

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 6, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 18, 2014.

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**BLOCK PLAN FILE BL40/47.2003
BLOCK 40/47 DEVELOPERS GROUP INC.
WARD 3 – VICINITY OF PINE VALLEY AND TESTON ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 25, 2014, be approved; and
- 2) That the following deputations and communications be received:
 1. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant;
 2. Mr. Francesco Di Sarra, Pine Valley Drive, Woodbridge, and Communication C8, dated February 24, 2014; and
 3. Mr. Tim Sorochinsky, President, Millwood Woodend Ratepayers' Association, Millwood Parkway, Woodbridge, and Communication C20, dated February 25, 2014.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File BL.40/47.2003 (Block 40/47 Developers Group Inc.) BE RECEIVED; and, that any issues identified be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the comprehensive technical report is considered.

Economic Impact

This will be addressed in the comprehensive technical report.

Communications Plan

On January 31, 2014, a Notice of Public Hearing was circulated to all property owners within 200m of the subject lands as well as to all property owners within the boundary of the subject lands. In addition, the notice was also mailed to the Kleinburg and Area Ratepayers Association and Millwood Woodend Ratepayers' Association. On February 3, 2014, the Notice of Public Hearing was posted on the Policy Planning Department's webpage, which is accessible through the City of Vaughan's official website www.vaughan.ca. The notice was also advertised on the "City Page Online", also accessible through the City's official website, and posted on the City Update E-Newsletter and on the City's Twitter, and Facebook accounts.

As of February 11, 2014 no responses have been received respecting the proposed Block Plan application for the subject lands. Any responses received will be addressed through the technical review of the application and included in a detailed staff report to a future Committee of the Whole meeting.

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Purpose

The purpose of this report is to identify issues related to Block Plan application BL.40/47.2003, for Blocks 40/47, which proposes the development of the subject lands as shown on Attachment 3. The Block 40/47 Developers Group Inc. consists of 6 landowners within Blocks 40 and 47. The application proposes the development of the subject lands for residential, commercial, institutional, conservation and urban area land uses. The Developers' Group current submission, as shown on Attachment 3, proposes a total of 1,392 units.

The issues identified in this report and through public input will form the basis for the Committee of the Whole and Council consideration of the Block Plan. The Block Plan is a requirement of the Official Plan and will inform the implementing Draft Plan of Subdivision and Zoning By-law Amendment Applications. Some Draft Plan of Subdivision and Zoning By-law Amendment applications were previously submitted respecting the subject lands and, are currently under review by the City of Vaughan Development Planning Department.

Background - Analysis and Options

Location

The subject land as shown on Attachment 1 are located in Ward 3 on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, in Parts of Lots 23, 24 and 25, Concession 6 and 7, City of Vaughan.

Site Description

The Block Plan has a total area including participating and non-participating landowner's holdings of approximately 239.78 hectares.

The participating landowners (Block 40/47 Developers Group Inc.) collectively own, approximately 208.03 hectares, of which an estimated 76.64 hectares are comprised of valley lands, valley buffer, wetlands, and the historic First Nations Archeological site (noted as Urban Area on Attachment 3).

The current land uses reflect a mix of agricultural and open space uses. The site is bisected by Pine Valley Drive, running north/south through the subject lands, which divides the limits of Blocks 40 and 47. The subject lands on the west side of Pine Valley Drive (Block 47) have a total area of 97.05 ha (98.59 ha including the non-participating landowners) and on the east (Block 40) has a total area of 110.98 ha (141.19 ha including the non-participating landowners).

The area surrounding the subject lands consists primarily of lands zoned A Agricultural Zone having existing agricultural and open space uses as well as open space conservation lands. On the east side of Pine Valley Drive, south of the subject lands the adjacent lands are zoned OS2 Open Space Park. Existing residential uses are found directly south of the OS2 zoning. (See Attachment 2)

Official Plan Designation

1. Official Plan Amendment No. 600

OPA 600 was adopted by Vaughan Council on September 25, 2000 and approved by the Regional Municipality of York on June 29, 2001. OPA 600 designates the subject lands as "Urban Area" and "Valley Lands" and forms part of Vellore Urban Village 1. The following site-specific policies pertain to the subject lands:

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- i. The lands shall be the subject of a comprehensive plan providing the technical basis to support secondary plan land uses designations consistent with the planning approach of OPA 600;
- ii. The lands will be planned for predominately “executive housing” on large lots with full municipal services;
- iii. The gross density within the designated area shall be between 5.0 and 7.5 units per hectare; and,
- iv. The projected housing unit yield is 1,000 low density units to accommodate a population of 3,490.

OPA 600 further requires that the secondary plan area be developed by way of Block Plan approval.

An application for an amendment to OPA 600 was submitted in 2003 (File OP.03.008) by the Developers’ Group to fulfill the requirement for the approval of a secondary plan.

2. Official Plan Amendment No. 744 (OPA 744)

OPA 744 is the site-specific official plan amendment for the subject lands resulting from the Official Plan Amendment application submitted by the Block 40/47 Developers Group Inc. (File OP.03.008). Official Plan Amendment application OP.03.008 was approved by Council on December 10, 2013. The amendment proceeded to adoption on February 18, 2014 and will be sent to York Region for approval.

3. Vaughan Official Plan 2010 (VOP 2010)

The subject application for Official Plan Amendment (File OP.03.008) was submitted prior to Vaughan Council’s adoption of VOP 2010. Therefore, the official plan review was conducted under the policies of OPA 600 and is being processed as an amendment to OPA 600. Upon approval of the proposed amendment (OPA 744) the approved secondary plan/official plan amendment will be incorporated into Chapter 12 of VOP 2010, Volume 2 as an “Area Subject to an Area Specific Plan”.

4. Provincial Policies

The subject Official Plan amendment and Block Plan approval applications were submitted in advance of the Provincial Growth Plan for the Greater Golden Horseshoe – *Places to grow*, the Greenbelt Plan and the Provincial Policy Statement 2005. As such the processing of this plan continues under the Provincial Policies in effect at the time of the application.

Zoning

The subject lands are currently zoned “A” Agricultural Zone, “OS1” Open Space Conservation Zone, “OS2” Open Space Park Zone and a portion of the non-participating lands is zoned “RR” Rural Residential, by the City of Vaughan’s Comprehensive Zoning By-law, By-law 1-88, as shown on Attachment 2.

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Preliminary Review

1. Background

The Block Plan application was originally submitted on February 7, 2003. Since that time the Block Plan has evolved with the modifications to the Official Plan amendment application. The Block Plan application was originally taken to a public hearing on June 21, 2004. However, in absence of an approved secondary plan, it did not proceed to approval.

This revised Block Plan submission is in response to the policies of OPA 600, as amended by OPA 744 which was adopted by Council on February 18, 2014 and is awaiting final approval by the Region of York. The OPA 744 policies provide the necessary guidance in such matters as land use, density, the environment, heritage and servicing. The plan will be assessed against policies in OPA 744.

2. The Supporting Submission

The Block Plan application is supported by the technical submissions set out below. They form the basis for this report along with comments received from internal and external agencies to-date. The responses to the comments from the reviewing departments, government, agencies and the public will be addressed in the comprehensive report to the Committee of the Whole.

Submitted documents include:

- i. The Master Environmental/Servicing Plan (ME/SP) Volumes 1, 2, and 3, containing the following information:
 - Environmental Condition Report
 - Geotechnical Investigation & Slope Stability Review
 - Stormwater Management Report
 - Servicing Report
 - Environmental Impact Report
 - Planning Basis Report
 - Traffic Impact Study
 - Environmental Noise Feasibility Analysis
 - Urban Design and Architectural Guidelines
 - Meander Belt Analysis for Redside Dace Habitat Setbacks
 - Block 40/47 Block Plan
 - Block 40/47 Block Plan (proposed lotting patterns)
- ii. Addendum Letter for Slope Stability Analysis, Letter Report – Peninsula Overview
- iii. Revised environmental Impact Study Block 40 – Peninsula Vellore Urban Village
- iv. Supplementary Block Plan Report

The above submissions have been circulated to the required internal and external agencies and the Policy Planning Department is in the process of receiving comments and conducting its review of the proposed Block 40/47 Plan. Public input on the Block Plan application will be reviewed and reported on in the comprehensive report to the Committee of the Whole that will also address comments from the technical agencies.

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3. Development Statistics

The current Block Plan (not including the non-participating landowners) proposes 1,392 residential units, consisting of 177 townhouse units, 37 part lots, and 1,178 single detached units. A population of approximately 4,958 persons is proposed for the area. The Block Plan proposes 3 stormwater management ponds, 4 parks, 1 school site, and an open space block (wetland habitat). The historic First Nations Archeological site referenced as an “Urban Area” on the west side of Pine Valley Drive provides for the preservation of a heritage resource. There are major valleylands and their buffers located on both the west and east sides of Pine Valley Drive, which form part of the Humber River system. A commercial site is also proposed at the southeast corner of Teston Road and Pine Valley Drive, where a listed heritage building is present. South of the proposed commercial area is an existing cemetery, which is owned by the City of Vaughan.

The following statistics pertain to the developable portion of the subject lands.

TABLE 1: Developable Land Area Block 40/47

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Low Density Residential	35.76	36.15	71.91
Medium Density Residential	2.48	3.08	5.56
Neighbourhood Commercial	n/a	1.01	1.01
Parkettes	1.31	n/a	1.31
Neighbourhood Park	2.33	3.86	6.19
Vistas	0.19	0.51	0.70
Open Space	n/a	0.22	0.22
Landscape Buffer	0.76	0.95	1.71
Stormwater Management Pond Overland Flow	5.85	5.87	11.72
Cemetery (institutional)	n/a	n/a	n/a
School (institutional)	2.42	n/a	2.42

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Roads and Road Widening(s)	15.03	13.13	28.16
Total	66.14	64.76	130.90

The following chart outlines the proposed non-developable lands within the Block Plan owned by the Block 40/47 Developers Group Inc. the extent of the buffers and valleyland is still under discussion with agencies and the Developers Group at this time.

TABLE 2: Non-Developable Land Area Block 40/47

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Valleyland	27.44	42.71	70.15
Valley Buffers	0.95	2.78	3.73
Wetland	n/a	0.73	0.73
Historic First Nations Archeological Site (referenced as Urban Area on Attachment 3)	2.53	n/a	2.53
Total	30.92	46.22	77.14

Although the site has been walked, the development limits are still subject to review, which may impact the areas dedicated to each land use as shown in TABLE 1 and TABLE 2 above.

4. Land Use Distribution and Densities

The proposed Block Plan as shown on Attachment 3 – *Proposed Block 40/47 Plan* illustrates the location of residential, commercial, institutional, park and open space land uses. It also depicts the proposed road pattern, stormwater management pond locations, landscape buffers, valleylands and valleyland buffers as well as the location of the historic First Nations Archeological Site, referenced as Urban Area lands.

The proposed residential uses have a combined area of 78.48 ha comprising approximately 60% of the participating landowner's developable area. The majority of residential development consists of single detached lots. The lots proposed for use by single detached dwellings have frontages ranging from 12.0m to 22.9m in width. The townhouses have frontages of 6.0m or 7.5m in width. The proposed overall density for the Block Plan area for the participating landowners is 10.62 units per hectare (the estimated density of the entire block including the participating and non-participating landowners based on the proposed Block Plan is an average of 10.72 units per hectare).

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Open space areas, parks, parkettes, landscape buffers, and vistas comprise 10.13 ha of the participating landowners land holdings, and stormwater management pond/facilities 11.72 ha for a total of 21.85 ha equivalent to 16.7% of the area.

The non-developable valleylands, valley buffers, wetlands and the historic First Nations Archeological site comprise a total of 77.14 ha (approximately 59%) of the subject lands as shown on Attachment 3 (not including the non-participating landowners properties).

The final location, size, number, and configuration of the proposed land uses must be reviewed and approved by the City prior to the approval of the Block Plan.

Preliminary Issues to be Addressed through the Block Plan Process

The April 2013 Block Plan submission for File BL.40/47.2003 (Block 40/47 Developers Group Inc.) was most recently circulated to both internal and external agencies on September 9, 2013 specifically requesting comments on the Block Plan. The Official Plan Amendment application (File OP.03.008) was being processed concurrently with the Block Plan review. During that time, the focus was on the approval of the Official Plan amendment application and the adoption of the actual amendment. With the Council adoption of OPA 744 it is now appropriate to proceed with the Block Plan approval process.

OPA No. 744 identifies a number of issues that will require detailed resolution through the Block Process. These include:

1. An assessment of the ground and surface water flows which will confirm pre-development ground and surface water flows will be maintained post development to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.
2. An approximate post development water balance calculation shall be provided to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.
3. An exploration of any proposed mitigation measures demonstrating no negative impact on the natural features to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.
4. A feature based water balance for all woodlands, wetlands and watercourses as well as demonstrated maintenance hydroperiod of the natural features shall be provided to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.
5. A Hydrogeological Study shall be submitted and approved to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.

Staff and Agency Comments

Through a preliminary review of the application, the Policy Planning Department has identified the following matters that will need to be reviewed in greater detail or will require confirmation of their appropriateness. These will be elaborated on and discussed with the affected authorities as required and any necessary modifications will be discussed in the technical report.

a. Land Use & Densities

- i. The provision of parkland in Blocks 40/47 is currently under review by the City. Parkland dedication shall be provided in accordance with the City Policy and in a manner that conforms to the Planning Act.

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- ii. The determination of land uses including final location and design of the road network, limits of development, location and design of stormwater management pond facilities, for the subject lands requires further refinement in consultation with the Ministry of Natural Resources, Toronto and Region Conservation Authority, York Region, and to the satisfaction of the City.
 - iii. The Block Plan will be reviewed for compatibility between adjacent uses. In response to ongoing concerns raised by neighbouring landowners at the south of Block 47, west of Pine Valley Drive, the Block Plan review will explore opportunities to buffer and provide an appropriate transition from the proposed residential development to the existing more rural and greenbelt uses.
 - iv. A comprehensive Landscape Master Plan for Block 40/47 is required
 - v. Urban Design guidelines and Architectural Guidelines are currently under review.
 - vi. The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.
- b. Transportation
- i. The realignment of Teston Road at the intersection of Teston Road and Pine Valley Drive is currently under review and may require further refinement and adjustments which take into account ecological and heritage considerations.
 - ii. A comprehensive Transportation Management Plan is required and should include future traffic control locations, traffic calming measures, transit routes (if applicable), pedestrian side walk and cycling network requirements. Information including the proposed locations for bicycle parking around commercial areas, school sites and parks should be included. The Transportation Management Plan should include reference to potential opportunities to connect with existing and planned trail system of the Humber River Valley.
 - iii. An examination of alternate modes of transportation including potential Toronto Transit Commission (TTC) and York Region Rapid Transit bus routes along Weston Road and Teston Road and a review of possible pedestrian and bicycle connections where applicable.
 - iv. The potential for future road and pedestrian connections between the participating and non-participating landowner to the east of the participating landowner's property
- c. Master Environmental and Servicing Plan
- i. The development limits and buffers associated with non-participating landowners have yet to be determined and require a detailed review.
 - ii. The location of the Significant Wildlife Habitat, Significant Woodlands, Significant Valleylands and Provincially Significant Wetlands (including those outside the proximity of the Official Plan Amendment area that have an area influence within it) should be shown on the Land Use Schedule and are subject to review.
 - iii. Additional detail needs to be provided for review respecting the maintenance of ground and surface water quality and quantity throughout the area.

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- iv. Policies pertaining to the sanitary and water services proposed through the valley shall be provided for review as outlined by the TRCA in comments dated September 13, 2013.
 - v. Further detailed analysis respecting the peninsula lands should be conducted in keeping with the criteria outlined by the City Staff dated July 20, 2012.
 - vi. The appropriateness of relocating significant wetlands.
 - vii. A review of policies to ensure they acknowledge the following:
 - a. An update of the Region of York's Environmental Assessment for Teston Road which considers the Pine Valley Drive Intersection realignment.
 - b. Consideration of the provincially Significant Wetland on the northwest corner of Teston Road and Pine Valley Drive and its area of influence
 - c. All recently recognized Provincially Significant Wetlands in the City that are not on Schedule G1
 - viii. Monitoring requirements need to be established to provide for testing and maintenance of the final development form.
- d. Environmental Policy Section
- i. Information provided relies on a buffer to the staked limits to mitigate impacts of the proposed development, and which is further proposed to be addressed at the detailed design stage. Consideration should be given to providing a systematic treatment strategy for potential and possible mitigation measures prior to finalizing the Block Plan as opposed to addressing the matter at the design stage.
 - ii. Prior to making any final decisions regarding the limits of the Block Plan and future development, a more complete understanding of the hydrology and interaction of groundwater and surface water is required, given the importance of Purpleville Creek and the Provincially Significant Wetland (PSW).
 - iii. The results of the provided feature-based water balance for the headwater drainage features are not conclusive as the assessment was completed in the spring of 2012 and at a time of insufficient rainfall to draw conclusions regarding flow regimes.
 - iv. A groundwater Emulation System is recommended in the MESP in order to augment flows of the headwater drainage features. This approach has not been tested and another approach consistent with the best practice utilized elsewhere in Southern Ontario should be explored.
 - v. An analysis of the lands adjacent to the Provincially Significant Wetlands which includes data regarding the hydroperiod is required. The City has provided a framework for the analysis of lands adjacent to the wetlands in their comments to the Developers Group.
 - vi. Concerns respecting at risk species including but not limited to the Redside Dace, continue to be addressed through ongoing discussions with the Ministry of Natural Resources (MNR), the Toronto and Region Conservation Authority (TRCA), the City, and the Developers Group.

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- vii. The proposed development limits are based solely on the staking line walked in 2004 rather than using an integrated analysis that considers: top of bank; crest of slope; drip line; long term stable top-of-slope; assessment constraints related to grading and/or filling; and other evaluation methods for headwater drainage features and analysis of the natural features on adjacent lands. The staking line should be verified by the additional methods noted above, and through ongoing discussions with the MNR, TRCA and City, which may result in modifications to the limits of development.
 - viii. A systematic assessment of the impacts, including the cumulative impacts of the proposed development on the significant wildlife habitat, in particular, but not limited to, area-sensitive forest breeding birds and groundwater seeps should be undertaken.
 - ix. A review and discussion of what constitutes habitat compensation is required.
 - x. A revised Environmental Impact Study (EIS) of the ‘peninsula’ lands should address the “studies and criteria” developed by the City and the Toronto and Region Conservation Authority.
- e. Schools
- i. The final size and location of the school site must be approved by the City of Vaughan in consultation with the York Catholic District School Board.
 - ii. The feasibility, location and placement of the on-street lay-by parking and on-site parking and other design considerations for schools must be considered for school sites. Consideration should be given to the City and both the York Region District and York Catholic School Boards efforts to address design issues and the potential for mixed-use buildings and facilities in an effort to optimize land and resources by sharing.
 - iii. The location, number and maintenance during winter months of walkways is to be confirmed, as this may have an impact on the walking distance to the proposed school site and open space.
- f. Heritage
- i. The applicant shall submit all archaeological assessments associated with the subject properties, along with the corresponding Ministry of Tourism, Culture and Sport compliance letters in one comprehensive submission.
 - ii. A heritage permit for relocation or demolition of the building located at 10733 Pine Valley Drive will be required as a part of any future Draft Plan of Subdivision or site Plan application for the subject property and shall include a comprehensive review of Avoidance Mitigation options, the feasibility of retention in situ and adaptive reuse options as well as a comprehensive review of the salvage Mitigation options, including the feasibility of relocation within the existing site or to another location within the subject development.
 - iii. A Cultural Heritage Resource Impact assessment report shall be submitted for 10733 Pine Valley Drive.
 - iv. A cultural heritage landscape inventory study/report should be provided to inform landscape and streetscape design approaches for the Block Plan

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These matters above, and others raised through correspondence will be addressed in the comprehensive report to Committee of the Whole along with any other matters that emerge as a result of the Public Hearing and the further agency/city technical review of the application

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues raised by York Region will be addressed when the technical report is considered.

Conclusion

The above issues, along with any further issues identified through the agency review of the Block Plan and supporting studies, will be considered in the ongoing technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing. Therefore, it is recommended that this Public Hearing report be received and that any issues be addressed in the comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Block Plan 40/47 Plan
4. Draft Official Plan Amendment 744

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)