

**COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003**

**BLOCK 12 BLOCK PLAN  
CARRVILLE – URBAN VILLAGE 2  
FILE BL.12.99**

**Recommendation**

The Commissioner of Planning recommends:

Block Plan Approval

- 1) That the Block 12 Plan, dated August 22, 2003, as red-line revised, BE APPROVED.
- 2) That the Sidewalk/Transportation Plan (Attachment #6) BE APPROVED.

Draft Plan of Subdivision Site Plan Matter

- 3) i) That prior to the approval of the first draft plan within Block 12, a Development and Infrastructure Phasing Plan be prepared by the Block 12 Landowners' Group, pursuant to the policies of OPA 600, describing in detail the proposed staging and phasing of infrastructure to satisfy the requirements of development of Block 12, and providing:
  - the timing for necessary Regional transportation improvements required to provide for development in Block 12 be established to the City's satisfaction;
  - the watercourse road crossings and transportation links planned within Block 12 be constructed as part of the phased development to the City's satisfaction; and,
  - all outstanding issues with respect to proposed servicing of development in Block 12, including water supply, sanitary sewage, storm water management, transportation and grading be addressed through revisions and finalization of the MESP to the satisfaction of the Engineering Department.
- ii) That the following conditions shall be fulfilled prior to the approval of the first draft plan of subdivision or site plans within the Block 12 Plan:
  - a) That the applicant shall demonstrate to the satisfaction of the Vaughan Engineering Department, that the necessary provisions of the Environmental Assessment Act, and the Municipal Class Environmental Assessment for Municipal Roads, Water and Waste Water Projects, as they may apply to proposed primary roads and related infrastructure matters, have been fulfilled.
  - b) That the timing for the necessary Regional Transportation improvements required to provide for the development in Block 12 be established to the satisfaction of the City.
  - c) That a Landscape Master Plan as described in this report shall be submitted to the satisfaction of the Vaughan Urban Design Department.
  - d) That Architectural Design Guidelines for residential, institutional, commercial, and employment buildings/structures be prepared and approved to the satisfaction of the Vaughan Urban Design and Planning

Departments, and a control architect be retained at the cost of the applicant for approval by Council.

- e) A mitigation strategy for the terrestrial resources identified within the block shall be included as part of the Environmental Impact Statement and provided as an addendum to the Block 12 –Addendum Master Environmental Servicing Plan and Environmental Impact Statement revised to August 2003.
- iii) where applicable that the following conditions shall be fulfilled prior to the approval of each plan of subdivision on site plan within the Block 12 Plan:
- a) That in accordance with the provisions of OPA #600, the City shall confirm the availability of servicing capacity for the subject lands.
  - b) That the applicant shall submit a Phase 1 Environmental Site Assessment Report for lands subject to a development application, and shall have fulfilled the requirements of the City of Vaughan's May 2001 Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites.
  - c) That minor variation from the City's standards, may be required to the satisfaction of the Engineering and Building Departments to achieve Landform Conservation objectives of the Oak Ridges Moraine Plan.
  - d) That the draft plans of subdivision shall identify which lots and/or blocks are to be placed in a holding zone and are to be serviced by improvements beyond the current interim Phase One capacity of 3,500 people.
  - e) That the applicant shall revise the Water Balance Analysis prior to draft plan of subdivision or site plan approval once detailed site-specific information is available to the satisfaction of the City's hydrogeological peer review consultant, the Planning Department and the Engineering Department.
  - f) That the applicant shall submit a detailed engineering report that describes the limits and the implementation of the Clean Water Collector System (CWCS) for the proposed development within a draft plan of subdivision or site plan. The report shall include a maintenance and monitoring program for the CWCS to the satisfaction of the Engineering and Public Works Departments.
  - g) That the applicant shall make any necessary revisions, based on detailed site specific information, to the water supply analysis submitted in support of Block 12 to the satisfaction of the Engineering Department.
  - h) That non-participating landowners, which do not have applications submitted for the development of their lands must proceed with development plans in conformity with the approved MESP, Block Plan, and ORM Conformity report, and that modifications to development proposals may require amendments to the supporting documentation.
  - i) That the noise attenuation measures that are to be proposed by the Regional Municipality of York in its Noise Policy/Guideline Update Study be considered to the satisfaction of the City, and TRCA.

- j) That the applicant shall submit a detailed lot grading plan for any lands within the Special Policy Area, that conforms to the City's current Lot Grading Design for Residential Development, for review and approval by the Building and Engineering Departments. Minor adjustments to lot grading will be considered to achieve Landform Conservation goals.
  - k) That a condition for reseeding graded areas will be applied to areas in draft plan of subdivisions that will be placed in a holding zone.
  - l) That any necessary revisions to land use, and lot yield and configuration arising from the detailed lot grading design will be reflected in the final draft plan or site plan.
  - m) That the proponents submit the detailed design for the stormwater management facilities, and that any necessary revisions to the road and lotting pattern to accommodate same, be reflected in the draft plans or site plans.
  - n) That the applicant submit a Transportation Report detailing the conformity to all roadway geometric standards, corner roundings and rights-of-way, and the verification of all required intersection and driveway vehicle sight lines. Furthermore, any modifications to the road and lotting pattern required as a result of the recommendations in the aforementioned report will be reflected in the final draft plan or site plan.
4. That the following conditions with respect to the Caston Bathurst Corp. (Draft Plan of Subdivision- 19T-99V08), Helmhorst Investments Ltd., and Senang Investments Ltd. Properties be addressed to the satisfaction of the Vaughan Cultural Services Department prior to the review of the respective Draft Plans of Subdivision for these lands.
- a) A Cultural Heritage Impact Resource Assessment be completed prior to review of any draft plan of subdivision or site plan containing a significant heritage structure, and that the configuration of the stormwater management pond (Caston Bathurst Corp.- 19T-99V08), lotting, and local road pattern currently reflected on the Block 12 Plan, be modified to preserve the heritage structure as required by the Resource Assessment report.

### **Purpose**

This report describes, analyses, and comments on the proposed Block 12 Block Plan, in the context of the City's planning and development requirements, for the Block Plan's approval.

### **Background - Analysis and Options**

On September 16, 1999, the Block 12 land owners submitted a Block Plan application proposing a comprehensive development plan for approximately 3,900 residential units (13,150 residents), commercial, school and park uses, along with valley lands, woodlots and stormwater management ponds in response to the requirements of OPA #600.

Subsequent to the submission of the Block Plan application, the Province halted development on the Oak Ridges Moraine, which impacts upon a significant portion of Block 12, thereby delaying the processing of the Block Plan application.

In November 2002, the Owners submitted a revised Block 12 Plan for 365.2ha of the participating, consenting and non-participating owners' lands. Block 12 also includes 35ha owned by the City for future park and conservation uses (former MNR lands).

The current Block 12 Plan is dated August 22, 2003, and reflects the results of a very intensive and co-operative process involving City staff and the land owners and Block consultants to address and resolve the relevant planning and development issues. The Block 12 submission includes the Block Plan and the following supporting documentation:

- Block 12 Basis Document - Official Plan Amendment (August 11, 2000) by J.H. Stevens, Planning and Development Consultants, and Malone Given Parsons Ltd.;
- Block 12 Block Plan Report (August 2003) by Malone Given Parsons Ltd. et al.
- Block 12 Oak Ridges Moraine Conservation Plan Conformity Report (August 2003) by Malone Given Parsons Ltd. et al.
- Block 12 Block Plan and Urban Design Guidelines (October 20, 1999) by Malone Given Parsons Ltd., Schaeffers & Associates Ltd., Paul Cosburn Associates Ltd., Gartner Lee Ltd., i Trans Consulting Inc., Valcoustic Canada Inc. and Archaeological Services Inc.;
- Block 12 Urban Design Guidelines (August 2003), by Paul Cosburn Associates Ltd.
- Block 12 Master Environmental Servicing Plan and Environmental Impact Statement (September 1999) by Gartner Lee Ltd., Malone Given Parsons Ltd., Malone Given Parsons Ltd., Schaeffers & Associates Ltd., i Trans Consulting Inc, and Paul Cosburn Associates Ltd., as revised by Block 12 Master Environmental Servicing Plan and Environmental Impact Statement Volume 1 and Volume 2 - Technical Appendix (October 2001) and Block 12 MESP Addendum Attachments;
- Block 12 – Addendum Master Environmental Servicing Plan and Environmental Impact Statement (September 1999) and (Addendum revised to August 2003);
- Water Supply Analysis Block 12 (August 2003) by Schaeffer & Associates Ltd.
- The Clean Water Collector System Proposal for Groundwater Infiltration (July 2000) by Schaeffers & Associates Ltd.;
- Clean Water Collector (CWC) System Installation and Progress Report, (August 2003) prepared by Schaeffer & Associates Ltd.
- Supplementary Information Block 12, Urban Village 2, Don River Watershed (August 28, 2003) by Schaeffer & Associates Ltd.
- Block 12 Response To Peer Review Comments (August 2000) by Gartner Lee Ltd., Malone Given Parsons Ltd., and Schaeffers & Associates Ltd.;
- Block 12 Transportation Study (October 1999) by i Trans Consulting Inc.;
- Roads Implementation Study (January 2003) by Poulos & Chung Ltd.;
- Transportation Management and Sidewalk/Walkway Master Plan – Internal and Boundary Road Functional Designs (Draft Report) (August 2003) by Poulos and Chung.
- Feasibility Report Environmental Noise Analysis (September 29, 1999) by Valcoustics Canada Ltd.; and,
- Stages 1 and 2 Archaeological Assessment of Block 12 OPA 400 (August 2003) prepared by Archaeological Services Inc.

#### OPA #600 Appeal

In correspondence dated July 16, 2001, Helmhorst Investments Ltd., a consenting land owner, appealed certain policies within OPA #600, as they pertain to the owners 77.58ha site in the southeast corner of the Block at Bathurst Street and Major Mackenzie Drive, to the Ontario Municipal Board (OMB). The appealed provisions of the Official Plan are as follows:

- Schedule “C” Carrville Urban Village 2 New Land Uses Designations - A 0.41ha site fronting onto Bathurst Street, and surrounded by valley lands to the north, south and west is designated “Low Density Residential” and the owner wants the designation changed to “Medium Density Residential/Commercial”. As the lands are surrounded by the valley

lands, providing individual direct driveway access onto an Bathurst Street for each single detached, semi-detached and/or street townhouse unit is generally not supported by the Region and therefore, the owner wants the "Medium Density Residential/Commercial" designation to allow such development as block townhouses where one direct access to Bathurst Street is provided for the development.

- Section 4.2.5.xii Parks and Open Space Designations - The owner is not supportive of the policy to locate a neighbourhood park on his site in order to protect historical/heritage structures on the lands. The owner advises that the Block Plan process should consider the entire Block in order to determine the location of parks. The owner further advises that other options are available than allowing his lands to be a park for protecting historical/heritage structures.

#### Block Plan Approval Process

The Block Plan process provides for an ecosystem approach to the development of the Block, which considers infrastructure such as roads, sanitary sewers, water, parks and schools to provide for managed growth, in consultation with various public agencies, stakeholders and ratepayers. The Block Plan process is to provide technical details on land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing for the Block.

To provide servicing infrastructure (i.e., sanitary sewers, water, roads) and community services (i.e., parks, schools), the Block Plan land owners have all entered into a cost sharing agreement.

A Block Plan is required to be approved by Council. Lands within the Block that have not been approved through the Block Plan process will be required, upon receipt of development applications, to prepare the technical reports to support their developments in accordance with the Development Process/Block Plan policies of OPA #600.

#### Neighbourhood Circulation/Meetings

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 for the December 9, 2002 Special Committee of the Whole meeting. One letter was received concerning the Block Plan proposal.

Dr. D.V. Anderson, a non-participating property owner at 1213 Teston Road, submitted correspondence dated December 6, 2002, which outlined his concerns with respect to urban development destroying farmland and polluting well-water.

The December 9, 2002, recommendation of Special Committee of the Whole to receive the public hearing and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on December 16, 2002, including the following condition:

"That prior to Block Plan Approval for Block 12, all issues related to environmental concerns, traffic, and servicing, be resolved to the satisfaction of the Commissioner of Planning and that the proponents confirm that a landowners cost sharing agreement has been entered into by the participating landowners in this Block."

The following report details how each of the noted development concerns have been addressed to permit the approval of the Block Plan. Respecting the landowners cost sharing agreement, Staff have received written confirmation from the proponents' Planner that it has been signed.

## Analysis and Options

### Site Description

The subject lands, identified as Block 12, are 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 Block Plan, including the 35ha City of Vaughan lands, and lands of both participating and non-participating land owners, totals 400.2ha. The Block Plan has 12 land owners, of which 10 are participating or consenting in the Block Plan process, representing 350.42ha. The 2 non-participating properties are along Teston Road and Bathurst Street with lands comprising 5.78ha. The uses for the non-participating lands are shown in accordance with the Official Plan.

The lands within the Block have been used primarily as either active or vacant farmland, residential, and a Ministry of Natural Resources research station. All of the lands are located within the Oak Ridges Moraine, except for a small parcel at the southeast portion of the Block. The lands are gently rolling in most of the Block except for the northwestern portion of the Block, which has hummocky terrain.

In the southwest section is the East Don River (Main) and Tributary A, and in the northeast portion of the Block is the McNair Creek, another tributary of the East Don River, which merges with the East Don River approximately 6km south of the Block. Several ponds are located within the Block with the largest being the Redelmeier Pond at the south end of the Block where the East Don River (Main) and Tributary A converge. A significant tableland woodlot/wetland area is located where the East Don River (Main) and Tributary A converge. The surrounding land uses are:

- North - Teston Road; estate residential, agricultural, valley lands, (RR Rural Residential, A Agricultural and OS1 Open Space Conservation Zones);
- South - Major Mackenzie Drive; residential, agricultural, valley lands, (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, valley lands, residential, vacant commercial, (OS1, OS1-H, OS2, and OS2-H Open Space Conservation Zones, and C1-H Restricted Commercial Zone).

### Oak Ridges Moraine

The 174ha of the 365ha of the Block 12 lands, plus the City's 35ha are located within the Oak Ridges Moraine, as defined by the Boundary of the Oak Ridges Moraine Area in Ontario Regulation 1/02, and further regulated by the Oak Ridges Moraine Conservation Plan (ORMCP), Ontario Regulation 140/02. Block 12 is designated "Settlement Area" and "Natural Core Area" by the ORMCP. A small portion of the lands in the southeast portion of the Block are not within the Oak Ridges Moraine.

In Block 12, *Planning Act* or *Condominium Act* applications that are submitted on or after November 16, 2001, are subject to the provisions of ORMCP. The Block 12 Plan is not an application under either the *Planning Act* or *Condominium Act*. The lands owned by 1143264 Ontario Ltd., 371896 Ontario Ltd. and Garont Investments, Anderson, First Korean Presbyterian Church of Toronto, Helmhorst Investments Ltd., Kreiner, Lindstone Development Corp., Midvale Estates Inc., Royal Garden Homes Inc., and Senang Investments Ltd. are subject to the ORMCP.

In Block 12, *Planning Act* or *Condominium Act* applications filed but not decided upon prior to November 16, 2001, are subject to the prescribed provisions of the ORMCP. These include: Castan Bathurst Corporation (Zoning Application Z.99.063 and Draft Plan 19T-99V08), and

Mayvon Investments and E. Manson Investments (Zoning Application Z.00.021 and Draft Plan 19T-00V02). Specifically, the portions of the Castan and Mayvon applications that are designated "Natural Core Area" are subject to the prescribed provisions in the ORMCP for "Natural Core Areas".

As there are no prescribed provisions in the ORMCP for the "Settlement Area", the applications for Major Bob Farms Inc. (Zoning Application Z.99.080 and Draft Plan 19T-89124R), which were filed prior to November 16, 2001, are not affected by the ORMCP.

The City's Environmental review notes that there are several areas in the Block Plan where the new Life Science ANSI boundary designation extends out into the Settlement Area. For lands where applications were not submitted prior to November 16, 2001, there shall be no development or site alteration permitted within the new Life Science ANSI boundary as shown on Schedule 22 of OPA #604. As such, any lotting should be outside of the Life Science ANSIs unless confirmation is received from the Ministry of Natural Resources on any boundary adjustments for ANSIs. For lands where draft plans have been submitted prior to November 17, 2001, Schedule G3 of OPA #600 applies,

The City is satisfied that the lands considered by the *Block 12 Oak Ridges Moraine Conservation Plan Conformity Report* (August 2003) by Malone Given Parsons Ltd. et al. will allow for individual applications under the *Planning Act* to be considered by the City without additional conformity reports, subject to the following:

- The Block Plan, and ORM Conformity report must be revised to incorporate the changes as detailed in correspondence dated September 10, 2003, from the Environmental Section, Community Planning Department, and;
- The non-participating landowners, which do not have applications submitted for the development of their lands must proceed with development plans in conformity with the approved MESP, Block Plan, and ORM Conformity report. Modifications to development proposals may require amendments to the supporting documentation.

The limits of the Natural Core Area have not been revised for any lands on the Oak Ridges Moraine in Vaughan, and remain as per the Provincial designation. No stormwater management ponds in Block 12 are located within any key natural heritage feature. Stormwater pond outfalls are located within the key natural heritage features and hydrologically sensitive features, which is permitted by the ORMCP, and therefore, these outfalls, will be subject to detailed review at the draft plan and site plan stage. In accordance with the ORMCP, no residential lots/blocks appear to be located within the limits of the Natural Core Area nor are they to be located within these limits.

The Block Plan indicates that Storm Pond 1, which straddles both a portion of the Castan lands, and the Kreiner lands, is partially located with the valleylands of the McNair Creek. The Kreiner lands, which do not have any Planning Act applications submitted are subject to the provision of the ORMCP. The previous Block Plan submissions did not show accurate open space limits on the Kreiner lands, as the valley feature had not been staked. In the spring of 2003, limits were staked on the Kreiner lands, which are accurately reflected on the Block Plan, except for the lands at the north end of the property abutting Teston Road. Storm Pond 1 encroaches within the valleylands on the Kreiner lands, and must be reconfigured to be located outside of the valley feature. The valley feature is a key natural heritage feature and Subsection 45(8) of the ORMCP expressly prohibits the placement of storm ponds within the limits of key natural heritage features or hydrologically sensitive features.

The limits of the open space, both on the eastern and western portions of the Helmhorst lands has not been staked through the Block Plan process. It should be clearly indicated on the Block Plan that the limits of development are approximate, and the limits of the valley feature will be

staked through the processing of any development plans on the Helmhorst lands, and the 10m buffer limit will be applied to the staked feature limit. Staff are satisfied that the proposed limits on the western valley are outside of the Life Science ANSI, and the Natural Core Area.

During the site walk in Spring 2003, a small drainage feature was discovered on the property line between the Lindstone Development Corporation property, and the First Korean Church property. Comments from the TRCA are required with regard to the treatment of this feature.

There are discrepancies within the buffer limits shown on Revised Figures 19, and 21 in the MESP addendum document. A plan should be submitted clearly showing the approved buffers for the entire Block, without other data layers. The buffers proposed between the Maple Nature Reserve Land woodlands and Castan lands should be clarified. Revised Figure 19 shows a 10m buffer on the southern boundary, and no buffer on the northern portion, and Revised Figure 21 shows 2.5m buffer for the entire stretch. The Block consultants/owners agreed that a 2.5m buffer would be applied to the northern portion, and a 5m buffer to the southern portion. It is unclear whether buffers are proposed on the open space area shown at the northeast corner of Dufferin and Major Mackenzie on the 371896 Ontario Ltd lands. As per the approved buffer requirements for the Block, a minimum 2.5m buffer should be applied. For the purposes of satisfying Sections 28, 29, and 42 of the ORMCP confirmation is required that none of the uses prohibited in these sections of the ORMCP are proposed within Block 12.

#### Official Plan Status/Designations

The Block 12 area is designated "Low Density Residential", "Low Density Residential Special Policy Area", "Low Density Residential" with "Neighbourhood Park", "Elementary School", "Greenway System", "Neighbourhood Commercial Centre" and "Stormwater Management" overlays, "Valley Lands", and "Tableland Woodlots". The Official Plan also designates the entire Block "Headwaters/Moraine Policy District" due to its geological features, groundwater recharge/discharge function, cold water streams, natural areas and landform characteristics. The Official Plan requires that development within this area comply with the ORMCP.

The "Low Density Residential" designation permits a maximum net residential density on a site of 22 units per ha. The maximum average net density across the entire Block for the low density area, shall be between 16 to 18 units per ha. The "Low Density Residential Special Policy Area" designation permits a density between 5 to 14 units per ha, which is subject to the outcome of technical environmental studies and the resolution of groundwater and landform conservation concerns through the Block Plan process.

The "Low Density Residential" designation provides for a range of uses, such as detached and semi-detached dwelling units, and street townhouse dwelling units, subject to conditions such as serving as a transitional use between a more intensive use (i.e., shopping plaza) and less intensive use (i.e., detached and semi-detached dwelling units), mitigating noise, and addressing topographical constraints. The "Low Density Residential" designation also permits schools, parks/open spaces, small-scale community facilities, small-scale places of worship, institutional and local convenience commercial uses.

The "Neighbourhood Commercial Centre" overlay designation allows food stores, retail stores, pharmacies, bank and financial institutional, business and professional office, personal service store, restaurants, and service station/gas bar uses with the commercial center located at or near the intersection of arterial roads, in addition to permitted residential uses. A Neighbourhood Commercial Center is to provide approximately 5,000m<sup>2</sup> to 15,000m<sup>2</sup> of gross leasable area, to a maximum of 20,000m<sup>2</sup>.



## Landform Conservation

The northwest portion of the Block is designated “Low Density Residential Special Policy Area” with lower densities to protect the hummocky terrain. The Official Plan’s landform conservation policies are intended to protect the landform by minimizing extensive grading to the land to accommodate development (i.e., buildings/structures and roads) and include as follows:

- protecting significant views and vistas;
- demonstrating land uses planning, siting, and design which will be compatible with the existing landform character and settlement landscape;
- minimizing mass grading and disturbance of steep slopes with site design and construction practices;
- encouraging road designs to be orientated being parallel to existing contours;
- providing contour mapping, a preliminary grading plan, a preliminary erosion control strategy and a general description of building forms and their impact on the landscape character.

The Block Plan is providing a density of 12.2 units per ha which allows approximately 634 residential units within the Special Policy Area of the Block. OPA #600 recognized that in order to achieve landform conservation objectives of the Official Plan and to develop lands within the Special Policy Area for residential use, modifications from the City’s maximum engineering standard of a 5% gradient to a 5.5% gradient would be required for some of the roads. In addition, some of the lots will require 3:1 rear yard grades. However, in all such cases the 3:1 grades are beyond the minimum 7.5m minimum rear yard requirement. A recommendation is included to recognize that minor variations from the City’s standards may be permitted to achieve the landform conservation objectives of the Official Plan.

## The Block 12 Block Plan

The Block Plan land area, which includes both participating and non-participating land owners, and the City of Vaughan lands, is 400.20ha. The proposed distribution of Block Plan land uses are as follows:

<u>Land Use</u>	<u>Area(ha)</u>
Low Density Residential	153.78
Medium Density Residential/Commercial	0.42
Neighbourhood Commercial (NE Dufferin St. & Major Mackenzie Dr.)	7.12
Neighbourhood Commercial (SW Bathurst St. & Teston Rd.)	3.83
Local Convenience Commercial (Bathurst St.)	0.67
North-East Neighbourhood Park	1.57
North-West Neighbourhood Park	2.56
North Mid-Block Neighbourhood Park	3.21
South-East Neighbourhood Park	3.41
South-West Neighbourhood Park	1.51
Parquetts/Linear Parks	2.01
Landscape Buffers	1.77
North-East Elementary School Site	2.43
North-West Elementary School Site	2.45
South-East Elementary School Site	2.39
South-West Elementary School Site	2.42
Stormwater Management Pond (On Tableland)	20.26

Stormwater Management Pond (In Valley)	2.39
Tableland Woodlot	4.78
Valley/Open Space Buffers	68.90
Wetland Relocation Area	2.78
Primary/Local Roads	57.10
City of Vaughan Lands	33.67
<u>Total</u>	<u>398.70</u>
<u>Residential Units</u>	<u>Units</u>
Low Density Residential	3,401
Medium Density Residential/Commercial (OMB Approved)	18
<u>Total</u>	<u>3,419</u>

The Block 12 Plan provides primarily low density residential development over most of the Block, comprised of detached units with average frontages of 12m frontages and ranging from 10m to 16m. There are four elementary schools and five neighbourhood parks proposed, with four of the school sites being adjacent to parks forming campuses.

There are two Neighbourhood Commercial sites proposed for the Block: a 7.12ha site at the northeast corner of Major Mackenzie Drive and Dufferin Street; and a 3.83ha site at the southwest corner of Bathurst Street and Teston Road. There is one 0.67ha Local Convenience Commercial Site on Bathurst Street north of Major Mackenzie Drive.

There are three main valley and stream systems in the Block. In the southwest are the East Don River (Main) and Tributary A that exit the Block at Major Mackenzie Drive. In the northeast is the McNair Creek that exits the Block at Bathurst Street. There are two minor valley/tributary systems, which have been identified in the Block: between the East Don River (Main) and Tributary A; and at the southeast part of the Block.

Twelve stormwater management pond facilities are shown. Eight of the stormwater management ponds are on lands of participating property owners with seven of these being adjacent to the valley lands. Four of the stormwater management ponds are located on lands of consenting and non-participating property owners in the southeast part of the Block. Two of these ponds, which are close to Bathurst Street, are on lands where no *Planning Act* applications have been filed prior to November 16, 2001 and therefore, are subject to the ORMCP (Senang & Helmhorst). The ORMCP requires that, any *Planning Act* application submitted after November 16, 2001, is required to demonstrate that any proposed land use, including a storm water management pond, conforms to the Oak Ridges Moraine Conservation Plan. Therefore, the uses for these lands have to be determined.

#### Residential Land Uses and Densities

The Block 12 Plan would accommodate a total of 3,419 dwelling units, comprised of 2,767 (81%) low density units in the area designated "Low Density Residential" and 18 (1%) medium density/mixed use units in the area designated "Medium Density Residential/Commercial" and commercial areas, and 634 (18%) low density in the area designated "Low Density Residential Special Policy Area". The following table provides the details of the Block Plan proposal:

### Residential Land Uses

<u>Land Use</u>	<u>Area(ha)</u>	<u>Units</u>	<u>Density</u>
<u>Low Density Residential and Low Density Residential Special Policy (net includes roads)</u>			
Block Plan Low Density Residential		3,306	22upha
Block Plan Low Density Residential Special Policy		634	12.2upha
Total Units		3,419	
OPA #600		4,119	16-18upha

The area and location of densities for the “Low Density Residential” and “Low Density Residential Special Policy Area” proposed in the Plan, are generally consistent with the Official Plan. OPA #600 provides for an overall gross density of 14 units per hectare. The proposed Block Plan has an overall gross density of 12.3 units per hectare, in conformity with OPA #600 for the “Low Density Residential” and “Low Density Residential Special Policy Area”. The average net density provided for the “Low Density Residential Special Policy Area” across Block 12, is 12.2 units per ha (with a gross density of 10.7 units per ha), which is within the range of 5 to 14 units per ha as per OPA #600.

The total number of residential units proposed for the overall Block Plan is below the OPA #600 estimate by 700 units due to the development of a plan for the Block that is environmentally sensitive recognizing the lands are within the Oak Ridges Moraine.

#### Residential Zoning

The lands are zoned A Agricultural and OS1 Open Space Conservation Zones by By-law 1-88 subject to Exception Paragraphs 9(818), 9(914) and 9(930). The zoning will be amended to implement the approved Block 12 Plan through the processing of the draft plans of subdivision or site plan applications. The zoning will include requirements associated with limits and buffers to open spaces and valleys, as well as any other standards as determined through Block Plan review. In the Fall of 2000, the City initiated a Design Standards Review, which included a review of residential zoning, urban design, landscaping, street profiles, sidewalks/walkways and stormwater management facilities requirements. The new standards resulting from the Design Standards Study are to be applied to the Block 12 Plan.

The residential lands are to be rezoned in accordance with the new zoning standards established as part of the Urban Design Standards Review Study. The RD1, RD2, RD3 and RD4 Residential Detached Zones allow detached units and RS1 Residential Semi-Detached Zone allows semi-detached units on lots not accessed by a lane. The Zones are to be in accordance with the standards on Schedule “A3” in By-law 1-88, which provides, as follows:

<u>Zone</u>	<u>Minimum Lot Frontage</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Depth</u>
RD1	18m	540m <sup>2</sup>	30m
RD2	15m	450m <sup>2</sup>	30m
RD3	12m	324m <sup>2</sup>	27m
RD4	9m	243m <sup>2</sup>	27m
RS1	7.5m/unit	202m <sup>2</sup>	27m
RT1	6m/unit	162m <sup>2</sup>	27m

#### Commercial Zoning

The “Low Density Residential” designation allows small-scale retail and office commercial uses with the local convenience centre locating at an intersection of an arterial or primary road. The

Official Plan permits a local convenience center to have a gross floor area up to 1200m<sup>2</sup>. The By-law permits a maximum lot area of 0.809ha for a local convenience site. The Block Plan provides one local convenience commercial site, with a 0.67ha site at the southwest corner of Bathurst Street and an east-west traversing primary road. The proposed local convenience site area, which exceeds the By-law area requirement, will be addressed through the processing of the draft plan of subdivision, site plan and zoning applications.

The "Neighbourhood Commercial Centre" overlay designation, allows food stores, retail stores, pharmacies, bank and financial institutional, business and professional office, personal service store, restaurants, and service station/gas bar uses with the commercial center locating at or near to the intersection of arterial roads. The Official Plan permits a neighbourhood commercial center to have approximately 5000m<sup>2</sup> to 15,000m<sup>2</sup> of gross leasable area and is limited to a maximum of 20,000m<sup>2</sup>. The By-law permits a maximum lot area of 2.49ha for a neighbourhood commercial site. The Block Plan provides for two neighbourhood commercial centers: a 7.12ha site at the northeast corner of Major Mackenzie Drive and Dufferin Street; and a 3.83ha site at the southwest corner of Bathurst Street and Teston Road. Both of these site areas exceed the By-law's permitted area of 2.49ha, and will be addressed through the processing of the draft plan of subdivision, site plan and zoning applications.

### School Sites

The Official Plan identifies four elementary school sites that are adjacent to neighbourhood parks to form campuses and are spatially distributed throughout the Block to provide convenient access for the students. The Block Plan has provided school sites in accordance with the Official Plan. Both School Boards have indicated several requirements for the school sites. These requirements include that each school site must be on the lands of a participating land owner, and preferably on the land of a single owner or development application site; that at least one school site for each School Board be in the first phase of development; and that there are roads and services for each site.

The elementary school sites need to be approximately 2.42 ha in area, and 140 m in depth, with frontage on no more than 2 streets for safety purposes. The lot frontage should be adequate to achieve separation between the school bus and parent drop-offs. Also, to address vehicular traffic concerns, it is preferable to have flankage lots facing the school frontage and the opposite street intersections aligning with the school driveways. No secondary school sites have been requested for the Block by the School Boards.

### York Region Public District School Board

In the Block, the York Region Public School Board has secured three elementary school sites. The first is a 2.45ha site in the northeast part of the Block, with 169m frontage on to the north-south primary road and is on lands of a participating property owner. The school site abuts the McNair Creek valley lands to the north, and a neighbourhood park to the east. The frontage faces the flankage of residential lots and two street intersections to the south. The westerly lot line of the school site abuts the rear yards of residential lots.

The second is a 2.39ha site in the southeast part of the Block, with frontages of 140m on to the north-south primary road and local road and is on the lands of a consenting property owner. The southerly lot line of the site abuts a neighbourhood park. The frontage on the east part of the school site faces the front and flankage yards of residential lots and an intersection. The school site's northerly frontage lot line faces the front of the residential lots and the westerly lot line faces the rear yard of residential lots.

The third is a 2.42ha site in the southwest part of the Block, with frontages of 140m on to the north-south primary road and 180m on to the local road and is on the lands of a participating property owner. The westerly lot line of the school site abuts a neighbourhood park. The frontage

on the east part of the school site faces the flankage yards of residential lots and an intersection. The school site's northerly lot line the rear yard of residential lots. The south lot lines faces a neighbourhood commercial site.

#### York Region Catholic District School Board

The Catholic District School Board requires one elementary school sites within Block 12. A 2.43ha elementary school site is to be provided in the northeast portion of the Block, with a frontage of 140m onto the north-south traversing primary road, and is on lands of a participating property owner. The school site is opposite flankage residential lots and a street intersection to the south. The school site abuts the McNair Creek valley lands to the north, and a neighbourhood park to the west, both of which will require fencing. The easterly lot line of the site abuts the rear yards of residential lots.

#### Parks and Parkland Dedication

The Maple Nature Reserve comprises a 35 ha City-owned open space/park system at the northwest part of the Block. The City has recently approved a Master Plan for the Maple Nature Reserve.

The Block Plan proposes 5 neighbourhood parks and linear parks which are collectively arranged with the open space system to form an extensive trail network containing 5.5 km of trail, in addition to the 3 km of trails on the City's lands.

Based on the policies of OPA #600, a total of 13.482 ha of parkland are required to be dedicated to the City for parkland purposes. The Block Plan proposes the dedication of 13.8 ha or .348 in excess of City requirements. A further 2 hectares of small parkettes are to be dedicated for a total of 15.8 ha. Environmental lands, such as the 2.38 ha tableland restoration area surrounding the Castan wetland, are also to be dedicated. These areas are not included as parkland but represent the utilization of developable tableland for open space purposes.

The Urban Design Department, in consultation with the Parks Department, has reviewed the parkland distribution throughout the Block Plan and are generally satisfied with the amount of parkland provided, configuration and size of park blocks, and the preliminary facility fit prepared for each park. The Urban Design Department has requested a minor revision to the plan respecting Neighbourhood Park 4, located in the southwest quadrant of the block. This park should be reconfigured such that exposure along the north/south local street is provided. Staff note that this requirement has been reflected in the Sidewalk and Traffic Management Plan for the Block.

Certain park areas are not suitable for active recreation development and are therefore not recognized as park areas, but rather, reflect the strong environmental theme of this Block Plan. These areas include the "passive park" which overlooks Patterson Pond which is surrounded by valley and "natural core" area and Neighbourhood Park 3 in the south central portion of the plan, which has a natural bowl or amphitheatre topography. While the topography limits certain development of the lands it does provide a unique setting for viewing the sports facilities within the active area of the park and for informal passive recreation.

The Urban Design Department has prepared a preliminary calculation of the Parkland Dedication based on the land use schedules provided for the Block Plan and the noted revision to Neighbourhood Park 4, which includes the lands of the non-participating land owners, as follows:

Total Block Area	<u>398.70ha</u>
<b><u>Minus Credits</u></b>	
Open Space (Includes valleylands/ woodlots)	78.23ha
Tableland Woodlots	4.78ha
Wetland Relocation Area	2.78ha
Medium and High Density	0.42ha
Commercial Land Area	11.62ha
Existing Place of Worship	3.17ha
Existing City Owned Land	33.67ha
<b>Total</b>	<b><u>134.67ha</u></b>
Total Lands Subject to 5% Dedication	264.03ha
<b>Total Parkland Dedication at 5%</b>	<b>13.20ha</b>
Calculation Based on 1ha per 300 Units	
Medium Density Units	18 Units
High Density Units	0 Units
<b>Total Parkland Dedication at 1ha per 300 Units</b>	<b><u>0.06ha</u></b>
Calculation Based on 2% Commercial Lands	
Commercial Land in Block Plan	1.62ha
<b>Total Parkland Dedication at 2%</b>	<b><u>0.232ha</u></b>
<b>Total Parkland Dedication</b>	<b><u>13.482ha</u></b>
<b>Total Parkland in Block Plan</b>	<b><u>13.830ha</u></b>

The above noted chart demonstrates that 0.348ha of parkland is provided in the Block Plan in excess of the standard parkland dedication requirements of the Planning Act. The developers have agreed that any excess parkland will be conveyed, at no cost to the City, with no credits.

#### Greenways/Pedestrian System

The Official Plan provides for a greenway and/or linear park system for the purpose of providing a continuous network of open space (i.e., stormwater management ponds, woodlots and valleys) and institutional uses (schools and community centers) throughout the new community, and accommodating a public trail system of pedestrian walkways and bicycle paths. The Official Plan designates the greenway system along the north-south traversing primary road, passing school and park sites and connecting to the valley and open space lands in the southwesterly part of the Block and the lands to the south to provide a pedestrian connection.

The numerous secondary pedestrian trails provided throughout the Block Plan require further detail to address concerns with respect to safety, accessibility and ease of circulation, conflicts between public street sidewalks and setbacks from private residential backyards. A City Pedestrian/Bicycle Master Plan is currently under development and should be completed by the end of 2003. The designs for the greenway and pedestrian trails will have to be approved prior to any draft approval of any subdivisions or site plans within the Block 12 Block Plan.

The pedestrian trails should conform to the following criteria:

- when not accommodated along primary streets, trails should be incorporated into the design of valleylands and open space links;
- combined pedestrian/bicycle trails shall be paved with a suitable hard surface material;
- in general, trails should not be sited in low-lying areas however, where they do occur in low-lying areas, bridges, culverts and swales should be implemented as support systems;

- the intersections of trails with the street R.O.W. shall be designed as trail entrances and may include site furniture and features consistent with the streetscape design;
- pedestrian connections should be provided through and to residential areas to facilitate accessibility and promote visibility and safety; and,
- trails should be linked to key destinations and accessible parking areas.

#### Landscape Master Plan/Streetscape Designs

A Landscape Master Plan is required for the purpose of establishing the overall landscape treatment of the public areas (i.e., parks, stormwater management ponds and gateway entry features) and creating an attractive pedestrian environment. As a condition of block plan approval, the Landscape Master Plan shall be submitted to the City prior to the approval of any draft plan of subdivision located within the Block 12 Block Plan. The Master Landscape Plan should address but not be limited to the following issues:

- the use of hard and soft landscape elements to define significant street vista and generate a pleasing public realm street character;
- landscape and streetscape treatments for the community edges including the parallel window streets and pedestrian access to arterial roads for public transit services;
- entry and special landscape features which express and enhance the community identity;
- landscaping of open space lands including pedestrian/cycling trails, bridge crossings, pedestrian access points, seating areas and erosion repair sites;
- the landscape treatment of stormwater management facilities;
- preliminary park facility fits that demonstrate the park block is sufficient size and configuration to accommodate the required facilities;
- special furniture, including benches, waste receptacles, bicycle racks, and tree grates shall be provided that supports the community character for throughout Block 12 shall be provided; and,
- The landscape treatment for the enhanced City gateway feature at the north west corner of Bathurst Street and Major Mackenzie Drive.

The public street realm for Block 12 is to be planned, co-ordinated and designed to enhance the public domain; reinforce pedestrian scaled spaces; and promote the character and identity of the community. The Landscape Master Plan must also address the concerns associated with the streetscape, which includes the following:

- enhance the public domain;
- reinforce pedestrian scaled spaces; and,
- promote the character and identity of the community.

Streetscape components for the Block 12 community, shall include but not be limited to the following:

- street trees;
- street and pedestrian scale lighting;
- seating;
- trash receptacles;
- transit shelters;
- traffic calming;
- signage;
- fencing;
- mailbox kiosks;
- decorative paving; and,
- bicycle racks.

### Stormwater Management Pond Facilities Designs

The proposed stormwater management design for this Block Plan proposes numerous ponds throughout the Block 12 community and as such presents an opportunity to incorporate pedestrian pathways within the stormwater management blocks. Access points and alignment of the pedestrian pathways will be subject to further discussion during the finalization of the Landscape Masterplan.

The detailed design of each pond facility shall incorporate the following criteria to the satisfaction of the City:

- incorporating planting in all ponds with species that are suitable to water fluctuation and sediment deposition, both during and after subdivision development;
- designing all ponds to be curvilinear and natural form, which are to include natural elements such as ledgerrock/armour stone around headwalls and on side slopes;
- providing 15m setbacks from high water line (first flush) to all residential property lines;
- varying pond slopes from a maximum of 3:1 to 5:1;
- designing the street pattern to ensure significant frontage of the pond to promote views and reinforce their focal nature within the community;
- providing opportunities for passive recreation with particular attention to safety and access issues; and,
- coordinating the landscape components, such as look-outs, seating areas, fountains, and gazebos with the overall character of the community.

If a stormwater management pond facility is located within a designated open space or environmental feature, the total area will be subject to the 5% parkland dedication requirements under the Planning Act.

### Urban Design

In the Fall of 2000, the City undertook the Design Standards Review Study, to review development standards, such as building setbacks, sidewalk locations and road cross-sections to address concerns relating to monotonous and inadequately functioning streetscapes. On November 26, 2001, Council approved the Design Standards Review Study, establishing a development framework that would encourage more innovative forms of housing to meet community urban design objectives and market expectations. The Study has been implemented through modifications to City development standards, such as zoning requirements and development infrastructure, such as stormwater management pond facilities and sidewalk locations.

The Block's urban design guidelines must comply with the approved Design Standards, which include such criteria as:

- boulevard and sidewalk design;
- tree locations;
- above and below grade utilities;
- on-street parking;
- community feature locations;
- public realm landscape architecture;
- urban design built form guidelines for commercial, institutional and townhouse development.

The Urban Design Guidelines proposed for the Block 12 community require further detailed text with respect to the community structure, open space system, street network, site planning and



built form, and the public realm streetscape. The guidelines must be completed and approved prior to any draft plan approved within the Block Plan.

#### Architectural Guidelines

All residential, institutional, and commercial buildings/structures for new community areas, including Block 12, are subject to architectural control, whereby matters such as built form, massing, and elevations are addressed to create a visually pleasing community. Architectural design guidelines will be required for the Block prior to the approval of any draft plans or site plans, to the satisfaction of the Vaughan Urban Design and Planning Departments. A control architect approved by Council, is to be retained at the cost of the applicant.

#### Archaeological Assessment/Cultural Heritage Resource Assessment

The Official Plan requires that a Cultural Heritage Impact Resource Assessment be undertaken by a qualified heritage consultant prior to approval of the Block Plan. An Assessment would include an archaeological and historical evaluation of structures, photographic documentation of the interior and exterior of the buildings, and a feasibility study on the preservation of the significant heritage structures within the Block.

Several buildings within Block 12 are identified as heritage structures in the City's Inventory of Significant Heritage Structures and are as follows:

- 874 Major Mackenzie Drive, Part of Lot 21, Concession 2 - Patterson Worker's Cottage (Helmhorst Investments Ltd. lands);
- 880 Major Mackenzie Drive, Part of Lot 21, Concession 2 - Patterson Worker's Cottage (Helmhorst Investments Ltd. lands);
- 980 Major Mackenzie Drive, Part of Lot 21, Concession 2 - George Munshaw House (Helmhorst Investments Ltd. lands);
- 998 Major Mackenzie Drive, Part of Lot 21, Concession 2 - Patterson Worker's Cottage (Helmhorst Investments Ltd. lands);
- 1078 Major Mackenzie Drive, Part of Lot 21, Concession 2 - Peter Patterson Carriage House (Senang Investments Ltd. lands);
- 1078 Major Mackenzie Drive, Part of Lot 21, Concession 2 - Peter Patterson House (Senang Investments Ltd. lands);
- 10090 Bathurst Street, Part of Lot 21, Concession 2 (Helmhorst Investments Ltd. lands);
- 10324 Bathurst Street, Part of Lot 22, Concession 2 (Castan Bathurst Corp. lands);

A Cultural Heritage Resource Impact Assessment report will be required to address the heritage structures of significance located on the subject lands. The report should provide information on the preservation of these buildings within the proposed development. With the exception of the heritage structure located at 10324 Bathurst Street (Castan Bathurst Corp.), the heritage structures are all located on non-participating owners' lands. The proposed block plan reflects a stormwater management pond on the general area where the heritage building is sited on the Castan Bathurst Corp. lands. The owner will be required to have a Cultural Heritage Impact Resource Assessment completed prior to review of their draft plan, and the configuration of the stormwater pond and lotting pattern currently reflected on the Block 12 Plan, may require modification in order to preserve the heritage structure if so required by the resource assessment report.

The significant structures located on non-participating land owners' properties, do not appear to conflict with any primary roads or infrastructure that might affect other properties within the block plan. Helmhorst Investments Ltd. and Senang Investments Ltd. do not intend to develop their lands in the near future. An Assessment of the heritage structures will not be required until these land owners submit development applications for their lands. It should be noted that

modifications may be required to lotting and local road configuration in the case of these particular draft plans, in order to accommodate the results of the Cultural Heritage Resource Assessment.

#### Valley/Stream Corridor/Natural Feature Development Limits

The ME/SP has been reviewed by the City and TRCA and peer reviewed by Terraprobe Ltd. The TRCA has advised that buffers are needed to protect valleys and forested lands to avoid negative impacts of development. TRCA is recommending a 3-tiered approach defining required buffers, to be located outside of the property line of a lot or block, as follows:

- a 2.5m buffer, where there is no adjacent significant natural vegetation and relatively gentle slopes or an engineered line (i.e., floodline);
- a 5m buffer adjacent to natural areas of moderate significance; and,
- a 10m buffer adjacent to natural areas of high significance or sensitivity.

The TRCA provided the limits/buffers for the proposed lots/blocks adjacent to valley and stream corridor, and open spaces, based on the significance and sensitivity of the features, due to the features and functions of the Block. The recommended limits/buffers are as follows:

- a 10m buffer along most of the valley of the East Don River (Main), from the City of Vaughan lands near Dufferin Street to the Redelmeier Pond near Major Mackenzie Drive, which is a significant habitat node within the Don River Watershed, and a 2.5m buffer along a small section of the southern part of the East Don River (Main) valley;
- a 5m buffer for Tributary A, a tributary of the East Don River, in the southern portion of the Block, which contains natural vegetation but the functions it provides are less sensitive than the functions of the East Don River (Main);
- a 5m buffer along the entire limit of McNair Creek as the majority of this feature is well vegetated and provides fairly significant habitat functions;
- a 5m buffer is required for the north edge of the tableland woodlot which is adjacent to the valley and a 2.5m buffer is for the east and west sides of the valley in the southeast part of the Block; and,
- a 2.5m buffer is to be applied to the West Branch of Tributary A between the East Don River (Main) and Tributary A as this feature traverses a variety of landform features but does not contain any significant vegetation.

#### MESP Terrestrial Resources

The Terrestrial Resources Section of the MESP outlines that less than 25% of the Block's land area contains relatively undisturbed forested lands as the remaining lands were used primarily for farming. The East Don River (Main), Tributary A, and McNair Creek valleys contain the undisturbed forested lands consisting of coniferous trees (i.e., Eastern Hemlock, White Cedar) and deciduous trees (i.e., American Basswood, Sugar Maple, Yellow Birch) due to the steep valleys and seepage.

A significant portion of the valley's forested lands are considered to be high quality or high functioning because of their maturity, steep valley walls, and large coverage area which provides a diversity of habitat areas for wildlife. The Region's Official Plan designates the East Don River (Main) and Tributary A as "Significant Forested Lands", which is to be protected and restored as part of the "Regional Greenlands System". The valleys also provide habitat and corridor linkages to adjacent lands with the East Don River (Main) connecting to Areas of Natural and Scientific Interest (ANSI) and Environmentally Significant Areas (ESA) to the west of Dufferin Street, and McNair Creek to the north of Teston Road.

The MESP has identified four tableland woodlots in the Block. The East Don River (Main) valley is surrounded by three of the tableland woodlots; being a 2.70ha woodlot near the convergence of the East Don River (Main) and Tributary A; a 1.97ha woodlot at the north side of East Don River (Main) valley adjacent to the east property line of the City's property; and a 0.13ha woodlot on the south side of the East Don River (Main) valley. At the southeast end of the Block on the north side of the valley is a 0.52ha tableland woodlot. As the woodlots are adjacent to the valleys, the buffers to protect the features have already been included as part of establishing the buffers for the valleys. The MESP has identified several hedgerows of various quality, located primarily in the north central and south central areas of the Block. No recommendations have been provided or requested to preserve these hedgerows.

The MESP has identified specific areas within the Block where specific enhancement and/or restoration measures are required to protect the natural features. In order to protect the natural features in the Block, the MESP proposed enhancement and/or restoration measures, which include as follows:

- providing buffers to the natural feature;
- restoring the edge of the feature;
- naturalizing the edges of features where they are disturbed by roads;
- locating stormwater management ponds between the feature and lots/blocks; and,
- providing fencing between the feature and rear and/or flankage sides of lots/blocks.

The Urban Design Department has reviewed the Terrestrial Resources technical report provided in the MESP and advised as follows:

1. The individual vegetation units for the woodlands have been inventoried and assessed for both health and capacity to withstand development in accordance with City Inventory, Assessment and Preservation Guidelines. However, it should be identified when defining the edge of environmental features, that the defined edge is generally regarded as 1m outside the established dripline.
2. A mitigation strategy for the terrestrial resources should be included as part of the Environmental Impact Statement. The documentation must include the following:
  - recommendations with respect to remedial and mitigation measures required within designated impact zones, including edge management planting or maintenance programs;
  - an assessment of the effectiveness of the proposed / selected mitigation techniques;
  - a conceptual monitoring program specific to identified effects;
  - identification of proposed limits of clearing; and,
  - Restoration opportunities.
3. The vegetation units in the numerous hedgerows that have been assessed for possible preservation will be subject to detailed vegetation preservation plans at the draft plan of subdivision stage

### Wetlands

On the Castan Bathurst Corporation lands in the central portion of the Block, to the east of the East Don River (Main) valley is a 0.57ha wetland which provides a habitat for breeding Wood Frogs. The current function of the wetland is low as there have been periods where the frogs were not able to breed due to insufficient water quantity. As part of the development of the Block, the wetland is to be relocated, reconfigured, redesigned and enlarged to provide a wetland that is

sufficient to provide a suitable breeding habitat for the frogs. The proposed wetland relocation area is to be 2.99ha and partially overlaps the current location of the existing wetland area.

The ORMCP's Natural Heritage Features mapping identifies a wetland on the Senang lands close to Major Mackenzie Drive, which is identified on Schedule 19 (G1 ORM) of OPA #604. These lands are subject to the ORMCP, which prohibits development in Key Natural Heritage Areas such as a wetland.

The Conformity report prepared by Malone Given Parsons and the MESP Addendum (August 2003) notes that the wetland does not meet the criteria for designation as a key natural heritage feature or a hydrologically sensitive feature. For determination of the significance of a wetland, the information gathered should be submitted to MNR, for their review and determination of significance. Until final decisions are made on the wetland by MNR, the Block Plan has been revised (or red lined) to identify the potential wetland and appropriate buffer(s). (Refer to OPA 604, subsection 10.7.1 viii.). There also appears to be a minor discrepancy in Revised Figures 19 and 21 of the Addendum MESP where it appears as though a portion of the residential lotting extends into this Life Science ANSI. This should be clarified or corrected. Prior to any approval of a draft plan of subdivision and/or site plan applications these issues will have to be addressed.

#### Road Network/Sidewalk Plan

The Official Plan designates three 23m wide primary roads for the Block. There is a north-south primary road that traverses between Teston Road and Major Mackenzie Drive in the east part of the Block, aligned with the primary road for Block 11 to the south. A central east-west primary road extends west from Mill Street at Bathurst Street to Stormwater Management Pond #11. In the southwestern part of the Block the primary road loops between Dufferin Street and Major Mackenzie Drive.

The Block Plan reflects the primary road system of the Official Plan, with the exception of the east-west primary road from Bathurst Street. This primary road was modified to address environmental issues by eliminating a crossing over Tributary A, which is a Key Natural Heritage Feature, under the ORMCP. The primary road modification includes terminating the east-west stretch of the primary road from Bathurst Street at the north-south traversing primary road. The modification also includes establishing a 23 m north-south primary road from Teston Road, which terminates at the southerly leg of an east-west crescent that links to the north-south primary road. As the road network in the north-west portion of the Block is constrained by the valley and the City's lands, the traffic generated in that part of the Block will primarily be local traffic, Staff have no objections to the modified road network.

The Region's 10 Year Capital Plan provides for Teston Road to be widened from 2 lanes to 4 lanes between Bathurst Street and Dufferin Street in the Year 2003. The Environmental Assessment for the road improvements to Teston Road need to be finalized, prior to finalizing the location of primary road intersections and establishing improved sight lines. The Region's Development Charges By-law schedules the widening of Major Mackenzie Drive between Bathurst Street and Dufferin Street, and the widening of Dufferin Street between Major Mackenzie Drive and Teston Road by the Year 2021.

The Region requires that all primary roads be widened at the intersections with arterial roads to accommodate 2m raised medians and turning lanes. The Region does not support landscaped medians as required by the City in the Urban Design Guidelines for Block 12, as the width of the median may be wider and may impact on the opposing left turns. A primary road that accommodates a 2m raised median should provide two inbound lanes. The Region specifies that a left turn lane, right turn lane, and illumination in accordance with Regional standards are required for all primary roads intersecting with arterial roads.

The Region advises that prior to the final approval of any draft plan of subdivision in Block 12, the land owner is to submit preliminary arterial and primary road intersection configurations for review by the Region. The Region's approval will allow the ultimate intersection configurations, right-of-way location, and alignment of primary roads to be located on the draft plan of subdivision.

#### Transportation Management/Sidewalk Report/Plan

A Plan has been included as Attachment #6 to this report. It contains the City's traffic calming measures, all-way stop controls, parking restrictions, transit routes, bus stops and greenways, and is to be approved as part of the Block 12 Block Plan approval.

#### Public Transit

The Region, in reviewing the transportation reports, advises that sidewalks are to be provided on all surrounding arterial roads (i.e., Major Mackenzie Drive, Dufferin Street, Bathurst Street, and Teston Road), on both sides of roads planned for transit, and on roads in the vicinity of schools, as per the "York Region Safety and Traffic Circulation at School Sites Guidelines Study". Also, all single loaded roads are to have sidewalks connecting to the arterial roads. These matters have been addressed in the *Transportation Management and Sidewalk/Walkway Master Plan – Internal and Boundary Road Functional Designs* report.

The Region advises that the Block Plan should include pedestrian connections from internal roads, where the road does not intersect with the arterial roads, to reduce the walking distance to future transit service on Major Mackenzie Drive, Dufferin Street and Bathurst Street. Transit bus stops are to be provided every 250m to 300m, as per the Region of York Transit requirements. The *Transportation Management and Sidewalk/Walkway Master Plan – Internal and Boundary Road Functional Designs* report identifies the streets that are designated for transit service.

The Region has noted that, to advise potential purchasers of transit service in the community, any offer of purchase and sale or lease for all lots and/or blocks, should contain warning clauses concerning transit routes and locations of bus stops and pads/shelter.

#### Contaminated/Potentially Contaminated Sites

Phase 1 Environmental Site Assessment (ESA) Reports, which are required to be peer reviewed to determine if there are any contaminated or potentially contaminated sites within the Block Plan, were not submitted as part of the Block Plan. Therefore, the ESA Reports will be required with the submission of the draft plan of subdivision or site plan applications.

#### Water Distribution System

The Vaughan Engineering Department advises that 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. Water supply has been reserved for Phase 1 for a total of 1,000 units and may be allocated by Vaughan Council at the time of draft plan approval.

#### Sanitary Servicing

The Vaughan Engineering Department advises that 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 via Richmond Hill North Don Collector will be provided to service the Block until the Regional Bathurst Street Sanitary Trunk

Sewer reaches the Block. Interim sanitary capacity for 3,500 people has been reserved from the North Don Collector.

#### Stormwater Management

The TRCA has verified that a tributary in proximity to a stormwater management pond, such as Pond C, is a defineable watercourse using TRCA criteria. These lands are located within the Oak Ridges Moraine, and are therefore subject to the ORMCP, where Planning Act applications are, or will be submitted after November 16, 2001, and must demonstrate that the land uses conform to the ORMCP.

The ORMCP does not allow for stormwater management ponds to be located in key natural heritage or hydrologically sensitive features, as defined in the ORMCP, which includes significant valleylands and woodlots. As such, land uses, including stormwater management ponds cannot be approved for these lands, until the requirements of the Oak Ridges Moraine Conservation Plan have been determined.

The City is currently undertaking a policy review regarding standards for proposed stormwater management ponds. The stormwater management ponds in the Block will be subject to the standards resulting from the policy. In the interim, the stormwater management pond facilities will be reviewed based on the current City standards. Additionally, prior to draft plan of subdivision approval, the detailed designs for the storm water management facilities must be approved by the City.

#### Hydrogeological/Soil Analysis

The City and TRCA have had the Hydrogeological Addendum to the MESP peer reviewed. The Vaughan Engineering Department further advises that a detailed geotechnical investigation must be carried out for each proposed subdivision following draft plan approval. The investigation shall provide detailed information, with respect to the construction of foundations, engineered fill, underground services, trench backfilling, road pavement and excavations. The investigation must also provide information on soil corrosivity, storm water infiltration, and soil parameters.

#### Water Budget Analysis

Block 12 lies almost entirely within the Oak Ridges Moraine, which provides a wide range of environmental functions that are critical to the maintenance of healthy water resources and natural heritage values in the Greater Toronto Area. In accordance with OPA #600, and in conjunction with the TRCA's mandate to promote environmentally sound land use planning, including the protection of the hydrogeological functions on the Oak Ridges Moraine, the MESP is to address the role of the ground water regime in the functions of the terrestrial/aquatic ecosystems, and identify the impact of the proposed development on these functions, and any mitigating measures to be implemented.

The Vaughan Engineering Department advises that 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.

#### Noise/Mitigation Measures

The Block land owners undertook an Environmental Noise Analysis Feasibility Report (dated September 29, 1999), prepared by Valcoustics Canada Ltd. for the Block Plan, which examined noise sources which could impact the proposed development within the Block. The findings of the Noise Report indicated that the main noise sources would be road traffic from Major Mackenzie Drive, Bathurst Street, Dufferin Street and Teston Road.

Noise sources to the west of the Block from the Keele Valley Landfill Site, Eastern Electrical Generating Power Plant and industrial area were examined and it was found that the screening from soil stockpiling provided sufficient screening for the noise. The landfill operation at the Keele Valley Landfill Site ceased December 2002, which reduced the amount of truck traffic going to the site, and a landscaped berm along Dufferin Street, could screen noise from the Block.

The Noise Report recommends the implementation of sound attenuation in the form of fencing and/or berming ranging between 1.8m to 3.2m in height, and screening by the residential building, to mitigate the noise for lots/blocks that have outdoor amenity areas that face or flank arterial road traffic as the noise level for outdoor areas exceed 55dBA between the hours of 7:00 a.m. and 11:00 p.m. The Noise Report concludes that sound attenuation for the indoors between the hours of 11:00 p.m. and 7:00 a.m. is required for residential dwellings providing mechanical ventilation where the night time sound exposure is between 51 dBA to 60 dBA, and central air conditioning where the night time sound exposure is greater than 60 dBA. Further, brick veneer on the walls and/or upgraded windows may also be required to mitigate noise.

The Engineering Department advised that it concurred with the Noise Report in that, at the draft plan of subdivision or site plan stage, the detailed noise analysis is to be undertaken, when the residential lotting pattern and grading/topography has been determined, to establish the required noise attenuation measures. The Engineering Department advises that noise fencing around proposed commercial blocks, where they abut residential lots/blocks will be required. Noise warning clauses will be required in all offers of purchase and sale for the required lots/blocks. The required noise mitigation measures are to be approved to the satisfaction of the Vaughan Engineering, Urban Design and Planning Departments, and TRCA.

The Region has initiated its Noise Policy/Guideline Update Study that is to include a review of current and proposed criteria and/or options for noise assessment in new developments, installation of noise attenuation facilities, acceptable noise assessment levels on lands abutting Regional capital works projects, and "greening" noise attenuation measures which should be considered when processing the draft plans of subdivisions and site plans.

#### Phasing/MESP Details

In accordance with OPA #600, a development and infrastructure phasing plan is required as part of the Block Plan approval process. This plan should identify the infrastructure required to adequately service all phases of the Block 12 development, including sanitary, water, stormwater management facilities and road network and Regional infrastructure, such as road widening, and water and wastewater system improvements.

The timing for construction of all required Regional infrastructure improvements, including the widening of Teston Road between Bathurst Street and Dufferin Street, Major Mackenzie Drive between Bathurst Street and Dufferin Street, and the widening of Dufferin Street between Major Mackenzie Drive and Teston Road, shall be to the satisfaction of the City.

A phasing plan is to outline the residential areas that will be in the first phase, based on the OPA #600 policy that limits each phase to 5000-7500 population. Also, the criteria for proceeding from the first to second phase of development needs to be determined. The phasing plan should also address how the servicing of non-participating lands will be addressed within the overall servicing of the Block, and what interim servicing measures will be required.

The Development and Infrastructure Phasing Plan shall provide for the following, to the satisfaction of the City:

- the three primary roads;
- the distribution of interim servicing for the residential lots/blocks and phasing of the residential lots/blocks;
- the grading plan ensuring adequate runoff, erosion and dust control throughout development, to the satisfaction of the Engineering Department and Toronto and Region Conservation Authority;
- two elementary school sites in the first phase, one for each School Board, together with the appropriate road and service infrastructure; and
- any other infrastructure that is required for the first phase of development.

The Block Plan, for Phase 1 - Stage1 of the Block's development received interim servicing capacity for sewage and water for 3,500 people. Prior to development within Phase 1- Stage 2 proceeding, sanitary and water servicing capacity shall be identified by the Region for the development of lands within Phase1 - Stage 2, and such capacities shall be allocated or reserved by the City. The criteria that has to be met, to the satisfaction of the City, prior to the development within Phase 2 proceeding is as follows:

- sanitary and water servicing capacity will be identified by the Region, and such capacities will be allocated or reserved by the City; and,
- the widening of Bathurst Street to 6 lanes from the mid-block east-west primary in Block 10 northerly to Mill Street shall be completed to the satisfaction of the Region by 2007.

### **Conclusion**

Staff supports approval of the Block 12 Plan, subject to addressing the conditions described in the "Recommendation" section of this report. The Block Plan was reviewed in accordance with the Development Process/Block Plan policies of OPA #600. The review of the Block 12 Plan included the Block land owners and consultants, ratepayers, commenting agencies and City examining environmental, land use, servicing, transportation, and urban design areas to approve of the Block Plan.

The issues have been resolved to allow the Block Plan to be approved and to undertake the process the zoning and draft plan of subdivision applications, where detailed review can be undertaken for certain matters such as lot grading and stormwater management designs. This report includes conditions that are to be addressed as part of the processing of the zoning and draft plan of subdivision applications.

Staff, can support the approval of the Block 12 Plan, subject to addressing the conditions described in the "Recommendation" section in this report. Should Committee concur, Block Plan Application BL.12.99 can be approved, with the adoption of the "Recommendation" of this report.

### **Attachments**

1. Location Map
2. OPA #600 Schedule "C" - Carrville Urban Village 2
3. Block 12 Plan
4. Block 12 Property Ownership
5. Block 12 Subject To The Oak Ridges Moraine Conservation Plan
6. Block 12 Sidewalk/Transportation Management Plan



**Report prepared by:**

J. Jeffers, Planner, ext. 8645

Rob Gibson, Senior Planner, Policy, ext. 8409

Wayne McEachern, Manager of Policy Planning, ext. 8026

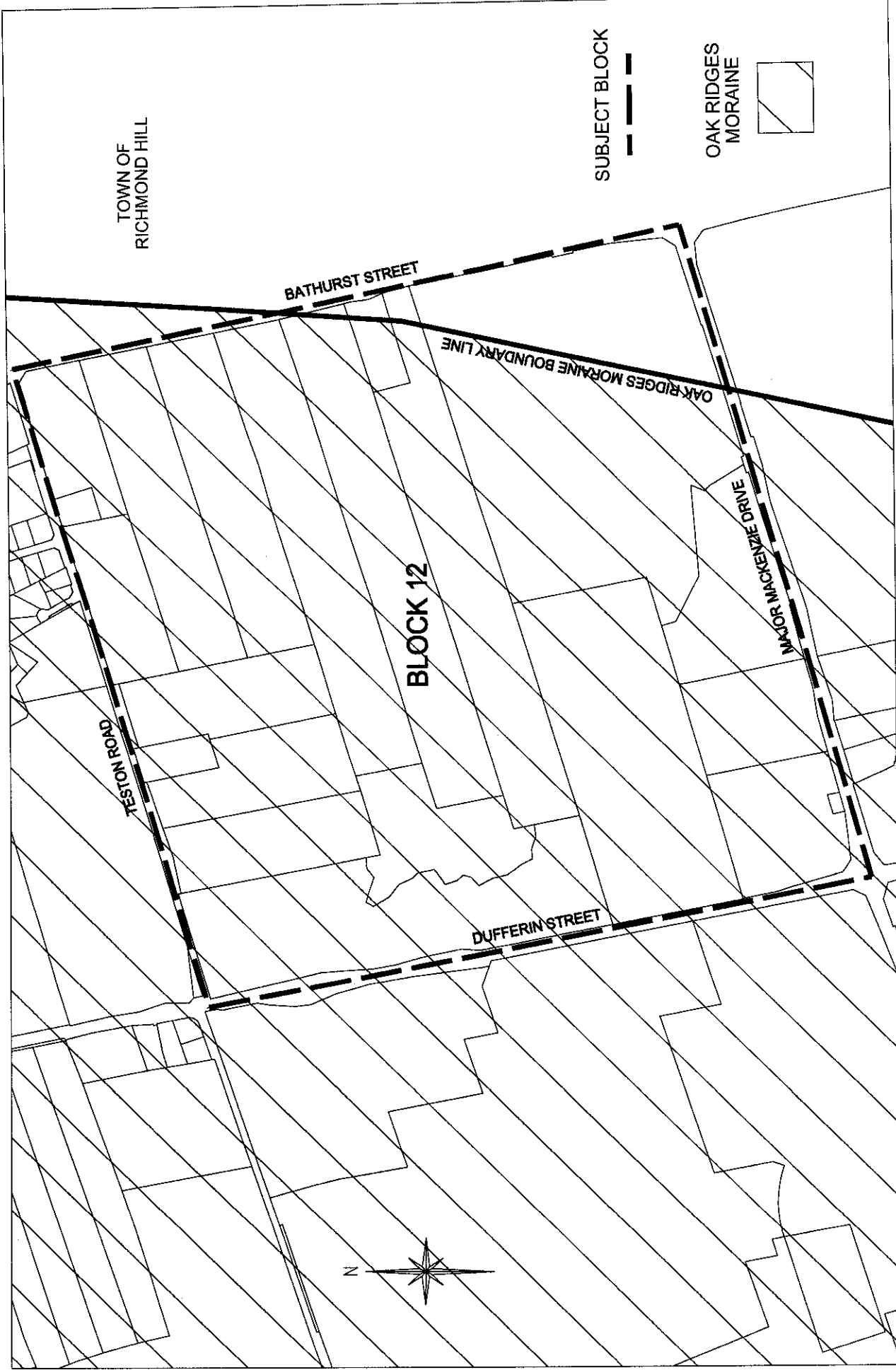
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

/CM

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TOWN OF  
RICHMOND HILL

BATHURST STREET

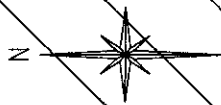
OAK RIDGES MORaine BOUNDARY LINE

MAKENZIE DRIVE

BLOCK 12

LESLIE

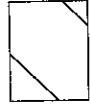
DUFFERIN STREET



SUBJECT BLOCK



OAK RIDGES  
MORaine



# Attachment 1

FILE No.:  
BL. 12.99

September 4, 2003

## City of Vaughan

Community Planning Department

### Location Map

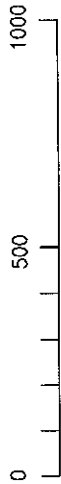
Lots 21 - 25 Inclusive,  
Concession 2

Not to scale

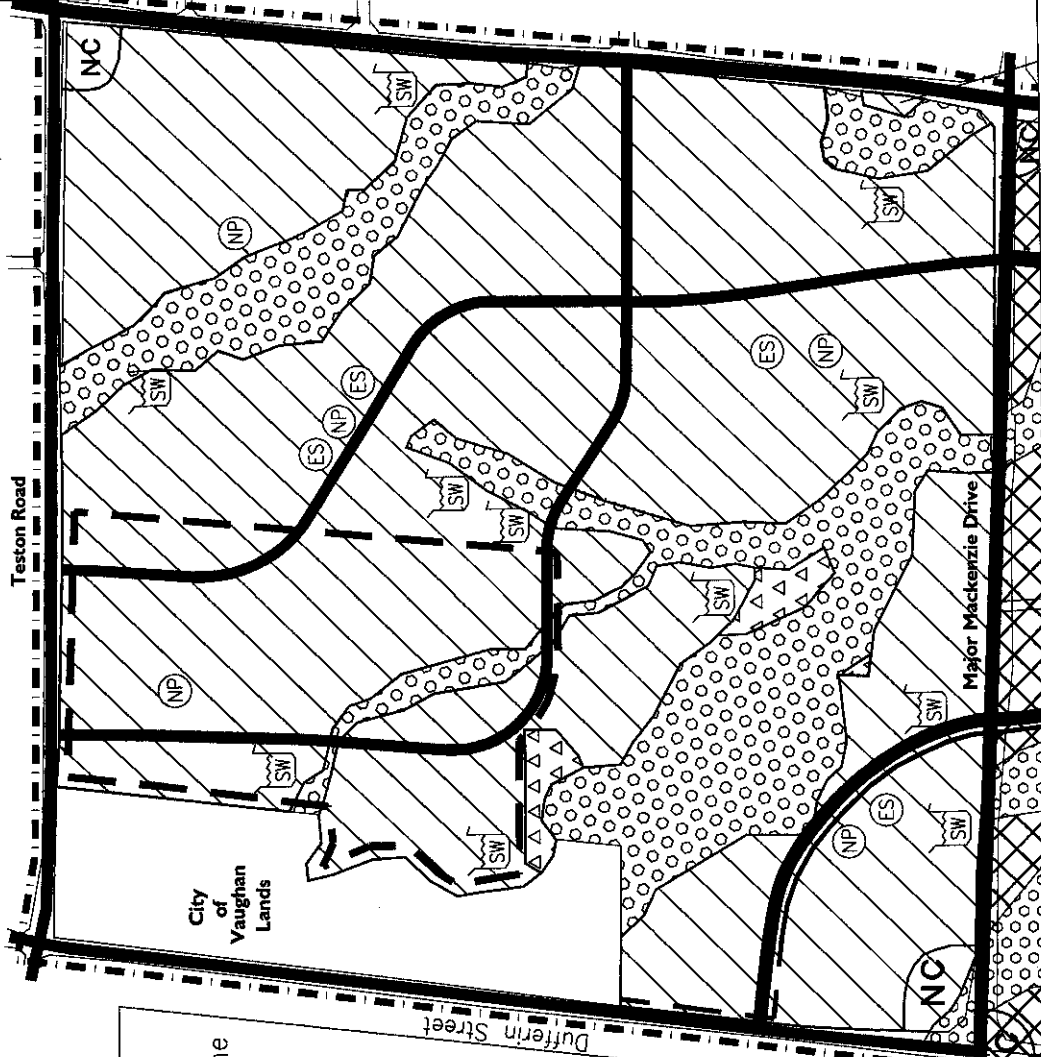
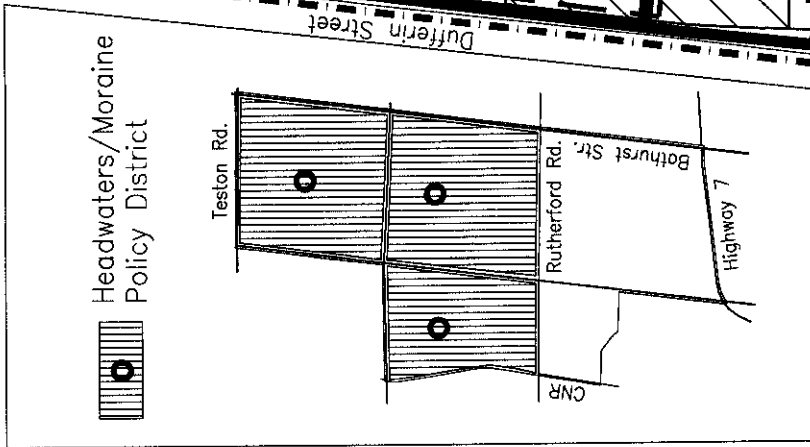
# CARRVILLE - URBAN VILLAGE 2

## LEGEND

- (ES) Elementary School
- (SS) Secondary School
- (NP) Neighbourhood Park
- (DP) District Park
- (NC) Neighbourhood Commercial
- [Hatched Box] Lands Subject to Carrville Urban Village #2
- [Diagonal Lines] Low Density Residential
- [Cross-hatched Box] Medium Density Residential/Commercial
- [Vertical Lines] Carrville District Centre
- [Dotted Box] Valley Lands
- [Horizontal Lines] Greenway System
- [Triangle Box] Tableland Woodlots
- [Wavy Line Box] Storm Water Management
- [Dashed Line] Special Policy Area



Headwaters/Moraine Policy District



## OPA 600 - Schedule 'C'

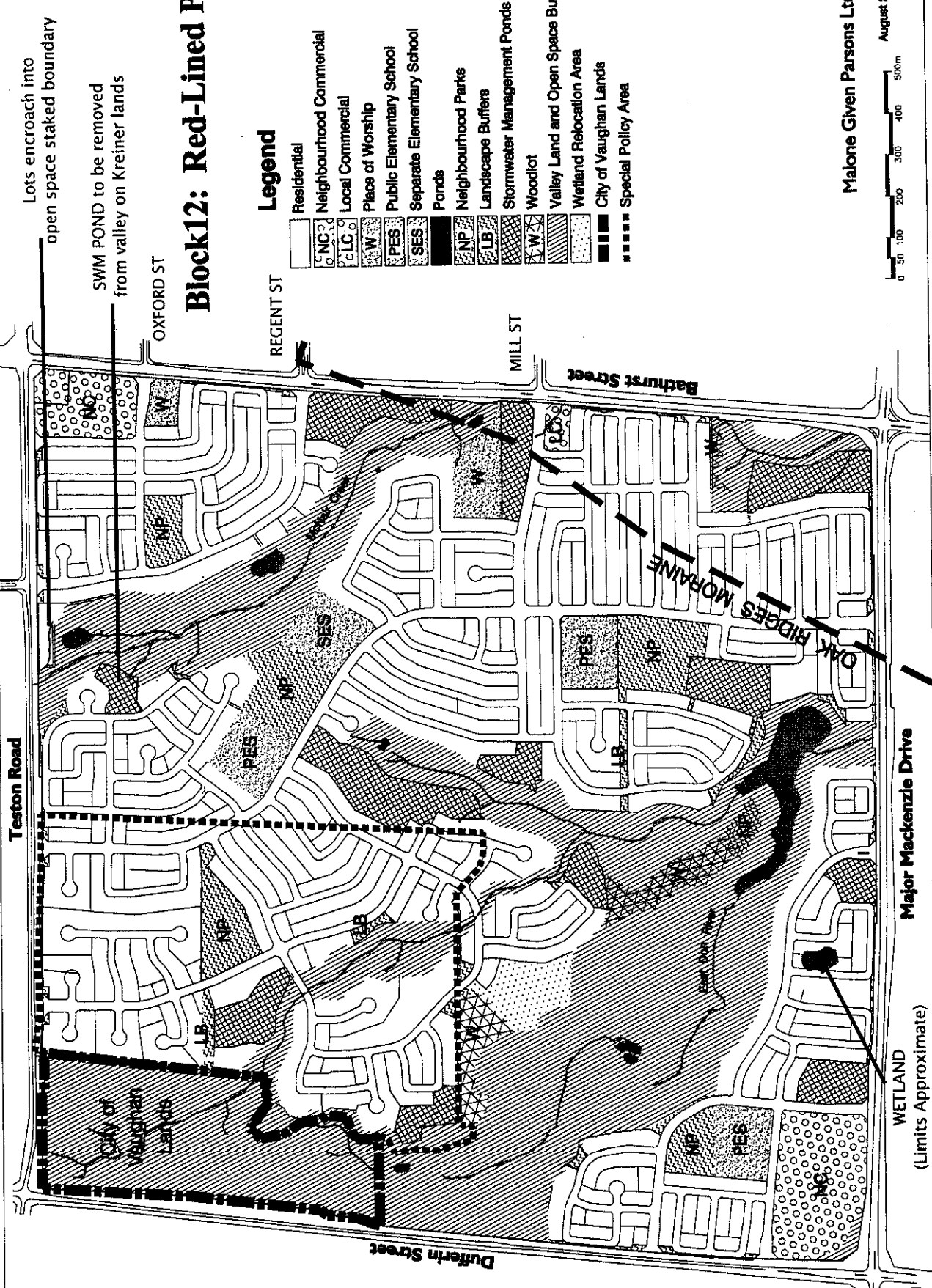


Community Planning Department

**Attachment 2**  
 FILE No.: BL.12.99  
 September 4, 2003

Lots 21 - 25 Inclusive,  
 Concession 2  
 Not to scale

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# Block12: Red-Lined Plan

## Legend

- Residential
- Neighbourhood Commercial
- Local Commercial
- Place of Worship
- Public Elementary School
- Separate Elementary School
- Ponds
- Neighbourhood Parks
- Landscape Buffers
- Stormwater Management Ponds
- Woodlot
- Valley Land and Open Space Buffers
- Wetland Relocation Area
- City of Vaughan Lands
- Special Policy Area

Malone Given Parsons Ltd.

August 22, 2003  
 0 50 100 200 300 400 500m



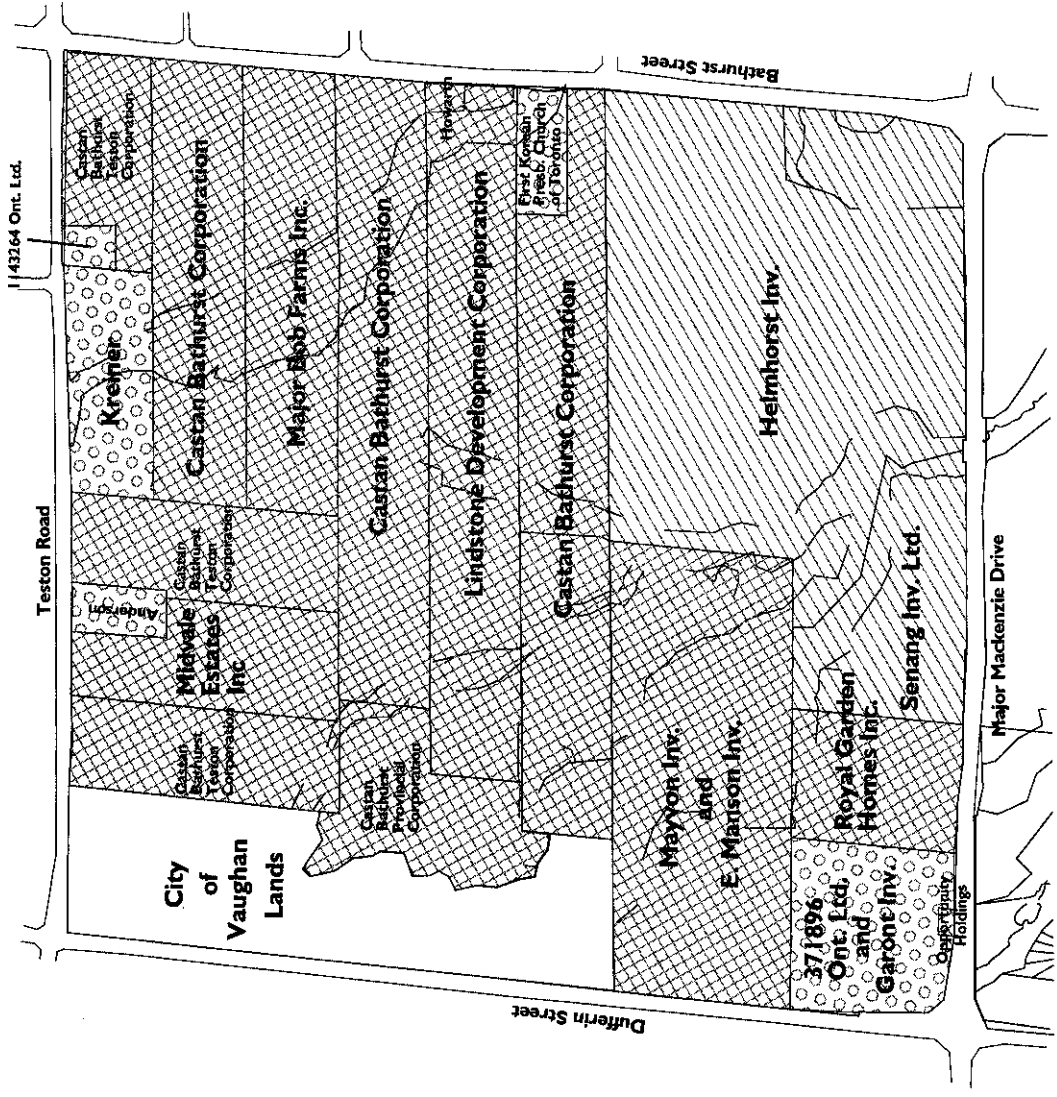
Community Planning Department

# Block Plan

Lots 21 - 25 Inclusive,  
 Concession 2

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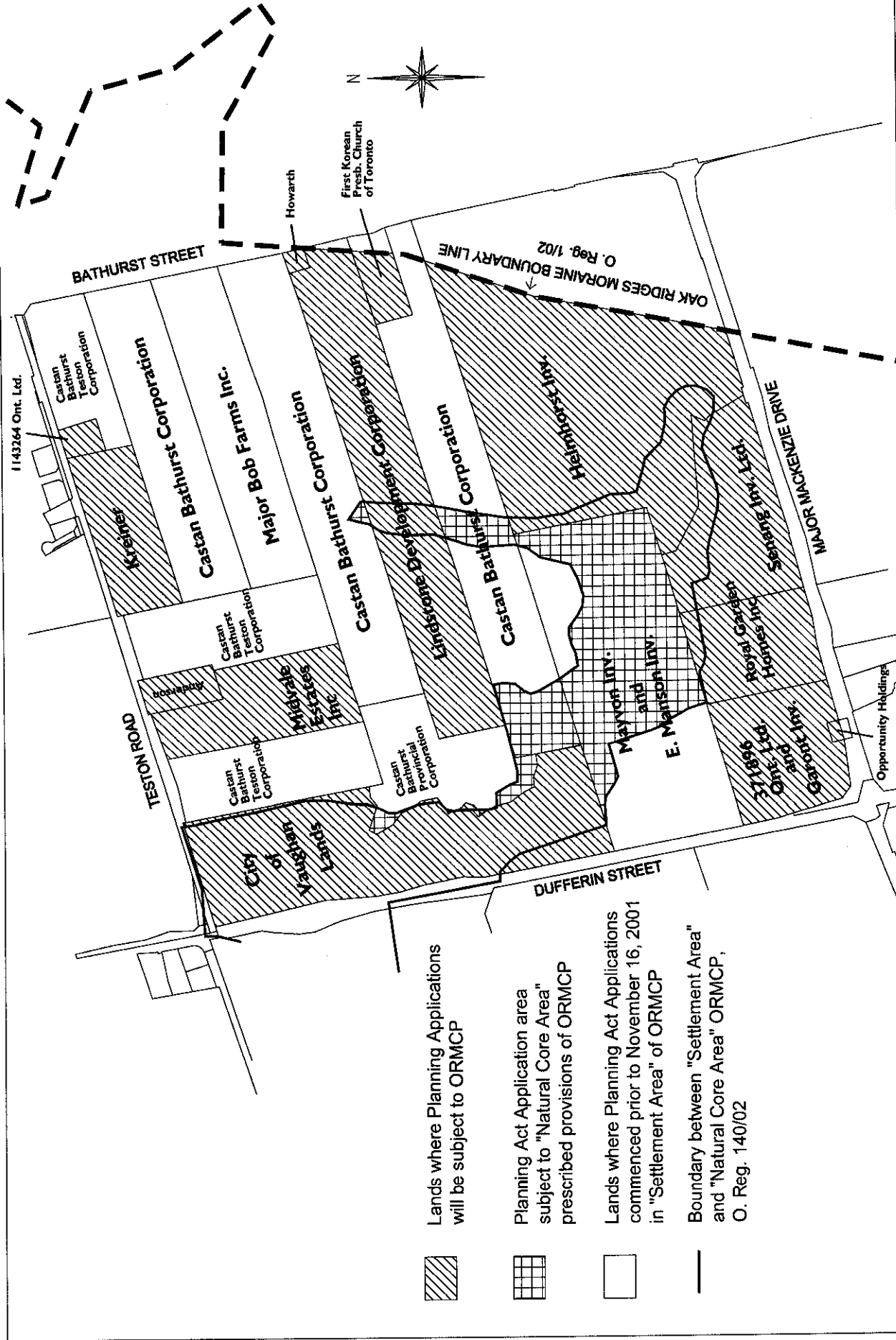


**Property Ownership**

Lots 21 - 25 Inclusive,  
 Concession 2

Not to scale

-  Participating Landowners
-  Consenting Landowners
-  Non-Participating Landowners



Lands where Planning Applications will be subject to ORMCP

Planning Act Application area subject to "Natural Core Area" prescribed provisions of ORMCP

Lands where Planning Act Applications commenced prior to November 16, 2001 in "Settlement Area" of ORMCP

Boundary between "Settlement Area" and "Natural Core Area" ORMCP, O. Reg. 140/02

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

Lots 21 - 25 Inclusive, Concession 2  
Not to scale



Community Planning Department

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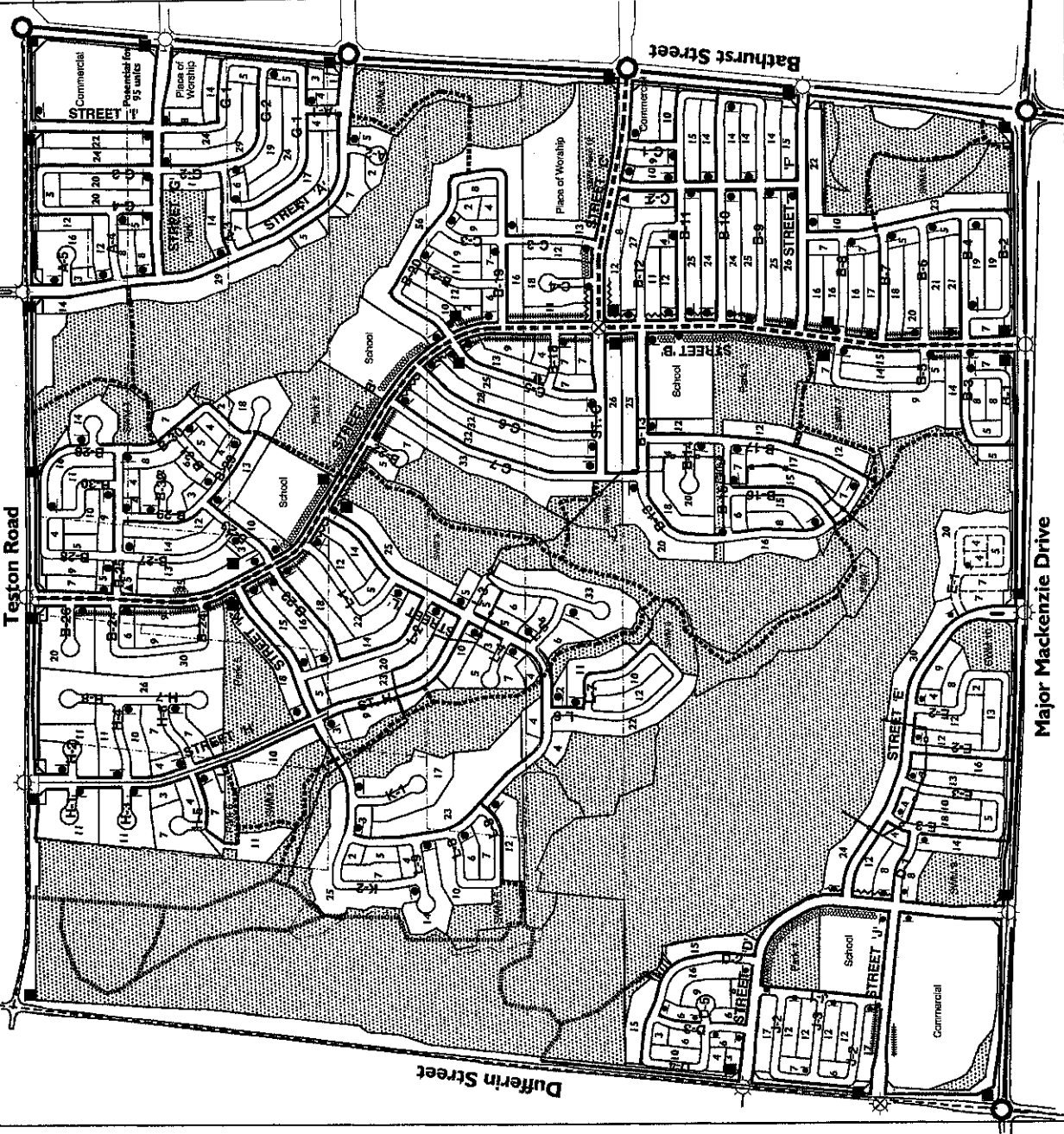
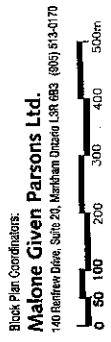
# Block 12: Block Plan in the City of Vaughan

## Sidewalk/Transportation Management Plan

### Legend

- Sidewalk
- Proposed Trails
- Schematic City Trails
- Estimated Unit Yield  
(Based on maximum units allocated to each owner spread evenly within neighborhoods. Used as basis for the sidewalk locations - draft plan yields may differ)
- Existing Traffic Signal
- Proposed Traffic Signal
- Proposed Traffic Signal when Warranted
- Stop Sign
- Traffic Lay-by and Bump-out
- Traffic Bump-out
- No Standing Zone
- No Parking Zone
- Parking is also prohibited: within 9m of any intersection or within 3m from the edge of roadway to a fire hydrant.
- Transit Route Proposed
- Transit Route Existing
- Transit Stop
- 400m Walk from Transit Routes
- Public Use Lands

This plan has been prepared for reproduction at 8 1/2 x 11" format. Some information has been simplified. For accuracy, please refer to the Poulios & Chung Traffic Study and the Block Plan Report submitted in Aug. of 2003  
September 10, 2003  
Block Plan Coordinators:  
**Malone Given Parsons Ltd.**  
140 Redfern Drive, Suite 20, Markham Ontario L3R 9B3 (905) 915-0170



# Attachment 6

FILE No.:  
BL:12.99  
September 4, 2003

## City of Vaughan

Community Planning Department

## Sidewalk/Transportation Management Plan

Lots 21 - 25 Inclusive,  
Concession 2  
Not to scale

MAP011 ATTACHMENTS\Block 12 BL 12.99