

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, Report No. 30, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 24, 2014, as follows:

By approving the recommendation contained in the report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Policy Planning, dated June 17, 2014, subject to the following amendments:

1. ***That Recommendation 3 be revised to read as follows:***

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

2. ***That Recommendation 5 not be revised as requested by the Developers Group but shall be modified as follows:***

- v. ***Amending Paragraph 6, Section IV, by deleting clause x. and xi. and by further amending Schedule "1" being Schedule "A" "Land Use" to OPA 600 by redesignating the Peninsula lands to "Municipal Park" and adding the following clause:***

- x. ***With respect to the land feature identified as the Peninsula lands within the Block 40 proposed Block Plan, the precise limits of the "Municipal Park" designation for the Peninsula lands as shown on Schedule "1" of this Plan will be established in consultation with the Toronto and Region Conservation Authority. Such determination will be made through the Draft Plan of Subdivision process for the subject lands and will be reflected in the implementing Zoning By-Law subject to the following:***

(New Policy V.X.A)

That subject to the final determination of the Municipal Park limits, those lands will be considered creditable park area under the Planning Act. The final determination of the park area will be based on the limits of the greater of the staked top-of-bank, stable top-of-slope and limit of significant vegetation, excluding any land encumbered by easements and any residual areas that are constrained for park use by virtue of the irregular configuration that is not usable for park purposes, to the satisfaction of the City of Vaughan; and

That any access to the Peninsula lands be designed and located to minimize alteration of, and intrusion into the valley lands to the satisfaction of the City, the TRCA and Province;

That notwithstanding the above, the park shall be provided in accordance with the standard terms and conditions of the City's subdivision agreement;

3. ***That the following recommendation be added to the Recommendation Section:***

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 2

- 8. That staff report back to the September 2, 2014 Committee of the Whole meeting with a status update on the clearance of the Conditions contained in Attachment 1 and further adjustments to conditions of Block Plan approval, if warranted, by changing circumstances or the availability of new information;**
- 4. That the revised "Standard Conditions of Block Plan Approval" attached hereto as Attachment 1 BE APPROVED, with the recommended changes discussed herein, as the Conditions of Approval for the Block 40/47 Block Plan;**
- 5. That Recommendation 5 a) iii., be replaced by the following:**

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

xv. Compatibility with Adjacent Rural Uses

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

By receiving Communication C27 from the Commissioner of Planning, dated June 23, 2014; and

By receiving the following Communications:

- C3. Mr. David Toyne, on behalf of Gillian Evans, dated June 17, 2014; and**
C26. Mr. Joe Pandolfo, Pine Valley Drive, Woodbridge.

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

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 24, 2014, for a report addressing options for a park on the peninsula lands; and**
- 2) That the following deputations and Communication be received:**
- 1. Mr. Mark Yarranton, KLM Planning Partners Inc., and Communication C13;**
2. Mr. Francesco Di Sarra, Wilson Avenue, Toronto; and
3. Ms. Gillian Evans, Pine Valley Drive, Woodbridge.

Recommendation

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

- 1. THAT the Block 40/47 Plan, dated May 25, 2014 and forming Attachment 4 to this report, BE APPROVED, subject to the fulfillment of the conditions contained in Attachment 1 to this report.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 3

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

Residential Uses, as provided for in this Plan, shall be developed in a manner that is compatible with adjacent Rural/Agricultural Uses. Measures to ensure compatibility will be considered and implemented through the draft plan of subdivision/zoning approval processes. Such measures may include: the provision of buffer areas, landscaping and screening, increased building setbacks, sympathetic massing and architectural treatments and grading measures that minimize the use of retaining structures.
 - iv. Amending Section iv, Paragraph 7, by deleting clause d.ii.
6. THAT at the time of consideration of the implementing draft plans of subdivision the following condition of approval shall be applied to all draft plans of subdivision in the Block 40/47 area:

Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 4

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

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

7. THAT the Block 40/47 Transportation Management and Sidewalk Plan, dated May 2014, forming Attachment 6 to this report be APPROVED, subject to the Conditions attached hereto as Attachment 1 of this report.

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

There is no direct financial impact arising from this report provided the recommendations and conditions are endorsed by Council. The Block Plan is a major step in the City's development approval process providing for the completion of the residential component of the Vellore Community area, as defined in OPA 600. The plan will provide for additional lands for ground related residential development and supporting commercial uses. The services referenced in this report will be constructed by the developer in accordance with City standards and requirements.

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 notifying them and other interested individuals and groups such as the Kleinburg and Area Ratepayers Association and the Millwood Woodend Ratepayers Association of the February 25, 2014 Public Hearing respecting the Block 40/47 Plan.

On February 3, 2014, the Notice of Public Hearing was also posted on the Policy Planning webpage, which is accessible through the City of Vaughan's official website www.vaughan.ca. The notice was also advertised on the "City Page Online", which is also accessible through the City's official website and posted on the City Update E-Newsletter and on the City's Twitter and Facebook accounts.

As a result of the notification, a number of responses were received. For the most part, the majority of 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. These letters will be discussed in further detail, in a separate section titled *Comments Received from the Public*, later in this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 5

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and to prepare a comprehensive technical report for a future Committee of the Whole meeting was ratified by Vaughan Council on March 18, 2014.

Purpose

The purpose of this report is to obtain Block Plan approval for the Block 40/47 Plan (Attachment 4), subject to the conditions identified in Attachment 1. The Block 40/47 Plan has an area of approximately 239.78 ha in size and proposes the following uses:

- A total of 1,405 residential units;
- 1,242 residential lots for single detached residential dwellings with lot frontages ranging between 11.8 m to 23 m in width;
- 14 freehold residential townhouse blocks containing 59 street townhouse units having a minimum lot frontage 6 m and 17 street townhouses with a minimum lot frontage of 7.5 m;
- 1 medium density residential/commercial block potentially for use as a block townhouse development containing 87 block townhouse units;
- A 2.43 ha elementary school block;
- 5 parks (2 parkettes and 3 neighbourhood parks) having a combined area of 8.62 ha;
- 1 neighbourhood commercial block;
- 3 stormwater management ponds;
- An internal road network consisting of collector and local streets;
- Vista blocks (Valley edge viewing areas);
- Open space; and,
- Valley lands and buffers

Background - Analysis and Options

1. Location

The subject lands as shown on Attachment 2 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. Comments Received from the Public

As a result of the Public Notification process, the Policy Planning Division received 2 e-mails requiring follow-up responses as opposed to those discussed in the *Communications* section.

The first response to the Public Hearing Notice was dated February 20, 2013 from a non-participating landowner representing the Teskey and Finley properties as shown on Attachment 5. The e-mail was a request for additional notification and information on a number of matters relating to the Block Plan approval process.

Staff prepared and provided a written response addressing all the inquiries outlined in the February 20, 2014 correspondence and has included this landowner on the Block 40/47 notification list.

The second correspondence was sent to the City on February 24, 2014 on behalf of the landowners who live along the southeast boundary of the Block 40/47 area with lands fronting onto Pine Valley Drive. The residents noted concerns relating to 3 primary issues:

- The location of the “Medium Density Residential/Commercial” designation along the south boundary of Block 47 (the Omega Lands Draft Plan of Subdivision 19T-06V12)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 6

- The location of Stormwater Management Pond #2
- The proposed development limits as it relates to erosion mitigation

As the listed issues also related to the adoption of Official Plan Amendment 744, staff met with representatives from the Region and the residents on May 5, 2014 to discuss their concerns. Subsequent meetings were held in an effort to address the neighbouring residents concerns. Compatibility issues associated with these lands are discussed later in this report in sub-section 6 a.ii. "Official Plan Amendment No. 744".

3. Land Ownership

There are 13 private landowners in the Block 40/47 Plan area. Including the City of Vaughan, there are a total of 14 properties, having a total area of approximately 239.78 ha. Of the 13 private land holdings 6 are participating in the preparation of the Block Plan, and represent 87% of the total area of the Block Plan.

4. Non-Participating Landowners

There are 8 non-participating landowners, including the City of Vaughan totaling 13% (31.75 ha) of the total block plan area. Section 10.2 (xi) of OPA 600 references the role of the non-participating landowners by stating:

"Where landowners within a concession block choose not to participate in seeking development approval for their lands at the time of preparation of the Block Plan by other land owners in the concession block, their lands shall be shown conceptually as in the schedules of this Plan. Subsequent amendments to the Block Plan may be required before such lands are considered for development."

For this reason, the non-participating landowner's properties have been shown on the Block Plan, as shown on Attachments 4 and 5. However, the non-participating lands have not been subject to review. As such, the limits of development cannot be determined at this time without the necessary technical submissions and a site walk involving City staff, TRCA and an Ontario Land Surveyor to stake the development limits.

Although the non-participating landowners are not obligated to prepare a plan of their lands for development at this time, it should be noted that Subsection 10.2 policy (x) of OPA 600 provides the following guidance with respect to future cost-sharing matters:

"The City encourages property owners to contribute their proportionate share towards provision of major community and infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services, and stormwater management facilities. Property owners will be required to enter into one or more agreements as a condition of development approval, providing for the equitable distribution of the costs of the local and community facilities."

The initial version of the Block 40/47 Plan proposed a conceptual road and lotting pattern on the non-participating lands in respect to the eastern portion of the Block Plan area (Block 40). At the request of the City, the current plan depicts these lands as "Valley Lands" and "Low Density Residential" in keeping with OPA 600 as amended by OPA 744, the latter of which is currently subject to approval by the Region of York. This was done in order to limit the confusion respecting the role of the non-participating landowners under the Block Plan process. The development limits cannot be determined until the non-participating properties have been walked and staked with the TRCA and an Ontario Land Surveyor, and the stable top-of-bank has been determined and confirmed by the TRCA. Showing a road and lotting pattern, however conceptual, may be misleading.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 7

It should be noted that the previously discussed sections of OPA 600 as amended by OPA 744 still apply regardless of the fact that conceptual development has been eliminated from the plan. Assumptions respecting the residential yield and the densities for non-participating lands have been considered when necessary to allow for long range planning. Should any of the non-participating landowners choose to develop their lands, a subsequent amendment to the Block Plan will be required before or coincident with the consideration of the implementing draft plan of subdivision and zoning amendment applications.

5. Developers' Group Agreements

Developers' Group Agreements are integral parts of the Block Plan process. They provide a mechanism to ensure that developers share the costs and benefits of developing in accordance with the approved Block Plan.

As discussed above and in OPA 600 it is the policy of the City to encourage property owners to contribute their proportionate share to the provision of major community and servicing infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services and stormwater management facilities. Participating property owners through the Block Plan process and later as a condition of draft plan of subdivision approval will be required to enter into one or more agreements, providing for the equitable distribution of the costs of the land and community facilities and infrastructure. This also applies to landowners who were not originally participating, who choose to develop at a later date.

6. Policy and Planning Context

a. Official Plan

i. Official Plan Amendment No.600

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

- The lands shall be the subject of a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA 600;
- The lands will be planned for predominately 'executive housing' on large lots with full municipal services;
- The gross density within the designated area shall be between 5 and 7.5 units per hectare; and,
- The projected housing unit yield is 1,000 low density units to accommodate a population of 3,490.

OPA 600 further requires that the secondary plan area be developed by way of Block Plan approval and provides policies on what is to be included in the Block Plan review process.

ii. Official Plan Amendment No.744

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 8

OPA 744 is the site-specific official plan 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 is now subject to York Region approval.

OPA 744 redesignates the subject lands from “Urban Area” and “Valley Lands” to “Low Density Residential”, “Valley Lands”, “Medium Density Residential-Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary School”, “Institutional”, “Greenway System” and “Urban Area”. It fulfills the requirement for a Secondary Plan as required by OPA 600.

OPA 744 provides for an increase to the gross density, ranging from 5 to 11 units per hectare, calculated on the basis of the developable area. Other notable policies in OPA 744 include:

- A minimum net residential density on any site shall be 11 units per net residential hectare.
- The maximum net residential density on any site shall be 40 units per hectare, with the exception of lands at the southeast corner of Pine Valley Drive, and Teston Road where a maximum net density of 80 units per hectare and stacked townhouses and low rise apartment buildings to a maximum building height of 5 storeys shall be permitted.

A number of environmental policies were also included in OPA 744 which are required to be addressed as conditions of approval through the Block Plan or development application processes.

Special Provision Area 1

As a result of discussions with the landowners to the south of the Block 40 Block Plan boundary, modifications to OPA 744 are being recommended to address compatibility issues raised by nearby landowners. One such measure is providing for the relocation of the townhouses by eliminating the “Medium Density Residential/Commercial” designation from the southern property line of the Omega Developments draft plan of subdivision (File 19T-06V12) and boundary of the Block Plan area. The policy has been amended to permit Townhouses south of Street 1, as shown on Attachment 7 (Schedule 1 to OPA 744), provided that no Townhouse lots are permitted abutting the lands to the south.

Therefore, Schedule 1 to OPA 744 requires modification to permit the relocation of the street Townhouse units by way of elimination of the Medium Density Residential/Commercial designation and permitting townhouses south of Street 1, but not abutting the rural/agricultural lands to the south. The following revisions to the text of OPA 744 will provide the flexibility to address the relocation of the Street Townhouses by:

“Amending Paragraph 5, Section IV, by deleting clause v.b. and substituting therefor the following:

- b. Street Townhouses shall also be permitted in the Low Density Residential Area, within the above noted lands, provided that they are located adjacent to Pine Valley Drive and/or south of Street 1, as shown on Schedule 1, provided that no Townhouse lots shall abut the southerly residential boundary of Block 47. The maximum permitted density within the areas specified above shall not exceed 18 units per net residential hectare.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 9

As a result of deleting the “Medium Density Residential/Commercial” designation from the lands located on the west side of Pine Valley Drive and south of the Primary Road, an additional policy respecting these lands no longer applies.

Paragraph 7 which amends Section 4.2.1.3.1 can be modified to delete “d.ii. Notwithstanding Policy 4.2.1.3, commercial uses shall not be permitted within the “Medium Density Residential-Commercial designation located on the west side of Pine Valley Drive south of the Primary Road.”

In addition, a policy has been added to OPA 744 to address the issue of transition and compatibility between the existing rural residential land uses and the proposed residential development to the north. Including the following clause in OPA 744 addresses this concern:

“Amending Paragraph 6, Section IV by adding the following clause xv;

xv. Compatibility with Adjacent Rural Uses

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

The above noted modifications have been included in the *Recommendation* section of this report. Should Council concur with this modification, the revision to OPA 744 will be addressed through York Region’s approval process for the site-specific Official Plan Amendment as a requested modification to the adopted OPA 744 by the City of Vaughan.

iii. Vaughan Official Plan 2010 (VOP 2010)

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

The landowners have appealed the Vaughan Official Plan specific to this Block Plan and upon Regional approval of the proposed amendment (OPA 744) it is expected that the appeals will be withdrawn.

iv. Provincial Policies

The subject Official Plan amendment and Block Plan approval applications were submitted in advance of the Provincial Growth Plan for the Greater Golden Horseshoe – *Places to Grow*, the Greenbelt Plan and the Provincial Policy Statement of 2005 and 2014. As such, the processing of this Plan continues under the Provincial Policies in effect at the time of the originating application.

b. Zoning

The subject lands (including both the participating and non-participating landowners land holdings) are currently zoned A Agricultural Zone, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, and RR Rural Residential Zone. Each of the six participating landowners

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 10

within the Block collectively referred to as the Block 40/47 Developers Group Inc. have submitted zoning by-law amendment applications to rezone their respective lands in keeping with the proposed draft plans of subdivision and the policies of OPA 744. Lands owned by the non-participating landowners will maintain their existing zoning and are not being considered for rezoning at this time. The existing zoning is shown on Attachment 3.

The lands located at the southeast corner of Teston Road and Pine Valley Drive may be the subject of a Holding Provision as a result of the impending Environmental Assessment (EA) for Teston Road upgrades to be conducted by the Region (see Attachments 4 through 6). Should this be the case the Holding Provision can be addressed through the zoning application file Z.03.024 for Prima Vista Estates/840999 Ontario Inc.

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

All the participating landowners within the block have submitted applications for draft plan of subdivision and zoning by-law amendment. The following Table 1 outlines the information and status to date.

TABLE 1: Draft Plan of Subdivision and Zoning By-law Amendment Applications

	Owner	Draft Plan of Subdivision Application File #	Zoning By-law Amendment Application File #	Block Location
1.	Maple Estates Inc. (Mosaik Pinewest Inc.)	19T-96V10	Z.06.058	Block 40 (east of Pine Valley Dr.)
2.	2097500 Ont. Ltd.	19T-07V01	Z.07.002	Block 40 (east of Pine Valley Dr.)
3.	Prima Vista Estates 840999 Ont. Inc.	19T-03V05	Z.03.024	Block 40 (east of Pine Valley Dr.)
4.	Liliana Damiani	19T-96V10	Z.14.010	Block 47 (west of Pine Valley Dr.)
5.	Omega Dev. (formerly known as Maria & Guiseppe Pandolfo)	19T-06V12	Z.06.064	Block 47 (west of Pine Valley Dr.)
6.	1387700 Ont. Inc. Roybridge Holdings Inc. Lindvest Properties (Pinevalley)	19T-03V25	Z.03.017	Block 47 (west of Pine Valley Dr.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 11

The property ownerships are shown on Attachment 5, and reflect the boundaries of each draft plan of subdivision. Although the draft plans of subdivision and associated applications for zoning by-law amendment have been circulated to internal departments and external public agencies for comment, the applications will not move forward with technical reports to Committee of the Whole until such time as Council has had an opportunity to consider any changes to the Block Plan resulting from the fulfillment of the conditions of approval. In addition, it is important to note that draft plans of subdivision could not be considered for approval until the review and approval of OPA 744 by the Region of York.

d. Existing Site Description

The Block Plan has a total area including the participating and non-participating landowner's holdings of approximately 239.78 ha. The current land uses reflect a mix of agricultural and open space uses. The site is bisected by Pine Valley Drive, running north/south through the subject lands, which divides the limits of Block 40 and 47. The lands on the west side of Pine Valley Drive (Block 47) have a total area of 98.59 ha (97.05 owned by the participating landowners and 1.54 ha owned by non-participating landowners) and the lands to the east of Pine Valley Drive (Block 40) has a total area of 141.19 ha (110.98 ha owned by participating landowners and 30.21 ha owned by non-participating landowners).

The area surrounding the subject lands consists primarily of lands zoned A Agricultural Zone having existing agricultural and open space uses as well as open space conservation lands. On the east side of Pine Valley Drive, south of the subject lands, the adjacent lands are zoned OS2 Open Space Park. Existing residential uses are found directly south of the OS2 zoning, (See Attachment 3).

7. The Block Plan Review

a. Block Plan Process

Block Plan approval is a City initiated process established in the Official Plan, to coordinate the development of large blocks of land, with multiple owners. This review provides a level of certainty as to the form of development which will ultimately inform the subsequent draft plan of subdivision and zoning by-law amendment submissions. The main components of the review in a Block Plan process include a technical review of the Master Environmental and Servicing Plan which contains all the supporting documentation along with the review of the Block Plan drawing which provides a visual concept depicting the location of the future road pattern and approved land uses, which will be the basis for the draft plans of subdivision. This information and additional supplemental information required by agencies to satisfy their requirements is subject to further review by the City and external Public agencies.

In most instances, the process allows for the majority of issues to be resolved in advance of moving on to the implementation phase. In this case, there remain a number of unresolved matters primarily related to land use policy, natural heritage, engineering and park issues. For example, the land use policy framework for these lands has not been confirmed by the Region as the landowners have modified their plan and further modifications to the Official Plan are required. Furthermore, the Region has not yet received comment on the official plan amendment from numerous agencies who have requested updated technical information to allow them to complete their review. All of these matters will need to be addressed prior to the approval of the draft plans of subdivision. However, with the exception of certain areas, the City is comfortable with the general land use and proposed built form on the Block Plan, as shown on Attachment 4. This has resulted in a number of conditions of Block Plan approval being recommended by the City in consultation with agencies.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 12

As the Block Plan application is subject to the approval of Council it will be important for Council to be aware of the outstanding matters, the resulting conditions of approval and how those conditions are ultimately satisfied. Satisfaction of the conditions may result in changes to the plan. The changes in the Block Plan arising from the fulfillment of the conditions may result in more than one technical report being brought forward. In this instance an initial report describing staffs' satisfaction with the Block Plan concept subject to certain exception noted in this report and the required conditions being satisfied has been prepared for Council. A subsequent report is then brought forward describing how the various Conditions of Approval have been satisfied and the implications for the Block Plan.

This will be the case with the processing of Block 40/47 application. The Developers Group is required to satisfy the Conditions of Approval outlined in Attachment 1 to this report and by doing so provide the required level of certainty necessary to move forward with the draft plan of subdivision applications. It is recommended in this report that prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area, Council shall give final approval to the Block Plan, reflecting any changes resulting from the fulfillment of the conditions.

b. Background

The Block Plan application (File BL.40/47.2003 Block 40/47 Developers Group Inc.) was originally submitted on February 7, 2003. Since that time, the Block Plan has evolved concurrent with numerous requested modifications to the Official Plan amendment application that culminated in the February 2014 City of Vaughan Council adoption of OPA 744 (File OP.03.008).

The Block Plan application was originally taken to Committee of the Whole Public Hearing on June 21, 2004. However, in the absence of an approved secondary plan it did not proceed to approval. As a result of the changes to the application and Council's 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 back to Public Hearing on February 25, 2014.

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

The current plan dated May 25, 2014 was submitted to the Policy Planning Division on May 26, 2014 and was circulated to internal departments and external Public agencies on May 27, 2014. Notable changes to the plan as opposed to the version that was presented at the Public Hearing on February 25, 2014 are as follows:

- i. The removal of the conceptual road pattern on the non-participating lands in Block 40;
- ii. Various revisions were made to address the City's Transportation Department comments;
- iii. Location and limits of the overland flow route and open space associated with Stormwater Management Pond #2;
- iv. Removal of the Medium Density Residential/Commercial designation at the southeast corner of the Block 40 area and relocation of the medium density townhomes at the south-end on Block 47 (in the Omega Draft Plan of Subdivision), subject to modifications to OPA 744 recommended in this report;
- v. Low Density Residential, Open Space and valley buffer land uses have been eliminated from the Peninsula lands;
- vi. Neighbourhood parks previously located in Block 47 have been reduced in size and low density residential has been added;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 13

- vii. A conceptual trail alignment has been added to the Block Plan;
- viii. The potential location of a block for walkway purposes linking the non-participating and participating lands added at the eastern limit of the Block Plan;
- ix. A Holding provision note added to the southeast corner of Teston Road and Pine Valley Drive;
- x. Conceptual Teston Road jog re-alignment has been removed; and,
- xi. Lands in the Humber River Valley have been relabeled from “Valley Feature” to “Valley Land”.

c. The Supporting Submission

The original Block 40/47 Plan application was supported by a number of technical reports and studies that formed the basis for the Block Plan. The following is a list of the documentation contained in the Master Environmental/Servicing Plan Volumes 1, 2, and 3:

- i. Environmental Condition Report
- ii. Geotechnical Investigation & Slope Stability Review
- iii. Stormwater Management Report
- iv. Servicing Report
- v. Environmental Impact Report
- vi. Planning Basis Report
- vii. Traffic Impact Study
- viii. Environmental Noise Feasibility Analysis
- ix. Urban Design and Architectural Guidelines
- x. Meander Belt Analysis for Redside Dace Habitat setbacks
- xi. Block 40/47 Block Plan
- xii. Block 40/47 Block Plan (proposed lotting pattern)

The above submission was circulated to the required City departments and Public agencies for review and comment in April of 2013. A number of issues and comments were raised through the circulation process, resulting in the original submission requiring amendment and requests from reviews for the provision of additional information. Further information was subsequently provided for review.

Recommendation 4 of this report requires that the Block 40/47 Developers Group update the MESP (technical submissions and supporting studies) in their entirety including but not limited to the above mentioned supporting studies as may be necessary to reflect any requirements necessary to finalize the Block Plan as a result of the conditions of approval. This requirement to update the MESP and associated technical submissions will ensure that the changes resulting from the City departments and Public agency consultation process are properly documented and addressed.

The work completed through the Block Plan approval process will help to shape the forthcoming draft plan conditions and advance the clearance of such conditions by the pertinent departments and agencies. Therefore, a recommended condition of Block Plan approval requires that the updates of the supporting studies be provided to the satisfaction of the affected internal departments and external agencies prior to Council's approval of the first draft plan of subdivision.

d. Development Statistics

The current Block Plan proposes 1,405 residential units consisting of 163 townhouse units, 13 part lots and 1,242 single detached units. A population of approximately 5,311 persons is proposed for the area. The Block Plan proposes 3 stormwater management ponds, 3 neighbourhood parks and 2 parkettes (with a potential parkland use on the Peninsula lands), 1

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 14

school site, and an open space block (wetland habitat). The historic site designated as “Urban Area” in OPA 600, on the west side of Pine Valley Drive provides for the preservation of a heritage resource. Major valley lands and their buffers are located on both the west and east sides of Pine Valley Drive, which form part of the Humber River system. A commercial site is also proposed at the southeast corner of Teston Road and Pine Valley Drive, where a listed heritage building is present. South of the proposed commercial use is an existing cemetery, which is owned by the City of Vaughan.

The following statistics pertain to the developable portion of the Block Plan Area including both the participating and non-participating lands as designated by OPA 600 as amended by OPA 744.

**TABLE 2: Potentially Developable Land Area Block 40/47
(Subject to the outcome of the review of technical studies.)**

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Low Density Residential	37.08	43.19	80.27
Medium Density Residential	1.95	4.51	6.46
Neighbourhood Commercial	n/a	0.97	0.97
Parkettes	1.31	0.68	1.99
Neighbourhood Park	2.18	1.40	3.58
Peninsula Lands (Proposed Neighbourhood Park)	n/a	3.04	3.04
Vistas	0.19	0.14	0.33
Open Space	0.54	1.72	2.26
Landscape Buffer	0.90	0.97	1.87
Stormwater Management Pond Overland Flow	6.15	5.90	12.05
Cemetery (institutional)	n/a	0.29	0.29
School (institutional)	2.43	n/a	2.43

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 15

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Roads and Road Widening(s)	15.26	12.96	28.22*
Total	67.99	75.77	143.76

* It should be noted that the amounts dedicated to land uses for the non-participating owners is an estimate and conceptual.

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

TABLE 3: Non-Developable Land Area Block 40/47

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Valley Land	27.44	62.39	89.83
Valley Buffers	0.65	2.29	2.94
Wetland	n/a	0.73	0.73
Total	28.09	65.41	93.05

Although the site has been walked, in some areas the development limits are still subject to agency review and confirmation, which may impact the areas dedicated to each land use as shown in TABLE 2 and TABLE 3 above.

e. Land Use Distribution and Densities

The proposed Block Plan as shown on Attachment 4 – *Proposed Block 40/47 Plan* (dated May 25, 2014) was submitted to the City on May 26, 2014 and circulated on May 27, 2014. This version of the Block Plan shows the location of the residential, commercial, institutional, park and open space uses. It also depicts the proposed road pattern, stormwater management pond locations, landscape buffers, valley lands and valley land buffers as well as the location of the historic site, designated as “Urban Area” as per OPA 600 and a proposed park and infrastructure use for the Peninsula lands within the Humber River Valley. (See Special Provision Area 2 on Attachment 4.)

The proposed residential uses have a combined area of 80.27 ha comprising approximately 33.47% of the participating and non-participating lands. The majority of residential development consists of single detached lots. The lots proposed for single detached dwellings have frontages ranging from 11.8m to 23 m in width. The townhouses have frontages of 6 m or 7.5m in width. The proposed overall density for the Block Plan area for the participating and non-participating landowners based on developable land is 6.45 units per hectare based on the total Block Plan Area of 239.78 ha.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 16

Open space areas, parks, parkettes, landscape buffers, and vistas comprise 13.07 ha (inclusive of the 3.04 ha of park proposed on the Peninsula lands) of the participating and non-participating landowner's land holdings, and stormwater management pond/facilities comprise 12.05 ha for a total of 25.13 ha equivalent to 10.49% of the area.

The non-developable valley lands, valley buffers, wetlands and the historic site designated as "Urban Area" in OPA 600 buffered by park uses, comprise a total of 96.03 ha (approximately 40%) of the subject lands as shown on Attachment 4 (not including the non-participating landowners properties).

f. Real Estate Division

The Vaughan Real Estate Division has had an opportunity to review the application and advises that the following condition will be imposed at the time of Draft Plan of Subdivision approval of the individual subdivision applications.

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

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

The requirement for this condition has been included in the *Recommendation* section of this report.

g. Outstanding Issues, Agency Comments, Related Conditions

As a result of the circulation process, including the latest submission, issues have been identified that will require resolution. The following provides the background and basis for the recommended conditions as set out in Attachment 1.

i. Environmental Issues That Remain Outstanding

Over 70 specific comments related to environmental policies have been noted by the Policy Planning Division in consultation with the Toronto and Region Conservation Authority in the review of the Block Plan and MESP package submitted in 2013. Most of the comments relate to the need for more information to support the conclusions stated in the submitted documents. Other comments identify specific areas of concern with respect to the information provided in the submitted documentation. Below is a high-level summary of the remaining outstanding items.

- Stormwater management facilities (SWM Ponds #1 and #3) shall be kept outside of the environmental features, unless the City, MNR and TRCA agree to a location and established criteria for permitting the pond within the feature.
- The limits of SWM Pond #2 and the wetland compensation area require additional detail, such as an overlay on aerial images, to assess the ecological characteristics of the wetland habitat area.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 17

- On May 14, 2014, a meeting took place with City staff, MNR, and TRCA and representatives of the Block 40/47 Group to discuss the overall stormwater management approach now that specific stormwater management measures have been discussed with the City Engineering Department. Follow-up discussions will be required.
- A revised slope stability report from Soil Engineers dated February 26, 2014 was provided. The cross-section location plans provided in the report cannot be examined in detail to assess how grades are being matched at the development limits. More detail is required respecting the location of filling, grading and proposed retaining walls. These issues are more prevalent to the west side of the Block Plan area.
- A feature-based water balance for the headwater drainage features (HDFs) is provided as part of the Stormwater Management Report (Volume 2 – Appendix C of the Block Plan/MESP submission). However, the results are not conclusive as the assessment was completed in the Spring of 2012 and at a time of insufficient rainfall to draw conclusions regarding flow regimes. The applicants did not provide access to the lands by the City's consulting team on the NHN Study in 2013 to assess HDFs. The HDF assessment is required for HDFs to the west of the Block to assist in determining an appropriate location for SWM Pond #1, input to the overall stormwater management approach (such as providing clean roof runoff to HDFs), and input to determine development limits.
- An analysis of the lands adjacent to the Provincially Significant Wetland (PSW) units, including data regarding the hydroperiod, has not been provided. The City has provided a framework for analysis of lands adjacent to wetlands in the latest detailed comments on the 2013 Block Plan/MESP submission. The analysis of the adjacent lands will provide input into the appropriate location for SWM Pond #1 to avoid impacts to the nearby PSW.
- The Studies and Criteria for the Peninsula lands, developed by the City and TRCA in response to the Council resolution, is not specifically addressed in the revised EIS for the Peninsula lands. This information is required prior to the final approval of the Block Plan.
- The applicants rely on a buffer to the staked limits to mitigate impacts of the proposed development and general statement that mitigation will be addressed at the detailed design stage, rather than providing a systematic treatment of potential impacts and possible mitigation measures as outlined in Appendix C of the Natural Heritage Reference Manual (OMNR 2010). Such an appendix is also provided in the 1999 version of the Natural Heritage Reference Manual.

The above referenced concerns, among others, have been refined and are now reflected as conditions in Attachment 1. Such conditions are required to be addressed prior to the final approval of the Block Plan, to the satisfaction of the City, the Toronto and Region Conservation Authority or other authority as may be specified.

ii. Development/Transportation Engineering

The Development/Transportation Engineering Department is satisfied with some elements of the Block 40/47 Block Plan and MESP. However, a number of comments remain outstanding and are required to be addressed as conditions of final Block Plan approval. The following issues remain outstanding and are required to be addressed through the Block Plan Approval process.

- General Comments: Based on the information provided to date, the following general comments must also be addressed prior to final Block Plan approval.
 - Maintenance access to the Peninsula lands is not currently shown on the Block Plan and shall be provided to the Peninsula lands;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 18

- A development and infrastructure phasing plan is required and shall identify infrastructure required to adequately service all phases of the Block Plan area;
 - The MESP shall identify any potential development charge projects associated with the servicing of the Block Plan;
 - The Developers Group shall contact the pertinent utility and telecommunications companies to coordinate the location of any major utility plant facility block (buried and/or surface);
 - All Regional works and infrastructure necessary to support the Block Plan area development shall be identified in the MESP;
 - Additional grading detail required on the south limit of the Omega Lands Draft Plan of Subdivision File 19T-06V12; and,
 - A final complete MESP document (including a digital copy) shall be submitted for Engineering staff review and record. This is required as a condition of Block Plan Approval and prior to approval of the first plan of subdivision in Block 40/47;
- Water Distribution: Future external areas such as Block 41 should be identified and accommodated in the water analysis/design for the subject lands. The Developers Group is required to update the water analysis/design to take into account external developable lands immediately north of Teston Road.

Additional detailed information respecting infrastructure phasing shall be provided. The Developers Group, through the required submission, must demonstrate that adequate supply and proper looping (two feeds) are available and provided for through all phases of development, and that City design criteria will be achieved. A phasing plan is required identifying the skeleton servicing for each phase. It should be noted that infrastructure phasing shall take into account non-participating landowners and external benefitting lands.

Furthermore, the proposed Water Distribution system shall be revised to provide for the extension of a watermain through Block 47 to Teston Road in accordance with the City's Water/Wastewater Master Plan. It should be noted that, segments of this watermain, external to the plan and at the proposed valley crossing within Block 40 North may be eligible for City Development Charge Credits.

- Sanitary Servicing: The Revised Servicing Report prepared by EMC Group LTD. dated April 2013 requires revision to reflect the latest amendment to the sanitary system for Block 40S. Additional information respecting sanitary servicing for the subject lands is also required. The information required includes but is not limited to, an outline of the future external drainage areas for Blocks 55 and 41 tributary to the Pine Valley North Pumping Station should be identified and accommodated in the proposed Sanitary Sewer and Pumping Station design for the Block. A phasing plan identifying the required skeleton servicing for each phase is required and shall take into account the non-participating landowners and external benefitting lands. A sanitary drainage plan, and profile drawings are all required prior to final Block Plan approval, and to the satisfaction of the City of Vaughan Development/Transportation Engineering Department.
- Stormwater Management: A number of Stormwater Management comments were addressed through the MESP. However, the issue of road drainage remains outstanding and requires resolution prior the final Block Plan Approval. Road drainage from Teston Road and Pine Valley Drive should be accommodated in the Block 40/47 stormwater management pond design. Clarification is also required respecting the post – development drainage areas for each pond. A condition has been included in Attachment 1 of this report requiring all stormwater management ponds to be sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive to the satisfaction of the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 19

iii. Traffic and Transportation

Development/Transportation Engineering staff had an opportunity to meet with representatives of the Block 40/47 Developers Group to discuss comments respecting traffic and transportation.

It is imperative that a good pedestrian system be in place to support safe pedestrian connectivity within the neighbourhoods. Sidewalks shall be designed and provided to meet the minimum requirements of the City's sidewalk policy.

Development/Transportation Engineering staff have reviewed the Transportation Management and Sidewalk Plan, dated May 2014, and are satisfied that it addresses all outstanding issues. The Plan includes sidewalks on at least one side of the majority of roads, and several bike lanes providing connections to destinations, such as to the school and parks; and exceeds the minimum requirements of the City's policy. The Transportation Management and Sidewalk Plan has been attached to this report (see Attachment 6) and Recommendation 7 referencing the Plan has been included for Council's approval.

iv. Cultural Heritage

A number of properties in the Block 40/47 Plan area are considered culturally significant in respect of their archaeological, built heritage and heritage value.

- Archaeological Assessments: Prior to Block Plan approval, the Owners are required to satisfy archaeological concerns raised by the Ministry of Tourism, Culture and Sport and the City. Currently, the Ministry is waiting for information respecting 6 sites situated within the Block 40/47 Plan area. Final reports for 2 sites are outstanding; Stage 4 investigations for three sites in addition to the historic site designated as "Urban Area" are also outstanding. As a result of the outstanding information respecting Archaeological Resources, a number of conditions have been included in Attachment 1 to this report which are required to be satisfied prior to final Block Plan Approval.
- Built Heritage Assessments: The Developers Group has submitted Cultural Impact Assessment reports for the following properties:
 - **4333 Teston Road, 10460 Pine Valley Drive, 10640 Pine Valley Drive:** The Cultural Resource Impact Assessment reports for the above noted properties were submitted through the Block Plan review process for the 3 properties being noted and were found to be satisfactory. Further recommendations included commemorating the family names of Stump and Witherspoon respecting 10460 and 10640 Pine Valley Drive, respectively, as well as, the Purpleville hamlet name. These matters will be addressed through the Draft Plan of Subdivision or Site Plan processes.
 - **10733 Pine Valley Drive:** The former Purpleville Post Office located at 10733 Pine Valley Drive is registered under Part IV Section 27 of the Ontario Heritage Act. In order to fulfill the minimum requirements of the Cultural Heritage Resource Impact Assessment report the Developers Group shall include in the report a comprehensive review of Avoidance Mitigation options, the feasibility of retention in situ, adaptive reuse options and a determination respecting the future use of the subject heritage resource. Furthermore, the report shall also include a comprehensive review of the Salvage Mitigation options, including the feasibility

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 20

of relocation within the existing site or to another location within the subject development. The report should also investigate and consider the context of the existing structure as it relates to the Purpleville cemetery, any potential cultural value of or within adjacent lands that once formed the area of Purpleville.

- **10699 Pine Valley Drive:** It should be noted that a Cultural Heritage Resource Impact Assessment report is also required for 10699 Pine Valley Drive. The required report shall be submitted, reviewed and approved prior to final Block Plan approval.
- **3911 Teston Road:** Is the property of a non-participating landowner. This property will require a Cultural Heritage Resource Impact Assessment, should it ever be proposed for development. It cannot however, be required through the current process as the landowner is not subject to the application.
- **Heritage Impact:** The Developers Group is required to submit a revised Heritage Impact Assessment for the area east of the Humber River tributary prior to consideration of any draft plans of subdivision for approval in order to assess the area to determine if it constitutes a cultural heritage landscape.

Conditions for final approval of the Block 40/47 Plan respecting the outstanding Cultural Heritage requirements have been included in Attachment 1 to this report.

v. Urban Design

The Vaughan Planning Department – Urban Design/Cultural Heritage Division has reviewed the supporting documents for Block 40/47. Staff is satisfied with the general land uses and design of the subdivisions as reflected in the revised Block 40/47 Plan as shown on Attachment 4, with the exception of the Peninsula lands. This is subject to the following conditions which can be addressed through further studies and through the Draft Plan of Subdivision process for the 6 active draft plans now under review. The following documents will need to be submitted, reviewed and approved to the satisfaction of the Urban Design/Cultural Heritage Division.

- Urban Design & Sustainable Development Guidelines;
- Architectural Control Design Guidelines; and
- Landscape Master Plan

The required documents noted above shall address but not be limited to the following issues:

- Sustainable development features;
- Community edge treatments and landscape buffers;
- Community gateways, entry features, enhanced intersections and interpretive signage related to heritage site designated as “Urban Area” in OPA 600 and the Humber River;
- Community areas and preliminary park block designs and facility fits;
- Storm water management pond landscaping;
- Open space lands & woodlots edge restoration and management;
- Open space lands trail network systems, connections, and trailheads/vistas/staging areas;
- Coordination of the pedestrian network with the transportation management plan; and
- Coordination of streetscape elements including fencing treatments and street tree planting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 21

vi. Parks Development

The proposed Block 40/47 Plan as shown on Attachment 4 shows 3 Neighbourhood Parks within the block plan boundary, including the proposed park on the Peninsula lands, and 2 parkettes. The two Neighbourhood Parks (including the Peninsula lands) located in Block 40, east of Pine Valley Drive, have a total area of 4.44 ha. The Neighbourhood Park located west of Pine Valley Drive in Block 47 directly to the south of the elementary school site, has an area of 2.18 ha. Also located in Block 40/47 are 2 proposed parkettes. In Block 47, the 1.31 ha parkette is positioned adjacent to the historic site designated as “Urban Area” in OPA 600 and the parkette in Block 40 is located between the Valley lands and Street 19 with an area of 0.68 ha.

The proposed Block 40/47 Block Plan (Attachment 4) was reviewed by the Parks Development Department, in consideration of OPA 600 as amended by OPA 744 and the Active Together Master Plan, 2013 (ATMP), which outlines the City's vision for the provision of parkland. The ATMP identifies current needs and future facility provision strategies that are consistent with the City's commitment to providing safe, accessible and community-responsive parks and facilities.

One of the key themes identified in the ATMP is to maximize the provision of parkland in new developments in order to achieve the per capita target of 2.2 ha of active parkland per 1000 population. The ATMP also identifies the need to secure appropriate park sites to allow development of new facilities including but not limited to soccer fields (an additional 38 fields are required City-wide), multi-use fields, tennis courts (an additional 25 are required), basketball courts (an additional 15 are required) skate parks (an additional 3 are required), skate zones (a minimum of an additional 5 are required) and water-play facilities (an additional 13 are required) for the City overall. Furthermore, with respect to play areas, the ATMP also recommends that playgrounds be provided within 500 m of all residences and be unobstructed by major pedestrian impediments such as highways, major arterial roads, waterways, valleys etc.

- Proposed Neighbourhood Park in Block 47: Based on the ATMP and other criteria for the planning of parkland, staff has conducted a review of the proposed Block 40/47 Plan and concluded that the park situated west of Pine Valley Drive (Block 47) and south of the proposed elementary school site is satisfactory. The proposed 2.18 ha Neighbourhood Park satisfies the requirements for a programmable park that it is situated within walking distance of residential areas and provides the opportunity to achieve a balance of active and passive uses as a result of its location and size. However, upon further review minor changes to the size of the park may be required subject to the outcome of the facility fit plans and technical reviews.
- Proposed Parkette in Block 47: The 1.31 ha parkette that is located adjacent to the historic site designated as “Urban Area” in OPA 600, is not considered suitable for development as an active park. This parcel is best suited for passive uses and essentially acts as a buffer/transition between the residential development and the historic site designated as “Urban Area” in OPA 600. The proposed parkette block will require further design development through a Landscape Master Plan in order to determine an appropriate interface with the Urban Area and to determine the extent of the creditable parkland.
- Proposed Neighbourhood Parks and Parkettes in Block 40: Additional information from the Developers Group is required respecting the proposed neighbourhood parks on the east side of Pine Valley Drive (Block 40), with the exception of the proposed approximately 3.04 ha park on the Peninsula lands which will be discussed in the following section. Further review is needed before the proposed park and parkette can be considered as active parkland and eligible for parkland credit. Staff has provided conditions of approval for the Neighbourhood Parks and Parkette in Block

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 22

40. The conditions contained in Attachment 1 outline requirements for the neighbourhood parks in question including facility fit plans and conceptual designs for each location. Changes to the size of the parks may be required subject to the outcome of the review of the facility fit plans and outcome of technical reviews. The additional information will assist in assessing the feasibility and most appropriate type of programming for each park. Final approval of the parks in Block 40 shall be to the satisfaction of the Parks Development Department.

- The Peninsula Lands: The proposed 3.04 ha park located on the lands referred to as the Peninsula lands is not considered functional or suitable as active parkland and should not be considered for parkland dedication credit. Furthermore, developing the Peninsula lands as a Neighbourhood Park does not comply with the existing policies of OPA 600 as amended by OPA 744. General concerns include:
 - For a Neighbourhood Park it is not central to the neighbourhood it serves.
 - The proposed park has no street frontage or community visibility which raises safety and security issues (CPTED), as required by City policy.
 - The proposed park will be encumbered by a sanitary sewer easement.
 - The shape of the proposed park may limit the ability to program the site.
 - Access to the proposed park is very limited and a significant amount of infrastructure will need to be built and maintained (bridge and access road) to provide the sole access to the site.
 - The surrounding valley lands are environmentally sensitive and access for human use, including trail development, is prohibited.

Section 4.2.5 of OPA 600 identifies Open Spaces as lands designated within valley and stream corridors, natural areas including woodlots, environmentally significant areas (ESAs), areas of natural and scientific interest (ANSIs), wetlands etc., and areas designated for environmental protection and enhancement, which is a more suitable description of the Peninsula lands.

In keeping with this description, the Peninsula lands are identified on Schedule "A" of OPA 600 as major open space and valley lands. However, on April 17, 2012, Council approved a modification to VOP 2010 allowing changes to lands designated "Major Open Space and Valleyland" in OPA 600 subject to the determination that potential for developable land has been identified through the submission of a required set of studies based on a developed criteria and subject to the review of the Toronto and Region Conservation Authority (TRCA) and the City. This language has been replicated in OPA 744.

The study and criteria requirement apply to the potential development of the Peninsula lands and have not been fulfilled. As a result of the outstanding information, a determination of the appropriate use, or if development of any kind is possible, cannot be made at this time. As any proposed use or development on the peninsula depends so heavily on the submission and review of the studies and criteria, a condition has been included in Attachment 1 of this report requiring the work to be completed, submitted, reviewed and approved prior to any additional consideration of the Peninsula lands for park purposes.

If determined through the review of the studies and criteria that the Peninsula lands are not appropriate for development of any kind they will remain a part of the valley lands. It should be noted that the ATMP recommends that undevelopable open space lands, such as valley lands, hazard lands and areas encumbered by underground servicing, not be accepted as parkland.

An alternative to developing the lands would be leaving them in their semi-natural state. Should they choose to do so, the Developer's Group can bring forward a proposal for the consideration of the City, TRCA, or Region of York, or other conservation organization such as a land trust to purchase the Peninsula lands as passive open space.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 23

In light of the various issues related to the Peninsula lands, staff have referenced these lands on the Block 40/47 Plan as “Special Provisions Area 2”, which will require further review in relation to outstanding and unknown information included but not limited to the studies and criteria, the determination of an appropriate land use, the finalization and consensus on development limits, and feasibility and potential consideration of the City, other agencies or bodies purchasing the lands.

vii. Institutional

The proposed 2.43 ha school site is slated for use by the York Catholic District School Board (YCDSB). The YCDSB has reviewed the Block Plan and is satisfied with the size and location of the site and will be providing conditions of approval through the Draft Plan of Subdivision Process, for the 1387700 Ontario Inc., Roybridge Holdings Inc., Lindvest ZZen Properties (Pinevalley) Draft Plan of Subdivision (File 19T-03V25).

Relationship to Vaughan Vision 2020/Strategic Plan

The recommendations in this report are consistent with Vaughan Vision 2020 by demonstrating the following goals and objective:

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 refinement to the municipal water and wastewater servicing networks. A future revision to the Block Plan may 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. A condition of approval has been included to address this matter. Upon Regional approval of OPA 744, the City will be able to proceed to consider for approval the implementing draft plans of subdivision. Upon Regional approval of OPA 744 and clearance of conditions of Block Plan approval, the City will be able to proceed with the implementing draft plans of subdivision. However, Public Hearings and government and agency review are necessary for the six implementing draft plans of subdivision.

Conclusion

This conditional approval is part of a series of steps that are required to effect the development of this Block Plan. In this instance an intermediate step has been added which will result in a conditional approval of the Block Plan. For the planning of this block to continue a further report to Council explaining how the conditions have been fulfilled and any resulting changes to the Block Plan will need to occur prior to the consideration of the draft plans of subdivision. Much of this work can be done concurrently with the review of the already submitted draft plans of subdivision and zoning amendment applications.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014

Item 57, CW Report No. 30 – Page 24

Staff is of the opinion that the proposed Block Plan (Attachment 4) provides a basis for proceeding, subject to the landowners fulfilling the recommended conditions of approval for the Block Plan, as set out in Attachment 1. This report also recommends modifications to OPA 744 which is currently at York Region for approval. The purpose of the modification is to assist in resolving potential land use compatibility issues that have been identified at the southern boundary of the Block 47 portion of the Block Plan. This area has been specifically identified on Attachment 4 as “Special Provision Area 1”. A second area will be the focus of further work. The Peninsula Lands have been identified as “Special Provision Area 2”. More detailed examination will be required for this parcel to determine its ultimate land use. The outcome of this work may require modifications to the Block Plan which may need to be reflected in the draft plans of subdivision.

On this basis it is recommended that the City proceed with the conditional approval of the Block Plan in the manner set out in the “Recommendation” section of this report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Block 40/47 Plan
5. Land Ownership Plan
6. Transportation Management Plan
7. Revised Schedule 1 to OPA 744

Report prepared by:

Arminé Hassakourians, 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.)

Subject:
Attachments:

FW: Block 40/47 Deputation at Committee of the Whole meeting today
June 17th Committee of the Whole Block 40 and 47 Deputation.pdf; ATT00002.htm

From: Ciafardoni, Joy
Sent: Tuesday, June 17, 2014 5:16 PM
To: Abrams, Jeffrey
Subject: FW: Block 40/47 Deputation at Committee of the Whole meeting today

C	3
Item #	57
Report No.	30 (cw)
Council - June 24/14	

From: david toyne [<mailto:davidtoyne@me.com>]
Sent: Tuesday, June 17, 2014 5:07 PM
To: Rosati, Gino; Iafrate, Marilyn; Bevilacqua, Maurizio; Shefman, Alan; DeFrancesca, Rosanna; Di Biase, Michael; Schulte, Deb; Carella, Tony; Racco, Sandra
Cc: MacKenzie, John; gill evans; Francesco DiSarra
Subject: Fwd: Block 40/47 Deputation at Committee of the Whole meeting today

Good afternoon.

On behalf of my wife, Gillian Evans, who spoke on the subject today at Committee of the Whole Public Meeting, we are pleased to provide our written deputation supporting her remarks today.

Watching the live broadcast online I must say how discouraging it was to see the process turn so dramatically upon presentation of the developer's "revisions" or comments. I concur with the Mayor's desire to see a proper reconciliation, but this is something that should be done in the public forum giving everyone a chance to participate. Deferral to next week's Council meeting was not an outcome I could have predicted had I been aware of the developers intentions.

Thank you.

David Toyne

June 17th, 2014

Dear Mayor and Councilors,
Commissioner of Planning
City of Vaughan

Regarding City Planning Staff Report on APPLICATION FOR BLOCK PLAN APPROVAL FILE BL.40/47.2003 BLOCK 40/47 DEVELOPERS GROUP INC. WARD 3, VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD

Preamble:

As a resident at Upper Cold Creek Farm on Pine Valley Drive, I am writing on behalf of my family to express our serious concerns about the proposed residential development located immediately adjacent to our family farm and referred to as Block 40/47 in the City of Vaughan.

By way of background, my grandfather, Grant Glassco, operated our family farm as a thriving beef cattle business until his death in the late 1960's. At that time he gave almost 500 acres of his land to the Ontario Heritage Trust. We believe that this represents the first ever donation of land to OHT. Working together with TRCA, Upper Cold Creek Farm continues to be stewarded under the leadership of my father, Dr. John Evans.

Our farm and the proposed development are both within the Greenbelt; however the development is being "grandfathered" as there was an attempt at a development plan put in place a few months before the Greenbelt legislation was enacted in 2004. It was always our belief that the Greenbelt would provide the protection to our farming lifestyle until it became apparent **only 4 years ago** that the proposed development was indeed being grandfathered under the transition provisions in the Greenbelt Act. We are hopeful that Vaughan's desire to see farming sustained as a vital lifestyle within the City will assist in ensuring compatibility between our farm operation and the proposed new housing development. Our farm is an active farm with 100+ cattle grazing the lands that abut the proposed development.

Concerns with Block 40/47 Development application

Our concerns regarding the development revolve mainly around four things:

1. Dramatically different adjacent land uses and the poor transition between rural and urban landscapes.
2. Lack of consideration of External Connections of Greenbelt Plan and agriculture.
3. Storm water management ponds and the impact on Cold Creek.
4. The loss of privacy and the impact on our farming operation, including potential future legal liability, eg human health and safety.

Dramatically Different Land Uses:

We are thankful that the recent Staff Report prepared for this meeting and released last Friday at noon *re-introduces* the necessity to buffer the farm operations from the new residences with the addition of clause XV to OP 744 entitled Compatibility with adjacent Rural Uses.

We need to highlight however our concerns that the rush to move this to Council has resulted in the addition being incomplete in its contemplations.

1. Overarching the need to buffer the adjacent properties is the paramount requirement to protect humans and livestock from each other. The safety of future residents and their families as well as the livestock that graze the fields abutting the development needs to be made a serious priority. Young boys and farm animals likely won't get along very well if left unsupervised.
2. In addition to the words used to describe the measures to ensure compatibility we ask that fencing and aggressive vegetated buffers are included on the development lands to clearly place responsibility for these measures on the developer, not our farm land as the responsibility for mitigating these risks lies with the party changing the use. Needless to say, we may be forced to hold the City liable for future tragedies arising from failure to implement this strategy competently.
3. There needs to exist some form of legally binding documentation that recognizes future homeowners realize they are purchasing a property which backs onto an active operating farm, and the risks that this carries. Furthermore, documentation that clearly places the responsibility for maintaining the mitigating measures (fence, retaining walls, vegetated buffers, etc) must be introduced for compliance by the prospective homeowner (or other entity, eg. the City). They must acknowledge, for example, that farm operations involve unpleasant odors and sounds from time to time. This will protect the City, Councilors and our farm operation from ill-informed complaints sometime in the future. We are a longstanding, pre-existing use, namely agricultural.
4. We are also concerned that future homeowners may indeed find it convenient to dispose of grass clipping, seasonal pool maintenance and other nuisance items by simply dumping onto the farmland.

Both of these two last issues strongly suggest that the City retain some responsibility for maintenance of the compatibility measures and potential for trespass by assuming ownership or an easement of some portion of the buffer land. This way both the future residents and our farm operation have only one party to work with (the City) in the event of an issue(s) arising from the buffer measures.

In summary, the current residents need to see concrete legal liability protection, before new neighbours are confronted with the reality that they live next to a sometimes smelly and noisy operation. Two things are critical to understanding the City's obligation to us:

1. That agriculture is crucial to our survival, particularly so close to market; and,
2. We were here first.

If the planning context were a PROPOSAL to put new residential development beside an industrial use, there would be significant buffers and legal protections to protect the interests and investments of the pre-existing industrial owners and users. We ask for and expect the same consideration.

Lack of Consideration for External Connections of the Greenbelt Plan and Agriculture

The OPA 744 and Block Plan Application appears silent on anything supporting the respectful transition between farming operations and other land uses. The Greenbelt Plan does provide guiding language from in dealing with this issue - specifically, Section **3.1.5 External Connections**.

The Greenbelt Agricultural System is connected both functionally and economically to the prime agricultural resource lands and agri-food sector beyond the boundaries of the Greenbelt.

*To support the connections between the Greenbelt's Agricultural System and the prime agricultural resource areas of southern Ontario, municipalities, farming organizations, and other agencies and levels of government are encouraged to consider how activities and changes in land use, **both within and abutting the Greenbelt**, relate to the broader agricultural system and economy of southern Ontario and they should **plan appropriately to ensure both functional and economic connections are maintained and strengthened**.*

Storm Water Management Ponds

Another major concern we have is with the proposed storm water management ponds as they will flow into the two tributaries of Cold Creek which runs through our farm on its way to the Humber River. Cold Creek is home to the endangered Red Side Dace and travels through sensitive and significant natural heritage lands and valleys. City planners and TRCA have expressed serious concerns about these systems as well.

Loss of Privacy and Impact on our Farm Operations

We are proud of our commitment to responsibly farming the approximately 200 acres that make up Upper Cold Creek Farm. We have a history of successfully working with the TRCA in forest stewardship and agriculture on TRCA lands we rent for growing grasses. It is our intention to continue farming the land for generations to come.

We are very concerned however with the potential impacts this development abutting our land will have on our ability to maintain our farming operation and lifestyle. Whether safety related, trespass, or neighbour complaints (the cows tend to make noises when they want,

not when it is convenient for us or our neighbours), we hope our lifestyle and privacy are not unduly impacted. The topography of the land needs to be taken into account to avoid new residences from overlooking our home and destroying our privacy.

Related to this development, you should also know that Upper Cold Creek Farm has been very supportive of the efforts by the Ministry of Culture and Tourism to save Skandatut on behalf the Huron-Wendat Nation.

Thank you.

Gillian Evans
10240 Pine Valley Drive
Woodbridge, On
L4L 1A





C	26
Item #	57
Report No.	30 (cw)
Council -	June 24 / 14

Good Afternoon: Mayor and Members of Council on behalf of the Property at 10390 Pine Valley, Parts of Concession 7, Lot 23 and 24 within Block 40/47 Landowners Group (Pandolfo Property). We are providing our written Deputation to respond to a previous Deputation that was submitted on Tuesday June 17, 2014 at 5:16

The letter was posted through the clerks department late Friday afternoon. Unfortunately we received it over the weekend and have not had sufficient time to review it in conjunction with our engineers and the development group. We request that council allow us the appropriate time to make accurate comments to respond to concerns set out in the letter.

For further Clarification – for the Record the Developer and Block Manager in conjunction with Councilor Rosanna DeFrancesca, Councilor for Block 40/47 set up a meeting at her office in late April, early May to discuss matters and concerns they raised. We felt we had a productive meeting addressing and answering most of their concerns and questions. We ended the meeting and advised that we would get back to them with some conceptual ideas and that we would follow up with a future meeting. We directed our Urban Design Landscaper for the Group and put together a Landscape section showing a completely enclosed 6 meter fence with tree buffer. We also revised our Plan to relocate and reduce the number of town homes in this area. We emailed this out to our neighbors but did not receive any response.

I have personally made seven phone calls trying to set up a follow up meeting with the neighbors. Calls were made by councilor Defancesca's office on two different occasions to my neighbors and they did not respond to her request. It is obvious that none of these meetings have occurred as a result of this lack of response and that they have no intentions of meeting with us.

With respect to the proposed changes to OPA 744, I feel that New Addition Language in Paragraph 6 Section XV this Policy is too open ended and we would like to express our concerns and ask that it be revised eliminating the following Section.

- As per section 57.2 XV compatibility with adjacent rural uses and 57.7 XV compatibility With adjacent rural uses.
 - Increase setbacks to house as it relates to the lots backing on to the farm.
 - Eliminate the "sympathetic Architecture".
 - Grading measures that minimize the use of retaining structures.

We strongly feel that we have been acting in good faith but have not received the same co-operation from neighboring owners. We feel that in order to come to a fair and compatible resolution it is important to address all matters within a timely and orderly fashion. We will take the time to meet in the following weeks and to work out resolutions within the month of July.

Thank you,

Joe Pandolfo
10390 Pine Valley Drive
Woodbridge, On
L4L 1A6

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

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

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

Recommendation

The Commissioner of Planning recommends:

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

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

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

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

xv. Compatibility with Adjacent Rural Uses

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

Background

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

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

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

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

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

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

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

2. The Peninsula Lands

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. Modifications to the Heritage Conditions

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

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

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

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

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

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

Parks Development Department

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

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

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

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

Other Requested Changes

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

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

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

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

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

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

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

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

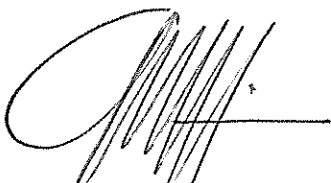
any information on the proposed retaining walls along the southern limits of the "Omega" lands, to the satisfaction of the Vaughan Development/Transportation Engineering Department, subject to finalization of the retaining wall design for the "Omega" lands through the draft plan of subdivision process.

Conclusion

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

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

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

RM/AH/lm

Attachments

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

Copy To:

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

ATTACHMENT NO. 1

STANDARD CONDITIONS OF BLOCK PLAN APPROVAL

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

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

1. The Plan shall relate to the draft block plan, prepared by KLM Planning Partners Inc., dated May 25, 2014.
2. The lands within this Plan shall be appropriately designated by OPA 744 once it has come into effect in accordance with the provisions of The Planning Act. Particular land use designations applied to the subject block plan are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

32. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an outline of a systematic treatment of potential impacts of the proposed development and possible mitigation to the satisfaction of the City and the Toronto and Region Conservation Authority.
33. Prior to final approval of the Block Plan and MESP and before the first draft plan of subdivision within Block 40/47 goes to Council for approval, all stormwater management ponds shall be sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive, to the satisfaction of the Vaughan's Development/Transportation Engineering Department.
34. Prior to final approval of the Block Plan and MESP, the stormwater management pond blocks shall be sized to accommodate the required infiltration galleries, to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.
35. Prior to final approval of the Block Plan, the Owner shall address maintenance access to the proposed services within the peninsula to the satisfaction of the Vaughan's Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.
36. ~~Prior to final approval of the Block Plan, the Owner shall provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Omega lands to the satisfaction of the Vaughan Development/Transportation Engineering Department.~~

Prior to the final approval of the Block Plan, the Owner shall provide additional grading detail respecting the updated development limits as established by the TRCA including any information on the proposed retaining walls along the southern limits of the "Omega" lands, to the satisfaction of the Vaughan Development/Transportation Engineering Department, subject to finalization of the retaining wall design for the "Omega" lands through the draft plan of subdivision process.
37. Prior to the approval of Block Plan and MESP, the Owner shall revise the Environmental Noise Feasibility Analysis to reflect the changes to the Block Plan to the satisfaction of the Vaughan Development/Transportation Engineering Department.
38. Prior to final approval of the Block Plan and MESP, the Owner shall provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road to the satisfaction of the Vaughan's Development/Transportation Engineering Department.
39. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the servicing sections of the MESP to reflect the extension of a proposed PD7 400mm

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Submitted by M. Yarranton

Recommendation

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

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

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

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

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

8.6,

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

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

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

8.7,

May 2014,

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

8.8,

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

ATTACHMENT NO. 1

STANDARD CONDITIONS OF BLOCK PLAN APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. Prior to approval of any draft plan of subdivision within the Block Plan area, an assessment of the valley lands where trails and infrastructure are proposed including but not limited to the location of any proposed trails shall be conducted, and reviewed to confirm feasibility to the satisfaction of the Vaughan Planning Department, Policy Planning Division, Park's Development Department, and the Ministry of Natural Resources.
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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.
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The Owner is responsible for contacting the City and making arrangements for the required site visit(s).

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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.

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

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

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

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

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

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

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

Recommendation

Submitted by M. Yarranton

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

1. THAT the Block 40/47 Plan, dated May 25, 2014 and forming Attachment 4 to this report, BE APPROVED, subject to the fulfillment of the conditions contained in Attachment 1 to this report.
2. THAT the Block Plan forming Attachment 4, as modified through the resolution of the conditions identified herein and based on Regional consideration of OPA 744 as modified, be the basis for the review and consideration of the implementing draft plans of subdivision and zoning by-law amendment applications for the Block 40/47 area (BL.40/47.2003).
- ~~3.~~ ~~THAT prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area, Council shall have given final approval to the Block 40/47 Block Plan with any required revisions to reflect changes thereto resulting from the fulfillment of the conditions of approval provided herein and any changes resulting from the Regional review and approval of the modified OPA 744. (SEE 8.)~~
- 3/4. THAT the Block Plan application technical submissions and supporting studies be updated in response to changes resulting from the fulfillment of the aforementioned conditions to the satisfaction of the affected agency, and that such changes be made prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area.
4. THAT the Peninsula be designated and the limits accepted as Neighbourhood Park as shown on Attachment 4 and the owners enter into an agreement to obtain approvals and construct satisfactory pedestrian and access for maintenance.
5. THAT the Region of York be requested to:
 - a) Modify Amendment No. 744 to Vaughan Official Plan 600 by:
 - i. Amending Schedule 1, being Schedule A "Land Use" to OPA No. 600, by redesignating the lands located at the southeast corner of Pine Valley Drive and the southerly Primary Road access (Street I on Appendix 4) from "Medium Density Residential/Commercial" to "Low Density Residential", as shown on Attachment 7.
 - ii. Amending Paragraph 5, Section IV, by deleting clause v.b. and substituting therefor the following:
 - b. Street Townhouses shall also be permitted in the Low Density Residential Area, within the above noted lands, provided that they are located adjacent to Pine Valley Drive and/or south of Street 1, as shown on Schedule 1, provided that no Townhouse lots shall abut the southerly residential boundary of Block 47. The maximum permitted density within the areas specified above shall not exceed 18 units per net residential hectare.
 - iii. Amending Paragraph 6, Section IV by adding the following clause xv:

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

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

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

28.6.

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

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

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

28.7.

May 2014,

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

28.8.

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

ATTACHMENT NO. 1

STANDARD CONDITIONS OF BLOCK PLAN APPROVAL

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

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

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

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

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

8. Prior to final approval of the Block Plan, the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources shall be satisfied with the required buffers proposed around all sensitive land features.
9. Prior to final approval of the Block Plan an adjacent lands analysis for lands within 120 metres of all wetlands in the Block 40/47 area and those determined to be Provincially Significant Wetlands must be completed to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources.
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40. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the Servicing Report prepared by EMC Consultants dated April 2013 to reflect

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

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

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

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

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

COMMITTEE OF THE WHOLE JUNE 17, 2014

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

Recommendation

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

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

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

xv. Compatibility with adjacent Rural Uses

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

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

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

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

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

7. THAT the Block 40/47 Transportation Management and Sidewalk Plan, dated May 2014, forming Attachment 6 to this report be APPROVED, subject to the Conditions attached hereto as Attachment 1 of this report.

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

There is no direct financial impact arising from this report provided the recommendations and conditions are endorsed by Council. The Block Plan is a major step in the City's development approval process providing for the completion of the residential component of the Vellore Community area, as defined in OPA 600. The plan will provide for additional lands for ground related residential development and supporting commercial uses. The services referenced in this report will be constructed by the developer in accordance with City standards and requirements.

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 notifying them and other interested individuals and groups such as the Kleinburg and Area

Ratepayers Association and the Millwood Woodend Ratepayers Association of the February 25, 2014 Public Hearing respecting the Block 40/47 Plan.

On February 3, 2014, the Notice of Public Hearing was also posted on the Policy Planning webpage, which is accessible through the City of Vaughan's official website www.vaughan.ca. The notice was also advertised on the "City Page Online", which is also accessible through the City's official website and posted on the City Update E-Newsletter and on the City's Twitter and Facebook accounts.

As a result of the notification, a number of responses were received. For the most part, the majority of 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. These letters will be discussed in further detail, in a separate section titled *Comments Received from the Public*, later in this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and to prepare a comprehensive technical report for a future Committee of the Whole meeting was ratified by Vaughan Council on March 18, 2014.

Purpose

The purpose of this report is to obtain Block Plan approval for the Block 40/47 Plan (Attachment 4), subject to the conditions identified in Attachment 1. The Block 40/47 Plan has an area of approximately 239.78 ha in size and proposes the following uses:

- A total of 1,405 residential units;
- 1,242 residential lots for single detached residential dwellings with lot frontages ranging between 11.8 m to 23 m in width;
- 14 freehold residential townhouse blocks containing 59 street townhouse units having a minimum lot frontage 6 m and 17 street townhouses with a minimum lot frontage of 7.5 m;
- 1 medium density residential/commercial block potentially for use as a block townhouse development containing 87 block townhouse units;
- A 2.43 ha elementary school block;
- 5 parks (2 parkettes and 3 neighbourhood parks) having a combined area of 8.62 ha;
- 1 neighbourhood commercial block;
- 3 stormwater management ponds;
- An internal road network consisting of collector and local streets;
- Vista blocks (Valley edge viewing areas);
- Open space; and,
- Valley lands and buffers

Background - Analysis and Options

1. Location

The subject lands as shown on Attachment 2 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. Comments Received from the Public

As a result of the Public Notification process, the Policy Planning Division received 2 e-mails requiring follow-up responses as opposed to those discussed in the *Communications* section.

The first response to the Public Hearing Notice was dated February 20, 2013 from a non-participating landowner representing the Teskey and Finley properties as shown on Attachment 5. The e-mail was a request for additional notification and information on a number of matters relating to the Block Plan approval process.

Staff prepared and provided a written response addressing all the inquiries outlined in the February 20, 2014 correspondence and has included this landowner on the Block 40/47 notification list.

The second correspondence was sent to the City on February 24, 2014 on behalf of the landowners who live along the southeast boundary of the Block 40/47 area with lands fronting onto Pine Valley Drive. The residents noted concerns relating to 3 primary issues:

- The location of the “Medium Density Residential/Commercial” designation along the south boundary of Block 47 (the Omega Lands Draft Plan of Subdivision 19T-06V12)
- The location of Stormwater Management Pond #2
- The proposed development limits as it relates to erosion mitigation

As the listed issues also related to the adoption of Official Plan Amendment 744, staff met with representatives from the Region and the residents on May 5, 2014 to discuss their concerns. Subsequent meetings were held in an effort to address the neighbouring residents concerns. Compatibility issues associated with these lands are discussed later in this report in sub-section 6 a.ii. “Official Plan Amendment No. 744”.

3. Land Ownership

There are 13 private landowners in the Block 40/47 Plan area. Including the City of Vaughan, there are a total of 14 properties, having a total area of approximately 239.78 ha. Of the 13 private land holdings 6 are participating in the preparation of the Block Plan, and represent 87% of the total area of the Block Plan.

4. Non-Participating Landowners

There are 8 non-participating landowners, including the City of Vaughan totaling 13% (31.75 ha) of the total block plan area. Section 10.2 (xi) of OPA 600 references the role of the non-participating landowners by stating:

“Where landowners within a concession block choose not to participate in seeking development approval for their lands at the time of preparation of the Block Plan by other land owners in the concession block, their lands shall be shown conceptually as in the schedules of this Plan. Subsequent amendments to the Block Plan may be required before such lands are considered for development.”

For this reason, the non-participating landowner’s properties have been shown on the Block Plan, as shown on Attachments 4 and 5. However, the non-participating lands have not been subject to review. As such, the limits of development cannot be determined at this time without the necessary technical submissions and a site walk involving City staff, TRCA and an Ontario Land Surveyor to stake the development limits.

Although the non-participating landowners are not obligated to prepare a plan of their lands for development at this time, it should be noted that Subsection 10.2 policy (x) of OPA 600 provides the following guidance with respect to future cost-sharing matters:

“The City encourages property owners to contribute their proportionate share towards provision of major community and infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services, and stormwater management facilities. Property owners will be required to enter into one or more

agreements as a condition of development approval, providing for the equitable distribution of the costs of the local and community facilities.”

The initial version of the Block 40/47 Plan proposed a conceptual road and lotting pattern on the non-participating lands in respect to the eastern portion of the Block Plan area (Block 40). At the request of the City, the current plan depicts these lands as “Valley Lands” and “Low Density Residential” in keeping with OPA 600 as amended by OPA 744, the latter of which is currently subject to approval by the Region of York. This was done in order to limit the confusion respecting the role of the non-participating landowners under the Block Plan process. The development limits cannot be determined until the non-participating properties have been walked and staked with the TRCA and an Ontario Land Surveyor, and the stable top-of-bank has been determined and confirmed by the TRCA. Showing a road and lotting pattern, however conceptual, may be misleading.

It should be noted that the previously discussed sections of OPA 600 as amended by OPA 744 still apply regardless of the fact that conceptual development has been eliminated from the plan. Assumptions respecting the residential yield and the densities for non-participating lands have been considered when necessary to allow for long range planning. Should any of the non-participating landowners choose to develop their lands, a subsequent amendment to the Block Plan will be required before or coincident with the consideration of the implementing draft plan of subdivision and zoning amendment applications.

5. Developers’ Group Agreements

Developers’ Group Agreements are integral parts of the Block Plan process. They provide a mechanism to ensure that developers share the costs and benefits of developing in accordance with the approved Block Plan.

As discussed above and in OPA 600 it is the policy of the City to encourage property owners to contribute their proportionate share to the provision of major community and servicing infrastructure facilities such as schools, parks, greenways, roads and road improvements, external services and stormwater management facilities. Participating property owners through the Block Plan process and later as a condition of draft plan of subdivision approval will be required to enter into one or more agreements, providing for the equitable distribution of the costs of the land and community facilities and infrastructure. This also applies to landowners who were not originally participating, who choose to develop at a later date.

6. Policy and Planning Context

a. Official Plan

i. Official Plan Amendment No.600

OPA 600 was adopted by Vaughan Council on September 25, 2000 and was approved by the Region of York on June 29, 2001. OPA 600 designates the subject lands “Urban Area” and “Valley Lands” forming part of Vellore Urban Village 1. The following site-specific policies pertained to the subject lands:

- The lands shall be the subject of a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA 600;
- The lands will be planned for predominately ‘executive housing’ on large lots with full municipal services;
- The gross density within the designated area shall be between 5 and 7.5 units per hectare; and,

- The projected housing unit yield is 1,000 low density units to accommodate a population of 3,490.

OPA 600 further requires that the secondary plan area be developed by way of Block Plan approval and provides policies on what is to be included in the Block Plan review process.

ii. Official Plan Amendment No.744

OPA 744 is the site-specific official plan 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 is now subject to York Region approval.

OPA 744 redesignates the subject lands from "Urban Area" and "Valley Lands" to "Low Density Residential", "Valley Lands", "Medium Density Residential-Commercial", "Stormwater Management Ponds", "Neighbourhood Commercial Centre", "Parks", "Elementary School", "Institutional", "Greenway System" and "Urban Area". It fulfills the requirement for a Secondary Plan as required by OPA 600.

OPA 744 provides for an increase to the gross density, ranging from 5 to 11 units per hectare, calculated on the basis of the developable area. Other notable policies in OPA 744 include:

- A minimum net residential density on any site shall be 11 units per net residential hectare.
- The maximum net residential density on any site shall be 40 units per hectare, with the exception of lands at the southeast corner of Pine Valley Drive, and Teston Road where a maximum net density of 80 units per hectare and stacked townhouses and low rise apartment buildings to a maximum building height of 5 storeys shall be permitted.

A number of environmental policies were also included in OPA 744 which are required to be addressed as conditions of approval through the Block Plan or development application processes.

Special Provision Area 1

As a result of discussions with the landowners to the south of the Block 40 Block Plan boundary, modifications to OPA 744 are being recommended to address compatibility issues raised by nearby landowners. One such measure is providing for the relocation of the townhouses by eliminating the "Medium Density Residential/Commercial" designation from the southern property line of the Omega Developments draft plan of subdivision (File 19T-06V12) and boundary of the Block Plan area. The policy has been amended to permit Townhouses south of Street 1, as shown on Attachment 7 (Schedule 1 to OPA 744), provided that no Townhouse lots are permitted abutting the lands to the south.

Therefore, Schedule 1 to OPA 744 requires modification to permit the relocation of the street Townhouse units by way of elimination of the Medium Density Residential/Commercial designation and permitting townhouses south of Street 1, but not abutting the rural/agricultural lands to the south. The following revisions to the text of OPA 744 will provide the flexibility to address the relocation of the Street Townhouses by:

"Amending Paragraph 5, Section IV, by deleting clause v.b. and substituting therefor the following:

- b. Street Townhouses shall also be permitted in the Low Density Residential Area, within the above noted lands, provided that they are located adjacent to Pine Valley Drive and/or south of Street 1, as shown on Schedule 1, provided that no Townhouse lots shall abut the southerly residential boundary of Block 47. The maximum permitted density within the areas specified above shall not exceed 18 units per net residential hectare.”

As a result of deleting the “Medium Density Residential/Commercial” designation from the lands located on the west side of Pine Valley Drive and south of the Primary Road, an additional policy respecting these lands no longer applies.

Paragraph 7 which amends Section 4.2.1.3.1 can be modified to delete “d.ii. Notwithstanding Policy 4.2.1.3, commercial uses shall not be permitted within the “Medium Density Residential-Commercial designation located on the west side of Pine Valley Drive south of the Primary Road.”

In addition, a policy has been added to OPA 744 to address the issue of transition and compatibility between the existing rural residential land uses and the proposed residential development to the north. Including the following clause in OPA 744 addresses this concern:

“Amending Paragraph 6, Section IV by adding the following clause xv;

xv. Compatibility with Adjacent Rural Uses

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

The above noted modifications have been included in the *Recommendation* section of this report. Should Council concur with this modification, the revision to OPA 744 will be addressed through York Region’s approval process for the site-specific Official Plan Amendment as a requested modification to the adopted OPA 744 by the City of Vaughan.

iii. Vaughan Official Plan 2010 (VOP 2010)

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

The landowners have appealed the Vaughan Official Plan specific to this Block Plan and upon Regional approval of the proposed amendment (OPA 744) it is expected that the appeals will be withdrawn.

iv. Provincial Policies

The subject Official Plan amendment and Block Plan approval applications were submitted in advance of the Provincial Growth Plan for the Greater Golden Horseshoe – *Places to Grow*,

the Greenbelt Plan and the Provincial Policy Statement of 2005 and 2014. As such, the processing of this Plan continues under the Provincial Policies in effect at the time of the originating application.

b. Zoning

The subject lands (including both the participating and non-participating landowners land holdings) are currently zoned A Agricultural Zone, OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, and RR Rural Residential Zone. Each of the six participating landowners within the Block collectively referred to as the Block 40/47 Developers Group Inc. have submitted zoning by-law amendment applications to rezone their respective lands in keeping with the proposed draft plans of subdivision and the policies of OPA 744. Lands owned by the non-participating landowners will maintain their existing zoning and are not being considered for rezoning at this time. The existing zoning is shown on Attachment 3.

The lands located at the southeast corner of Teston Road and Pine Valley Drive may be the subject of a Holding Provision as a result of the impending Environmental Assessment (EA) for Teston Road upgrades to be conducted by the Region (see Attachments 4 through 6). Should this be the case the Holding Provision can be addressed through the zoning application file Z.03.024 for Prima Vista Estates/840999 Ontario Inc.

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

All the participating landowners within the block have submitted applications for draft plan of subdivision and zoning by-law amendment. The following Table 1 outlines the information and status to date.

TABLE 1: Draft Plan of Subdivision and Zoning By-law Amendment Applications

	Owner	Draft Plan of Subdivision Application File #	Zoning By-law Amendment Application File #	Block Location
1.	Maple Estates Inc. (Mosaik Pinewest Inc.)	19T-96V10	Z.06.058	Block 40 (east of Pine Valley Dr.)
2.	2097500 Ont. Ltd.	19T-07V01	Z.07.002	Block 40 (east of Pine Valley Dr.)
3.	Prima Vista Estates 840999 Ont. Inc.	19T-03V05	Z.03.024	Block 40 (east of Pine Valley Dr.)
4.	Liliana Damiani	19T-96V10	Z.14.010	Block 47 (west of Pine Valley Dr.)
5.	Omega Dev. (formerly known as Maria & Guiseppe Pandolfo)	19T-06V12	Z.06.064	Block 47 (west of Pine Valley Dr.)

	Owner	Draft Plan of Subdivision Application File #	Zoning By-law Amendment Application File #	Block Location
6.	1387700 Ont. Inc. Roybridge Holdings Inc. Lindvest Properties (Pinevalley)	19T-03V25	Z.03.017	Block 47 (west of Pine Valley Dr.)

The property ownerships are shown on Attachment 5, and reflect the boundaries of each draft plan of subdivision. Although the draft plans of subdivision and associated applications for zoning by-law amendment have been circulated to internal departments and external public agencies for comment, the applications will not move forward with technical reports to Committee of the Whole until such time as Council has had an opportunity to consider any changes to the Block Plan resulting from the fulfillment of the conditions of approval. In addition, it is important to note that draft plans of subdivision could not be considered for approval until the review and approval of OPA 744 by the Region of York.

d. Existing Site Description

The Block Plan has a total area including the participating and non-participating landowner's holdings of approximately 239.78 ha. The current land uses reflect a mix of agricultural and open space uses. The site is bisected by Pine Valley Drive, running north/south through the subject lands, which divides the limits of Block 40 and 47. The lands on the west side of Pine Valley Drive (Block 47) have a total area of 98.59 ha (97.05 owned by the participating landowners and 1.54 ha owned by non-participating landowners) and the lands to the east of Pine Valley Drive (Block 40) has a total area of 141.19 ha (110.98 ha owned by participating landowners and 30.21 ha owned by non-participating landowners).

The area surrounding the subject lands consists primarily of lands zoned A Agricultural Zone having existing agricultural and open space uses as well as open space conservation lands. On the east side of Pine Valley Drive, south of the subject lands, the adjacent lands are zoned OS2 Open Space Park. Existing residential uses are found directly south of the OS2 zoning, (See Attachment 3).

7. The Block Plan Review

a. Block Plan Process

Block Plan approval is a City initiated process established in the Official Plan, to coordinate the development of large blocks of land, with multiple owners. This review provides a level of certainty as to the form of development which will ultimately inform the subsequent draft plan of subdivision and zoning by-law amendment submissions. The main components of the review in a Block Plan process include a technical review of the Master Environmental and Servicing Plan which contains all the supporting documentation along with the review of the Block Plan drawing which provides a visual concept depicting the location of the future road pattern and approved land uses, which will be the basis for the draft plans of subdivision. This information and additional supplemental information required by agencies to satisfy their requirements is subject to further review by the City and external Public agencies.

In most instances, the process allows for the majority of issues to be resolved in advance of moving on to the implementation phase. In this case, there remain a number of unresolved matters primarily related to land use policy, natural heritage, engineering and park issues. For

example, the land use policy framework for these lands has not been confirmed by the Region as the landowners have modified their plan and further modifications to the Official Plan are required. Furthermore, the Region has not yet received comment on the official plan amendment from numerous agencies who have requested updated technical information to allow them to complete their review. All of these matters will need to be addressed prior to the approval of the draft plans of subdivision. However, with the exception of certain areas, the City is comfortable with the general land use and proposed built form on the Block Plan, as shown on Attachment 4. This has resulted in a number of conditions of Block Plan approval being recommended by the City in consultation with agencies.

As the Block Plan application is subject to the approval of Council it will be important for Council to be aware of the outstanding matters, the resulting conditions of approval and how those conditions are ultimately satisfied. Satisfaction of the conditions may result in changes to the plan. The changes in the Block Plan arising from the fulfillment of the conditions may result in more than one technical report being brought forward. In this instance an initial report describing staffs' satisfaction with the Block Plan concept subject to certain exception noted in this report and the required conditions being satisfied has been prepared for Council. A subsequent report is then brought forward describing how the various Conditions of Approval have been satisfied and the implications for the Block Plan.

This will be the case with the processing of Block 40/47 application. The Developers Group is required to satisfy the Conditions of Approval outlined in Attachment 1 to this report and by doing so provide the required level of certainty necessary to move forward with the draft plan of subdivision applications. It is recommended in this report that prior to the draft approval of the first draft plan of subdivision in the Block 40/47 area, Council shall give final approval to the Block Plan, reflecting any changes resulting from the fulfillment of the conditions.

b. Background

The Block Plan application (File BL.40/47.2003 Block 40/47 Developers Group Inc.) was originally submitted on February 7, 2003. Since that time, the Block Plan has evolved concurrent with numerous requested modifications to the Official Plan amendment application that culminated in the February 2014 City of Vaughan Council adoption of OPA 744 (File OP.03.008).

The Block Plan application was originally taken to Committee of the Whole Public Hearing on June 21, 2004. However, in the absence of an approved secondary plan it did not proceed to approval. As a result of the changes to the application and Council's 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 back to Public Hearing on February 25, 2014.

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

The current plan dated May 25, 2014 was submitted to the Policy Planning Division on May 26, 2014 and was circulated to internal departments and external Public agencies on May 27, 2014. Notable changes to the plan as opposed to the version that was presented at the Public Hearing on February 25, 2014 are as follows:

- i. The removal of the conceptual road pattern on the non-participating lands in Block 40;
- ii. Various revisions were made to address the City's Transportation Department comments;
- iii. Location and limits of the overland flow route and open space associated with Stormwater Management Pond #2;

- iv. Removal of the Medium Density Residential/Commercial designation at the southeast corner of the Block 40 area and relocation of the medium density townhomes at the south-end on Block 47 (in the Omega Draft Plan of Subdivision), subject to modifications to OPA 744 recommended in this report;
- v. Low Density Residential, Open Space and valley buffer land uses have been eliminated from the Peninsula lands;
- vi. Neighbourhood parks previously located in Block 47 have been reduced in size and low density residential has been added;
- vii. A conceptual trail alignment has been added to the Block Plan;
- viii. The potential location of a block for walkway purposes linking the non-participating and participating lands added at the eastern limit of the Block Plan;
- ix. A Holding provision note added to the southeast corner of Teston Road and Pine Valley Drive;
- x. Conceptual Teston Road jog re-alignment has been removed; and,
- xi. Lands in the Humber River Valley have been relabeled from "Valley Feature" to "Valley Land".

c. The Supporting Submission

The original Block 40/47 Plan application was supported by a number of technical reports and studies that formed the basis for the Block Plan. The following is a list of the documentation contained in the Master Environmental/Servicing Plan Volumes 1, 2, and 3:

- i. Environmental Condition Report
- ii. Geotechnical Investigation & Slope Stability Review
- iii. Stormwater Management Report
- iv. Servicing Report
- v. Environmental Impact Report
- vi. Planning Basis Report
- vii. Traffic Impact Study
- viii. Environmental Noise Feasibility Analysis
- ix. Urban Design and Architectural Guidelines
- x. Meander Belt Analysis for Redside Dace Habitat setbacks
- xi. Block 40/47 Block Plan
- xii. Block 40/47 Block Plan (proposed lotting pattern)

The above submission was circulated to the required City departments and Public agencies for review and comment in April of 2013. A number of issues and comments were raised through the circulation process, resulting in the original submission requiring amendment and requests from reviews for the provision of additional information. Further information was subsequently provided for review.

Recommendation 4 of this report requires that the Block 40/47 Developers Group update the MESP (technical submissions and supporting studies) in their entirety including but not limited to the above mentioned supporting studies as may be necessary to reflect any requirements necessary to finalize the Block Plan as a result of the conditions of approval. This requirement to update the MESP and associated technical submissions will ensure that the changes resulting from the City departments and Public agency consultation process are properly documented and addressed.

The work completed through the Block Plan approval process will help to shape the forthcoming draft plan conditions and advance the clearance of such conditions by the pertinent departments and agencies. Therefore, a recommended condition of Block Plan approval requires that the updates of the supporting studies be provided to the satisfaction of the affected internal departments and external agencies prior to Council's approval of the first draft plan of subdivision.

d. Development Statistics

The current Block Plan proposes 1,405 residential units consisting of 163 townhouse units, 13 part lots and 1,242 single detached units. A population of approximately 5,311 persons is proposed for the area. The Block Plan proposes 3 stormwater management ponds, 3 neighbourhood parks and 2 parkettes (with a potential parkland use on the Peninsula lands), 1 school site, and an open space block (wetland habitat). The historic site designated as "Urban Area" in OPA 600, on the west side of Pine Valley Drive provides for the preservation of a heritage resource. Major valley lands and their buffers are located on both the west and east sides of Pine Valley Drive, which form part of the Humber River system. A commercial site is also proposed at the southeast corner of Teston Road and Pine Valley Drive, where a listed heritage building is present. South of the proposed commercial use is an existing cemetery, which is owned by the City of Vaughan.

The following statistics pertain to the developable portion of the Block Plan Area including both the participating and non-participating lands as designated by OPA 600 as amended by OPA 744.

TABLE 2: Potentially Developable Land Area Block 40/47
(Subject to the outcome of the review of technical studies.)

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Low Density Residential	37.08	43.19	80.27
Medium Density Residential	1.95	4.51	6.46
Neighbourhood Commercial	n/a	0.97	0.97
Parkettes	1.31	0.68	1.99
Neighbourhood Park	2.18	1.40	3.58
Peninsula Lands (Proposed Neighbourhood Park)	n/a	3.04	3.04
Vistas	0.19	0.14	0.33
Open Space	0.54	1.72	2.26
Landscape Buffer	0.90	0.97	1.87
Stormwater Management Pond Overland Flow	6.15	5.90	12.05
Cemetery (institutional)	n/a	0.29	0.29

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
School (institutional)	2.43	n/a	2.43
Roads and Road Widening(s)	15.26	12.96	28.22*
Total	67.99	75.77	143.76

* It should be noted that the amounts dedicated to land uses for the non-participating owners is an estimate and conceptual.

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

TABLE 3: Non-Developable Land Area Block 40/47

Land Use	Area (ha) west of Pine Valley Drive	Area (ha) east of Pine Valley Drive	Total Area (ha)
Valley Land	27.44	62.39	89.83
Valley Buffers	0.65	2.29	2.94
Wetland	n/a	0.73	0.73
Total	28.09	65.41	93.05

Although the site has been walked, in some areas the development limits are still subject to agency review and confirmation, which may impact the areas dedicated to each land use as shown in TABLE 2 and TABLE 3 above.

e. Land Use Distribution and Densities

The proposed Block Plan as shown on Attachment 4 – *Proposed Block 40/47 Plan* (dated May 25, 2014) was submitted to the City on May 26, 2014 and circulated on May 27, 2014. This version of the Block Plan shows the location of the residential, commercial, institutional, park and open space uses. It also depicts the proposed road pattern, stormwater management pond locations, landscape buffers, valley lands and valley land buffers as well as the location of the historic site, designated as “Urban Area” as per OPA 600 and a proposed park and infrastructure use for the Peninsula lands within the Humber River Valley. (See Special Provision Area 2 on Attachment 4.)

The proposed residential uses have a combined area of 80.27 ha comprising approximately 33.47% of the participating and non-participating lands. The majority of residential development consists of single detached lots. The lots proposed for single detached dwellings have frontages ranging from 11.8m to 23 m in width. The townhouses have frontages of 6 m or 7.5m in width. The proposed overall density for the Block Plan area for the participating and non-participating landowners based on developable land is 6.45 units per hectare based on the total Block Plan Area of 239.78 ha.

Open space areas, parks, parkettes, landscape buffers, and vistas comprise 13.07 ha (inclusive of the 3.04 ha of park proposed on the Peninsula lands) of the participating and non-participating landowner's land holdings, and stormwater management pond/facilities comprise 12.05 ha for a total of 25.13 ha equivalent to 10.49% of the area.

The non-developable valley lands, valley buffers, wetlands and the historic site designated as "Urban Area" in OPA 600 buffered by park uses, comprise a total of 96.03 ha (approximately 40%) of the subject lands as shown on Attachment 4 (not including the non-participating landowners properties).

f. Real Estate Division

The Vaughan Real Estate Division has had an opportunity to review the application and advises that the following condition will be imposed at the time of Draft Plan of Subdivision approval of the individual subdivision applications.

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

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

The requirement for this condition has been included in the *Recommendation* section of this report.

g. Outstanding Issues, Agency Comments, Related Conditions

As a result of the circulation process, including the latest submission, issues have been identified that will require resolution. The following provides the background and basis for the recommended conditions as set out in Attachment 1.

i. Environmental Issues That Remain Outstanding

Over 70 specific comments related to environmental policies have been noted by the Policy Planning Division in consultation with the Toronto and Region Conservation Authority in the review of the Block Plan and MESP package submitted in 2013. Most of the comments relate to the need for more information to support the conclusions stated in the submitted documents. Other comments identify specific areas of concern with respect to the information provided in the submitted documentation. Below is a high-level summary of the remaining outstanding items.

- Stormwater management facilities (SWM Ponds #1 and #3) shall be kept outside of the environmental features, unless the City, MNR and TRCA agree to a location and established criteria for permitting the pond within the feature.
- The limits of SWM Pond #2 and the wetland compensation area require additional detail, such as an overlay on aerial images, to assess the ecological characteristics of the wetland habitat area.
- On May 14, 2014, a meeting took place with City staff, MNR, and TRCA and representatives of the Block 40/47 Group to discuss the overall stormwater management

approach now that specific stormwater management measures have been discussed with the City Engineering Department. Follow-up discussions will be required.

- A revised slope stability report from Soil Engineers dated February 26, 2014 was provided. The cross-section location plans provided in the report cannot be examined in detail to assess how grades are being matched at the development limits. More detail is required respecting the location of filling, grading and proposed retaining walls. These issues are more prevalent to the west side of the Block Plan area.
- A feature-based water balance for the headwater drainage features (HDFs) is provided as part of the Stormwater Management Report (Volume 2 – Appendix C of the Block Plan/MESP submission). However, the results are not conclusive as the assessment was completed in the Spring of 2012 and at a time of insufficient rainfall to draw conclusions regarding flow regimes. The applicants did not provide access to the lands by the City's consulting team on the NHN Study in 2013 to assess HDFs. The HDF assessment is required for HDFs to the west of the Block to assist in determining an appropriate location for SWM Pond #1, input to the overall stormwater management approach (such as providing clean roof runoff to HDFs), and input to determine development limits.
- An analysis of the lands adjacent to the Provincially Significant Wetland (PSW) units, including data regarding the hydroperiod, has not been provided. The City has provided a framework for analysis of lands adjacent to wetlands in the latest detailed comments on the 2013 Block Plan/MESP submission. The analysis of the adjacent lands will provide input into the appropriate location for SWM Pond #1 to avoid impacts to the nearby PSW.
- The Studies and Criteria for the Peninsula lands, developed by the City and TRCA in response to the Council resolution, is not specifically addressed in the revised EIS for the Peninsula lands. This information is required prior to the final approval of the Block Plan.
- The applicants rely on a buffer to the staked limits to mitigate impacts of the proposed development and general statement that mitigation will be addressed at the detailed design stage, rather than providing a systematic treatment of potential impacts and possible mitigation measures as outlined in Appendix C of the Natural Heritage Reference Manual (OMNR 2010). Such an appendix is also provided in the 1999 version of the Natural Heritage Reference Manual.

The above referenced concerns, among others, have been refined and are now reflected as conditions in Attachment 1. Such conditions are required to be addressed prior to the final approval of the Block Plan, to the satisfaction of the City, the Toronto and Region Conservation Authority or other authority as may be specified.

ii. Development/Transportation Engineering

The Development/Transportation Engineering Department is satisfied with some elements of the Block 40/47 Block Plan and MESP. However, a number of comments remain outstanding and are required to be addressed as conditions of final Block Plan approval. The following issues remain outstanding and are required to be addressed through the Block Plan Approval process.

- General Comments: Based on the information provided to date, the following general comments must also be addressed prior to final Block Plan approval.
 - Maintenance access to the Peninsula lands is not currently shown on the Block Plan and shall be provided to the Peninsula lands;
 - A development and infrastructure phasing plan is required and shall identify infrastructure required to adequately service all phases of the Block Plan area;

- The MESP shall identify any potential development charge projects associated with the servicing of the Block Plan;
 - The Developers Group shall contact the pertinent utility and telecommunications companies to coordinate the location of any major utility plant facility block (buried and/or surface);
 - All Regional works and infrastructure necessary to support the Block Plan area development shall be identified in the MESP;
 - Additional grading detail required on the south limit of the Omega Lands Draft Plan of Subdivision File 19T-06V12; and,
 - A final complete MESP document (including a digital copy) shall be submitted for Engineering staff review and record. This is required as a condition of Block Plan Approval and prior to approval of the first plan of subdivision in Block 40/47;
- Water Distribution: Future external areas such as Block 41 should be identified and accommodated in the water analysis/design for the subject lands. The Developers Group is required to update the water analysis/design to take into account external developable lands immediately north of Teston Road.

Additional detailed information respecting infrastructure phasing shall be provided. The Developers Group, through the required submission, must demonstrate that adequate supply and proper looping (two feeds) are available and provided for through all phases of development, and that City design criteria will be achieved. A phasing plan is required identifying the skeleton servicing for each phase. It should be noted that infrastructure phasing shall take into account non-participating landowners and external benefitting lands.

Furthermore, the proposed Water Distribution system shall be revised to provide for the extension of a watermain through Block 47 to Teston Road in accordance with the City's Water/Wastewater Master Plan. It should be noted that, segments of this watermain, external to the plan and at the proposed valley crossing within Block 40 North may be eligible for City Development Charge Credits.

- Sanitary Servicing: The Revised Servicing Report prepared by EMC Group LTD. dated April 2013 requires revision to reflect the latest amendment to the sanitary system for Block 40S. Additional information respecting sanitary servicing for the subject lands is also required. The information required includes but is not limited to, an outline of the future external drainage areas for Blocks 55 and 41 tributary to the Pine Valley North Pumping Station should be identified and accommodated in the proposed Sanitary Sewer and Pumping Station design for the Block. A phasing plan identifying the required skeleton servicing for each phase is required and shall take into account the non-participating landowners and external benefitting lands. A sanitary drainage plan, and profile drawings are all required prior to final Block Plan approval, and to the satisfaction of the City of Vaughan Development/Transportation Engineering Department.
- Stormwater Management: A number of Stormwater Management comments were addressed through the MESP. However, the issue of road drainage remains outstanding and requires resolution prior the final Block Plan Approval. Road drainage from Teston Road and Pine Valley Drive should be accommodated in the Block 40/47 stormwater management pond design. Clarification is also required respecting the post – development drainage areas for each pond. A condition has been included in Attachment 1 of this report requiring all stormwater management ponds to be sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive to the satisfaction of the City.

iii. Traffic and Transportation

Development/Transportation Engineering staff had an opportunity to meet with representatives of the Block 40/47 Developers Group to discuss comments respecting traffic and transportation.

It is imperative that a good pedestrian system be in place to support safe pedestrian connectivity within the neighbourhoods. Sidewalks shall be designed and provided to meet the minimum requirements of the City's sidewalk policy.

Development/Transportation Engineering staff have reviewed the Transportation Management and Sidewalk Plan, dated May 2014, and are satisfied that it addresses all outstanding issues. The Plan includes sidewalks on at least one side of the majority of roads, and several bike lanes providing connections to destinations, such as to the school and parks; and exceeds the minimum requirements of the City's policy. The Transportation Management and Sidewalk Plan has been attached to this report (see Attachment 6) and Recommendation 7 referencing the Plan has been included for Council's approval.

iv. Cultural Heritage

A number of properties in the Block 40/47 Plan area are considered culturally significant in respect of their archaeological, built heritage and heritage value.

- Archaeological Assessments: Prior to Block Plan approval, the Owners are required to satisfy archaeological concerns raised by the Ministry of Tourism, Culture and Sport and the City. Currently, the Ministry is waiting for information respecting 6 sites situated within the Block 40/47 Plan area. Final reports for 2 sites are outstanding; Stage 4 investigations for three sites in addition to the historic site designated as "Urban Area" are also outstanding. As a result of the outstanding information respecting Archaeological Resources, a number of conditions have been included in Attachment 1 to this report which are required to be satisfied prior to final Block Plan Approval.
- Built Heritage Assessments: The Developers Group has submitted Cultural Impact Assessment reports for the following properties:
 - **4333 Teston Road, 10460 Pine Valley Drive, 10640 Pine Valley Drive:** The Cultural Resource Impact Assessment reports for the above noted properties were submitted through the Block Plan review process for the 3 properties being noted and were found to be satisfactory. Further recommendations included commemorating the family names of Stump and Witherspoon respecting 10460 and 10640 Pine Valley Drive, respectively, as well as, the Purpleville hamlet name. These matters will be addressed through the Draft Plan of Subdivision or Site Plan processes.
 - **10733 Pine Valley Drive:** The former Purpleville Post Office located at 10733 Pine Valley Drive is registered under Part IV Section 27 of the Ontario Heritage Act. In order to fulfill the minimum requirements of the Cultural Heritage Resource Impact Assessment report the Developers Group shall include in the report a comprehensive review of Avoidance Mitigation options, the feasibility of retention in situ, adaptive reuse options and a determination respecting the future use of the subject heritage resource. Furthermore, the report shall also include a comprehensive review of the Salvage Mitigation options, including the feasibility of relocation within the existing site or to another location within the subject development. The report should also investigate and consider the context of the existing structure as it relates to the Purpleville cemetery, any potential cultural value of or within adjacent lands that once formed the area of Purpleville.

- **10699 Pine Valley Drive:** It should be noted that a Cultural Heritage Resource Impact Assessment report is also required for 10699 Pine Valley Drive. The required report shall be submitted, reviewed and approved prior to final Block Plan approval.
- **3911 Teston Road:** Is the property of a non-participating landowner. This property will require a Cultural Heritage Resource Impact Assessment, should it ever be proposed for development. It cannot however, be required through the current process as the landowner is not subject to the application.
- **Heritage Impact:** The Developers Group is required to submit a revised Heritage Impact Assessment for the area east of the Humber River tributary prior to consideration of any draft plans of subdivision for approval in order to assess the area to determine if it constitutes a cultural heritage landscape.

Conditions for final approval of the Block 40/47 Plan respecting the outstanding Cultural Heritage requirements have been included in Attachment 1 to this report.

v. Urban Design

The Vaughan Planning Department – Urban Design/Cultural Heritage Division has reviewed the supporting documents for Block 40/47. Staff is satisfied with the general land uses and design of the subdivisions as reflected in the revised Block 40/47 Plan as shown on Attachment 4, with the exception of the Peninsula lands. This is subject to the following conditions which can be addressed through further studies and through the Draft Plan of Subdivision process for the 6 active draft plans now under review. The following documents will need to be submitted, reviewed and approved to the satisfaction of the Urban Design/Cultural Heritage Division.

- Urban Design & Sustainable Development Guidelines;
- Architectural Control Design Guidelines; and
- Landscape Master Plan

The required documents noted above shall address but not be limited to the following issues:

- Sustainable development features;
- Community edge treatments and landscape buffers;
- Community gateways, entry features, enhanced intersections and interpretive signage related to heritage site designated as “Urban Area” in OPA 600 and the Humber River;
- Community areas and preliminary park block designs and facility fits;
- Storm water management pond landscaping;
- Open space lands & woodlots edge restoration and management;
- Open space lands trail network systems, connections, and trailheads/vistas/staging areas;
- Coordination of the pedestrian network with the transportation management plan; and
- Coordination of streetscape elements including fencing treatments and street tree planting.

vi. Parks Development

The proposed Block 40/47 Plan as shown on Attachment 4 shows 3 Neighbourhood Parks within the block plan boundary, including the proposed park on the Peninsula lands, and 2 parkettes. The two Neighbourhood Parks (including the Peninsula lands) located in Block 40, east of Pine Valley Drive, have a total area of 4.44 ha. The Neighbourhood Park located west of Pine Valley Drive in Block 47 directly to the south of the elementary school site, has an area of 2.18 ha. Also located in Block 40/47 are 2 proposed parkettes. In Block 47, the

1.31 ha parkette is positioned adjacent to the historic site designated as “Urban Area” in OPA 600 and the parkette in Block 40 is located between the Valley lands and Street 19 with an area of 0.68 ha.

The proposed Block 40/47 Block Plan (Attachment 4) was reviewed by the Parks Development Department, in consideration of OPA 600 as amended by OPA 744 and the Active Together Master Plan, 2013 (ATMP), which outlines the City’s vision for the provision of parkland. The ATMP identifies current needs and future facility provision strategies that are consistent with the City’s commitment to providing safe, accessible and community-responsive parks and facilities.

One of the key themes identified in the ATMP is to maximize the provision of parkland in new developments in order to achieve the per capita target of 2.2 ha of active parkland per 1000 population. The ATMP also identifies the need to secure appropriate park sites to allow development of new facilities including but not limited to soccer fields (an additional 38 fields are required City-wide), multi-use fields, tennis courts (an additional 25 are required), basketball courts (an additional 15 are required) skate parks (an additional 3 are required), skate zones (a minimum of an additional 5 are required) and water-play facilities (an additional 13 are required) for the City overall. Furthermore, with respect to play areas, the ATMP also recommends that playgrounds be provided within 500 m of all residences and be unobstructed by major pedestrian impediments such as highways, major arterial roads, waterways, valleys etc.

- Proposed Neighbourhood Park in Block 47: Based on the ATMP and other criteria for the planning of parkland, staff has conducted a review of the proposed Block 40/47 Plan and concluded that the park situated west of Pine Valley Drive (Block 47) and south of the proposed elementary school site is satisfactory. The proposed 2.18 ha Neighbourhood Park satisfies the requirements for a programmable park that it is situated within walking distance of residential areas and provides the opportunity to achieve a balance of active and passive uses as a result of its location and size. However, upon further review minor changes to the size of the park may be required subject to the outcome of the facility fit plans and technical reviews.
- Proposed Parkette in Block 47: The 1.31 ha parkette that is located adjacent to the historic site designated as “Urban Area” in OPA 600, is not considered suitable for development as an active park. This parcel is best suited for passive uses and essentially acts as a buffer/transition between the residential development and the historic site designated as “Urban Area” in OPA 600. The proposed parkette block will require further design development through a Landscape Master Plan in order to determine an appropriate interface with the Urban Area and to determine the extent of the creditable parkland.
- Proposed Neighbourhood Parks and Parkettes in Block 40: Additional information from the Developers Group is required respecting the proposed neighbourhood parks on the east side of Pine Valley Drive (Block 40), with the exception of the proposed approximately 3.04 ha park on the Peninsula lands which will be discussed in the following section. Further review is needed before the proposed park and parkette can be considered as active parkland and eligible for parkland credit. Staff has provided conditions of approval for the Neighbourhood Parks and Parkette in Block 40. The conditions contained in Attachment 1 outline requirements for the neighbourhood parks in question including facility fit plans and conceptual designs for each location. Changes to the size of the parks may be required subject to the outcome of the review of the facility fit plans and outcome of technical reviews. The additional information will assist in assessing the feasibility and most appropriate type of programming for each park. Final approval of the parks in Block 40 shall be to the satisfaction of the Parks Development Department.

- The Peninsula Lands: The proposed 3.04 ha park located on the lands referred to as the Peninsula lands is not considered functional or suitable as active parkland and should not be considered for parkland dedication credit. Furthermore, developing the Peninsula lands as a Neighbourhood Park does not comply with the existing policies of OPA 600 as amended by OPA 744. General concerns include:
 - For a Neighbourhood Park it is not central to the neighbourhood it serves.
 - The proposed park has no street frontage or community visibility which raises safety and security issues (CPTED), as required by City policy.
 - The proposed park will be encumbered by a sanitary sewer easement.
 - The shape of the proposed park may limit the ability to program the site.
 - Access to the proposed park is very limited and a significant amount of infrastructure will need to be built and maintained (bridge and access road) to provide the sole access to the site.
 - The surrounding valley lands are environmentally sensitive and access for human use, including trail development, is prohibited.

Section 4.2.5 of OPA 600 identifies Open Spaces as lands designated within valley and stream corridors, natural areas including woodlots, environmentally significant areas (ESAs), areas of natural and scientific interest (ANSIs), wetlands etc., and areas designated for environmental protection and enhancement, which is a more suitable description of the Peninsula lands.

In keeping with this description, the Peninsula lands are identified on Schedule “A” of OPA 600 as major open space and valley lands. However, on April 17, 2012, Council approved a modification to VOP 2010 allowing changes to lands designated “Major Open Space and Valleyland” in OPA 600 subject to the determination that potential for developable land has been identified through the submission of a required set of studies based on a developed criteria and subject to the review of the Toronto and Region Conservation Authority (TRCA) and the City. This language has been replicated in OPA 744.

The study and criteria requirement apply to the potential development of the Peninsula lands and have not been fulfilled. As a result of the outstanding information, a determination of the appropriate use, or if development of any kind is possible, cannot be made at this time. As any proposed use or development on the peninsula depends so heavily on the submission and review of the studies and criteria, a condition has been included in Attachment 1 of this report requiring the work to be completed, submitted, reviewed and approved prior to any additional consideration of the Peninsula lands for park purposes.

If determined through the review of the studies and criteria that the Peninsula lands are not appropriate for development of any kind they will remain a part of the valley lands. It should be noted that the ATMP recommends that undevelopable open space lands, such as valley lands, hazard lands and areas encumbered by underground servicing, not be accepted as parkland.

An alternative to developing the lands would be leaving them in their semi-natural state. Should they choose to do so, the Developer’s Group can bring forward a proposal for the consideration of the City, TRCA, or Region of York, or other conservation organization such as a land trust to purchase the Peninsula lands as passive open space.

In light of the various issues related to the Peninsula lands, staff have referenced these lands on the Block 40/47 Plan as “Special Provisions Area 2”, which will require further review in relation to outstanding and unknown information included but not limited to the studies and criteria, the determination of an appropriate land use, the finalization and

consensus on development limits, and feasibility and potential consideration of the City, other agencies or bodies purchasing the lands.

vii. Institutional

The proposed 2.43 ha school site is slated for use by the York Catholic District School Board (YCDSB). The YCDSB has reviewed the Block Plan and is satisfied with the size and location of the site and will be providing conditions of approval through the Draft Plan of Subdivision Process, for the 1387700 Ontario Inc., Roybridge Holdings Inc., Lindvest ZZen Properties (Pinevalley) Draft Plan of Subdivision (File 19T-03V25).

Relationship to Vaughan Vision 2020/Strategic Plan

The recommendations in this report are consistent with Vaughan Vision 2020 by demonstrating the following goals and objective:

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 refinement to the municipal water and wastewater servicing networks. A future revision to the Block Plan may 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. A condition of approval has been included to address this matter. Upon Regional approval of OPA 744, the City will be able to proceed to consider for approval the implementing draft plans of subdivision. Upon Regional approval of OPA 744 and clearance of conditions of Block Plan approval, the City will be able to proceed with the implementing draft plans of subdivision. However, Public Hearings and government and agency review are necessary for the six implementing draft plans of subdivision.

Conclusion

This conditional approval is part of a series of steps that are required to effect the development of this Block Plan. In this instance an intermediate step has been added which will result in a conditional approval of the Block Plan. For the planning of this block to continue a further report to Council explaining how the conditions have been fulfilled and any resulting changes to the Block Plan will need to occur prior to the consideration of the draft plans of subdivision. Much of this work can be done concurrently with the review of the already submitted draft plans of subdivision and zoning amendment applications.

Staff is of the opinion that the proposed Block Plan (Attachment 4) provides a basis for proceeding, subject to the landowners fulfilling the recommended conditions of approval for the Block Plan, as set out in Attachment 1. This report also recommends modifications to OPA 744 which is currently at York Region for approval. The purpose of the modification is to assist in resolving potential land use compatibility issues that have been identified at the southern boundary of the Block 47 portion of the Block Plan. This area has been specifically identified on

Attachment 4 as “Special Provision Area 1”. A second area will be the focus of further work. The Peninsula Lands have been identified as “Special Provision Area 2”. More detailed examination will be required for this parcel to determine its ultimate land use. The outcome of this work may require modifications to the Block Plan which may need to be reflected in the draft plans of subdivision.

On this basis it is recommended that the City proceed with the conditional approval of the Block Plan in the manner set out in the “Recommendation” section of this report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Block 40/47 Plan
5. Land Ownership Plan
6. Transportation Management Plan
7. Revised Schedule 1 to OPA 744

Report prepared by:

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Respectfully submitted,

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/lm

ATTACHMENT NO. 1

STANDARD CONDITIONS OF BLOCK PLAN APPROVAL

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

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

1. The Plan shall relate to the draft block plan, prepared by KLM Planning Partners Inc., dated May 25, 2014.
2. The lands within this Plan shall be appropriately designated by OPA 744 once it has come into effect in accordance with the provisions of The Planning Act. Particular land use designations applied to the subject block plan are as follows:

“Low Density Residential”, “Medium Density Residential/Commercial”, “Stormwater Management Ponds”, “Neighbourhood Commercial Centre”, “Parks”, “Elementary Schools”, “Institutional”, “Valley Lands”, “Greenway System”, and “Urban Area”.
3. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, Policy Planning Division, in accordance with the applicable and in-effect Tariff of Fees By-law.
4. Prior to final approval of the Block Plan and MESP, the Owner shall submit and have approved an Environmental Impact Study containing sufficient data and site-specific observations in the determination of the development limits, and addressing potential impacts of the proposed development and potential mitigation techniques, to the satisfaction of the Vaughan Planning Department, Policy Planning Division, the Toronto and Region Conservation Authority and the Ministry of Natural Resources.
5. Prior to final approval of the Block Plan, the Owner shall submit and have approved by the Vaughan Planning Department, Policy Planning Division, and the Toronto and Region Conservation Authority the following with respect to Water Quality and Quantity:
 - a. An assessment that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
 - b. An approximate post-development water balance calculation as approved by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority demonstrating any infiltration deficit will be mitigated to protect the features and functions.
 - c. An exploration of any proposed mitigation measures as approved by the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
 - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained.

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

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

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

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

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

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

The submission review and clearance of the required archaeological assessments are subject to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division and the Ministry of Tourism, Culture and Sport.
19. Prior to final approval of the Block Plan, a site visit will be required for staff of Vaughan Cultural Heritage to assess the cultural value and possible future requirements of future development applications.

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

20. Prior to final approval of the Block Plan, the Owner shall submit and obtain approval of Cultural Heritage Resource Impact Assessment report for 10699 Pine Valley Drive to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division.
21. Prior to final approval of the Block Plan, the Owner shall include in the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive a comprehensive review of Avoidance Mitigation options, including the feasibility of retention in situ and adaptive reuse options, to the satisfaction of the Vaughan Planning Department Cultural Heritage Division.
22. Prior to final approval of the Block Plan, the Owner shall include in the Cultural Heritage Resource Impact Assessment for 10733 Pine Valley Drive options for relocation within the existing site or to another location within the subject development, to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division.
23. Prior to final approval of the Block Plan, the Owner shall contact City staff to arrange for a site visit to provide the Planning Department's Cultural Heritage staff an opportunity to document and complete a Built Heritage Evaluation.
24. Prior to final approval of the Block Plan, the Owner shall submit a Heritage Impact Assessment for the area east of the Humber River tributary for review and approval to the satisfaction of the Vaughan Planning Department, Cultural Heritage Division.
25. Prior to final approval of the Block Plan, the Owner shall contact City staff to arrange for a site visit to provide the Planning Department's Cultural Heritage staff an opportunity to document and complete a Cultural Heritage Evaluation to further identify the cultural value of the area east of the Humber River and any structure(s) contained within the area.
26. Prior to final approval of the Block Plan and MESP, the Owner shall relocate Stormwater Management Ponds No.1 and No.3 to a location outside of the environmental features or to an agreed upon location based on established criteria to the satisfaction of the Vaughan Planning Department's Policy Planning Division, the Toronto and Region Conservation Authority, and the Ministry of Natural Resources.
27. Prior to final approval of the Block Plan and MESP, the Owner shall provide additional detail such as an overlay on aerial images of the Open Space (Wetland Habitat) between the valleyland and Stormwater Management Pond No.2 for review and approval by the Vaughan Planning Department's Policy Planning Division, and the Toronto and Region Conservation Authority.
28. Prior to final approval of the Block Plan and MESP, the Owner shall submit a revised slope stability report prepared by a soil engineer clearly detailing the cross-section location plans in order to assess how the grades are being matched at the development

limits. This report shall include details respecting the location of filling, grading and the proposed retaining wall(s). The revised slope stability report shall be to the satisfaction of the Vaughan Planning Department's Policy Planning Division and the Toronto and Region Conservation Authority.

29. Prior to final approval of the Block Plan and MESP, the Owner shall submit a Headwater Drainage Feature Assessment for headwater drainage features to the west of the Block to assist in determining an appropriate location for Stormwater Management Pond No.1, input to the overall stormwater management approach and input in determining the developable limits to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.
30. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an analysis of lands adjacent to the Provincially Significant Wetland units to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Ministry of Natural Resources.
31. Prior to final approval of the Block Plan and the MESP, and should any part of the Peninsula lands be proposed for a designation other than Valley Land, Park or Open Space, the Owner shall provide information on the Peninsula lands based on the studies and criteria developed by the City and the Toronto and Region Conservation Authority. The information provided shall be to the satisfaction of the Vaughan Planning Department, Policy Planning Division and the Toronto and Region Conservation Authority.
32. Prior to final approval of the Block Plan and the MESP, the Owner shall provide an outline of a systematic treatment of potential impacts of the proposed development and possible mitigation to the satisfaction of the City and the Toronto and Region Conservation Authority.
33. Prior to final approval of the Block Plan and MESP and before the first draft plan of subdivision within Block 40/47 goes to Council for approval, all stormwater management ponds shall be sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive, to the satisfaction of the Vaughan's Development/Transportation Engineering Department.
34. Prior to final approval of the Block Plan and MESP, the stormwater management pond blocks shall be sized to accommodate the required infiltration galleries, to the satisfaction of the Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.
35. Prior to final approval of the Block Plan, the Owner shall address maintenance access to the proposed services within the peninsula to the satisfaction of the Vaughan's Development/Transportation Engineering Department and the Toronto and Region Conservation Authority.

36. Prior to final approval of the Block Plan, the Owner shall provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Omega lands to the satisfaction of the Vaughan Development/Transportation Engineering Department.
37. Prior to the approval of Block Plan and MESP, the Owner shall revise the Environmental Noise Feasibility Analysis to reflect the changes to the Block Plan to the satisfaction of the Vaughan Development/Transportation Engineering Department.
38. Prior to final approval of the Block Plan and MESP, the Owner shall provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road to the satisfaction of the Vaughan's Development/Transportation Engineering Department.
39. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the servicing sections of the MESP to reflect the extension of a proposed PD7 400mm diameter watermain through Block 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
40. Prior to the final approval of the Block Plan and MESP, the Owner shall revise the Servicing Report prepared by EMC Consultants dated April 2013 to reflect the current sanitary servicing scheme for Block 40S, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
41. Prior to final approval of the Block Plan and MESP, the Owner shall update the MESP to reflect the ultimate external sanitary drainage areas (Block 55 and 41) tributary to the proposed Pine Valley North Pumping Station to the satisfaction of the Vaughan Development/Transportation Engineering Department.
42. Prior to final approval of the Block Plan and MESP, a development and infrastructure phasing plan including and traffic assessment shall be provided and approved for each phase. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services, to the satisfaction of the Vaughan Development/Transportation Engineering Department.
43. Prior to final approval of the Block Plan and MESP, the MESP shall be amended to include a sanitary drainage plan with all relevant external drainage areas and preliminary plan together with profile drawings for skeleton works with inverts shall be to the satisfaction of the Vaughan Development/Transportation Engineering Department.
44. Prior to final approval of the Block Plan and MESP, the sanitary servicing system is to be revised as per the latest external drainage concept and approved subject to the satisfaction of the Vaughan Development/Transportation Engineering Department.

45. Prior to final approval of the Block Plan and MESP, the Owner shall revise the 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 and other system improvements that are necessary to support the development of the Block Plan area to the satisfaction of Vaughan Development/Transportation Engineering Department.
49. Prior to final approval of the Block Plan, the Owner shall submit Transportation Demand Management Plan Guidelines to the satisfaction of the Vaughan Development/Transportation Engineering Department and York Region.

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

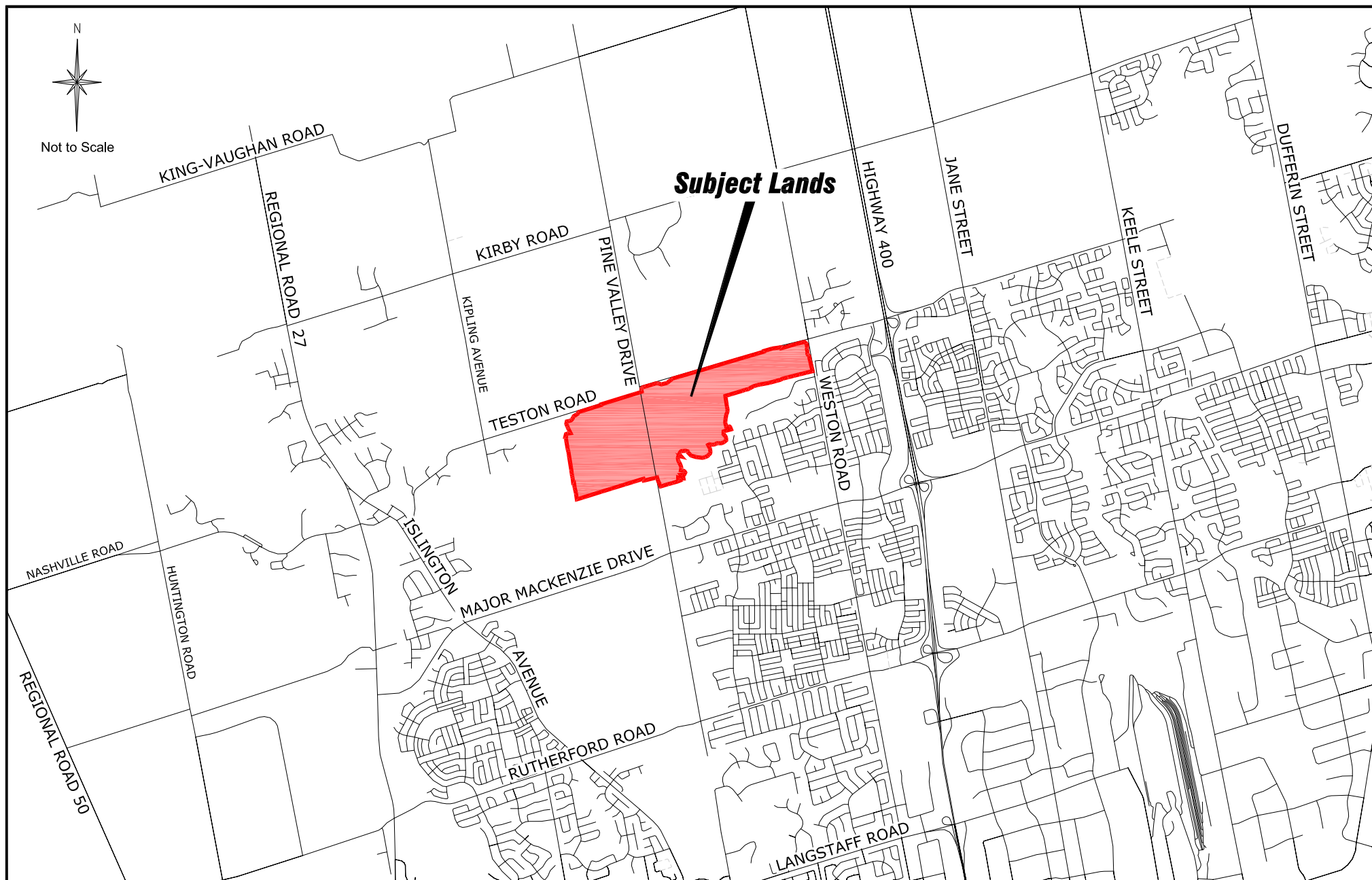
50. The Transportation Demand Management Plan Guidelines shall provide a draft framework for the full Transportation Demand Management Plan, listing potential transportation demand management measures for the development and an outline budget to the satisfaction of the Vaughan Development/Transportation Engineering Department.
51. Prior to approval of the final Block Plan, reference to the Peninsula lands as "Park" shall be removed to the satisfaction of the Vaughan Parks Development Department.

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

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

- a. Identify existing vegetation;
 - b. Include setbacks to residential properties, streets and natural buffers;
 - c. Assess slopes, storm water run-off, drainage patterns and servicing requirements;
 - d. Includes park program requirements based on the City's Active Together Master Plan and as determined by the City etc.;
 - e. Comply with the principles of Crime Prevention Through Environmental design (CPTED) safety, active visual surveillance, etc.;
 - f. Allowing for a minimum road frontage, which is not in keeping with OPA 600
 - i. As per OPA 600, Section 4.2.5 Parks and Open Space designations i., Neighbourhood Parks: "Sites should be highly visible and have good street frontage (50% of the park perimeter).
 - g. Ensure that parks are uninterrupted by the valley system which is a major physical barriers and will restrict the necessary pedestrian and vehicular access.
 - h. Free of encumbrances that would include utilities, service easement, natural heritage features, buffers, etc. These encumbered lands are not eligible for parkland dedication.
53. Prior to approval of the Block Plan, the limits of the approved long-term stable slope line will need to be confirmed regarding the developable limits and the buffer requirements, to the satisfaction of the Vaughan Parks Development Department, the Toronto and Region Conservation Authority, and the Ministry of Natural Services.
54. Prior to final approval of the Block Plan, the Owner shall prepare a final land use distribution and land owner participation chart, to the satisfaction of the Vaughan Parks Development Department. The chart shall include updated land area values for park blocks that satisfy the policies of the OPA 600, which shall include, but not be limited to the following:
- a. Sites shall be a minimum of 0.8 to 2.5 ha;
 - b. Should be a shape that supports the intended use (predominately square or rectangular;
 - c. Intended predominately for the close to home needs of residents, especially children, older adults and for less organized recreational activities;
 - d. To be located within a five minute walking distance;
 - e. Tableland required and adjacent to local schools where possible;
 - f. Sites should be highly visible and have good street frontage (50%of park perimeter);
 - g. Where possible and practical, be linked into an overall open space and community greenway system;
 - h. All parks shall be located and oriented to be:
 - i. In a central location or in the community to be served in order to act as a focal point for the community;
 - ii. Uninterrupted by major physical barriers, such as rail lines, arterial and collector streets and other physical barriers that restrict access;
 - iii. Accessible by transit, bicycle, on foot and by car;
 - iv. Highly visible with prominent public street frontage (50% of the park perimeter) to enhance passive surveillance; and,
 - v. Connected to other parks, open spaces and natural cultural features to create an interconnected network of parks and open spaces.

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



Context Location Map

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

APPLICANT:
Block 40/47 Developers Group Inc.

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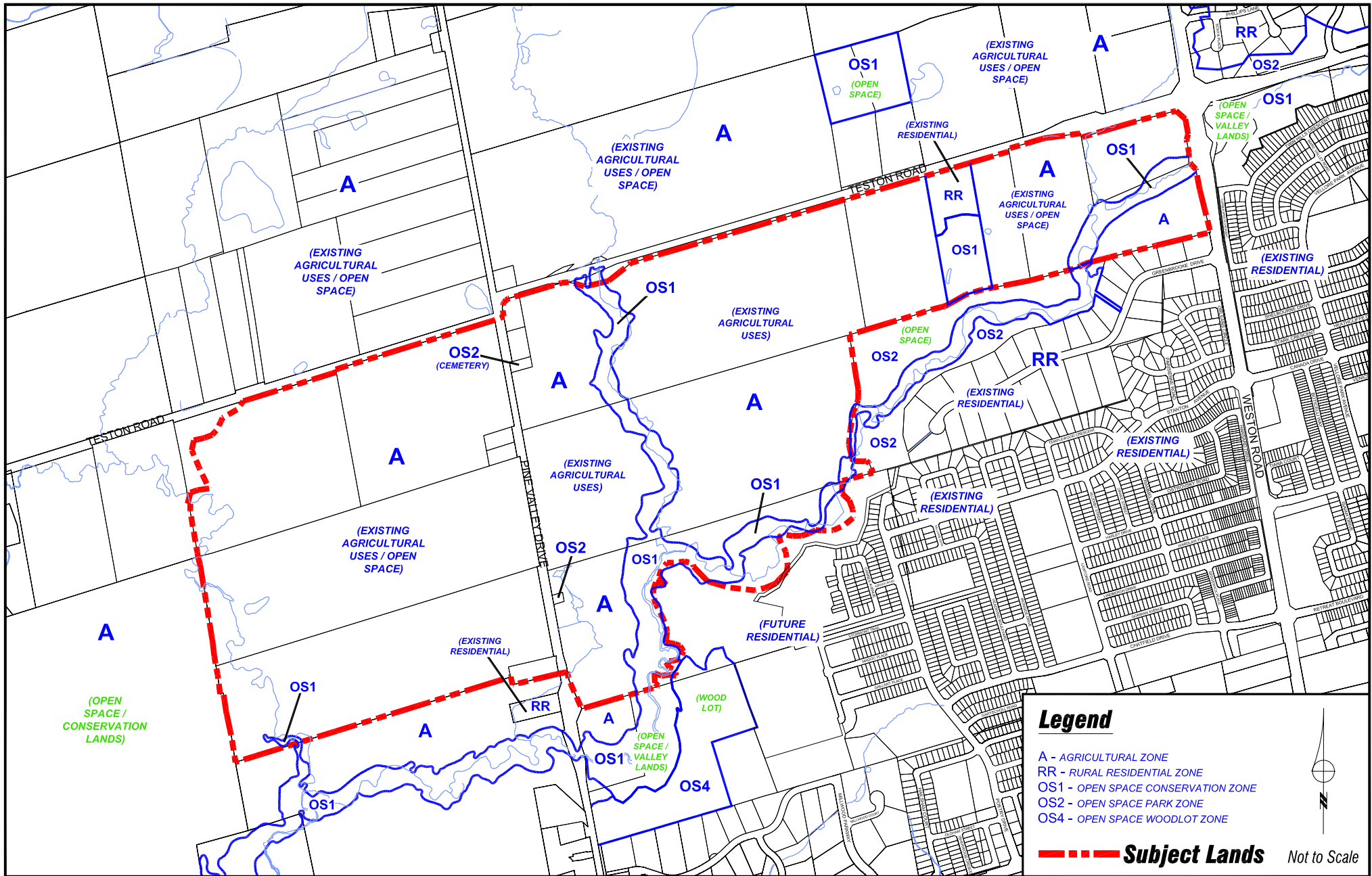


Attachment

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

DATE:
June 17, 2014

2



Location Map

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

APPLICANT:
Block 40/47 Developers Group Inc.

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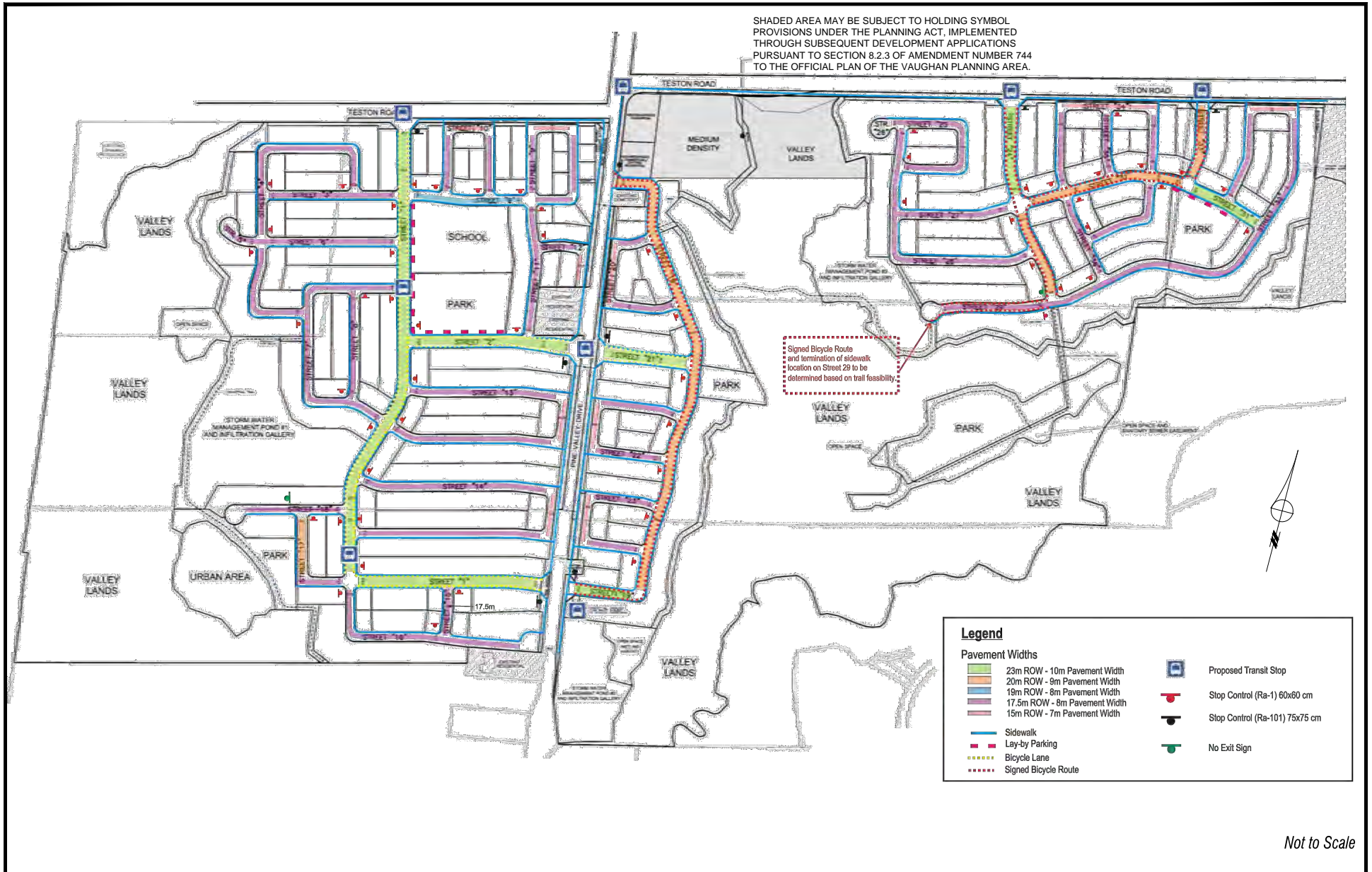


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FILE: BL.40/47.2003
RELATED FILE: OP.03.008 (OPA 744)

DATE:
June 17, 2014

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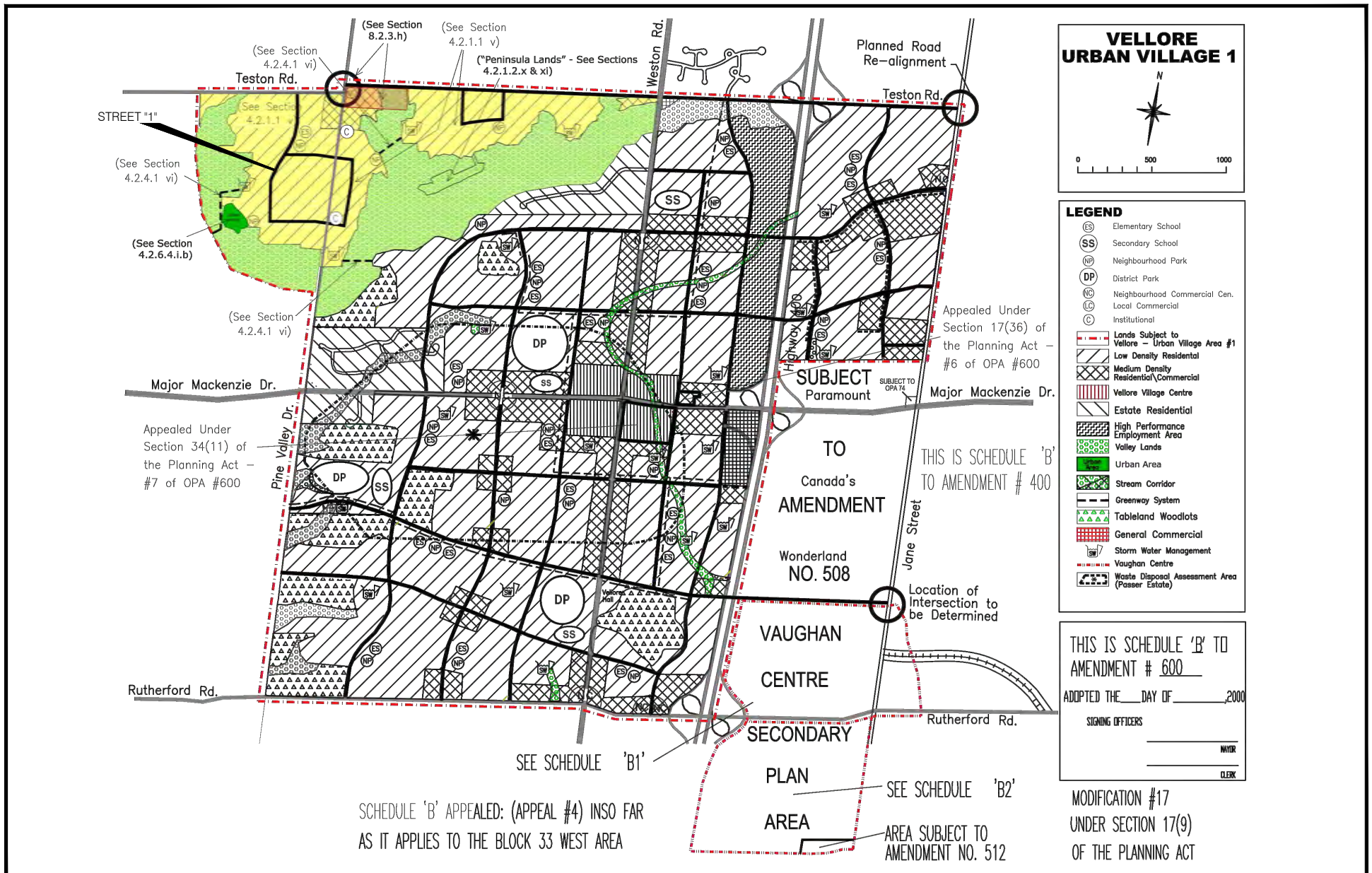


Transportation Management and Sidewalk Plan

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:
June 17, 2014
6



Revised Schedule 1 to OPA 744

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:
June 17, 2014

7