

# Block 41 Secondary Plan / Committee of the Whole Working Session

January 18, 2016

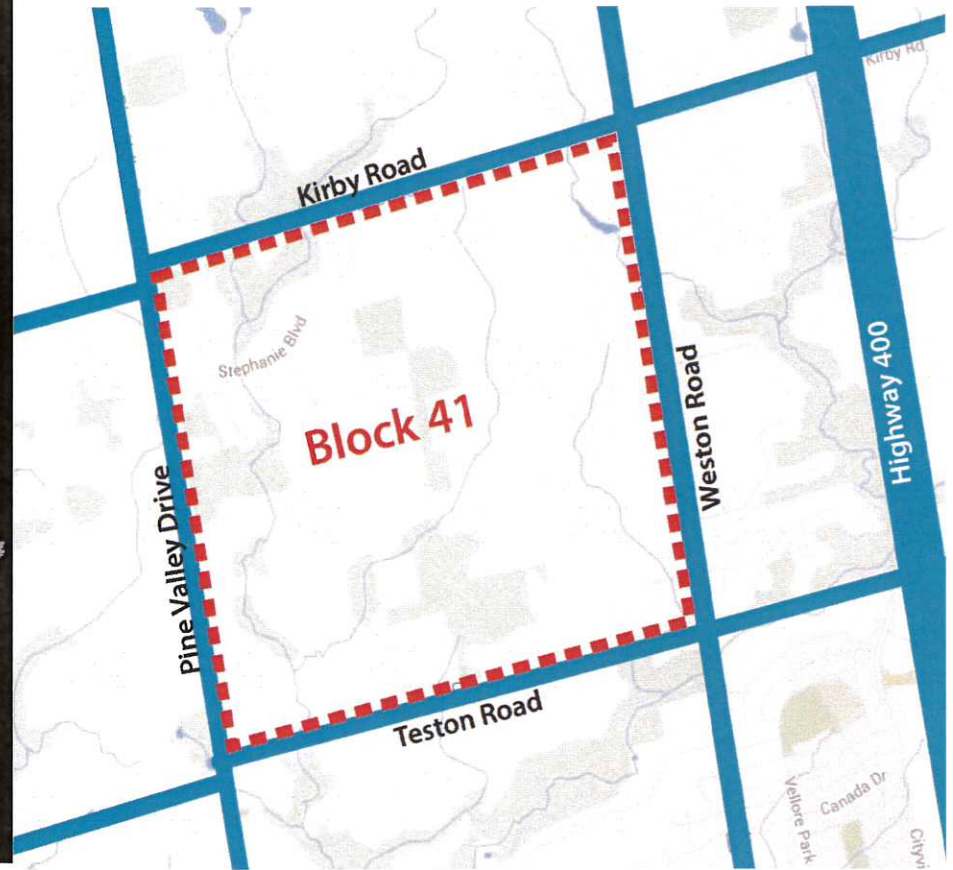
# 1. LOCATION & CONTEXT



# LOCATION

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## Block 41

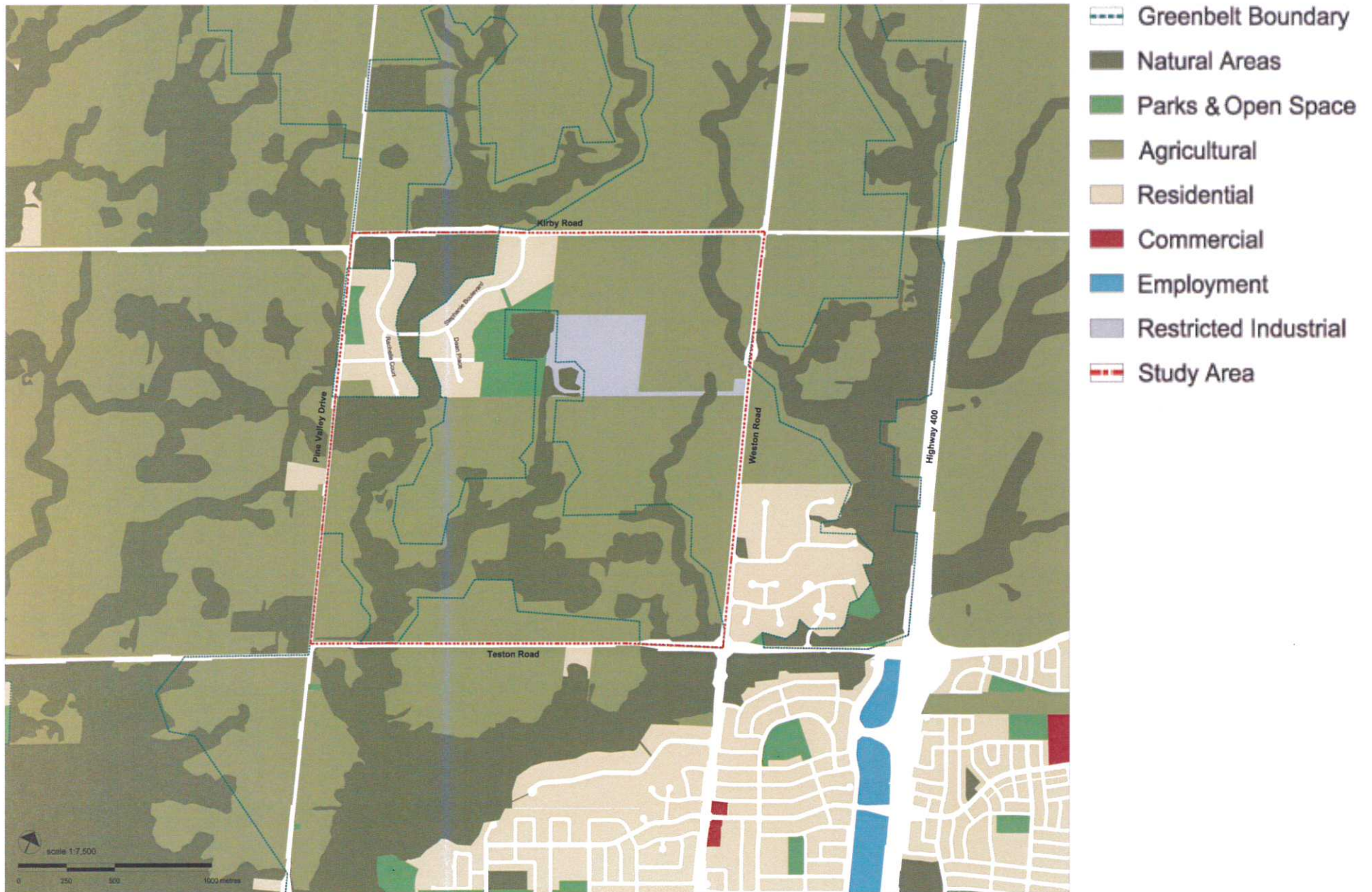




# LAND USE CONTEXT

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## Existing Conditions



## 2. POLICY CONTEXT

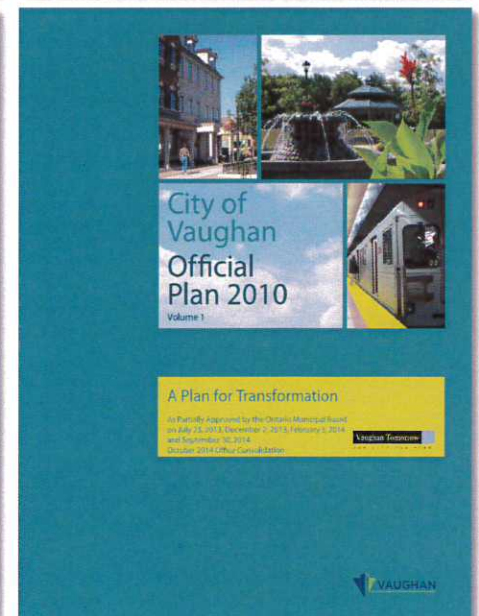
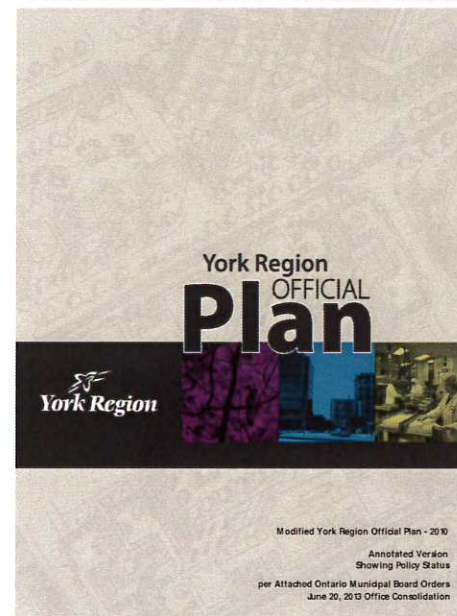
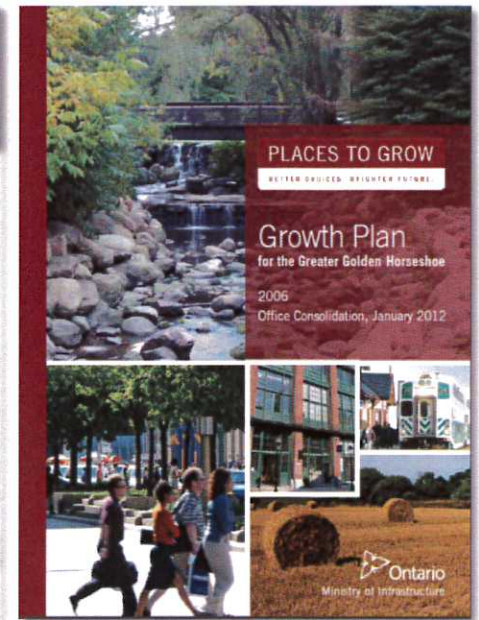
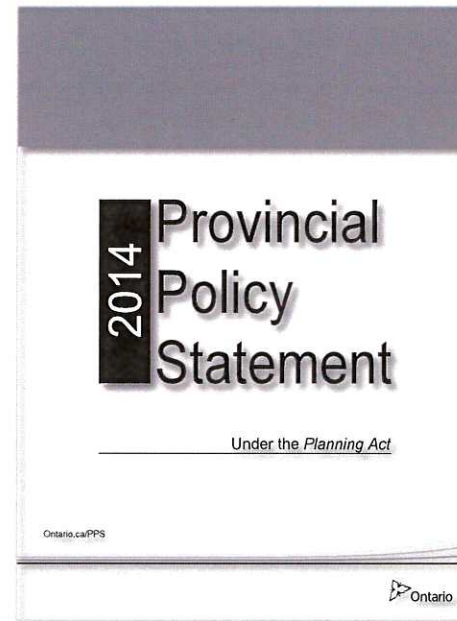


# PLANNING POLICY FRAMEWORK

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## An Integrated Framework

- The Province, Region and City have adopted an **integrated policy framework** for managing growth and development.
- This policy framework requires **responsible growth management**, with a focus on creating complete communities that are socially, fiscally, economically and environmentally stable over the long-term.

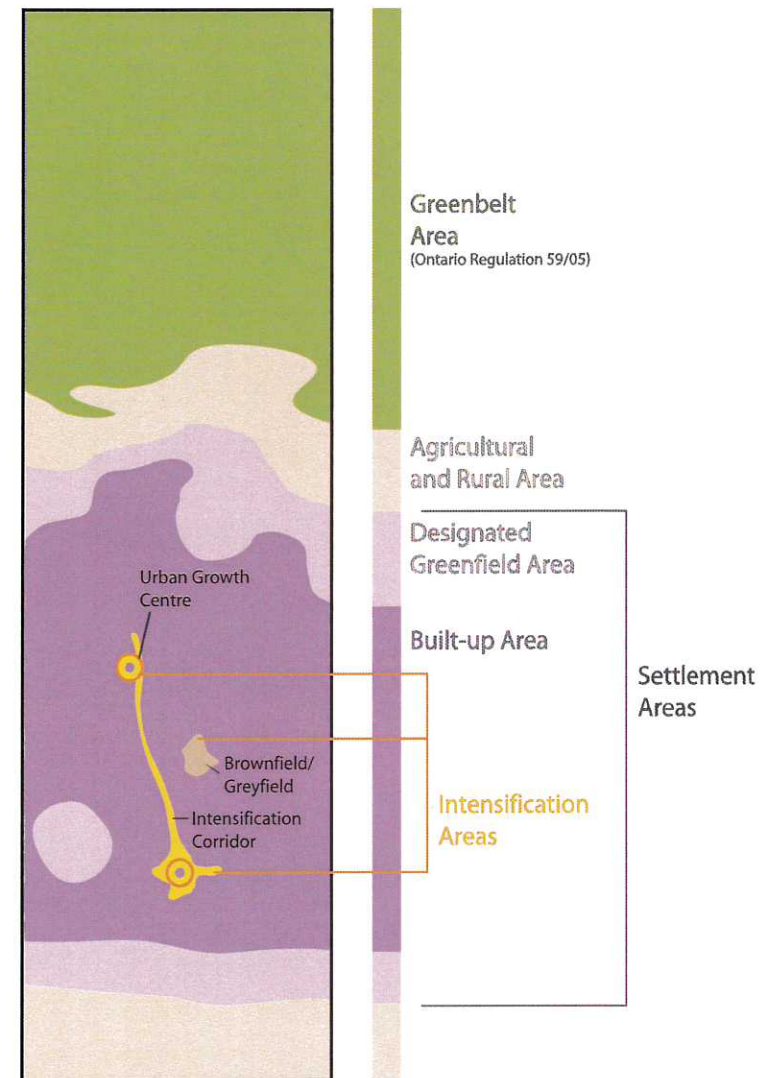


# PLANNING POLICY FRAMEWORK

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## Provincial Land Use Designations for Block 41

- Under Places to Grow, Block 41 is a **Designated Greenfield Area**.
  - Greenfields include primarily undeveloped land within the settlement boundary, where future growth is planned.
  - New communities are intended to be well-designed, mixed use, and offer transportation choices.
- Block 41 also includes lands within the **Greenbelt Area** where most types of development are prohibited.
- These designations are recognized in the York Region Official Plan (YROP) and the Vaughan Official Plan 2010 (VOP 2010).



Places to Grow, Appendix 2: Illustration  
Diagram: Growth Plan Land-Use Terminology





# PLANNING POLICY FRAMEWORK

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## Regional & Local Planning Requirements

- Block 41 is recognized as a **New Community** under the York Region Official Plan (YROP).
- Secondary Plans for New Communities are expected to support the achievement of **sustainable**, well-designed, pedestrian friendly and transit supportive places for people to interact, learn, work, play and reside.
- Under the YROP, Block 41 is required to achieve a minimum density of **70 residents and jobs per hectare**.
- The York Region New Community Guidelines (YRNCG) provide further direction for achieving YROP policies in areas like Block 41.
- The policies for New Community Areas under Section 9.2.2.14 of the Vaughan Official Plan 2010 (VOP 2010) are consistent with the Provincial and Regional planning framework, and outline requirements for the Secondary Plan study.



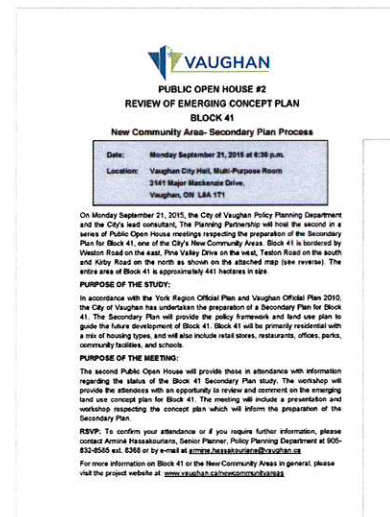
### 3. COMMUNITY ENGAGEMENT TO-DATE

# COMMUNITY ENGAGEMENT TO-DATE

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## Communication Methods

- Traditional and web-based methods are being used to advertise project-related events and milestones.
- Social Media
  - Vaughan Online
  - Twitter
  - Facebook
  - New Community Areas Web Page
- Print Campaign
  - Mail distribution
  - Advertisements in local newspapers





# COMMUNITY ENGAGEMENT TO-DATE

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## Public & Stakeholder Events & Notices

### City Council

- Memoranda in February & July, 2015
- Current Working Session

### Local residents and other landowners

- Visioning Summit in April 2015
- Emerging Land Use Concept Open House in September 2015

### New Communities Bus Tour

- September 2015 with City Staff, LOG and Council members

### Technical Advisory Committee (TAC)

- 4 of 8 TAC meetings completed in April, May, September & November 2015

### Landowners' Group (LOG)

- 5 of 9 LOG meetings completed in January, April, June, September & November 2015

### First Nations & Metis

- Introductory letter to 13 communities
- Ongoing distribution of study documents to 5 interested communities
- Meeting with Mississaugas of the New Credit in October 2015

## 4. WORK COMPLETED TO-DATE



# WORK COMPLETED TO-DATE

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## Work Program

PHASE 1	Project Initiation	Jan-Feb 2015
PHASE 2	Background Analysis and Visioning	Jan-Jun 2015
PHASE 3	Foundation Studies	Apr-Sept 2015
PHASE 4	Emerging Land Use Concept Report and Supporting Analysis	July-Nov 2015
PHASE 5	Draft Secondary Plan	Dec 2015-Nov 2016

← We are here

### Completed Deliverables

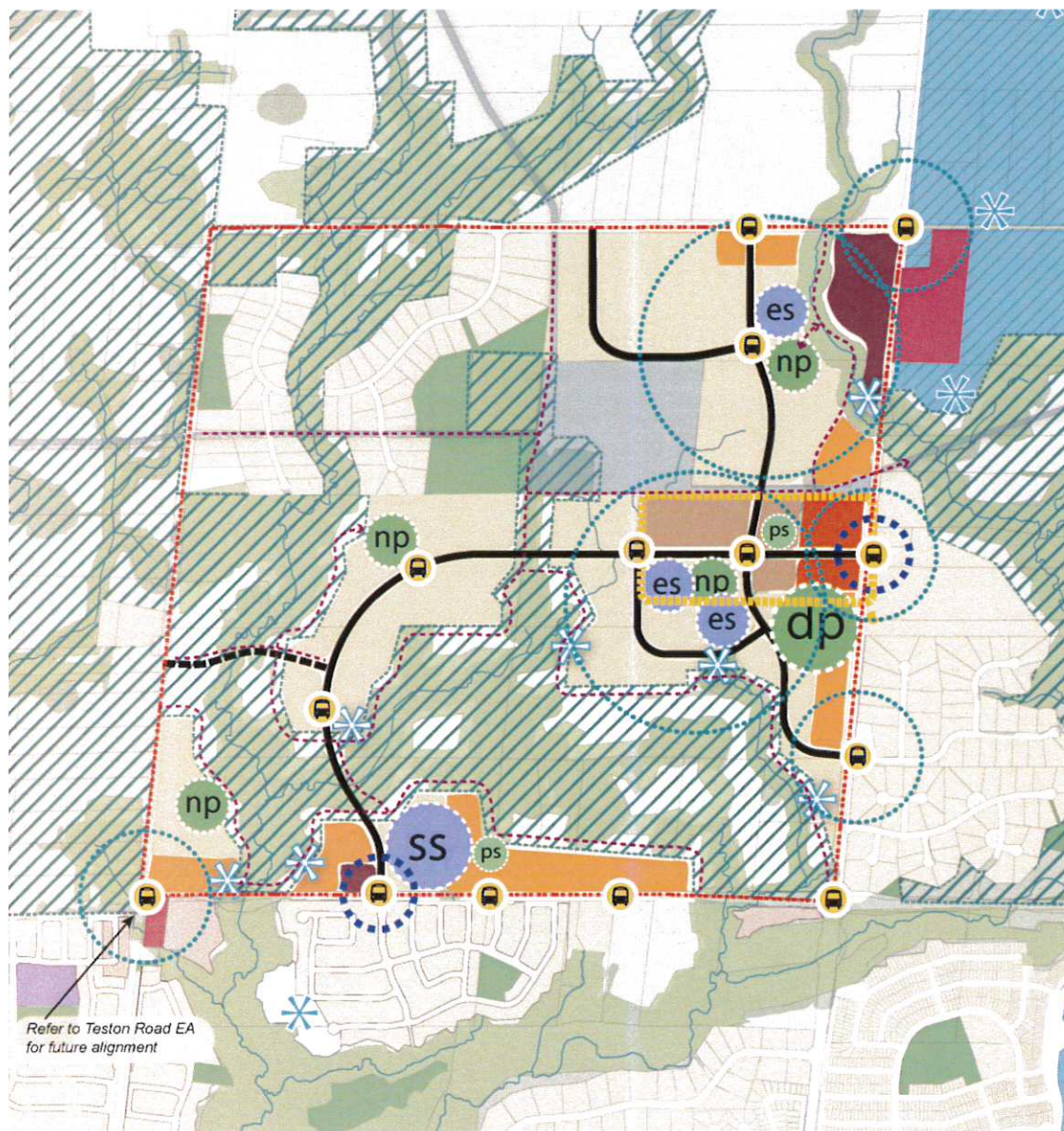
- Work Plan
- Consultation Strategy
- Preliminary Background Report, including review of existing conditions, policy framework, opportunities and constraints
- Cultural Heritage Resource Assessment
- Stage 1 Archaeological Resource Assessment
- Commercial Needs Assessment
- Peer Review of Draft Proposed Natural Heritage Network (*under review*)
- Community Energy Plan (*under review*)
- Emerging Land Use Concept Report, including land use and urban design strategy, and servicing and stormwater management strategy

## 5. EMERGING LAND USE CONCEPT



# CONCEPT PLAN

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## Legend

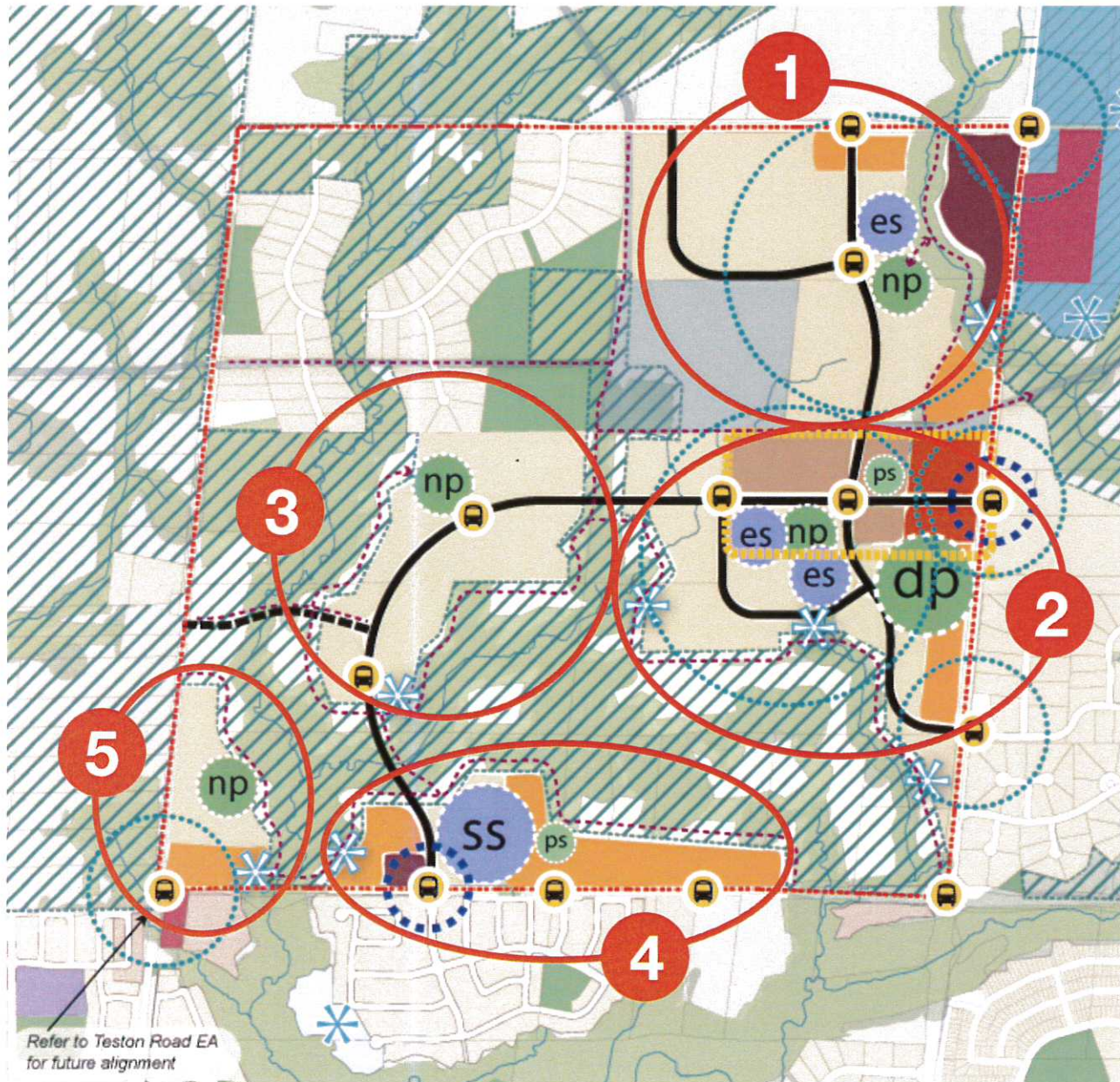
- Study Area
- Greenbelt Boundary
- Natural Areas  
(Vaughan OP, Schedule 2, Currently Under Review)
- Natural Areas  
(North-South Natural Heritage Network, proposed amendment yet to be approved)
- Community Commercial Mixed Use
- Mid-Rise Mixed Use
- Mid-Rise Residential
- Low-Rise Mixed Use
- Low-Rise Residential
- Infrastructure and Utilities
- Stormwater Management Facility
- Existing Parks
- District Park  
(To include major community centre and library)
- Neighbourhood Park
- Public Square
- School (Elementary / Secondary)
- Proposed Collector Road
- Potential Collector Road  
(Subject to Further Review)
- Trails and Connections
- Potential Transit Stop
- 400m (5min.) and 200 (2.5min.) Walking Radii
- Gateway
- Community Core



# COMMUNITY STRUCTURE

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## Neighbourhoods

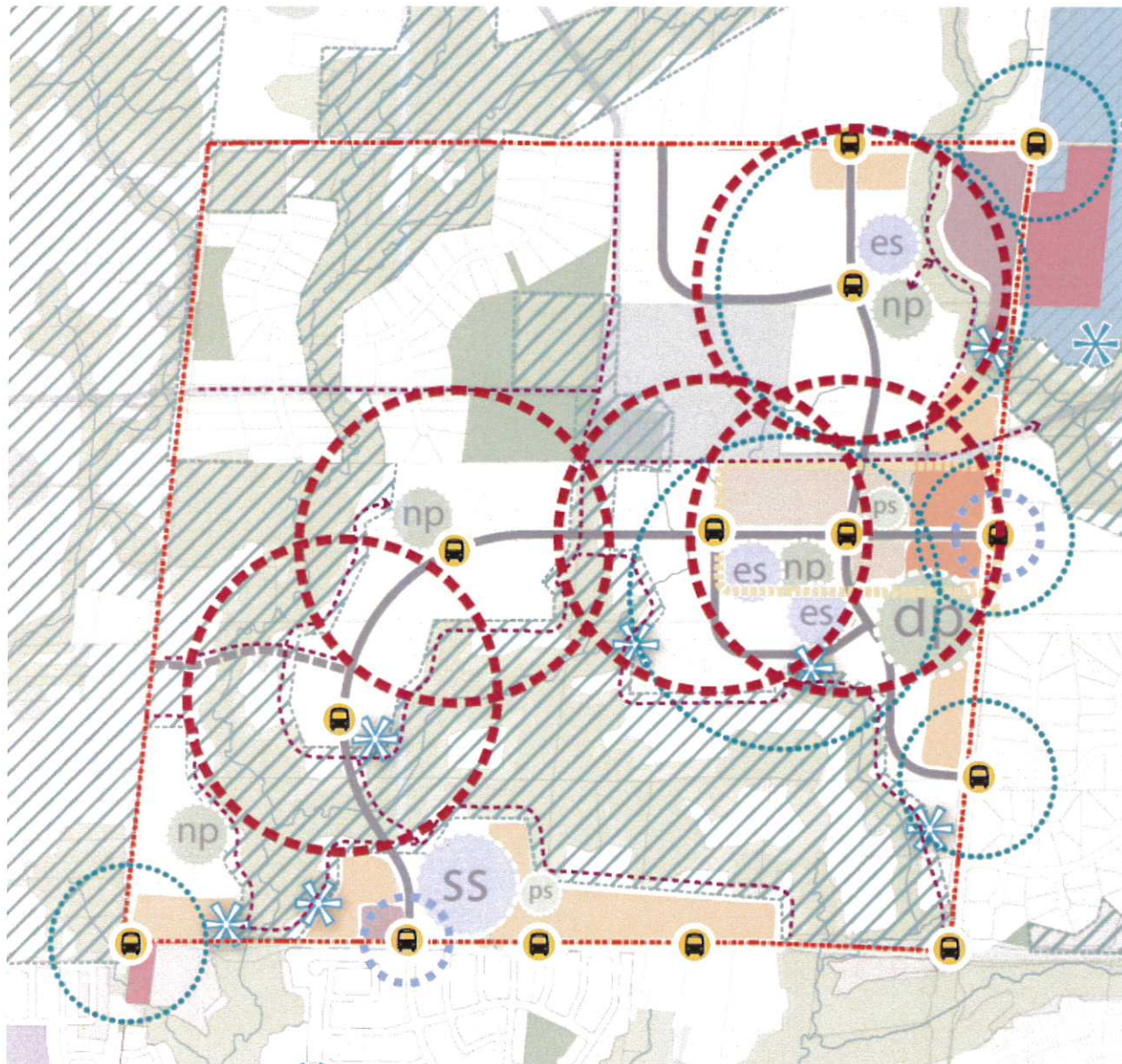




# COMMUNITY STRUCTURE

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## Streets + Transit



### Legend

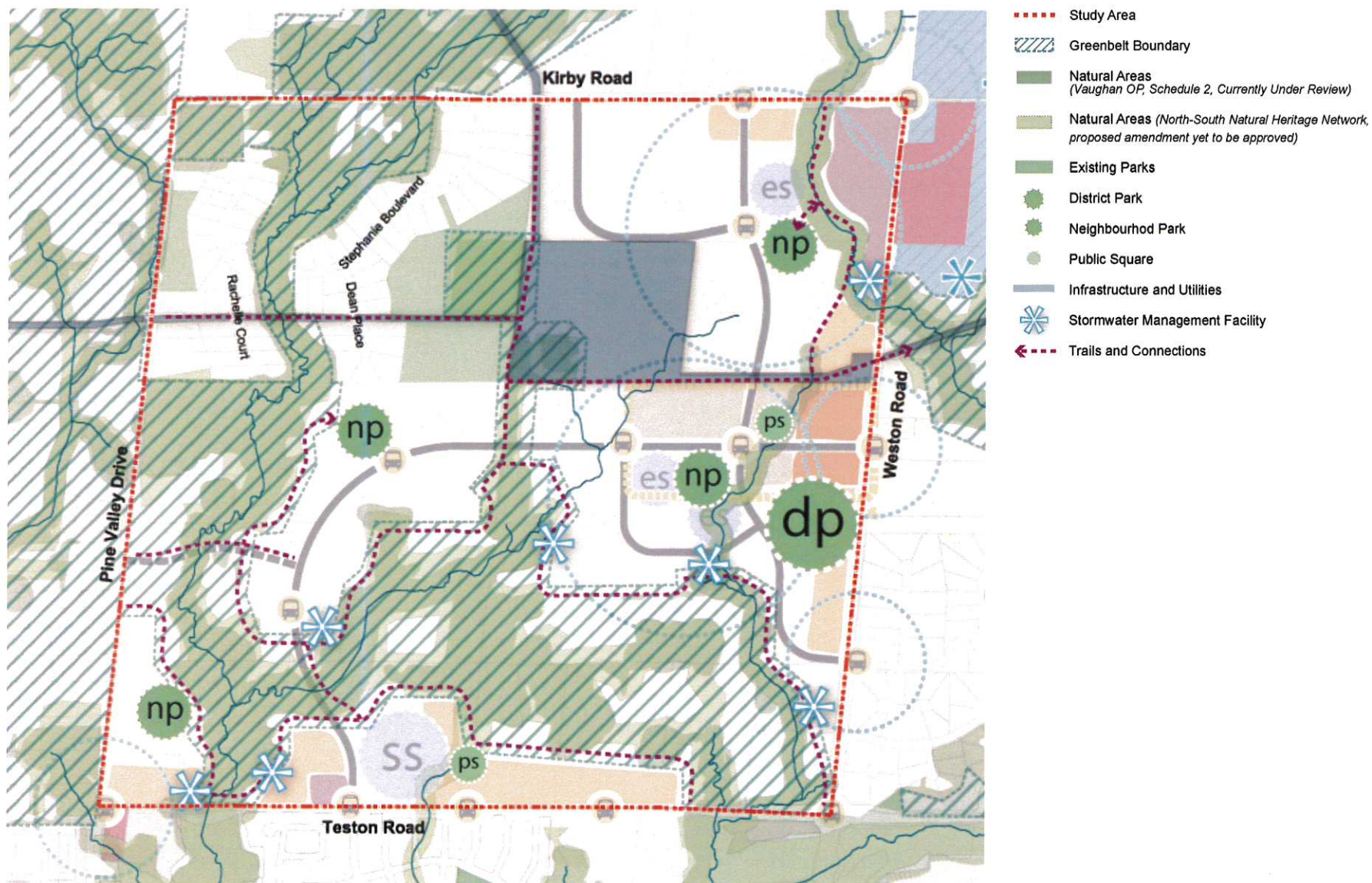
- Study Area
- Collector Road
- Potential Collector Road  
(Subject to Further Review)
- Potential Transit Stop
- 400m (5min.) Walking Radii



# COMMUNITY STRUCTURE

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## Parks, Trails, Natural Areas + Infrastructure





# CONCEPT PLAN

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## Population & Employment Density

<b>Block 41</b>	
<b>Developable Land Area*</b>	<b>183</b>
People	11,837
Jobs	953
People + Jobs	12,790
<b>People + Jobs per hectare</b>	<b>70</b>
<b>Number of units per hectare</b>	<b>26</b>

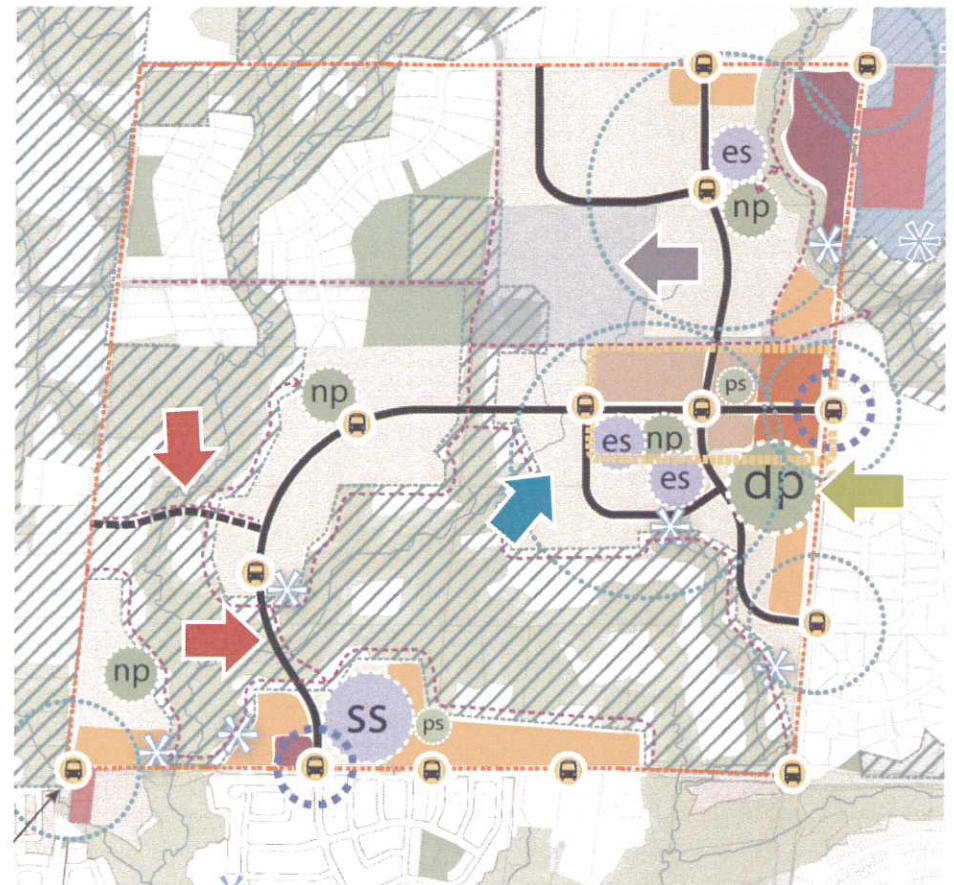
\*Developable area/gross density excludes the natural heritage network (NHN), designated greenbelt, the TransCanada compressor station and pipeline right-of-way, and existing estate residential development in the northwest quadrant.

*Note: The natural heritage network boundaries and compressor station noise assessment have yet to be finalized, and may result in changes to the developable area.*

# KEY OUTSTANDING ISSUES

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- ➡ Work with stakeholders to confirm the natural heritage network boundaries in Block 41, particularly within/near the Community Core
- ➡ Proposed road crossings of environmentally sensitive areas
- ➡ Impact of TransCanada Maple Compressor Station
- ➡ Proposed creation of a “community hub”, including the co-location of a community centre, library and two elementary schools adjacent to the Block 41 District Park

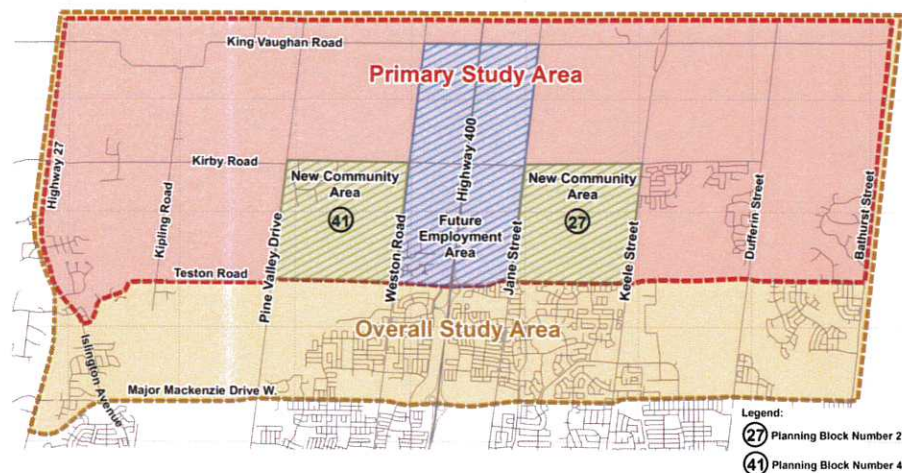




## 6. STATUS OF RELATED STUDIES

NVNCTMP study team is considering the integration of the Block's internal transportation network with the existing and planned networks in the greater north Vaughan area.

The Primary Study Area for the NVNCTMP is bound by Highway 27 to the west, the northern City of Vaughan limits to the north, Teston Road to the south, and Bathurst Street to east, encompassing the New Community Area of Block 41



### Study is being carried out in 2 phases:

- Phase 1 will assess existing conditions, context and challenges
- Phase 2 will develop network plans, identify triggers for infrastructure needs, phasing of projects and an action plan → **we are currently in phase 2 of the study**



### Communication and Consultation

- Key component of the Study is communication with stakeholders including Landowners', ratepayers, First Nation and Métis communities, Vaughan Bicycle Users' group, regulatory agencies, and general public.
- Consultation occurs through Stakeholder Workshops, and Technical Advisory Committee meetings, Public Information Centre, Community Outreach events and Community Workshop.
  - Public Information Centre #1 Completed Oct 2015
  - Community Outreach Events Completed: Binder Twine Festival and Woodbridge Fair 2015
  - Upcoming Community Workshop in Winter 2015/2016 and PIC #2 in Spring 2016

NVNCTMP is ongoing and the expected completion date is Q4 of 2016. Conclusions and recommendations will be considered in determining appropriate development area for Block 41.



# TESTON ROAD EA

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## York Region - Teston Road Environmental Assessment

The Region of York Teston Road Environmental Assessment (EA) has been underway since November 2014:

- EA process will look at urbanization and widening of Teston Road from Pine Valley Drive to Weston Road from 2 to 4 lanes including auxiliary lanes where warranted.
- EA will also address the jog elimination at Pine Valley Drive and Teston Road as well as associated upgrades along Teston Road.
- Current Status:
  - Public Open House #1 and #2 completed in Feb 2015 and Sep 2015 respectively
  - Notice of completion expected April 2016

The Block 41 Secondary Plan process will incorporate the findings of the Region's EA as they become available.



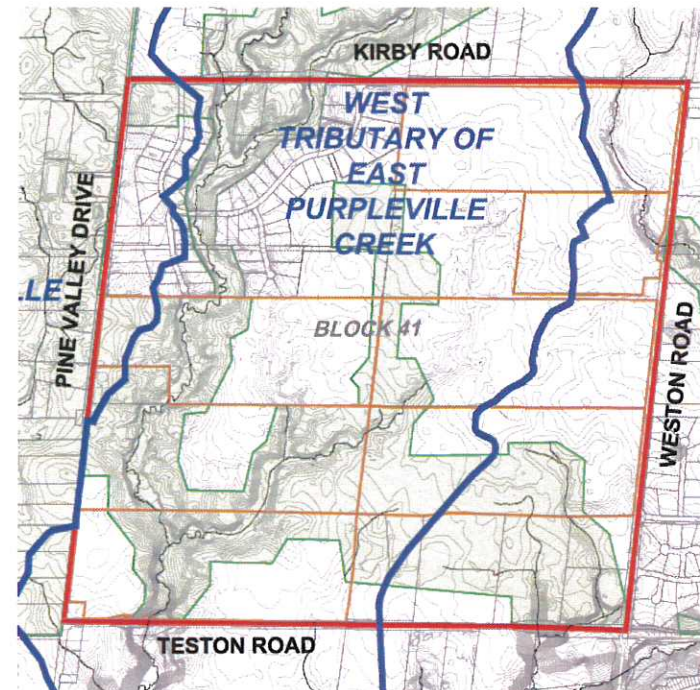
# BLOCK 41 SUBWATERSHED STUDY

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## Block 41 East Purpleville Creek Sub-Watershed Study

A significant amount of work has been completed to date on the Block 41 East Purpleville Creek Subwatershed Study (SWS) including the following:

- Required 2014 and 2015 data inventories on streams, headwater drainage features, wetlands, woodlands, groundwater systems, aquatic habitats, surface runoff (quality and quantity), downstream stream/valley conditions, surface drainage patterns, etc.;
- Site walks with TRCA and Ministry of Natural Resources and Forestry staff including staking of environmental features on Block 41 lands; and,
- Evaluation of existing ecological and hydrological conditions of aquatic and terrestrial, surface water and groundwater resources present in and surrounding the Block 41 lands.





# BLOCK 41 SUBWATERSHED STUDY

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## Block 41 East Purpleville Creek Sub-Watershed Study

Based on fieldwork, review of background studies/mapping and associated analyses, data on the following matters has been presented and/or provided to the City:

- Hydrology and hydraulics model results regarding existing conditions peak flows and preliminary floodlines for Block 41;
- An analyses of ecological features and functions and preliminary Natural Heritage Network recommendations;
- Fluvial geomorphological characterization of stream reaches; and,
- Characterization of existing geology, groundwater flows, patterns and quality

Next Steps include:

- Preparation of the Existing Conditions Characterization Report and evaluation of the Block 41 Emerging Land Use Concept; and,
- Natural Heritage Network, SWM strategy and other implementation strategy recommendations





# SERVICING

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- Full build-out of the New Community Areas will be dependent upon construction of the York Region (YR) Northwest Vaughan water and waste water servicing solution.
- Phase 1 of the YR Environmental Assessment (EA) study is underway.
- Conclusions of the EA may require a large Regional Sanitary Trunk Sewer along Jane Street and water supply system improvements to service full build out of Block 41.
- YR current Capital Construction Program identifies the construction of this required infrastructure by 2028.
- YR advised that interim servicing capacity is available for approx. 3, 000 units in the Jane and Rutherford and Maple sewer sheds.
- Available residual capacity within the City's network maybe able to accommodate the initial phase(s) of development within Block 41 subject to further study.
- Residual local capacity will need to be confirmed in conjunction with the Block 41 Block Plan and MESP approval process.

## 7. NEXT STEPS





## NEXT STEPS

- Review following input from Working Session – January/February 2016
- **Public Open House** to present Draft Secondary Plan – April/May 2016
- **Statutory Open House** – June 2016
- **Statutory Committee of the Whole Public Hearing** – Fall 2016
- **Committee of the Whole** meeting to present the final draft of Secondary Plan – Fall 2016
- Region of York consideration for approvals – TBD 2017