

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015**

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

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

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

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

The Committee of the Whole recommends:

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

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

**Recommendation**

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

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

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

#### **Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment.

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

#### **Economic Impact**

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

#### **Communications Plan**

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

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

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

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

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

#### **Purpose**

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

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

##### **1. Location**

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

##### **2. Background and Submission of the Block Plan Application**

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

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

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

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

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

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

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#### 3. Policy and Planning Context

##### a. Status of Official Plan Amendment No.744

OPA 744 is the site-specific amendment to OPA 600 resulting from the Official Plan Amendment application submitted by the Block 40/47 Developers Group Inc. (File OP.03.008). Official Plan Amendment Application OP.03.008 was approved by Vaughan Council on December 10, 2013. The implementing amendment (OPA 744) was adopted by Council on February 18, 2014, and subsequently approved by York Regional Council on September 11, 2014. OPA 744 is now the subject of Ontario Municipal Board (OMB) proceedings as a result of two appeals.

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

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

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

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

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

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

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

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

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

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

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

#### 5. Summary of Clearance Status

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

Cleared Conditions: 33 conditions have been cleared

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

Outstanding Conditions: 1 (condition 2)

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

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

#### 6. City and External Agencies Review

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

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

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

#### 7. Revisions to the Block 40/47 Block Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

##### a. Background on Pedestrian/Servicing Bridges as Preferred Option

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



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

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

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

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

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

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

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

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b. Description of Pedestrian/Servicing Bridges

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

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

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

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

d. Results of the Peer Review

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

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

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

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

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

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

Service excellence:

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

#### **Regional Implications**

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

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

#### **Conclusion**

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

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

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**Attachments**

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

**Report prepared by:**

Arminé Hassakourians, Senior Planner, ext. 8368

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

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



David R. Donnelly, MES LLB  
david@donnellylaw.ca

May 5, 2015

**Sent via e-mail to clerks @vaughan.ca**

Committee of the Whole  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON N1G 5L3

C	1
Item #	4
Report No.	20 (cw)
Council - May 19/15	

To the Committee of the Whole,

**Re: File BL.40/47.2003  
Block 40/47 Developers Inc.  
Status Update of Application for Block Plan Approval**

Donnelly Law represents Ms Gillian Evans and Mr. David Toyne, residents of Upper Cold Creek Farm ("UCCF") in Vaughan adjacent to Block Plan 40/47. My client is concerned the viability of UCCF is under threat from proposed residential development immediately adjacent to UCCF, and has appealed Official Plan Amendment 744 ("OPA 744") to the Ontario Municipal Board ("OMB"). In brief, our client is very concerned the City of Vaughan Planning Staff Report dated May 5, 2015 (the "Status Update") contains serious omissions that if allowed to stay, could prejudice Council's decision.

Whether it is the Evans family (UCCF's owners), or the Ontario Federation of Agriculture, there are serious outstanding issues that must be resolved before this development should proceed.

**Our client respectfully submits the Committee should send this Status Update back to Staff for revisions that respect the pre-existing and highly valued agricultural uses of the adjacent lands.**

#### **Lack of Consideration for UCCF**

Section 3 of the Status Update provides only a very brief treatment of my client's concerns with OPA 744, and by extension, the Block Plan. For example, it states the "appeal relates to concerns respecting the compatibility of the adjacent land uses with the operation." The Status Update should elaborate in detail on issues raised by my client in the OMB proceeding that are relevant to the Committee's consideration of the Block Plan.

For example:

- Relocation of a Stormwater Pond: My client's registered professional planner and professional agrologist suggested one means to address the land use conflict between agricultural/residential uses could involve the relocation of a stormwater pond north of UCCF. This was affirmed by Mr. Robert Clark, P. Eng., MCIP, RPP, P. Ag. on February 25, 2015, in response to a motion by Block 40/47 Developers Inc. (See attached.) Relocating a stormwater pond as a buffer between the incompatible uses would preserve an equal number of private lots for the developers. Why was the obvious solution ignored?
- Planning Review of OPA 744: Mr. Clark also affirmed that, prior to approving OPA 744, no study or report assessed the impacts to the existing agricultural operation from residential uses, or vice versa. Mr. Clark stated

"In my professional opinion, **it was a critical oversight that no [Agricultural Impact Assessment] was conducted** or opinion sought from a professional agrologist or planner experienced with agricultural issues, prior to approval of OPA 744..." [Emphasis added]

In his affidavit, Mr. Clark stated that in his professional opinion, he recommends a notification on land division agreements requiring notification of purchasers that they are purchasing in a rural area, and may be periodically subject to noise, odour and other effects from normal farm planning practices. Mr. Clark recommended the notification be required for land within 300-500 metres of UCCF.

Surprisingly, while Vaughan is aware of my client's concerns for the viability of UCCF's operations, the Block Plan has not been circulated to the Ontario Ministry of Agriculture, Food and Rural Affairs ("OMAFRA") (see section 6). Other matters of provincial interest such as ecological systems are directly addressed in the Status Update, e.g. Reside Dace habitat. We note Section 9a of the Status Update refers to meetings and discussion between Vaughan and the Ministry of Natural Resources and Forestry regarding the Pedestrian/Servicing Bridges: Why no similar discussion with OMAFRA?

### **Green Directions Vaughan**

The Status Update refers to *Green Directions Vaughan* Goal 2: To ensure sustainable development and redevelopment. We observe that proposed action 2.2.4 states:

Develop policies to create opportunities for near urban agriculture within Vaughan's rural areas, through policies described in the City's new Official Plan

The June 2014 *Green Directions Vaughan* Implementation Update reports no progress on action 2.2.4. The situation faced by UCCF is a prime example of why Vaughan must demonstrate leadership on protecting the viability of existing farm operations in

agricultural and rural areas, and supporting new operations, adjacent to the urban boundary.

Specifically, when will Vaughan hire a professional agrologist to draft policies to animate this section of *Green Directions Vaughan*?

**Recommendation 2**

Notwithstanding the near total avoidance of any issues or concerns regarding UCCF, Recommendation 2 states:

THAT the revised Block Plan prepared by KLM Planning Partners Inc. dated April 10, 2015 forming Attachment 3 BE APPROVED and form the basis for the consideration of the implementing draft plans of subdivision and zoning amendments and that the implementing development applications proceed to Council for approval, subject to the outcome of Ontario Municipal Board appeals of OPA 744.

Our client respectfully submits the Committee should send this Status Update back to Staff for revisions that respect the pre-existing and highly valued agricultural uses of the adjacent lands.

Please do not hesitate to contact me at 416-572-0464, or by email to [david@donnellylaw.ca](mailto:david@donnellylaw.ca), copying [anne@donnellylaw.ca](mailto:anne@donnellylaw.ca), should you have any questions or comments.

Yours truly,

A handwritten signature in dark ink, appearing to read 'D. Donnelly', is written over a horizontal line. The signature is stylized with a large, sweeping flourish at the end.

David R. Donnelly

Attachment

**Ontario Municipal Board  
Commission des affaires municipales de l'Ontario**

IN THE MATTER OF subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellants (jointly): Gillian Evans and David Toyne  
Appellants (jointly): Maria Pandolfo, Yolanda Pandolfo, Laura Pandolfo,  
Giuseppe Pandolfo & Cathy Campione  
Subject: Proposed Official Plan Amendment Number 744  
Municipality: The City of Vaughan  
OMB Case No.: PL141138  
OMB File No.: PL141138

**AFFIDAVIT OF ROBERT K. CLARK**

I, **ROBERT K. CLARK**, of the Municipality of Port Hope, in the Province of Ontario,  
MAKE OATH AND SAY as follows:

**Qualifications**

1. I am a professional land use planner and full member of both the Canadian Institute of Planners and the Ontario Professional Planners Institute. I am the principal planner for Clark Consulting Services (CSS), and have over 40 years of experience as a professional planner. I have provided professional planning advice to municipalities, individuals and corporations on land use planning matters.
2. I am also a professional agrologist, so designated by the Ontario Institute of Agrologists. I have over 40 years of experience as a professional agrologist. I have provided professional agrology advice through conducting Agricultural Impact Assessments ("AIA"), Agricultural Land Assessment/Analysis, etc., to municipalities, individuals and corporations.
3. As well, I am a professional engineer (P.Eng.) and a member of the Association of Ontario Land Economists.
4. I completed a Bachelor of Science (Eng.) in Water Resources Engineering, and a Master of Science in Resource Development and Resource Economics at the University of Guelph.



5. I have been qualified to give expert opinion evidence as a land use planner and agrologist before the Ontario Municipal Board (the "Board") on numerous occasions. My curriculum vita is attached as **Exhibit "A"**.

#### **Retainer**

6. On November 15, 2014, I was retained by Ms Gillian Evans and Mr. David Toyne (the "Appellants"). I first discussed the case with the Appellants' lawyer, Mr. David Donnelly, in September 2014.
7. The Appellants reside at 10240 Pine Valley Drive in Vaughan, Ontario on Upper Cold Creek Farm. Upper Cold Creek Farm lies south and west of the Block 40/47 Developers Group Inc. ("Block Plan Group") lands, on the west side of Pine Valley Drive. Upper Cold Creek Farm is adjacent to and south of the Pandolfo Family Lands. Upper Cold Creek Farm is also adjacent to and west of the Block Plan Group lands.
8. I conducted my first site visit to Upper Cold Creek Farm on November 2, 2014. As part of my retainer, I am completing an Agricultural Impact Assessment ("AIA") to describe the impacts of OPA 744 and the development on Upper Cold Creek Farm, as well as to provide my professional opinion on mitigation measures to address the incompatibilities between the existing and future agricultural uses and proposed residential development on both the Pandolfo and Block Plan Group lands.

#### **Description of Upper Cold Creek Farm**

9. **Exhibit "B"** shows the Upper Cold Creek Farm in relation to the Block Plan Group lands.
10. Upper Cold Creek Farm is located in the upper reaches of the Humber River and consists of 59.6 ha (147.3 acres) of owned lands and 46.4 (114.67) of lands leased from the Toronto and Region Conservation Authority ("TRCA"). As I understand, TRCA manages these lands on behalf of Ontario Heritage Trust ("OHT"). An aerial photo with a description of the operations of Upper Cold Creek Farm is attached as **Exhibit "C"**.
11. I note that Upper Cold Creek Farm's operations involve pasturing and cropping on adjacent lands immediately west of the Block Plan Group Lands, on the TRCA-managed land, and immediately adjacent to the Block Plan Group lands at the southwest corner of the land holdings east of Pine Valley Drive.
12. Upper Cold Creek farm houses a variety of livestock including beef cattle, horses, sheep and chickens. The cattle herd relies on pasture lands for feed, with a significant pasture area located immediately adjacent to the Pandolfo Family Lands and Block Plan Lands. Maintaining the pasture lands also involves

the spreading of fertilizer and manure. Lands are under active cultivation for a variety of crops including: hay, corn, oats and soybeans. The farm is substantially self-sufficient i.e. it can provide feed for the majority of livestock on the farm.

13. Upper Cold Creek Farm has been operated by three generations of the Evans family. The original farm included the adjacent lands now owned by the OHT and managed by TRCA. These lands were dedicated to OHT by Ms Evans' grandfather, Mr. Grant Glassco, for the purpose preservation of farming, prime agricultural land and the rural landscape. The farming operation has been modified to incorporate evolving farm and environmental practices, and recently includes restricted access to watercourses that cross the property. Upper Cold Creek Farm is also seeking to expand its operation and has applied for a new barn.
14. Upper Cold Creek Farm is located in the Protected Countryside of the Greenbelt Plan Area. A copy of the Greenbelt Plan Area map with Upper Cold Creek Farm indicated is attached as **Exhibit "D"**.

#### **Reasons for this Affidavit**

15. The Block Plan Group brought a motion asking the Board to dismiss the Appellant's appeal of OPA 744, save and except for the Pandolfo Family Lands. I have reviewed the affidavit of Mr. Mark Yarranton, filed by the Block Plan Group, which provides his land use planning option supporting the motion. Mr. Yarranton did not attempt to speak to me before preparing his affidavit.
16. The purpose of my affidavit is to provide my land use planning and agrology opinion on the Block Plan Group's motion. As I understand, the Block Plan Group motion is a request to scope the Appellants' appeal to the Pandolfo Family Lands, thereby releasing the remaining Block Plan Group lands from the hearing process.

#### **Description of the Agricultural Impact Assessment**

17. As part of my retainer with the Appellants, I am preparing an AIA. An AIA evaluates the potential impact of a development application on the viability of agriculture in an area. In this case, my AIA will focus on Upper Cold Creek Farm.
18. The purpose and objectives of an AIA are generally to identify possible adverse impacts to agriculture, additional restrictions that may impact agricultural operations as a result of development, methods of removing or reducing adverse impacts, and options for location of the proposed development in terms of minimizing impacts to agriculture.

19. I anticipate the AIA to be completed for March 1, 2015.

## **Opinion**

20. The entire development of OPA 744 will introduce a large resident population in proximity to an on-going, viable farm operation. This changes the nature of community surrounding Upper Cold Creek Farm.
21. In my planning and agrology opinion, the Appeal therefore raises genuine, authentic and legitimate planning issues that involve the Block Plan Group lands, and is not exclusively restricted to the Pandolfo Family Lands.
22. First, Block Plan Group lands may be impacted by, or impact upon, the agricultural operations of Upper Cold Creek Farm.
23. Second, the means of addressing the land use conflicts between agricultural/residential uses could involve a change in land use on the Pandolfo Family Lands, thereby affecting other Block Plan Group lands e.g. reconfiguration of road network, or relocation of stormwater ponds or park space. For example, relocating the large stormwater management pond from the western edge of the general Block Plan Group lands to the southern boundary of the Pandolfo Family Lands could present a reasonable compromise to buffer Upper Cold Creek Farm.
24. The urban residential development proposed near to Upper Cold Creek Farm is incompatible with the Farm, and introduces the following concerns for impacts on landowners' uses and enjoyment of their land:
  - i. Restrictions on the location of future livestock facilities, which cannot comply with Minimum Separation Distances. E.g. future expansion of Upper Cold Creek Farm's livestock operation will be severely limited due to residential development on the Block Plan Group lands.;
  - ii. Complaints about existing operations due to noise, odour, air emissions and dust, in the range of 300 to 500 metres from Upper Cold Creek Farm's operations;
  - iii. Security concerns related to trespass by people and pets;
  - iv. Interference with livestock and ultimately the limitation on pasture areas;
  - v. Security for livestock related to fencing;
  - vi. The cost of responding to complaints from neighbours; and
  - vii. Liability for any perceived losses due to the impact of the farming operation on neighbouring uses.
25. These impacts are not limited to the Pandolfo Family Lands e.g. concerns of trespass from other residents or sensitivities of residents to living near to a livestock operation where manure is spread.

26. More specifically, there is a proposed subdivision located to the east of Upper Cold Creek Farm, on the east side of Pine Valley Drive. There are also subdivisions located northwest of the TRCA-managed lands, which are used as pasture and croplands. Please refer to **Exhibits “B” and “C”** attached to my affidavit.
27. In my opinion, residents in the above two areas are within sufficient proximity (300 to 500 metres) to Upper Cold Creek Farm that they may be impacted by odour, dust, etc. from agricultural uses on the crop and pasture areas. My forthcoming AIA will recommend future residences in those areas are to be notified of the presence of the farm and the potential for periodic air emissions, with a caveat that these uses and impacts are protected and do not give rise to civil liability.
28. The residential lots in the subdivision east of Pine Valley Drive may also impact or limit future changes to the existing farm operation e.g. minimum distance separation requirements for a new barn application to allow the expansion of existing livestock operation. It would be reasonable to expect the existing livestock operation to increase to 200 or more cows, given the size of Upper Cold Creek Farm. The Block Plan Group lands therefore limit future expansion, which is related to concerns with farm viability.
29. To address the land use compatibility issues, my recommendation in the forthcoming AIA would be to introduce a new land use on the Pandolfo Family Lands adjacent to Upper Cold Creek Farm. This new land use would be compatible with both the residential and agricultural uses and could be infrastructure (road or stormwater pond), or park.
30. A new land use serving as a buffer and transition would likely impact the other Block Plan Group lands. For example, it could lead to a reconfiguration of the road network, the resizing of other parks proposed, changes to lands where existing stormwater ponds are proposed, etc. on other Block Plan Group lands.
31. While it is not my preferred recommendation, larger lots on the Pandolfo Family Lands may also be one option for discussion. This would reduce the number of residents adjacent to Upper Cold Creek Farm. Changes in the housing density on the Pandolfo Family Lands may lead to changes elsewhere on the Block Plan Group Lands e.g. increased density, to maintain the same number of proposed residential units i.e. 1,392.
32. It is also common practice in many municipalities to include a notification on land division agreements requiring notification of purchasers that they are purchasing in a rural area, and may be periodically subject to noise, odours and other effects from normal farm planning practices. It is recommended that such notifications be incorporated in land holdings within 300-500 metres of Upper Cold Creek Farm. Included with this notification should be a clear complaint protocol to allow

residents and the farm operator to advise the Municipality, should concerns arise with respect to the compatibility of the proximate residential/agricultural uses.

33. The above planning grounds are based on my professional planning and agrology opinion, and are reflected in the Appellants' proposed Issues List, which I assisted with drafting. See attached **Exhibit "E"**.

#### **Consideration of Upper Cold Creek Farm in the Municipal Approval Process**

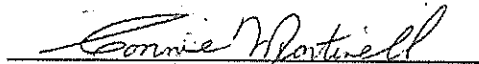
34. The planning review that led to the approval of OPA 744 did not include any studies or reports assessing impacts to the agricultural operations in proximity to the Block Plan Group lands. Neither are impacts to the residential neighbourhood identified, analyzed or mitigated. This is confirmed by the list of reports provided by the City and relevant agencies in Mr. Yarranton's affidavit, paragraph 40.
35. I acknowledge that OPA 744 approved by the Region included the introduction of the "Compatibility Policy" in Section IV, paragraph 6, clause xv. [However, it is my opinion that the Compatibility Policy is insufficient to protect Upper Cold Creek Farm's viability, or future residents. I will be presenting the evidence in greater detail at the hearing on the merits.
36. I have reviewed the City's Planning Report(s) on OPA 744. Based on my review, there is no reference to any evaluation of potential agricultural impacts, land use conflicts between the agricultural and residential land uses, or planning policies dealing with agriculture. Please find attached a copy of the City's Planning Report(s) as **Exhibit "F" and "G"**.
37. I have reviewed York Region's Planning Report on OPA 744. Based on my review, there is no reference to any evaluation of potential agricultural impacts, land use conflicts between the agricultural and residential uses, or planning policies dealing with agriculture. Please find attached a copy of York Region Planning Report as **Exhibit "H"**.
38. In the above reports and affidavit of Mr. Yarranton, there was no reference to consultation with the Ontario Ministry of Agriculture, Food and Rural Affairs.
39. In my professional opinion, it was a critical oversight that no AIA was conducted or opinion sought from a professional agrologist or planner experienced with agricultural issues, prior to approval of OPA 744, including both the Pandolfo Family Lands and Block Plan Group lands.

**Issues List**

40. I endorse the Issues List attached to this my affidavit as **Exhibit "E"**. Given my opinion above, the land use compatibility issues are not limited to the Pandolfo Family Lands or the Compatibility Policy, but involve OPA 744 and the Block Plan Group lands as a whole. This list includes the consideration of impacts and mitigation, which touches upon all the land in OPA 744.

41. I affirm this affidavit in support of the Appellants' response to the Block Plan Group's Motion and for no improper purpose.

AFFIRMED before me at the Municipality  
of Port Hope in the Province of Ontario, )  
this 25<sup>th</sup> day of February, 2015. )

  
\_\_\_\_\_  
Commissioner for taking affidavits

Connie Joan Martinell, Deputy Clerk  
Municipality of Port Hope  
County of Northumberland  
Commissioner for Taking Affidavits  
R.S.O. 1990, Chapter C.17, Section 1(2)

  
\_\_\_\_\_  
Robert K. Clark

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**Subject:** FW: Corr re BL.40/47.2003 on May 5 Agenda  
**Attachments:** 2015 05 05 Corr re COW File BL.40-47-2003.pdf; 2015 05 05 Corr re Block Plan 40-47 - Att 1.PDF

**From:** Anne Sabourin [<mailto:anne@donnellylaw.ca>]  
**Sent:** Tuesday, May 05, 2015 12:01 PM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** David Donnelly  
**Subject:** COW: Corr re BL.40/47.2003 on May 5 Agenda

Please find attached correspondence from Mr. David Donnelly, counsel to Vaughan residents, Ms Gillian Evans and Mr. David Toyne regarding the above-referenced matter for Committee members.

This matter is on today's agenda. Unfortunately, Ms Evans and Mr. Toyne are out of the country and cannot attend in person, but have sent instructions to file this letter with the City.

Sincerely,

**Anne Sabourin**, MES, J.D.  
Associate, Donnelly Law  
276 Carlaw Ave. Suite 203  
Toronto, ON M4M 3L1

416.561.1855 (BB)  
416.572.0464 (Office)  
416.572.0465 (Fax)

**DATE:** MAY 5, 2015  
**TO:** MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**SUBJECT:** ITEM #4 REPORT #20– COMMITTEE OF THE WHOLE – MAY 5, 2015

c	<u>4</u>
Communication	
CW:	<u>May 5/15</u>
Item:	<u>4</u>

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

### **Recommendation**

The Commissioner of Planning and Acting Director of Policy Planning in consultation with the Director of Legal Services recommends:

1. THAT the following wording be deleted from the end of Recommendation 2 contained in the Committee of the Whole report titled, Application for Block Plan Approval Status Update, File BL.40/47.2003 Block 40/47 Developers Group Inc. "... subject to the outcome of Ontario Municipal Board appeals of OPA 744."
2. THAT Recommendation 4 contained in the same report be deleted and replaced with the following:  
  
"THAT an additional requirement be included in the recommendation for each draft plan of subdivision requiring that the Block 40/47 Developers Group Inc. enter into an agreement with the City respecting the total amount of parkland in the Block to be conveyed and/or credited prior to the registration of the first draft plan in the Block."
3. THAT the following wording contained in the bolded paragraph following condition 48 be amended by deleting the term "Conditions 37 and 48 DEFERRED: Both conditions 47 and 48" and substituting the following: "Conditions 37 to 48 DEFERRED: Conditions 37 to 48 ...".

### **Purpose**

The purpose of this Communication is to revise recommendations 2 and 4 of the Committee of the Whole report for May 5, 2015 titled Application for Block Plan Approval Status Update (File BL.40/47.2003, Block 40/47 Developers Group Inc.), and provide clarification on the responses to conditions 37 to 48 contained in Attachment 5 of the same report.

### **Background – Analysis and Options**

The subject lands are located in Ward 3 on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, in Part of Lots 23, 24, and 25, Concessions 6 and 7, City of Vaughan.

Staff has worked with the Block 40/47 Developers Group since the June 24, 2014 Council approval of the Block 40/47 Block Plan (File BL.40/47.2003) to address the various conditions of approval. The conditions of approval have been addressed by providing a clearance or, where appropriate, deferral of the conditions to the various draft plans of subdivision within the Block Plan area.



Ongoing discussions respecting parkland dedication within the Block continued beyond the completion date of the May 5, 2015 report. Addressing parkland conveyance and/or credits will be finalized through the recommendations for each draft plan of subdivision report for all of the Block 40/47 subdivision applications.

Recommendation 3 of this Communication is intended to address an error in editing as conditions 37 to 48 all require the completion of the Master Servicing Plan (MESP) and are to be treated in the same manner.

### **Conclusion**

Staff have provided this Communication to accompany the Committee of the Whole report for May 5, 2015 titled Application for Block Plan Approval Status Update File BL.40/47.2003. This Communication item recommends revisions to two recommendations contained in the report and addresses an editing matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a stylized, sweeping flourish at the end.

**JOHN MACKENZIE**  
Commissioner of Planning

/lm

Copy To:        Steve Kanellakos, City Manager  
                     Jeffrey A. Abrams, City Clerk  
                     Roy McQuillin, Acting Director of Policy Planning

## **COMMITTEE OF THE WHOLE MAY 5, 2015**

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

#### **Recommendation**

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

1. THAT on the basis of the fulfillment of the conditions of Block Plan approval set out in Attachment 5, and the deferral of certain conditions to the draft plan of subdivision stage, that the Block Plan Application for Block 40/47 (File BL.40/47.2003) BE APPROVED.
2. THAT the revised Block Plan prepared by KLM Planning Partners Inc. dated April 10, 2015 forming Attachment 3 BE APPROVED and form the basis for the consideration of the implementing draft plans of subdivision and zoning amendments and that the implementing development applications proceed to Council for approval, subject to the outcome of Ontario Municipal Board appeals of OPA 744.
3. THAT the revised Transportation Management and Sidewalk Plan, prepared by Cole Engineering, dated March 2015 forming Attachment 4 BE APPROVED.
4. THAT prior to draft plan approval for the first plan of subdivision, Block 40/47 Developers Group Inc. shall enter into an agreement with the City respecting the total amount of parkland to be conveyed and/or credited.

#### **Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment.

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

#### **Economic Impact**

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

#### **Communications Plan**

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

As a result of the notification, a number of responses were received. For the most part, the responses were requesting clarification of the distribution of the land uses. These requests were

addressed by e-mailing a colour copy of the Proposed Block 40/47 Plan to those requesting the information. However, two letters were received detailing concerns respecting the proposed block plan from neighbouring property owners and a non-participating landowner.

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

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

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

### **Purpose**

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

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

#### **1. Location**

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

#### **2. Background and Submission of the Block Plan Application**

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

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

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

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

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

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

### 3. Policy and Planning Context

#### a. Status of Official Plan Amendment No.744

OPA 744 is the site-specific amendment to OPA 600 resulting from the Official Plan Amendment application submitted by the Block 40/47 Developers Group Inc. (File OP.03.008). Official Plan Amendment Application OP.03.008 was approved by Vaughan Council on December 10, 2013. The implementing amendment (OPA 744) was adopted by Council on February 18, 2014, and subsequently approved by York Regional Council on September 11, 2014. OPA 744 is now the subject of Ontario Municipal Board (OMB) proceedings as a result of two appeals.

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

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

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

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

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

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

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

All the participating landowners within the block have submitted applications for the approval of the implementing draft plan of subdivisions and zoning by-law amendments. The

applications were considered at the September 2, 2014 City of Vaughan Public Hearing. The recommendation of the Committee of the Whole to receive the Public Hearing reports of September 2, 2014, was ratified by Vaughan Council on September 9, 2014.

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

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

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

#### 5. Summary of Clearance Status

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

Cleared Conditions: 33 conditions have been cleared

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

Outstanding Conditions: 1 (condition 2)

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

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

#### 6. City and External Agencies Review

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

- c. *Policy Planning*: With the exception of condition 2 related to the OMB matters Policy Planning has cleared the general Block Plan conditions subject to the provision of detailed conditions prepared through the draft plan of subdivision approval process and/or deferral of their clearance to the pertinent authority in the matter.
- d. *Parks Development*: The Parks Development Department has cleared the general Block Plan conditions subject to the provision of more detailed conditions through the draft plan of subdivision approval process. Staff is of the opinion that the park blocks as shown on Attachment 3 have not exceeded the parkland requirement for the Block. A more detailed review of the various plans of subdivision within the block plan area is underway. The outcome of this review will need to be formalized in the parkland agreement between the Landowners and the City discussed in the Recommendation section of this report and addressed through draft plan conditions provided for the applicable plans of subdivision as required.
- e. *York Region*: Has no further comment respecting the Block Plan conditions and will provide conditions through the draft plan of subdivision process.
- f. *Ministry of Natural Resources and Forestry (MNRF)*: Other than requiring that proposed zoning by-laws include additional restrictions on uses within the valley lands, the MNRF has no further comment respecting the Block Plan conditions and will rely on its permitting process moving forward.
- g. *Toronto and Region Conservation Authority*: Has cleared a number of conditions subject to the provision of refined conditions resulting from the draft plan of subdivision process. The Block Plan conditions relating to the MESP have been deferred until the final document is submitted and approved.

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

## 7. Revisions to the Block 40/47 Block Plan

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

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

- g. Streets 34 and 36 were realigned to accommodate stormwater sewers.
- h. The Municipal Park has been noted as a permitted use on the Peninsula lands. Staff notes that certain portions of Peninsula will not be viable for park use. The limits of the park shown on the Block Plan may require adjustment based on environmental constraints including required TRCA buffers.
- i. A sanitary easement is no longer required and has been removed from the Municipal Park as a result of the alternative servicing scheme.
- j. The Open Space limits adjacent to the Municipal Park on the Peninsula lands were revised to reflect the deletion of the sanitary sewer easement.

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

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

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

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

- a. The following information was prepared for inclusion in the MESP or in support of the MESP by Azimuth Environmental Consulting Inc.
  - i. *Revised Environmental Impact Study Block 40 – Peninsula Vellore Urban Village City of Vaughan*, dated 2013
  - ii. *Headwater Drainage Features Report*, dated February 12, 2014
  - iii. *Letter to MNRF regarding Tableland Wetlands, Seepage Areas and Wetland Compensation*, dated February 13, 2014
  - iv. *Submission to MNRF Regarding Analysis of Groundwater Contribution to PSW's in the Valley System following meetings with TRCA Hydrogeologists and Placement of Seep Monitors in the Field with TRCA Hydrogeologists*, dated April 3, 2014
  - v. *Submission in Response to TRCA Hydrogeologists in March 2014*, dated August 2014
  - vi. *Seep Investigation Summary 2014 Seep Monitoring – Block 40/47, City of Vaughan – DRAFT*, dated September 8, 2014
  - vii. *Seep Monitoring Report Submitted to TRCA Reporting on 2014 Seep Monitoring Results*, dated November 14, 2014
  - viii. *Amphibian Compensation Plan Block 40/47*, dated January 14, 2015
  - ix. *Headwater Drainage Features Evaluation, Classification and Management Block 40/47*, dated November 2014
  - x. *Provincially Significant Wetland Units Post Development Effects Block 40/47 – City of Vaughan*, dated November 25, 2014
  - xi. *Provincially Significant Wetland Impact Assessment Block 40/47 - City of Vaughan*, dated January 14, 2015
- b. The following information was prepared in support of and for inclusion in the MESP by EMC Group Ltd.
  - i. *Runoff Deficit Mitigation memo*, dated May 16, 2014
  - ii. *Conceptual Grading Drawing*, dated August 2014

- iii. *Revisions - Updated Water Balance Tables*, dated January 26, 2015
  - iv. *Revisions- Updated Stormwater Management Pond Plans*, dated January 26, 2015
  - v. *Revisions – Cross Sections at Grading Constraints Locations along the Development Limits*, dated January 26, 2015
- c. The following transportation information was prepared in support of the Block Plan by Cole Engineering;
- i. *Traffic Impact Study*, updated August 2014
  - ii. *Transportation Management Plan and Travel Demand Management Plan*, dated August 6, 2014

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

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

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

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

##### a. Background on Pedestrian/Servicing Bridges as Preferred Option

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

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

The City departments along with MNRF and the TRCA have had ongoing discussions and meetings with the Developers Group and its consultants to assess the potential viability of the



Pedestrian/Servicing Bridges. As a result, the Developers Group has already made submissions to the MNRF and TRCA initiating the permit process to conduct soil testing within the valley lands.

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

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

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

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

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

b. Description of Pedestrian/Servicing Bridges

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

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

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

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

d. Results of the Peer Review

AECOM has completed a high level peer review of the Design Reports submitted by the Block 40/47 Developers Group and has concluded that they are generally satisfied that the proposed design to provide water/wastewater servicing for the Block 40/47 lands by means of utility/ pedestrian bridges, meet best practices for servicing on this type of bridge structure. AECOM recommended the following issues be addressed by means of conditions of approval as the Block 40 / 47 lands proceed along the City's Development Approval process.

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

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

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

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

Service excellence:

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

**Regional Implications**

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

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

### **Conclusion**

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

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

### **Attachments**

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

### **Report prepared by:**

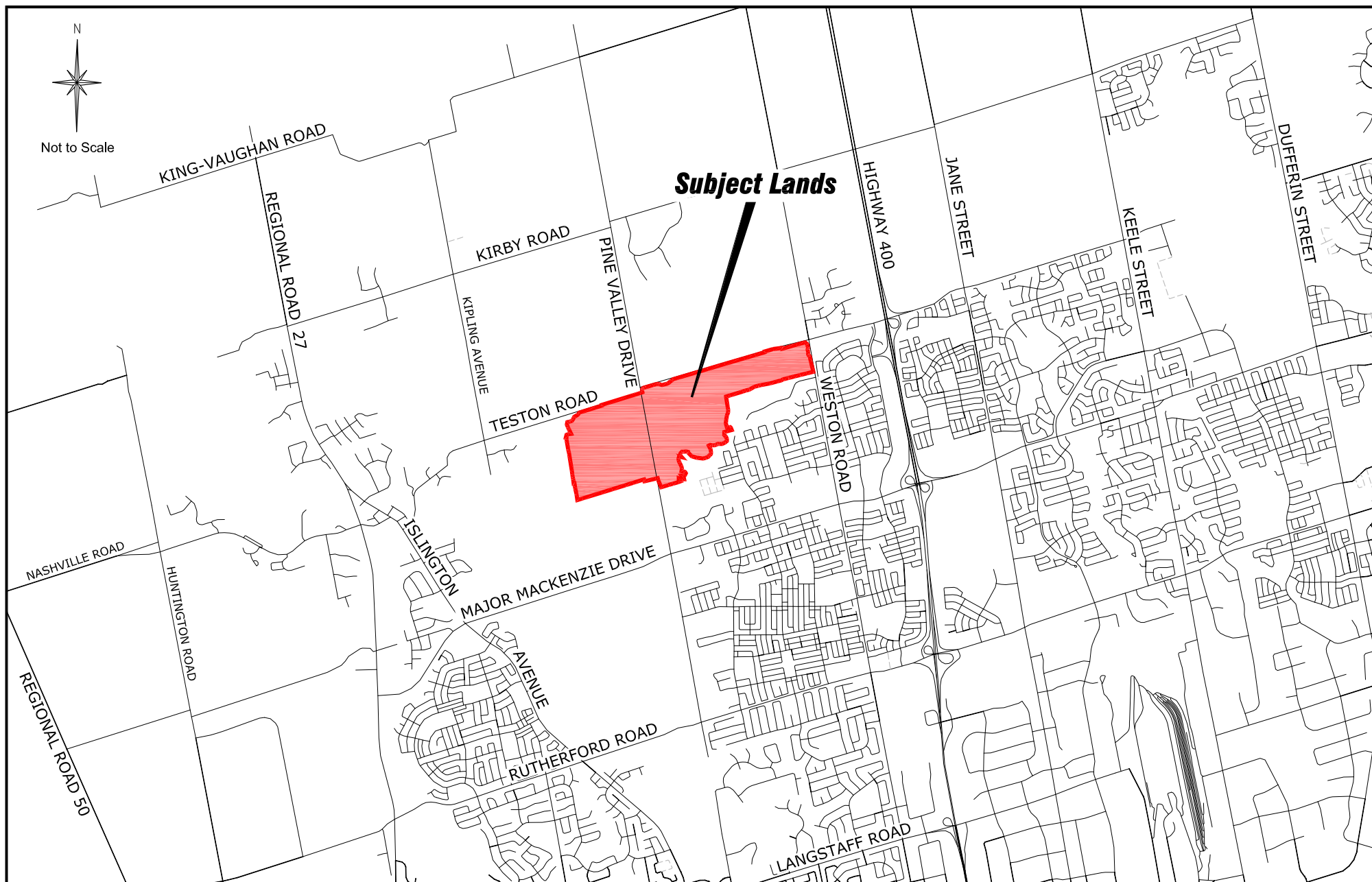
Arminé Hassakourians, Senior Planner, ext. 8368

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

ROY MCQUILLIN  
Acting Director of Policy Planning

/lm



## Context Location Map

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

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

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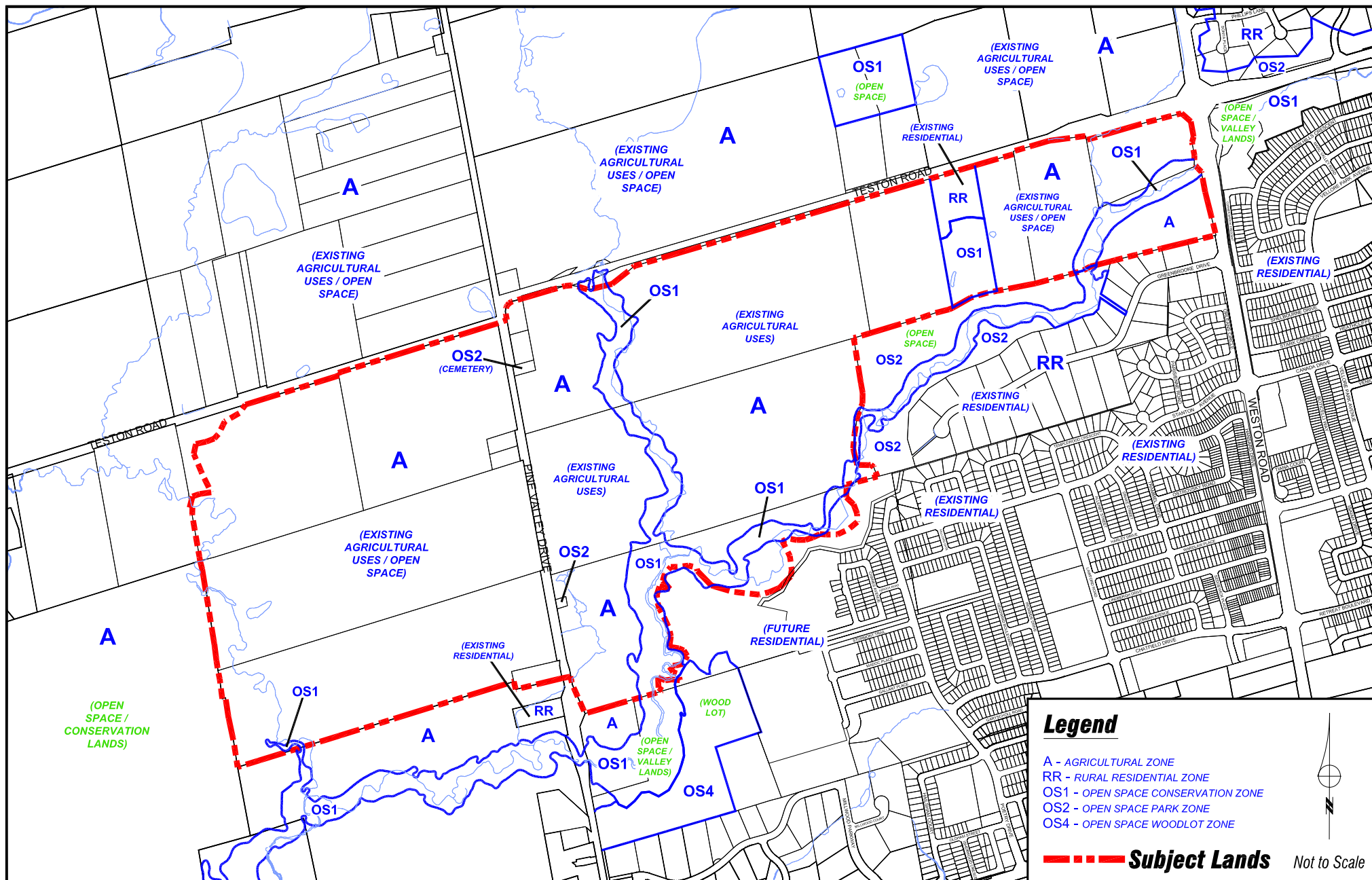


## Attachment

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

**DATE:**  
April 17, 2015

**1**



## Location Map

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

APPLICANT:  
Block 40/47 Developers Group Inc.

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## Attachment

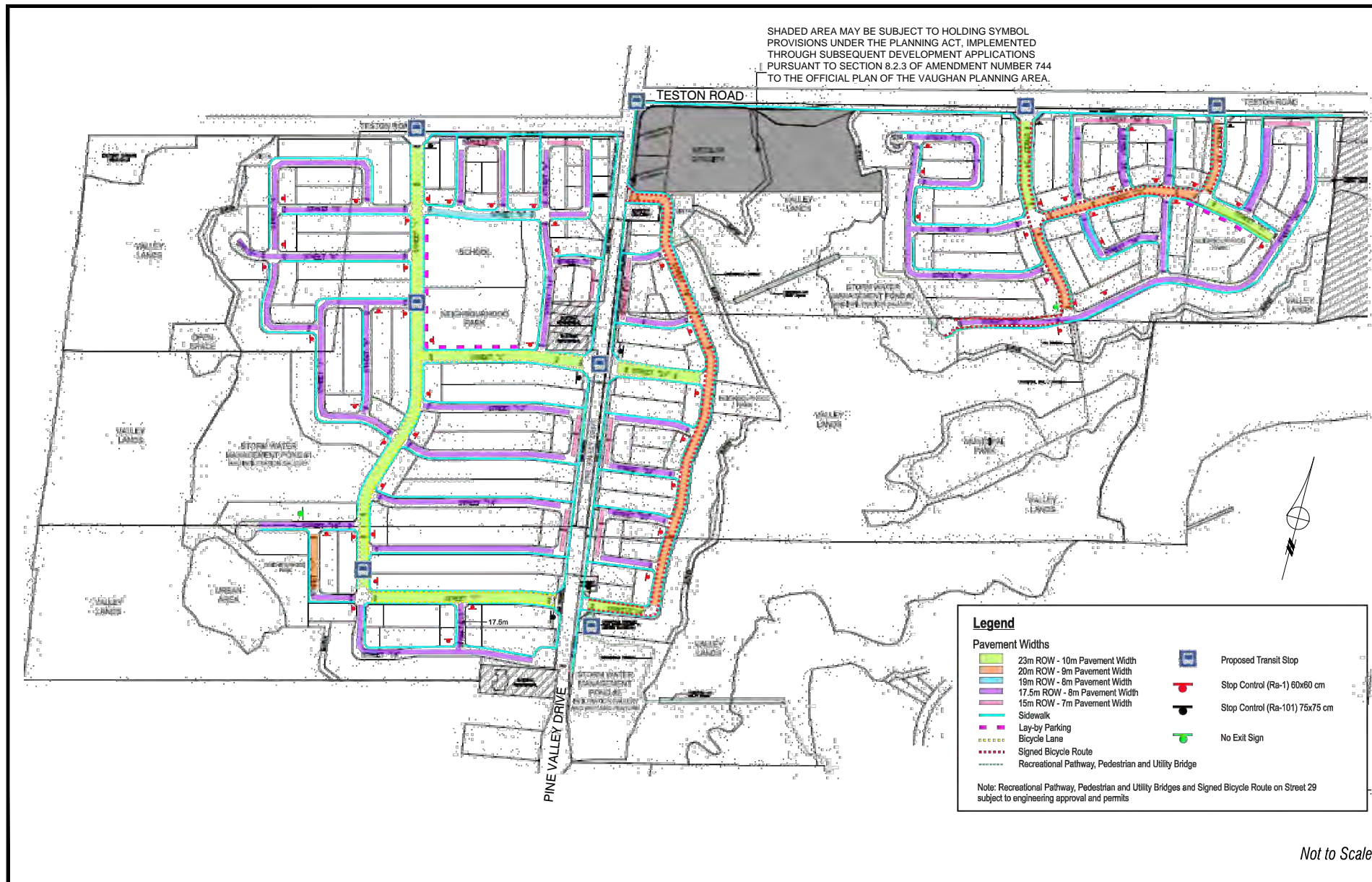
FILE: BL.40/47.2003  
RELATED FILE: OP.03.008 (OPA 744)

DATE:  
April 17, 2015

2







# Transportation Management and Sidewalk Plan

APPLICANT: LOCATION: Part of Lots 23,  
Block 40/47 Developers Group Inc. 24, 25, Concessions 6 & 7



Attachment  
FILE: BL.40/47.2003  
RELATED FILE: OP.03.008 (OPA 744)  
DATE: April 17, 2015  
**4**

## **ATTACHMENT NO. 5**

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

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

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

1. The Plan shall relate to the draft block plan, prepared by KLM Planning Partners Inc., dated May 25, 2014.

**SATISFIED: The Plan attached to this report as Attachment 3, prepared by KLM Planning Partners Inc., dated April 10, 2015 relates to the draft block plan.**

2. The lands within this Plan shall be appropriately designated by OPA 744 once it has come into effect in accordance with the provisions of The Planning Act. Particular land use designations applied to the subject block plan are as follows:

“Low Density Residential”, “Medium Density Residential/Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary Schools”, “Institutional”, “Valley Lands”, “Greenway System”, “Urban Area” and “Municipal Park”.

**OUTSTANDING: Official Plan Amendment 744 was adopted by City of Vaughan Council on February 18, 2014 and approved by the Region of York on September 11, 2014. Subsequently OPA 744 was appealed to the Ontario Municipal Board. This condition will be fulfilled by the Ontario Municipal Board’s full or partial approval of OPA 744. Should any changes to the Block Plan be necessary as a result of the OMB approval, this matter will be addressed through a modification to the Block Plan that will take place concurrent with the draft plan approval of the affected plan(s) of subdivision and subject to the updating of the supporting studies (e.g. the MESP).**

3. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, Policy Planning Division, in accordance with the applicable and in-effect Tariff of Fees By-law.

**SATISFIED: There are no outstanding applications fees.**

4. Prior to final approval of the Block Plan and MESP, the Owner shall submit and have approved an Environmental Impact Study containing sufficient data and site-specific observations in the determination of the development limits, and addressing potential impacts of the proposed development and potential mitigation techniques, to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources.



**SATISFIED: Condition 4 has been cleared by the City and TRCA. The MNRF has no further comment. An Environmental Impact Study was submitted with the 2013 version of the MESP. Additional work has also been completed with respect to this section of the MESP. The limits of development have been established. The potential impacts of the proposed development and mitigation techniques are subject to detail design work to be addressed through the various draft plan of subdivision applications for lands located within the Block Plan.**

5. Prior to final approval of the Block Plan, the Owner shall submit and have approved by the Vaughan Planning Department, Policy Planning Division, and the Toronto and Region Conservation Authority the following with respect to Water Quality and Quantity:
  - a. An assessment that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
  - b. An approximate post-development water balance calculation as approved by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority demonstrating any infiltration deficit will be mitigated to protect the features and functions.
  - c. An exploration of any proposed mitigation measures as approved by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
  - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained.

**SATISFIED: Additional work has been undertaken and is currently ongoing with respect to water quality and quantity. The ongoing work is most appropriately addressed through detailed subdivision design. Therefore, the TRCA is satisfied with the clearing Condition 5. The City defers to the TRCA in this matter, and if required will also provide detailed conditions through the draft plans of subdivision process. The MNRF has no further comment**

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

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

**SATISFIED: Condition 6 requires the final version of the Block 40/47 MESP contain a hydrogeological report. Work on the hydrogeological report has been completed as have the follow-up seep monitoring studies, all of which shall be**

incorporated as sections of the final MESP. At the time this report was prepared a final version of the MESP had yet to be submitted in its entirety. The City and the TRCA are satisfied with the work conducted to-date, both the City and the TRCA reserve the right to provide detailed conditions through the draft plan of subdivision process as required.

7. Prior to final approval of the Block Plan, Vaughan and the Owner shall ensure that all proposed development conforms to the Toronto and Region Conservation Authority's stormwater management criteria for water quantity, water quality, erosion and water balance for groundwater recharge and for natural features, to the satisfaction of the Toronto and Region Conservation Authority.

**SATISFIED: The Stormwater Management Report including mitigation measures shall be included as a section in the MESP. The TRCA is satisfied with the work to-date and therefore can clear this general condition. Work is ongoing and as a result additional conditions will be provided in response to the detailed design of the draft plans of subdivision.**

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

**SATISFIED: The TRCA can clear condition 8 subject to the provision of specific conditions through the draft plan of subdivision application process respecting the details of subdivision design relating to the proposed buffers around sensitive land features. The City defers to the TRCA and the MNRF has no further comment.**

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

**SATISFIED: The required adjacent lands analysis has been completed. The review of the analysis is ongoing by the TRCA. The results of the review will be incorporated into the detailed design of each subdivision, through conditions provided by the TRCA specific to each draft plan of subdivision. The City defers to the TRCA but reserves the right to provide detailed conditions through the draft plan of subdivision review process. The MNRF has no further comment.**

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

**SATISFIED: Condition 10 has been cleared by both the City and the TRCA as residential development is no longer proposed for the Peninsula lands. The precise limits will be reviewed in detail through the draft plan of subdivision process and subject to specific conditions.**

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

**SATISFIED: Condition 11 has been cleared by both the City and TRCA. Specific conditions addressing the detailed design will be provided for each draft plan of subdivision impacted by the size and location of Stormwater Management Pond #1 to the satisfaction of the TRCA.**

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

**SATISFIED: The City has no further comment respecting condition 12. The TRCA can clear this Block Plan condition subject to the provision of specific conditions in the Liliana Damiani draft plan of subdivision (file 19T-14V04) with respect to archaeological considerations and adjustments to lot 95 within the draft plan of subdivision.**

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

**SATISFIED: The City and TRCA are generally satisfied with the location of Stormwater Management Pond #2. However, the TRCA and City recognize that additional conditions providing a greater level of detail respecting SWM Pond #2 will be provided as a result of the detailed subdivision design. The TRCA and City will provide conditions of approval respecting the details of subdivision design through the various draft plan of subdivision application processes. The MNRF has no further comment.**

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

**SATISFIED:** With the introduction of the Pedestrian/Servicing Bridges as the preferred servicing option and the relocation of the Open Space Wetland Habitat, condition 14 can be cleared. Conditions respecting the design, installation, construction and overall functioning of SWMP #2 and a future monitoring program in keeping with the amphibian monitoring protocol used by the TRCA shall be included through the draft plan of subdivision process shall be provided for the Mosaik Pinewest draft plan of subdivision (file 19T-96V10).

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

**SATISFIED:** Preliminary geotechnical work has been completed for the design of the stormwater management pond facilities to confirm the site suitability. Additional geotechnical work will be conducted through the detailed design of the draft plans of subdivision and is no longer an issue for Block Plan or MESP approval.

16. Prior to approval of any draft plan of subdivision within the Block Plan area, an assessment of the valley lands where trails and infrastructure are proposed including but not limited to the location of any proposed trails shall be conducted, and reviewed to confirm feasibility to the satisfaction of the Vaughan Planning Department, Policy Planning Division, Park's Development Department, and the Ministry of Natural Resources.

**SATISFIED:** A site walk assessment of the valley lands took place in July of 2014. Additional detailed conditions related to access corridors and infrastructure will be required in relation to the pedestrian bridge servicing options as discussed in the Peer Review section of the report.

17. Prior to the approval of the MESP, a concluding section shall be added to the MESP to outline site specific requirements by the land owners to ensure they are carried forward into the development process to the satisfaction of the Toronto and Region Conservation Authority.

**DEFERRED:** Condition 17 shall be included as a condition of draft plan of subdivision approval for all the proposed draft plans within the block plan area.

18. Prior to final approval of the Block Plan, the Owner shall provide in one comprehensive submission, all archaeological assessments and the corresponding Ministry of Tourism, Culture and Sport compliance letters associated with the subject properties.

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

**SATISFIED: A comprehensive submission of all available archaeological assessments has been provided to the City. The review of information is ongoing by both the City and the Ministry of Tourism Culture and Sport respecting lands on the west side of Pine Valley Drive (Block 47). Condition 18 can be cleared, however new site-specific detailed conditions for the Pandolfo, et al (file 19T-06V12); 1387700 Ont. Ltd. et al (file 19T-03V25); and, Liliana Damiani (19T-14V04) draft plans of subdivision will be provided.**

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

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

**SATISFIED: Staff conducted site visits on August 15, October 7, and 23, 2014 to assess the cultural value and possible requirements related to future development implications.**

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

**SATISFIED: The required Cultural Heritage Resource Impact Assessment report for 10699 Pine Valley Drive was submitted and reviewed. The report determined there to be no cultural significance of the site and accordingly the condition can be cleared.**

21. Prior to final approval of the Block Plan, the Owner shall include in the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive a comprehensive review of Avoidance Mitigation options, including the feasibility of retention in situ and adaptive reuse options, to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division. Should the Environmental Assessment for the elimination of the Teston Road/Pine Valley Drive jog not be completed before the time of final Block Plan approval, the approval of the Cultural Heritage Resource Impact Assessment will be deferred and be dealt with as a condition of draft plan approval. **(See 22 for status)**
22. Prior to final approval of the Block Plan, the Owner shall include in the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive options for relocation within the existing site or to another location within the subject development, to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division. Should the Environmental Assessment for the elimination of the Teston Road/Pine Valley Drive jog

not be completed before the time of final Block Plan approval, the approval of the Cultural Heritage Resource Impact Assessment will be deferred and be dealt with as a condition of draft plan approval.

**Conditions 21 and 22 DEFERRED: The Environmental Assessment for the elimination of the Teston Road/Pine Valley Drive jog realignment is currently underway but not yet completed. As a result the requirement for the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive has been deferred to a condition of approval for the Prima Vista Estates Inc. et al draft plan of subdivision (file19T-03V05).**

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

**SATISFIED: Staff conducted site visits on August 15, 2014, October 7, 2014 and October 23, 2014 to document and complete the Built Heritage Evaluation.**

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

**Condition 24 is subject to draft plan of subdivision. It will be applied to the Pandolfo et al (file 19T-06V12); 1387700 Ont. Ltd. et al (file 19T-03V25); and, Liliana Damiani (file 19T-14V004) draft plans of subdivision. Additional conditions dealing specifically with the Pandolfo et al and Liliana Damiani sites will also be provided as required.**

25. Prior to final approval of the Block Plan, the Owner shall contact City staff to arrange for a site visit to provide the Planning Department's Cultural Heritage staff an opportunity to document and complete a Cultural Heritage Evaluation to further identify the cultural value of the area east of the Humber River and any structure(s) contained within the area.

**SATISFIED: The requirement to arrange a site visit was satisfied with site visits conducted on August 15, 2014, October 7, 2014 and October 23, 2014, as a result of the site visits it was determined that additional conditions will be provided through the various draft plans of subdivisions.**

26. Prior to final approval of the Block Plan and MESP, the Owner shall relocate Stormwater Management Ponds No.1 and No.3 to a location outside of the environmental features or to an agreed upon location based on established criteria to the satisfaction of the Vaughan Planning Department's Policy Planning Division, the Toronto and Region Conservation Authority, and the Ministry of Natural Resources.

**SATISFIED: The City defers to the TRCA with respect to the clearance of Condition 26. The locations of Stormwater Management Ponds No.1 and No. 3 were adjusted to address the comments of the MNRF and TRCA. No further action is required.**

27. Prior to final approval of the Block Plan and MESP, the Owner shall provide additional detail such as an overlay on aerial images of the Open Space (Wetland Habitat) between the valleyland and Stormwater Management Pond No.2 for review and approval by the Vaughan Planning Department's Policy Planning Division, and the Toronto and Region Conservation Authority.

**SATISFIED: The required aerial images have been provided to the City and the TRCA.**

28. Prior to final approval of the Block Plan and MESP, the Owner shall submit a revised slope stability report prepared by a soil engineer clearly detailing the cross-section location plans in order to assess how the grades are being matched at the development limits. This report shall include details respecting the location of filling, grading and the proposed retaining wall(s). The revised slope stability report shall be to the satisfaction of the Vaughan Planning Department's Policy Planning Division and the Toronto and Region Conservation Authority.

**SATISFIED: The revised slope stability report has been submitted and the TRCA review is ongoing. The TRCA and City can clear this condition subject to the provision of detailed conditions of draft plan of subdivision approval.**

29. Prior to final approval of the Block Plan and MESP, the Owner shall submit a Headwater Drainage Feature Assessment for headwater drainage features to the west of the Block to assist in determining an appropriate location for Stormwater Management Pond No.1, input to the overall stormwater management approach and input in determining the developable limits to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.

**Condition 29 DEFERRED: Condition 29 requires the final approval of the Block 40/47 MESP. The completion of the final MESP is in progress. At the time this report was prepared the final version of the MESP had yet to be submitted in its entirety. This will be resolved with the submission of the MESP**

30. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an analysis of lands adjacent to the Provincially Significant Wetland units to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Ministry of Natural Resources.

**SATISFIED: The City defers to the MNRF and the MNRF has no further comment.**

31. Prior to final approval of the Block Plan and the MESP, and should any part of the Peninsula lands be proposed for a designation other than Valley Land, Park or Open Space, the Owner shall provide information on the Peninsula lands based on the studies and criteria developed by the City and the Toronto and Region Conservation Authority. The information provided shall be to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.

**SATISFIED: Condition 31 can be cleared as the Peninsula lands are proposed for use as a “Municipal Park”. However, the TRCA reserves the right to provide specific conditions for Prima Vista Estates Inc. et al draft plan of subdivision (file19T-03V05) resulting from the detailed review of the subdivision design.**

32. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an outline of a systematic treatment of potential impacts of the proposed development and possible mitigation to the satisfaction of the City and the Toronto and Region Conservation Authority.

**DEFERRED: Condition 32 requires the final approval of the Block 40/47 MESP. The completion of the final MESP is in progress. At the time this report was prepared a final version of the MESP had yet to be submitted in its entirety.**

33. Prior to final approval of the Block Plan and MESP and before the first draft plan of subdivision within Block 40/47 goes to Council for approval, all stormwater management ponds shall be sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive, to the satisfaction of the Vaughan’s Development/Transportation Engineering Department. **(See 34 for status)**

34. Prior to final approval of the Block Plan and MESP, the stormwater management pond blocks shall be sized to accommodate the required infiltration galleries, to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.

**Conditions 33 and 34 DEFERRED: Both conditions 33 and 34 require the final approval of the Block 40/47 MESP. The completion of the final MESP is in progress. At the time this report was prepared a final version of the MESP had yet to be submitted in its entirety.**

35. Prior to final approval of the Block Plan, the Owner shall address maintenance access to the proposed services within the peninsula to the satisfaction of the Vaughan’s Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.

**SATISFIED: The City can clear condition 35 as major services are no longer proposed within the Peninsula lands. The TRCA is also satisfied with the clearance of this condition, subject to additional conditions being provided through the draft plan of subdivision approval process if required. The Parks**



**Development Department notes that some access and minor servicing considerations may be required and included as detailed conditions of draft plan of subdivision approval.**

36. Prior to the final approval of the Block Plan, the Owner shall provide additional grading detail respecting the updated development limits as established by the TRCA including any information on the proposed retaining walls along the southern limits of the “Omega” lands, to the satisfaction of the Vaughan Development/Transportation Engineering Department, subject to finalization of the retaining wall design for the “Omega” lands through the draft plan of subdivision process.

**SATISFIED: Revised grading plans have been submitted and reviewed, if required additional conditions will provided for the Pandolfo et al draft plan of subdivision (file 19T-06V12).**

37. Prior to the approval of Block Plan and MESP, the Owner shall revise the Environmental Noise Feasibility Analysis to reflect the changes to the Block Plan to the satisfaction of the Vaughan Development/Transportation Engineering Department.
38. Prior to final approval of the Block Plan and MESP, the Owner shall provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road to the satisfaction of the Vaughan’s Development/Transportation Engineering Department.
39. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the servicing sections of the MESP to reflect the extension of a proposed PD7 400mm diameter watermain through Block 47 to Teston Road in accordance with the recommendations of the City’s Water/Wastewater Master Plan, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
40. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the Servicing Report prepared by EMC Consultants dated April 2013 to reflect the current sanitary servicing scheme for Block 40S, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
41. Prior to final approval of the Block Plan and MESP, the Owner shall update the MESP to reflect the ultimate external sanitary drainage areas (Block 55 and 41) tributary to the proposed Pine Valley North Pumping Station to the satisfaction of the Vaughan Development/Transportation Engineering Department.
42. Prior to final approval of the Block Plan and MESP, a development and infrastructure phasing plan including and traffic assessment shall be provided and approved for each phase. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services, to the satisfaction of the Vaughan Development/Transportation Engineering Department.

43. Prior to final approval of the Block Plan and MESP, the MESP shall be amended to include a sanitary drainage plan with all relevant external drainage areas and preliminary plan together with profile drawings for skeleton works with inverts shall be to the satisfaction of the Vaughan Development/Transportation Engineering Department.
44. Prior to final approval of the Block Plan and MESP, the sanitary servicing system is to be revised as per the latest external drainage concept and approved subject to the satisfaction of the Vaughan Development/Transportation Engineering Department.
45. Prior to final approval of the Block Plan and MESP, the Owner shall revise the post-development storm drainage area plans to the satisfaction of the Vaughan Development/Transportation Engineering Department.
46. Prior to final approval of the Block Plan, the Owner is required to identify any potential development charge projects associated with the servicing of the Block Plan area including estimated costs and benefitting areas, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
47. Prior to final approval of the Block Plan and MESP, the Owner shall contact the pertinent utility and telecommunication companies to coordinate the location of any major utility plant facility block including buried and surface vaults and cellular towers. The necessary lands for this infrastructure shall be identified on the final approved Block Plan.
48. Prior to final approval of the Block Plan and MESP, the Owner shall identify on the final Block Plan and in the MESP, all Regional infrastructure work including Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive (to be noted as being subject to the outcome of the York Region Class Environmental Assessment) and other system improvements that are necessary to support the development of the Block Plan area to the satisfaction of Vaughan Development/Transportation Engineering Department.

**Conditions 37 and 48 DEFERRED: Both conditions 47 and 48 require the final approval of the Block 40/47 MESP. The completion of the final MESP is in progress. At the time this report was prepared a final version of the MESP had yet to be submitted in its entirety.**

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

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

**SATISFIED: The Transportation Management and Sidewalk Plan has been updated and approved, however, work on the Transportation Demand Management Guidelines is ongoing. A specific condition requiring the Guidelines will be**

**provided through the draft plan of subdivision process for all draft plans within the Block. York Region has no further comment.**

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

**DEFERRED: At the time this report was prepared revisions to the Transportation Demand Management Guidelines were underway.**

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

**SATISFIED: The April 10, 2015 version of the Block 40/47 Plan indicates the Peninsula lands as a "Municipal Park", recognizing limitations on certain park uses and environmental constraints including required TRCA buffers.**

52. Prior to approval of the Block Plan, the Owner shall prepare a facility fit plan for all the proposed park blocks, including the "Municipal Park", to the satisfaction of the Vaughan Parks Development Department. All facility fit plans are to be prepared by a Landscape Architect. The concept design should be prepared to take into consideration basic park design and park planning practices, which shall include, but is not limited to:
- a. Identify existing vegetation;
  - b. Include setbacks to residential properties, streets and natural buffers;
  - c. Assess slopes, storm water run-off, drainage patterns and servicing requirements;
  - d. Includes park program requirements based on the City's Active Together Master Plan and as determined by the City etc.;
  - e. Comply with the principles of Crime Prevention Through Environmental design (CPTED) safety, active visual surveillance, etc.;
  - f. Allowing for a minimum road frontage;
  - g. Free of encumbrances that would include utilities, service easement, natural heritage features, etc. These encumbered lands are not eligible for parkland dedication.

**SATISFIED: The Owner has provided facility fits plans by a Landscape Architect for all proposed park blocks including the "Municipal Park". Additional conditions will be provided specific to each park and through the City and Landowner parks agreement to determine final creditable parkland through the approval process for the various draft plan of subdivision applications.**

53. Prior to approval of the Block Plan, the limits of the approved long-term stable slope line will need to be confirmed regarding the developable limits and the buffer requirements, to the satisfaction of the Vaughan Parks Development Department, the Toronto and Region Conservation Authority, and the Ministry of Natural Services.

**SATISFIED: The City's Parks Development Department is satisfied with clearance of this condition subject to additional conditions to be provided specific to each park to determine final creditable parkland limits through the approval process for the various draft plans of subdivision. The TRCA is satisfied with the clearance of this condition subject to the application of required buffers and to additional detailed conditions being provided through the approval process for the various draft plan of subdivision applications within the Block 40/47 block plan area. The MNRF has no further comment.**

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

**SATISFIED: The Owner has provided a land use distribution and landowner participation chart reflecting the April 10, 2015 Block 40/47 Plan. The Municipal Park on the peninsula does not fully satisfy all of the policy requirements of OPA 600 but will be examined for parkland credit recognizing limitations of the site. Additional conditions will be provided through the approval process for the various draft plan of subdivision applications.**

55. Prior to final approval of the Block Plan, the Owner shall prepare a plan that identifies the proposed network of pedestrian and bicycle paths located within the open space system incorporated into the Block Plan, with linkages between neighbourhoods (Both existing and proposed) to ultimately create a continuous pedestrian system throughout the block, to the satisfaction of the Vaughan Parks Development Department.

**SATISFIED:** The Owner has included the proposed network of pedestrian and bicycle paths on the Transportation Management and Sidewalk Plan to the satisfaction of the Parks Development Department. Additional conditions will be provided through the draft plan of subdivision approval process in alignment with the MESP and outcomes of the Pedestrian/Servicing Bridge study.