


COMMUNICATION C23

ITEM NO. 2

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

October 5, 2021

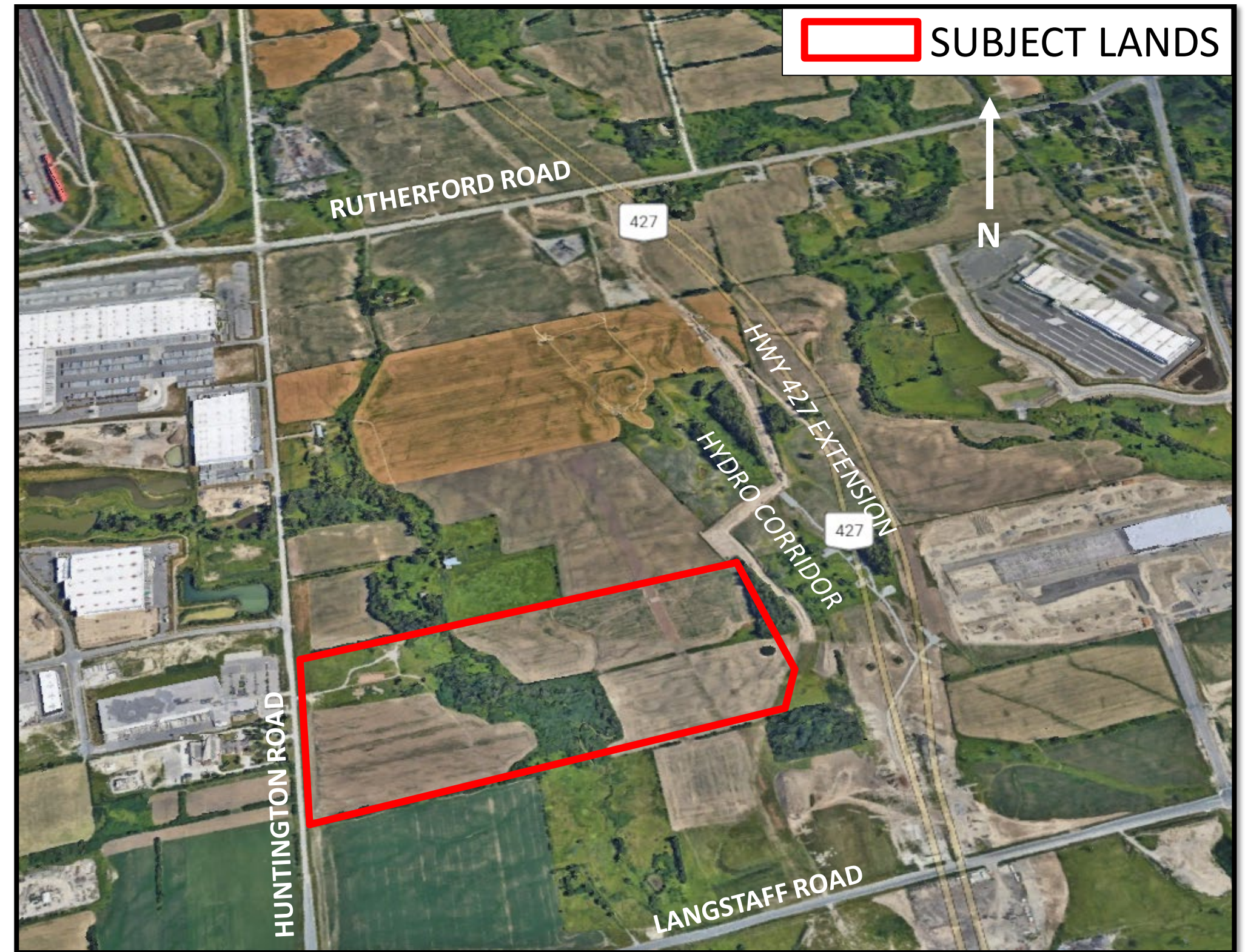


8741 Huntington Road

One-Foot Developments Inc. c/o DG Group
Proposed Draft Plan of Subdivision & Zoning By-law
Amendment
Applications 19T-21V006 & Z.21.025

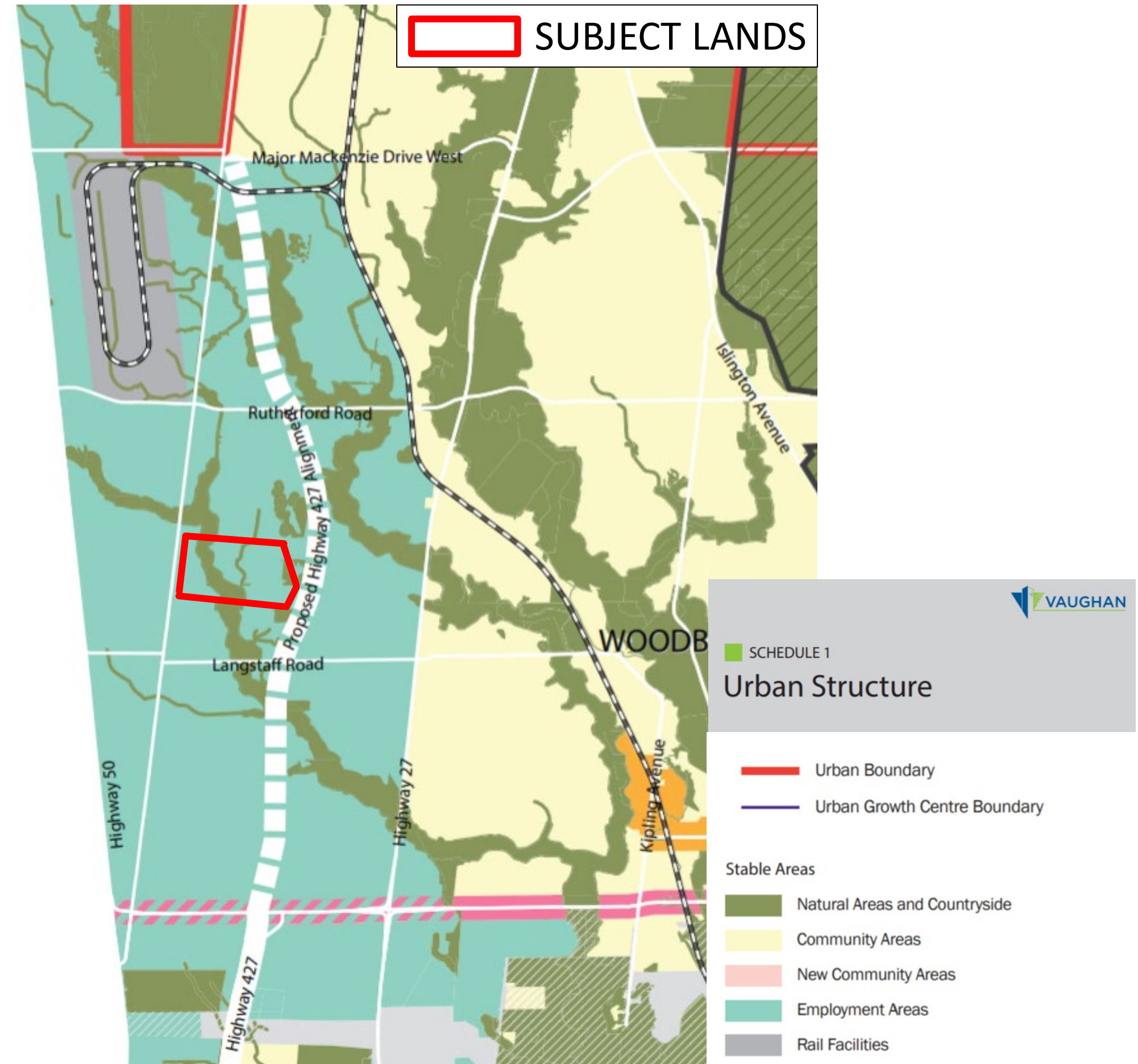
SITE DESCRIPTION AND CONTEXT

- Vacant agricultural lands containing various natural features (valley and wetlands)
- Block 59, City of Vaughan
- Surrounding uses include:
 - North – Industrial lands currently under development
 - East – Hydro Corridor and Highway 427 extension
 - South – Agricultural lands designated for employment uses and Langstaff Road beyond.
 - West – Huntington Road and various industrial/employment uses.



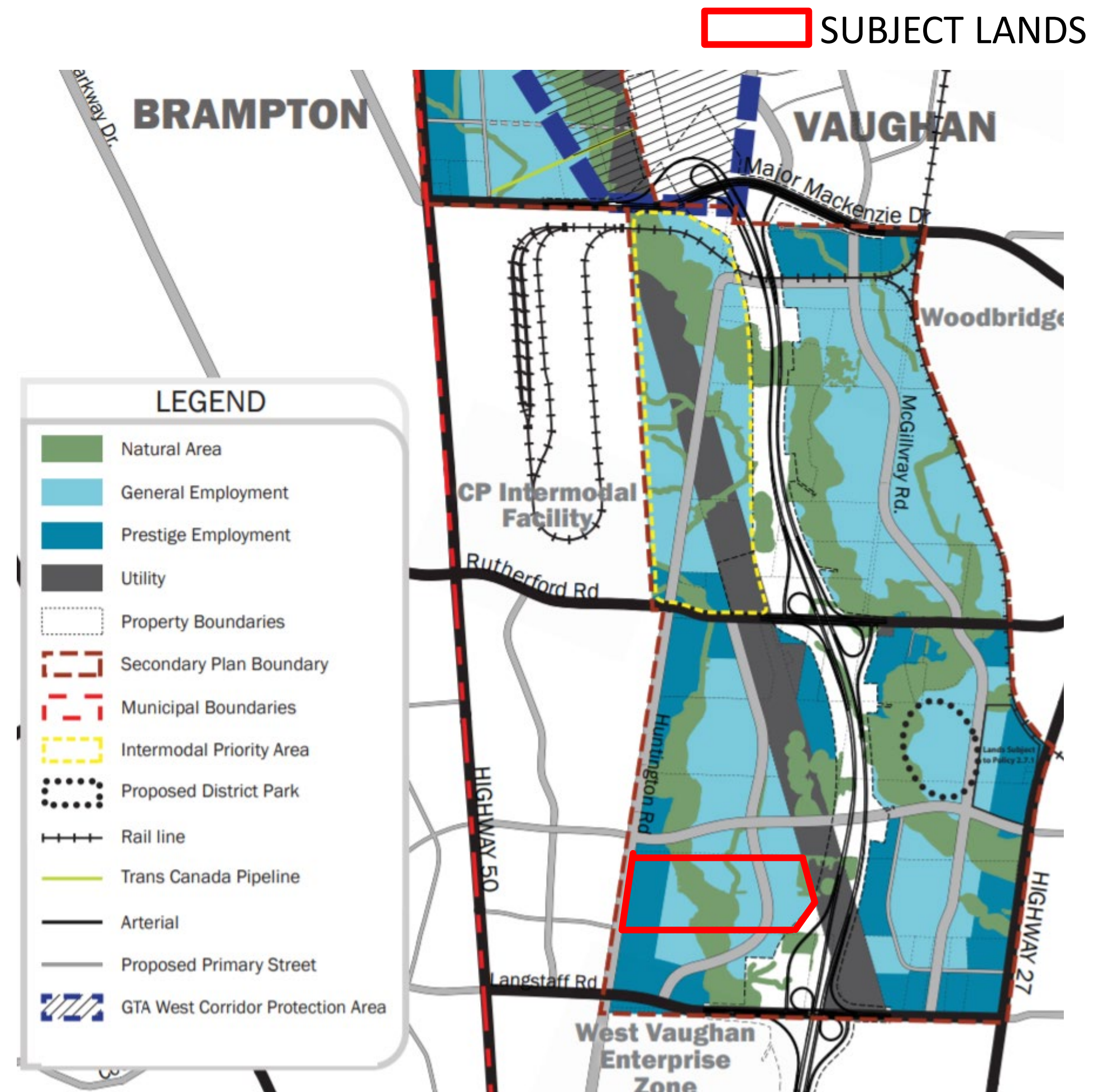
CITY OF VAUGHAN OFFICIAL PLAN (2010)

- Employment Areas, Schedule 1
- Core Features, Schedule 2



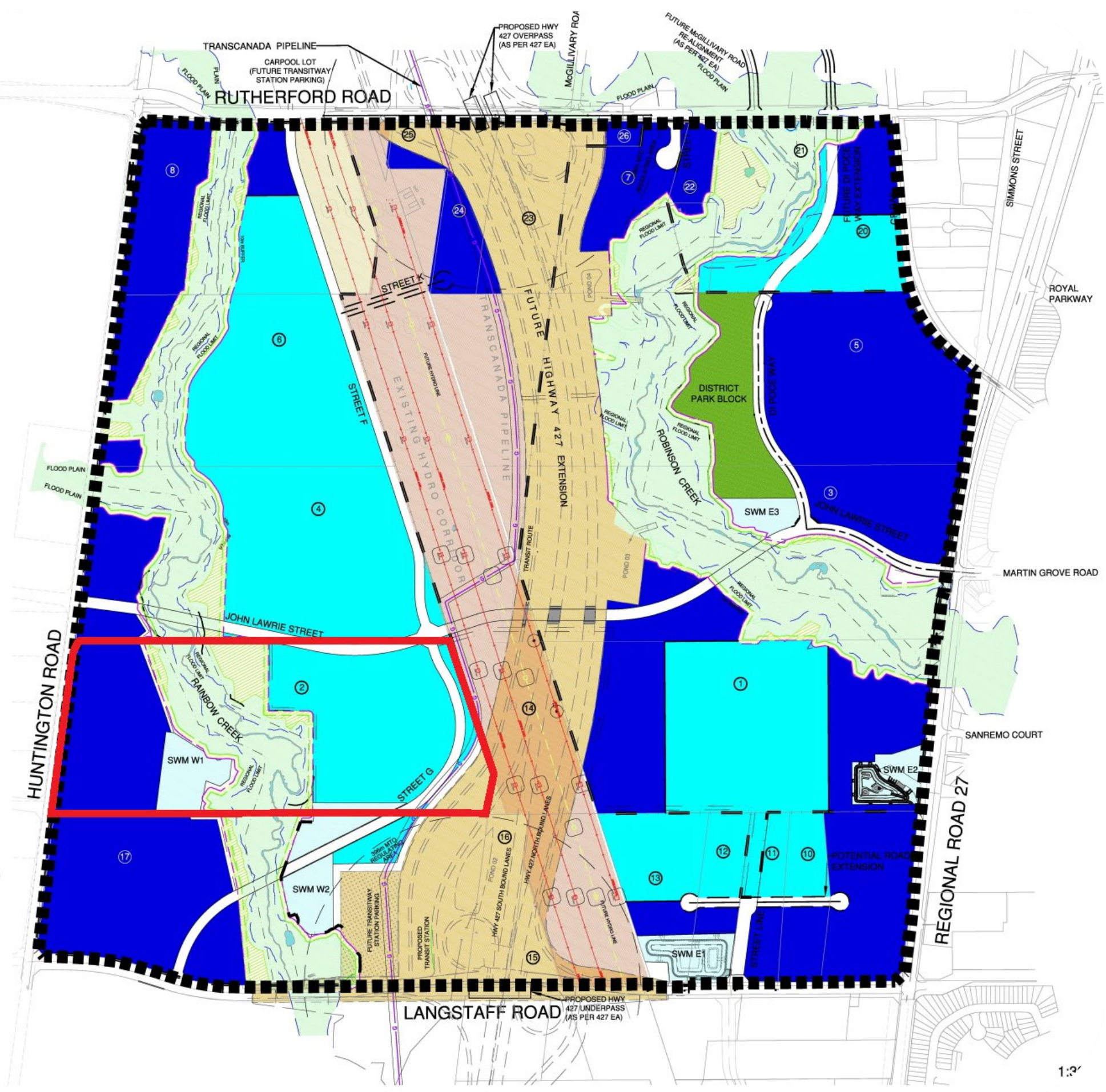
WEST VAUGHAN EMPLOYMENT LANDS SECONDARY PLAN

- General Employment
- Prestige Employment
- Natural Area
- Proposed Primary Streets



BLOCK 59 LAND USE PLAN

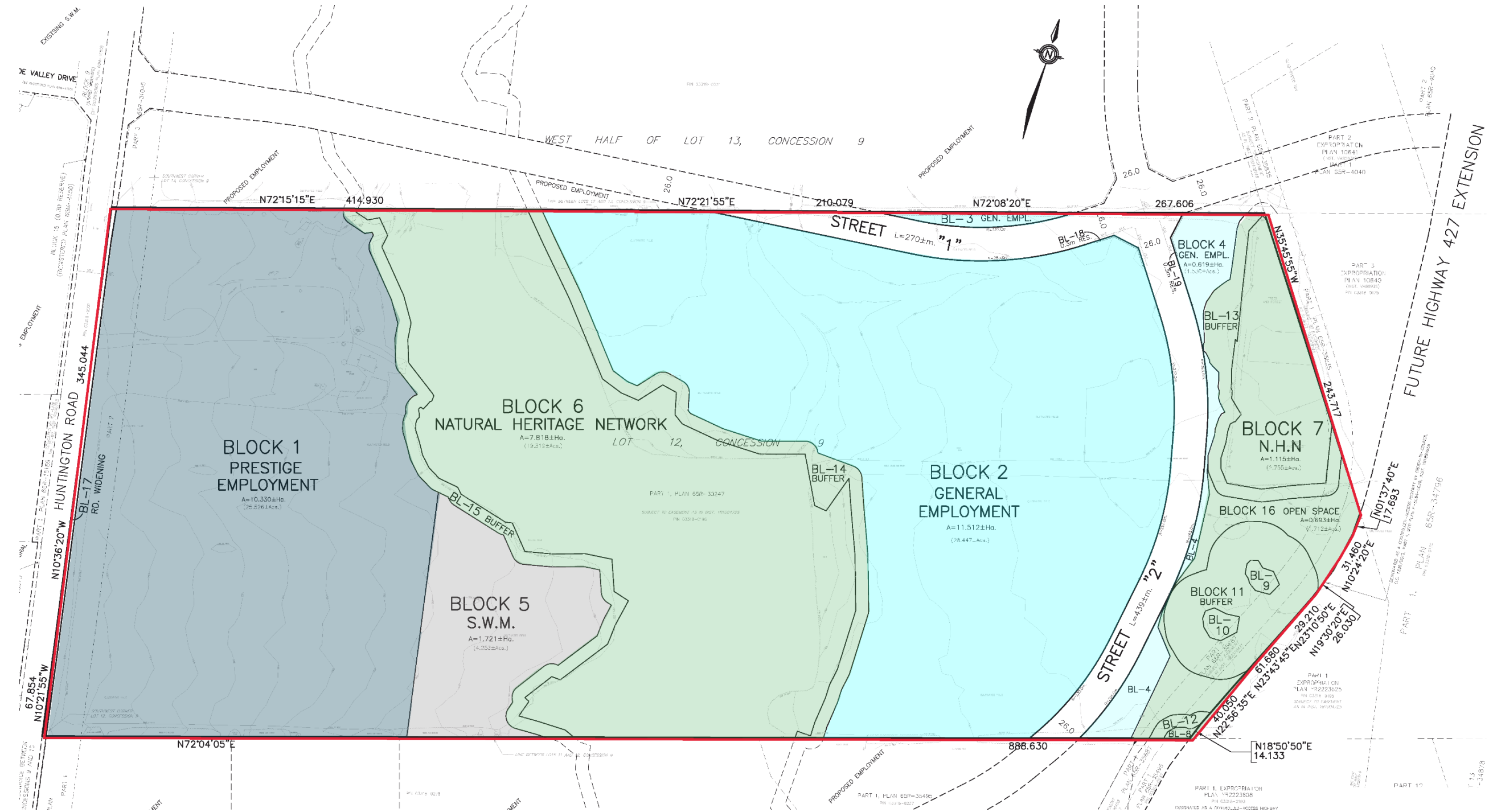
- Employment Area
- Prestige Area
- Valleyland
- Stormwater Management Block



PROPOSED DRAFT PLAN OF SUBDIVISION

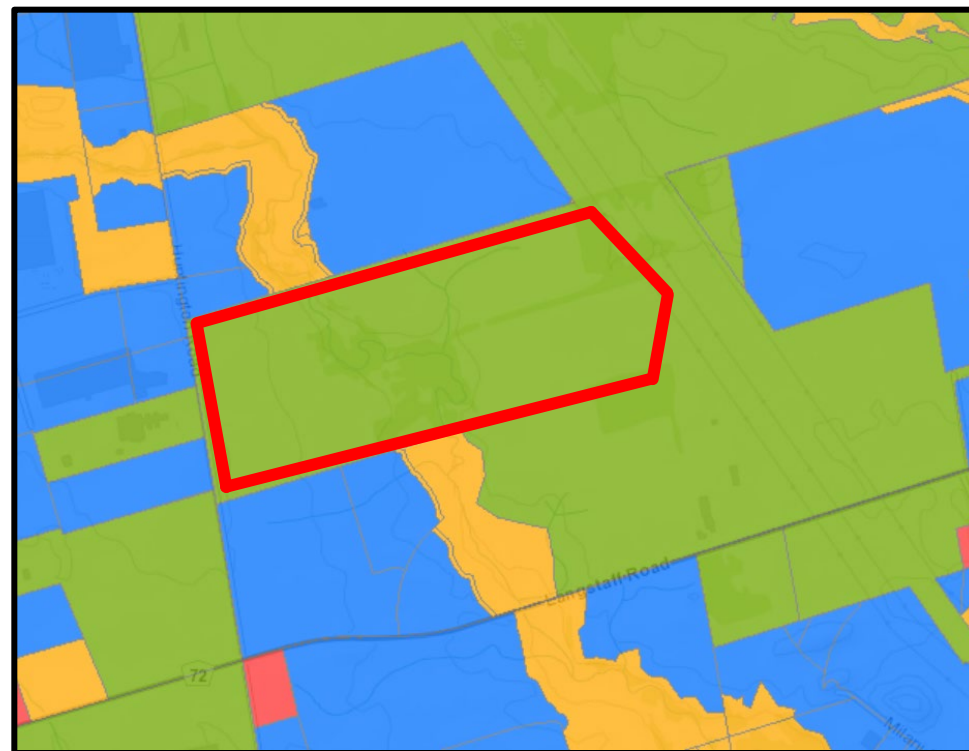
- General Employment
(12.3 ha / 30.3 ac.)
- Prestige Employment
(10.3 ha / 25.5 ac.)
- Open Space, Buffer, Natural
Heritage Network
(12.4 ha / 30.5 ac.)
- Stormwater Management Block
(1.7 ha / 4.3 ac.)
- Roads & Widenings
(1.97 ha / 4.9 ac.)

TOTAL AREA: 38.6 ha / 95.5 ac.



CITY OF VAUGHAN ZONING BY-LAW 1-88

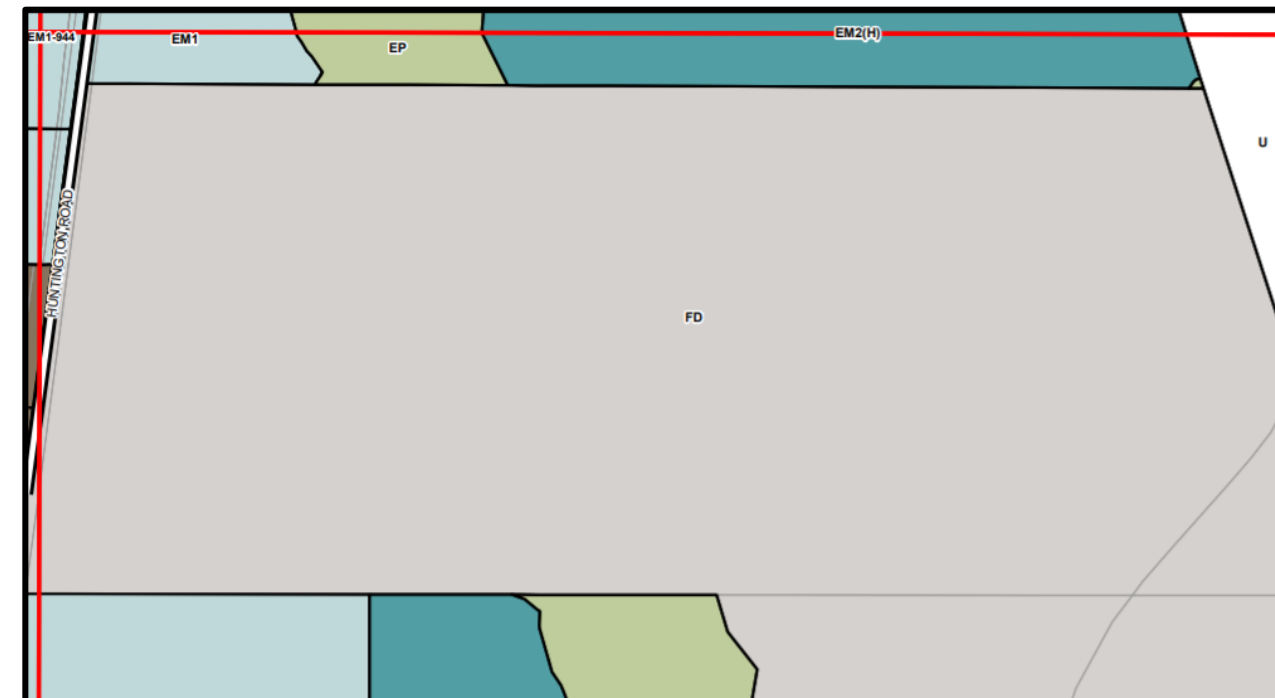
Existing By-law 1-88



Agricultural

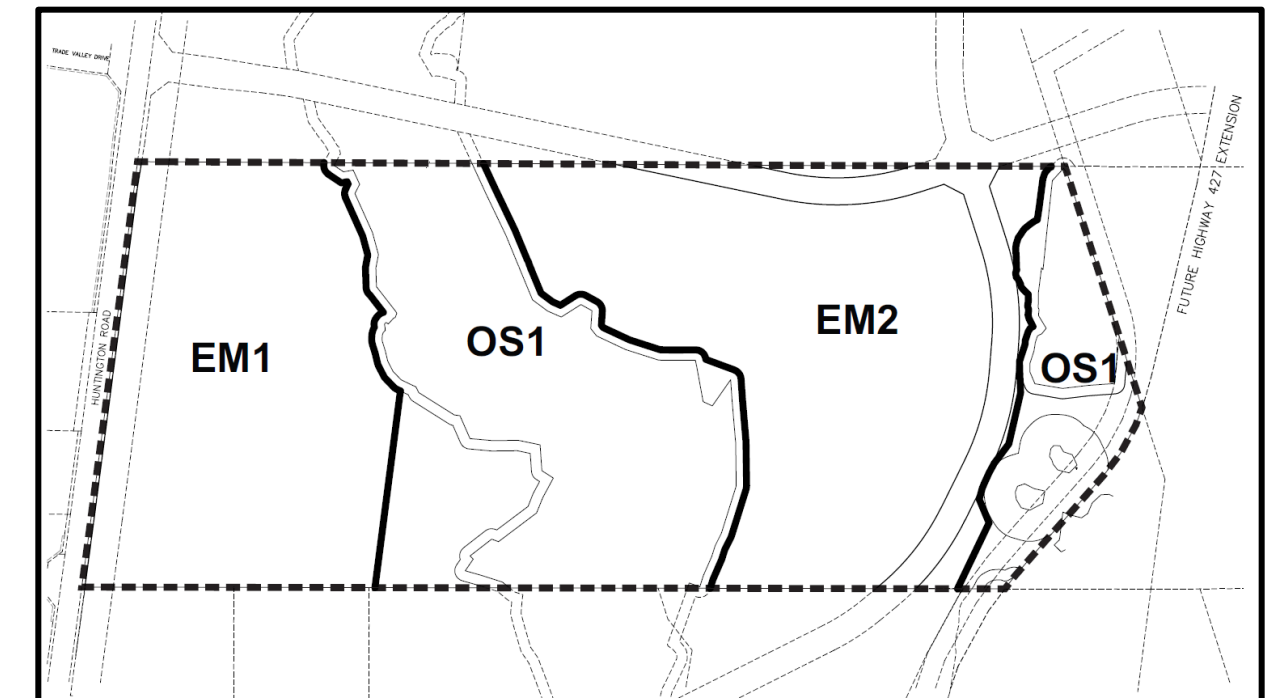


Proposed City-Wide Comprehensive Zoning By-law



FD – Future Development

Proposed Site-Specific



EM1 – Prestige Employment Area Zone
EM2 – General Employment Area Zone
OS1 – Open Space Conservation Zone

SUPPORTING STUDIES

- Functional Servicing & SMW Report prepared by WSP;
- Phase 1 Environmental Site Assessment prepared by EXP;
- Geotechnical & Slope Stability Reports prepared by EXP;
- Hydrogeological Investigation and Water Balance prepared by EXP;
- Noise Analysis prepared by Jade Acoustics;
- Traffic Impact Study prepared by Crozier Consulting Engineers;
- Tree Inventory & Preservation Study prepared by Dillon Consulting;
- Urban Design & Sustainability Brief prepared by MBTW-WAI;
- Stage 1 & 2 Archaeological Assessment prepared by This Land Archaeology Inc.;
- Sustainability Metrics and Summary prepared by KLM Planning Partners Inc.;
- Draft Plan of Subdivision prepared by KLM Planning Partners Inc.;
- Draft Zoning By-law Amendment prepared by KLM Planning Partners Inc.





THANK YOU