

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014**

Item 4, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 27, 2014.

**4**

**BLOCK PLAN FILE BL.55.2013**  
**CASTLEPOINT HUNTINGTON LIMITED ET AL**  
**WARD 1 – VICINITY OF TESTON ROAD AND KIPLING AVENUE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Policy Planning, dated May 13, 2014, be approved;**
- 2) That the following deputations be received:**
  - 1. Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham;**
  - 2. Mr. Carmen L. Conforti, Theresa Circle, Kleinburg; and**
  - 3. Mr. Claudio Brutto, Brutto Consulting;**
- 3) That the following Communications be received:**
  - C2 Mr. Ken Schwenger, Kleinburg and Area Ratepayers' Association, Kleinburg, dated May 7, 2014; and**
  - C4 Mrs. Beatrice Conforti, Mrs. Maria Pucciano, and Mr. Elio Pucciano, Theresa Circle, Kleinburg, dated May 12, 2014; and**
- 4) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Policy Planning recommend:

- 1. That the Block Plan File BL.55.2013 forming Attachment 4 to this report be APPROVED as the basis for the submission and processing of the implementing draft plans of subdivision and zoning by-law amendment applications for the Block 55 East area.**
- 2. That prior to draft approval of the first plan of subdivision in the Block 55 East Plan area:**
  - a. The Block Plan technical submissions and supporting studies be updated, to the satisfaction of the pertinent departments and agencies, to reflect the measures taken to establish the Block Plan as illustrated in Attachment 4; and,**
  - b. The outstanding issues identified in this report be addressed to the satisfaction of the pertinent agencies (See Section: "Issues to be Addressed Prior to Draft Plan of Subdivision Approval").**
- 3. That the Block 55 East – Kleinburg Summit Community be reserved servicing capacity from the York Sewage Servicing/Water Supply System for a total of 446 residential units (1,623 persons equivalent).**
- 4. That the Block 55 East Transportation Management & Sidewalk Master Plan, dated April 29, 2014, forming Attachment 6 to this report be APPROVED.**

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#### **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 getting around in Vaughan is easy and has a low environmental impact
- Goal 5: To be a leader on sustainability issues

#### **Economic Impact**

The Block Plan is a major step in the City's development approval process. Its approval will ultimately result in an increase in the City's tax base, and provide additional lands for residential and limited commercial development.

#### **Communications Plan**

On November 4, 2013, a Notice of Public Hearing was circulated via mail to all property owners identified in Attachment 2 and to the Kleinburg and Area Ratepayers' Association for the Public Hearing on November 26, 2013, respecting the Block Plan application. The notice was also posted online on the City's website. At the Public Hearing, a presentation was made by the applicant's consultants, Malone Given Parsons Ltd., discussing the background work, and proposed residential, transportation, environmental and land use measures that contributed to this plan.

On April 30, 2014, a notice of this Committee of the Whole meeting was mailed out to those individuals and organizations requesting notification and those who appeared on deputation at the Public Hearing.

#### **Purpose**

The purpose of this report is to obtain approval of the Block 55 East Plan (Attachment 4) which will form the basis for the submission and processing of the implementing draft plans of subdivision and zoning by-law amendment applications.

#### **Background - Analysis and Options**

##### **Location**

The Block 55 East study area is located in the Kleinburg-Nashville community in Ward 1, north of Teston Road, south of Kirby Road, west of Kipling Avenue and generally east of the Humber River, as shown on Attachment 1, *Context Plan* and Attachment 2, *Location Map*.

##### **Planning Context**

###### **a. Vaughan Official Plan 2010**

The subject lands are located within the North Kleinburg-Nashville Secondary Plan area, which was approved on November 4, 2013 by the Ontario Municipal Board, and constitutes the Kipling Avenue Community. The subject lands are primarily designated "KN Low-Rise Residential I", which permits detached houses in accordance with the policies of Sections 9.2.2.1 and 9.2.3.1 of the Vaughan Official Plan 2010. In addition to "KN Low-Rise Residential I", the Kipling Avenue Community Focus Area also provides for "KN Low-Rise Residential II", "KN Low-Rise Residential III", "KN Low-Rise Mixed-Use II", "Special Study Area", "Natural Areas", "Agricultural", "Neighbourhood Park", "Parkette", "Stormwater Management Pond" and "Utility Corridor" designations.

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The target density of the Kipling Avenue Community in the North Kleinburg-Nashville Secondary Plan is 30 people and jobs per hectare. The proposed Block 55 East Plan balances this target with the other objectives of the Secondary Plan, as well as the requirements in the Growth Plan and Regional Official Plan pertaining to more intense urban forms, by achieving an overall density of 34.7 people and jobs per hectare.

#### b. Zoning

The subject lands are currently zoned “Agricultural” and “Open Space 1” in the City of Vaughan Zoning By-law 1-88. The zoning for the subject lands will have to be updated to reflect the approved Block Plan and Draft Plans of Subdivision.

#### Background

#### a. The Initial Block Plan Submission

On July 26, 2013, agents for the Block 55 (Kleinburg Summit) Landowners Group submitted the subject Block Plan application. During the circulation process, revisions occurred in response to comments received from various public and private agencies and the proposed development plan was updated on November 13, 2013 in response to these concerns.

On November 26, 2013, a statutory Public Hearing under the Planning Act was held to seek input on the updated Block Plan and to present a preliminary report (see Attachment 7) identifying the comments received through the circulation process, which were summarized by agency. Generally, the agency comments were addressed through the November 13, 2013 revisions to the Block Plan. Outstanding issues and items requiring specific attention from the applicants included:

- The appropriateness of development in the Special Study Area
- The location of stormwater management ponds and the level of drainage of the development area
- Land uses adjacent to natural features and proposed grading within natural feature buffers
- The provision of sidewalks and pedestrian connections and the associated traffic impacts of the proposed development, including the potential for a mid-block collector as opposed to significant improvements along Kipling Avenue
- The opportunity to achieve a limited amount of commercial uses in the Block Plan, including live-work opportunities, to create a more complete community without detracting from the nearby Kleinburg Village mainstreet commercial core

The Committee of the Whole adopted the following recommendation which was ratified by Council without amendment on December 10, 2013:

THAT the Public Hearing report for File BL.55.2013 (Castlepoint Huntington Limited et al.) BE RECEIVED; and, that any issues identified be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

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##### b. Comments Received at the Public Hearing

Concerns expressed at the Public Hearing included the following:

- The proposed density of the Block Plan
- The absence of commercial uses in the proposed Block Plan area
- The need for a greater natural buffer, ideally in public ownership, between the Special Study Area and the existing residential uses to the north

A total of three written communications were received prior to the Public Hearing and formed communications to the Public Hearing report. The communications were submitted by the Kleinburg and Area Ratepayers Association (KARA), residents of Theresa Circle (to the north of the Special Study Area), and the resident of 5655 Kirby Road. Both KARA and the residents of Theresa Circle attended the Public Hearing to reiterate their concerns, identified above. The written communication from the resident of 5655 Kirby Road expressed a general opposition to development in the Block 55 East Plan area, particularly as it relates to the environment and the impact on traffic along Regional Road 27.

Based on the review by staff and external agencies and the comments received at the Public Hearing, a revised Block Plan proposal was submitted on January 31, 2014, which forms the basis for this report.

##### c. Overview of the Revised Block Plan Submission

The original Block Plan submission included a number of technical reports and studies that formed the basis for the Block Plan. In response to the issues raised through the circulation process, the original submissions were amended or augmented and resubmitted for review. The resubmitted documents include:

- Block Plan Report, Jan. 2014
- Terms of Reference, Feb. 2013
- Access & Servicing Analysis, May 2013
- Response to Agency Comments, Jan. 2014
- Greenbelt Plan Report, Jan. 2014
- Stage 2 Archaeological Assessment, Jan. 2014
- Revised Urban Design Guideline, Jan. 2014
- Revised Environmental Impact Study, Jan. 2014
- Revised Slope Stability Investigation, Jan. 2014
- Geotechnical Report, June 2013
- Geotechnical Addendum, Jan. 2014
- Hydrogeological and Water Balance Report, July 2013
- Hydrogeological and Water Balance Report Addendum, Dec. 2013
- Traffic Impact Study Addendum, Jan. 2014
- Travel Demand Management Plan, Jan. 2014
- Transportation Management & Sidewalk Master Plan, Jan. 2014
- Development & Infrastructure Phasing Plans, Jan. 2014
- Park & Vista Block Facility Fit Plan, Jan. 2014
- Response to Hydro One, Jan. 2014
- Response to TransCanada, Jan. 2014
- Response to Enbridge, Jan. 2014
- Master Environmental Servicing Plan (MESP), Jan. 2014
- Sewage Pumping Station Preliminary Design Report
- Water Distribution System Analysis
- Fluvial Geomorphology Assessment

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Recommendation 2 of this report requires that the applicant update the above mentioned supporting studies as may be necessary to reflect any measures taken to finalize the Block Plan. This will ensure that the changes resulting from the staff/agency consultation process are properly documented. This is an important final step. The revised material will provide the baseline for the review and analysis of the implementing draft plans of subdivisions by the affected departments and agencies. The work done through the Block Plan approval process will help shape the draft plan conditions and advance the clearance of the conditions by the pertinent departments and agencies. As such, a condition of approval requires that the updates of the supporting studies to the satisfaction of the affected departments and agencies be submitted prior to Council's approval of the first draft plan of subdivision for the Block 55 East Plan area.

#### d. Development Statistics

The proposed development was updated on April 11, 2014 and accommodates a population of 2,643 residents in 796 residential units, composed of 742 single detached units and 54 townhouse units. The proposed development presented at the Public Hearing on November 26, 2013 contained 853 residential units, composed of 712 single detached units, 96 townhouses and 46 semi-detached units, for a population of 2,900 people.

The areas devoted to the individual land uses, as modified and based on comments received at the Public Hearing and from the commenting agencies, are set out below:

Land Use	Area (ha)	
	November 2013	April 2014
KN Low-Rise I: Single Family	29.96	31.97
KN Low-Rise II: Singles & Semis	3.32	2.57
KN Low-Rise III: Semis & Townhouses	1.68	0.53
KN Low-Rise Mixed-Use II	2.37	1.06
Special Policy Area Residential	6.77	5.36
Neighbourhood Park	2.55	2.63
Other Parks	1.57	1.72
Walkways	--	0.15
Landscape/Vista Areas	1.53	2.58
Landscape Restoration Areas	--	6.37
Greenbelt/Natural Heritage System & Buffers	106.54	100.76
Stormwater Management/Pumping Station	7.11	6.98
Utility Corridors	8.53	8.96
Internal Roads @ 15.0m to 23.0m R.O.W.	20.63	20.89
<b>Total</b>	<b>192.50</b>	<b>192.50</b>

#### e. Community Structure

##### i. Site Description and Development Constraints

The subject lands are presently a mix of agricultural and valley land occupying approximately 192 hectares of land to the northeast of the historic village of Kleinburg. Approximately 106 hectares of land are within the Protected Countryside designation of the Provincial Greenbelt Plan.

The surrounding areas consist primarily of protected agricultural lands and natural areas. Two small estate subdivisions north and south of Kirby Road are located to the northwest of

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the site. An additional estate residential development is located southeast of the Kipling Avenue/Teston Road intersection. Recently constructed low density residential neighbourhoods and the Copper Creek Golf Course lie to the west of the East Humber River Valley which ranges from 500 to 800m wide in this area. Access to Highway 400 is approximately 5 kilometres to the east along Teston Road.

The site is bisected by a Hydro One transmission corridor running north-south and a TransCanada gas pipeline crosses the site on an east-west axis.

The TransCanada Pipeline is contained within an 18m wide easement and carries natural gas to the Greater Toronto Area (GTA). Crossings of the pipeline with roads and services are discouraged by Trans Canada Pipeline Ltd. (TCPL) as are parallel roads due to potential conflicts and safety concerns. Grading of the site is also affected by the shallow depth of the gas pipeline. The City's New Official Plan prohibits any permanent building within 7m of the right-of-way and prohibits any accessory building within 3m of the right-of-way.

Constraints associated with the hydro corridor will also influence the design of the community. Grading of the surrounding lands for development must respect the established height of the hydro towers and lines. Road crossings must be located close to the towers to avoid height clearance conflicts with the conductors. The central portion of the corridor under the lines must be left clear for maintenance which will limit the type of planting and landscaping.

#### ii. Land Use Distribution

The proposed Block Plan, as revised, is shown on Attachment 4 to this report and illustrates the location of residential uses, commercial uses, local roads, parks and trails, stormwater management pond locations, natural heritage features and associated buffers, the special study area and other proposed uses.

Residential uses are proposed for approximately 41.5 hectares of the subject lands, including 5.36 hectares of residential land proposed in the Special Study Area. The majority of residential development proposed is single family dwellings. Approximately 1.4 hectares of land is proposed for three-storey townhouses, including 0.9 hectares of live-work townhouse units, as permitted in the KN Low-Rise Residential III designation of the North Kleinburg-Nashville Secondary Plan.

Approximately 7 hectares of land are proposed as parks, vista areas and walkways, including one 2.63 hectare neighbourhood park. This satisfies the requirement for 4 hectares of dedicated parkland based on the proposed land use plan. The location and size of each park has been determined in consultation with, and to the satisfaction of, the Parks Development Department. Landscaped areas are also provided throughout the Block Plan and generally provide access to natural areas and features. "Park D", identified on Attachment 4 to this report, is intended to be a passive park that serves as a trailhead for the adjacent East Humber River natural area.

#### Issues Addressed through the Revised Block Plan

##### a. Supporting a Complete Community

In addition to the live-work units proposed for some of the central townhouse units, a small commercial block has been included in the revised Block Plan to the south of the central community area in order to provide for convenience commercial uses and contribute to a more complete community. Opportunities for other community uses at this location, such as indoor and outdoor amenity spaces, may be explored through further stages of the

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development process. Other public amenity spaces, open space areas and opportunities for active and passive recreation are distributed throughout the Block 55 East area, including a 4.9 kilometre trail system comprised of multi-use trails and other pathways that connect the parks and natural areas with the built environment. In addition, the community will be connected to the Mainstreet Commercial Core of Kleinburg by a 2 kilometre sidewalk to be constructed along Stegman's Mill Road.

#### b. Residential Densities and Built Form

As a result of the comments received at the Public Hearing, the revised Block Plan now proposes a reduced number of residential units (796 units) resulting in a density of 34.7 persons and jobs per hectare, compared to the original 853 residential units and density of 38 persons and jobs per hectare. Part of the reduction in unit numbers results from replacing all semi-detached dwellings with single detached dwellings.

The revised densities are consistent with the North Kleinburg-Nashville Secondary Plan, which sets a target density of 30 persons and jobs per hectare. It is important to note that the resultant density is a product of meeting the objectives and distribution of land-uses identified in the Secondary Plan, which have been achieved by minimizing the extent of the higher density building types and providing a greater amount of parks, landscape areas, lower density building types and commercial components to assist with meeting the objectives of a complete community.

#### c. Special Study Areas

There are two Special Study Areas (SSA) designated in the North Kleinburg-Nashville Secondary Plan within Block 55 East. These are shown on Attachment 3. The North Kleinburg-Nashville Secondary Plan provides for the use of the SSAs as either 'Natural Core' for areas deemed to be undevelopable through environmental study or 'KN Low-Rise Residential I' for areas not constrained by natural features or their buffers. The reports submitted by the applicants conclude that the most appropriate uses for the SSAs are residential, with particular attention being paid to providing large lot sizes to reduce imperviousness, placing municipal services and roadways in a manner that reduces impacts, and implementing Low Impact Development (LID) techniques such as grassed infiltration swales to promote groundwater infiltration and water quality treatment.

Following the Public Hearing, for greater certainty, Planning staff requested that an adjacent lands analysis be completed on the Humber River Valley Kleinburg Area of Natural or Scientific Interest located to the west of the larger SSA. Particular interest was raised with regard to potential opportunities for increased area-sensitive bird habitat. Planning staff concurred with the conclusions of the report that although minor enhancements to the core habitat can be achieved by naturalizing the SSA, opportunities for more significant improvements to the Natural Heritage Network exist elsewhere in the Block 55 East Plan area.

Attachment 5 to this report provides greater detail on the extent of Natural Heritage Network compensation being provided by the applicants. Part of this compensation includes minor reductions in the depth of lots adjacent to the Humber River Valley, such that an additional 0.43 hectares of land beyond the minimum required buffer is being provided along the western edge of the SSA to be restored and conveyed to the City or TRCA.

#### d. Providing an Adequate Buffer between the Special Policy Area and Existing Residents

At the Public Hearing, concerns were raised by the residents of Theresa Circle regarding the proposed private 15 metre buffer between the SSA and the existing residential lots to the

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north. The revised Block Plan proposes to increase the buffer to 25 metres and convey the lands to the City or TRCA. The increased buffer area constitutes an additional 0.43 hectares of restored, landscaped land for a total of 0.86 hectares of land within the SSA being restored and conveyed to a public body. The lands will also provide connections to the community's trail network, as shown on Attachment 4.

e. Environmental Framework & the Natural Heritage Network

A number of environmental protection and enhancement measures have been provided for in the revised Block Plan, detailed in Attachment 5b to this report, including the following:

- A clean water collector system to direct clean water to the Provincially Significant Wetland.
- Stormwater management facility secondary outlet for extended low flow period and cooling trenches related to wet stormwater management facilities.
- Selected locations in the development areas have been chosen to introduce public areas adjacent to natural features to minimize impacts to the natural features.
- Restoration and conveyance to the TRCA or City of 9.16 hectares of tableland within the developable limits and privately-owned Greenbelt lands to form part of the Natural Heritage Network, in addition to valleyland and open space buffer restoration, parks, and vistas.
- Creation of a natural wetland channel feature to restore the central watercourse and provide additional terrestrial and aquatic habitat with riparian vegetation including meadow marsh, refuge pools, offline pools, raptor poles, woody debris and boulders.
- The stormwater management blocks (7 ha) include semi-natural habitat and trails to be integrated with the open space network.
- Creation of naturalized connection between the East Humber River valley and the B1 Swale Woodland (FOM2-2) within the Greenbelt agricultural lands that includes native tree species found in the valley creating connectivity across the existing agricultural field.
- Restoration planting and seeding using non-invasive native species in buffers through the edge management plan.
- Creation of habitat for snakes, hibernacula used by over-wintering snakes.
- Creation of two Barn Swallow nesting structures in the southern part of Block 55 in areas of open semi-natural habitat.

The revised Block Plan submitted on January 29, 2014 was further refined in response to issues identified by the TRCA. The issues pertained to the proposed grading within natural feature buffers and the partial location of Stormwater Management Pond #3 within the limits of the central watercourse feature. The latter was proposed in order to accommodate the central community focus area provided for in the North Kleinburg-Nashville Secondary Plan. The City raised additional concerns with respect to the use of the Greenbelt Protected Countryside for the mid-block collector road extension, Stormwater Management Pond #5 and the pumping station, and their location in proximity to a Provincially Significant Wetland.



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In response, a further update to the proposed Natural Heritage Network plan for the Block 55 East area was submitted to both Planning staff and the TRCA on April 10, 2014. It removed approximately 65% of the proposed grading within the natural buffers and identified the outstanding encroachment areas and proposed compensation in the form of lands specifically designated for naturalization. Staff has reviewed the proposal with the applicant and recognizes that efforts have been made to minimize any encroachments or changes to the Natural Heritage Network. The proposed mitigation and compensation plan, identified in Attachments 5a and 5b “Natural Heritage Compensation Plan”, is appropriate and will provide for the enhanced protection of a significant wildlife habitat and a Provincially Significant Wetland within the Greenbelt Plan, including the provision of a natural wildlife linkage between four Provincially Significant Wetlands and the East Humber River valley.

The southerly extension of the mid-block collector road and the location of the stormwater management pond and the pumping station within the Greenbelt Protected Countryside area were determined to be a preferred alternative to upgrading Kipling Avenue (to accommodate increased traffic resulting from the development of Block 55) and locating the stormwater facilities within the developable limits to the north. The proposed alternative will minimize impacts to the Provincially Significant Wetlands along Kipling Avenue by maintaining it in its current form as a rural character road. The proposed location of the stormwater pond and pumping station is preferred from a technical perspective because of the topography of the Block 55 East area and the maintenance costs associated with locating these facilities further north where the related infrastructure would be placed at significant depths below the surface of the developable lands.

#### f. Sustainability

In addition to the natural heritage network mitigation and enhancements identified above, the proponents have committed to additional sustainability initiatives as identified in Attachment 5b. Such measures include a waste management protocol for home construction in order to reduce waste products and promote the recycling of construction materials. This will include on site waste reduction measures, material re-use measures, recycling of construction materials (drywall scraps, sheet metal, cardboard), and dedicated on-site concrete wash out areas.

The implementation of home construction energy efficiency standards above the Ontario Building Code requirements, such as achieving Energuide 83, will also be utilized to reduce energy and water consumption over the lifetime of the development. Additional energy efficiency and barrier-free accessibility upgrade options will be provided to homebuyers prior to construction.

These measures will be implemented by conditions imposed through the implementing draft plans of subdivision.

#### g. Servicing and Stormwater Management

The concerns raised in the Public Hearing report with respect to servicing and stormwater management have been addressed by the applicants and the City has agreed to the servicing and stormwater management plans provided in the revised Block Plan. The Region of York has confirmed that the servicing for Phase 1 of Block 55 is consistent with the approved Kleinburg-Nashville Water and Wastewater Servicing Strategy Master Plan. Further Regional comments may result from the finalization of the East Vaughan Water and Wastewater Servicing Environment Assessment, which may result in additional refinement to the municipal water and wastewater servicing networks. The Block 55 MESP is in

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accordance with the City-Wide Water and Wastewater Master Plan Environmental Assessment which has been approved by Council. The MESP grading plans for the storm water management ponds and terrestrial resources within the study area were reviewed by Urban Design Staff and were found to be acceptable.

On October 29, 2013, the City's latest annual servicing capacity allocation strategy report was approved by Vaughan Council. The report confirmed that sufficient servicing capacity is available to support continued urban growth in the City over the next three years. Servicing capacity is available in the York/Durham Sewage System (YDSS) to accommodate approximately 12,900 new residents to 2017. The YDSS captures the Block 55 East area.

Availability of this capacity is subject to the construction and anticipated in-service date for the Regional Southeast Collector (SEC) Sewer, which is expected by the fourth quarter of 2014. York Region has recently confirmed that the completion of the SEC project remains on schedule. Accordingly, on April 7, 2014, the Region's no pre-sale condition was cleared allowing pre-sales of allocated units dependent on the SEC project. Further, it is anticipated that York Region will release registration clearances this summer.

#### h. Urban Design and Architectural Control

Staff has reviewed the revised Block Plan Report and the revised Urban Design Guidelines and is satisfied with both documents. The Architectural Design Guidelines will be reviewed by staff at a later date and accordingly will need to be approved by Vaughan Council as a condition of draft plan approval for each Block 55E subdivision.

#### i. Traffic and Transit

Development/Transportation Engineering staff have reviewed the revised Block 55 East - Transportation Management and Sidewalk Master Plan, dated April 29, 2014, and are satisfied that it addresses all outstanding issues. The revised Transportation Management and Sidewalk Master Plan has been attached to this report (Attachment 6) for Council's approval. As noted on the Master Plan, the pedestrian and cycling crossing signage and pavement markings will be provided at the subdivision design stage.

Prior to approval of the first draft plan of subdivision, the consultant must submit a revised Traffic Impact Study and Transportation Demand Management Plan.

#### j. Cultural Heritage

The Block 55 East application was presented to Heritage Vaughan by Cultural Services. Heritage Vaughan approved the recommendations proposed by the applicant's conservation plan, including the preservation of key cultural heritage elements. Other recommendations from the Cultural Services Division have been incorporated into the Block Plan or will be secured at further stages in the development process, as appropriate, and include the following measures:

- Conveyance of the John S. Henry Cultural Heritage Landscape area at the southwest corner of the Block 55 East Plan area
- Commemoration of three heritage sites (the Hugh McCutcheon House, the John S. Henry Cultural Heritage Landscape and Saw Mill Road) with interpretive plaques and a street name for each site, subject to Council approval
- Construction of a gazebo with architectural elements from the McCutcheon house roof style will be located near the former site of the McCutcheon farm on the proposed central park area

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- Inclusion of appropriate architectural details on new homes through the Architectural Design Guidelines

#### Issues to be Addressed Prior to Draft Plan of Subdivision Approval

Since the Public Hearing of November 26, 2013, the majority of outstanding issues have been resolved by the applicant. The following provides a summary of the remaining items that need to be addressed prior to the draft approval of the first plan of subdivision in the Block Plan area as per recommendation 2b. All other matters will be addressed by way of normal draft plan conditions emerging from the pertinent department and agencies.

The following issues will be addressed prior to the draft approval of the first plan of subdivision in Block 55 East area:

- i. That the Block Plan application technical submissions and supporting studies be updated as may be necessary to reflect the measures taken to establish the Block Plan as illustrated in Attachment 4, as per Recommendation 2 of this report. This will include addressing all outstanding technical comments provided by all City departments and external agencies.
- ii. That updated preliminary grading plans and cross-sections be provided by the applicant to the satisfaction of the TRCA and City to demonstrate the technical feasibility of the adjustments to the grading plans. The revised preliminary grading plans and cross-sections should include the existing and proposed grades, as well as the proposed development limits and all natural features/hazards, buffers and minimum vegetation protection zones (MVPZs).
- iii. That the applicant determine the source of the groundwater discharge/seepage areas along the eastern East Humber River valley wall and evaluate how they will be maintained post-development to the satisfaction of the TRCA and City.
- iv. That the City be satisfied that the revised Traffic Impact Study and Transportation Demand Management plan are satisfactory.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The recommendations in this report are consistent with Vaughan Vision 2020 by demonstrating 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.
- Plan and Manage Growth and Economic Vitality – To implement the City's Official Plan and the Growth Management Strategy as set in the Vaughan Official Plan 2010.

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#### **Regional Implications**

The Block Plan has been prepared in consultation with the Region of York pursuant to the policy requirements and provisions of the York Region Official Plan. Regional implications may include additional refinement to the municipal water and wastewater servicing networks subject to the finalization of the East Vaughan Water and Wastewater Servicing Environmental Assessment.

#### **Conclusion**

Vaughan Planning Staff supports the approval of the Block 55 East Block Plan. This approval is part of a series of steps that are required to effect the development of the Block Plan. The draft plans of subdivision will provide the opportunity to impose conditions of approval which will, among other things, facilitate the detailed design and construction of infrastructure and the delivery of the necessary public lands through subdivision agreements with the individual owners.

In addition, the landowners will be required to enter into a Developers' Group Agreement to provide for the equitable sharing of costs amongst the owners to ensure that facilities including parks and walkways can be located as shown on the Block Plan. A draft condition for each plan of subdivision will require that each owner enter into such an agreement. The enactment of the amending zoning by-law will also be a condition of subdivision approval.

The revised Block Plan fulfills the objectives of the North Kleinburg-Nashville Secondary Plan and the Vaughan Official Plan 2010. It provides for an efficient and attractive development form which addresses the presence of the TransCanada Pipeline and Hydro One corridor while accommodating the provision of an interconnected open space, park and trail system and an enhanced Natural Heritage Network. The plan employs a number of methods which support the rural landscape and cultural heritage features distributed across the site. These features will influence the architectural and urban design guidelines that will ensure that the development will reflect a high standard of aesthetics.

In conjunction with the above, the mix of low and medium density residential uses and opportunities for commercial uses in the centre of the community will help support the development of a complete community. It is therefore recommended that Block Plan Application BL.55.2013 for Block 55 East be approved, as revised, as the basis for the submission of the implementing draft plans of subdivision and zoning amendment applications.

#### **Attachments**

1. Context Plan
2. Location Map
3. North Kleinburg-Nashville Secondary Plan: Schedule B3 "Land Use – Kipling Avenue Community"
4. Revised Block 55 East Plan
- 5a. Natural Heritage Compensation Plan – Landscape Restoration Areas
- 5b. Natural Heritage Compensation Plan – Summary of Impacts, Mitigation and Enhancements
6. Block 55 East Transportation Management and Sidewalk Master Plan
7. Public Hearing Report – November 26, 2013

#### **Report prepared by:**

Steven Dixon, Planner, extension 8410

(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.)