

**COMMUNICATION C49**  
**ITEM NO. 1**  
**COMMITTEE OF THE WHOLE**  
**(PUBLIC MEETING)**  
**January 18, 2022**



**NEW HUNTINGTON ROAD & HIGHWAY 7**  
**PUBLIC MEETING**

**JANUARY 18, 2022**



# SITE CONTEXT

## AERIAL



# SITE OVERVIEW

## AERIAL

**Site Size:** 10.09 acres

**Ownership:** Seven 427 Developments Inc.

**Current Use:** Vacant



# SITE CONTEXT

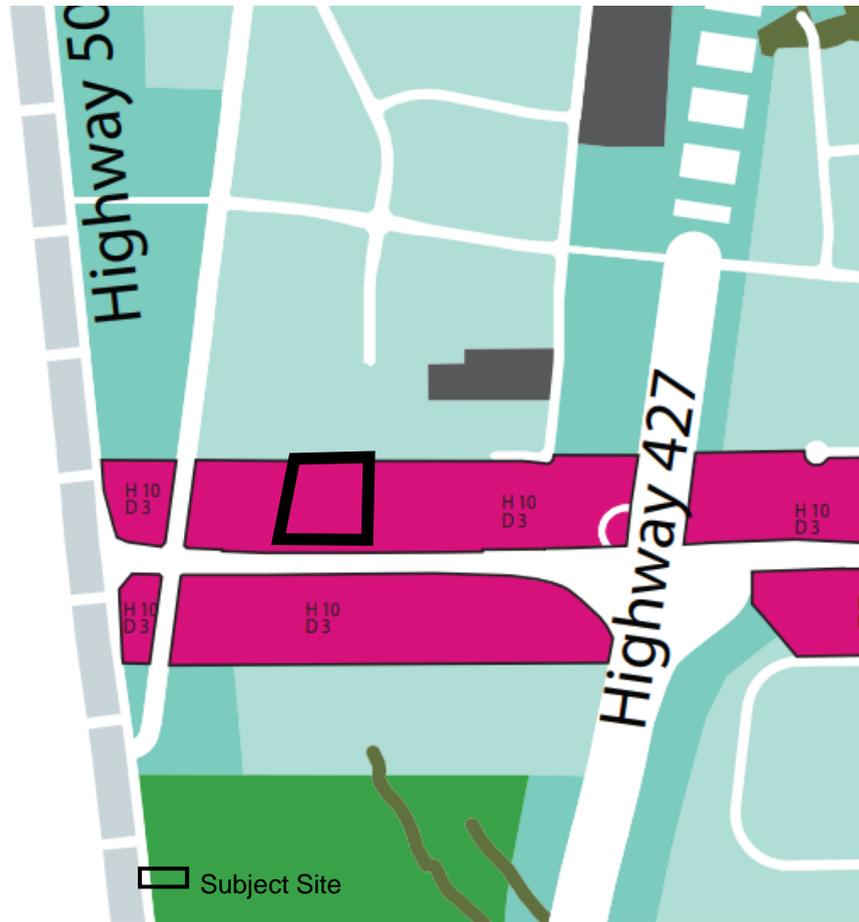
## STREET VIEW



# PLANNING OVERVIEW

## OFFICIAL PLAN AND ZONING BY-LAW DESIGNINATION

Vaughan Official Plan: Employment Commercial Mixed-Use



- |  |                       |  |                                 |
|--|-----------------------|--|---------------------------------|
|  | Low-Rise Residential  |  | Community Commercial Mixed-Use  |
|  | Low-Rise Mixed-Use    |  | Employment Commercial Mixed-Use |
|  | Mid-Rise Residential  |  | General Employment              |
|  | Mid-Rise Mixed-Use    |  | Prestige Employment             |
|  | High-Rise Residential |  | Major Institutional             |
|  | High-Rise Mixed-Use   |  |                                 |

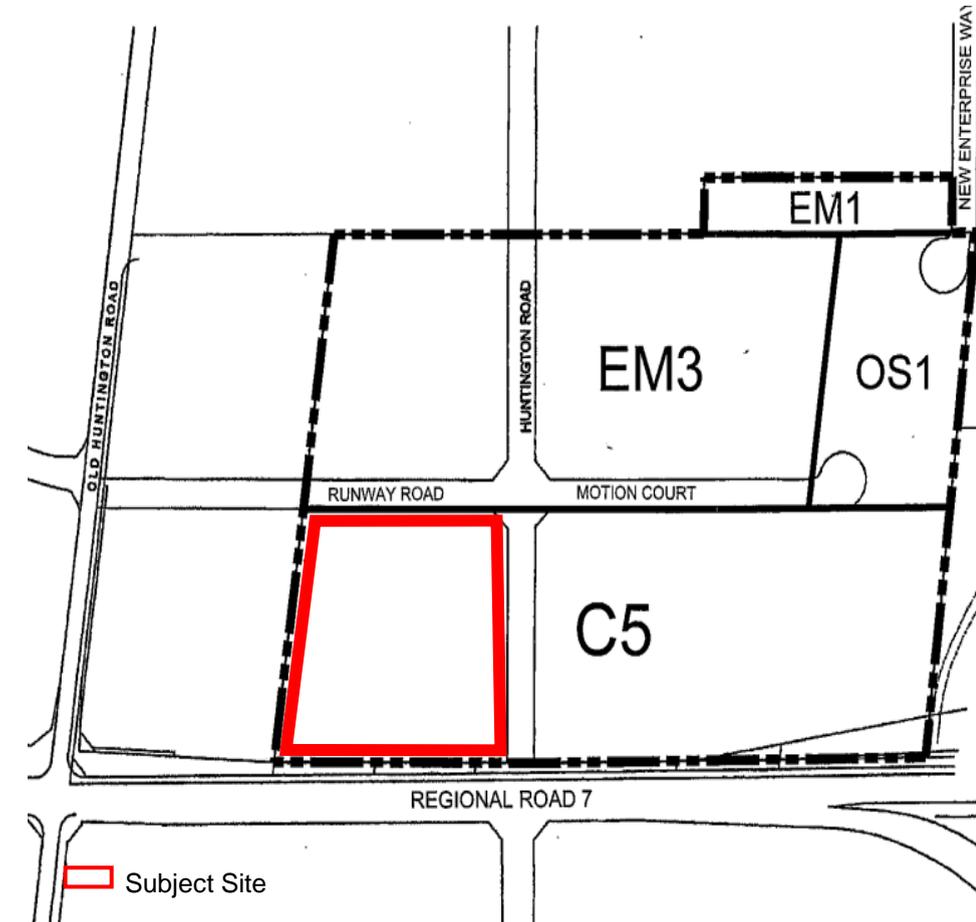
Zoning: C5 – Community Commercial



The following uses are permitted: commercial; office building; The following uses shall be permitted only if they are carried on entirely within a shopping centre and with no open storage: Any "commercial" use permitted in a C4 Zone; Eating Establishment; Convenience with Drive-Through; Office Building; Place of Amusement

Vaughan's Comprehensive Zoning By-law 001-2021 (under appeal) proposes EMU (Employment Commercial Mixed-Use Zone) zoning on the site which plans to introduce light manufacturing use, micro-manufacturing, and service or repair shop uses. Commercial storage remains a forbidden use.

Site Specific Zoning: E-1519 – Community Commercial



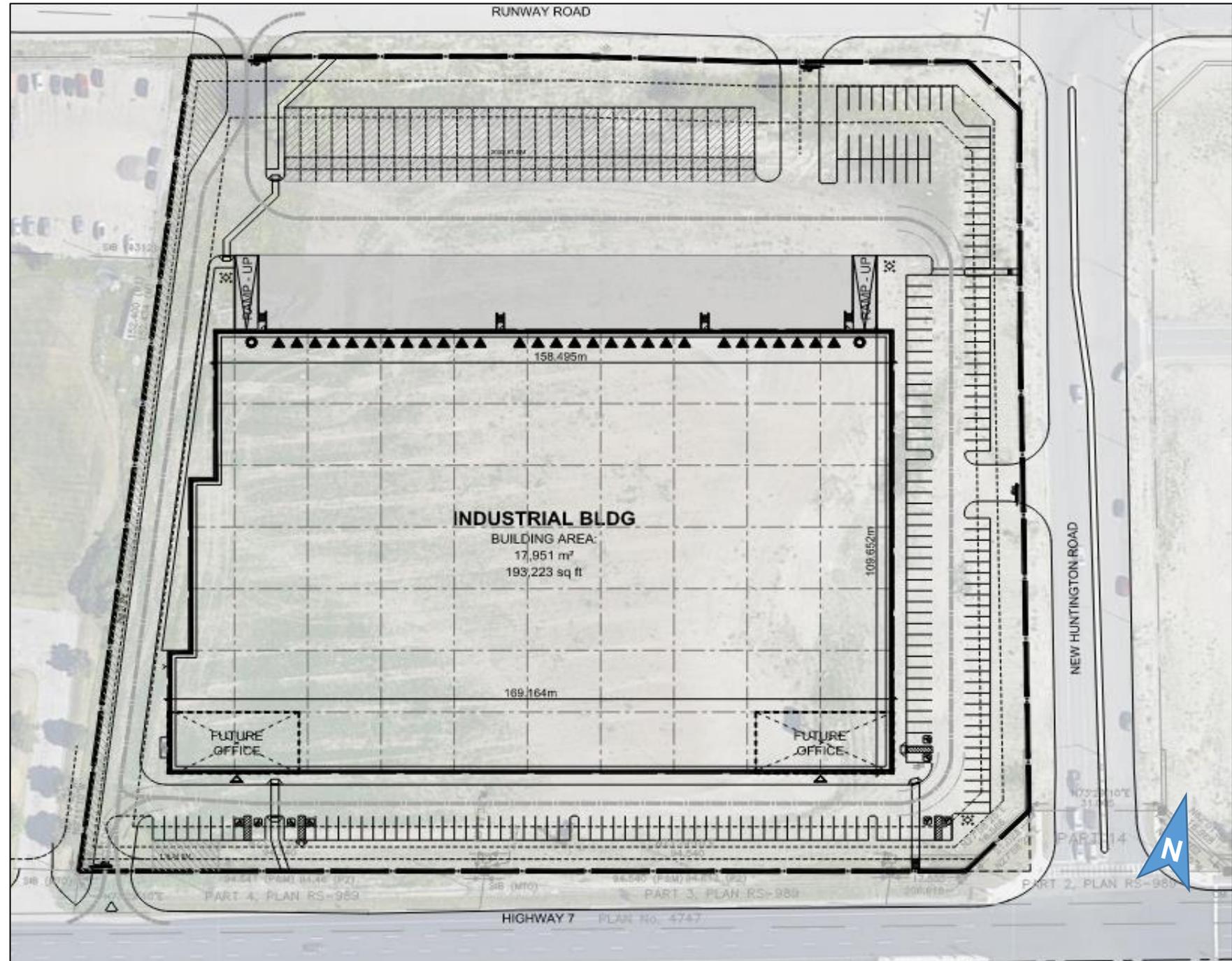
Site specific zoning E-1519, enacted through By-law Number 101-2013, amended the City's Zoning By-law 1-88 to rezone the lands shown above, from "A" Agricultural Zone to C5 Community Commercial Zone and EM3 (H) Retail Warehouse Employment Area Zone with the Holding Symbol "(H)", in manner shown above.

# PROPOSED DEVELOPMENT

## OVERVIEW

### SITE STATISTICS

Office GFA	951 m <sup>2</sup>
Industrial GFA	17,000 m <sup>2</sup>
<b>Total GFA</b>	<b>17,951 m<sup>2</sup></b>
FSI	0.44
Storeys	1
Lot Coverage	43.44%
Parking Proposed	199 spaces
Parking Required	189 spaces



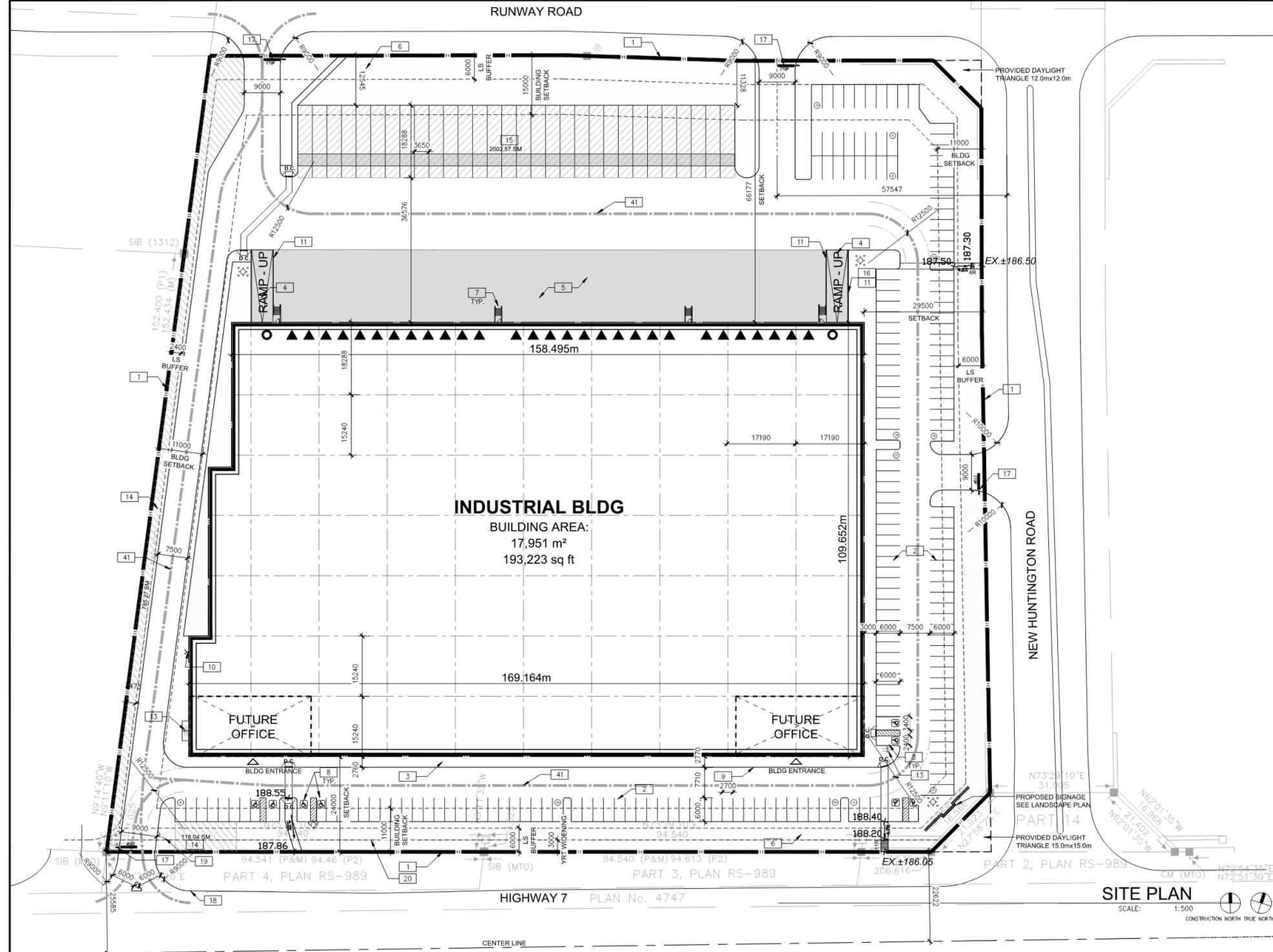
# PROPOSED DEVELOPMENT

RENDERING



**THANK YOU**

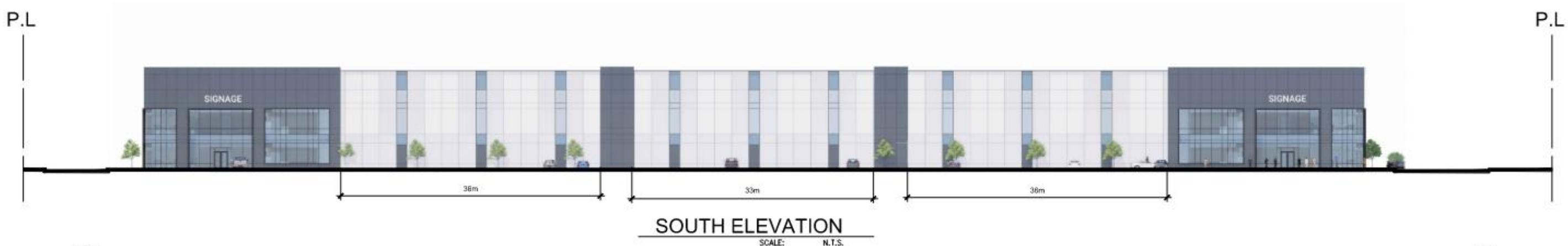
# APPENDIX



**SITE PLAN**  
SCALE: 1:500  
CONSTRUCTION NORTH TRUE NORTH

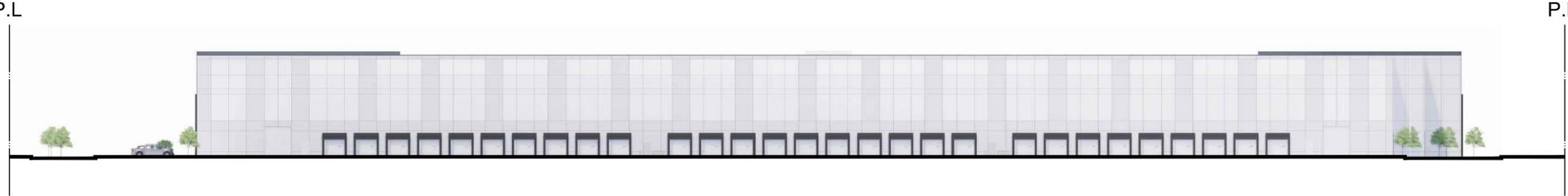
# PROPOSED DEVELOPMENT

## ELEVATIONS

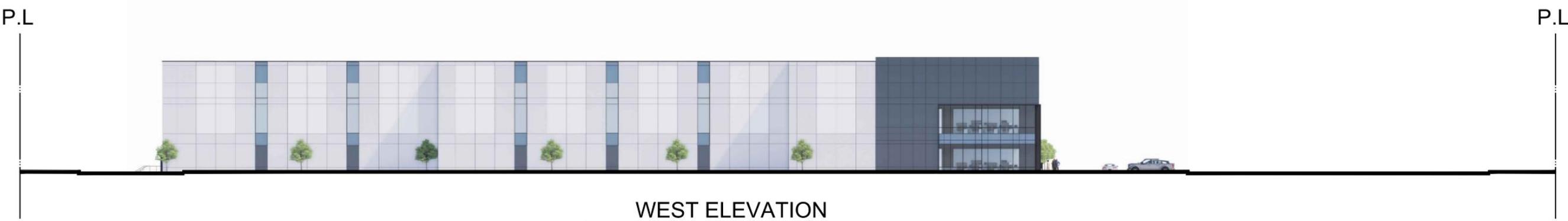


# PROPOSED DEVELOPMENT

## ELEVATIONS



NORTH ELEVATION  
SCALE: N.T.S.



WEST ELEVATION  
SCALE: N.T.S.

# PROPOSED DEVELOPMENT

## BUILDING SECTIONS

