

**BLOCK 12 BLOCK PLAN FILE BL.12.99
CASTAN BATHURST TESTON CORPORATION ET AL
PRELIMINARY REPORT**

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting for File BL.12.99 (Castan Bathurst Teston Corporation et al) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On September 16, 1999, Block 12 property owners submitted a Block Plan application proposing comprehensive development for approximately 3900 residential units (13,150 residents), commercial, school and park uses, along with valleylands, woodlots and stormwater management ponds. The land ownership consists of 13 participating property owners, two consenting owners and two non-participating owners.

In November 2002, the Owners submitted a revised Block 12 Plan to develop the 365.2 ha of the participating, consenting and non-participating owners' lands. Block 12 also includes 35 ha owned by the City for future park and conservation uses. The site statistics for the revised proposal are as follows:

- 158.1ha Low Density Residential
- 0.5ha Medium Density Residential
- 11.4ha Neighbourhood Commercial (2 sites - 6.37 ha and 5.06 ha)
- 2.25ha Convenience Commercial (2 sites - 1.16 ha and 1.09 ha)
- 3.5ha Place of Worship (2 sites - 2.34 ha existing and 1.16 ha proposed)
- 8.8 ha Elementary Schools (3 Public and 1 Catholic)
- 16.3ha Parks/Parkettes
- 3.8ha Open Space/Landscape Buffers
- 19.2ha Tableland Stormwater Management Ponds
- 3.3ha Valley Stormwater Management Ponds
- 7.3ha Tableland Woodlot/Wetland Area
- 65.1ha Valleyland
- 65.7ha Roads

Background - Analysis and Options

Location

The 365.2 ha site is bounded by Dufferin Street to the west, Major Mackenzie Drive to the south, Bathurst Street to the east and Teston Road to the north, within Lots 21 to 25, Concession 2, City of Vaughan.

The surrounding land uses are:

- North - Teston Road; estate residential, agricultural, valleylands, (RR Rural Residential, A Agricultural and OS1 Open Space Conservation Zones)
- South - Major Mackenzie Drive; residential, agricultural, valleylands, (RR Rural Residential, A Agricultural and OS1 Open Space Conservation Zones)
- East - Bathurst Street; residential and commercial (Town of Richmond Hill)

West - City park and conservation lands, Dufferin Street; future golf course, valleylands, residential, vacant commercial, (OS1, OS1-H, OS2, and OS2-H Open Space Conservation Zones, and C1-H Restricted Commercial Zone)

Land Use Status

The lands are designated "Low Density Residential", "Low Density Residential Special Policy Area", "Neighbourhood Commercial", "Valleylands" and "Tableland Woodlots", with provisions for school sites, neighbourhood parks and stormwater management ponds by OPA 600. Block 12 is the most northerly block in the urban village of Carrville, designated by OPA 600 for a planned population of approximately 60,000.

The lands are designated "Settlement Area" and "Natural Core Area" by the Oak Ridges Moraine Conservation Plan (ORMCP). The lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exceptions 9(918) and 9(30).

Notice

On November 21, 2002, a notice of public meeting was placed in the Vaughan Citizen newspaper, and circulated to all property owners within Block 12 and the Town of Richmond Hill. No comments have been received to date. Any responses received will be addressed in the technical review and included in the detailed staff report for a future Committee of the Whole meeting.

Preliminary Review

Following an initial review of the proposed Block Plan, Staff has identified the following matters to be reviewed in greater detail:

Housing and Residential Densities

- the "Low Density Residential" designation allows for uses such as detached and semi-detached dwellings at maximum density of 22 units per net ha, with a maximum average net density of 16 to 18 units per ha (uph) for the Block;
- the "Low Density Residential Special Policy Area" designation (in the northwest part of the Block, adjacent to the City-owned lands) allows a density of 5 to 14 uph, subject to the resolution of the groundwater and landform conservation concerns;
- the Block Plan proposes an overall gross density of 13.4 uph for all the lands; the proposed density is 18.8 uph for the "Low Density Residential" lands and 12.5 uph for the "Low Density Residential Special Policy Area" lands; the Block Plan has been modified, and revised density and unit calculations for these two designations are required;
- a "Medium Density Residential/Commercial" use has been proposed on Bathurst Street, on a site surrounded by valleylands, and would provide detached and semi-detached dwellings and street townhouses at a density of 46 uph; this 0.5 ha site, would be the only Medium Density Residential area within Block 12; the unit type, appropriate setbacks/buffers and impact of the use on the surrounding valleylands have to be determined and may affect the density; when OPA #600 was adopted by Council, this proposal was refused, and is now the subject of an OMB referral expected to proceed to a hearing in 2003;
- Block 12 proposes approximately 3900 residential units, to accommodate about 13,150 residents, which is less than the projected 4119 residential units and 14,375 residents in Schedule "B" of OPA 600; the reduction reflects an environmentally sensitive design for development on the Oak Ridges Moraine;

Development Phasing

- OPA 600 provides that Block Plan submissions include a Council-approved plan to phase development within the block, such that each phase includes no more than 7500 persons;
- the phasing of the development of Block 12, which will ultimately house more than 13,000 residents, needs to be examined with respect to servicing, arterial road improvements, internal road construction and development of park/school sites;

Oak Ridges Moraine/Environment

- part of the Block 12 lands are within the Oak Ridges Moraine (ORM), designated as "Settlement Area" and "Natural Core Area" by the Oak Ridges Moraine Conservation Plan (ORMCP); the prescribed provisions of the ORMCP apply to applications commenced but not decided upon prior to November 16, 2001. Three plans of subdivision, 19T-99V08 (Castan Bathurst Corporation), 19T-00V02 (Mayvon Investments) and 19T-89124(R) (Major Bob Farms), along with the related zoning files, have been commenced prior to November 16, 2001, and are only subject to the prescribed provisions of the ORMCP. There are no prescribed provisions in the ORMCP for the "Settlement Area". All of the Major Bob property is designated "Settlement Area" and as such, the applications filed are not affected by the ORMCP. Those portions of the Castan and Mayvon applications within the "Natural Core Area" are subject to the prescribed provisions in the ORMCP for "Natural Core Areas";
- Planning Act applications on the Kreiner and Midvale Estates Inc. properties were closed in March 2000; no new Planning Act applications were filed on these properties prior to November 16, 2001; as such, future Planning Act applications on these and other properties where applications were not filed prior to November 16, 2001 will be subject to the ORMCP (see Attachment 4);
- the lands subject to the ORMCP total 174.06 ha and represent 47.66% of the Block Plan application area; the Master Environmental Servicing Plan (MESP) may need to provide a higher level of environmental protection and may require updating to demonstrate how the proposed development for these lands conforms to the ORMCP;
- the MESP requires updating to demonstrate conformity to the ORMCP; information concerning the key natural heritage features and hydrologically sensitive features needs to be reviewed to determine applicability to the Block 12 lands;
- the appropriate landform conservation requirements to address policy objectives for lands in the northwest portion of the Block need to be determined in consultation with York Region and the Province;

MESP

- issues pertaining to the hydrogeology, water balance, slope stability and geotechnology are under review;
- the MESP needs to be finalized on such items as confirmation of final top-of-bank limits/setbacks for all properties and tableland woodlots, and public/private ownership of other staked natural features;
- an environmental impact statement (EIS) is required for the design of the stormwater management pond outfall on the City lands, including assessing the option of tunneling the outfall for the stormwater management ponds to minimize the impact of cutting

through the forested valley slope; further details, e.g. cross sections for the stormwater management ponds, are required;

- floodplain hydraulic modeling and mapping and erosion analysis are required for review by the Toronto and Region Conservation Authority;
- the proposed wetland pond relocation, and the final limits of the valleylands and buffering/setbacks, are to be determined through the MESP and Block Plan process;

Servicing

- a development phasing and infrastructure staging plan, including interim servicing for sanitary, water and stormwater management, is required for all of the Block 12 lands; details respecting the timing of delivery of water supply to the Block will need to be addressed; at the draft plan stage, a water supply analysis and hydraulic design will be required to support servicing schemes for both Pressure District #7 and Pressure District #8;
- additional details are required for the ultimate servicing strategy for the northeast corner of the Block;
- successive Pressure District #8 watermain capital projects have been identified in the 10 year budget to eventually link the new North Maple Pumping Station in Vaughan with the Jefferson Pumping Station in Richmond Hill by 2007; this interconnection appears to be required to service approximately 2/3 of the Pressure District #8 area in the northwestern part of the Block; there is currently an interim servicing strategy for the northwestern portion of the Block; the Block Plan requires updating to identify the ultimate servicing strategy for the northwestern portion of the Block;
- the northern third of Block 12 is located in Pressure District #8 and the water supply to that Pressure District is dependent on the construction of the proposed Regional Pressure District #8 Vaughan/Richmond Hill Interconnection Trunk Watermain; the remaining lands in Block 12 are within Pressure District #7 and the water supply can be provided by the recently constructed Regional Pressure District #7 Interconnection Trunk Watermain;
- Block 12 is to receive sanitary sewer service by the proposed Regional Bathurst Street Sanitary Trunk Sewer; this sewer, which is located approximately 3 km to the south of Block 12, is to be constructed to the mid-point of Block 10 by 2004/2005 according to the Regional Master Plan; interim servicing needs to be provided to service the Block until the Regional Bathurst Street Sanitary Trunk Sewer reaches the Block;
- a clean water collector pipe system is proposed to maintain the existing water balance and enhance water recharge through the collection of roof water into pipes to slowly infiltrate out into gravel bedding in the road; this is acceptable in principle, but further design and maintenance details are required; the commenting departments/agencies will need to review the results of the field prototype monitoring the clean water system to determine if this system is appropriate for the proposed development;
- the stormwater management ponds, including a review of the pond grading, configuration, access, frontage and landscaping, are to be subject to the appropriate maintenance and safety procedures developed by the City;
- all Regional infrastructure work, including road widenings, water and waste water system improvements that are necessary to support development in Block 12, are to be identified in the MESP;
- a sidewalk and trail/walkway plan is to be prepared to the satisfaction of the City;

Transportation

- a revised transportation study is required for the latest Block Plan proposal; a transportation management plan will be required when the road network is finalized and prior to Block Plan approval, and is to include internal traffic control/traffic calming requirements;
- the primary roads in Block 12 will be aligned at Major Mackenzie Drive with the primary roads in Block 11 as shown in the current Block 12 Plan; all primary road intersections with a Regional road will require a left-turn lane, right-turn lane and illumination in accordance with Regional standards; the right-of-way of the primary roads should be widened near the intersection with the Regional roads to accommodate any required turning lanes and raised medians; where a raised median is proposed on a primary road at the intersection with a Regional road, two inbound lanes should be provided; driveway access to primary roads will be limited to the satisfaction of the City;
- the sections of Major Mackenzie Drive and Dufferin Street along the frontage of the Block are not currently in the Region's 10 Year Capital Plan, but are in the Region's Development Charges By-law and scheduled to be widened by 2021; the transportation study for the Block Plan assumes that Major Mackenzie Drive would be widened to four through lanes within the time horizon of the Study (ie.2011), which may not be the case; the transportation study should be updated to include the analysis of the 2011 total traffic level of service for the affected intersections;
- the section of Teston Road from Dufferin Street to Bathurst Street is scheduled for reconstruction by the Region in 2003; the existing vertical profile of Teston Road does not provide adequate sight lines for the Block, therefore the Region recommends that draft plans not be finalized until the environmental assessment for Teston Road is complete; the primary road intersections to Teston Road cannot be constructed until Teston Road is reconstructed with a new vertical profile;
- the Region requires that the proposed primary road intersection to Dufferin Street be confirmed at a location approximately 545m north of Major Mackenzie Drive;
- three road crossings over the valley are proposed; additional information concerning the preliminary design details, criteria and related assessment of environmental impacts on the valleylands are to be included in the MESP to the satisfaction of the City and the Toronto and Regional Conservation Authority;
- the Block 12 owners will be required to provide additional preliminary grading information to confirm conformity with the City's lot grading and vertical road geometrics criteria, given the diverse topography of the Block, specifically in the northwest portion;
- the Block 12 owners need to demonstrate how the residents in the central portion of the Block can have more direct vehicular or pedestrian connections to the neighbourhood commercial areas at the Bathurst Street/Teston Road and Major Mackenzie Drive/Dufferin Street locations, in length of the intervening valleylands;
- the proposed alignment of the southerly primary road connecting to Bathurst Street is on lands owned by Helmhorst Inv., a consenting landowner; Helmhorst Inv. has agreed to allow the use of the lands for road access and an agreement to this effect must be secured prior to Block Plan approval;
- the MESP is required to address the implications of the new Municipal Class Environmental Assessment process as it relates to the road network in the Block;

Transit

- bus stops should be located every 250m to 300m; the bus stop locations proposed for the Block may need to be adjusted;
- in the southcentral part of the Block, southwest of Street C and Street B, there is a residential neighbourhood which is more than 400m away from the nearest transit stop; a pedestrian walkway, possibly through Park 3, would reduce the walking distance to transit service, which may eventually be provided along Street B;
- all streets that have been designated for transit appear to have sidewalks proposed for both sides of the street; the Region requires that this remains;
- the Block Plan designates both Streets D and E in the southwest portion of the Block as primary roads without transit; these Streets should be designed to accommodate transit to allow the option of using the roads for short-term, on-street bus looping as transit service on Dufferin Street is required north of Major Mackenzie Drive;
- information concerning potential transit routes, bus stops and shelter locations within the Block should be provided to future residents through sales offices and notification clauses in the agreements of purchase and sale;

Noise Attenuation

- a detailed noise assessment is required to determine needed noise mitigation measures along arterial and primary roads, such as berming, landscaping, acoustic fencing and air conditioning, due to the potential noise generated from the roads and commercial uses;

Urban Design

- Block 12 will be subject to the City's new urban design standards; the appropriate interface between the commercial and residential lands concerning the siting of the commercial buildings, minimization of land use conflicts with adjacent residential uses, driveway access, landscaping and noise attenuation, need to be determined;
- a detailed landscape master plan is required for the Block;
- the interface between the City's lands at Dufferin Street/Teston Road and the Block 12 development needs to be reviewed with respect to the most appropriate design treatment, i.e residential lotting pattern, roads, sidewalk/trail connections and grading;

Park/School Sites

- the size and location of parks and linear parks needs to be finalized, in consultation with the City and School Boards, providing for at least 14.039 ha of parkland dedication;
- configuration of the park and school campus location in the southwest portion of the Block needs further review; the locations and configuration of the neighbourhood commercial, park/school campus and interface of these uses to one another at Dufferin Street/Major Mackenzie Drive, needs to be examined with respect to road access to Dufferin Street, driveway access and traffic movement;
- the Block Plan provides for four elementary school sites ranging from 2 ha to 2.46 ha; the York Region Catholic School Board has no objection to the 2.42 ha site and its location; the York Region Public School Board has no objection to two of the three sites and their location, however, the third site requires further review;

- the Public School Board requires a secondary school site, with road and servicing connections, in Block 11; the Board is concerned that the secondary school site has not been secured and cannot agree to approval of the Block 12 Plan until this is resolved;

Heritage

- archaeological assessments are outstanding for most of the Block, including the woodlots and valleylands; further archaeological information is required for lands already assessed;
- several structures are recommended for preservation and are not to be demolished; the development in the Block should be sympathetic to the existing heritage buildings;

Conclusion

The above issues, but not limited to, will be considered in the technical review of the Block Plan application along with the MESP and other supporting reports, together with comments expressed by the public and Council at the public meeting or in writing. These will be addressed in a comprehensive planning report to a future Committee of the Whole meeting. In particular, Staff will review the proposal in accordance with the policies in OPA 600, the ORM Conservation Act and Plan, and the City's new Urban Design Standards.

Attachments

1. Location Map
2. Block 12 Plan
3. Property Ownership
4. Properties subject to the ORM Conservation Act and Plan

Report prepared by:

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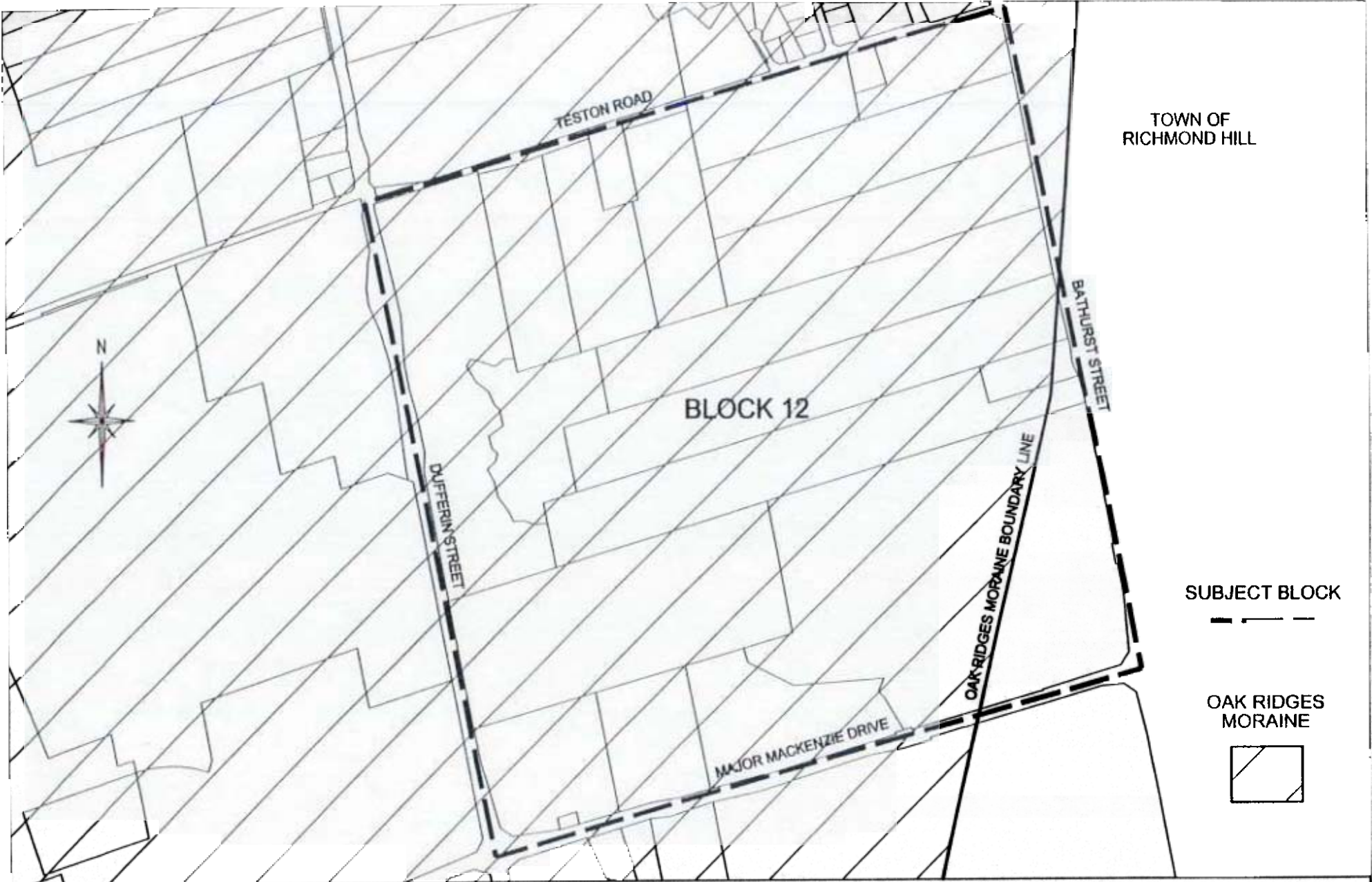
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Lots 21 - 25 Inclusive,
Concession 2

Not to scale



Community Planning Department

Attachment

FILE No.:
BL.12.99

November 22, 2002

1



Block 12: Block Plan
 in the City of Vaughan
 Revised November 6, 2002



--- Special Policy Area

Block Plan

Lots 21 - 25 Inclusive,
 Concession 2
 Not to scale



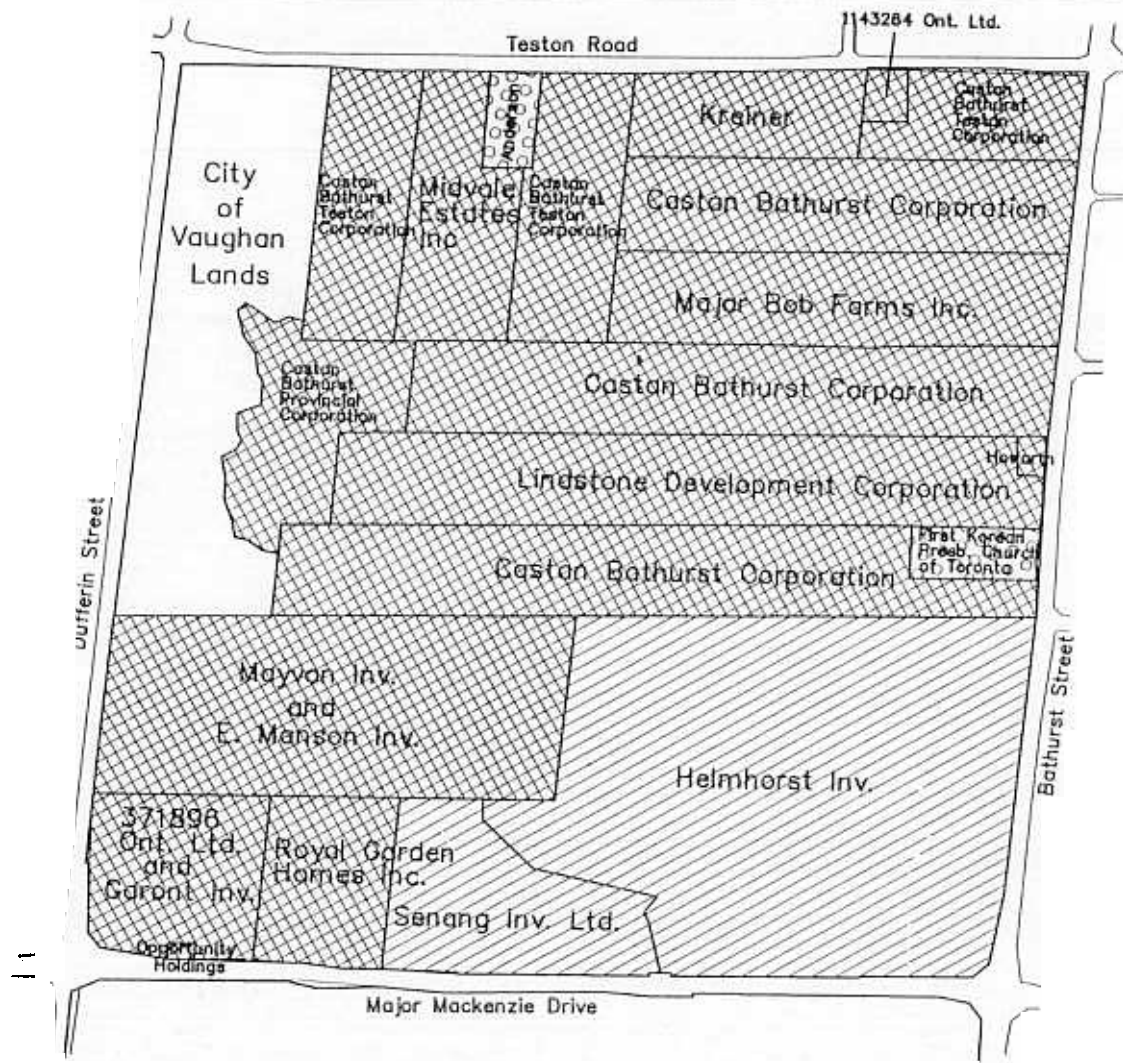
Community Planning Department




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2



-  Participating Landowners
-  Consenting Landowners
-  Non-Participating Landowners



Property Ownership

Lots 21 - 25 Inclusive,
Concession 2
Not to scale



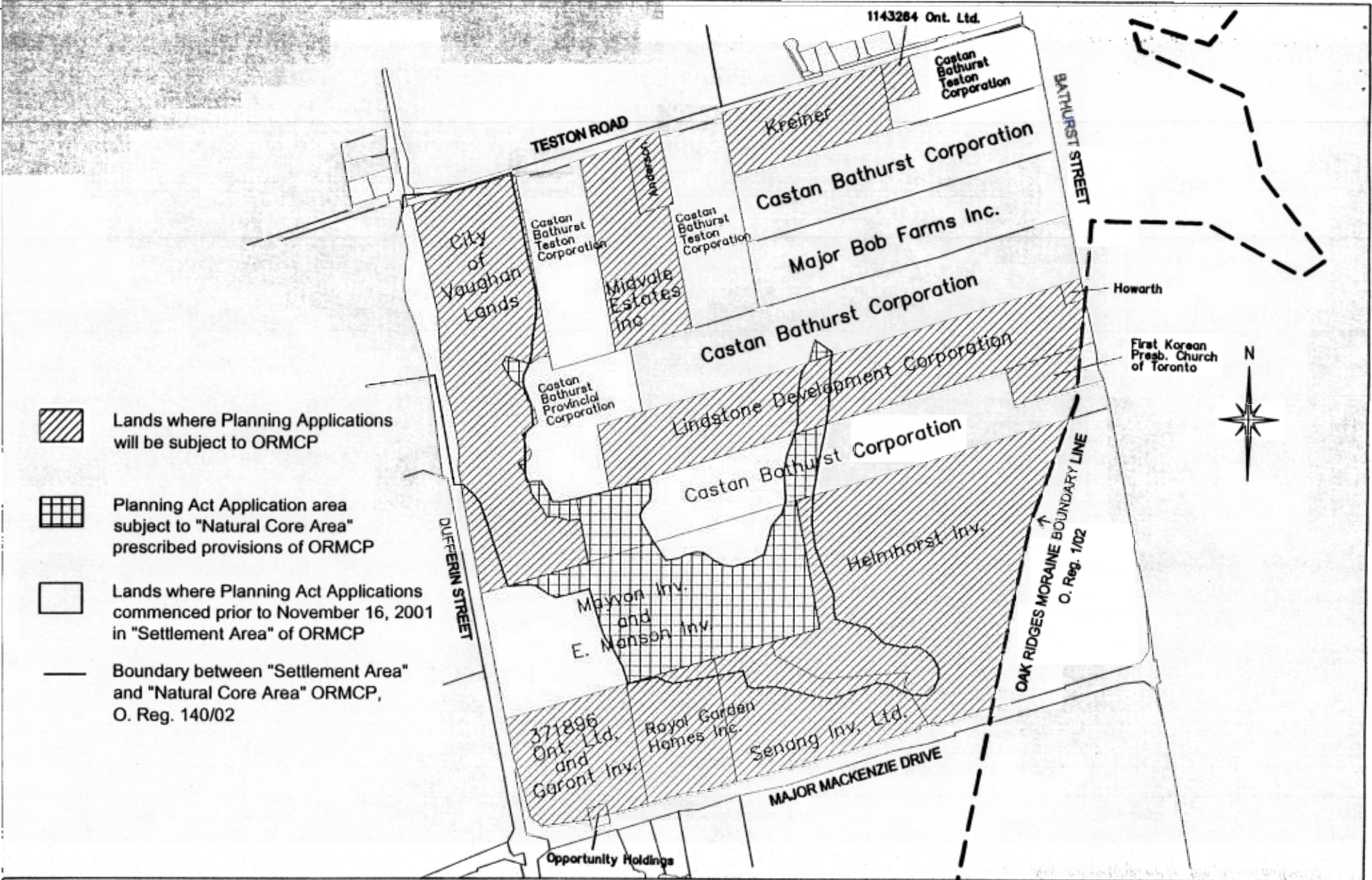
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3



Properties Subject To The Oak Ridges Moraine Conservation Plan, O. Reg. 140/02

Lots 21 - 25 Inclusive, Concession 2
Not to scale

City of Vaughan
Community Planning Department

Attachment

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