

C27  
Item 57  
Rpt. 30 (cw)  
CL - June 24/14

**DATE: JUNE 23, 2014**  
**TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL**  
**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING**  
**RE: COMMUNICATION**  
**REPORT NO. 30, ITEM 57, COMMITTEE OF THE WHOLE, JUNE 17, 2014**

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

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### Recommendation

The Commissioner of Planning recommends:

1. THAT Recommendation 3 in the report by the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Policy Planning, dated June 17, 2014, Report No. 30 and Addendum Item 57 be revised to read as follows:
  - "3. THAT prior to the draft plan approval of the first draft plan of subdivision in the Block 40/47 area, Council shall have given final approval to the Block 40/47 Block Plan with any required revisions to reflect changes thereto resulting from the fulfillment of the conditions of approval provided herein and any changes resulting from the Regional review and approval of the modified OPA 744. Such approval can be granted concurrently with the approval of the first draft plan of subdivision in the Block 40/47 area, either as a separate report or a section within the report for draft plan of subdivision approval."
2. THAT Recommendation 5 in the report by the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Policy Planning dated June 17, 2014, Report No. 30 and Addendum Item 57, not be revised as requested by the Developers Group but shall be modified as follows:
  - "v. Amending Paragraph 6, Section IV, by deleting clause x. and xi. and by further amending Schedule "1" being Schedule "A" "Land Use" to OPA 600 by redesignating the Peninsula lands to "Municipal Park" and adding the following clause:
    - x. With respect to the land feature identified as the Peninsula lands within the Block 40 proposed Block Plan, the precise limits of the "Municipal Park" designation for the Peninsula lands as shown on Schedule "1" of this Plan will be established in consultation with the Toronto and Region Conservation Authority. Such determination will be made through the Draft Plan of Subdivision process for the subject lands and will be reflected in the implementing Zoning By-law. If it is determined by the City in consultation with the TRCA that the Peninsula lands can accommodate a "Municipal Park" then the City may consider the acquisition of all or part of the lands on the following basis:
      - a. The City may acquire such development land for use as a "Municipal Park". Such acquisition will be based on the valuation of the lands for

the intended purpose taking into consideration constraints inherent in the site such as, but not limited to access limitations, development costs, on-going maintenance and lifecycle replacement, and lack of road frontage and visibility.

- b. For the purposes of calculating the area of land to be considered for acquisition as a "Municipal Park", hazard lands, utilities and service easements shall be excluded.
  - c. Final arrangements for any acquisition of the "Municipal Park" lands will take place through the development approval process or through alternative arrangements satisfactory to the City.
  - d. That any access to the Peninsula lands be designed and located to minimize alteration of, and intrusion into the valley lands to the satisfaction of the City, the TRCA and Province."
3. THAT the following recommendation be added to the *Recommendation* Section of the report by the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Policy Planning, dated June 17, 2014, Report No. 30, Addendum Item 57.
- "8. THAT staff report back to the September 2, 2014 Committee of the Whole meeting with a status update on the clearance of the Conditions contained in Attachment 1 and further adjustments to conditions of Block Plan approval, if warranted, by changing circumstances or the availability of new information."
4. THAT the revised "Standard Conditions of Block Plan Approval" attached hereto as Attachment 1 BE APPROVED, with the recommended changes discussed herein, as the Conditions of Approval for the Block 40/47 Block Plan.
5. THAT Recommendation 5 a) iii. in the report by the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Policy Planning dated June 17, 2014, Report No. 30 and Addendum Item 57, be replaced by the following:

iii. Amending Paragraph 6, Section IV by adding the following clause xv:

xv. Compatibility with Adjacent Rural Uses

Residential Uses, as provided for in this Plan, shall be developed in a manner that is compatible with adjacent Rural/Agricultural Uses. Measures to ensure compatibility will be considered and implemented through the draft plan of subdivision/zoning approval processes. Such measures may include: the provision of buffer areas, landscaping and screening, setbacks, building massing and grading measures that minimize the use of retaining structures.

## **Background**

Council at the June 17, 2014 Committee of the Whole Meeting deferred application for Block Plan Approval (File BL.40/47.2003 - Block 40/47 Developers' Group Inc.), in order to provide staff with an opportunity to review the submission made by the Developers' Group and reconcile the proposed revisions with the Conditions of Approval contained in the June 17, 2014 staff report. The Developers' Group revisions are set out in Attachment 2. A reconciled version of the "Standard Conditions of Block Plan Approval", reflecting the changes discussed herein, form Attachment 1 to this staff report.

1. Deletion of Recommendation 3 (June 17, 2014) and the Addition of the New Recommendation 8

The Developers' Group is requesting the deletion of Recommendation 3 from the Committee of the Whole report of June 17, 2014. Recommendation 3 provides that prior to the draft approval of the first draft plan in the Block 40/47 area, Council shall have given final approval to the Block Plan with any required revisions to reflect the changes resulting from the conditions of Block Plan approval or any changes resulting from the final approval of OPA 744. Staff do not support the complete deletion of this condition. Staff believe it is important, for the record, to have a Council approved document that reflects any changes resulting from the fulfillment of the conditions. In addition, the draft plans will need to be reviewed for conformity with the Block Plan. Therefore, Council's acknowledgement of a benchmark Plan will be important.

Staff understand the concerns that this measure might have on timing. If the changes are only minor then the report may not need to be lengthy. This report could be presented at the same meeting that the first draft plan of subdivision is approved. As an alternative, if the plan requires minimal changes, the Block Plan report could be embedded in the report on the approval of the first draft plan of subdivision. All draft plan reports will include a section on Block Plan conformity. To clarify this position, it is recommended that the Recommendation 3 be modified to read:

"THAT prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area, Council shall have given final approval to the Block 40/47 Block Plan with any required revisions to reflect changes thereto resulting from the fulfillment of the conditions of approval provided herein and any changes resulting from the Regional review and approval of the modified OPA 744. Such approval can be granted concurrently with the approval of the first draft plan of subdivision in the Block 40/47 area, either as a separate report or as a section within the report for draft plan of subdivision approval."

In addition, it was proposed that a new condition of approval be added, which would direct staff to report to the first Committee of the Whole meeting in September, with a status update on the clearance of conditions contained in Attachment No. 1 (as modified). Staff have no objections to the inclusion of this condition. This report will facilitate the resolution of issues, which will minimize the extent of reporting at the time of Council's final approval of the Block Plan. In addition, this will provide for the further rationalization of Conditions to reflect changes in circumstances or the availability of new information. Therefore, the following is recommended as Condition 8, as set out in recommendation:

"THAT staff report back to the September 2, 2014 Committee of the Whole meeting with a status update on the clearance of the Conditions contained in Attachment 1 and further adjustments to conditions of Block Plan approval, if warranted, by changing circumstances or the availability of new information."

2. The Peninsula Lands

In response to the direction of Committee, staff has developed an approach to reconciliation, which builds on the submission of the Developers Group and the further modifications to the existing policies of the adopted OPA 744. It will also result changes to the Standard Conditions of Block Plan Approval from the June 17, 2014 staff report

The Developers' Group is proposing that the Peninsula lands be designated as Neighbourhood Park and that their suggested limits of the park, as shown on Attachment 4 (Block 40/47 Block Plan) to the June 17, 2014 staff report, be accepted; and the Owners enter into an agreement to obtain approvals and construct satisfactory pedestrian and access for maintenance. To implement this measure they are recommending further modifications to OPA 744, which would have the following effect:

- Modifying Section IV, paragraph 6, by deleting clauses x. and xi;

- By further modifying Schedule 1 to OPA 744 (Schedule A "Land Use") by redesignating the Peninsula lands as Neighbourhood Park

The effect of deleting clause x. is to eliminate the potential for the Peninsula lands to be used for "Low Density Residential" uses upon determination of whether there was any developable land on the Peninsula. The deletion of clause xi eliminates a number of study requirements, to be implemented through the development application process, and applied if the Peninsula lands were to be developed for "Low Density Residential" uses. The proposed modification to Schedule 1, would identify the ultimate use of the Peninsula lands as a Neighbourhood Park.

Staff have no objection to the deletion of the clauses x. and xi., which have the effect of eliminating the prospect of "Low Density Residential" development on the Peninsula. However, at this point, staff remains concerned about the designation of the Peninsula as a "Neighbourhood Park". Applying the term is considered to be inappropriate, given that the Peninsula's location in the broader neighbourhood and its site characteristics (no road frontage, limited visibility and constrained access) does not replicate the standard requirements for a Neighbourhood Park, as established by OPA 600. In addition, the actual usable area would still need to be established, and a facility fit would need to be undertaken, to confirm that it could be used for such purposes.

If the acquisition of these lands for public purposes is to be pursued, it is recommended that an alternative approach be adopted, which would take the following form:

- The redesignation of the Peninsula lands on Schedule 1 to OPA 744 to "Municipal Park" which would allow flexibility for active or passive uses in accordance with the Parks and Open Space designations of policy 4.2.5 of OPA 600;
- The further modification of OPA 744, to provide for the following:
  - Identification of the lands on the Peninsula capable of supporting a "Municipal Park" use, at the time of draft plan approval, subject to the determination of the development limits of the "Municipal Park", to facilitate the City's decision as to whether to acquire the lands;
  - Identification of matters to be considered in the valuation of the lands to inform the acquisition decision;
  - Areas that are not considered appropriate for acquisition;
  - Specifying that the final arrangements for any acquisition of the Peninsula lands be implemented through the draft plan of subdivision process or an alternative process satisfactory to the City;
  - That any access to the Peninsula lands be designed to minimize alteration and intrusion into the Valley lands.

In order to give effect to this approach, the following recommendation should be adopted.

THAT Recommendation 5 in the report by the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Policy Planning dated June 17, 2014, Report No. 30, Addendum Item 57, not be revised as requested by the Developers Group but shall be modified as follows:

- "v. Amending Paragraph 6, Section IV, by deleting clause x. and xi. and by further amending Schedule "1" being Schedule "A" "Land Use" to OPA 600 by redesignating the Peninsula lands to "Municipal Park" and adding the following clause:
  - x. With respect to the land feature identified as the Peninsula lands within the Block 40 proposed Block Plan, the precise limits of the "Municipal Park" designation for the Peninsula lands as shown on Schedule "1" of this Plan will be established in consultation with the Toronto and Region Conservation Authority. Such determination will be made through the Draft Plan of

Subdivision process for the subject lands and will be reflected in the implementing Zoning By-law. If it is determined by the City in consultation with the TRCA that the Peninsula lands can accommodate a "Municipal Park" then the City may consider the acquisition of all or part of the lands on the following basis:

- a. The City may acquire such development land for use as a "Municipal Park". Such acquisition will be based on the valuation of the lands for the intended purpose taking into consideration constraints inherent in the site such as, but not limited to access limitations, development costs, on-going maintenance and lifecycle replacement, and lack of road frontage and visibility.
- b. For the purposes of calculating the area of land to be considered for acquisition as a "Municipal Park", hazard lands, utilities and service easements shall be excluded.
- c. Final arrangements for any acquisition of the "Municipal Park" lands will take place through the development approval process or through alternative arrangements satisfactory to the City.
- d. That any access to the Peninsula lands be designed and located to minimize alteration of, and intrusion into the valley lands to the satisfaction of the City, the TRCA and Province."

This provides the opportunity for City's acquisition of all or part of the Peninsula lands for the purposes of a "Municipal Park or Passive Open Space", subject to the satisfaction of Council.

3. Other Modification Requests Affecting the Peninsula Lands: Standard Conditions of Block Plan Approval

The Developers' Group proposed the deletion of Condition 10 in light of the proposed modifications to OPA 744 that would have the effect of removing the potential for low density residential" development subject to the delineation of any developable area. Staff are recommending that Condition 10 be maintained but modified to reflect the intent of Recommendation 2, to this communication, which provides for the redesignation of the Peninsula lands to "Municipal Park".

Therefore, it is recommended that a corresponding adjustment be made to Condition 10 of Block Plan Approval. It should be deleted and replaced by the following.

10. The precise limits of "Municipal Park" lands in the Peninsula lands, will be established to the satisfaction of the Vaughan Planning Department's Policy Planning Division in consultation with the Toronto and Region Conservation Authority through the Draft Plan of Subdivision process.

Modifications to two additional conditions were requested by the Developers' Group.

The Group is requesting that Condition 51 be deleted. Condition 51 requires the removal of the reference to the Peninsula lands as a "Park" on the Block Plan. Should Council concur with the modification, as set out in Recommendation 2, to this communication, redesignating the Peninsula lands "Municipal Park" then it is recommended that the Condition be amended to state:

51. Prior to the final approval of the Block Plan, the Peninsula lands shall be shown as "Municipal Park", on the Block Plan to the satisfaction of the Vaughan Parks Development Department.

Condition 52 requires the preparation of facility fit plans for the park blocks in Block 40/47 prior to the final approval of the Block Plan. The modification requests that the Condition be amended to include "...the Neighbourhood Park" on the Peninsula..." as being subject to the facility fit exercise. Preparation of a preliminary facility fit, in consultation with the Parks Development, will be of assistance in establishing the potential use of the lands. Therefore, Condition 52 is recommended for amendment to identify the lands designated "Municipal Park" as subject to the requirement for a facility fit exercise, prior to the final approval of the Block Plan.

#### 4. Modifications to the Heritage Conditions

The Developers' Group is requesting the deletion of Conditions 20, 21, 22 and 24. Conditions, 20, 21, 22, and 24 were reviewed by the Planning Department's Cultural Heritage Division. The conditions are in direct relation to the requirement for Cultural Impact Assessments for 10699 and 10733 Pine Valley Drive as well as a Heritage Impact Assessment for the area of the East Humber River Tributary.

The buildings located at 10699 and 10733 Pine Valley Drive, are both identified on the "City of Vaughan Inventory of Buildings of Historical and Architectural Significance. Furthermore, 10733 Pine Valley Drive is also listed on the "Register of Buildings of Historical and Architectural Significance" as designated under Section 27 of the Ontario Heritage Act by Council in 2005. In consultation with the Cultural Heritage Division, and in consideration of the significance of the existing buildings it was determined that the conditions should not be deleted.

The buildings located at 10699 and 10733 Pine Valley Drive are both within the study area for the Environmental Assessment for the elimination of the Teston Road/Pine Valley Drive jog. One of the concerns of the Developers' Group was that the EA will probably not be completed before the Block Plan comes up for final approval. The disposition of the EA will provide guidance as to the ultimate treatment of the existing buildings. The EA will also be required to take those buildings into consideration.

Should the EA not be approved in advance of the final block plan approval, then the approval of the required Cultural Heritage Resource Impact Assessments can be deferred and be dealt with as a condition of draft plan approval. Therefore it is recommended that Conditions 20, 21 and 22 be modified by adding the following at the end of each condition: "Should the Environmental Assessment for the elimination of the Teston Road/Pine Valley Drive jog not be completed before the time of final Block Plan approval, the approval of the Cultural Heritage Resource Impact Assessment will be deferred and be dealt with as a condition of draft plan approval."

With respect to Condition 24, staff is recommending a modification to provide clarification on what the condition is requiring. The requirement which resulted in Condition 24 was also noted in OPA 744 (Section IV, sub-section 10.b.ii) and was commented on through the Block Plan review process by the Province. Condition 24 should be deleted and be replaced by the following:

- "24. Prior to final draft plan of subdivision approval on lands west of Pine Valley Drive, a Heritage Impact Assessment for the area of the East Humber River Tributary shall be conducted, submitted, reviewed and approved to determine if the area constitutes a Cultural Heritage Landscape, to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division."

#### Parks Development Department

The Parks Development Department has provided the following commentary on matters related to issues raised through the reporting process.

Section 7.g. vi. of the report by the Commissioner of Planning, Interim Director of Planning/Director of Development Planning and Manager of Policy Planning, dated June 17, 2014, under the sub-heading

Proposed Parkette in Block 47 addresses the determination of creditable parkland in the area adjacent to the "Urban Area" designation. It should be noted that although a Landscape Master Plan is required to determine an appropriate interface with the "Urban Area", the amount of parkland dedication for the parkette has previously been determined.

In consideration of request for costing information to permit the "Municipal Park" lands to be used for such purposes, it is impossible to be definitive at this point. There are a number of variables that would have to be resolved. These include, the determination of the actual area of land to be devoted to such uses; the confirmation of the facilities to be provided on the site; the nature and cost of the infrastructure required to secure access to the Peninsula lands and any environmental mitigation measures in response to the crossing of the valley; and if there can be any costs savings in the provision of access resulting from the construction of the to provide for the installation/maintenance of the sewer. A projected cost would require some additional study.

#### Other Requested Changes

One of the members of the Developers' Group expressed concern with the wording of the recommended Policy xv. "Compatibility with adjacent Rural Uses". It provided as follows:

Residential Uses, as provided for in this Plan, shall be developed in a manner that is compatible with adjacent Rural/Agricultural Uses. Measures to ensure compatibility will be considered and implemented through the draft plan of subdivision/zoning approval processes. Such measures may include: the provision of buffer areas, landscaping and screening, increased building setbacks, sympathetic massing and architectural treatments and grading measures that minimize the use of retaining structures.

This owner is located at the south end of Block 40, which is known as the "Omega" lands. The primary concerns relate to potential increases in setbacks for houses that back onto the existing farm, the use of the term "sympathetic architecture" and the reference to grading measures that minimize the retaining structures. This policy is written in a way that it does not prescribe a definitive solution. It sets out a number of alternative solutions, which will probably result in a solution that involves a package of such measures. This will be determined through the draft plan of subdivision and zoning approval processes, including the provision of the Urban Design Guidelines.

Staff is satisfied that the term "sympathetic architecture" can be removed, as it would be difficult to define this term more precisely in policy at this point. However, given that the other measures are only identified as potential solutions it is recommended that they remain. It is noted, with respect to retaining walls, that they are not generally encouraged. Therefore, it is recommended that Recommendation 5 a) iii xv. (June 17, 2014) be reworded to read:

xv.      **Compatibility with Adjacent Rural Uses.**

Residential Uses, as provided for in this Plan, shall be developed in a manner that is compatible with adjacent Rural/Agricultural Uses. Measures to ensure compatibility will be considered and implemented through the draft plan of subdivision/zoning approval processes. Such measures may include: the provision of buffer area, landscaping and screening, setbacks, building massing and grading measures that minimize the use of retaining structures.

A clarification to the corresponding Condition of Block Plan approval has been requested. To recognize that the detailed solution for this matter will be resolved at the draft plan of subdivision approval stage. Staff can support a modification which provides as follows:

36.      Prior to the final approval of the Block Plan, the Owner shall provide additional grading detail respecting the updated development limits as established by the TRCA including

any information on the proposed retaining walls along the southern limits of the "Omega" lands, to the satisfaction of the Vaughan Development/Transportation Engineering Department, subject to finalization of the retaining wall design for the "Omega" lands through the draft plan of subdivision process.

### Conclusion

Upon review of the documentation provided by the Block 40/47 Developers' Group Inc., staff has provided modifications to both the *Recommendation* Section and Attachment 1 "Standard Conditions of Block Plan Approval" and OPA 744, which is currently at the Region of York for approval. The majority of the modifications are related to the proposed use of the Peninsula lands.

For the reason noted in the June 17, 2014 Committee of the Whole report, staff cannot support an active Neighbourhood Park designation on the Peninsula lands. However, based on direction received by the Committee of the Whole at its meeting June 17, 2014 and after further review staff can recommend a "Municipal Park" designation for the lands, subject to a number of policies that would inform Council's decision on the acquisition of these lands for public use including the need to establish the limits of the "Municipal Park". Should Council concur, the recommendations set out in this Communication should be approved as part of the approval of the Block Plan, as an amendment to recommendations set out in Technical Report of June 17, 2014.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a horizontal line extending from the end of the signature.

JOHN MACKENZIE  
Commissioner of Planning

RM/AH/lm

### Attachments

1. Standard Conditions of Block Plan Approval (Track Changes Version – updated to include modifications.)
2. Written Submission made by Block 40/47 Developers Group Inc. – Committee of the Whole meeting June 17, 2014.

Copy To:

Barbara Cribbett, Interim City Manager  
Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Interim Director of Planning/Director of Development Planning  
Roy McQuillin, Manager of Policy Planning  
Jamie Bronsema, Director of Parks Development



**ATTACHMENT NO. 1**

**STANDARD CONDITIONS OF BLOCK PLAN APPROVAL**

**APPROVAL OF BLOCK PLAN BL.40/47.2003  
BLOCK 40/47 DEVELOPERS GROUP INC.  
PART OF LOTS 8 AND 9, CONCESSION 8, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE FINAL APPROVAL OF THE BLOCK 40/47 PLAN, ARE AS FOLLOWS:**

1. The Plan shall relate to the draft block plan, prepared by KLM Planning Partners Inc., dated May 25, 2014.
2. The lands within this Plan shall be appropriately designated by OPA 744 once it has come into effect in accordance with the provisions of The Planning Act. Particular land use designations applied to the subject block plan are as follows:  
  
"Low Density Residential", "Medium Density Residential/Commercial", "Stormwater Management Ponds", "Neighbourhood Commercial Centre", "Parks", "Elementary Schools", "Institutional", "Valley Lands", "Greenway System", and "Urban Area" and "Municipal Park".
3. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, Policy Planning Division, in accordance with the applicable and in-effect Tariff of Fees By-law.
4. Prior to final approval of the Block Plan and MESP, the Owner shall submit and have approved an Environmental Impact Study containing sufficient data and site-specific observations in the determination of the development limits, and addressing potential impacts of the proposed development and potential mitigation techniques, to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources.
5. Prior to final approval of the Block Plan, the Owner shall submit and have approved by the Vaughan Planning Department, Policy Planning Division, and the Toronto and Region Conservation Authority the following with respect to Water Quality and Quantity:
  - a. An assessment that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - b. An approximate post-development water balance calculation as approved by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority demonstrating any infiltration deficit will be mitigated to protect the features and functions.
  - c. An exploration of any proposed mitigation measures as approved by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and

demonstrated maintenance of the hydroperiod for natural features to be retained.

6. Prior to final approval of the Block Plan, the Owner shall submit a hydrological study to be approved as part of the MESP, which can be used to define the local pre-development water balance and establish site-specific criteria that maintains the ecological functions, to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.

The Hydrogeological Report shall be based on the analysis of the results of an integrated monitoring program including discharge/recharge and surface water and shall match flows and features. It shall map all monitoring location and features. A description of the monitors, the program and the results of all past and current monitoring programs shall be included.

7. Prior to final approval of the Block Plan, Vaughan and the Owner shall ensure that all proposed development conforms to the Toronto and Region Conservation Authority's stormwater management criteria for water quantity, water quality, erosion and water balance for groundwater recharge and for natural features, to the satisfaction of the Toronto and Region Conservation Authority.
8. Prior to final approval of the Block Plan, the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources shall be satisfied with the required buffers proposed around all sensitive land features.
9. Prior to final approval of the Block Plan an adjacent lands analysis for lands within 120 metres of all wetlands in the Block 40/47 area and those determined to be Provincially Significant Wetlands must be completed to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources.
10. ~~Prior to final approval of the Block Plan, the precise limits of the valleyland and developable land in proximity and inclusive of the "Peninsula Lands" (located in Block 40) based on the Studies and Criteria established by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority will be established to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.~~

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~~Should it be determined that development of any kind is appropriate on the "Peninsula Lands", prior to the approval of any development applications associated with this area, the impact on the features adjacent to the "Peninsula Lands", including valleylands and seeps shall be assessed to the satisfaction of the Vaughan Planning Department, Policy Planning Division, Toronto and Region Conservation Authority and the Ministry of Natural Resources.~~

The precise limits of the "Municipal Park" in the Peninsula lands, will be established to the satisfaction of the Vaughan Planning Department's Policy Planning Division in consultation with the Toronto and Region Conservation Authority through the Draft Plan of Subdivision process.

11. Prior to final approval of the Block Plan, the size and location of Stormwater Management Pond No.1 and the surrounding lotting pattern shall be finalized to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.
12. Prior to the final approval of the Block Plan and the Master Environmental Servicing Plan (MESP), the limit of the valleyland located in the northwest corner of the Block Plan boundary shall be determined to the satisfaction of the Vaughan Planning Department's Policy Planning Division and the Toronto and Region Conservation Authority.
13. Prior to final approval of the Block Plan and the MESP, Stormwater Management Pond No.2 shall be relocated adjacent to Pine Valley Drive, and conceptual designs shall be provided to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority, and the Ministry of Natural Resources.
14. Prior to final approval of the Block Plan and MESP, the Open Space Wetland Habitat shall be relocated between the valleyland and Stormwater Management Pond No. 2 and conceptual designs be provided to the satisfaction of the Vaughan Planning Department Policy Planning Division, the Toronto and Region Conservation Authority, and the Ministry of Natural Resources.
15. Prior to final approval of the Block Plan and MESP, grading and geotechnical details are required to confirm the location and size of the stormwater management pond facilities subject to the satisfaction of the Vaughan Planning Department, Policy Planning Division Policy Planning Division and the Toronto and Region Conservation Authority.
16. Prior to approval of any draft plan of subdivision within the Block Plan area, an assessment of the valley lands where trails and infrastructure are proposed including but not limited to the location of any proposed trails shall be conducted, and reviewed to confirm feasibility to the satisfaction of the Vaughan Planning Department, Policy Planning Division, Park's Development Department, and the Ministry of Natural Resources.
17. Prior to the approval of the MESP, a concluding section shall be added to the MESP to outline site specific requirements by the land owners to ensure they are carried forward into the development process to the satisfaction of the Toronto and Region Conservation Authority.
18. Prior to final approval of the Block Plan, the Owner shall provide in one comprehensive submission, all archaeological assessments and the corresponding Ministry of Tourism, Culture and Sport compliance letters associated with the subject properties.

The submission review and clearance of the required archaeological assessments are subject to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division and the Ministry of Tourism, Culture and Sport.

19. Prior to final approval of the Block Plan, a site visit will be required for staff of Vaughan Cultural Heritage to assess the cultural value and possible future requirements of future development applications.

The Owner is responsible for contacting the City and making arrangements for the required site visit(s).

20. Prior to final approval of the Block Plan, the Owner shall submit and obtain approval of Cultural Heritage Resource Impact Assessment report for 10699 Pine Valley Drive to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division. Should the Environmental Assessment for the elimination of the Teston Road/Pine Valley Drive jog not be completed before the time of final Block Plan approval, the approval of the Cultural Heritage Resource Impact Assessment will be deferred and be dealt with as a condition of draft plan approval.

21. Prior to final approval of the Block Plan, the Owner shall include in the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive a comprehensive review of Avoidance Mitigation options, including the feasibility of retention in situ\_ and adaptive reuse options, to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division. Should the Environmental Assessment for the elimination of the Teston Road/Pine Valley Drive jog not be completed before the time of final Block Plan approval, the approval of the Cultural Heritage Resource Impact Assessment will be deferred and be dealt with as a condition of draft plan approval.

22. Prior to final approval of the Block Plan, the Owner shall include in the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive options for relocation within the existing site or to another location within the subject development, to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division. Should the Environmental Assessment for the elimination of the Teston Road/Pine Valley Drive jog not be completed before the time of final Block Plan approval, the approval of the Cultural Heritage Resource Impact Assessment will be deferred and be dealt with as a condition of draft plan approval.

23. Prior to final approval of the Block Plan, the Owner shall contact City staff to arrange for a site visit to provide the Planning Department's Cultural Heritage staff an opportunity to document and complete a Built Heritage Evaluation.

24. ~~Prior to final approval of the Block Plan, the Owner shall submit a Heritage Impact Assessment for the area east of the Humber River tributary for review and approval to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division.~~

Prior to final draft plan of subdivision approval on lands west of Pine Valley Drive, a Heritage Impact Assessment for the area of the East Humber River Tributary shall be

conducted, submitted, reviewed and approved to determine if the area constitutes a Cultural Heritage Landscape, to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division.

25. Prior to final approval of the Block Plan, the Owner shall contact City staff to arrange for a site visit to provide the Planning Department's Cultural Heritage staff an opportunity to document and complete a Cultural Heritage Evaluation to further identify the cultural value of the area east of the Humber River and any structure(s) contained within the area.
26. Prior to final approval of the Block Plan and MESP, the Owner shall relocate Stormwater Management Ponds No.1 and No.3 to a location outside of the environmental features or to an agreed upon location based on established criteria to the satisfaction of the Vaughan Planning Department's Policy Planning Division, the Toronto and Region Conservation Authority, and the Ministry of Natural Resources.
27. Prior to final approval of the Block Plan and MESP, the Owner shall provide additional detail such as an overlay on aerial images of the Open Space (Wetland Habitat) between the valleyland and Stormwater Management Pond No.2 for review and approval by the Vaughan Planning Department's Policy Planning Division, and the Toronto and Region Conservation Authority.
28. Prior to final approval of the Block Plan and MESP, the Owner shall submit a revised slope stability report prepared by a soil engineer clearly detailing the cross-section location plans in order to assess how the grades are being matched at the development limits. This report shall include details respecting the location of filling, grading and the proposed retaining wall(s). The revised slope stability report shall be to the satisfaction of the Vaughan Planning Department's Policy Planning Division and the Toronto and Region Conservation Authority.
29. Prior to final approval of the Block Plan and MESP, the Owner shall submit a Headwater Drainage Feature Assessment for headwater drainage features to the west of the Block to assist in determining an appropriate location for Stormwater Management Pond No.1, input to the overall stormwater management approach and input in determining the developable limits to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.
30. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an analysis of lands adjacent to the Provincially Significant Wetland units to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Ministry of Natural Resources.
31. Prior to final approval of the Block Plan and the MESP, and should any part of the Peninsula lands be proposed for a designation other than Valley Land, Park or Open Space, the Owner shall provide information on the Peninsula lands based on the studies and criteria developed by the City and the Toronto and Region Conservation Authority.

The information provided shall be to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.

32. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an outline of a systematic treatment of potential impacts of the proposed development and possible mitigation to the satisfaction of the City and the Toronto and Region Conservation Authority.
33. Prior to final approval of the Block Plan and MESP and before the first draft plan of subdivision within Block 40/47 goes to Council for approval, all stormwater management ponds shall be sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive, to the satisfaction of the Vaughan's Development/Transportation Engineering Department.
34. Prior to final approval of the Block Plan and MESP, the stormwater management pond blocks shall be sized to accommodate the required infiltration galleries, to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.
35. Prior to final approval of the Block Plan, the Owner shall address maintenance access to the proposed services within the peninsula to the satisfaction of the Vaughan's Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.
36. ~~Prior to final approval of the Block Plan, the Owner shall provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Omega lands to the satisfaction of the Vaughan Development/Transportation Engineering Department.~~  
  
Prior to the final approval of the Block Plan, the Owner shall provide additional grading detail respecting the updated development limits as established by the TRCA including any information on the proposed retaining walls along the southern limits of the "Omega" lands, to the satisfaction of the Vaughan Development/Transportation Engineering Department, subject to finalization of the retaining wall design for the "Omega" lands through the draft plan of subdivision process.
37. Prior to the approval of Block Plan and MESP, the Owner shall revise the Environmental Noise Feasibility Analysis to reflect the changes to the Block Plan to the satisfaction of the Vaughan Development/Transportation Engineering Department.
38. Prior to final approval of the Block Plan and MESP, the Owner shall provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road to the satisfaction of the Vaughan's Development/Transportation Engineering Department.
39. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the servicing sections of the MESP to reflect the extension of a proposed PD7 400mm

diameter watermain through Block 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan, to the satisfaction of the Vaughan Development/Transportation Engineering Department.

40. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the Servicing Report prepared by EMC Consultants dated April 2013 to reflect the current sanitary servicing scheme for Block 40S, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
41. Prior to final approval of the Block Plan and MESP, the Owner shall update the MESP to reflect the ultimate external sanitary drainage areas (Block 55 and 41) tributary to the proposed Pine Valley North Pumping Station to the satisfaction of the Vaughan Development/Transportation Engineering Department.
42. Prior to final approval of the Block Plan and MESP, a development and infrastructure phasing plan including and traffic assessment shall be provided and approved for each phase. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
43. Prior to final approval of the Block Plan and MESP, the MESP shall be amended to include a sanitary drainage plan with all relevant external drainage areas and preliminary plan together with profile drawings for skeleton works with inverts shall be to the satisfaction of the Vaughan Development/Transportation Engineering Department.
44. Prior to final approval of the Block Plan and MESP, the sanitary servicing system is to be revised as per the latest external drainage concept and approved subject to the satisfaction of the Vaughan Development/Transportation Engineering Department.
45. Prior to final approval of the Block Plan and MESP, the Owner shall revise the post-development storm drainage area plans to the satisfaction of the Vaughan Development/Transportation Engineering Department.
46. Prior to final approval of the Block Plan, the Owner is required to identify any potential development charge projects associated with the servicing of the Block Plan area including estimated costs and benefitting areas, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
47. Prior to final approval of the Block Plan and MESP, the Owner shall contact the pertinent utility and telecommunication companies to coordinate the location of any major utility plant facility block including buried and surface vaults and cellular towers. The necessary lands for this infrastructure shall be identified on the final approved Block Plan.
48. Prior to final approval of the Block Plan and MESP, the Owner shall identify on the final Block Plan and in the MESP, all Regional infrastructure work including Teston Road and

Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive (to be noted as being subject to the outcome of the York Region Class Environmental Assessment) and other system improvements that are necessary to support the development of the Block Plan area to the satisfaction of Vaughan Development/Transportation Engineering Department.

49. Prior to final approval of the Block Plan, the Owner shall submit Transportation Demand Management Plan Guidelines to the satisfaction of the Vaughan Development/Transportation Engineering Department and York Region.

If required, the Transportation Demand Management and Sidewalk Plan shall be modified to the satisfaction of the Vaughan Development/Transportation Engineering Department, to reflect the revised and approved Block Plan.

50. The Transportation Demand Management Plan Guidelines shall provide a draft framework for the full Transportation Demand Management Plan, listing potential transportation demand management measures for the development and an outline budget to the satisfaction of the Vaughan Development/Transportation Engineering Department.

51. ~~Prior to approval of the final Block Plan, reference to the Peninsula lands as "Park" shall be removed to the satisfaction of the Vaughan Parks Development Department.~~

~~All lands associated with the Peninsula Lands shall not be eligible for parkland dedication and shall not be identified as a park block on the Block Plan. These lands are not suitable for use as an active park block and do not comply with the policies approved by Council for parkland under Official Plan Amendment 600.~~

Prior to the final approval of the Block Plan, the Peninsula lands shall be shown as "Municipal Park" on the Block Plan to the satisfaction of the Vaughan Parks Development Department.

52. Prior to approval of the Block Plan, the Owner shall prepare a facility fit plan for all the proposed park blocks, including the "Municipal Park", to the satisfaction of the Vaughan Parks Development Department. All facility fit plans are to be prepared by a Landscape Architect. The concept design should be prepared to take into consideration basic park design and park planning practices, which shall include, but is not limited to:

- a. Identify existing vegetation;
- b. Include setbacks to residential properties, streets and natural buffers;
- c. Assess slopes, storm water run-off, drainage patterns and servicing requirements;
- d. Includes park program requirements based on the City's Active Together Master Plan and as determined by the City etc.;
- e. Comply with the principles of Crime Prevention Through Environmental design (CPTED) safety, active visual surveillance, etc.;
- f. Allowing for a minimum road frontage, ~~which is not in keeping with OPA 600;~~
- i. ~~As per OPA 600, Section 4.2.5 Parks and Open Space designations i., Neighbourhood Parks: "Sites should be highly visible and have good street frontage (50% of the park perimeter).~~



- ~~g. Ensure that parks are uninterrupted by the valley system which is a major physical barriers and will restrict the necessary pedestrian and vehicular access.~~
- ~~h.g. Free of encumbrances that would include utilities, service easement, natural heritage features, buffers, etc. -These encumbered lands are not eligible for parkland dedication.~~

53. Prior to approval of the Block Plan, the limits of the approved long-term stable slope line will need to be confirmed regarding the developable limits and the buffer requirements, to the satisfaction of the Vaughan Parks Development Department, the Toronto and Region Conservation Authority, and the Ministry of Natural Services.
54. Prior to final approval of the Block Plan, the Owner shall prepare a final land use distribution and land owner participation chart, to the satisfaction of the Vaughan Parks Development Department. The chart shall include updated land area values for park blocks that satisfy the policies of the OPA 600, which shall include, but not be limited to the following:
  - a. Sites ~~shall~~ should be a minimum of 0.8 to 2.5 ha;
  - b. Should be a shape that supports the intended use (predominately square or rectangular;
  - c. Intended predominately for the close to home needs of residents, especially children, older adults and for less organized recreational activities;
  - d. To be located within a five minute walking distance;
  - e. Tableland required and adjacent to local schools where possible;
  - f. Sites should be highly visible and have good street frontage (50%of park perimeter);
  - g. Where possible and practical, be linked into an overall open space and community greenway system;
  - h. All parks shall be located and oriented to be:
    - i. In a central location or in the community to be served in order to act as a focal point for the community;
    - ii. Uninterrupted by major physical barriers, such as rail lines, arterial and collector streets and other physical barriers that restrict access;
    - iii. Accessible by transit, bicycle, on foot and by car;
    - iv. Highly visible with prominent public street frontage (50% of the park perimeter) to enhance passive surveillance; and,
    - v. Connected to other parks, open spaces and natural cultural features to create an interconnected network of parks and open spaces.
55. Prior to final approval of the Block Plan, the Owner shall prepare a plan that identifies the proposed network of pedestrian and bicycle paths located within the open space system incorporated into the Block Plan, with linkages between neighbourhoods (Both existing and proposed) to ultimately create a continuous pedestrian system throughout the block, to the satisfaction of the Vaughan Parks Development Department.

c 13
Communication
CW: June 17/14
Item: 57

Submitted by M. Yarranton

Recommendation

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

1. THAT the Block 40/47 Plan, dated May 25, 2014 and forming Attachment 4 to this report, BE APPROVED, subject to the fulfillment of the conditions contained in Attachment 1 to this report.
2. THAT the Block Plan forming Attachment 4, as modified through the resolution of the conditions identified herein and based on Regional consideration of OPA 744 as modified, be the basis for the review and consideration of the implementing draft plans of subdivision and zoning by-law amendment applications for the Block 40/47 area (BL.40/47.2003).
3. ~~THAT prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area, Council shall have given final approval to the Block 40/47 Block Plan with any required revisions to reflect changes thereto resulting from the fulfillment of the conditions of approval provided herein and any changes resulting from the Regional review and approval of the modified OPA 744. (SEE B.)~~
- 3/1. THAT the Block Plan application technical submissions and supporting studies be updated in response to changes resulting from the fulfillment of the aforementioned conditions to the satisfaction of the affected agency, and that such changes be made prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area.
4. THAT the Peninsula be designated and the limits accepted as Neighbourhood Park as shown on Attachment 4 and the owners enter into an agreement to obtain approvals and construct satisfactory pedestrian and access for maintenance.
5. THAT the Region of York be requested to:
  - a) Modify Amendment No. 744 to Vaughan Official Plan 600 by:
    - i. Amending Schedule 1, being Schedule A "Land Use" to OPA No. 600, by redesignating the lands located at the southeast corner of Pine Valley Drive and the southerly Primary Road access (Street I on Appendix 4) from "Medium Density Residential/Commercial" to "Low Density Residential", as shown on Attachment 7.
    - ii. Amending Paragraph 5, Section IV, by deleting clause v.b. and substituting therefor the following:
      - b. Street Townhouses shall also be permitted in the Low Density Residential Area, within the above noted lands, provided that they are located adjacent to Pine Valley Drive and/or south of Street 1, as shown on Schedule 1, provided that no Townhouse lots shall abut the southerly residential boundary of Block 47. The maximum permitted density within the areas specified above shall not exceed 18 units per net residential hectare.
    - iii. Amending Paragraph 6, Section IV by adding the following clause xv:

xv. Compatibility with adjacent Rural Uses Residential Uses, as provided for in this Plan, shall be developed in a manner that is compatible with adjacent Rural/Agricultural Uses. Measures to ensure compatibility will be considered and implemented through the draft plan of subdivision/zoning approval processes. Such measures may include: the provision of buffer areas, landscaping and screening, increased building setbacks, sympathetic massing and architectural treatments and grading measures that minimize the use of retaining structures.

iv. Amending Section iv, Paragraph 7, by deleting clause d.ii.

v. Amending Section IV paragraph 6 by deleting clause x. and xi. and by further amending Schedule 1, being Schedule A "Land Use" to OPA No. 600 by redesignating the Peninsula as Neighbourhood Park.

8.6,

THAT at the time of consideration of the implementing draft plans of subdivision the following condition of approval shall be applied to all draft plans of subdivision in the Block 40/47 area:

Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provisions of parks, cash-in-lieu of parkland, road and municipal services within Block 40/47. This agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy". If required, non-participating Owners shall pay additional cash-in-lieu to the City.

8.7,

May 2014,

THAT the Block 40/47 Transportation Management and Sidewalk Plan, dated forming Attachment 6 to this report be APPROVED, subject to the Conditions attached hereto as Attachment 1 of this report.

8.8,

THAT staff be directed to report back to the first Committee of the Whole meeting in September with a status update on the clearance of the conditions contained in Attachment No. 1 as modified by Council in the attached document; and,

## **ATTACHMENT NO. 1**

### **STANDARD CONDITIONS OF BLOCK PLAN APPROVAL**

**APPROVAL OF BLOCK PLAN BL.40/47.2003  
BLOCK 40/47 DEVELOPERS GROUP INC.  
PART OF LOTS 8 AND 9, CONCESSION 8, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE FINAL APPROVAL OF THE BLOCK 40/47 PLAN, ARE AS FOLLOWS:**

1. The Plan shall relate to the draft block plan, prepared by KLM Planning Partners Inc., dated May 25, 2014.
2. The lands within this Plan shall be appropriately designated by OPA 744 once it has come into effect in accordance with the provisions of The Planning Act. Particular land use designations applied to the subject block plan are as follows: "Low Density Residential", "Medium Density Residential/Commercial", "Stormwater Management Ponds", "Neighbourhood Commercial Centre", "Parks", "Elementary Schools", "Institutional", "Valley Lands", "Greenway System", and "Urban Area".
3. The Owner shall pay any and all outstanding application fees to the Vaughan

Planning Department, Policy Planning Division, in accordance with the applicable and in-effect Tariff of Fees By-law.

4. Prior to final approval of the Block Plan and MESP, the Owner shall submit and have approved an Environmental Impact Study containing sufficient data and site-specific observations in the determination of the development limits, and addressing potential impacts of the proposed development and potential mitigation techniques, to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources.
5. Prior to final approval of the Block Plan, the Owner shall submit and have approved by the Vaughan Planning Department, Policy Planning Division, and the Toronto and Region Conservation Authority the following with respect to Water Quality and Quantity:
  - a. An assessment that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - b. An approximate post-development water balance calculation as approved by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority demonstrating any infiltration deficit will be mitigated to protect the features and functions.
  - c. An exploration of any proposed mitigation measures as approved by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained.
6. Prior to final approval of the Block Plan, the Owner shall submit a hydrological study to be approved as part of the MESP, which can be used to define the local predevelopment water balance and establish site-specific criteria that maintains the ecological functions, to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority. The Hydrogeological Report shall be based on the analysis of the results of an integrated monitoring program including discharge/recharge and surface water and shall match flows and features. It shall map all monitoring location and features. A description of the monitors, the program and the results of all past and current monitoring programs shall be included.
7. Prior to final approval of the Block Plan, Vaughan and the Owner shall ensure that all proposed development conforms to the Toronto and Region Conservation Authority's stormwater management criteria for water quantity, water quality, erosion and water balance for groundwater recharge and for natural features, to the satisfaction of the Toronto and Region Conservation Authority.

8. Prior to final approval of the Block Plan, the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources shall be satisfied with the required buffers proposed around all sensitive land features.

9. Prior to final approval of the Block Plan an adjacent lands analysis for lands within 120 metres of all wetlands in the Block 40/47 area and those determined to be Provincially Significant Wetlands must be completed to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources.

~~10. Prior to final approval of the Block Plan, the precise limits of the valleyland and developable land in proximity and inclusive of the "Peninsula Lands" (located in Block 40) based on the Studies and Criteria established by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority will be established to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority. Should it be determined that development of any kind is appropriate on the "Peninsula Lands", prior to the approval of any development applications associated with this area, the impact on the features adjacent to the "Peninsula Lands", including valleylands and seeps shall be assessed to the satisfaction of the Vaughan Planning Department, Policy Planning Division, Toronto and Region Conservation Authority and the Ministry of Natural Resources.~~

11. Prior to final approval of the Block Plan, the size and location of Stormwater Management Pond No.1 and the surrounding lotting pattern shall be finalized to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.

12. Prior to the final approval of the Block Plan and the Master Environmental Servicing Plan (MESP), the limit of the valleyland located in the northwest corner of the Block Plan boundary shall be determined to the satisfaction of the Vaughan Planning Department's Policy Planning Division and the Toronto and Region Conservation Authority.

13. Prior to final approval of the Block Plan and the MESP, Stormwater Management Pond No.2 shall be relocated adjacent to Pine Valley Drive, and conceptual designs shall be provided to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority, and the Ministry of Natural Resources.

14. Prior to final approval of the Block Plan and MESP, the Open Space Wetland Habitat shall be relocated between the valleyland and Stormwater Management Pond No. 2 and conceptual designs be provided to the satisfaction of the Vaughan Planning Department Policy Planning Division, the Toronto and Region Conservation Authority, and the Ministry of Natural Resources.

15. Prior to final approval of the Block Plan and MESP, grading and geotechnical details are required to confirm the location and size of the stormwater management pond facilities subject to the satisfaction of the Vaughan Planning

Department, Policy Planning Division Policy Planning Division and the Toronto and Region Conservation Authority.

16. Prior to approval of any draft plan of subdivision within the Block Plan area, an assessment of the valley lands where trails and infrastructure are proposed including but not limited to the location of any proposed trails shall be conducted, and reviewed to confirm feasibility to the satisfaction of the Vaughan Planning Department, Policy Planning Division, Park's Development Department, and the Ministry of Natural Resources.
17. Prior to the approval of the MESP, a concluding section shall be added to the MESP to outline site specific requirements by the land owners to ensure they are carried forward into the development process to the satisfaction of the Toronto and Region Conservation Authority.
18. Prior to final approval of the Block Plan, the Owner shall provide in one comprehensive submission, all archaeological assessments and the corresponding Ministry of Tourism, Culture and Sport compliance letters associated with the subject properties.  
The submission review and clearance of the required archaeological assessments are subject to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division and the Ministry of Tourism, Culture and Sport.
19. Prior to final approval of the Block Plan, a site visit will be required for staff of Vaughan Cultural Heritage to assess the cultural value and possible future requirements of future development applications.

The Owner is responsible for contacting the City and making arrangements for the required site visit(s).

- ~~20. Prior to final approval of the Block Plan, the Owner shall submit and obtain approval of Cultural Heritage Resource Impact Assessment report for 10699 Pine Valley Drive to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division.~~
- ~~21. Prior to final approval of the Block Plan, the Owner shall include in the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive a comprehensive review of Avoidance Mitigation options, including the feasibility of retention in situ and adaptive reuse options, to the satisfaction of the Vaughan Planning Department Cultural Heritage Division.~~
- ~~22. Prior to final approval of the Block Plan, the Owner shall include in the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive options for relocation within the existing site or to another location within the subject development, to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division.~~
23. Prior to final approval of the Block Plan, the Owner shall contact City staff to arrange for a site visit to provide the Planning Department's Cultural Heritage staff an opportunity to document and complete a Built Heritage Evaluation.

24. - ~~Prior to final approval of the Block Plan, the Owner shall submit a Heritage Impact Assessment for the area east of the Humber River tributary for review and approval to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division.~~
25. Prior to final approval of the Block Plan, the Owner shall contact City staff to arrange for a site visit to provide the Planning Department's Cultural Heritage staff an opportunity to document and complete a Cultural Heritage Evaluation to further identify the cultural value of the area east of the Humber River and any structure(s) contained within the area.
26. Prior to final approval of the Block Plan and MESP, the Owner shall relocate Stormwater Management Ponds No.1 and No.3 to a location outside of the environmental features or to an agreed upon location based on established criteria to the satisfaction of the Vaughan Planning Department's Policy Planning Division, the Toronto and Region Conservation Authority, and the Ministry of Natural Resources.
27. Prior to final approval of the Block Plan and MESP, the Owner shall provide additional detail such as an overlay on aerial images of the Open Space (Wetland Habitat) between the valleyland and Stormwater Management Pond No.2 for review and approval by the Vaughan Planning Department's Policy Planning Division, and the Toronto and Region Conservation Authority.
28. Prior to final approval of the Block Plan and MESP, the Owner shall submit a revised slope stability report prepared by a soil engineer clearly detailing the cross-section location plans in order to assess how the grades are being matched at the development limits. This report shall include details respecting the location of filling, grading and the proposed retaining wall(s). The revised slope stability report shall be to the satisfaction of the Vaughan Planning Department's Policy Planning Division and the Toronto and Region Conservation Authority.
29. Prior to final approval of the Block Plan and MESP, the Owner shall submit a Headwater Drainage Feature Assessment for headwater drainage features to the west of the Block to assist in determining an appropriate location for Stormwater Management Pond No.1, input to the overall stormwater management approach and input in determining the developable limits to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.
30. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an analysis of lands adjacent to the Provincially Significant Wetland units to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Ministry of Natural Resources.
31. Prior to final approval of the Block Plan and the MESP, and should any part of the Peninsula lands be proposed for a designation other than Valley Land, Park or Open Space, the Owner shall provide information on the Peninsula lands based on the studies and criteria developed by the City and the Toronto and



Region Conservation Authority. The information provided shall be to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.

32. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an outline of a systematic treatment of potential impacts of the proposed development and possible mitigation to the satisfaction of the City and the Toronto and Region Conservation Authority.
33. Prior to final approval of the Block Plan and MESP and before the first draft plan of subdivision within Block 40/47 goes to Council for approval, all stormwater management ponds shall be sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive, to the satisfaction of the Vaughan's Development/Transportation Engineering Department.
34. Prior to final approval of the Block Plan and MESP, the stormwater management pond blocks shall be sized to accommodate the required infiltration galleries, to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.
35. Prior to final approval of the Block Plan, the Owner shall address maintenance access to the proposed services within the peninsula to the satisfaction of the Vaughan's Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.
36. Prior to final approval of the Block Plan, the Owner shall provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Omega lands to the satisfaction of the Vaughan Development/Transportation Engineering Department.
37. Prior to the approval of Block Plan and MESP, the Owner shall revise the Environmental Noise Feasibility Analysis to reflect the changes to the Block Plan to the satisfaction of the Vaughan Development/Transportation Engineering Department.
38. Prior to final approval of the Block Plan and MESP, the Owner shall provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road to the satisfaction of the Vaughan's Development/Transportation Engineering Department.
39. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the servicing sections of the MESP to reflect the extension of a proposed PD7 400mm diameter watermain through Block 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
40. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the Servicing Report prepared by EMC Consultants dated April 2013 to reflect

the current sanitary servicing scheme for Block 40S, to the satisfaction of the Vaughan Development/Transportation Engineering Department.

41. Prior to final approval of the Block Plan and MESP, the Owner shall update the MESP to reflect the ultimate external sanitary drainage areas (Block 55 and 41) tributary to the proposed Pine Valley North Pumping Station to the satisfaction of the Vaughan Development/Transportation Engineering Department.
42. Prior to final approval of the Block Plan and MESP, a development and infrastructure phasing plan including and traffic assessment shall be provided and approved for each phase. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
43. Prior to final approval of the Block Plan and MESP, the MESP shall be amended to include a sanitary drainage plan with all relevant external drainage areas and preliminary plan together with profile drawings for skeleton works with inverts shall be to the satisfaction of the Vaughan Development/Transportation Engineering Department.
44. Prior to final approval of the Block Plan and MESP, the sanitary servicing system is to be revised as per the latest external drainage concept and approved subject to the satisfaction of the Vaughan Development/Transportation Engineering Department.
45. Prior to final approval of the Block Plan and MESP, the Owner shall revise the postdevelopment storm drainage area plans to the satisfaction of the Vaughan Development/Transportation Engineering Department.
46. Prior to final approval of the Block Plan, the Owner is required to identify any potential development charge projects associated with the servicing of the Block Plan area including estimated costs and benefitting areas, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
47. Prior to final approval of the Block Plan and MESP, the Owner shall contact the pertinent utility and telecommunication companies to coordinate the location of any major utility plant facility block including buried and surface vaults and cellular towers. The necessary lands for this infrastructure shall be identified on the final approved Block Plan.
48. Prior to final approval of the Block Plan and MESP, the Owner shall identify on the final Block Plan and in the MESP, all Regional infrastructure work including Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at ~~Teston Road and Pine Valley Drive~~ and other system improvements that are necessary to support the development of the Block Plan area to the satisfaction of Vaughan Development/Transportation Engineering Department.
49. Prior to final approval of the Block Plan, the Owner shall submit Transportation Demand Management Plan Guidelines to the satisfaction of the Vaughan

Development/Transportation Engineering Department and York Region. If required, the Transportation Demand Management and Sidewalk Plan shall be modified to the satisfaction of the Vaughan Development/Transportation Engineering Department, to reflect the revised and approved Block Plan.

50. The Transportation Demand Management Plan Guidelines shall provide a draft framework for the full Transportation Demand Management Plan, listing potential transportation demand management measures for the development and an outline budget to the satisfaction of the Vaughan Development/Transportation Engineering Department.
51. ~~Prior to approval of the final Block Plan, reference to the Peninsula lands as "Park" shall be removed to the satisfaction of the Vaughan Parks Development Department. All lands associated with the Peninsula Lands shall not be eligible for parkland dedication and shall not be identified as a park block on the Block Plan. These lands are not suitable for use as an active park block and do not comply with the policies approved by Council for parkland under Official Plan Amendment 600.~~
52. Prior to approval of the Block Plan, the Owner shall prepare a facility fit plan for all the proposed park blocks, including the Neighbourhood Park on the Peninsula to the satisfaction of the Vaughan Parks Development Department. All facility fit plans are to be prepared by a Landscape Architect. The concept design should be prepared to take into consideration basic park design and park planning practices, which shall include, but is not limited to:
  - a. Identify existing vegetation;
  - b. Include setbacks to residential properties, streets and natural buffers;
  - c. Assess slopes, storm water run-off, drainage patterns and servicing requirements;
  - d. Includes park program requirements based on the City's Active Together Master Plan and as determined by the City etc.;
  - e. Comply with the principles of Crime Prevention Through Environmental design (CPTED) safety, active visual surveillance, etc.;
  - f. Allowing for a minimum road frontage, which is not in keeping with OPA 600
  - i. As per OPA 600, Section 4.2.5 Parks and Open Space designations i., Neighbourhood Parks: "Sites should be highly visible and have good street frontage (50% of the park perimeter).
  - g. Ensure that parks are uninterrupted by the valley system which is a major physical barriers and will restrict the necessary pedestrian and vehicular access.
  - h. Free of encumbrances that would include utilities, service easement, natural heritage features, park buffers, etc. These encumbered lands are not eligible for parkland dedication.
53. Prior to approval of the Block Plan, the limits of the approved long-term stable slope line will need to be confirmed regarding the developable limits and the buffer requirements, to the satisfaction of the Vaughan Parks Development Department, the Toronto and Region Conservation Authority, and the Ministry of Natural Services.

54. Prior to final approval of the Block Plan, the Owner shall prepare a final land use distribution and land owner participation chart, to the satisfaction of the Vaughan Parks Development Department. The chart shall include updated land area values for park blocks that satisfy the policies of the OPA 600, which shall include, but not be limited to the following:
- a. Sites ~~should~~ shall be a minimum of 0.8 to 2.5 ha;
  - b. Should be a shape that supports the intended use (predominately square or rectangular;
  - c. Intended predominately for the close to home needs of residents, especially children, older adults and for less organized recreational activities;
  - d. To be located within a five minute walking distance;
  - e. Tableland required and adjacent to local schools where possible;
  - f. Sites should be highly visible and have good street frontage (50%of park perimeter);
  - g. Where possible and practical, be linked into an overall open space and community greenway system;
  - h. All parks shall be located and oriented to be:
    - i. In a central location or in the community to be served in order to act as a focal point for the community;
    - ii. Uninterrupted by major physical barriers, such as rail lines, arterial and collector streets and other physical barriers that restrict access;
    - iii. Accessible by transit, bicycle, on foot and by car;
    - iv. Highly visible with prominent public street frontage (50% of the park perimeter) to enhance passive surveillance; and,
    - v. Connected to other parks, open spaces and natural cultural features to create an interconnected network of parks and open spaces.
55. Prior to final approval of the Block Plan, the Owner shall prepare a plan that identifies the proposed network of pedestrian and bicycle paths located within the open space system incorporated into the Block Plan, with linkages between neighbourhoods (Both existing and proposed) to ultimately create a continuous pedestrian system throughout the block, to the satisfaction of the Vaughan Parks Development Department.