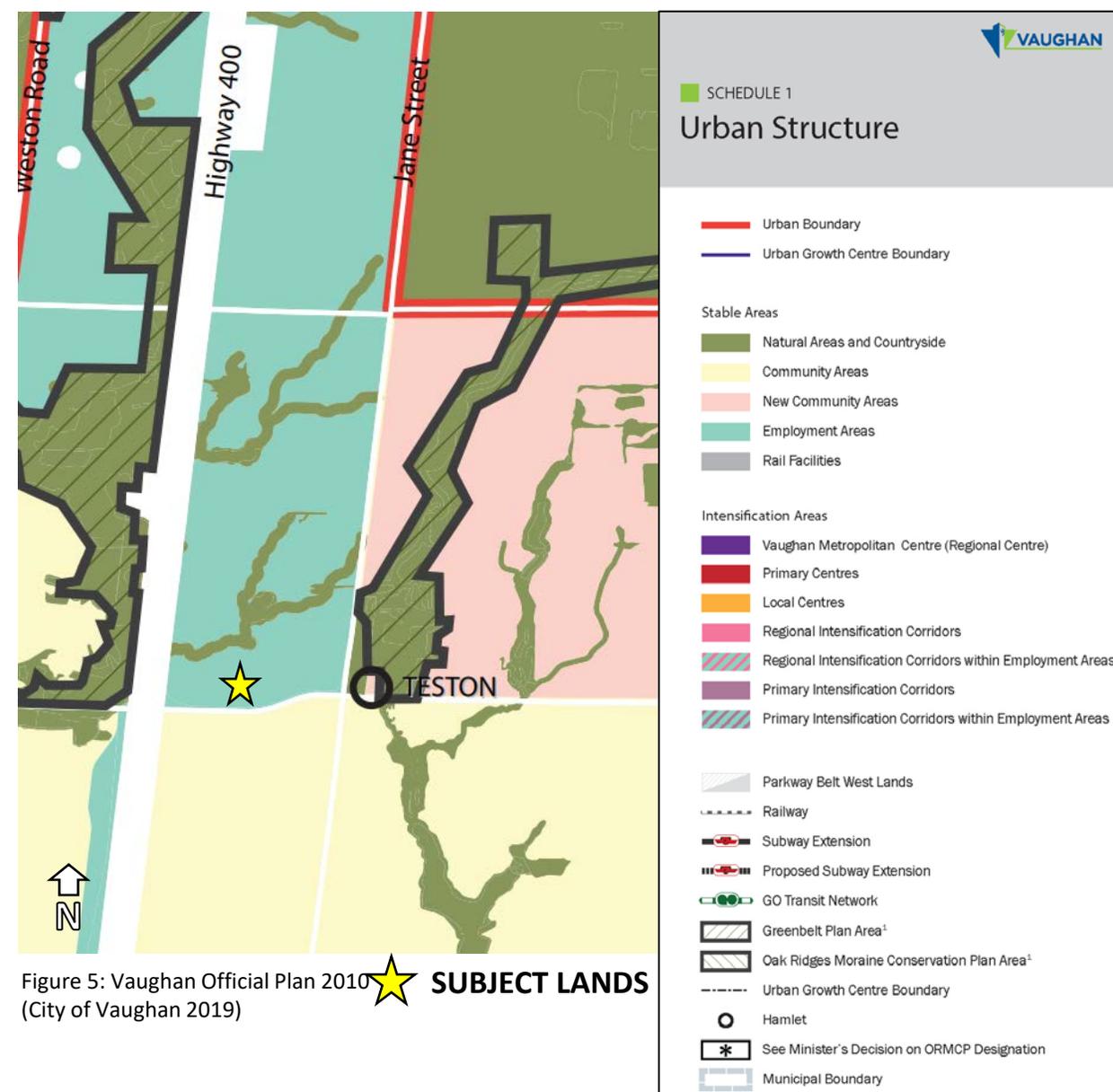


Figure 4: A Place to Grow 2020 (Ontario 2020)

POLICY FRAMEWORK

■ Vaughan Official Plan (2010)

- Subject Lands are located within a “**Employment Areas**” and “**Natural Areas and Countryside**”, per Schedule 1 – Urban Structure.
- Subject Lands are located within the **Highway 400 North Employment Lands Secondary Plan Area**, per Schedule 14-A – Areas Subject to Secondary Plans



POLICY FRAMEWORK

■ Highway 400 North Employment Lands Secondary Plan Area

- Enacted by OPA 637.
- Under Schedule 'C' to OPA 637, the **Lorwood Holdings Lands** are designated "General Employment Area", "Prestige Areas", and "Potential Valley and Stream Corridor".
- Under Schedule 'C' to OPA 637, the **DG Group Lands** are designated "General Employment Area", "Prestige Areas", "Mixed Use Area – Employment/ Commercial" and "Potential Valley and Stream Corridor", with a "Significant Enhanced Landscape Area" along Highway 400.

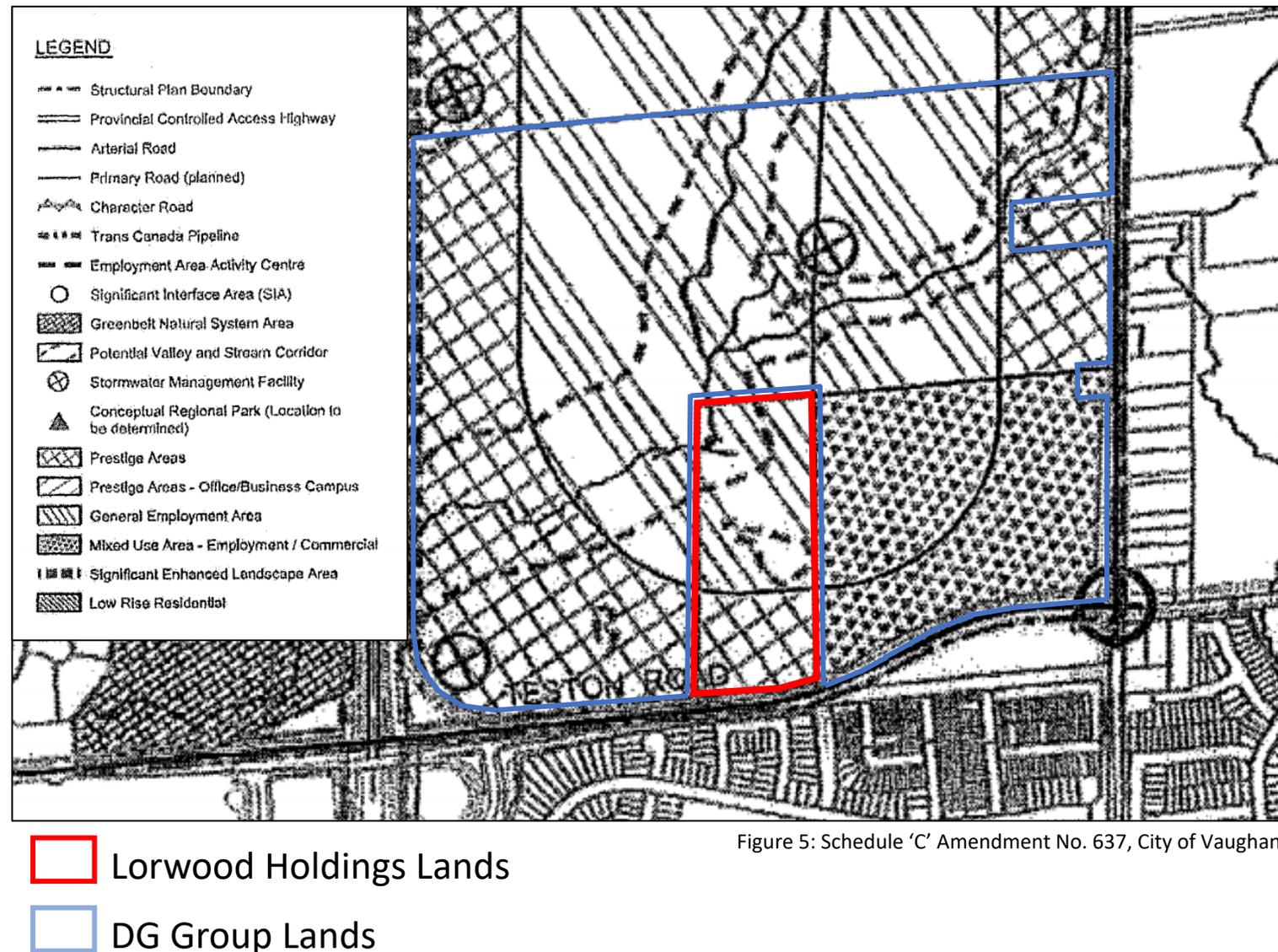
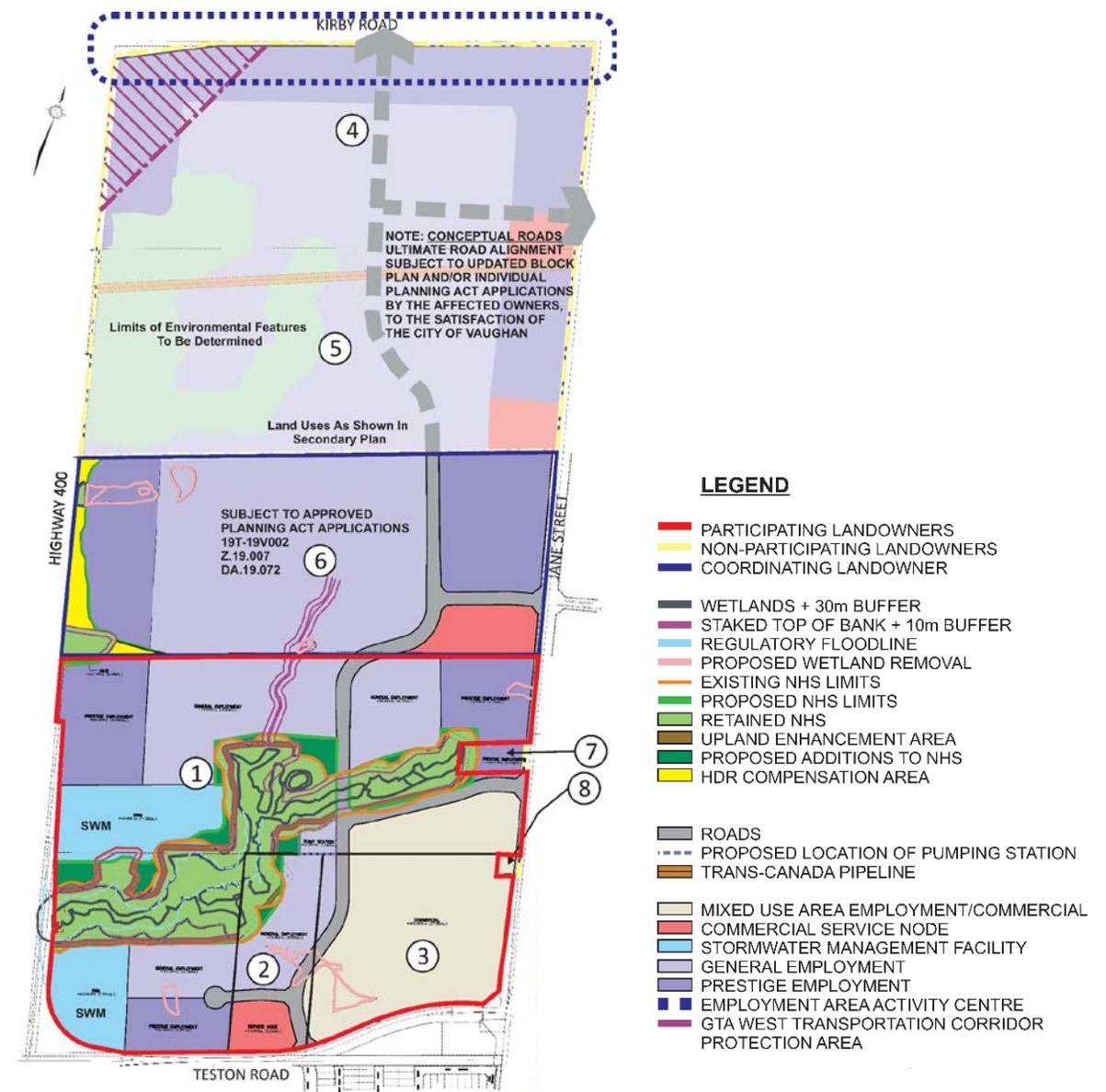


Figure 5: Schedule 'C' Amendment No. 637, City of Vaughan

POLICY FRAMEWORK

■ BLOCK 34 EAST BLOCK PLAN

- A Block Plan is a requirement of OPA 450 (as amended by OPA 637) and the City of Vaughan Official Plan 2010.
- Lorwood Holdings Inc., Fleur de Cap Development Inc. and Cuenca Development Inc. are the participating landowners to the Block Plan.
- One coordinating landowner immediately to the north (Conmar Development Inc. & Fenlands Vaughan Inc.)
- Block Plan nearing approval.



POLICY FRAMEWORK

■ City of Vaughan Zoning By-law 1-88

- Subject Lands are zoned “Agricultural 9(593)(A)” Zone.
- The ‘A’ Zone limits forms of development and land uses on the Subject Lands to Agricultural and existing uses.
- The surrounding lands are zoned a range of Employment, Commercial, Residential, and Open Space zones.

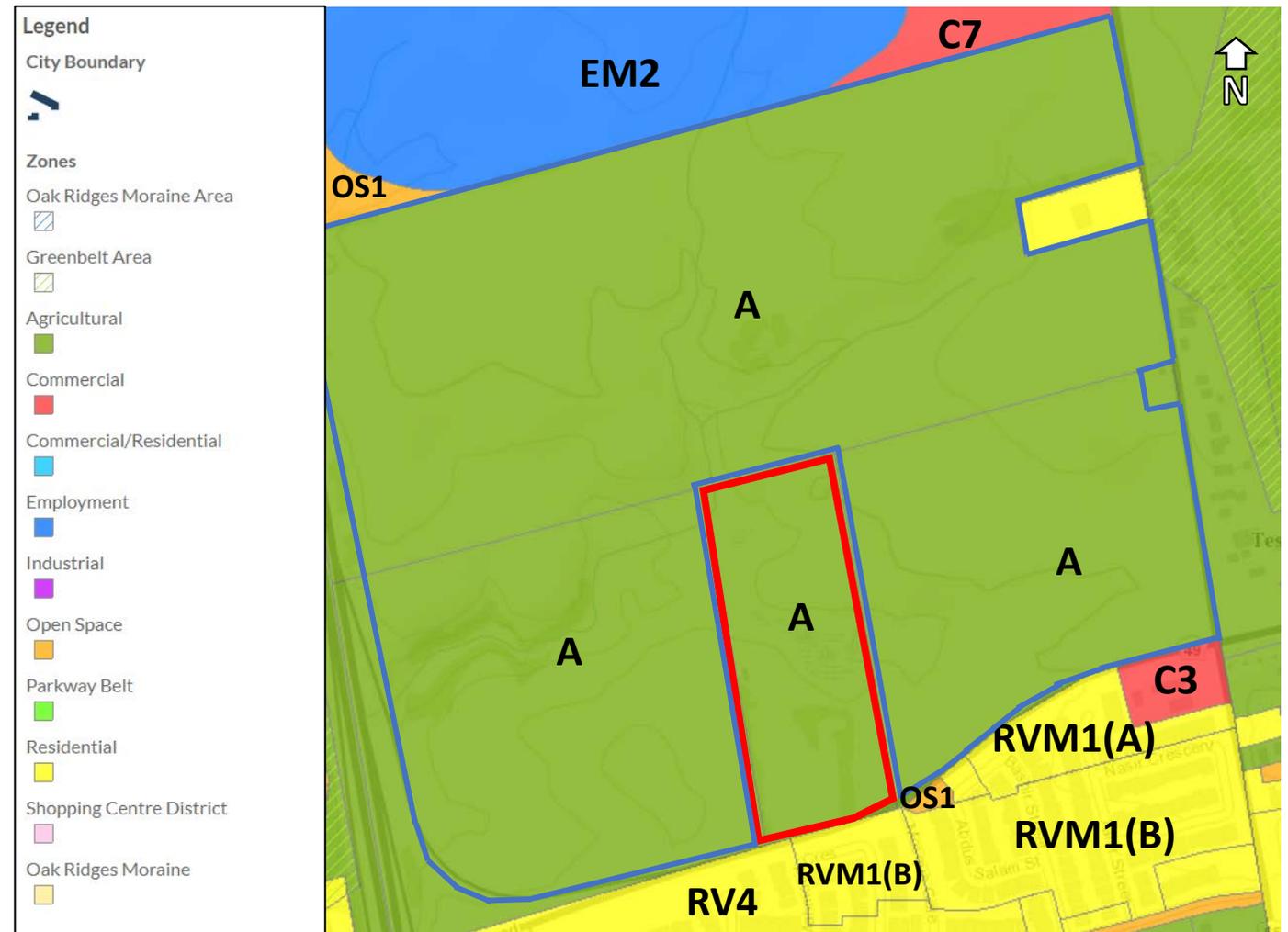


Figure 7: City of Vaughan Zoning By-law 1-88 (City of Vaughan 2014)

- LORWOOD LANDS
- DG Group Lands

PROPOSED DEVELOPMENT

DG GROUP LANDS

- Consider the proposed subdivision of the Subject Lands, including future road alignment and development blocks.
- Proposes a total of 14 Blocks including:
 - General & Prestige Employment (24.6ha)
 - Stormwater Management Blocks (7.6ha)
 - Natural Heritage System (14.9 ha)
 - Mixed Use (commercial/employment) (14.9 ha)
 - Pump Station (0.42ha)
 - Road Widening (0.355)
- Future Public Road network proposed with widths of 26.0m and 23.0m

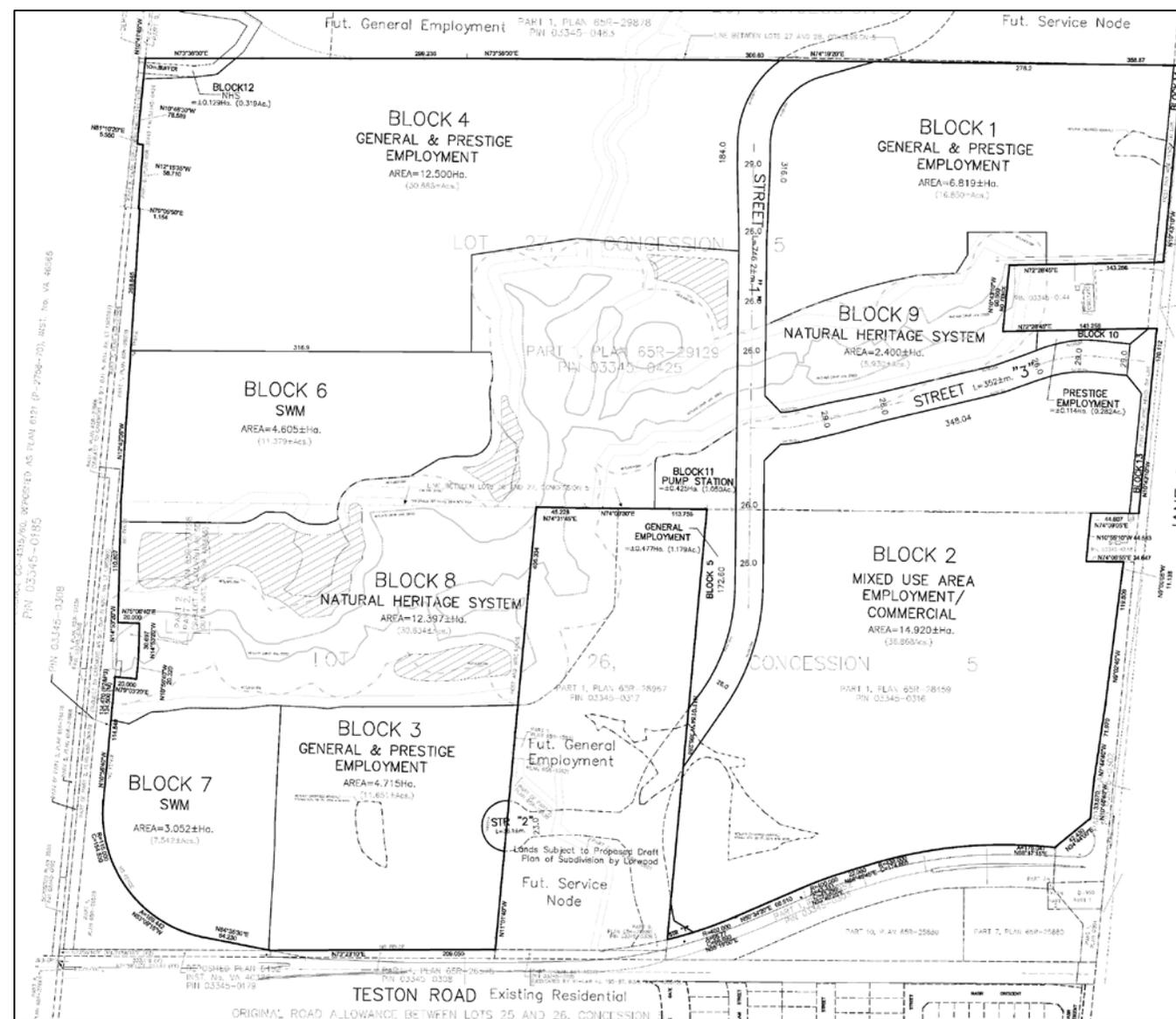


Figure 9: Draft Plan of Subdivision, Part of Lots 26 & 27, Concession 5 (KLM Planning Partners Inc.)

PROPOSED ZONING: BY-LAW 1-88

DG GROUP LANDS

Proposed Site-Specific Zoning is:

- **'EM1'**: Permitting a range of Prestige Employment uses, and permitting General Employment Uses in specified locations internal to the plan of subdivision.
- **'C4'**: Permits large variety of commercial uses at the intersection of Jane Street and Teston Road.
- **'OS1'**: Allows for protection of the natural heritage system and stormwater infrastructure.

PROPOSED DEVELOPMENT

LORWOOD LANDS

- Development of the subject land as an employment area, including:
 - Service Commercial Node (1.26ha);
 - Employment Blocks (2.95ha);
 - Mixed Use (employment/commercial) Block (0.10ha);
 - Natural Heritage System (1.16ha); and
 - Future Public Roads (0.91ha).
- Draft Plan of Subdivision proposes a total of 4 Blocks
- No buildings are proposed at this time.
- Future development subject to site plan approval.
- The proposed development submitted in conjunction with the adjacent development application.

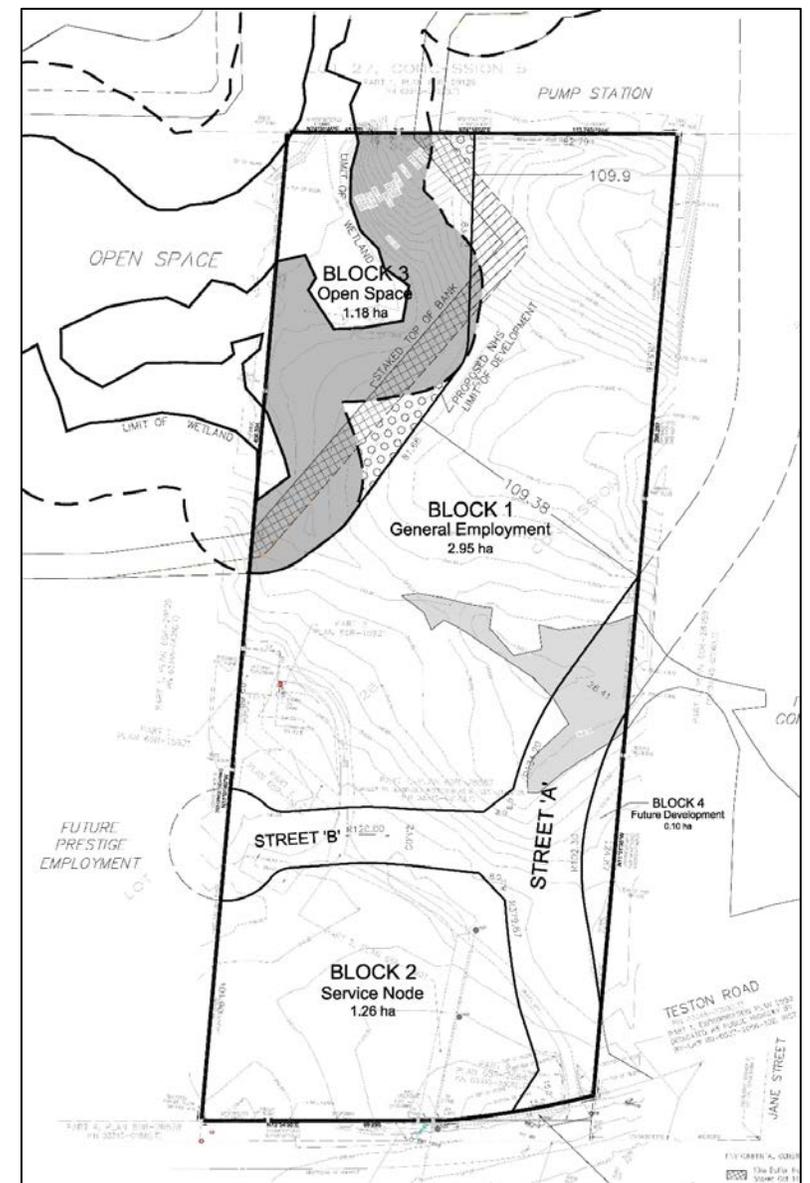


Figure 8: Draft Plan of Subdivision (Humphries Planning Group Inc.)

City of Vaughan Proposed Update to the Zoning By-law

By-law 1-88 (in-force)

- Proposed Zoning is 'C7'
- Permits large variety of commercial uses including automobile and personal service.

Proposed Third Draft Zoning By-law

- Comparable Zoning is 'GC'
- Permits the largest variety of commercial uses of the commercial zones proposed.

STUDIES COMPLETED

- Functional Servicing & SMW Report prepared by Schaeffers Consulting Engineers, dated October 2020;
- Phase 1 Environmental Site Assessment, prepared by EXP dated October 6, 2020;
- Environmental Impact Study, prepared by Savanta Inc., dated October 2020;
- Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd., dated October 30, 2020;
- Stage 3 & 4 Archaeological Assessment prepared by This Land Archaeology Inc., dated May 23, 2011;
- Arborist Report and Tree Protection Plan, prepared by Savanta Inc., dated October 2020;
- Urban Design Guidelines, prepared by KLM Planning Partners Inc. and A. Baldassarra Architect Inc., dated June 2020; and,
- Transportation Mobility Plan, prepared by Cole Engineering, dated November 2020.

THANK YOU