

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

Item 4, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 19, 2015, as follows:

By receiving Communication C1 from Mr. David R. Donnelly, Donnelly Law, Carlaw Avenue, Toronto, dated May 5, 2015.

Regional Councillor Ferri declared an interest with respect to this matter, as his son is employed by a legal firm representing one or more parties to the application, and did not take part in the discussion or vote on the matter.

**4 APPLICATION FOR BLOCK PLAN APPROVAL
STATUS UPDATE
FILE BL.40/47.2003
BLOCK 40/47 DEVELOPERS GROUP INC.
WARD 3, VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Acting Director of Policy Planning, dated May 5, 2015, be approved, subject to the following in accordance with Communication C4, from the Commissioner of Planning, dated May 5, 2015:
 1. THAT the following wording be deleted from the end of Recommendation 2 contained in the Committee of the Whole report titled, Application for Block Plan Approval Status Update, File BL.40/47.2003 Block 40/47 Developers Group Inc. "... subject to the outcome of Ontario Municipal Board appeals of OPA 744."
 2. THAT Recommendation 4 contained in the same report be deleted and replaced with the following:

"THAT an additional requirement be included in the recommendation for each draft plan of subdivision requiring that the Block 40/47 Developers Group Inc. enter into an agreement with the City respecting the total amount of parkland in the Block to be conveyed and/or credited prior to the registration of the first draft plan in the Block."
 3. THAT the following wording contained in the bolded paragraph following condition 48 be amended by deleting the term "Conditions 37 and 48 DEFERRED: Both conditions 47 and 48" and substituting the following: "Conditions 37 to 48 DEFERRED: Conditions 37 to 48 ...".

Recommendation

The Commissioner of Planning and the Acting Director of Policy Planning in consultation with the Directors of Development Engineering and Infrastructure Planning Services, and Parks Development, recommend:

1. THAT on the basis of the fulfillment of the conditions of Block Plan approval set out in Attachment 5, and the deferral of certain conditions to the draft plan of subdivision stage, that the Block Plan Application for Block 40/47 (File BL.40/47.2003) BE APPROVED.

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2. THAT the revised Block Plan prepared by KLM Planning Partners Inc. dated April 10, 2015 forming Attachment 3 BE APPROVED and form the basis for the consideration of the implementing draft plans of subdivision and zoning amendments and that the implementing development applications proceed to Council for approval, subject to the outcome of Ontario Municipal Board appeals of OPA 744.
3. THAT the revised Transportation Management and Sidewalk Plan, prepared by Cole Engineering, dated March 2015 forming Attachment 4 BE APPROVED.
4. THAT prior to draft plan approval for the first plan of subdivision, Block 40/47 Developers Group Inc. shall enter into an agreement with the City respecting the total amount of parkland to be conveyed and/or credited.

Contribution to Sustainability

The proposed Block Plan is consistent with *Green Directions Vaughan* through the following:

Goal 2: To ensure sustainable development and redevelopment.

Goal 3: To ensure that Vaughan is a City that is easy to get around with low environmental impact.

Economic Impact

The costs associated with the retention of Aecom the engineering consultant conducting the peer review of the Pedestrian/Servicing Bridges proposed in Block 40/47 will be addressed through the Policy Planning Department's Block Plan Peer Review fund.

Communications Plan

On January 31, 2014, a notice of Public Hearing was circulated to all property owners within 200 metres of the subject lands including the property owners within the boundary of the Block Plan, other interested individuals, and groups such as the Kleinburg and Area Ratepayers Association and the Millwood Woodend Ratepayers Association notifying them of the February 25, 2014 Public Hearing respecting the Block 40/47 Plan.

As a result of the notification, a number of responses were received. For the most part, the responses were requesting clarification of the distribution of the land uses. These requests were addressed by e-mailing a colour copy of the Proposed Block 40/47 Plan to those requesting the information. However, two letters were received detailing concerns respecting the proposed block plan from neighbouring property owners and a non-participating landowner.

Committee of the Whole recommended that the Public Hearing report of February 25, 2014, be received and staff was directed to prepare a comprehensive Technical Report for a future Committee of the Whole meeting. The recommendation was ratified by Vaughan Council on March 18, 2014.

Subsequent to the Public Hearing meeting on February 25, 2014 the Technical Report recommending the approval of the Block Plan application proceeded to the June 17, 2014 Committee of the Whole meeting. Those individuals who requested notification on the progress of the Block Plan were provided with a Courtesy Notice advising of the June 17, 2014 meeting.

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Following the June 17, 2014 Committee of the Whole and the June 24, 2014 Council meetings staff prepared a Status Update report for the September 2, 2014 Committee of the Whole. Those previously notified were also provided an additional courtesy notification respecting the September 2, 2014 Committee of the Whole meeting, and the May 5, 2015 Committee of the Whole meeting.

Purpose

The purpose of this report is to provide members of Council and other interested parties with a status update on the progress of the Block 40/47 Block Plan application including the resolution of the Block Plan Conditions of Approval and the new Pedestrian/Servicing Bridges proposal.

Background - Analysis and Options

1. Location

The subject lands 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 Part of Lots 23, 24, and 25, Concessions 6 and 7, City of Vaughan.

2. Background and Submission of the Block Plan Application

The Block Plan application (File BL.40/47.2003 Block 40/47 Developers Group Inc.) was first submitted on February 7, 2003. This plan designated lands for residential, commercial, parks/parkettes, stormwater management ponds, valley lands and landscape buffer uses. The Block Plan application was originally taken to Public Hearing on June 21, 2004. However, in the absence of an approved secondary plan it did not proceed to approval.

The Block Plan has evolved concurrent with a number of requested modifications to the Official Plan Amendment application based on input from agencies and the public, which culminated in the February 2014 Council adoption of OPA 744 (File OP.03.008).

As a result of the changes to the Block Plan application to ensure its compliance with OPA 744 and the Council policy that requires a second Public Hearing if an application has not been brought forward to Committee of the Whole for approval within 2 years of the first public hearing, the Block 40/47 Plan application went to a new Public Hearing on February 25, 2014.

Subsequently, the Block Plan was revised to reflect the comments and discussions between staff and the Block 40/47 Developers Group. On June 17, 2014 the revised Block Plan submission (dated May 25, 2014) was the basis of a report brought forward by staff to Committee of the Whole recommending approval of the Block Plan application subject to the fulfillment of conditions listed in Attachment 5.

At the June 17, 2014 Committee of the Whole meeting written correspondence and verbal deputations respecting the Block 40/47 Plan resulted in Committee requesting staff to provide additional information to the following Council meeting. The information was provided to address deputations and to respond to questions raised by Committee of the Whole. In response a Communication was prepared by staff for the June 24, 2014 Council meeting, which provided for modifications to the Conditions and Recommendations contained in the report. On June 24, 2014, Council approved the staff recommendations subject to a number of amendments. This action is reflected in the Council extract to the June 17, 2014 report.

During the June 2014 Committee and Council meetings, staff was directed to prepare a status update report respecting the Block Plan Conditions of Approval. This status update report appeared on the September 2, 2014 Committee of the Whole agenda.

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3. Policy and Planning Context

a. Status of Official Plan Amendment No.744

OPA 744 is the site-specific amendment to OPA 600 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 Vaughan Council on December 10, 2013. The implementing amendment (OPA 744) was adopted by Council on February 18, 2014, and subsequently approved by York Regional Council on September 11, 2014. OPA 744 is now the subject of Ontario Municipal Board (OMB) proceedings as a result of two appeals.

Two appeal letters dated October 6, 2014 were filed with the OMB. The appeals were submitted by a neighbouring landowner (Upper Cold Creek Farm) located adjacent to the Block 40/47 lands (along the southern boundary of the Block 47 Plan), and a landowner (Maria Pandolfo, et al), within Block 47, who is participating in the block plan process as a member of the Block 40/47 Developers Group Inc.

The Upper Cold Creek Farm appeal relates to concerns respecting the compatibility of the adjacent lands uses with its farming operation. The Maria Pandolfo, et al appeal is related to unresolved issues respecting the land use designation of a on the Pandolfo property.

The OMB pre-hearing conference took place on February 27, 2015. The next OMB date, to consider a motion regarding the appeals, is set for June 3rd to the 5th 2015.

b. Vaughan Official Plan 2010 (VOP 2010)

Official Plan Amendment File OP.03.008 (OPA 744) was submitted prior to Vaughan Council's adoption of VOP 2010. Therefore, the Official Plan Review was conducted under the policies of OPA 600 which was the governing planning policy at the time of application. Should OPA 744 be approved through the OMB proceedings, the approved Secondary Plan/Official Plan Amendment will be incorporated into Chapter 12 of VOP 2010, Volume 2 as an "Area Specific Plan".

The Block40/47 Developers Group has appealed VOP 2010 specific to this Block Plan and upon resolution of the OMB matters respecting OPA 744 it is expected that the appeals will be withdrawn.

c. Draft Plans of Subdivision and Zoning By-law Amendment Applications

All the participating landowners within the block have submitted applications for the approval of the implementing draft plan of subdivisions and zoning by-law amendments. The applications were considered at the September 2, 2014 City of Vaughan Public Hearing. The recommendation of the Committee of the Whole to receive the Public Hearing reports of September 2, 2014, was ratified by Vaughan Council on September 9, 2014.

4. The Block Plan Process, Status Up-date on Approval of Conditions

Since Council's approval on June 24, 2014, additional work has been conducted by the Developers Group to clear the outstanding conditions of Block Plan approval.

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As part of the work plan, Policy Planning staff continued to meet regularly with the Developers Group, City departments and/or external agencies, focusing on resolving the outstanding issues and establishing an approach to clearing the Block Plan conditions of approval. The Developers Group has provided the required information to satisfy many of the Block Plan Conditions. Since July 2014 a number of meetings were scheduled with the Policy Planning, TRCA, MNRF, Urban Design/Cultural Heritage Section of Development Planning, Development Engineering and Infrastructure Planning Services, and Parks Development in an effort to clear conditions.

5. Summary of Clearance Status

Substantial progress has been made in fulfilling the Block Plan conditions of approval (see Attachment 5). The options for all departments and agencies when addressing the Conditions included; 1) Clear the condition if it was satisfied; 2) Clear the condition with the understanding that more detailed conditions will be provided through the Draft Plan of Subdivision process; 3) Defer the condition with its current language to the Draft Plan of Subdivision process; and, 4) Outstanding, the condition cannot be cleared as yet by the affected agency/department.

Cleared Conditions: 33 conditions have been cleared

Deferred to Draft Plan of Subdivision: 21 on agency/department consent

Outstanding Conditions: 1 (condition 2)

Condition 2, which remains outstanding, is related to the appeals of OPA 744. Until resolution of the OMB appeals and full or partial approvals of the plan, staff cannot clear this condition. This condition will be considered fulfilled on the Board's full or partial approval of OPA 744.

Because the Block Plan process is not governed by the *Planning Act* and is subject to Council's approval, there is no concern in clearing the Block Plan conditions of approval. Should the resolution of the OMB matters result in any changes to the current block plan, the plan will require modifications and potentially new conditions or holding symbols to address the outcome of the OMB process. Any changes arising from the OMB process that take place prior to draft plan approval for the affected subdivisions will require a corresponding update of the supporting Block Plan and related studies.

6. City and External Agencies Review

- a. *Development Engineering and Infrastructure Planning Services*: Has reviewed the 2013 MESP and all subsequent submissions. In turn they have provided feedback and await submission of the final MESP addressing their comments. The information base is sufficiently developed that all relevant Block Plan conditions can be deferred to the draft plan approval.
- b. *Urban Design/Cultural Heritage Section – Development Planning*: Staff have cleared a number of general Block Plan conditions with the understanding that additional conditions specific to each draft plan will be provided through the draft plan of subdivision process. The deferred conditions relate to the ongoing Teston Road EA and/or were referenced as being subject to the draft plan process.
- c. *Policy Planning*: With the exception of condition 2 related to the OMB matters Policy Planning has cleared the general Block Plan conditions subject to the provision of detailed conditions prepared through the draft plan of subdivision approval process and/or deferral of their clearance to the pertinent authority in the matter.

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- d. *Parks Development:* The Parks Development Department has cleared the general Block Plan conditions subject to the provision of more detailed conditions through the draft plan of subdivision approval process. Staff is of the opinion that the park blocks as shown on Attachment 3 have not exceeded the parkland requirement for the Block. A more detailed review of the various plans of subdivision within the block plan area is underway. The outcome of this review will need to be formalized in the parkland agreement between the Landowners and the City discussed in the Recommendation section of this report and addressed through draft plan conditions provided for the applicable plans of subdivision as required.
- e. *York Region:* Has no further comment respecting the Block Plan conditions and will provide conditions through the draft plan of subdivision process.
- f. *Ministry of Natural Resources and Forestry (MNRF):* Other than requiring that proposed zoning by-laws include additional restrictions on uses within the valley lands, the MNRF has no further comment respecting the Block Plan conditions and will rely on its permitting process moving forward.
- g. *Toronto and Region Conservation Authority:* Has cleared a number of conditions subject to the provision of refined conditions resulting from the draft plan of subdivision process. The Block Plan conditions relating to the MESP have been deferred until the final document is submitted and approved.

For the specific details relating to each condition see Attachment 5.

7. Revisions to the Block 40/47 Block Plan

As a result of the ongoing review and discussions to resolve the Block Plan conditions of approval and to accommodate the proposed Pedestrian/Servicing Bridges the Block Plan has undergone a number of revisions to the Plan dated May 25, 2014 which was conditionally approved by Council. The following list identifies the changes to the Block Plan which are reflected on the current plan dated April 10, 2015 (see Attachment 3).

- a. Street 16 in Block 47 has been realigned and the low density residential area fronting on Street 16 has been adjusted to provide sufficient lot depth to match the grades along the southern limit of the plan eliminating the need for a retaining wall.
- b. The size of the valley buffer has increased in specific locations to accommodate proposed grading.
- c. The locations of the Pedestrian/Servicing Bridges have been included on the plan.
- d. The limits of Stormwater Management Ponds 2 and 3 have been increased to accommodate the pedestrian trail leading to the Bridges, infiltration galleries, wetland habitat (SWMP 2) and drainage from Teston Road (SWMP 3).
- e. The overland flows from Stormwater Management Pond 1 and 3 have been adjusted.
- f. The section of Street 19 adjacent to the Neighbourhood Commercial and Medium Density Blocks at the southeast corner of Pine Valley drive and Teston Road has been increased in width from 20m to 23m.
- g. Streets 34 and 36 were realigned to accommodate stormwater sewers.

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- h. The Municipal Park has been noted as a permitted use on the Peninsula lands. Staff notes that certain portions of Peninsula will not be viable for park use. The limits of the park shown on the Block Plan may require adjustment based on environmental constraints including required TRCA buffers.
- i. A sanitary easement is no longer required and has been removed from the Municipal Park as a result of the alternative servicing scheme.
- j. The Open Space limits adjacent to the Municipal Park on the Peninsula lands were revised to reflect the deletion of the sanitary sewer easement.

Where necessary, in keeping with the revision made to the Block Plan, the Transportation Demand Management and Sidewalk Plan was also updated as shown on Attachment 4.

8. Documentation Informing the Master Environmental Servicing Plan (MESP)

A revised MESP was submitted in May of 2013. The City and external agencies have reviewed the May 2013 MESP and provided comments on the overall document. In turn, the Developers Group conducted additional monitoring and research resulting in the follow-up submission of reports and response to the comments listed below.

To date, the following studies and reports have been prepared and submitted in support of the Block 40/47 Block Plan and MESP.

- a. The following information was prepared for inclusion in the MESP or in support of the MESP by Azimuth Environmental Consulting Inc.
 - i. *Revised Environmental Impact Study Block 40 – Peninsula Vellore Urban Village City of Vaughan*, dated 2013
 - ii. *Headwater Drainage Features Report*, dated February 12, 2014
 - iii. *Letter to MNRF regarding Tableland Wetlands, Seepage Areas and Wetland Compensation*, dated February 13, 2014
 - iv. *Submission to MNRF Regarding Analysis of Groundwater Contribution to PSW's in the Valley System following meetings with TRCA Hydrogeologists and Placement of Seep Monitors in the Field with TRCA Hydrogeologists*, dated April 3, 2014
 - v. *Submission in Response to TRCA Hydrogeologists in March 2014*, dated August 2014
 - vi. *Seep Investigation Summary 2014 Seep Monitoring – Block 40/47, City of Vaughan – DRAFT*, dated September 8, 2014
 - vii. *Seep Monitoring Report Submitted to TRCA Reporting on 2014 Seep Monitoring Results*, dated November 14, 2014
 - viii. *Amphibian Compensation Plan Block 40/47*, dated January 14, 2015
 - ix. *Headwater Drainage Features Evaluation, Classification and Management Block 40/47*, dated November 2014
 - x. *Provincially Significant Wetland Units Post Development Effects Block 40/47 – City of Vaughan*, dated November 25, 2014
 - xi. *Provincially Significant Wetland Impact Assessment Block 40/47 - City of Vaughan*, dated January 14, 2015

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- b. The following information was prepared in support of and for inclusion in the MESP by EMC Group Ltd.
 - i. *Runoff Deficit Mitigation memo*, dated May 16, 2014
 - ii. *Conceptual Grading Drawing*, dated August 2014
 - iii. *Revisions - Updated Water Balance Tables*, dated January 26, 2015
 - iv. *Revisions- Updated Stormwater Management Pond Plans*, dated January 26, 2015
 - x. *Revisions – Cross Sections at Grading Constraints Locations along the Development Limits*, dated January 26, 2015
- c. The following transportation information was prepared in support of the Block Plan by Cole Engineering;
 - i. *Traffic Impact Study*, updated August 2014
 - ii. *Transportation Management Plan and Travel Demand Management Plan*, dated August 6, 2014

The above referenced studies, reports and memorandums involve background research and investigation intended to inform the MESP which in turn will provide guidance respecting future development within the Block 40/47 lands. Both internal departments and external agencies have been provided with the referenced information. In some instances the information has been reviewed and approved and in other instances, where a greater level of detail is required, it will be addressed through the draft plan of subdivision process.

Further information is forthcoming from the Developers Group respecting the MESP and detailed issues are being resolved to the satisfaction of the City and TRCA. A submission of the final MESP that reflects required changes will be provided prior to the draft plan of subdivision applications proceeding to a future Committee of the Whole meeting.

Moving forward, City staff and the TRCA have accepted this approach to the final submission of the MESP. Conditions will be provided through the draft plan of subdivision process addressing the submission requirements once the MESP has been approved.

9. The Preferred Servicing Option – The Pedestrian/Servicing Bridges

a. Background on Pedestrian/Servicing Bridges as Preferred Option

Through the extensive review process a number of servicing options were considered which placed sections of the piped services through the valley lands. Initially the preferred option was to micro-tunnel services under the Valley Lands to the proposed Pine Valley North Sewage Pumping Station located in Block 40 South. Upon further consideration, it was determined that the infrastructure cost, design, and the potential environmental impacts of putting the services in the Valley system required further consideration and may not be the most feasible option. In assessing alternative means of providing the required servicing (sanitary sewers and water) a number of City departments and the TRCA attended a presentation provided by the Developers Group on the topic.

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The Developers Group in consultation with the Development Engineering and Infrastructure Planning Services Department, Environmental Services Department (Public Works), Parks Development, Policy and Development Planning, TRCA and MNRF are exploring the option of constructing two Pedestrian/Servicing Bridges to link the east and west sides of the Block 40 portion of the Block Plan across the valley lands. The proposed option involves installing two pedestrian bridges over the creek within the valley lands. Gravity sewers (pipes) will be hung on the bridges and will allow the pumping station to be accessed from a higher elevation. Therefore the pumping station itself would not be buried as deep as would be required for the micro-tunneling option. Proceeding with this plan would reduce construction costs, potentially reduce lifecycle and maintenance costs, and reduce risk as the pumping station would be located outside the areas of soil concern.

The City departments along with MNRF and the TRCA have had ongoing discussions and meetings with the Developers Group and its consultants to assess the potential viability of the Pedestrian/Servicing Bridges. As a result, the Developers Group has already made submissions to the MNRF and TRCA initiating the permit process to conduct soil testing within the valley lands.

The MNRF is of the opinion that any development of at-grade trails in the valley lands should be avoided to protect the valley system, including Provincially Significant Wetlands, and the Redside Dace habitat.

Initially, the TRCA was asked by the Developers Group's consulting team to provide feedback on the Pedestrian/Servicing Bridges as an alternative servicing option. In response the TRCA issued a memo providing technical guidance respecting the proposal in the event that the City prefers the pedestrian bridge solution as the means of servicing Block 40/47 and surrounding area.

The TRCA was clear that the memo was not to be construed as support for the proposal. It was intended to provide the Developers Group and its consultant's information that the TRCA would require in order to consider the Pedestrian/Servicing Bridges proposal.

The City's Parks Development Department is in support of the Pedestrian/Servicing Bridges as it will achieve the connectivity between the two communities on the east side of Pine Valley Drive in Block 40. The Parks Development Department initially pursued the prospect of an at-grade trail system with MNRF in keeping with the Pedestrian and Bicycle Master Plan Study dated January 2007. However as noted an at-grade trail through the valley system was not supported by the MNRF.

Development Engineering and Infrastructure Planning Services and the Environmental Services Department (Public Works) have been involved with the discussions regarding the Pedestrian/Servicing Bridges from the onset. Through consultation with the affected departments it was decided to conduct a peer review of the proposed Pedestrian/Servicing Bridge solution.

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b. Description of Pedestrian/Servicing Bridges

The 2 proposed Pedestrian/Servicing Bridges vary in length and are to include maintenance accesses to the utilities below the pedestrian decking. The north bridge is approximately 172m in length and the south bridge is 219m in length. The bridges will be supported by concrete abutments and piers situated in the valley lands. The Pedestrian/Servicing Bridges will consist of a watermain and a gravity sanitary sewer to be hung under the bridges deck. The bridges will also provide vehicular access for maintenance purposes. The bridges will also serve as a multi-use pedestrian and bicycle connection between the residential communities, allowing for a continuous and accessible pathway system. The locations of the proposed bridge-servicing structures and pumping station are shown on Attachment 3.

c. Peer Review of the Pedestrian/Servicing Bridges – Preferred Option

The intention of the peer review is to provide a multi-disciplinary review of the bridges by an expert having experience with the review and construction of such structures. The peer review shall encompass the civil and structural engineering and geotechnical components of the bridges, as well as address the future maintenance and life-cycle costs. The successful consultant awarded the peer review was the engineering/multidisciplinary firm Aecom.

Results of the peer review will assist in confirming whether this is a supportable option. If so, the clearance of related conditions can be confirmed for resolution through the finalization of the Master Environmental Servicing Plan (MESP) and related draft plans of subdivision.

d. Results of the Peer Review

AECOM has completed a high level peer review of the Design Reports submitted by the Block 40/47 Developers Group and has concluded that they are generally satisfied that the proposed design to provide water/wastewater servicing for the Block 40/47 lands by means of utility/ pedestrian bridges, meet best practices for servicing on this type of bridge

structure. AECOM recommended the following issues be addressed by means of conditions of approval as the Block 40 / 47 lands proceed along the City's Development Approval process.

- i. That the City identifies and protects corridors of a sufficient standard to ensure for future access to the bridges to facilitate maintenance and ultimately replacement of the infrastructure. This implies that blocks of land may need to be acquired through the draft plan approval process and that easements of a sufficient size be secured over the Open Space lands on the Draft Plans;
- ii. That the City requires Stormwater Management Block limits currently identified on the Block Plan can be altered as needed to protect for future access needs for the repair/ replacement of the bridges/utilities;
- iii. That the City may consider requiring a cost contribution from the Developers Group for the construction of access roads for the future replacement of the Pedestrian/Servicing Bridges;
- iv. Design elements of the access corridors and bridges will require further consideration and specific conditions will be provided to inform detailed design as a condition of draft plan of subdivision approval. This may include consideration of preliminary bridges and access corridor designs by the Design Review Panel.

At the time this report was prepared Aecom had prepared a response to the City's comments on the high level peer review which is currently being considered by City staff.

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with Vaughan Vision 2020 by supporting the following goals and objectives:

Service excellence:

- Promote Community Safety, Health and Wellness – To promote healthy lifestyles and encourage a high quality of life, well-being and the safety of residents.
- Lead and Promote Environmental Sustainability – to preserve, protect and enhance Vaughan's natural and built environment through responsible leadership and innovative policies, practices and education.
- Preserve our Heritage and Support Diversity, Arts and Culture – To support Vaughan's diverse heritage through community and cultural initiatives.

Regional Implications

The Block Plan has been prepared in consultation with York Region. Regional implications may include additional refinements to the municipal water and wastewater servicing networks. A future revision to the Block Plan may also be required as a result of the Regional Class Environmental Assessment currently underway for this segment of Teston Road. One outcome of the EA may be the realignment of Teston Road at Pine Valley Drive. The Region may wish to further examine the detailed design and construction of Pine Valley Drive, to ensure that it is upgraded to support the future development of the Block 40/47 area.

The Region of York has confirmed that they have no further comments respecting the Block 40/47 block plan and will provide all further comments through the draft plan of subdivision process.

Conclusion

Progress has been made with a number of internal departments and external agencies and with the general processing of the Block 40/47 Plan area. The Conditions of Block Plan approval were addressed and will continue to be addressed by the Developers Group and City, in consultation with external agencies by the various conditions provided through draft plans. At the time of preparation of this report, the Developers Group had addressed the majority of Block Plan Conditions of Approval. The Developers Group continues to meet with City departments and external agencies to address the conditions being deferred to subdivision and to work towards the final submission of the MESP.

As such, the processing of the Block 40/47 Block Plan and the related measures such as the peer review of the Pedestrian/Servicing Bridges required to effect the development of the subject lands have been substantially advanced since the Council meeting of June 24, 2014 and the follow-up September 2, 2014 status update to Council at Committee of the Whole. In closing, it is recommended that the recommendations be approved.

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Attachments

1. Context Location Map
2. Location Map
3. Block 40/47 Block Plan – April 10, 2015
4. Transportation Management and Sidewalk Plan
5. Status of Block Plan Conditions of Approval

Report prepared by:

Arminé Hassakourians, Senior Planner, ext. 8368

(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.)

Regional Councillor Ferri declared an interest with respect to the foregoing matter, as his son is employed by a legal firm representing one or more parties to the application, and did not take part in the discussion or vote on the matter.