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COMMUNICATION

CW (WORKING SESSION)

January 18/16

ITEM - 3



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**Anna Sicilia, MCIP, RPP**

Project Manager, New Community Areas  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan ON L6A 1T1

MGP File: 11-2003

Dear Ms. Sicilia:

**Re: Committee of the Whole (Working Session) – January 18, 2016  
New Community Area Block 41 Secondary Plan Study – File: 26.4.2 Status Update  
Report Ward 1, Vicinity of Pinevalley Drive, Weston Road, Teston Road and Kirby  
Road  
Block 41 Landowner's Group Concerns**

The Block 41 Landowners Group and its representatives look forward to attending the Committee of the Whole Working Session scheduled for January 18, 2016. I will be speaking on behalf of the Block 41 Landowner's Group. I also request that this letter be circulated to Committee.

**Concerns with Density Expectations**

It is our opinion that the Regional target of 70 people and jobs per hectare for the New Community Areas, of which Block 41 is a part, was implemented without a thorough understanding of the implications and the types of communities that would result, and therefore needs to be revisited. The New Community Areas are being held to much higher standards for Stormwater Management Ponds than recent communities built in the City of Vaughan. Block 41 is being asked to consider Regional Storm flows, which can require Stormwater Management ponds of over 11% of the drainage area, compared to 5 to 6% which was the norm when the TRCA criteria was the 100 year storm. SWM ponds are also no longer permitted within the valley lands. As a result, the amount of developable area is reduced, but the minimum density target continues to apply on the entire block, and the density must be made up in the form of high density apartment units. It is evident that the Emerging Land Use Concept will produce a community that will be vastly different from what was envisioned.

This understanding of the implications of 70 people and jobs per hectare on the type of communities being proposed is now being reviewed at the Region. At the November 19, 2015 council meeting, Regional Council adopted the motion "*That development in new communities should be consistent with the provincially mandated standard of 50 persons and jobs per hectare*" as part of the York Region 2041 Preferred Growth Scenario. The full text of the resolution is included in Attachment 1.

### **Regional expectations for Unit Mix for the New Community Areas**

The City's work on the Emerging Land Use Concept clearly illustrates the type of community that is required to meet target of 70 people and jobs per hectare. 52% of all units built within Block 41 would be required to be higher density Stacked Townhouses and Apartments. This is an extremely high proportion of higher-density units that would be better suited for urban areas with greater access to dedicated higher order transit, and to community and social facilities. Block 41 is on the periphery of the urban area, does not have higher order transit service, and is adjacent to existing low-density housing.

It is also clear that this unit mix proposed in the City's Emerging Land Use Concept Plan was never anticipated by the Region when they mandated 70 people and jobs per hectare. In fact, the unit mix proposed by the Region differs significantly from what emerges from the land use concept, as illustrated in the following table:

*Unit Mix Comparison – Regional Expectations vs City's Emerging Land Use Concept*

<b>Unit Mix</b>	<b>Singles</b>	<b>Semis</b>	<b>Rows</b>	<b>Stacked Townhouse</b>	<b>Apartment</b>
<b>York Region 2031 Land Budget</b>	50%	10%	30%		<b>10%</b>
<b>City's Emerging Land Use Concept</b>	25%	5%	17%	<b>9%</b>	<b>43%</b>

*Source:*

*York Region numbers are from Table 5 of the York Region 2031 Land Budget (March 2010)*

*City's Emerging numbers are from the Block 41 Secondary Plan Emerging Land Use Concept Report (October 9, 2015)*

### **Our Request**

We respectfully request that Committee direct staff to report back on the form of the community that would result from 50 peoples and jobs per hectare, consistent with the direction that has been provided to Regional staff by Regional Council.

TO: Anna Sicilia, Project Manager  
RE: Committee of the Whole (Working Session) – January 18, 2016

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January 15, 2016

Yours truly,

**MALONE GIVEN PARSONS LTD.**



Don Given, MCIP, RPP  
President

cc     John Mackenzie, MCIP, RPP, Commissioner of Planning, City of Vaughan  
       Roy McQuillin, Director of Policy Planning, City of Vaughan  
       Arminé Hassakourians, MCIP, RPP Senior Planner, City of Vaughan  
       Block 41 Landowners Group Inc.  
       Block 27 Landowners Group



## ATTACHMENT 1

### **On November 19, 2015 York Region Council adopted the following recommendations:**

1. Receipt of the report dated November 5, 2015 from the Commissioner of Corporate Services and the Chief Planner.
2. That Regional staff be instructed to analyse the provincially mandated 40% growth intensification target (as per the Growth Plan) compared to the staff recommended 45% growth intensification scenario, to provide a detailed analysis of the impacts and risks of both scenarios and also demonstrate where growth can be accommodated.
3. That Regional staff complete a comparative analysis of the provincially mandated 40% intensification target relative to the 45% intensification target for the four local municipalities undergoing urban expansions (Town of East Gwillimbury, Township of King, City of Markham and City of Vaughan) and this analysis shall also compare the provincially mandated 50 persons and jobs per hectare and the Region's 70 persons and jobs per hectare for the Whitebelt area.
4. That development in new communities should be consistent with the provincially mandated standard of 50 persons and jobs per hectare.
5. That opportunities for intensification be concentrated along Regional transit corridors and nodes (Bus Rapid Transit and subways, etc.).
6. Whereas the selection of a 2041 preferred growth scenario as part of York Region's Municipal Comprehensive Review, based on a 45% intensification target and a projected population of 497,000 and 321,000 jobs for the City of Vaughan will result in the need for an expansion of the City's 2031 urban boundary;

Whereas the City of Vaughan is working with landowners to advance the New Community Secondary Plans in Blocks 27 and 41 and in the review of block plans for the 400 North Employment lands;

Whereas the Region has indicated that servicing for north Vaughan for the New Community Secondary Plans, the 400 Employment Areas, and potential lands that could be added as a result of the Region's Municipal Comprehensive Review is not scheduled to be completed until 2028;

Whereas the Region is targeting Q2 2016 for a report back on the Infrastructure Master Plan updates; Therefore be it resolved that Regional staff continue to meet with landowners within the New Communities Areas, the Highway 400 Employment Areas, and on lands identified by the Region and City of Vaughan for potential expansion of the settlement areas (Blocks 28, 42, 66) to determine options for accelerating the delivery of services for north Vaughan including partnership approaches and interim servicing arrangements, and report back on options and a preferred strategy so that this can be considered concurrently with amendments to the York Region Official Plan resulting from the Regional Comprehensive Review and reporting on the updates to the Infrastructure Master Plans.

7. Whereas the City of Vaughan Economic Development Department continues to receive strong market interest in the acquisition of large available lots in the West Vaughan Employment Area;

Whereas significant growth is underway in West Vaughan due to various factors including planned construction of Highway 427, the existing CP Intermodal Yard and other locational factors;

Whereas the Region's Municipal Comprehensive Review is contemplating a modest proposed expansion of the settlement area in West Vaughan for employment uses in Block 66;

Whereas the inclusion of additional land into the settlement area in West Vaughan for employment purposes may help create conditions for cost sharing and earlier delivery of infrastructure that will in turn support additional investment;

Therefore be it resolved that staff be directed to study and report back on the merits of including remaining vacant lands in Northwest Vaughan outside of the Greenbelt, the proposed Natural Heritage Network, and lands required for infrastructure for employment purposes including Blocks 66 and 67 as part of the Municipal Comprehensive Review.

8. The Regional Clerk circulate this report to the local municipalities, the Building Industry and Land Development Association and the Ministry of Municipal Affairs and Housing.