

COMMITTEE OF THE WHOLE (PUBLIC HEARING) DECEMBER 3, 2001

2. **BLOCK 11 BLOCK PLAN, P.2001.77**
BLOCK FILE: BL.11.2001
NINE-TEN WEST LIMITED, 9933 DUFFERIN ST. LIMITED, SENANG INVESTMENTS LIMITED,
HUMBOLD PROPERTIES LIMITED, WOODVALLEY DEVELOPMENT LIMITED, LEO & ALICE
SMITH, AL & PATRICIA DELUCA, U.J.A. FEDERATION OF GREATER TORONTO AND
ESTATES OF RAFFAELE DISERA
PRELIMINARY REPORT

Recommendation

The Commissioner of Planning recommends:

“That the Public Hearing for File: BL.11.2001 (Block11), BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to Committee of the Whole”.

Purpose

Nine landowners representing 291ha in the Block 11 area, (72% percent of the total 404 ha block) have submitted an application for a Block Plan. The Block Plan details land uses for the entire block, which will provide guidance in preparation and assessment of future development applications for individual parcels within the block.

The draft Block Plan includes: approximately 3562 dwelling units (2410 low density, 968 medium density and 184 high density residential), to accommodate a population of about 11,157 persons.

In additional to the above, the draft Block Plan also includes: five neighbourhood parks; three public and one separate elementary schools; a designated tableland woodlot; eight commercial sites; seven stormwater management ponds; a public secondary school; a district park; and a private institutional campus (three elementary and one secondary schools and community facilities).

Background - Analysis and Options

Land Use Status

Block 11 (Lots 16 to 20, Concession 2) is located within the community of “Carrville-Urban Village 2”, and extends from Rutherford Road in the south to Major Mackenzie, and from Dufferin Street in the west to Bathurst Street.

The subject lands are designated by OPA No. 400 (the portion of Block 11 within the Oak Ridges Moraine) and OPA No. 600 (the remainder not within the moraine), for residential land uses and supporting community land uses. The lands are designated: “Low Density Residential”, “Medium Density Residential/Commercial”, “High Density Residential/Commercial”, “Valley Lands”, “Stream Corridor”, “District Commercial Centre”, “Neighbourhood Commercial Centre”, “Tableland Woodlots”, “Neighbourhood Park”, “District Park”, “Secondary School”, “Elementary Schools” and “Greenway System”.

The lands are predominantly zoned A Agricultural Zone and OS1 Open Space Conservation Zone and a number of parcels are site specifically zoned to recognize an existing use, including: OS2 Open Space Park (Carrville Cemetery); RR Rural Residential Zone (1381 Major Mackenzie Drive); A Agricultural Zone with exceptions (1061 and 1331 Major Mackenzie Drive); and M1 Restricted Industrial Zone (828 and 856 Rutherford Road).

On November 18, 2001, a notice of public hearing (prepared and dated November 9, 2001) was circulated to all property owners within Block 11, and within 120m of the subject lands. Any

comments received will be addressed in the technical review and included in the detailed staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the draft Block Plan, Staff have identified the following matters to be reviewed in greater detail.

Density & Housing Mix

The distribution of residential densities and the overall residential density proposed in the Block Plan will be reviewed in the context of the density policies of OPA 600. The District Centre Study expected to be undertaken by Staff in 2002, will address residential densities within the future Carrville District Centre at Rutherford and Dufferin.

Nature Reserve

A private Nature Reserve is proposed on the 65 ha MacMillan family property fronting onto Dufferin Street. These lands contain woodlots, valleylands, fields and buildings to be preserved. It is our understanding that the lands will be managed by the Nature Conservancy of Canada for environmental preservation purposes.

Environment

The MESP (Master Environmental/Service Plan) will be reviewed in detail by TRCA, York Region, Vaughan Engineering, Community Planning and Urban Design Departments. The preliminary comments identified to date include the following matters to be addressed:

- a development and infrastructure staging plan to be provided;
- sanitary and stormwater issues;
- environmental issues relating to development;
- topographical issues; and
- proposal pedestrian circulation system system (ie sidewalk/walkway plan) to be provided.

The MESP will be subject to a peer review by the City, similar to other block plans.

Oak Ridges Moraine

Bill 122 (The Oak Ridges Moraine Conservation Plan) has been released by the Province and has received first reading. It identifies and designates the Oak Ridges Moraine lands within Block 11 as "Settlement Area". Therefore, subject to final approval of the legislation, the Region of York may proceed with the process to lift the deferral and include these lands in OPA No. 600.

Schools & Parks

Preliminary comments concerning schools and parks are as follows:

The York Catholic District School Board has requested that the proposed location of an elementary school at the northwest corner of the block be relocated to a more central site, possibly as a school campus along the west side of Street "D" (north/south primary road).

The timing of the availability of the public secondary school site and district park proposed in the Block Plan on the south side of Major Mackenzie Drive is a concern of both the York Region District School Board and the City.

The United Jewish Appeal Federation is proposing a campus development on approximately 20 ha west of Bathurst Street, including several schools and other institutional uses. Ensuring that

this campus is properly integrated with surrounding land uses in terms of urban design, land use compatibility, and operationally is essential.

Transportation

The primary road network proposed in the Block Plan is substantially different from that shown in the Official Plan. A transportation system review by the City peer review consultant is currently underway and will assess relevant issues, including the following:

- the adequacy of the primary road network proposed in the block plan;
- the impacts of the anticipated private institutional traffic;
- arterial road intersection operations;
- road and transit connectivity within and beyond the block; and
- internal block intersection control.

Commercial

At the southwest corner of the Block are lands designated "District Centre", which will be subject to a separate District Centre Study process in early 2002.

The southeast corner of the Block is designated "Neighbourhood Commercial". The opposite corner in Block 10 has been approved for Neighbourhood Commercial Use. As the intent of the Official Plan is that this intersection provide a co-ordinated commercial center and that the primary commercial area is to be directed to the District center, the proposed large land area of the site in Block 11 will need to be assessed.

Urban Design

The urban design report submitted in support of the Block Plan will be reviewed in the context of the City's Urban Design Guidelines and revised design standards. Particular attention will be required for the design treatment of the lands adjacent to and within the large institutional development proposed by the U.J.A. Federation and its relationship to neighbouring properties.

Archaeological Resources

An Archaeological Assessment report is expected to be submitted in support of the Block 11 Plan, for review and clearance by the Ministry of Tourism, Culture and Recreation. Preservation of identified heritage structures identified in their original location is recommended.

Appeal by Block 11 Land Owners to the City's Official Plan No. 600

There is an existing appeal by the Block Plan applicants to the City's Official Plan No. 600 and Vaughan Council's policy position on specific matters. The partial approval of OPA No. 600 by the Region of York on August 13, 2001, included an appeal by Bratty and Partners on behalf of the participating landowners group in Block 11, related to the modified Valley and Stream Corridor Buffer policies (Sections 5.9.1.2.i) 5.9.1.2.ii), 5.9.1.8 and 5.9.1.14. The appellants indicated concerns with the policies, as modified by Vaughan Council at the request of the Toronto Region Conservation Authority. Resolution of these appeals is needed, and may be affected by Bill 122 (The Oak Ridges Moraine Conservation Act).

Conclusion

The above issues, but not limited to, will be considered in the technical review of the Block Plan application, together with comments of the public and Council expressed at the public hearing or

in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Land Ownership Participation
3. Draft Block Plan
4. Physical Setting
5. Oak Ridges Moraine Area, Land Use Designations

Report prepared by:

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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning


JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT '1'
LOCATION MAP

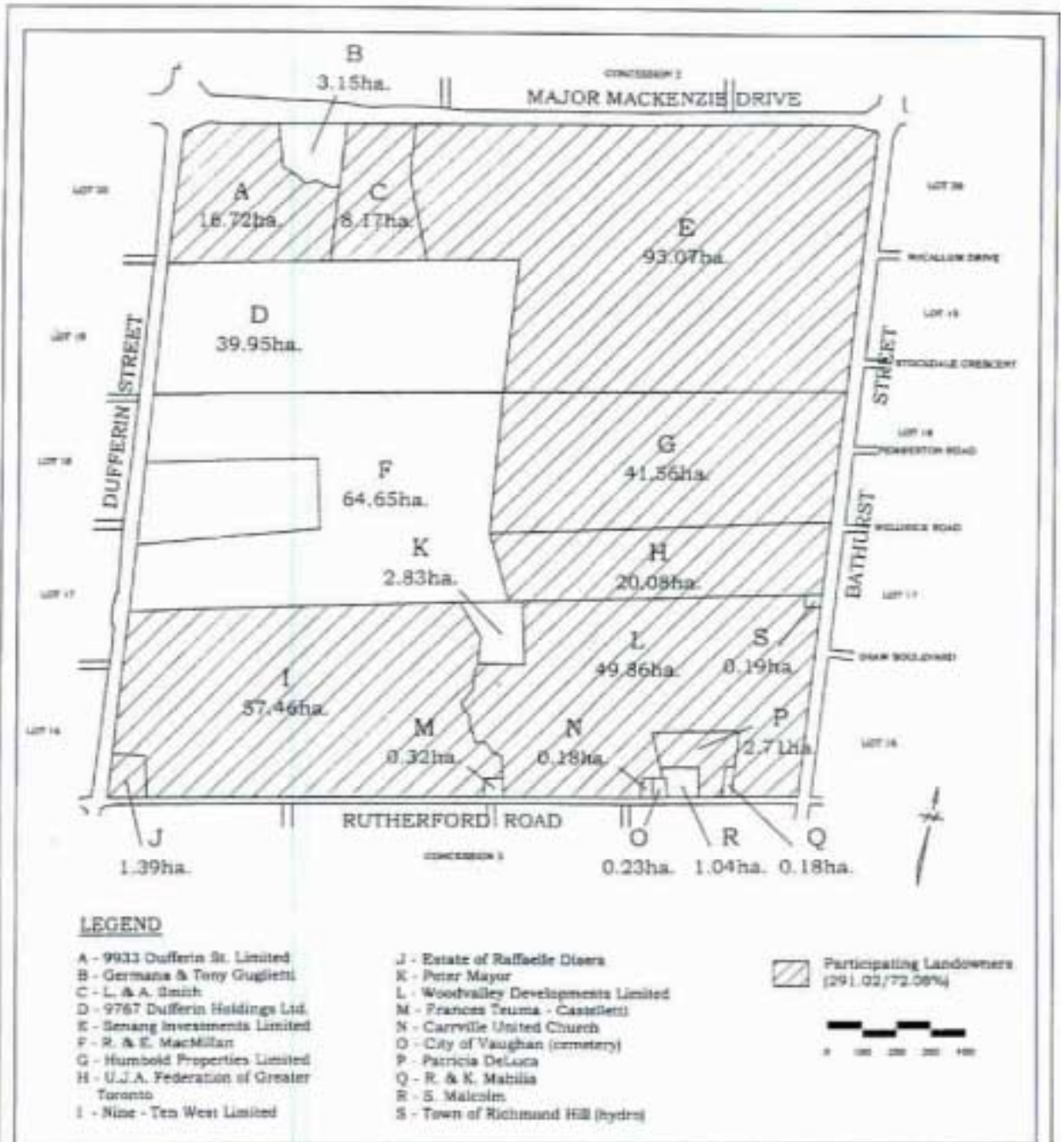
FILE #:	REPORT #:
BLOCK 11	LOCATION: Lots 18 to 20, Con. 2

 **SUBJECT LANDS**

CITY OF VAUGHAN
PLANNING DEPARTMENT

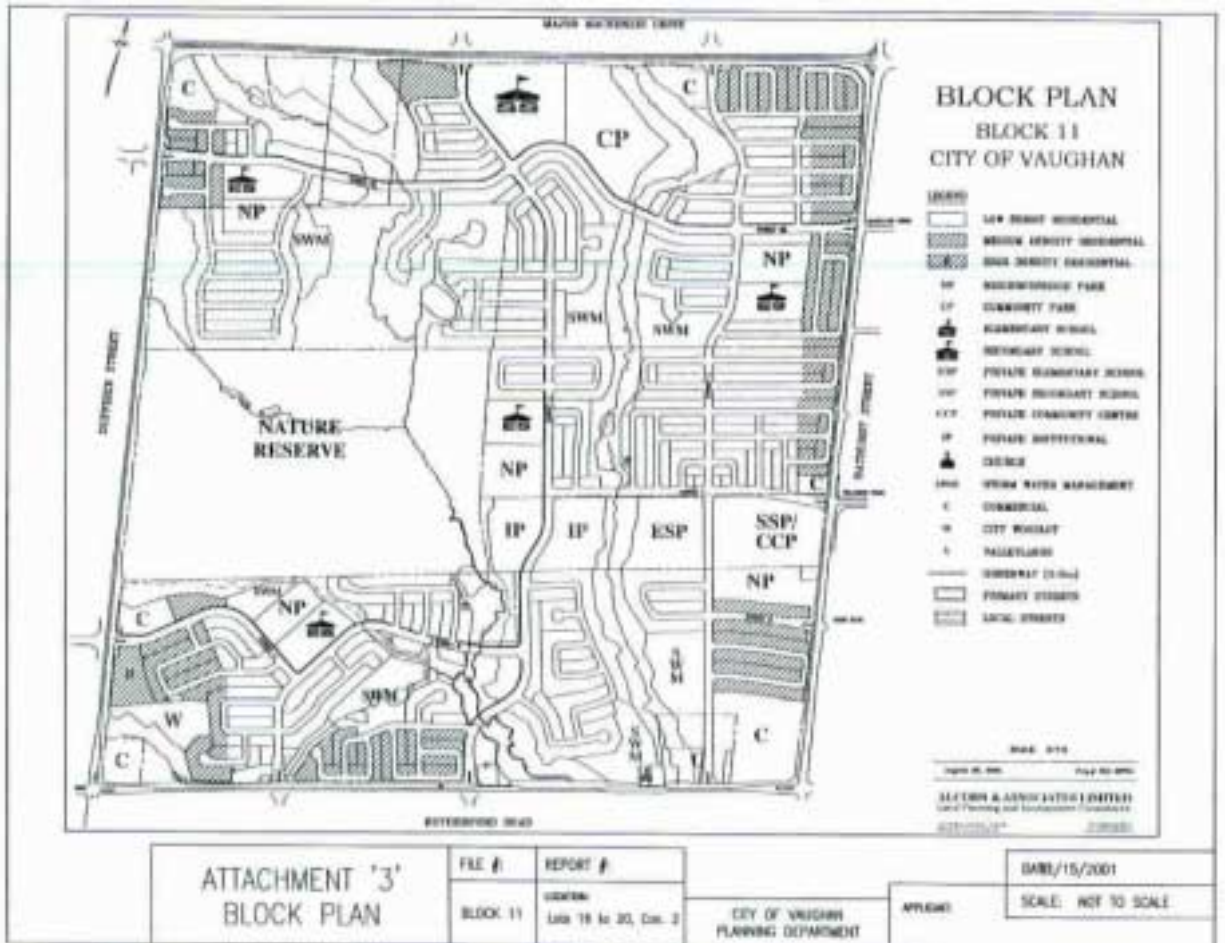
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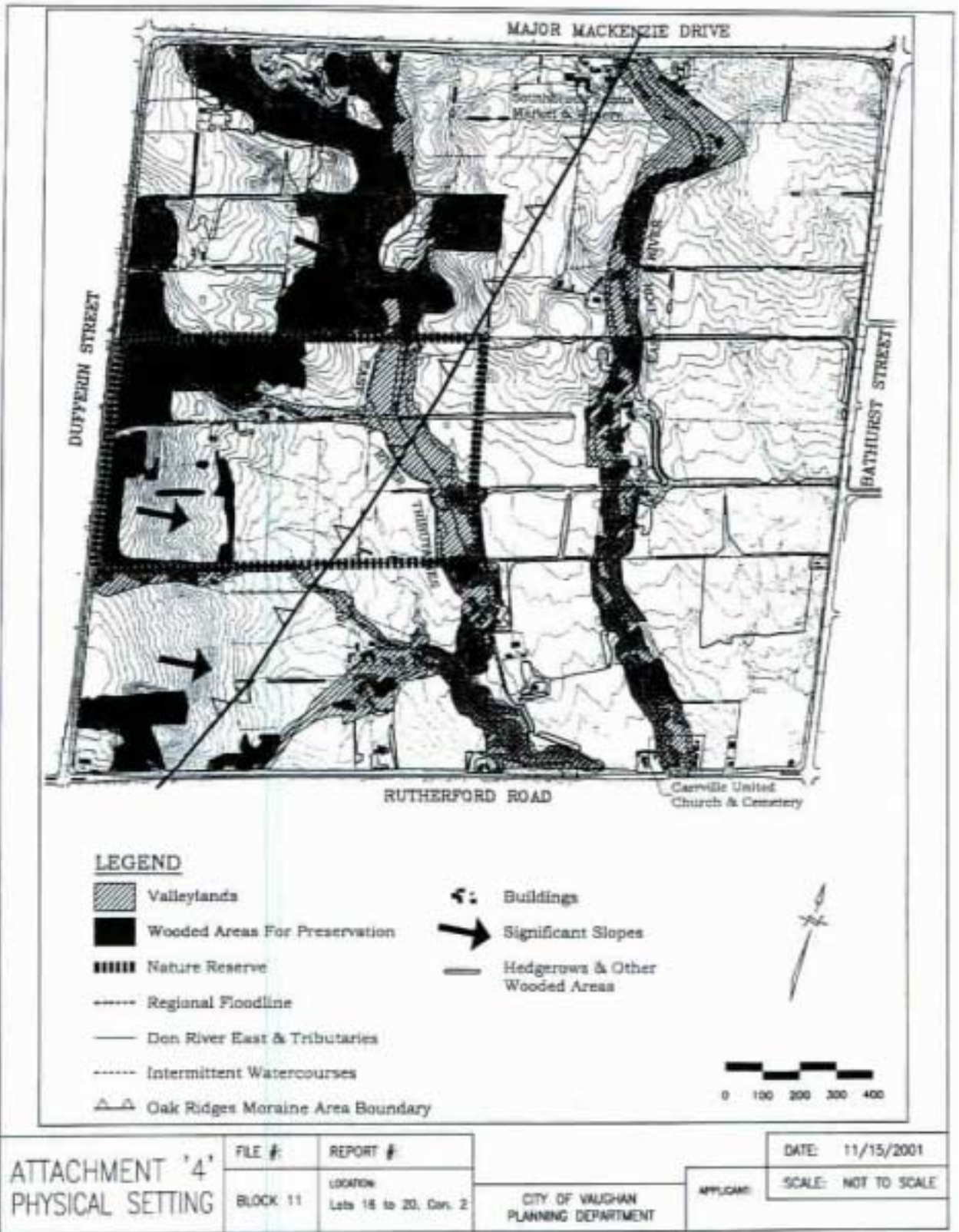




LAND OWNERSHIP PARTICIPATION

ATTACHMENT '2'	FILE #	REPORT #	DATE: 11/15/2001
	BLOCK 11	LOCATION Lots 16 to 20, Con. 2	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPROVED:	



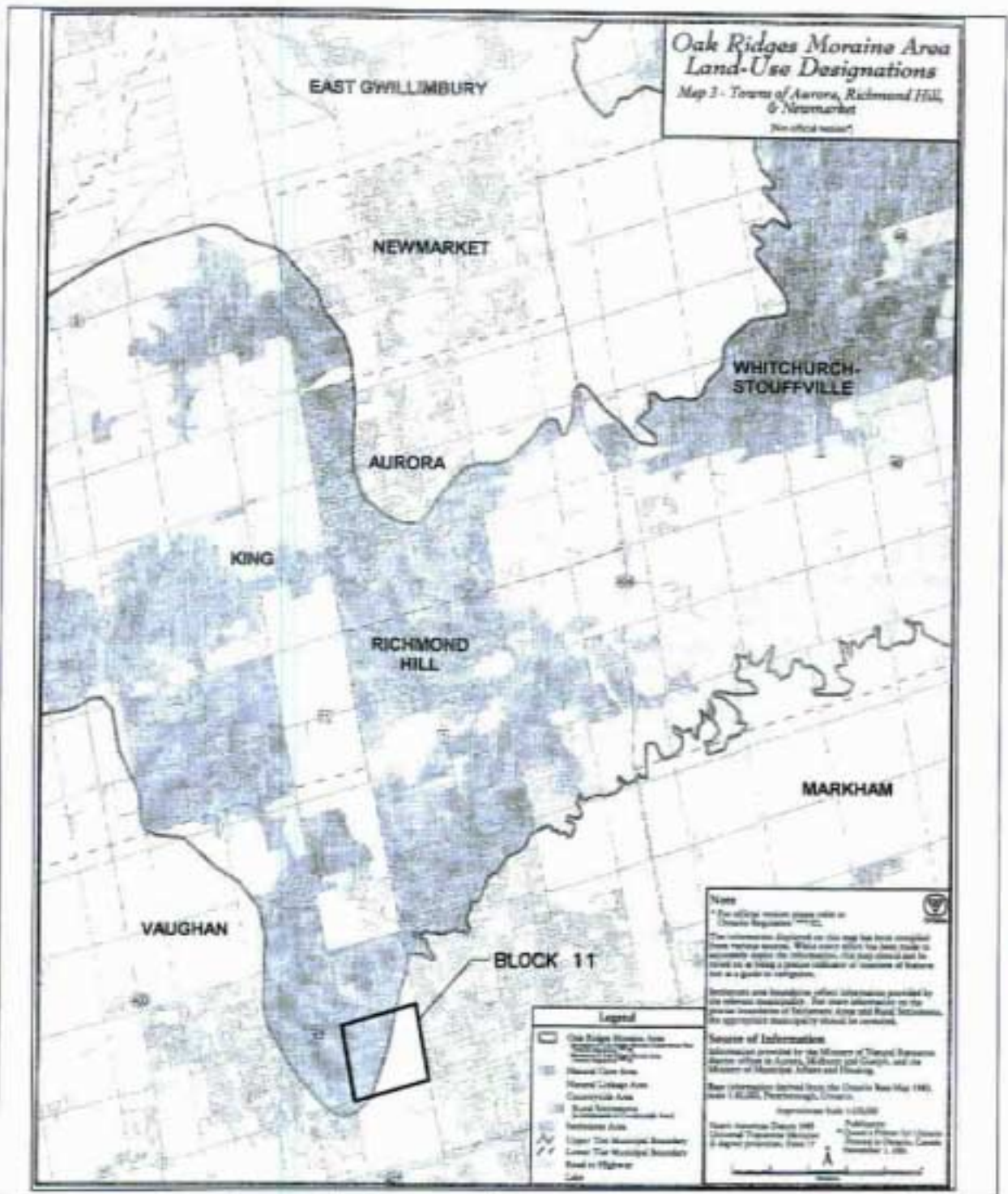


**ATTACHMENT '4'
PHYSICAL SETTING**

FILE #	REPORT #
BLOCK 11	LOCATION: Lots 18 to 20, Con. 2

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 11/15/2001
SCALE: NOT TO SCALE



ATTACHMENT '5'	FILE #:	REPORT #:	DATE: 11/15/2001
	BLOCK 11	LOCATION: Lots 18 to 20, Con. 2	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	