

**BLOCK 57/58 WEST BLOCK PLAN  
BLOCK PLAN FILE BL.57/58W.99  
HUNTINGTON BUSINESS PARK LAND OWNERS**

**Recommendation**

The Commissioner of Planning recommends:

“THAT the Public Meeting for File BL.57/58W.99 (Block 57/58 West Block Plan) BE RECEIVED, and that the issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to Committee of the Whole.”

**Purpose**

Pursuant to the requirements of OPA 450 (Employment Area Growth and Management Plan), 25 landowners representing 223.3 ha (551.8 acres, or approximately 53% of the Block’s land area), have submitted a Block Plan application for the Block 57/58 West Area. The proposed block plan includes the following land use components:

-	Prestige Area	139.24 ha
-	Employment Area General	145.50 ha
-	Valley Lands	7.56 ha
-	Stormwater Management Facilities	19.55 ha
-	Cemetery	27.82 ha
-	Local Roads	30.91 ha
-	Special Policy Area (Highway 427)	22.59 ha
-	Highway 427 Extension	8.34 ha
-	Utility Corridor	18.28 ha

**Background - Analysis and Options**

The subject lands extend from Highway 407 to Langstaff Road, between Highway 50 and Highway 427, being Lots 2 to 10, in Concessions 9 and 10, City of Vaughan. The subject lands comprise an area of approximately 419.8 ha (1037 acres). The surrounding land uses are:

- North - Langstaff Road; undeveloped (Agricultural Zone)
- South - Highway 407; driving range (PB2 Parkway Belt Zone)
- East - Highway 427; industrial (PB1S and PB2 Parkway Belt Zones)
- West - Highway 50; City of Brampton, Claireville Conservation and designated industrial

The lands are designated “Employment Area General”, “Prestige Area”, “Centre”, and “Valley lands” by OPA 450 (Employment Area Growth and Management Plan), with an exception to permit a Cemetery use on Highway 50, immediately north of the Hydro corridor. The lands are zoned A Agricultural, PB2 Parkway Belt Complementary Use, C6 Highway Commercial, EM1 Prestige Employment Area and M2 General Industrial Zones by By-law 1-88.

A notice of public meeting was sent to all landowners within the subject lands; also, an ad was placed in the Vaughan Citizen on November 21, 2002. The City of Brampton has requested that the Block 57/58 West Plan respect the recommendations of the Cole Sherman Position Paper received by Vaughan Council on December 18, 2000, regarding the protection of the Highway 427 Study Area. This and any other comments received will be addressed in the detailed Staff report to Committee of the Whole.

## Background

A previous proposal for a Block 57/58 West Block Plan was presented at a Committee of the Whole (Public Meeting) on December 6, 1999. As a result of transportation issues raised at that time, a joint transportation study was undertaken by the Region of Peel, City of Brampton, Region of York, and the City of Vaughan to define a Highway 427 transportation corridor protection area, north of Highway 7. The "tulip-shaped" protection area reflected in the attached Block 57/58 West Draft Plan was identified through the study. Another issue raised was interim improvements that might be required to the road network to accommodate development in the area, prior to the construction of the Highway 427 extension. To address this issue, the Regional Municipalities of York and Peel retained iTrans Consulting Inc. in August of 2001, to carry out a Boundary Area Transportation Study between the Cities of Brampton and Vaughan. Since that time, a revised Block Plan has been submitted incorporating the short-term road improvements identified in the Study.

Two Official Plan Amendments have been adopted for sites within the Block Plan Area since the Public Meeting of December 6, 1999. On September 14, 2000, the Ontario Municipal Board approved OPA 539 for lands located directly north of the Hydro Corridor, between Highway 50 and Highway 427. The amendment provides for an exception to the "Employment Area General" and "Prestige Area" policies of OPA 450 to permit a Cemetery with administrative offices, chapels, columbariums, crematoriums, mausoleums, reception centers and service buildings. The amendment also identifies the conceptual location of a north/south connector road, which will form the easterly boundary of the cemetery.

On December 8, 2000, the Region of York adopted OPA 526, redesignating lands between the Hydro corridor and Highway 407, from Highway 50 to Highway 427, from "General Complementary Use Area" in the Parkway Belt West Plan to "Employment Area General" and "Prestige Area".

Due to the lapse of time since the first Public Meeting, and revisions which have been made to the Block Plan a second Public Meeting has been scheduled.

## **Preliminary Review**

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

### Environment

- the limits of the natural features within the blocks require on-site verification with appropriate City and TRCA Staff;
- assessment of the features and functions of terrestrial features within the Blocks require examination to determine appropriate level of protection; and
- the proposed drainage area diversions from Albion Creek to the Highway 50 Tributary, and from the West Humber to the Rainbow/Albion Creek, will require TRCA approval.

### Servicing

- additional information respecting proposed water distribution system, stormwater management ponds and sanitary servicing scheme for the Block is required;

- a development phasing and infrastructure staging plan is required to identify all infrastructure, including road improvements and servicing required; the timing for construction of all required Regional infrastructure improvements, including regional roads, sewers and watermains, must be to the satisfaction of the City;
- water and sanitary servicing allocation capacity will have to be identified by the Region of York and allocated by the City prior to draft plan approval;
- location and configuration of the stormwater management ponds require further review; approval will be required from the appropriate utility for the location of stormwater management facility "C" as a portion of it is located within the utility corridor;
- consideration should be given to the impact of the future Highway 427 extension on the land use, servicing and stormwater management of the block, particularly stormwater facilities "A1" and "A2"; and
- the MESP should address the implications of the new Municipal Class Environmental Assessment process as it relates to the proposed road network in the Block.

#### Road Network

- the proposed road network generally conforms to the recommended short-term network as set out in the Boundary Area Transportation Study (BATS), with the exceptions of the proposed additional connections to Highway 50 between Fogal Road and Ebenezer Road, and the retention of the existing Huntington Road; landowners should confirm that these exceptions are acceptable to the Regions of York and Peel;
- the existing and proposed connections to Langstaff Road are within lands potentially affected by a future Highway 427 extension, as identified in the Highway 427 Northerly Extension Position Paper (URS Cole Sherman, November 2000); landowners must advise MTO of the two connections, and should MTO not find the new connection to the west acceptable, a sensitivity analysis must be undertaken for its deletion;
- Highway 7/Highway 27 and Highway 27/Langstaff Road intersections are forecast in the BATS to remain at poor levels of service by 2006, even after implementation of recommended short-term network; landowners should address operations at the Highway 7 and Highway 50 intersections, given anticipated increases in traffic volumes;
- the approval of any intersections or driveways along Highway 50 must be coordinated through Peel Region, including any required road works (turning lanes, illumination, traffic signals, grading , etc.);
- opportunities to align the local collector road south of the Hydro corridor with Gore Road 8 at Highway 50, should be explored; possible improvements to the geometrics at the Huntington Road and Highway 50 intersection should be explored;
- a Transportation Management/Sidewalk Plan will be required once the road network within the Block is established, and prior to Block Plan approval; and
- the Block Plan should identify all proposed right-of-way widths; OPA 600 identifies Fogal Road as a 26m collector and Huntington Road as a 35m arterial.

### Heritage/Archaeological Resources

- a report is required to determine the extent and significance of archaeological resources; three (3) buildings have been identified in the City's Heritage Structures; namely, 6701 Highway 7, 8265 Huntington Road and 6545 Langstaff Road.

### Highway #7 Corridor

- the Region is currently undertaking a number of policy initiatives in Regional corridors and through a public-private partnership with York Consortium 2002, pro-actively implementing rapid transit in the Highway 7 Corridor;
- the City of Vaughan has undertaken the Highway 7 Policy Review that will develop a vision and supportive land use policies and urban design guidelines for the Highway 7 corridor. The City of Vaughan "Corridor and Employment Area Design Standards Study" is also underway; and
- the proponent will be required to submit Urban Design Guidelines which emphasize the needs of pedestrians and support transit; other applicable policies developed through the above studies, should also be incorporated.

### **Conclusion**

All issues relevant to the preparation of the Block Plan will be considered in the technical review of the application, including the issues and concerns identified at this Public Meeting. These issues will be subsequently addressed in a comprehensive report to a future Committee of the Whole meeting.

### **Attachments**

1. Location Map
2. Block 57/58West Draft Block Plan

### **Report prepared by:**

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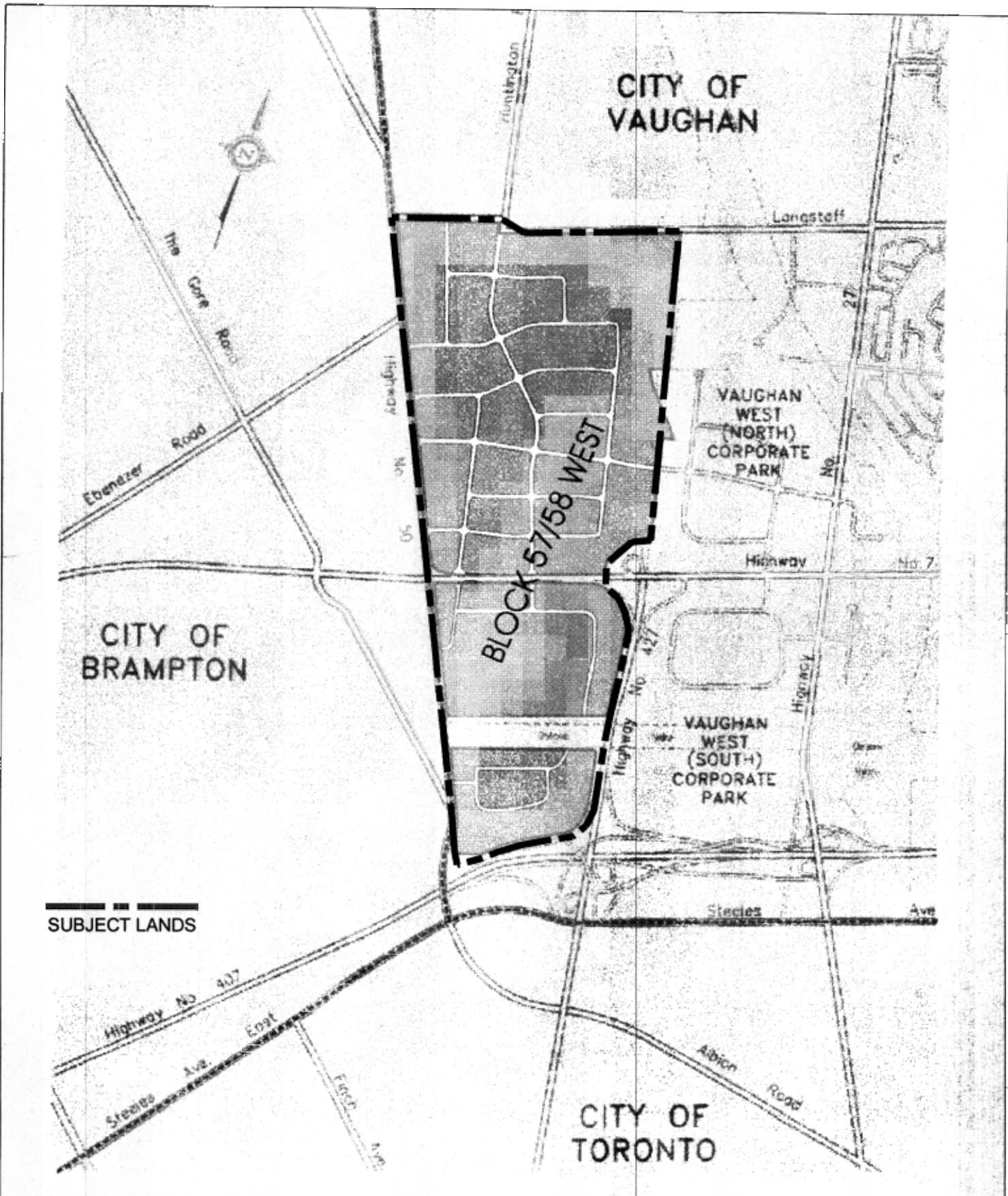
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE ARBOUR  
Director of Community Planning

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**Location Map**

Part Lots 1 - 10,  
Concession 9  
APPLICANT:  
HUNTINGTON BUSINESS  
PARK LAND OWNERS

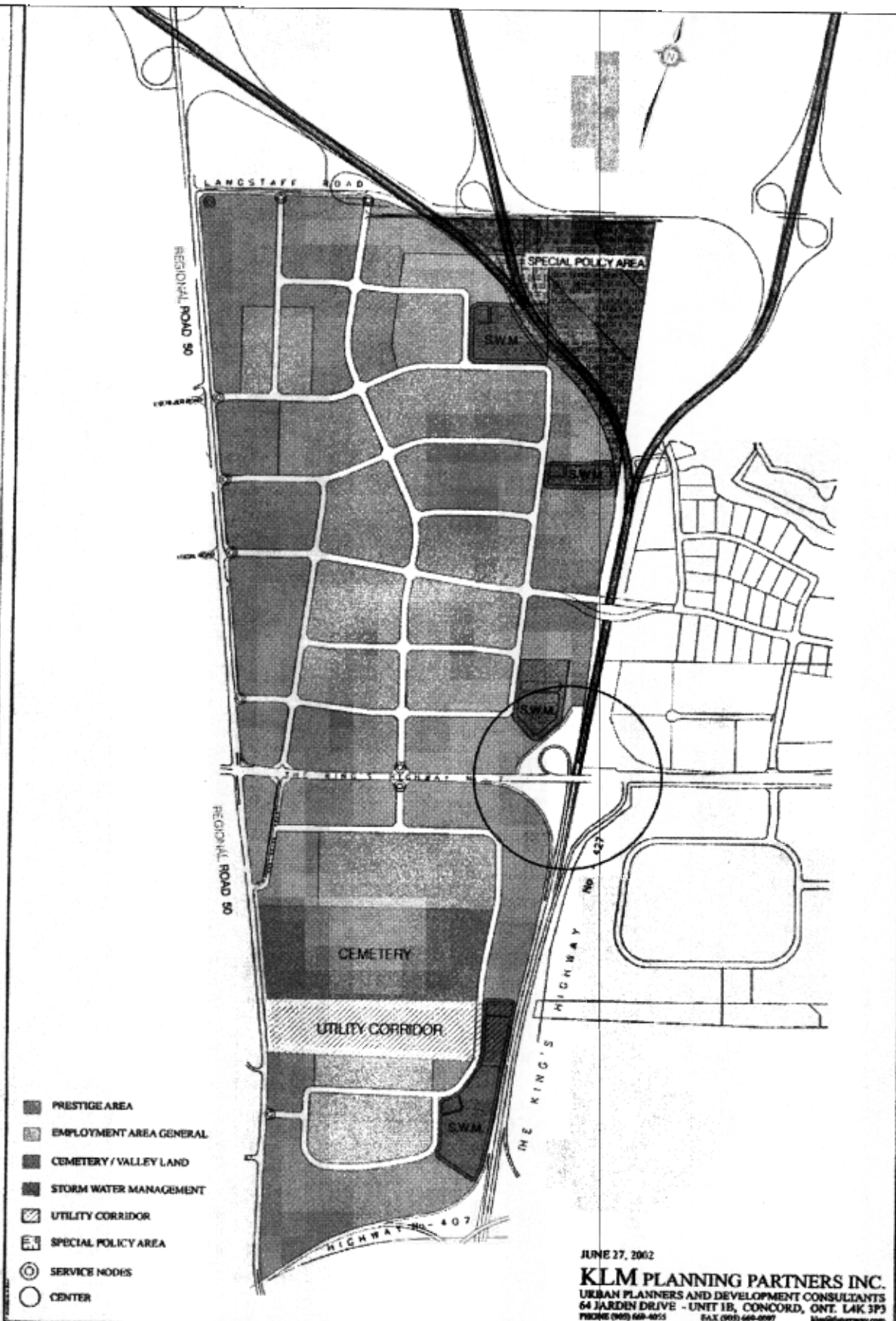


Community Planning Department

**Attachment**

FILE No.:  
BL.57/58W.99  
November 28, 2002  
Not to Scale

**1**



JUNE 27, 2002  
**KLM PLANNING PARTNERS INC.**  
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS  
 64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3  
 PHONE (905) 669-4055 FAX (905) 669-4097 [kln@klnarvey.com](mailto:kln@klnarvey.com)

# Draft Block Plan

Part Lots 1 - 10,  
 Concession 9

APPLICANT:  
 HUNTINGTON BUSINESS  
 PARK LAND OWNERS



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# Attachment

FILE No.:  
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Not to Scale

# 2