

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

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

**6**

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

The Committee of the Whole (Public Hearing) recommends:

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

**Recommendation**

The Commissioner of Planning recommends:

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

**Contribution to Sustainability**

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

**Economic Impact**

This will be addressed in the comprehensive technical report.

**Communications Plan**

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

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

Item 6, CW(PH) Report No. 12 – Page 2

#### **Purpose**

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

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

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

##### **Location**

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

##### **Site Description**

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

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

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

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

##### **Official Plan Designation**

#### **1. Official Plan Amendment No. 600**

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

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

#### Item 6, CW(PH) Report No. 12 – Page 3

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

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

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

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

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

#### 3. Vaughan Official Plan 2010 (VOP 2010)

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

#### 4. Provincial Policies

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

#### Zoning

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

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

#### Item 6, CW(PH) Report No. 12 – Page 4

##### Preliminary Review

##### 1. Background

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

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

##### 2. The Supporting Submission

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

Submitted documents include:

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

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

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

### Item 6, CW(PH) Report No. 12 – Page 5

#### 3. Development Statistics

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

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

**TABLE 1: Developable Land Area Block 40/47**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

Item 6, CW(PH) Report No. 12 – Page 6

Roads and Road Widening(s)	15.03	13.13	28.16
<b>Total</b>	<b>66.14</b>	<b>64.76</b>	<b>130.90</b>

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

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

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

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

**4. Land Use Distribution and Densities**

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

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

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

#### Item 6, CW(PH) Report No. 12 – Page 7

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

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

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

#### Preliminary Issues to be Addressed through the Block Plan Process

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

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

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

#### Staff and Agency Comments

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

##### a. Land Use & Densities

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

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

#### Item 6, CW(PH) Report No. 12 – Page 8

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

Item 6, CW(PH) Report No. 12 – Page 9

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

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

#### Item 6, CW(PH) Report No. 12 – Page 10

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

Item 6, CW(PH) Report No. 12 – Page 11

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

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

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

**Regional Implications**

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

**Conclusion**

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

**Attachments**

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

**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Melissa Rossi, Senior Planner, ext. 8320  
Roy McQuillin, Manager of Policy Planning, ext. 8211

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

Britto, John

C8.1

C 8  
COMMUNICATION

**From:** Hassakourians, Armine  
**Sent:** Monday, February 24, 2014 3:53 PM  
**To:** 'Francesco@capoferro.com'  
**Cc:** Abrams, Jeffrey; Britto, John; Hamill, Joan; Macri, Lori; MacKenzie, John; McQuillin, Roy  
**Subject:** FW: Concerns regarding Proposed Block Plan App BL40/47.2003  
**Attachments:** Attachment A - Ownership Plan.pdf; Attachment B - PROPOSED AMENDMENT TO SCHEDULE B FOR OP.03.008.pdf; Attachment C - Partial Block Plan.pdf; Attachment D - Context Map.pdf; Attachment E - Greenbelt Map.pdf; Attachment F-1 - Partial Proposed Block 4047 Plan.pdf; Attachment F-2 - Partial Proposed Block 4047 Plan.pdf; Attachment G - Satellite Image of Millwood Estates.pdf; Attachment H - Satellite Image of Greenbrooke Estates.pdf; Letter Regarding Block Plan Proposal.pdf

CW (PH) - FEB 25/14  
ITEM - 6

Good Afternoon:

By response to this e-mail please be notified that your submission has been copied to the Clerk's Department respecting the Public Hearing Report for Block Plan Application BL.40/47.2003.

Sincerely,

Armine Hassakourians, B.A.A., M.C.I.P., R.P.P.  
Planner  
City of Vaughan  
Policy Planning Department

tel: 905-832-8585 ext.8368 fax: 905-832-6080

[armine.hassakourians@vaughan.ca](mailto:armine.hassakourians@vaughan.ca)

---

**From:** Francesco DiSarra [<mailto:Francesco@capoferro.com>]  
**Sent:** Monday, February 24, 2014 3:39 PM  
**To:** Hassakourians, Armine; Policyplanning  
**Subject:** Concerns regarding Proposed Block Plan App BL.40/47.2003

I would like to submit our concerns regarding the proposed **Block Plan Application 40/47.2003**. Please confirm receipt of this correspondence and circulate to the committee. Thank you for your assistance. Please contact me if you require further information.

Kind regards

Francesco Di Sarra  
416.728.9441

C8.2

February 24, 2014

To the Committee of the Whole,

**RE: Concerns regarding Proposed Block Plan Application BL.40/47.2003**

On behalf of the residents who live along the south east boundary of Block 40/47 I have volunteered to communicate our shared concerns regarding the proposed Block 40/47 Plan. These Residents (herein referred to as the "Residents") include David Toyne and Gillian Evans of 10240 Pine Valley Drive, Simran Kahlon & Eshmith Firdausiand of 10201 Pine Valley Drive and myself, Francesco DiSarra, and my wife, Brenda Di Sarra of 10320 Pine Valley Drive. It may be noteworthy to mention that Gillian Evans is the granddaughter of Grant Glassco who gave much of Cold Creek Farm to the TRCA in the 1970s.

These concerns are in response to the Notice of a Public Meeting received on January 31, 2014 regarding a Block Plan Approval Application for Block 40/47. The Residents' concerns are directed specifically to the south portion of the Block plan where it abuts or is in close vicinity to the Residents' properties.

The Residents' concerns relate to three primary issues:

- 1) The location of Medium Density Residential along the south boundary of Block 40/47 fronting "Street 16" of the Proposed Block Plan
- 2) The location of the Storm Water Management Pond # 2
- 3) Development limits and erosion mitigation

The concerns have been discussed with Councilor Rosanna DeFrancesca (Ward 3) and Maria Tarantini, Executive Assistant to Councilor Marilyn Iafrate (Ward 1) on February 21, 2014. The outcome of the meeting was that Councilor DeFrancesca would present the Residents' concerns to the Block 40/47 Developers Group, and inquire about relocating the townhouses currently sited on "Street 16" elsewhere within the development.

Furthermore, these concerns have been discussed with Steven Dixon and Armine Hassakourians, Planners at the City of Vaughan. They have also been circulated to the Regional Councilors, TRCA and to KLM Group who represent Block 40/47.

**Preamble**

The lands owned by the Residents are within Lot 21, and 22 of Concession 7 are of significant municipal and regional value. They are protected by Greenbelt Act under the "Natural Heritage System in Protected Countryside" designation, and Vaughan's OP600 under the "Valley Lands" designation. Furthermore, the property at 10240 Pine Valley Drive has also been identified on Vaughan's Heritage Inventory and cross-checked against 2009 aerial mapping to identify cultural heritage landscape potential.

The naturally occurring topography of these lands and the rural lifestyle that accompany it are a large part of what make the area desirable for new and existing residents. Efforts should be made to avoid adversely impacting the continued use of these properties as a result of the Block 40/47 Block Plan

C8.3

Proposal. Adverse impacts include (but are not limited to): insufficient transitions between existing land uses, insufficient buffers between Greenbelt lands and non-Greenbelt lands, erosion, flooding, groundwater pathway disruptions, and groundwater contamination.

The Residents have reviewed the latest Proposed Block Plan and find the proposal lacking in mitigation measures between the proposed development along the south boundary of Block 40/47 and the Residents' properties; specifically the proximity of the townhomes along the proposed Street "16" and the proximity of Storm Water Management Pond #2 to the Residents' agricultural and rural residential properties. We, the Residents of 10320 Pine Valley Drive and 10240 Pine Valley Drive, ask that the BL.40/47.2003 application be reviewed to address the concerns below.

**1) The location of Medium Density Residential along the south boundary of Block 40/47 fronting "Street 16" of the Proposed Block Plan**

Recent documents related to BL.40/47, including "Proposed Block 40/47 Plan" dated Feb 25, 2014 and "Proposed Amendment to Schedule B" dated November 26, 2013 locate Medium Density Residential/Commercial directly abutting the Agricultural lands on 10240 Pine Valley Drive. The property at 10240 Pine Valley Drive, also known as Upper Cold Creek Farms, has been used for agricultural activities for over 50 years. These agricultural activities include cattle grazing, which would be adversely affected by the introduction of a townhouse development; potential issues include disruption to agricultural activities due to human interference, and human injury inflicted by cattle as a result of property trespass. Likewise, the owners at 10320 Pine Valley Drive are concerned that the unique landscape features of their property, which include significant forestland, valley land and creek, could attract trespassers from the townhouse development. The proposed adjacencies are incompatible with existing land usage and development densities, and would be adverse for all parties in the long term.

Additionally, "Proposed Amendment to Schedule B" dated November 26, 2013, shows the property at 10250 Pine Valley Drive labelled as "Medium Density Residential". The drawing infers that the long-term intention is to develop the south east corner of Pine Valley Drive as Medium Density Residential. This would further diminish the buffer between Block 40/47 and the Residents' lands and exacerbate the Residents' concerns.

Furthermore, the Greenbelt Act in 2005 designated the lands on 10240 Pine Valley, 10320 Pine Valley and portions of the Block 40/47 lands as "Natural Heritage System in Protected Countryside". Although Block 40/47 is exempt from conforming to the Greenbelt Act on its lands due to a transition clause, it is abutting lands to the south which are within the Greenbelt. Adequate buffers should be provided to protect those lands and preserve the continued use and enjoyment of those lands.

Some of these issues have been addressed in CW Report No. 52 by Steve Dixon, Planner and Roy McQuillin, Manager of Policy Planning, dated December 10, 2013

*"...staff [should] include an appropriate mitigating measure between the proposed block plan farmland to the south including but not limited to a fence and or vegetation buffer..." (Item 4 on pg. 3)*

These comments have not been addressed in the most recent "Proposed Block 40/47 Plan" dated Feb 25, 2014 and submitted by the Block 40/47 Developers Group. The plan fails to show any buffers along the south boundary of the block, although valley buffers have been provided along the perimeter of all other proposed development. This is a serious concern to the Residents. To date,

C8-4

there have been no efforts by the Block 40/47 Developers Group to consult the Residents regarding appropriate mitigation measures between the block plan and the lands to the south.

The Residents' are in support of a significant vegetation or fencing buffer between the Block and their respective properties, but not as the sole solution to the concerns listed above. They respectfully request that the City Planners and The Block 40/47 Developer's Group explore the possibility of relocating the medium density housing away from the south boundary of the Block in favour of a more gradual transition from a low residential density to a higher residential density. The gradation of residential density would be keeping with Block 40/47's proposed planning patterns around the existing Daimani Residence.

The Damiani Residence, owned by one of the members of the Block 40/47 Landowners Group and abutting Block 40/47, is an existing residential property. It has been excluded from the Block 40/47 Plan although it abuts the Block lands. Planning efforts have been made to accommodate the transition between the Damiani Residence and the proposed development, including a vegetation buffer and abutting the property with large estate lots on a cul de sac. The same efforts should be extended to the Residents' properties.

Other examples of gradual transitions from low residential density to higher residential density can be found along the west boundary of Pine Valley and Major Mackenzie. The Valley Lands are buffered by low density estate lots along Millwood Parkway creating a gradual transition to a higher residential density located south of Major Mackenzie. Likewise, at Teston Road and Weston Road, large estate lots create a gradual transition between the Valley Lands and the medium density housing on the east and west sides of Weston Road.

The final comment on this issue relates to the representation of the Residents' properties on the Block Plan Application. Although the Residents' properties are outside the Block boundaries, they abut the Block lands and are impacted by the proposed development. The Residents' respectfully request that future block plan drawings show a greater portion of the surrounding context (much like how the existing Daimani Residence is shown), so that the transitions between proposed and existing land uses can be fairly evaluated.

#### **1) The location of the Storm Water Management Pond 2**

Potable water to the Residents is supplied through private wells and local ground water. A serious concern for the Residents is the general impact the proposed development and future construction activities will have on the quality of groundwater, the potential for groundwater contamination, and the increased risks of raising the flood plain as a result of an increase of impervious surfaces.

Of particular concern is the location of Storm Water Management Pond #2 (SWMP2) in the Proposed Block Plan. SWMP2 is located directly across from the Residents' properties on the west side of Pine Valley Drive. The Residents have concerns about the size of SWMP2, and that its proximity to their properties will introduce risks of slope stability issues, ground water contamination, odors, pollution, and have an adverse effect on the creek floodplain which runs through both of the Residents' properties.

Due to the sensitivity of groundwater issue, the Residents respectfully request that the Block 40/47 Developers Group explore an alternative location for the SWMP2 within the Block that will have minimal impact on existing well water systems. Additionally, the storm water management plan for Block 40/47 must not divert runoff water onto the Residents' properties either directly or

C 8.5

indirectly. Both of the Residents' properties are located within the floodplain and would be seriously impacted by increased amounts of surface water.

Lastly, they request that future construction activities related to Block 40/47 are carried out in a manner that will not adversely impact the quality of potable groundwater in the area, and that an independent body will monitor and enforce this issue.

## **2) Development limits and erosion mitigation**

The Cold Creek is located below the south boundary of Block 40/47 and runs east-west along both of the Residents' properties. The top of bank setbacks for any proposed development must be respected so as to prevent any erosion issues that could adversely impact the creek and the quality of the ground water that supplies the existing agricultural and rural residential properties. Furthermore, any works that could be susceptible to erosion along the south boundary within the staked top of bank should be adequately engineered to not adversely affect the Residents' abutting properties.

Specially, a sketch obtained from the City of Vaughan Engineering Department in 2013, identifies proposed development along the south Block boundary over an area with significant slope in grade. The Residents' request that the City and the Block Developer ensure that development is proposed only where the slope is stable.

## **Conclusion**

We, the Residents' of 10240, 10201 and 10320 Pine Valley Drive, ask Council, the Vaughan Planning Department and Block 40/47 Land Group to review and consider the concerns listed in this letter.

Considering the sensitivity of the lands affected (Valley Lands, Natural Heritage System in Protected Countryside, Agricultural, and Vaughan Heritage), and that drawings submitted for BL.40/47.2003 have not identified or addressed the sensitivities of these lands, we respectfully request that the Block Plan be revised. We ask the City of Vaughan Planning Department, TRCA, the Block 40/47 Developers Group and their consultants to review these concerns and to involve us in the discussion towards their solution.

Thank you for your consideration. If you have any further questions or wish to discuss this in further detail, I, Francesco Di Sarra, can be reached at 416-728-9441. Likewise, David Toyne can be reached at 647-449-2984.

Sincerely,



Francesco Di Sarra,  
Resident of 10320 Pine Valley Drive, and on behalf of:

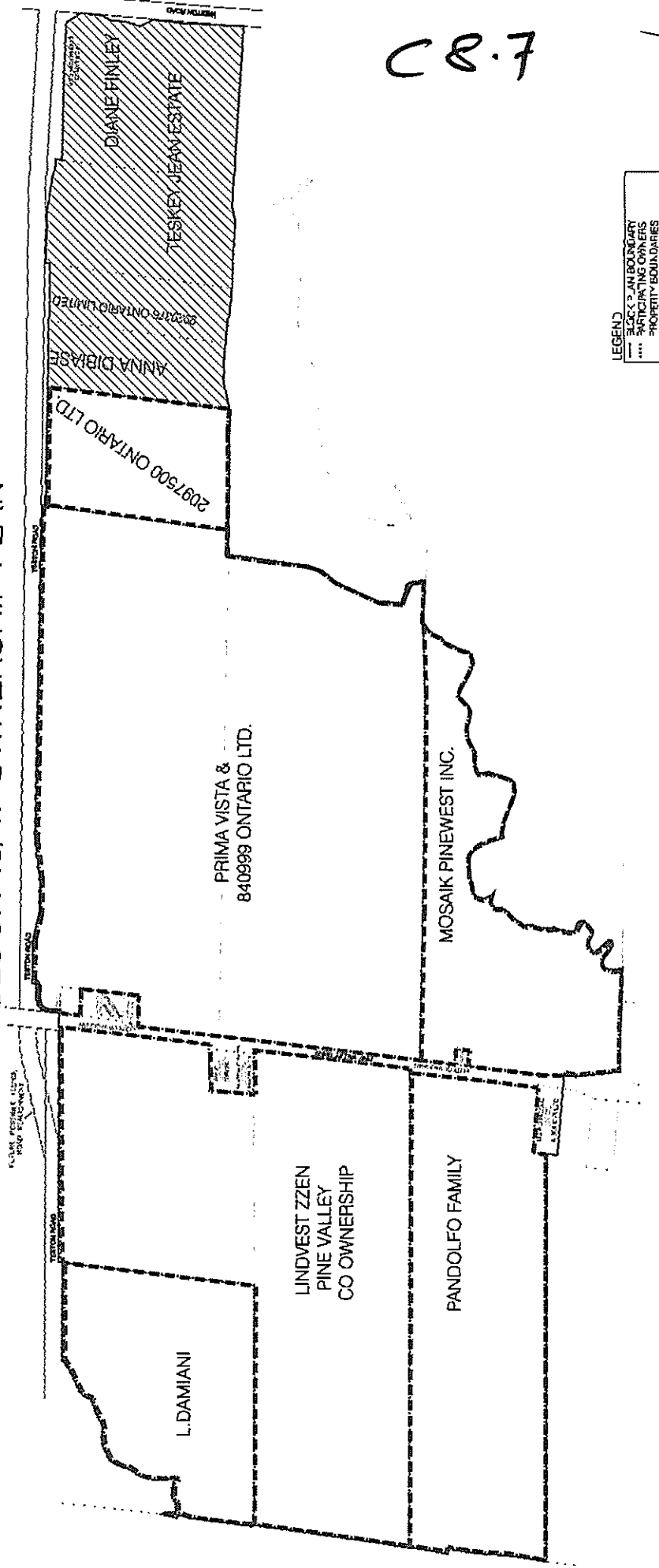
C8-6

David Toyne, *Resident of 10240 Pine Valley Drive*  
Gillian Evans, *Resident of 10240 Pine Valley Drive*  
Brenda Di Sarra, *Resident of 10320 Pine Valley Drive*  
Simran Kahlon, *Resident of 10201 Pine Valley Drive*  
Eshmith Firdausi, *Resident of 10201 Pine Valley Drive*

**Attachments:**

- 1) Attachment A – Ownership Plan
- 2) Attachment B – Proposed Amendment to Schedule B for OP.03.008
- 3) Attachment C – Partial Block Plan
- 4) Attachment D – Context Map
- 5) Attachment E – Greenbelt Map
- 6) Attachment F-1 – Partial Proposed Block 40/47 Plan
- 7) Attachment F-2 – Partial Proposed Block 40/47 Plan
- 8) Attachment G – Satellite Image of Millwood Estates
- 9) Attachment H – Satellite Image of Greenbrooke Estates

# BLOCK 40/47 OWNERSHIP PLAN



## Property Ownership

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

APPLICANT:  
Pine Heights Estates (Block 40/47)  
N:\DFT\1 ATTACHMENTS\OP\op.03.008b.dwg

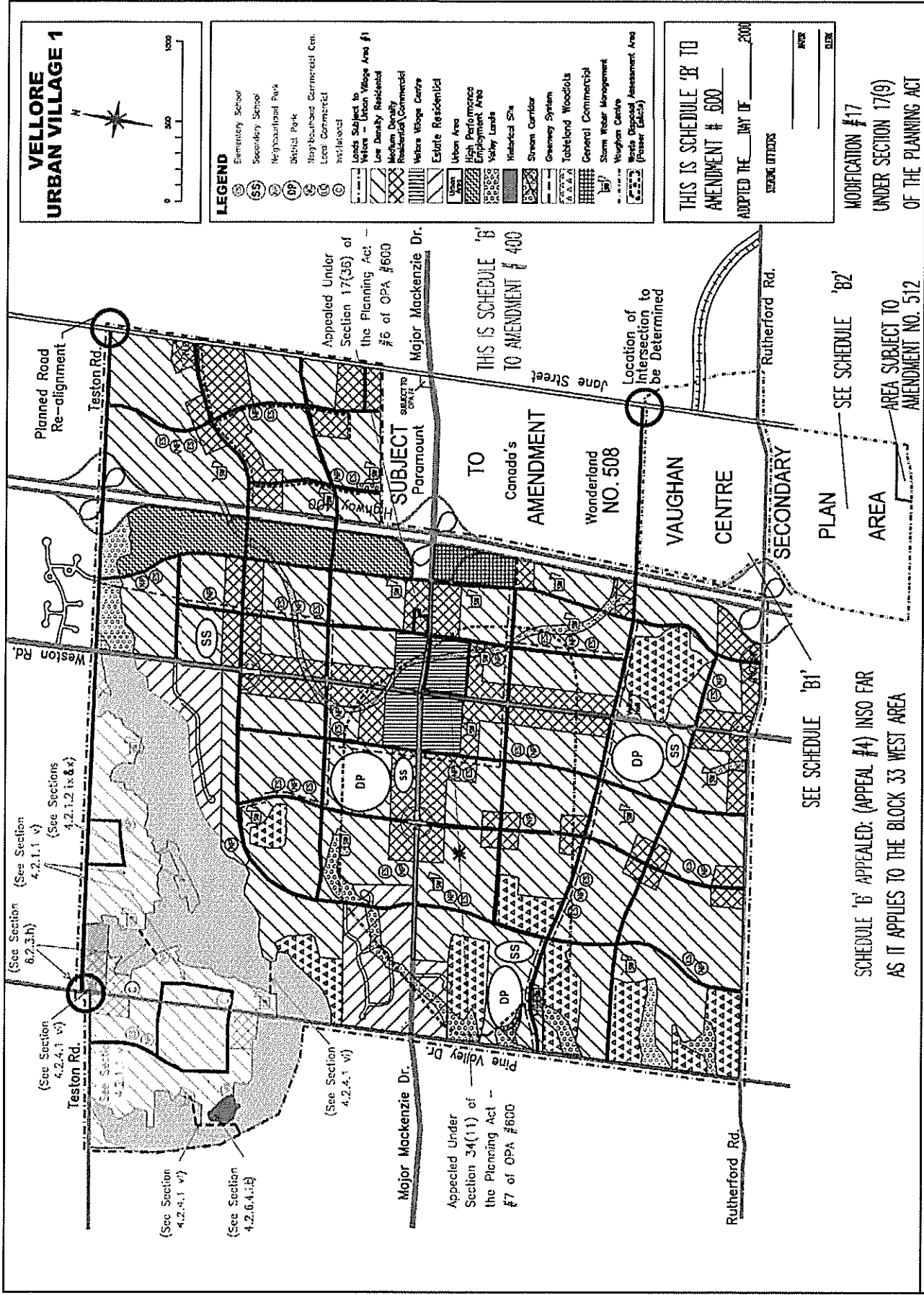


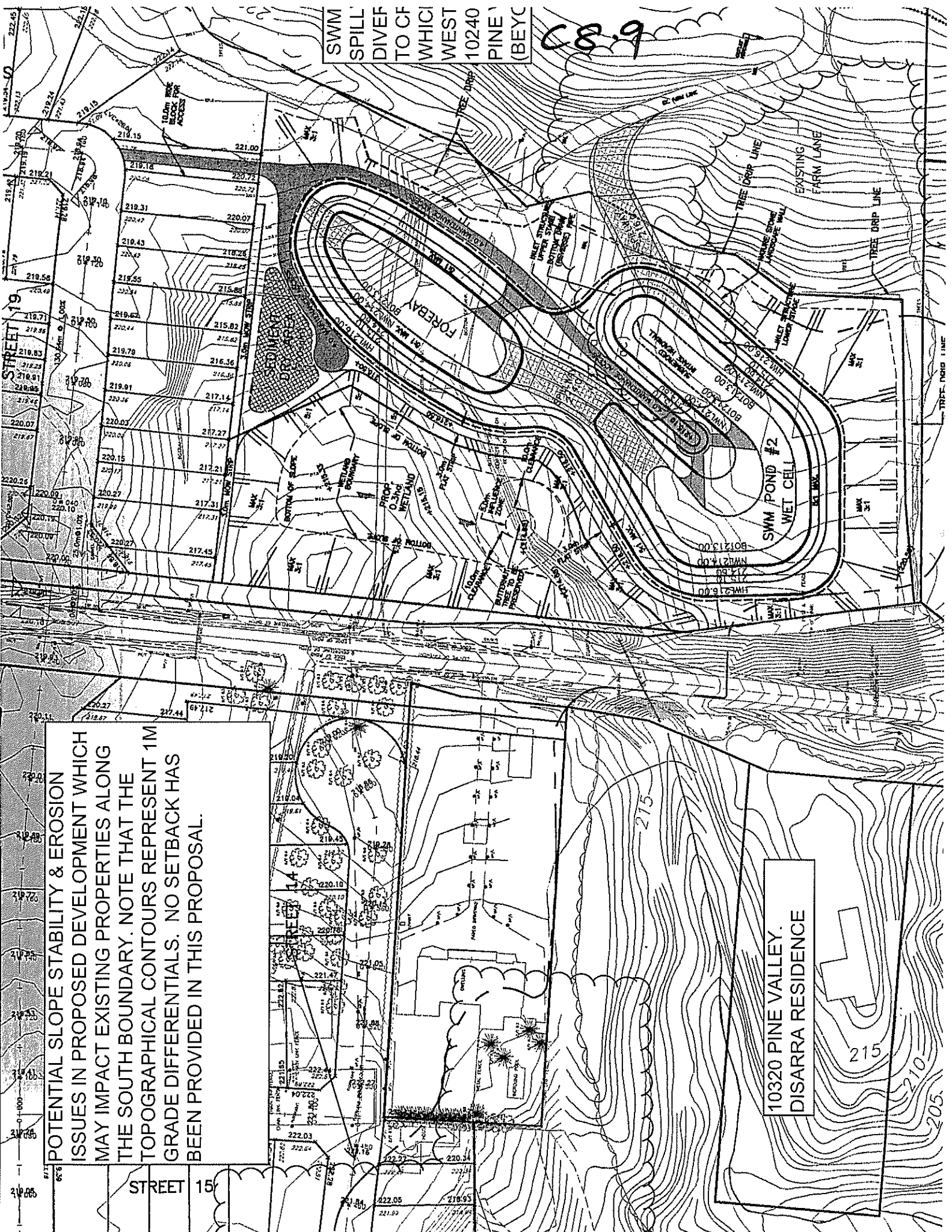
## Attachment

FILE: OP.03.008  
RELATED FILE: BL.40/47.2003

DATE:  
November 26, 2013

5





SWM  
SPILL  
DIVER  
TO CF  
WHICH  
WEST  
10240  
PINE  
(BEYC

C8.9

STREET 19

FOREBAY

SWM POND #2  
WET CELL

EXISTING  
FARM LANE

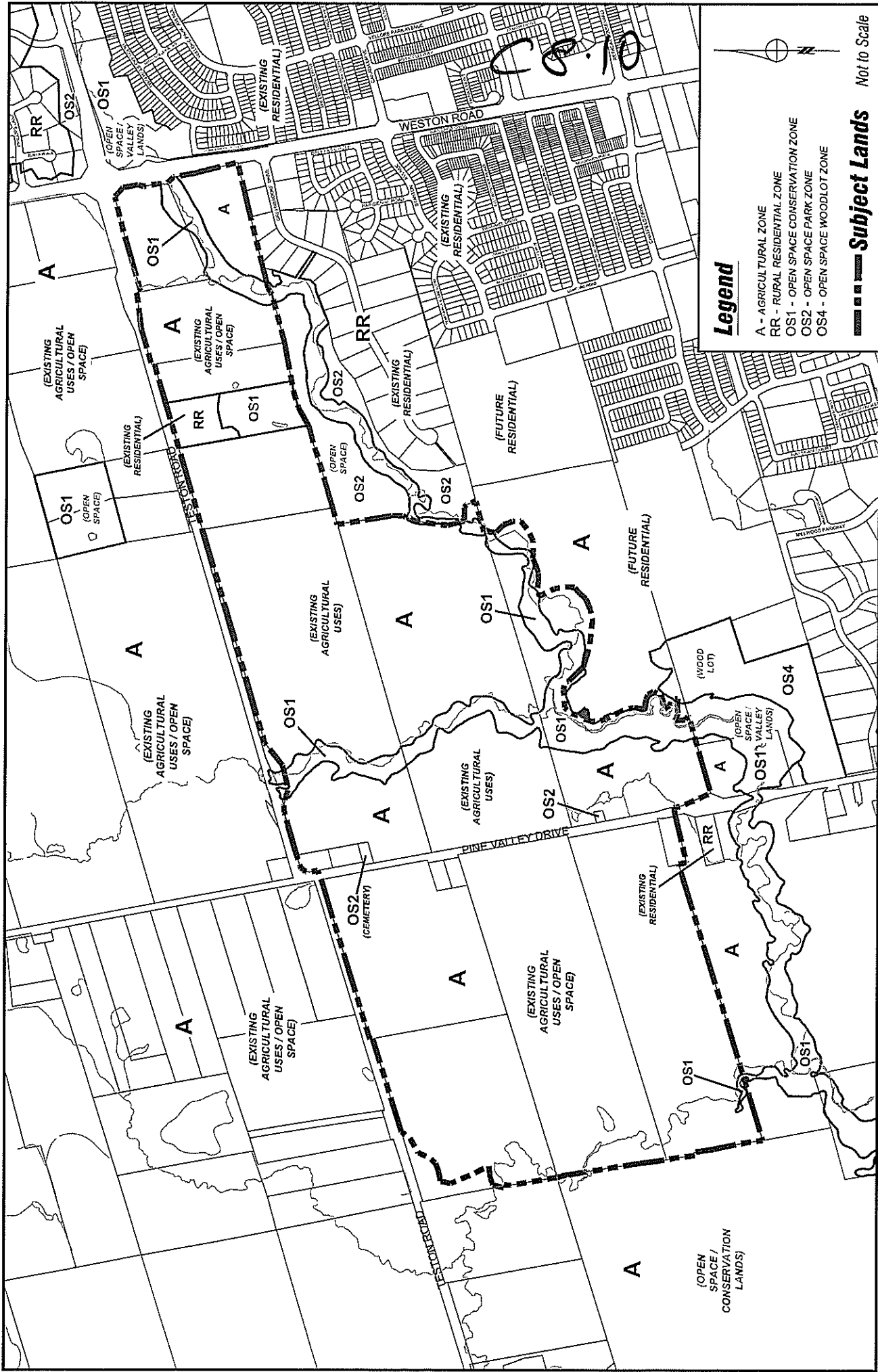
TREE DRIP LINE

TREE DRIP LINE

STREET 15

10320 PINE VALLEY.  
DISARRA RESIDENCE

POTENTIAL SLOPE STABILITY & EROSION  
ISSUES IN PROPOSED DEVELOPMENT WHICH  
MAY IMPACT EXISTING PROPERTIES ALONG  
THE SOUTH BOUNDARY. NOTE THAT THE  
TOPOGRAPHICAL CONTOURS REPRESENT 1M  
GRADE DIFFERENTIALS. NO SETBACK HAS  
BEEN PROVIDED IN THIS PROPOSAL.



**Legend**

- A - AGRICULTURAL ZONE
- RR - RURAL RESIDENTIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- OS4 - OPEN SPACE WOODLOT ZONE

**Subject Lands** Not to Scale

**Context Map**

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

APPLICANT:  
Pine Heights Estates (Block 40/47)  
N:\DFT\1 ATTACHMENTS\OP\op.03.008b.dwg



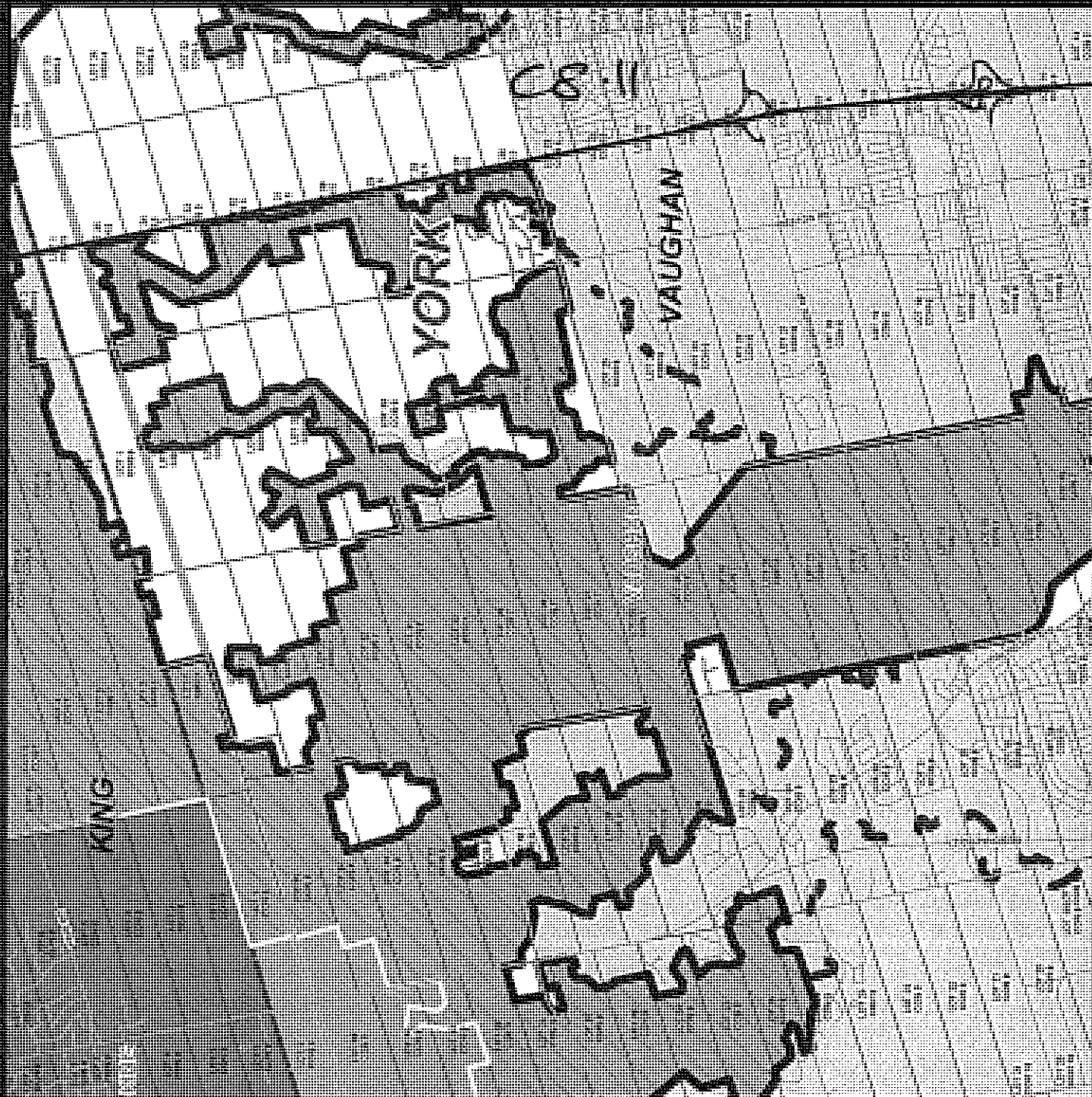
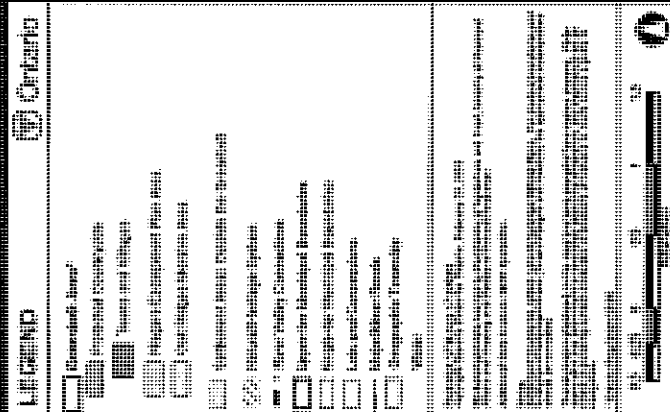
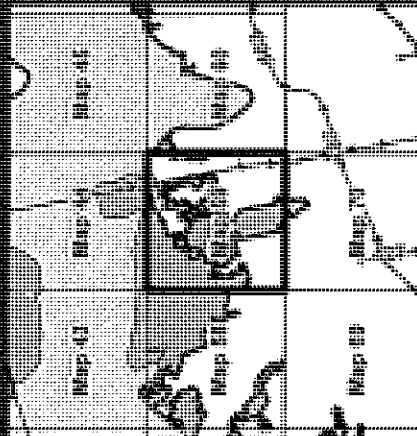
**Attachment**

FILE: BL 40/47.2003  
RELATED FILE: OP.03.008

DATE:  
November 26, 2013

1. **Introduction**  
 2. **Background**  
 3. **Methodology**  
 4. **Results**  
 5. **Conclusion**  
 6. **References**  
 7. **Appendix**  
 8. **Index**  
 9. **Table of Contents**  
 10. **Figure 1**  
 11. **Figure 2**  
 12. **Figure 3**  
 13. **Figure 4**  
 14. **Figure 5**  
 15. **Figure 6**  
 16. **Figure 7**  
 17. **Figure 8**  
 18. **Figure 9**  
 19. **Figure 10**  
 20. **Figure 11**  
 21. **Figure 12**  
 22. **Figure 13**  
 23. **Figure 14**  
 24. **Figure 15**  
 25. **Figure 16**  
 26. **Figure 17**  
 27. **Figure 18**  
 28. **Figure 19**  
 29. **Figure 20**  
 30. **Figure 21**  
 31. **Figure 22**  
 32. **Figure 23**  
 33. **Figure 24**  
 34. **Figure 25**  
 35. **Figure 26**  
 36. **Figure 27**  
 37. **Figure 28**  
 38. **Figure 29**  
 39. **Figure 30**  
 40. **Figure 31**  
 41. **Figure 32**  
 42. **Figure 33**  
 43. **Figure 34**  
 44. **Figure 35**  
 45. **Figure 36**  
 46. **Figure 37**  
 47. **Figure 38**  
 48. **Figure 39**  
 49. **Figure 40**  
 50. **Figure 41**  
 51. **Figure 42**  
 52. **Figure 43**  
 53. **Figure 44**  
 54. **Figure 45**  
 55. **Figure 46**  
 56. **Figure 47**  
 57. **Figure 48**  
 58. **Figure 49**  
 59. **Figure 50**  
 60. **Figure 51**  
 61. **Figure 52**  
 62. **Figure 53**  
 63. **Figure 54**  
 64. **Figure 55**  
 65. **Figure 56**  
 66. **Figure 57**  
 67. **Figure 58**  
 68. **Figure 59**  
 69. **Figure 60**  
 70. **Figure 61**  
 71. **Figure 62**  
 72. **Figure 63**  
 73. **Figure 64**  
 74. **Figure 65**  
 75. **Figure 66**  
 76. **Figure 67**  
 77. **Figure 68**  
 78. **Figure 69**  
 79. **Figure 70**  
 80. **Figure 71**  
 81. **Figure 72**  
 82. **Figure 73**  
 83. **Figure 74**  
 84. **Figure 75**  
 85. **Figure 76**  
 86. **Figure 77**  
 87. **Figure 78**  
 88. **Figure 79**  
 89. **Figure 80**  
 90. **Figure 81**  
 91. **Figure 82**  
 92. **Figure 83**  
 93. **Figure 84**  
 94. **Figure 85**  
 95. **Figure 86**  
 96. **Figure 87**  
 97. **Figure 88**  
 98. **Figure 89**  
 99. **Figure 90**  
 100. **Figure 91**  
 101. **Figure 92**  
 102. **Figure 93**  
 103. **Figure 94**  
 104. **Figure 95**  
 105. **Figure 96**  
 106. **Figure 97**  
 107. **Figure 98**  
 108. **Figure 99**  
 109. **Figure 100**  
 110. **Figure 101**  
 111. **Figure 102**  
 112. **Figure 103**  
 113. **Figure 104**  
 114. **Figure 105**  
 115. **Figure 106**  
 116. **Figure 107**  
 117. **Figure 108**  
 118. **Figure 109**  
 119. **Figure 110**  
 120. **Figure 111**  
 121. **Figure 112**  
 122. **Figure 113**  
 123. **Figure 114**  
 124. **Figure 115**  
 125. **Figure 116**  
 126. **Figure 117**  
 127. **Figure 118**  
 128. **Figure 119**  
 129. **Figure 120**  
 130. **Figure 121**  
 131. **Figure 122**  
 132. **Figure 123**  
 133. **Figure 124**  
 134. **Figure 125**  
 135. **Figure 126**  
 136. **Figure 127**  
 137. **Figure 128**  
 138. **Figure 129**  
 139. **Figure 130**  
 140. **Figure 131**  
 141. **Figure 132**  
 142. **Figure 133**  
 143. **Figure 134**  
 144. **Figure 135**  
 145. **Figure 136**  
 146. **Figure 137**  
 147. **Figure 138**  
 148. **Figure 139**  
 149. **Figure 140**  
 150. **Figure 141**  
 151. **Figure 142**  
 152. **Figure 143**  
 153. **Figure 144**  
 154. **Figure 145**  
 155. **Figure 146**  
 156. **Figure 147**  
 157. **Figure 148**  
 158. **Figure 149**  
 159. **Figure 150**  
 160. **Figure 151**  
 161. **Figure 152**  
 162. **Figure 153**  
 163. **Figure 154**  
 164. **Figure 155**  
 165. **Figure 156**  
 166. **Figure 157**  
 167. **Figure 158**  
 168. **Figure 159**  
 169. **Figure 160**  
 170. **Figure 161**  
 171. **Figure 162**  
 172. **Figure 163**  
 173. **Figure 164**  
 174. **Figure 165**  
 175. **Figure 166**  
 176. **Figure 167**  
 177. **Figure 168**  
 178. **Figure 169**  
 179. **Figure 170**  
 180. **Figure 171**  
 181. **Figure 172**  
 182. **Figure 173**  
 183. **Figure 174**  
 184. **Figure 175**  
 185. **Figure 176**  
 186. **Figure 177**  
 187. **Figure 178**  
 188. **Figure 179**  
 189. **Figure 180**  
 190. **Figure 181**  
 191. **Figure 182**  
 192. **Figure 183**  
 193. **Figure 184**  
 194. **Figure 185**  
 195. **Figure 186**  
 196. **Figure 187**  
 197. **Figure 188**  
 198. **Figure 189**  
 199. **Figure 190**  
 200. **Figure 191**  
 201. **Figure 192**  
 202. **Figure 193**  
 203. **Figure 194**  
 204. **Figure 195**  
 205. **Figure 196**  
 206. **Figure 197**  
 207. **Figure 198**  
 208. **Figure 199**  
 209. **Figure 200**  
 210. **Figure 201**  
 211. **Figure 202**  
 212. **Figure 203**  
 213. **Figure 204**  
 214. **Figure 205**  
 215. **Figure 206**  
 216. **Figure 207**  
 217. **Figure 208**

**THE UNIVERSITY OF CHICAGO**



FUTURE POSSIBLE TESTON  
ROAD REALIGNMENTS

TESTON ROAD

TESTON ROAD

MEDIUM  
DENSITY

EXISTING  
CEMETERY

VALLEY  
FEATURE

STR. "5"

STREET "4"

STREET "3"

STREET "6"

STREET "8"

STREET "7"

STREET "1"

STREET "10"

STREET "9"

STREET "12"

STREET "20"

STREET "19"

STREET "21"

STREET "13"

SCHOOL

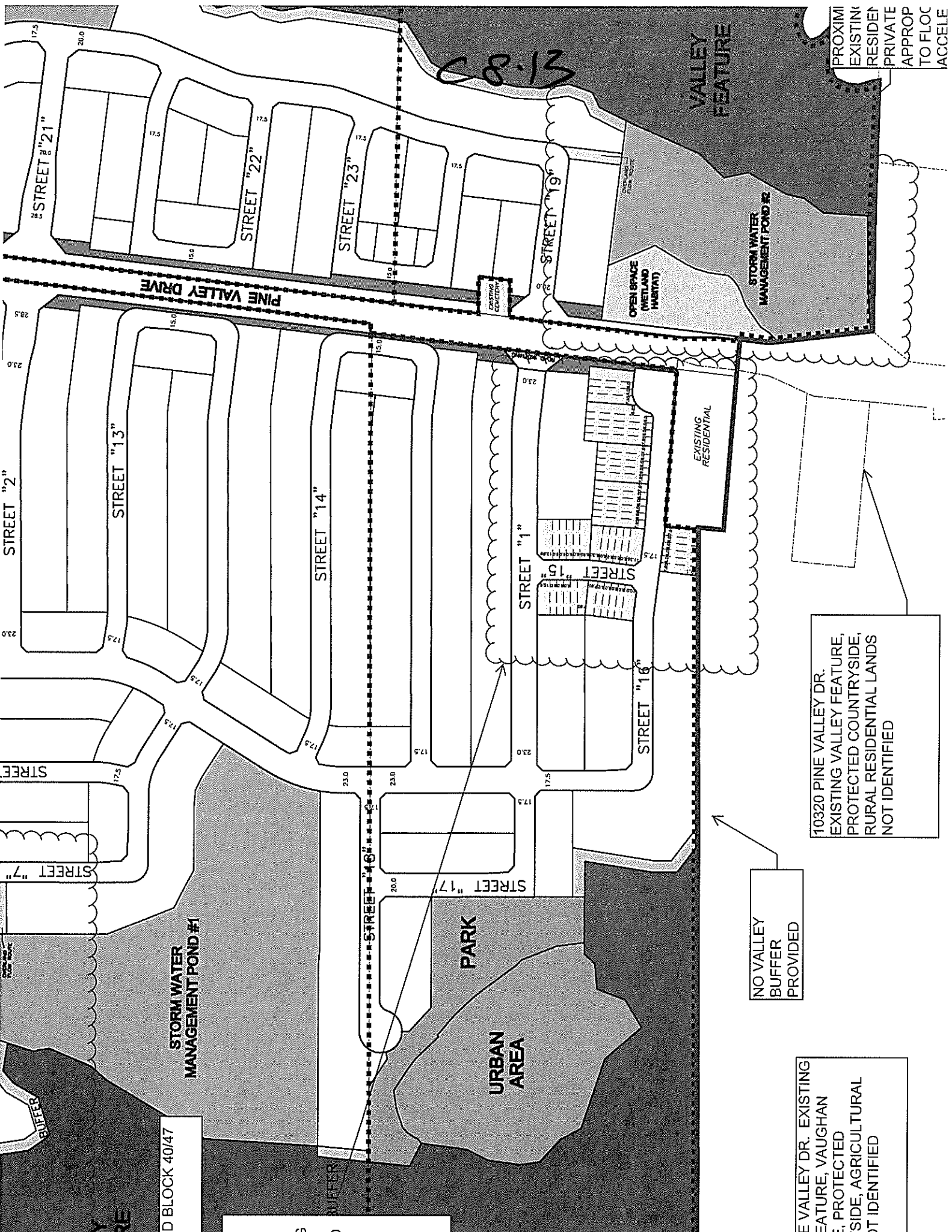
PARK

EXISTING  
RESIDENTIAL

EXISTING  
RESIDENTIAL

ROAD WIDENING  
LANDSCAPE BUFFER

C.R. 12



STREET "2"

STREET "7"

STREET "13"

STREET "14"

STREET "15"

STREET "16"

STREET "17"

STREET "18"

STREET "19"

STREET "21"

STREET "22"

STREET "23"

PINE VALLEY DRIVE

STORM WATER MANAGEMENT POND #1

STORM WATER MANAGEMENT POND #2

VALLEY FEATURE

PARK

URBAN AREA

EXISTING RESIDENTIAL

OPEN SPACE (WETLAND HABITAT)

EXISTING CEMETERY

PROXIMATE EXISTING RESIDENTIAL PROPERTY TO FLOOD ACCELERATION

10320 PINE VALLEY DR. EXISTING VALLEY FEATURE, PROTECTED COUNTRYSIDE, RURAL RESIDENTIAL LANDS NOT IDENTIFIED

NO VALLEY BUFFER PROVIDED

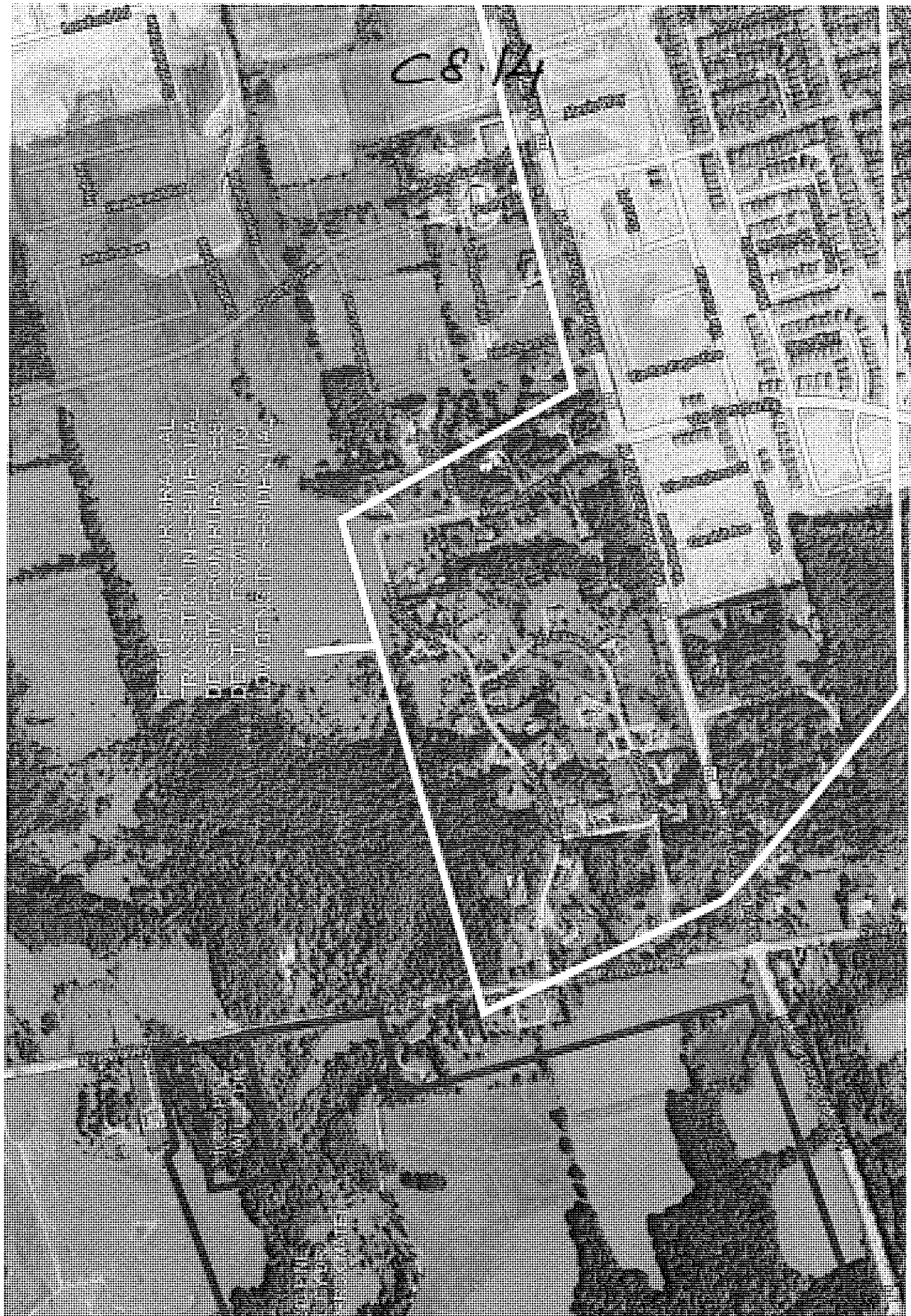
10320 PINE VALLEY DR. EXISTING VALLEY FEATURE, VAUGHAN COUNTRYSIDE, AGRICULTURAL LANDS NOT IDENTIFIED

C-8.13

ED BLOCK 40/47

BUFFER

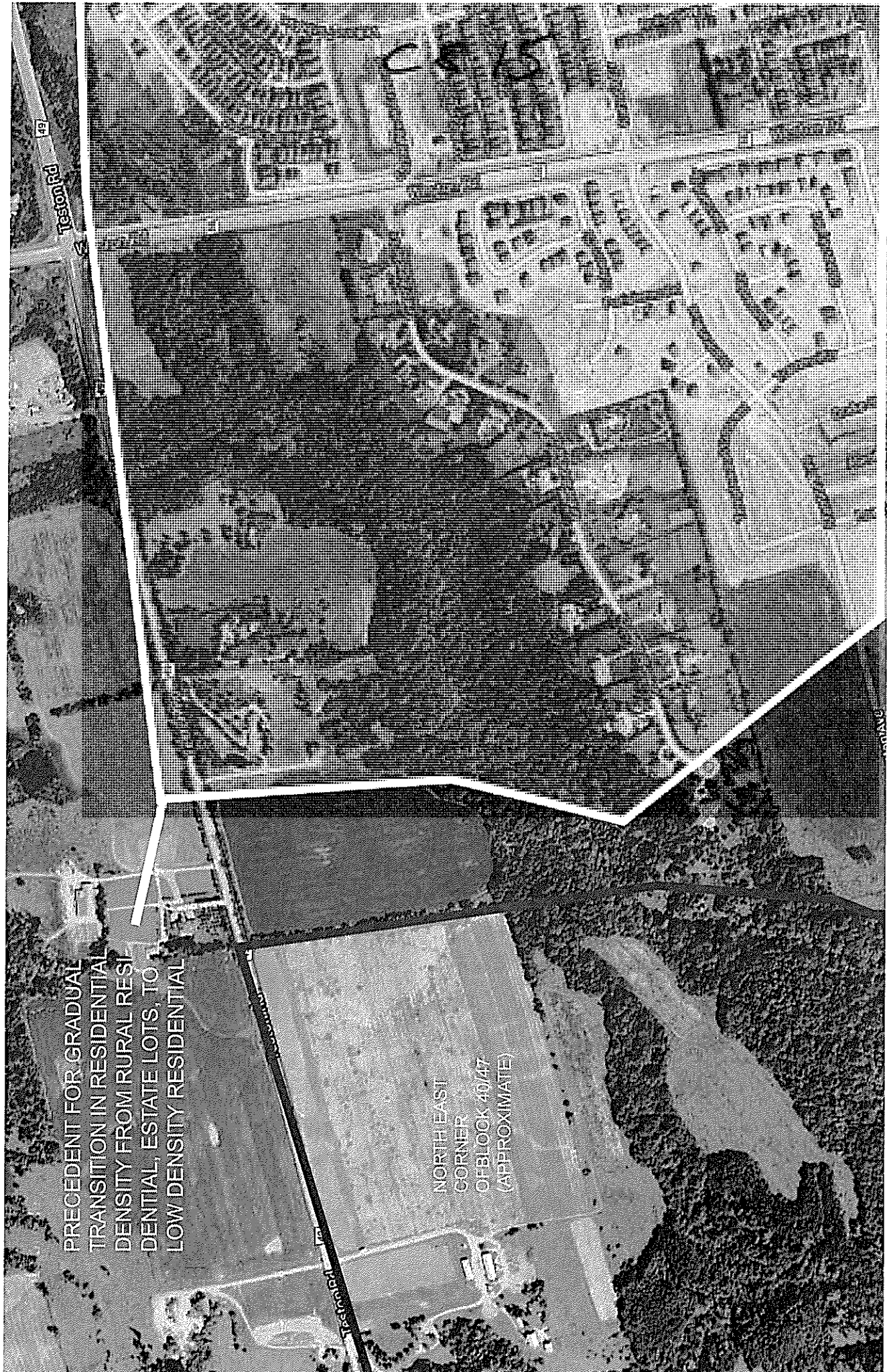
BUFFER



PRECEDENT FOR GRADUAL  
TRANSITION IN RESIDENTIAL  
DENSITY FROM RURAL RESI-  
DENTIAL, ESTATE LOTS, TO  
LOW DENSITY RESIDENTIAL

NORTHEAST  
CORNER  
OF BLOCK 40/47  
(APPROXIMATE)

C 15



C20.1

Millwood-Woodend Rate Payers Association Deputation  
Committee of the Whole Meeting  
February 25<sup>th</sup>, 2014

C 20	
COMMUNICATION	
CW (PH) -	FEB 25/14
ITEM -	6

**Applicant: Block 40/47 Developers Group Inc**

---

The Millwood-Woodend Rate Payers Association has reviewed the proposed Block 40/47 Plan. The following is a summary of our comments and concerns:

### **Medium Density Designation**

Our understanding is that this designation allows for a maximum 5 storey building in the SE corner of Teston Road and Pine Valley. This height is out of place given the countryside/valleyland settings surrounding the proposed development. We request that the developer consider limiting the height to a maximum of 3 storeys. Our preference would be to have a larger footprint of 3 storeys in place of a five storey building. If our request cannot be accommodated, at the very least we would like to see all buildings better integrated into the subdivision by providing a transition of heights (i.e. construct a row of 2 or 3 storey townhouses, then construct the building behind). Ideally we would like to see any buildings of that height, set back into the subdivision to provide opportunities to transition to these heights.

### **Compatibility with Adjacent Land Uses**

This proposal does not provide for sufficient transition between proposed low and medium residential to the existing agricultural / greenbelt lands south of Block 47. Upper Cold Creek Farms located adjacent (south) of Block 47, has active agricultural activities including cattle grazing, which would be adversely affected by the introduction of medium density development. Concerns include disruption to agricultural activities due to human interference, and human injury inflicted by cattle as a result of property trespass.

Mitigation measures should include significant vegetation or fencing buffer between the Block and properties to the south, and consideration of relocating the medium density housing away from the south boundary of the Block in favour of a more gradual transition from a low residential density to a higher residential density (as mentioned above). A similar transition of residential density has been applied adjacent to the existing Daimani Residence (NW corner of Block 47) and the Millwood subdivision in the SW quadrant of Block 40. These mitigation measures should be discussed with the respective land owners.

## Heritage Features

Cultural Heritage and Landscape Heritage features of the area should be enhanced to reflect the historic hamlet and surrounding countryside / valleylands.

- The proposed plan is located at the site of the Hamlet of Purpleville. Based on the plan, only the cemeteries will be retained. Acknowledgement of the former hamlet should be provided in terms of architectural features. As an example, architectural features from early 20th Century could be incorporated into a cluster of homes and commercial at Teston/Pine Valley to acknowledge the historic hamlet of Purpleville.
- A wider landscape buffer should be considered between Pine Valley and adjacent development to provide consistency with Pine Valley Corridor to the south (i.e. in Block 39 south of Major Mackenzie, where subdivisions and storm water management ponds are set well back from Pine Valley).

## Transportation

Improvements to existing cross-section and vertical profile of Teston Road and Pine Valley need to be addressed prior to construction. Although the York Region Transportation Master Plan identifies 'capacity improvements' for Pine Valley and Teston Road by 2021, the following elements need to be considered as part of this work:

- EA approval for a Realignment of Teston Road should ideally be completed prior to final approval of this Block Plan. The Teston Road Realignment should be implemented prior to any construction of the Block Plan. Block Plan 40/47 pre-supposes that the EA will recommend a Teston Realignment to the north. In order to protect the integrity of a future Environmental Assessment, a small parcel of land in the north-west quadrant of Block 40 should not be included as part of this Block plan approval to allow for the study of a Teston Road Realignment to the south.
- Provisions for ultimate number of lanes needs to be accounted for based on ultimate build out of Blocks 40-47 and blocks north of Teston Road.
- Cross-section should accommodate left-turn lanes and provisions for signals at all intersections.
- As a minimum, the existing narrow two lane cross-section on Pine Valley and Teston Road should be widened to include shoulders.
- Vertical profiles along Pine Valley and Teston Road need to be flattened or 'smoothed out'.
- Road safety should be confirmed, such as sight distances to proposed intersections. These should be measured to reflect operating speeds which are 80-90 km/h. A key concern is the propose location of the southern most intersection on Pine Valley relative to the crest leading down into the valley. Guide rail and end treatments should be updated accordingly.

C 20.3

### **Internal Road Layout**

The internal road network has been ideally arranged to avoid orientation of houses with back yards facing Pine Valley. The following comments apply to Teston Road:

- We note that Streets 4 and 25 will result in sections where back yards will face Teston Road. Consideration should be given to revising the road network such that the front or sides of houses will face Teston Road. Backyards facing arterial roads should be avoided to minimize future 'negative' features along the streetscape (i.e. homemade sheds, greenhouses, clothes lines etc).
- Depending on the outcome of the Teston Road Realignment EA, the intersection of Street 1 with Realigned Teston may not be practical, as this intersection could end up on a tight curve on Teston Road, resulting in an unsafe configuration.

### **'Peninsula' Lands**

Additional work is required to minimize intrusion into the valley lands:

- Additional details regarding the roadway connection to the peninsula should be provided. i.e. bridge with sufficient spans and clearances for movement of wildlife. Key wildlife which migrates through the valley include deer, coyotes and fox.
- The proponent should demonstrate that construction of the bridge can be staged to minimize disruption to the valley floor, in particular bridge piers and abutments.
- The proponent should also ensure minimal disruption to the valley floor during installation of utilities (water, gas, sanitary, cable) to service the 'peninsula'.

### **Non-Participating Land Owners**

A higher level of detail should be provided to demonstrate how the non-participating lands could be better integrated into the overall plan in the future.

- The road pattern in the low residential section (Teston Road west of Weston Road) shows a road network which is not integrated with the adjacent lands to the west. The road pattern suggest large estate sized lots (which are fine);
- The medium density residential/commercial designation at the south-west corner of Teston Road/Weston Road is isolated, with no opportunities for transitions adjacent to valleylands, Greenbrook Estates to the south, or the proposed low residential section to the west which appears to be oriented for large estate lots.

### **Well Water**

The Millwood subdivision (SW corner of Block 40) has recently experienced a degradation in the quality of it's well water, the timing of which coincided with construction of stormwater management ponds and subdivisions. Since it is generally difficult to correlate causes of water quality changes, we suggest that a well water

C20.4

management plan be set in place in future stages to protect residences in close proximity to the Block Plan development. Of particular concern is the location of Storm Water Mangement Pond #2, as the outlet for the pond drains to Cold Creek which runs through adjacent residents' properties. Mitigation measures should be considered to prevent ground water contamination, odors, pollution, slope stability issues on the creek floodplain, with consideration given to review alternate locations for SWMP2 within the Block.

We would be pleased to meet with the Block Planners and/or City of Vaughan staff to further discuss our issues and concerns.

Tim Sorochinsky  
President, Millwood Woodend Ratepayers Association

- 6.      BLOCK PLAN FILE BL.40/47.2003      P.2014.10**  
**BLOCK 40/47 DEVELOPERS GROUP INC.**  
**WARD 3 – VICINITY OF PINE VALLEY AND TESTON ROAD**

**Recommendation**

The Commissioner of Planning recommends:

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

**Contribution to Sustainability**

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

**Economic Impact**

This will be addressed in the comprehensive technical report.

**Communications Plan**

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

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

**Purpose**

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

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

## **Background - Analysis and Options**

### **Location**

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

### **Site Description**

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

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

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

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

### **Official Plan Designation**

#### **1. Official Plan Amendment No. 600**

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

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

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

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

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

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

## 3. Vaughan Official Plan 2010 (VOP 2010)

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

## 4. Provincial Policies

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

### Zoning

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

### Preliminary Review

#### 1. Background

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

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

#### 2. The Supporting Submission

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

Submitted documents include:

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

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

### 3. Development Statistics

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

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

**TABLE 1: Developable Land Area Block 40/47**

<b>Land Use</b>	<b>Area (ha) west of Pine Valley Drive</b>	<b>Area (ha) east of Pine Valley Drive</b>	<b>Total Area (ha)</b>
Low Density Residential	35.76	36.15	71.91
Medium Density Residential	2.48	3.08	5.56

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Neighbourhood Commercial	n/a	1.01	1.01
Parkettes	1.31	n/a	1.31
Neighbourhood Park	2.33	3.86	6.19
Vistas	0.19	0.51	0.70
Open Space	n/a	0.22	0.22
Landscape Buffer	0.76	0.95	1.71
Stormwater Management Pond Overland Flow	5.85	5.87	11.72
Cemetery (institutional)	n/a	n/a	n/a
School (institutional)	2.42	n/a	2.42
Roads and Road Widening(s)	15.03	13.13	28.16
<b>Total</b>	<b>66.14</b>	<b>64.76</b>	<b>130.90</b>

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

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

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Valleyland	27.44	42.71	70.15
Valley Buffers	0.95	2.78	3.73
Wetland	n/a	0.73	0.73

<b>Land Use</b>	<b>Area (ha) west of Pine Valley Drive</b>	<b>Area (ha) east of Pine Valley Drive</b>	<b>Total Area (ha)</b>
Historic First Nations Archeological Site (referenced as Urban Area on Attachment 3)	2.53	n/a	2.53
<b>Total</b>	<b>30.92</b>	<b>46.22</b>	<b>77.14</b>

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

#### 4. Land Use Distribution and Densities

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

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

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

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

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

#### Preliminary Issues to be Addressed through the Block Plan Process

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

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

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

#### Staff and Agency Comments

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

#### 1. Land Use & Densities

- i. The provision of parkland in Blocks 40/47 is currently under review by the City. Parkland dedication shall be provided in accordance with the City Policy and in a manner that conforms to the Planning Act.
- ii. The determination of land uses including final location and design of the road network, limits of development, location and design of stormwater management pond facilities, for the subject lands requires further refinement in consultation with the Ministry of Natural Resources, Toronto and Region Conservation Authority, York Region, and to the satisfaction of the City.
- iii. The Block Plan will be reviewed for compatibility between adjacent uses. In response to ongoing concerns raised by neighbouring landowners at the south of Block 47, west of Pine Valley Drive, the Block Plan review will explore opportunities to buffer and provide an appropriate transition from the proposed residential development to the existing more rural and greenbelt uses.
- iv. A comprehensive Landscape Master Plan for Block 40/47 is required
- v. Urban Design guidelines and Architectural Guidelines are currently under review.
- vi. The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.

#### 2. Transportation

- i. The realignment of Teston Road at the intersection of Teston Road and Pine Valley Drive is currently under review and may require further refinement and adjustments which take into account ecological and heritage considerations.

- ii. A comprehensive Transportation Management Plan is required and should include future traffic control locations, traffic calming measures, transit routes (if applicable), pedestrian side walk and cycling network requirements. Information including the proposed locations for bicycle parking around commercial areas, school sites and parks should be included. The Transportation Management Plan should include reference to potential opportunities to connect with existing and planned trail system of the Humber River Valley.
- iii. An examination of alternate modes of transportation including potential Toronto Transit Commission (TTC) and York Region Rapid Transit bus routes along Weston Road and Teston Road and a review of possible pedestrian and bicycle connections where applicable.
- iv. The potential for future road and pedestrian connections between the participating and non-participating landowner to the east of the participating landowner's property

### 3. Master Environmental and Servicing Plan

- i. The development limits and buffers associated with non-participating landowners have yet to be determined and require a detailed review.
- ii. The location of the Significant Wildlife Habitat, Significant Woodlands, Significant Valleylands and Provincially Significant Wetlands (including those outside the proximity of the Official Plan Amendment area that have an area influence within it) should be shown on the Land Use Schedule and are subject to review.
- iii. Additional detail needs to be provided for review respecting the maintenance of ground and surface water quality and quantity throughout the area.
- iv. Policies pertaining to the sanitary and water services proposed through the valley shall be provided for review as outlined by the TRCA in comments dated September 13, 2013.
- v. Further detailed analysis respecting the peninsula lands should be conducted in keeping with the criteria outlined by the City Staff dated July 20, 2012.
- vi. The appropriateness of relocating significant wetlands.
- vii. A review of policies to ensure they acknowledge the following:
  - a. An update of the Region of York's Environmental Assessment for Teston Road which considers the Pine Valley Drive Intersection realignment.
  - b. Consideration of the provincially Significant Wetland on the northwest corner of Teston Road and Pine Valley Drive and its area of influence
  - c. All recently recognized Provincially Significant Wetlands in the City that are not on Schedule G1
- viii. Monitoring requirements need to be established to provide for testing and maintenance of the final development form.

### 4. Environmental Policy Section

- i. Information provided relies on a buffer to the staked limits to mitigate impacts of the proposed development, and which is further proposed to be addressed at the detailed design stage. Consideration should be given to providing a systematic

treatment strategy for potential and possible mitigation measures prior to finalizing the Block Plan as opposed to addressing the matter at the design stage.

- ii. Prior to making any final decisions regarding the limits of the Block Plan and future development, a more complete understanding of the hydrology and interaction of groundwater and surface water is required, given the importance of Purpleville Creek and the Provincially Significant Wetland (PSW).
- iii. The results of the provided feature-based water balance for the headwater drainage features are not conclusive as the assessment was completed in the spring of 2012 and at a time of insufficient rainfall to draw conclusions regarding flow regimes.
- iv. A groundwater Emulation System is recommended in the MESP in order to augment flows of the headwater drainage features. This approach has not been tested and another approach consistent with the best practice utilized elsewhere in Southern Ontario should be explored.
- v. An analysis of the lands adjacent to the Provincially Significant Wetlands which includes data regarding the hydroperiod is required. The City has provided a framework for the analysis of lands adjacent to the wetlands in their comments to the Developers Group.
- vi. Concerns respecting at risk species including but not limited to the Redside Dace, continue to be addressed through ongoing discussions with the Ministry of Natural Resources (MNR), the Toronto and Region Conservation Authority (TRCA), the City, and the Developers Group.
- vii. The proposed development limits are based solely on the staking line walked in 2004 rather than using an integrated analysis that considers: top of bank; crest of slope; drip line; long term stable top-of-slope; assessment constraints related to grading and/or filling; and other evaluation methods for headwater drainage features and analysis of the natural features on adjacent lands. The staking line should be verified by the additional methods noted above, and through ongoing discussions with the MNR, TRCA and City, which may result in modifications to the limits of development.
- viii. A systematic assessment of the impacts, including the cumulative impacts of the proposed development on the significant wildlife habitat, in particular, but not limited to, area-sensitive forest breeding birds and groundwater seeps should be undertaken.
- ix. A review and discussion of what constitutes habitat compensation is required.
- x. A revised Environmental Impact Study (EIS) of the 'peninsula' lands should address the "studies and criteria" developed by the City and the Toronto and Region Conservation Authority.

## 5. Schools

- i. The final size and location of the school site must be approved by the City of Vaughan in consultation with the York Catholic District School Board.
- ii. The feasibility, location and placement of the on-street lay-by parking and on-site parking and other design considerations for schools must be considered for school sites. Consideration should be given to the City and both the York Region District and York Catholic School Boards efforts to address design issues and the potential

for mixed-use buildings and facilities in an effort to optimize land and resources by sharing.

- iii. The location, number and maintenance during winter months of walkways is to be confirmed, as this may have an impact on the walking distance to the proposed school site and open space.

## 6. Heritage

- i. The applicant shall submit all archaeological assessments associated with the subject properties, along with the corresponding Ministry of Tourism, Culture and Sport compliance letters in one comprehensive submission.
- ii. A heritage permit for relocation or demolition of the building located at 10733 Pine Valley Drive will be required as a part of any future Draft Plan of Subdivision or site Plan application for the subject property and shall include a comprehensive review of Avoidance Mitigation options, the feasibility of retention in situ and adaptive reuse options as well as a comprehensive review of the salvage Mitigation options, including the feasibility of relocation within the existing site or to another location within the subject development.
- iii. A Cultural Heritage Resource Impact assessment report shall be submitted for 10733 Pine Valley Drive.
- iv. A cultural heritage landscape inventory study/report should be provided to inform landscape and streetscape design approaches for the Block Plan

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

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

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

### **Regional Implications**

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

### **Conclusion**

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

### **Attachments**

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

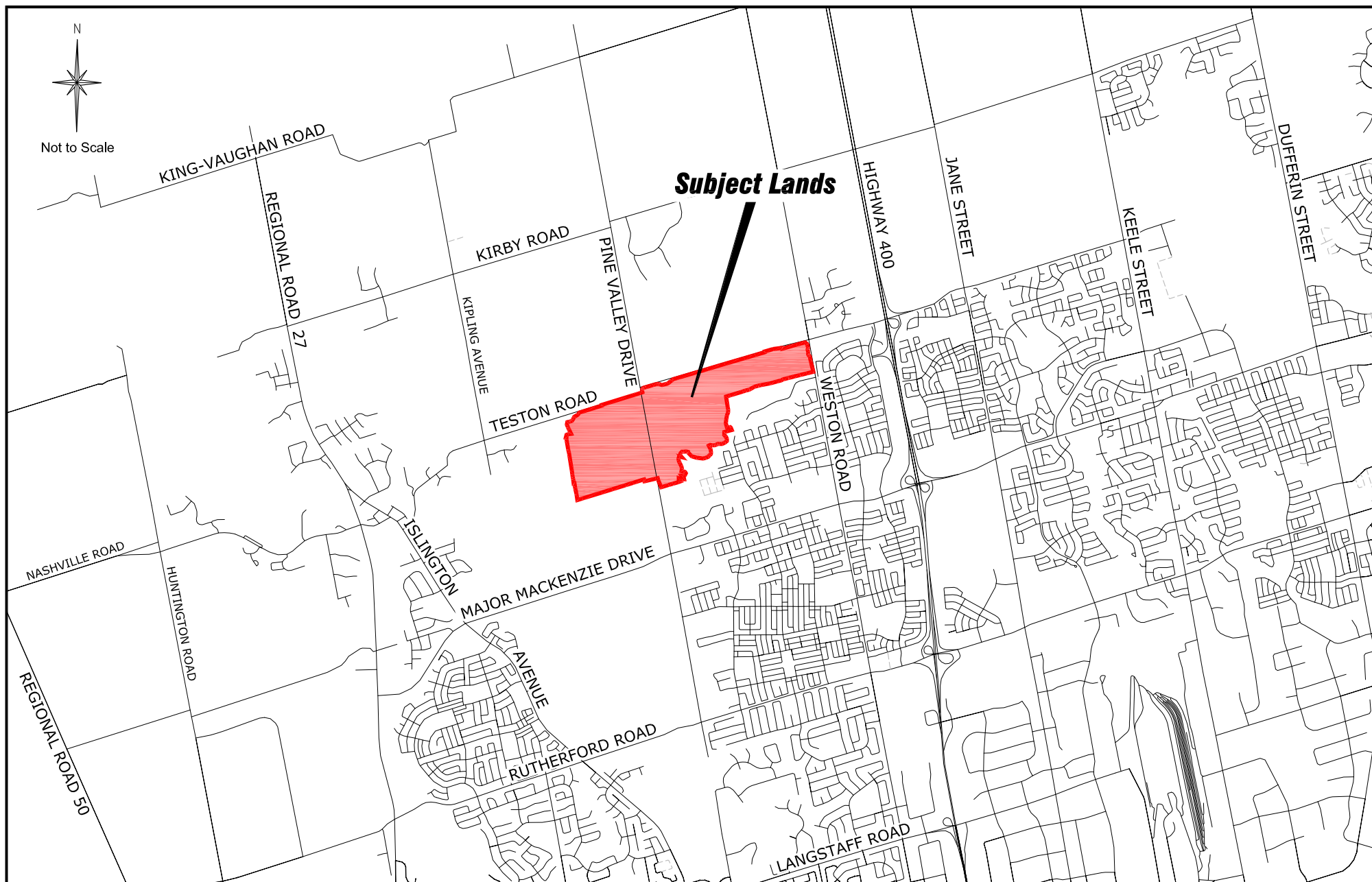
**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Melissa Rossi, Senior Planner, ext. 8320  
Roy McQuillin, Manager of Policy Planning, ext. 8211

Respectfully submitted,

John MacKenzie  
Commissioner of Planning

/lm



## Context Location Map

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

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

N:\DFT\1 ATTACHMENTS\Blocks40\_47\BL40\_47.03a.dwg

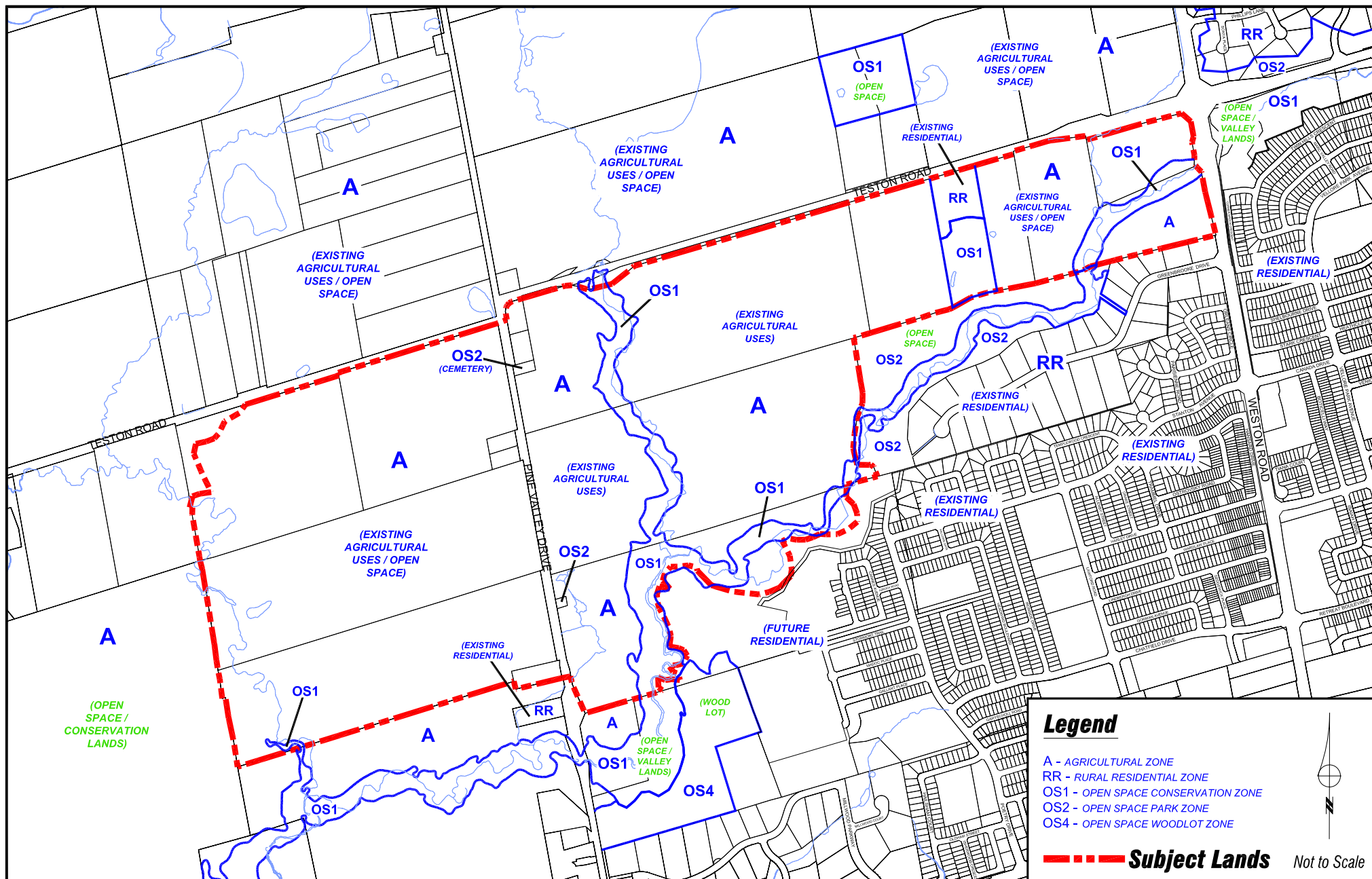


## Attachment

FILE: BL.40/47.2003  
RELATED FILE: OP.03.008

DATE:  
February 25, 2014

1



## Location Map

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

APPLICANT:  
Block 40/47 Developers Group Inc.

N:\DFT\1 ATTACHMENTS\Blocks40\_47\BL.40\_47.03a.dwg

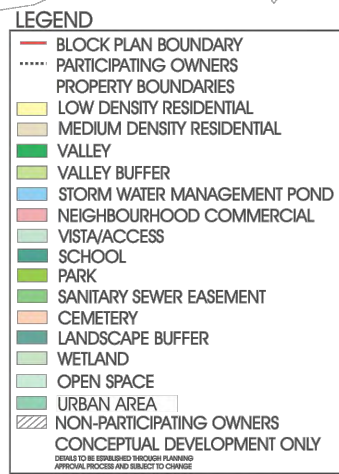


## Attachment

FILE: BL.40/47.2003  
RELATED FILE: OP.03.008

DATE:  
February 25, 2014

2



3



**VAUGHAN**  
Policy Planning

## Attachment

FILE: BL.40/47.2003  
RELATED FILE: OP.03.008

DATE:  
February 25, 2014

**AMENDMENT NUMBER 744  
TO THE OFFICIAL PLAN  
OF THE VAUGHAN PLANNING AREA**

The following text to Amendment Number 600 to the Official Plan of the Vaughan Planning Area and Schedules "1", "2" and "3" constitute Amendment Number 744.

Also attached hereto but not constituting part of the Amendment are Appendices "I", "II", "III" and "IV".

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Official Plan of the Vaughan Planning Area respecting Amendment No. 600.

This Amendment will designate the lands shown as "Area Subject to Amendment No. 744" on Appendix II hereto as "Low Density Residential", "Valley Lands", "Medium Density Residential-Commercial", "Stormwater Management Ponds", "Neighbourhood Commercial Centre", "Parks", "Elementary School", "Institutional", "Greenway System" and "Urban Area". The Amendment will provide a secondary plan level of policies as prescribed in OPA 600 to permit the development of the lands while maintaining the complex ecosystem functions and cultural heritage attributes associated with the plan area.

## II LOCATION

The lands subject to this Amendment (hereinafter referred to as "Subject Lands"), are shown on Appendix II hereto as "Area Subject to Amendment No.744". The lands are located on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, being part of Lots 23, 24, and 25, Concessions 6 and 7, City of Vaughan.

## III BASIS

The decision to amend the Official Plan to provide land use designations for residential uses and valley land, and provide the general locations of neighbourhood parks, schools, neighbourhood commercial uses and stormwater management ponds for the purpose of facilitating the review of development applications is based on the following considerations:

1. Official Plan Amendment No. 744 (OPA 744) constitutes an amendment to Official Plan Amendment No. 600 (OPA 600). By virtue of the originating date of the Official Plan Amendment application, OPA 744 is exempt from the provisions of the Provincial Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan and has been prepared in consideration of the standards and requirements in place at the time the application was submitted.
2. The Provincial Policy Statement, 1997 (PPS) provides a satisfactory level of regulation to ensure the appropriate development of the site. The policies provide for the protection of natural heritage features from incompatible development, including limiting site alteration to significant wetlands and significant portions of the habitat of endangered or threatened species. The PPS, 1997 requires that there are to be no negative impacts on natural features or the ecological functions where adjacent development and site alteration is permitted, and that the diversity of natural

features and the natural connections between them is maintained and improved where possible. Additionally, the PPS, 1997 requires that the quality and quantity of ground water and surface water and the function of sensitive ground water recharge/discharge areas, aquifers and headwaters will be protected or enhanced. The policies of OPA 744 are consistent with these principles.

3. The Region of York Official Plan, 1994 includes goals and policies that guide community-building at the secondary plan level, with the objective of developing diverse, self-sufficient, accessible, safe, green, economically vibrant and pedestrian-oriented communities. The proposed land use designations of Low and Medium-Density Residential, Neighbourhood Commercial, Parks, Greenway System, Institutional and Valley Lands contribute to achieving these goals. The Region of York Official Plan, 1994 requires the preparation of comprehensive secondary plans for urban areas. OPA 744, in combination with the underlying policies of OPA 600, will provide for a level of detail consistent with the secondary plan criteria and achieve the community development objectives.

4. Official Plan Amendment No. 600 provides implementation requirements which will lead to the submission and approval of Draft Plan of Subdivision and Zoning By-law Amendment applications. The requirements include:

The Secondary Plan: OPA 600 requires the preparation of a comprehensive plan for the amendment area, which is to provide the technical basis to support secondary plan land use designations consistent with the approach of OPA 600. The area is to be predominantly planned for “executive housing” on large lots with full municipal services.

Block Plan Approval: The Block Plan will form the basis for the submission of the implementing Zoning By-law Amendment and Draft Plan of Subdivision applications. OPA 600 requires that all block plans include a detailed description of the location and scope of the components described in the Plan, and specifically address the policies of OPA 600 pertaining to environmental protection; city-wide transportation and public transit networks; housing mix and densities; urban and neighbourhood structure, form and design; the hierarchy of parks and open space; and, phasing of development, to the satisfaction of the City.

Prior to the approval of the Block Plan, OPA 600 requires the completion of a Master Environmental Servicing Plan (MESP) to the satisfaction of the Ministry of Natural Resources (MNR), the Toronto and Region Conservation Authority (TRCA) and the City of Vaughan. The MESP shall address a number of areas of concern including

ground and surface water management, terrestrial resources management and restoration opportunities, protection of Environmentally Significant Areas and Areas of Natural and Scientific Interest, wetland protection and landform conservation, and the phasing and location of major infrastructure.

Having received a statutory Public Hearing held on June 26, 2012, on December 10, 2013, Vaughan Council approved Official Plan Amendment Application OP.03.008 (Pine Heights Estates) to redesignate the Subject Lands from “Urban Area” and “Valley Lands” to “Low Density Residential”, “Valley Lands”, “Medium Density Residential-Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary School”, “Institutional”, “Greenway System” and “Urban Area”.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Amendment No. 600 to the Official Plan of the Vaughan Planning Area, is hereby amended by:

1. Redesignating the Subject Lands identified on Schedule “1” of this Amendment from “Urban Area” and “Valley Lands” to “Low Density Residential”, “Valley Lands”, “Medium Density Residential-Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary School”, “Institutional”, “Greenway System” and “Urban Area” in the manner shown on Schedule “1”;
2. Amending Schedule “B” – Vellore Urban Village 1 to Official Plan Amendment No. 600 as identified in Schedule “1”, attached hereto;
3. Amending Schedule “G1” – Wetlands to Official Plan Amendment No. 600 as identified in Schedule “2”, attached hereto;
4. Amending Schedule “J” –Transportation City Road Network to Official Plan Amendment No. 600 as identified in Schedule “3”, attached hereto;
5. Deleting Section 4.2.1.1.v in its entirety and substituting therefor the following:
  - “v. Notwithstanding the above, within the lands of Block 40 and 47, north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive and designated as Low Density Residential on Schedule “B”, the following shall apply:
    - a. The overall range of permitted gross density will be between 5.0 and 11.0 units per hectare (2 and 4.5 units per acre), calculated on the area of developable lands.

- b. Street Townhouses may also be permitted within the Low Density Residential Areas within the above noted lands, provided that they are located adjacent to Pine Valley Drive and that the maximum permitted net density on a site does not exceed 18.0 units per net residential hectare.”

6. Deleting Section 4.2.1.2 in its entirety and substituting therefor the following policies:

- i. The lands within Blocks 40 and 47, being north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive are identified on Schedule “B” as “Low Density Residential”, “Valley Lands”, “Medium Density Residential-Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary School”, “Institutional”, “Greenway System” and “Urban Area”. Significant Wildlife Habitat, Significant Woodlands, Significant Valleylands and Provincially Significant Wetlands are located within and adjacent to this area. Prior to the determination of the development limits for Blocks 40 and 47, an Environmental Impact Study (EIS) is required to identify the locations and demonstrate the protection of these features such that all proposed development will not result in a negative impact to the features and their associated functions, including the hydroperiod, and consistent with an integrated, ecosystems approach to planning as set out in Section 5.4.2 of this Plan. Sufficient reference data and site specific observations must be completed to the satisfaction of the City, TRCA and Ministry of Natural Resources. The following policies shall apply to the lands described above, in addition to any other requirements in this Plan:

- ii. Water Quality and Quantity

The appropriate permitted development pattern for this area shall be confirmed based on the following being completed to the satisfaction of the City and TRCA, prior to the approval of the Block Plan and subsequent Draft Plan of Subdivision:

- a. An assessment that confirms pre-development ground and surface water flows will be maintained post-development from head water drainage features that may be proposed to be removed or realigned to ensure sustainable flows to downstream features.
- b. An approximate post development water balance calculation to demonstrate that any infiltration deficit will be mitigated to protect the features and functions relying on surface or ground water contributions.
- c. An exploration of any proposed mitigation measures to demonstrate no negative impact on the features and functions and the hydroperiod of the natural features.
- d. A features-based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained.

- iii. A hydrogeological study as part of the ME/SP for this area will be used to define the local pre-development water balance and establish site specific water balance criteria that maintain the ecological functions of related features and demonstrate how the appropriate proportions of infiltration and evaporation/reuse measures for stormwater management will achieve water balance objectives to the satisfaction of the City in consultation with the TRCA.
- iv. To ensure the maintenance of ground and surface water quality and quantity throughout the Block 40/47 area, the following policies shall apply to all development within the subject lands:
  - a. All development and site alteration, infrastructure and recreational uses meet TRCA's stormwater management criteria for water quantity, water quality, erosion control and water balance for groundwater recharge and for natural features, as more specifically described in TRCA's Stormwater Management Criteria document.
  - b. Approaches to stormwater management shall use a series of measures that form a treatment 'train', including low impact approaches to achieve the criteria listed above and to mitigate potential impacts.
  - c. As the development progresses through all stages of the development process, increasingly detailed reports may be required to demonstrate consistency with the criteria outlined in (a) and (b) above. At each stage of the process, studies shall be completed and implemented to the satisfaction of the City of Vaughan and the TRCA.
- v. Notwithstanding Policy 5.9.1.3 of this Plan, where it has been demonstrated through a comprehensive technical report that there are no reasonable alternative sites and alignments, underground infrastructure and related structures may be permitted in the valley corridor where it is demonstrated that:
  - a. Impacts to the quality and quantity of groundwater and surface water including stream baseflow are minimized and mitigated.
  - b. Impacts on groundwater flow and discharge are minimized and mitigated.
  - c. Erosion hazards are avoided.
  - d. All options for horizontal and vertical alignments to avoid, minimize and or mitigate impacts on aquifers and surface water receptors have been considered.
  - e. Dewatering and dewatering discharge during and post construction will be managed.
  - f. Design and construction technologies are used to reduce risk of hydrological and ecological impacts and minimize grade alterations to existing topography.
  - g. A contingency plan is provided to address maintenance and spills.
- vi. Sensitive Land Features

Appropriate buffers will be required around all sensitive land features in accordance with the City, TRCA and Provincial requirements. To ensure the implementation of appropriate buffers, the following requirements shall be applied when establishing buffer areas around

sensitive land features:

- a. A minimum 10 metre restored buffer from the greatest extent of the stable top of bank, long-term stable top of slope, flood plain, predicted meander belt, or drip-line of the significant vegetation contiguous to the valley/stream corridor, for all development and site alteration.
  - b. For grading associated with stormwater management ponds, a minimum 5 metre restored buffer is required from the drip-line of significant vegetation and wetlands provided it can be demonstrated that there will be no negative impact on the features and functions. Where public trails are provided adjacent to stormwater management ponds, they should be located along the street frontage of such facilities.
  - c. All buffers will be established in accordance with Provincial requirements. Where a conflict exists between Provincial requirements and the above policies, the more restrictive provision or standard shall apply.
- vii. Known evaluated wetlands in Block 40/47 shall be assessed for their significance in accordance with the criteria defined in the Ontario Wetland Evaluation System and if determined to be Provincially Significant Wetlands, no development shall be permitted.
- viii. An adjacent lands analysis for lands with 120 metres of all wetlands in the Block 40/47 area identified on Schedule "G1" and those determined to be Provincially Significant in accordance with Policy 4.2.1.2.vii must be completed prior to development, and demonstrate that:
- a. There will be no loss of wetland features and functions, including the hydroperiod of the wetland (timing, volume, and duration of water).
  - b. There will be no loss of contiguous wetland area.
  - c. Subsequent demand for development will not cause increased pressure on the wetland in the future.
  - d. The minimum vegetation protection zone between the wetland and the proposed development is sufficient to address items (a) through (c) above.
- ix. Notwithstanding Policy 4.2.1.2.viii, where it is determined by the City and TRCA that it is appropriate to relocate wetlands that are not Provincially Significant, the recreated wetland habitat must be established in accordance with the following requirements:
- a. Wetland habitat must be of a similar nature, character and area.
  - b. Be outside of existing significant features and habitats and that any relocation within the defined valley is in addition to the wetlands that occur in the valley, will constitute an enhancement to the ecological valley system and will be designed with appropriate wetland hydrology.
  - c. Minimize the extent of earth works which may cause additional habitat losses.
  - d. Be outside of the regulated habitat for Redside Dace, or be subject to compliance with

Endangered Species Act requirements.

- e. Suitable for wetland creation in terms of soils and hydrologic conditions.
- f. Construction (including access) of these wetlands will not damage other features.
- x. With respect to the land feature identified as the "Peninsula Lands" within the Block 40 proposed Block Plan, the precise limits of the valley land, and development land, in proximity of and inclusive of the "Peninsula Lands" will be established to the satisfaction of the City and the TRCA through the Block Plan process based on studies and criteria as established by the City in conjunction with the TRCA. If it is determined by the City in conjunction with the TRCA that developable land is identified through these studies and in accordance with the criteria prescribed by the City and TRCA then the Low Density Residential designation will apply to the developable lands without further amendment to this Plan.
- xi. If it is demonstrated that development in the "Peninsula Lands" is appropriate based on policy 4.2.1.2.x, then prior to the approval of any development applications associated with this area, in addition to all requirements of this Plan, the impact on the features adjacent to the Peninsula, including valleylands and seeps, shall be assessed and the following shall be completed to the satisfaction of the City, TRCA and Province:
  - a. That the access to the peninsula be designed and located to minimize alteration of, and intrusion into, the valley.
  - b. That any areas outside of the area deemed appropriate for development be planted in a manner that discourages human entry and enhances the features and functions of the area.
  - c. A cultural/archaeological heritage study be completed and that such features be maintained in situ or removed.
  - d. All development permitted on the Peninsula Lands shall use Low Impact Development (LID) stormwater management techniques, and there shall not be any stormwater management ponds located on the peninsula. Where LID techniques convey surface water into the valley system, it shall also be demonstrated that such conveyance will not have a negative impact on the features or functions within the valley.
- xii. Endangered and Threatened Species and Significant Wildlife Habitat:

The lands within Blocks 40 and 47, north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive are located within the East Humber watershed, and more specifically traversed by several tributaries of the Cold Creek system. Cold Creek is a high quality, sensitive cold water system that supports a diverse range of aquatic species and provides habitat for the endangered Redside Dace. Ground and surface water sensitivities are also present given the network of tributaries and wetlands. Both valley land and table land wetland features are present. A substantial, continuous block of forest exists within the well-

defined valley systems, supporting a number of flora and fauna species of concern including a number of area sensitive, forest dependent breeding birds and the endangered butternut tree, and provides a range of ecosystem services, meeting the criteria for Significant Wildlife Habitat in the Provincial Policy Statement.

The above aquatic, terrestrial, and landscape attributes combine to create a significant valley system within the context of the Provincial Policy Statement. It is essential that any impacts resulting from urbanization of the area be carefully considered through ecologically-based site design, in accordance with Section 2.7 of this Plan, in order to protect and enhance the long term health, function and ecology of the natural and open space systems within the community and broader watershed landscape, including the population viability of endangered and threatened species and significant wildlife habitat.

- a. Within the lands described above, the habitat of Species at Risk has been identified. Through the preparation of the ME/SP, Block Plan and conditions of development approval, arrangements shall be made for the protection or enhancement of habitat to the satisfaction of the agency having jurisdiction.
- b. The habitat of endangered and threatened species and significant wildlife habitat shall be identified and mapped.
- c. Development or site alteration is not permitted on adjacent lands to significant habitat of endangered and threatened species or significant wildlife habitat unless it is demonstrated that there will be no negative impacts on the feature or its ecological function, or where compliance with Endangered Species Act requirements has been demonstrated.

xiii. Greenbelt Plan

The Block Plan and any further Planning Act applications required to implement the permitted uses within Block 40/47 are subject to the transitional provisions of Section 24(2) of the Greenbelt Act.

xiv. Monitoring:

To provide for testing and maintenance of the final development form in the future for the lands identified in this Section, a monitoring program shall be established through the MESP process, which may assess the following:

- a. Success/functions of buffer restoration areas.
- b. Success/functions of habitat compensation areas.
- c. Function of Low Impact Development (LID) measures.
- d. Features that are subject to features-based water balance (headwater drainage features and small tributaries and wetlands) to confirm their post development function, including flows and erosion.

- e. Erosion and sediment controls (including pond clean outs) in terms of water quality.
  - f. Other areas related to ground and surface water conditions as required by TRCA and the City.”
- 7. Amending Section 4.2.1.3.1 by adding the following policy:
  - “d. Notwithstanding the above, within the lands of Block 40 and 47, north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive designated as Medium Density Residential-Commercial on Schedule B, the following shall apply:
    - i. The minimum net residential density on any site shall be 11 units per net residential hectare. The maximum net residential density on any site shall be 40 units per hectare, with the exception of the lands at the south east corner of Pine Valley Drive and Teston Road which shall permit a maximum net density of 80 units per hectare and stacked townhouses and low rise apartment buildings to a maximum building height of 5 storeys shall also be permitted.
    - ii. Notwithstanding Policy 4.2.1.3, commercial uses shall not be permitted within the Medium Density Residential-Commercial designation located on the west side of Pine Valley Drive south of the Primary Road.”
- 8. Amending Section 4.2.2.4.1, Neighbourhood Commercial Centre, by adding subsection ii., as follows:
  - “ii. Notwithstanding the policies above, the following shall apply to the lands located on the southeast corner at the intersection of Teston Road and Pine Valley Drive and designated Neighbourhood Commercial Centre on Schedule “B”:
    - a. The Gross Leasable Area (GLA) may be less than 5,000 square metres.”
- 9. Amending Section 4.2.4.1 – Greenway Systems by adding the following section:
  - “vi. The identified Greenway System on Schedule “B” within Block 40/47 is considered conceptual to allow the City to investigate the feasibility of providing public trails and crossings within the valley system and to evaluate connections with other potential public trail initiatives within the Humber River. The feasibility shall consider, amongst other matters, the impact on features and functions within the Valley in consultation with the TRCA and MNR. In the event it is determined that the construction of the Trail is not feasible, an amendment to the Official Plan will not be required to approve the Block Plan.”
- 10. Amending Section 4.2.6.4, Planning for Cultural Heritage Conservation, by numbering the first paragraph of section 4.2.6.4.i as paragraph “a”, and adding the following subsections:
  - “b. Block 40/47

- i. Heritage impact assessments shall be required for all properties or structures listed within the City's Inventory of Significant Structure prior to Block Plan approval to determine the need for any mitigation. In addition, the potential realignment of Teston Road and Pine Valley Drive shall consider the potential impact on the existing property that has been listed in the City's Inventory located at the southeast corner of Teston Road and Pine Valley Drive, municipally known as 10733 Pine Valley Drive.

The Stage 1 and Stage 2 Archaeological Assessments prepared for the area have identified a number of archaeological sites or find spots. Prior to development proceeding, further archaeological assessment will be submitted for approval to the Ministry of Tourism and Culture as required.

- ii. Prior to any development occurring in Blocks 40 and 47, a heritage impact assessment for the area of the East Humber River tributary shall be conducted to determine whether or not the area constitutes a cultural heritage landscape.

- iii. Lands designated "Urban Area" within Block 40/47 are shown on Schedule "B". As of May 9, 2012, these lands are subject to a conditional donation agreement between the owner and the Toronto and Region Conservation Authority (TRCA) that contains provisions for these lands to be transferred into public ownership. The lands have been assessed and surveyed by the Ministry of Tourism and Culture and qualified archaeologists. As part of the preparation of the Block Plan, Urban Design Guidelines and Landscape Master Plan, an appropriate interface with the adjoining residential development, including incorporating other forms of creditable parkland adjacent to the lands designated as "Urban Area", shall be established. As an ongoing land donation process has been entered into between the owners of the lands identified as "Urban Area" and the TRCA, the following policies shall apply to the "Urban Area" until completion of the donation process, at which time a redesignation shall be initiated by the City through an Official Plan Amendment in consultation with the Province and First Nations:

- A. The lands designated as "Urban Area" shall be the subject of a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA 600. Subsequent detailed planning of the area shall address the requirements of the Block Plan process.
- B. The lands designated as "Urban Area" shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA 600 until such time as they are redesignated to specific urban land use categories, by an amendment to this Plan, adopted by the City and approved."

11. Amending Section 5.10 "Wetland Protection", by deleting the first paragraph and substituting therefor the following:
  - "1. The Provincially Significant King-Vaughan Wetland Complex, the Provincially Significant Phillips-Bond Thompson Lake Wetland Complex located in Vaughan and the Provincially Significant East Humber Wetland Complex within the Block 40 and 47, north of Cold Creek, south of Teston Road, east and west of Pine Valley Drive are identified on Schedule "G1". The locally significant Tormore Wetland Complex and the locally significant Keele Wetland are also identified on Schedule "G1"."
12. Deleting Subsection 1 of Section 5.10.1 in its entirety and substituting therefor the following:
  - "1. The Provincially Significant King-Vaughan Wetland Complex, the Provincially significant Phillips-Bond Thompson Lake Wetland Complex and the Provincially Significant East Humber Wetland Complex is identified on Schedule "G1". These wetland complexes shall be protected from incompatible development."
13. Amending Section 8.2.3, Arterial Roads, by adding the following subsections after paragraph "g":
  - "h. The Pine Valley Drive and Teston Road realignment for the purposes of eliminating the existing jog remains under review. The preferred alignment is being considered by the Region of York and all options for right-of-way requirements are being protected. As such, the general location of lands within Blocks 40 and 47 that may be affected by the realignment are shown on Schedule "B". These lands may be subject to Holding Symbol provisions under the Planning Act, implemented through subsequent development applications. If it is determined through the Environmental Impact Assessment review that the lands are not required for the realignment, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan.
  - i. Road intersections within the Regional road system shall be designed in conformity with York Region's Road Design Guidelines."
14. Amending Section 8.2.4, Primary Roads and Collector Roads, by adding subsection "viii" to paragraph "c", as follows:
  - "viii. Notwithstanding Section 8.2.4.c.i., Primary Roads in the Block 40/47 area shall consist of 20.0m and 23.0m public right-of-ways and shall be established through the approval of the Block 40/47 Block Plan and Draft Plans of Subdivision."

V IMPLEMENTATION

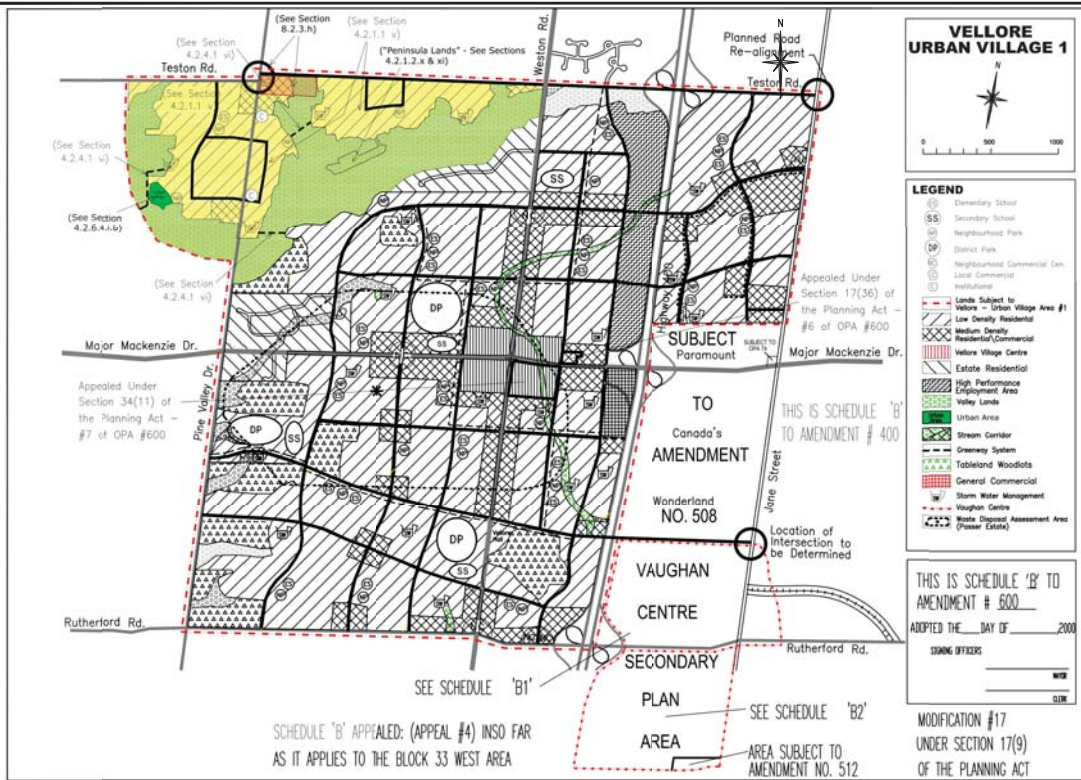
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the subject lands

will be implemented by way of preparation and approval of Block Plan(s), plans of subdivision, amendments to the zoning by-law and site plan approval(s), pursuant to the Planning Act and the requirements of OPA 600.

#### VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

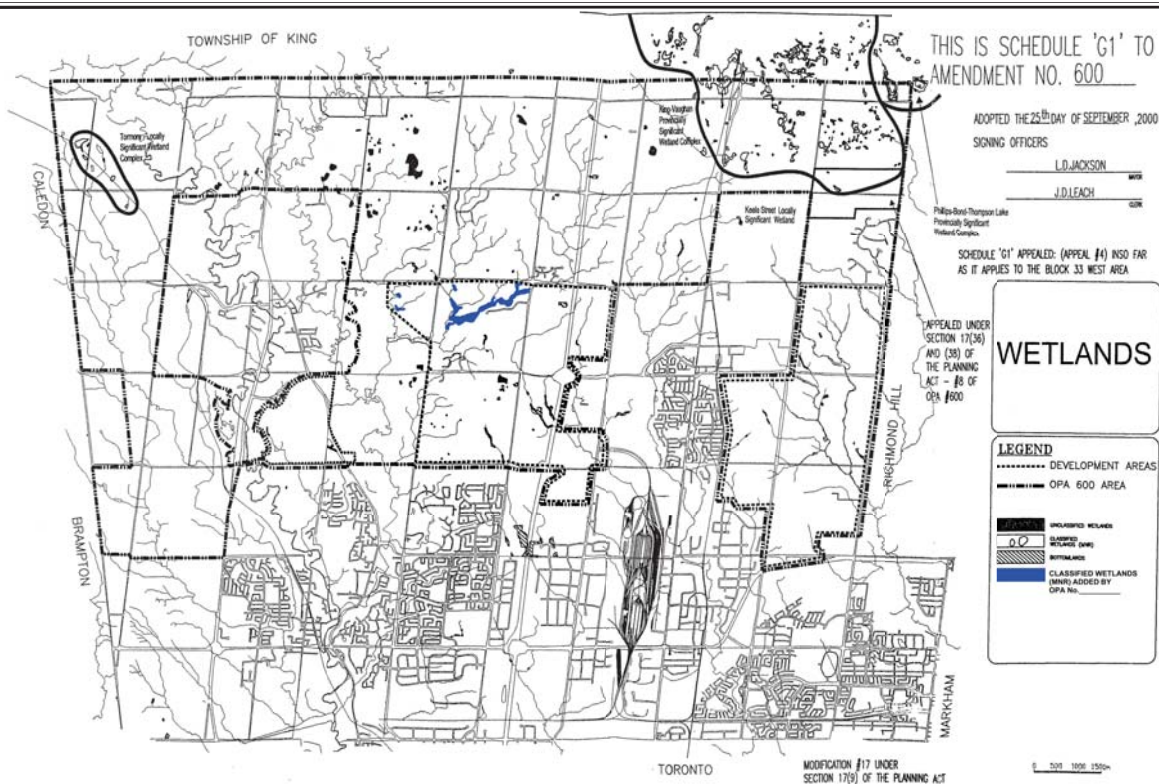
N:\UPT\1-BY-LAWS\ppa744\op.03.008.dwg



FILE No.: OPA 744  
RELATED FILE: OP.03.008  
LOCATION: Part Lots 23-25, Concessions 6 & 7  
APPLICANT: PINE HEIGHTS ESTATES  
CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
TO AMENDMENT No. 744  
ADOPTED THE \_\_\_ DAY OF \_\_\_, 2014

SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK



FILE No.: OPA 744  
 RELATED FILE: OP.03.008  
 LOCATION: Part Lots 23-25, Concessions 6 & 7  
 APPLICANT: PINE HEIGHTS ESTATES  
 CITY OF VAUGHAN

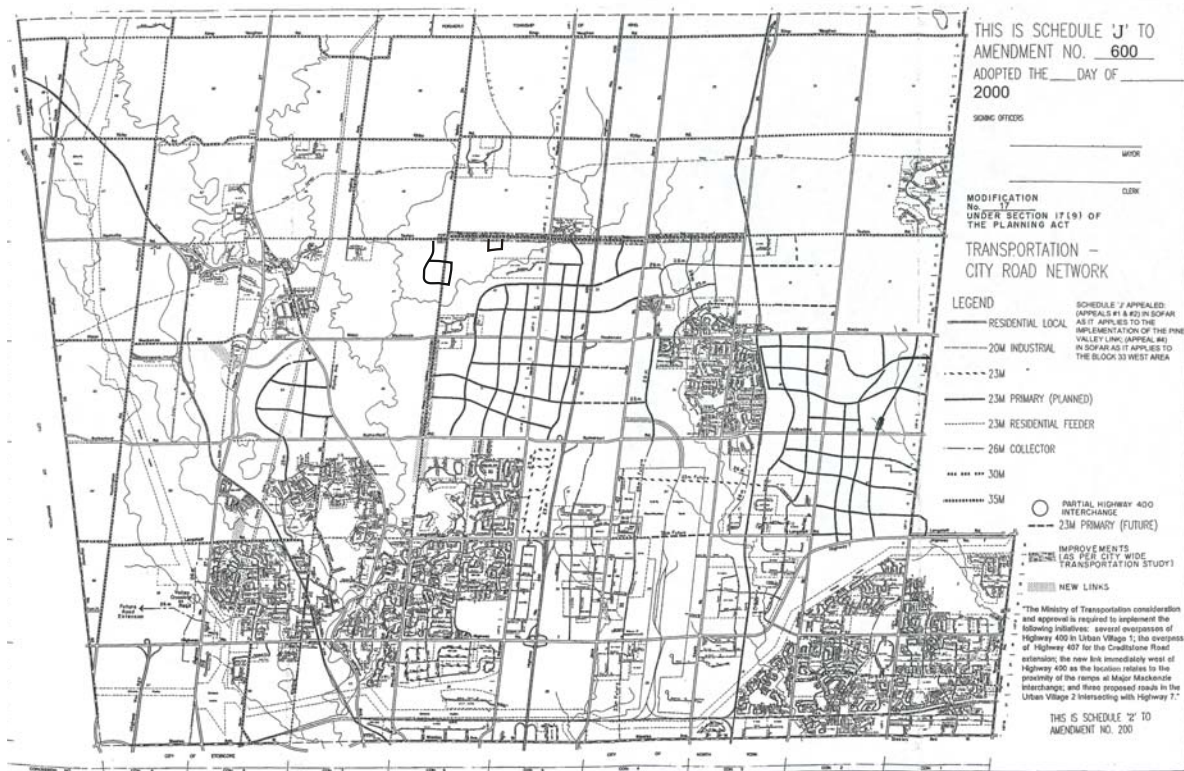
THIS IS SCHEDULE '2'  
 TO AMENDMENT No. 744  
 ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

SIGNING OFFICERS

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

N:\DFT\1-BY-LMS\p0744\p.03.008.dwg



FILE No.: OPA 744  
RELATED FILE: OP.03.008  
LOCATION: Part Lots 23-25, Concessions 6 & 7  
APPLICANT: PINE HEIGHTS ESTATES  
CITY OF VAUGHAN

THIS IS SCHEDULE '3'  
TO AMENDMENT No. 744  
ADOPTED THE \_\_\_\_ DAY OF \_\_\_\_, 2014

SIGNING OFFICERS

MAYOR

CLERK

## APPENDIX I

The subject lands are located on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, being part of Lots 23, 24, and 25, Concessions 6 and 7, City of Vaughan.

On November 26, 2013, Committee of the Whole considered a report and the following recommendations from the Commissioner of Planning with respect to Official Plan Amendment File OP.03.008 (Pine Heights Estates):

- "1. Official Plan Amendment Application OP.03.008 (Pine Heights Estates) BE APPROVED, as an amendment to OPA 600, and that the amendment forming Attachments 3, 4A, 4B and 4C to this report be brought forward for adoption, subject to final staff review;
2. That upon approval, the amendment be incorporated into Volume 2 of the Vaughan Official Plan 2010."

At the November 26, 2013 Committee of the Whole meeting the following resolution was recommended for adoption:

*"The Committee of the Whole recommends:*

- 1) *That the recommendation contained in the following report of the Commissioner of Planning, dated November 26, 2013, be approved, subject to the addition into section 10.3 of the draft amendment of the policy language referred to in Communication C1, from Mr. John Zipay, Gilbert Court, Burlington, dated November 12, 2013, and Communication C7, from the Commissioner of Planning, dated November 26, 2013;*
- 2) *That the following be approved:*
  1. *That Official Plan Amendment Application OP.03.008, be approved as an amendment to OPA 600, and that the amendment forming Attachments 3, 4A, 4B and 4C to this report be brought forward for adoption, subject to final staff review and Council consideration of the proposed revisions contained in the submission dated November 25, 2013, from KLM Planning Partners Inc.;*
  2. *That upon Council approval of this amendment and upon withdrawal or resolution of owners OMB appeals of the Vaughan Official Plan 2010, this amendment become part of site specific policies of volume 2 of the VOP 2010;*
  3. *That subject to staff review and confirmation by appropriate authorities, the limits of development for Block 40/47, save and except storm water management ponds shown in the MESP and Block Plan, shall be the greater of the development limit staked by the Schaeffer and Dzaldov Limited, June 2004 (including top-of-bank and significant vegetation), the long term stable top of bank, flood plain, predicated meander belt, and the Provincially Significant Wetlands within the valley, plus the appropriate buffers as required in the approved Official Plan Amendment;*
  4. *That staff include an appropriate mitigating measure between the proposed block plan farmland to the south including but not limited to a fence and or vegetation buffer; and*
  5. *That staff report back to Council on their assessment of the above recommendations;*
- 3) *That the deputation of Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, and Communication C17, dated November 25, 2013, be received; and*
- 4) *That the coloured elevation drawings submitted by the applicant be received."*

On December 10, 2013, Vaughan Council considered the November 26, 2013 recommendation of Committee of the Whole to amend Official Plan Amendment No. 600 and resolved the following:

"Item 44, Report No. 52, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on December 10, 2013, as follows:

*By striking out recommendations 1) and 2) of the Committee of the Whole, dated November 26, 2013 and approving the following:*

*That the recommendation in the report of the Commissioner of Planning, dated November 26, 2013, be approved, subject to the following amendments:*

- 1) *THAT Council adopt the modified language set out in proposed Policy 4.2.6.4 (b) (iii), forming Attachment 2 to Communication C9 of the Commissioner of Planning, dated December 10, 2013, to maintain the original intent of Policy 4.2.1.2 of OPA 600, until completion of the conditional donation process for the subject lands, at which time a redesignation to a more appropriate land*

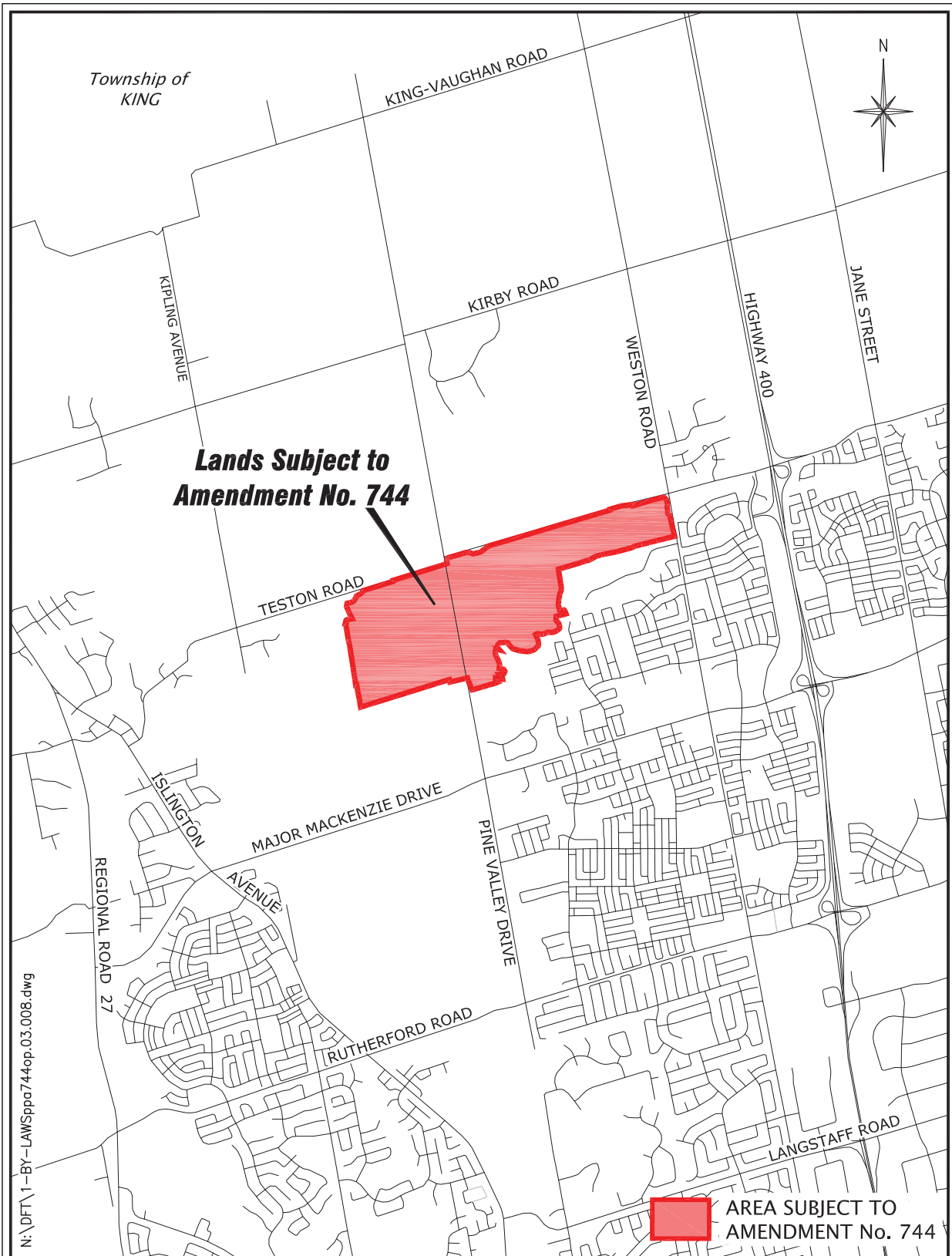
*use such as the Historical Site designation described above shall be initiated by the City through an Official Plan Amendment in consultation with the Province and First Nations.;*

- 2) *THAT the detailed development limits will be subject to additional assessment and refinement through the Block Plan process; and*

*That the following Communications be received:*

*C3. Mr. David Toyne, dated November 25, 2013; and*

*C12. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated December 6, 2013."*



## APPENDIX II

# LANDS SUBJECT TO AMENDMENT No. 744

## OFFICIAL PLAN AMENDMENT No. 744

NOT TO SCALE

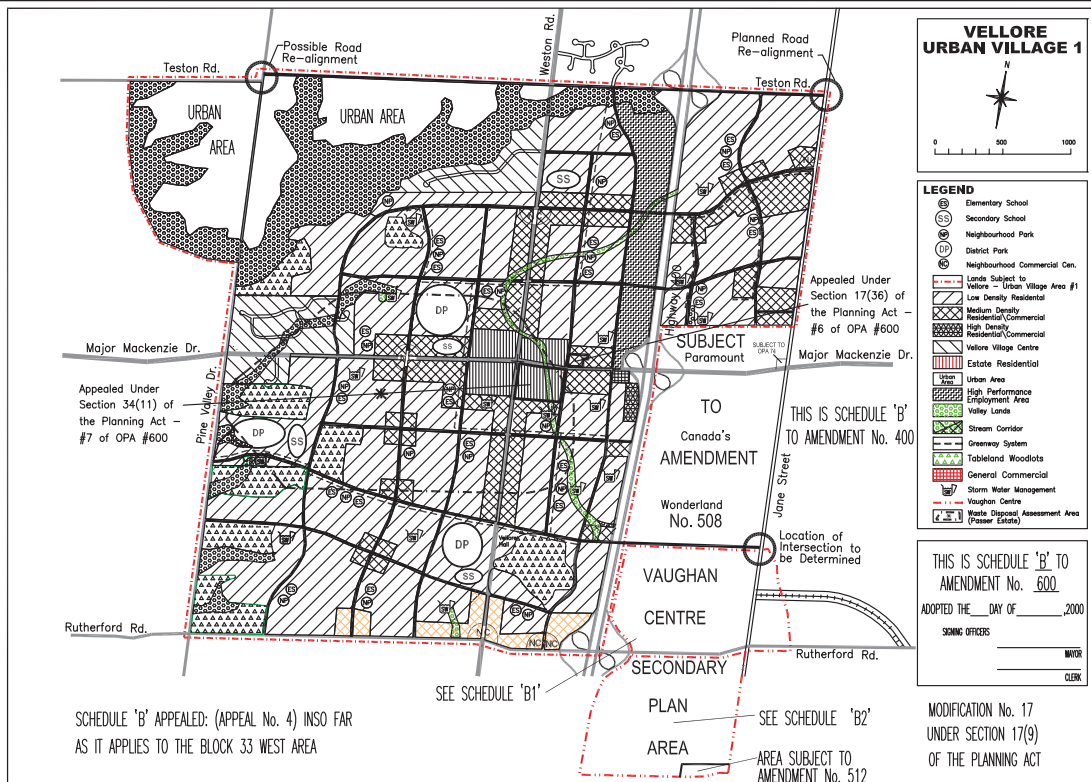
FILE No.: OPA 744  
 RELATED FILE: OP.03.008  
 LOCATION: Part Lots 23-25, Concessions 6 & 7  
 APPLICANT: PINE HEIGHTS ESTATES  
 CITY OF VAUGHAN

SIGNING OFFICERS

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

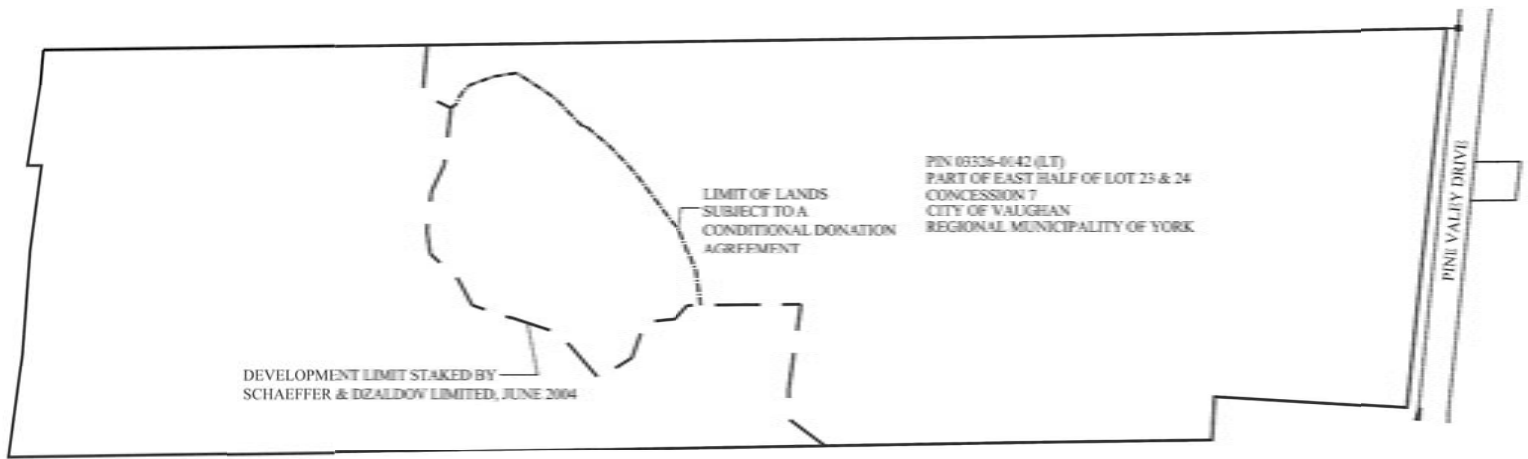
N:\DPT\1-BY-LAWS\744ep.03.008.dwg



FILE No.: OPA 744  
RELATED FILE: OP.03.008  
LOCATION: Part Lots 23-25, Concessions 6 & 7  
APPLICANT: PINE HEIGHTS ESTATES  
CITY OF VAUGHAN

### APPENDIX III EXISTING LAND USE OFFICIAL PLAN AMENDMENT No. 744





SOURCE: SCHAEFFER DZALDOV BENNETT LTD.  
DRAWING FILE 00-246-28\_MAY\_7\_12.dwg

NOT TO SCALE

FILE No.: OPA 744  
RELATED FILE: OP.03.008  
LOCATION: Part Lots 23-25, Concessions 6 & 7  
APPLICANT: PINE HEIGHTS ESTATES  
CITY OF VAUGHAN

APPENDIX IV  
LANDS SUBJECT TO A CONDITIONAL  
DONATION AGREEMENT  
OFFICIAL PLAN AMENDMENT No. 744

