



C	13
Item #	37
Report No.	26 (cw)
Council - June 23/15	

**DATE:** June 18, 2015

**TO:** HONOURABLE MAYOR BEVILACQUA AND MEMEBERS OF COUNCIL

**FROM:** PAUL JANKOWSKI, COMMISSIONER OF PUBLIC WORKS  
JOHN MACKENZIE, COMMISSIONER OF PLANNING  
ANDREW PEARCE, DIRECTOR OF DEVELOPMENT ENGINEERING AND  
INFRASTRUCTURE PLANNING SERVICES

**RE:** COMMUNICATION – COUNCIL MEETING – JUNE 26, 2015  
BLOCK 40/47 STATUS UPDATE  
WARD 3 – VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE

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#### **Recommendation**

The Commissioner of Public Works, the Commissioner of Planning and the Director of Development Engineering and Infrastructure Planning Services recommend:

1. That this report be received for information purposes.

#### **Background**

The Committee of the Whole, at its meeting on June 16, 2015, resolved as follows:

*"That staff be directed to review the status of the Block 40/47 plan of subdivision in regard to any outstanding matters related to conditions of draft approval, cost sharing agreements for Block 40/47 Sanitary Pumping Station, and related infrastructure and other matters required to enable these lands to proceed to development and report back to the Council meeting on June 26, 2015."*

The purpose of this report is to address this direction.

The development area that is referred to as Block 40/47 is located immediately south of Teston Road and on either side of Pine Valley Drive as shown on Attachment No.1. The subject lands are designated "Urban Area" and "Valley Lands" by Official Plan Amendment (OPA) 600 and form part of the Vellore Urban Village 1. Site-specific policies within OPA 600 require future development of the Block 40/47 lands to undergo a Secondary Plan and Block Plan review process.

As required an application to amend OPA 600 was submitted by the Block 40/47 Developers Group on February 19, 2003, to redesignate the subject lands from "Urban Area" and "Valley Lands" to permit "Low Density Residential", "Valley Lands", "Medium Density Residential-Commercial", "Stormwater



Management Ponds", "Neighbourhood Commercial Centre", "Parks", "Elementary School", "Institutional", "Greenway System" and "Urban Area", fulfilling the requirements for a Secondary Plan as required by OPA 600. On February 18, 2014, Vaughan Council adopted site-specific OPA 744.

The related Block Plan application (File BL.40/47.2003 Block 40/47 Developers Group Inc.) was originally submitted on February 7, 2003. Since that time, the Block Plan has evolved concurrently with the numerous modifications to the Official Plan Amendment application which culminated in the Council adoption of site-specific OPA 744. The original Block 40/47 application was supported by a number of technical reports including the submission of a Master Environmental Servicing Plan (MESP). The Block Plan and MESP have been revised throughout the review process to reflect discussions with the Block 40/47 Developers Group Inc. and in response to internal staff and external agency comments as well as input from the public. On June 17, 2014, a revised Block Plan submission (dated May 25, 2014) formed the basis of a report to Committee of the Whole recommending approval of the Block Plan application subject to the fulfillment of 55 Conditions of Approval. The June 17, 2014 report and subsequent Communication Item were approved by Council on June 24, 2014. Following Council's approval of the Block 40/47 Plan (subject to conditions) a status report was prepared for the September 2, 2014 Committee of the Whole meeting. A final report was prepared by Policy Planning staff for the May 5, 2015 Committee of the whole meeting addressing the 55 conditions of approval and outlining the requirements of submission respecting the MESP. A final MESP was submitted on June 3, 2015 and is currently under review by staff and external agencies.

Based on the information contained in the Block Plan, MESP and draft plan of subdivision submissions, staff has identified the following key matters that will need to be addressed to enable the development of the lands in Block 40/47 to proceed.

#### **A. Official Plan Amendment (OPA) – Appeal**

**The two specific appeals of OPA 744 to be resolved prior to final approval of the draft plans of subdivision in Block 40/47**

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). 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 first appeal was 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). The second appeal was submitted by 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 proposed adjacent land uses with its existing farming operation. The Maria Pandolfo, et al appeal, is related to unresolved issues respecting the land use designation of an area of land on the Pandolfo property.

An OMB pre-hearing conference took place on February 27, 2015 and a motion to consider scoping of the appeal was heard by the Board on June 3, 4, and 5, 2015. Given the appeals are specific to OPA 744, all draft plan of subdivision applications could be impacted by the resulting Board proceedings if the appeals are not scoped to minimize impacts to all non-related draft plans. Accordingly, staff will be recommending that all OMB appeals be resolved prior to final draft plan approval.

The OMB hearing has been scheduled to commence on September 28, 2015 with a potential duration of ten days. As a result, the Pandolfo draft plan of subdivision application will not be recommended to Council for approval until this matter is resolved.

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

**B. Master Environmental and Servicing Plan (MESP)**

**MESP finalization will be required prior to registration of any of the draft plans of subdivision in Block 40/47**

A submission of the revised MESP was made to the City on June 3, 2015 and circulated to all required internal City departments and external agencies, including the Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNRF), and York Region. Over the next several months staff will complete a detailed review to ensure all outstanding comments have been addressed. The Developers' Group consultants will be providing staff with a detailed MESP revision matrix, and arranging follow up meetings with relevant agencies as necessary to expedite the final review process.

Upon completion of this review, final approval of the MESP document is expected to be issued. Staff will be recommending that a condition of draft plan approval be imposed requiring the MESP document be finalized to the satisfaction of the City and TRCA before registration of any plan of subdivision within Block 40/47.



### **C. Pine Valley North Sewage Pumping Station (PVNSPS) and Related Cost Sharing Agreement**

**Developers' Group cost sharing agreement for the PVNSPS will be required prior to the registration of any of the draft plans of subdivision in Block 40/47**

The development of Block 40/47, the westerly portion of Block 40 South, Block 55 and portions of Block 41 are all dependent on construction of the proposed PVNSPS which will convey sewage flows to the existing conveyance network in Block 40 South as shown on Attachment No. 2. The PVNSPS will be located on the east side of Cold Creek in Block 40 South development area. This pumping station will be designed to accommodate an ultimate flow rate of approximately 250 litres/second making it the largest of its kind in the City. Given its size and environmental design limitations, the pumping station is expected to cost approximately \$25 million to build.

Accordingly, a Developers' Group Cost Sharing Agreement will be needed to provide for the design and construction of the PVNSPS and related trunk sewers/forcemain so an adequate outlet is readily available for all benefitting lands. The parties to this Cost Sharing Agreement shall include all benefitting landowners. Staff will be recommending that a condition of draft plan approval be imposed requiring the benefitting landowners seeking future draft plan approvals (those in Blocks 40/47, 55 and 41) to enter into this Cost Sharing Agreement before the registration of each plan of subdivision.

Based on recent discussions with the Block 40/47 Lead Consultant, staff has been advised that weekly meetings amongst all benefitting landowners have taken place and will continue until all issues relating to the cost sharing agreement have been resolved. It is our understanding that all parties are engaged and motivated to reach a consensus and execute the agreement by September 2015.

The detailed design of the PVNSPS and all related infrastructure (including the pedestrian/servicing bridges) is well underway. Staff has been advised that engineering submissions for the pumping station will be made to the City and other relevant agencies this summer with the objective of tending the work in November and starting construction in early 2016. Based on this schedule, the pumping station and related trunk sewers and bridges will be completed in summer 2017.

### **D. Pedestrian/Servicing Bridges and Approach Pathways**

**The status of the pedestrian bridge design require holding provisions for some adjacent lands**

Two pedestrian/servicing bridge structures are proposed to cross the Purpleville Creek valley systems within Block 40/47. These structures will provide multi-use pedestrian and cycling connectivity between the east and west neighbourhoods. In addition, the structures will be used to support the necessary watermain and sanitary sewer crossings of the valley as shown on Attachment No. 3. Extensive



consultation with staff from the Ministry of Natural Resources and Forestry (MNRF) and TRCA was undertaken in order to finalize the location of the bridges and abutments.

A preliminary design of the proposed bridge structures has been prepared, peer reviewed and approved in principal. The City's peer review Consultant will continue to assist with the review of the detailed design which may affect the approaches and adjacent lots. Access requirements for perpetual operating and maintenance and capital replacement will be finalized in conjunction with review of the detailed design to the satisfaction of the City, TRCA and MNRF.

Accordingly, staff will be recommending that a holding symbol "H" be applied to the amending zoning by-law for specific lots adjacent to the proposed pedestrian/servicing bridges to ensure development does not proceed until such time the City is satisfied with the detailed design of the bridge structures and associated approach pathways. In addition, the lot fabric in the vicinity of the bridges may need to change and proposed lots may be deleted to accommodate the final bridge design and pathways. Refer to Attachment No. 3.

#### **E. Water Balance and Storm Water Management Pond Sizing**

**The status of the storm water servicing design requires holding provisions for some adjacent lands**

The storm water management (SWM) plan for lands within Block 40/47 proposes the establishment of three SWM facilities. The facilities will control the urban storm water runoff to the target release rates established for the East Humber River watershed. The facilities will also provide water quality treatment and erosion control.

In order to achieve the necessary water balance requirements for the Block, infiltration galleries are proposed within each of the storm water management pond blocks. The proposed groundwater recharge/balance analysis included in the recent re-submission of the MESP remains under review by the TRCA, MNRF and City. Accordingly, staff will be recommending that a holding symbol "H" be applied to the amending zoning by-law for specific lots adjacent to the proposed stormwater management pond blocks to ensure development does not proceed until such time that the City is satisfied with the detailed design of the ponds and the infiltration galleries. This condition is necessary to ensure adequate sizing of the pond blocks. Modifications to lots and/or other red-lining of the affected draft plans may be required based on the final detailed design as shown on Attachment No. 3.

**F. Teston Road Trunk Watermain Extension**

**Up-front financing agreement for new watermain implementation needs to be executed prior to registration of any plans of subdivision in Block 40/47**

The lands are within Pressure District 7 (PD 7) of the York Water Supply System. Block 40/47 North will be serviced by the extension of the existing 450mm diameter watermain on Teston Road from its current terminus just west of Weston Road. A portion of the watermain will be funded from Development Charges in accordance with the City's current Background Study.

A secondary watermain feed for security and looping purposes will be provided via a connection to the existing system in Block 40 South. This secondary feed is proposed to cross the valley via bridges and the location coincides with the sanitary sewer crossing to the PVNSPS from the west. The Block 40/47 Landowners' Group will be required to enter into an agreement with the City to upfront finance, design, tender and construct the required external watermain on Teston Road, west of Weston Road, as a component of the first phase works to the satisfaction of the City.

**G. Teston Road Jog Elimination at Pine Valley Drive**

**The status of the Teston Road/Pine Valley Drive jog elimination requires holding provisions for some adjacent lands**

York Region is currently undertaking an Environmental Assessment (EA) Study for the realignment/jog elimination of Teston Road at Pine Valley Drive. The final outcome of the EA Study may require revisions to the Block 40 North Development Plan. As a result, York Region has requested the north-west portion of Block 40 North, specifically the Neighbourhood Commercial Block 479 and the Medium Density Block 458, have a Holding Provision placed on these Blocks as shown on Attachment No. 3. The lotting and local road network in this area shall accommodate the final preferred Teston Road alignment and intersection improvements at Pine Valley Drive. The realignment of Teston Road will include full urbanization and signalization at the intersection with Pine Valley Drive. The Block 40/47 Consultants are closely cooperating with York Region's Class EA Consultant to efficiently resolve these matters.

**H. Improvements and Urbanization of Pine Valley Drive and Teston Road**

**Agreement for road improvements needs to be executed prior to registration of any plans of subdivision in Block 40/47**

Pine Valley and Teston Road are currently two lane rural roads in the vicinity of the Block 40/47 Development area. Accordingly, improvements to these roadway sections will be required to provide for



development of the Block. As a condition of draft plan approval, the Block 40/47 Developers' Group will be required to enter into an agreement with the City to facilitate these necessary road improvements.

The improvement and urbanization of Teston Road (including sidewalk and streetlighting) west of Pine Valley Drive, for approximately 800m, is identified in the City's current Development Charge Background Study. The design and construction of this work shall be advanced by the Block 40/47 Developers Group in conjunction with development of the adjacent area south of Teston Road and to the satisfaction of the City. This work shall be coordinated with York Region's planned improvement works noted above. All necessary road widening to facilitate these improvement works shall be conveyed to the City and/or Region as required and in accordance with the City and/or Region's Official Plan.

Improvements and urbanization to Pine Valley Drive from Teston Road to the south limits of the Block Plan shall include sidewalk and streetlighting to the satisfaction of the City and Region.

### **Conclusion**

Resolution of the above matters can be addressed in conjunction with the development review and approval process for each individual draft plan of subdivision application. Accordingly, conditions of draft plan approval will be developed and recommended by staff through the draft plan approval process to enable development of the lands in Block 40/47.

Respectfully submitted

A large, stylized handwritten signature in black ink, appearing to read 'Paul Jankowski'.

Paul Jankowski,  
Commissioner of Public Works

A large, stylized handwritten signature in black ink, appearing to read 'Andrew Pearce'.

Andrew Pearce,  
Director of Development Engineering & Infrastructure Planning

A large, stylized handwritten signature in black ink, appearing to read 'John Mackenzie'.

John Mackenzie,  
Commissioner of Planning

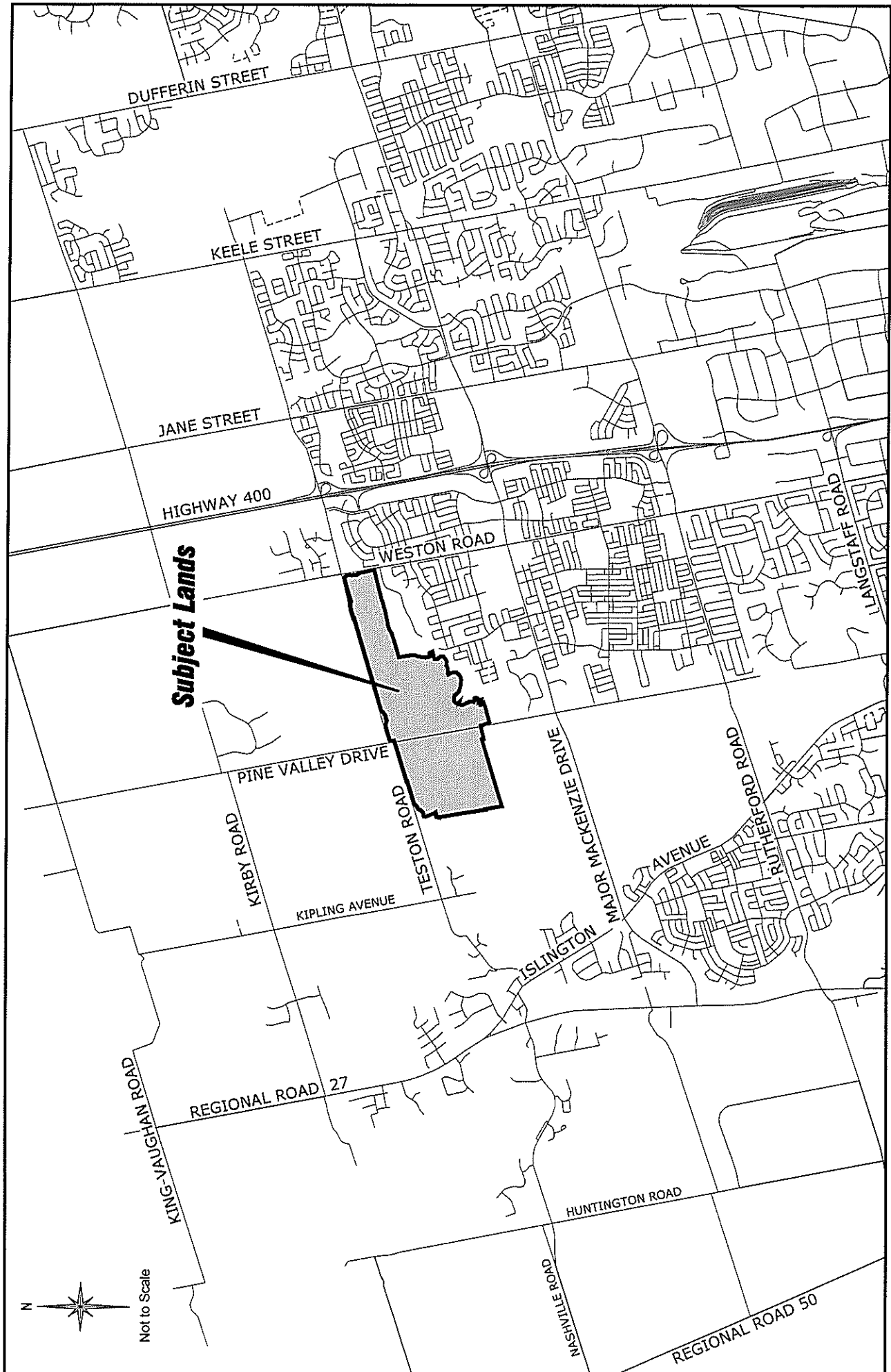
### **Attachments**

1. Context Location Map
2. Pine Valley North Sewage Pumping Station Tributary Area Plan
3. Issue Location Plan



Copy: Steve Kanellakos, City Manager  
Jeffery A. Abrams, City Clerk  
Heather Wilson – Acting Commissioner of Finance, City Solicitor  
John Henry – Acting Commissioner of Finance, City Treasurer  
Grant Uyeyama – Director of Development Planning  
Roy McQuillin – Acting Director of Policy Planning





**Subject Lands**

# Context Location Map

**LOCATION:**  
Part of Lots 23, 24, 25, Concessions 6 & 7

**APPLICANT:**  
Block 40/47 Developers Group Inc.

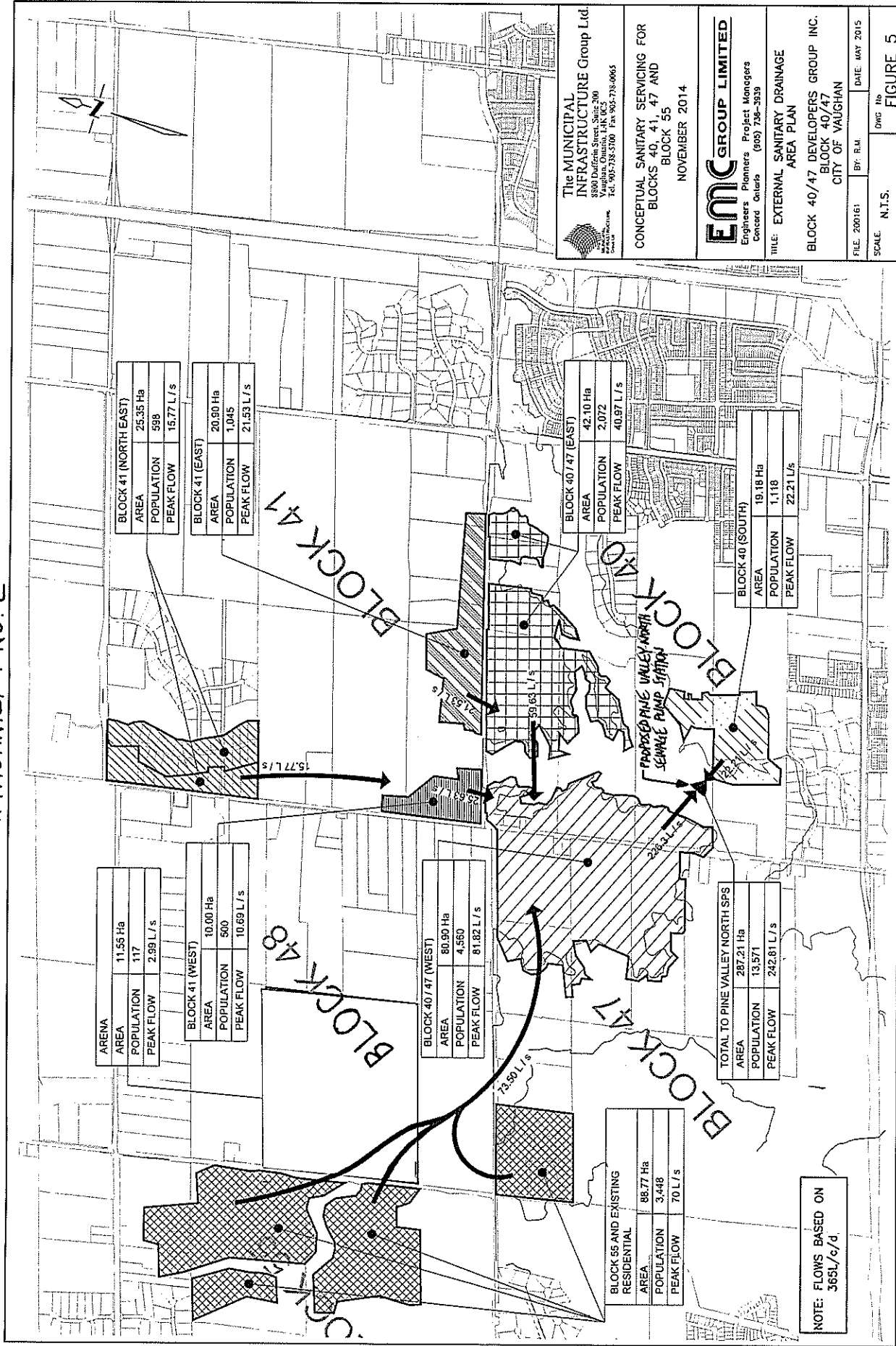
N:\DPT\1 ATTACHMENTS\Blocks40\_47\BL\_40\_47.03a.dwg



# Attachment

**FILE:** BL\_40/47.2003  
**RELATED FILE:** OP.03.008 (OPA 744)

**DATE:**  
April 17, 2015



**The MUNICIPAL INFRASTRUCTURE Group Ltd.**  
 9880 Dufferin Street, Suite 200  
 Vaughan, Ontario, L4K 0C5  
 Tel: 905-78-5100 Fax: 905-78-0665

CONCEPTUAL SANITARY SERVICING FOR  
 BLOCKS 40, 41, 47 AND  
 BLOCK 55  
 NOVEMBER 2014

**EMC GROUP LIMITED**  
 Engineers Planners Project Managers  
 Concord Ontario (905) 736-3339

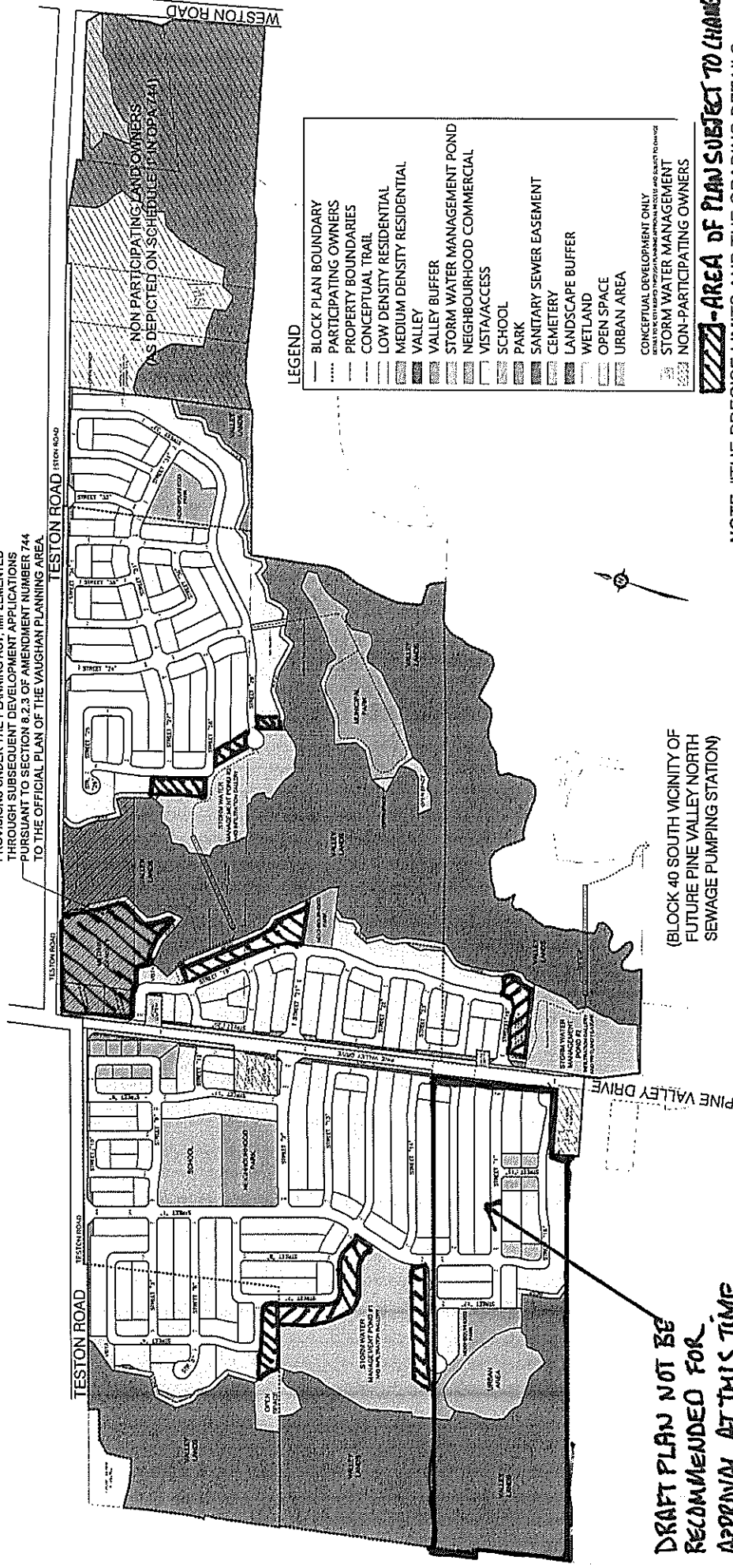
TITLE: EXTERNAL SANITARY DRAINAGE  
 AREA PLAN

BLOCK 40/47 DEVELOPERS GROUP INC.  
 BLOCK 40/47  
 CITY OF VAUGHAN

FILE: 200161 BY: R.M. DATE: MAY 2015

SCALE: N.T.S. DWG No: **FIGURE 5**

HATCHED AREA MAY BE SUBJECT TO HOLDING SYMBOL PROVISIONS UNDER THE PLANNING ACT, IMPLEMENTED THROUGH SUBSEQUENT DEVELOPMENT APPLICATIONS PURSUANT TO SECTION 8.2.3 OF AMENDMENT NUMBER 744 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA.



# LEGEND

- BLOCK PLAN BOUNDARY
- PARTICIPATING OWNERS
- PROPERTY BOUNDARIES
- CONCEPTUAL TRAIL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- VALLEY
- VALLEY BUFFER
- STORM WATER MANAGEMENT POND
- NEIGHBOURHOOD COMMERCIAL
- VISTA/ACCESS
- SCHOOL
- PARK
- SANITARY SEWER EASEMENT
- CEMETERY
- LANDSCAPE BUFFER
- WETLAND
- OPEN SPACE
- URBAN AREA
- CONCEPTUAL DEVELOPMENT ONLY
- STORM WATER MANAGEMENT
- NON-PARTICIPATING OWNERS

**AREA OF PLAN SUBJECT TO CHANGE**

NOTE: "THE PRECISE LIMITS AND THE GRADING DETAILS ASSOCIATED WITH THE EDGES OF THE VALLEY LANDS ARE SUBJECT TO FINAL DETERMINATION THROUGH FUTURE DEVELOPMENT PROCESSES"

Not to Scale

## Proposed Block 40/47 Plan

LOCATION:  
Part of Lots 23, 24, 25, Concessions 6 & 7

APPLICANT:  
Block 40/47 Developers Group Inc.

N:\DFT\1 ATTACHMENTS\Block40\_47\Bl.40\_47.03a.dwg



## Attachment

FILE: BL.40/47.2003  
RELATED FILE: OP.03.008 (OPA 744)

DATE:  
April 17, 2015

3