

COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003

**BLOCK 18 BLOCK PLAN
CARRVILLE – URBAN VILLAGE 2
BLOCK PLAN FILE: BL.18.98**

Recommendation

That the Commissioner of Planning recommends:

1) Block Plan Conditional Approval

That the Block 18 Block Plan, dated August 7, 2003, BE APPROVED, subject to the following conditions:

- a) That for lands subject to the Oak Ridges Moraine Conservation Plan, conceptually identified on Attachment 4 as “Land Uses & Stormwater Management Pond Limits to be Determined”, limits of features shall be determined on site with City and TRCA staff and an addendum to the Master Environmental Servicing Plan shall be prepared demonstrating conformity of the Block Plan with the Oak Ridges Moraine Conservation Plan to the satisfaction of the City of Vaughan, Region of York and TRCA.
- b) That the supporting reports for the Block be revised according to the requirements outlined in this report and resubmitted to the City for approval.

2) Draft Plan of Subdivision/Site Plan Matters

- i) That the following conditions shall be fulfilled prior to the approval of the first draft plan of subdivision or site plan within the Block 18 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 applicant shall submit a detailed soils report to address ground water balance/recharge concerns and a comprehensive plan identifying all related groundwater recharge mitigation measures to be implemented throughout the Block.
 - 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) That the results of the Cultural Heritage Resource Assessment and the preferred approaches respecting each of the properties identified in this report be determined and implemented to the satisfaction of the City.

- ii) Where applicable, that the following conditions shall be fulfilled prior to the approval of each draft plan of subdivision or site plan within the Block 18 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 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 capacity.
 - c) That a condition for reseeding graded areas will be applied to areas in draft plan of subdivisions that are part of the Phase 2 lands.
 - d) That the applicant shall ensure the recommendations of the City's Draft Pedestrian and Bicycle Master Plan Study are implemented in the draft plans of subdivision.
 - e) That the applicant shall submit detailed grading plans and supporting information to reflect the staked limits/buffers of the valley and stream corridors, woodlots, open spaces, and stormwater management pond facilities.
 - f) That prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out to the satisfaction of the City.
 - g) That the applicant shall submit detailed edge management plans and detailed restoration plans for the natural environmental features.
 - h) 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.
 - i) That the applicant shall submit a Woodlot Edge Protection and Management Plan as described in this report, for approval by the City.
 - j) That the applicant prepare detailed vegetation preservation plans concerning the hedgerows in the Block that have been assessed for possible preservation in the Master Environmental Servicing Plan (MESP).
 - k) 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 Toronto and Region Conservation Authority (TRCA).
 - l) That when the City approves the ORM conformity report it will become an addendum to the supporting Block Plan reports. The limits of the environmental features in lands identified on Attachment 4 as "Lands Uses & Stormwater Management Pond Limits to be determined" are to be confirmed by the City and the TRCA prior to the approval of a lot

pattern and road configuration to the east and west sides of the eastern north-south primary road.

Purpose

The purpose of this report is to discuss the outstanding issues indicated in the April 7, 2003 Committee of the Whole Report that required resolution to provide final approval for the Block 18 Plan in accordance with the Development Process/Block Plan policies of OPA #600.

Background - Analysis and Options

The subject lands, identified as Block 18, are bounded by Major Mackenzie Drive to the north, Rutherford Road to the south, Dufferin Street to the east, and the CN railway to the west, within Carrville Urban Village 2, in Parts of Lots 16 to 20, Concession 3, City of Vaughan. The Block Plan, including the lands within the Carrville Village District Centre, and lands of both participating and non-participating land owners, totals approximately 273.00ha. Separately, the Block Plan land area is approximately 245.291ha and District Centre land area, which includes a larger area than shown in the Block Plan, is approximately 27.709 ha. The Block Plan land uses, including the Carrville Village District Centre lands and non-participating land owners, are as follows:

<u>Land Use</u>	<u>Net Area (ha)</u>
Low Density Residential	100.050
Medium Density Residential/Commercial	15.670
High Density Residential/Commercial	5.000
Local Convenience Commercial (Major Mackenzie Drive)	0.326
Local Convenience Commercial (Dufferin Street, North)	0.507
Local Convenience Commercial (Dufferin Street, South)	0.465
Neighbourhood Commercial	4.131
District Centre-Residential/Commercial	11.216
North-East Neighbourhood Park	1.557
North-West Neighbourhood Park	2.643
South Neighbourhood Park	1.894
District Park/Community Centre	11.509
North-East Elementary School Site	2.257
North-West Elementary School Site	2.428
South-East Elementary School Site	2.435
South-West Elementary School Site	2.430
Secondary School Site	5.950
Stormwater Management Pond Facilities	17.150
Table Land Woodlot	24.400
Valley/Open Space	9.190
Greenway	0.032
Buffers	3.170
Primary Roads	17.790
Local Roads	33.910
Widenings	0.030
Total	272.800

<u>Residential Units</u>	<u>Units</u>
Low Density Residential	2246
Medium Density Residential/Commercial	776
<u>High Density Residential/Commercial</u>	<u>616</u>
Total	3638

Note (Density assumptions in accordance with OPA #600):

- Low Density - 16 units per net residential ha
- Medium Density - 30 units per net residential ha
- High Density - 120 units per net residential ha

Conditional Block Plan Approval

The April 7, 2003 Committee of the Whole recommendation to approve, subject to conditions, the Block 18 Plan with red-line revisions and forward a revised Block Plan and supporting reports to a future Council meeting, was ratified by Council on April 14, 2003.

The April 7, 2003 Committee of the Whole Staff Report outlined conditions of Block Plan approval that the Block land owners and consultants are required to address prior to the approval of the Block Plan. The Block Plan conditions of approval are as follows:

“1.a) That the Block 18 Plan be revised to address the following matters:

- to add road links to improve internal connectivity;
- to address lotting at primary/arterial intersections to minimize driveways adjacent to the medians;
- to widen the primary roads, particularly in front of the elementary school sites, to accommodate traffic management measures;
- the block along the southerly part of the woodlot fronting onto Staffern Drive be developed comprehensively with a single access point opposite to an intersection;
- to provide a mid-block pedestrian crossing over the CN railway to the residential neighbourhood to the west, and a pedestrian bridge over Major Mackenzie Drive to the Maple GO Train Station, where feasible;
- to ensure that the property at the northwest corner of the block can be integrated into the final lotting and road configuration;
- to adjust the lots/blocks adjacent to the valley and stream corridor, stormwater management pond facilities and woodlots once preliminary grading plans are submitted and the limits and buffers of open space features are determined;
- to finalize the size and configuration for all stormwater management ponds;
- to provide for 4m planted medians at the primary road entrances from the arterial roads;
- to indicate the Oak Ridges Moraine boundary;
- to delete reference to “Study Area for SWM Ponds” and “Plantation Woodlot”;
- to defer land use approval for lands where Planning Act applications are submitted after November 16, 2001 until it is demonstrated that the proposed land uses conform to the Oak Ridges Moraine Conservation Plan;
- to defer development of the lands within the Pond "C" drainage area pending resolution of stormwater and related issues.

b) That the Block 18 Transportation Analysis update be revised to include a Sensitivity Analysis, which addresses traffic volume and management along the

westerly north-south primary road (Staffern Drive), and traffic calming and internal traffic controls, for approval by the Vaughan Engineering Department.

- c) That Transportation Management and Sidewalk/Walkway Plans, as described in this report, shall be submitted once the road network has been finalized for approval by the Vaughan Engineering and Urban Design Departments.
 - d) That a Terrestrial Resources Technical Report be included in the MESP as part of the Environmental Impact Statement, to address the limits/buffers at the edge of environmental features and describe an impact mitigation strategy for terrestrial resources, which shall be approved by the Vaughan Engineering, Urban Design and Planning Departments, and Toronto and Region Conservation Authority.
 - e) That preliminary designs for the stormwater management pond facilities be submitted for approval by the Vaughan Engineering and Urban Design Departments, and TRCA.
 - f) That a Development and Infrastructure Phasing Plan, as described in this report, include the timing of construction of Regional transportation and servicing improvements essential for the development of the Block 18 Plan, established and coordinated with the phasing plan, to the satisfaction of the City, and Region of York.
 - g) That the Urban Design Guidelines for the Block 18 Plan as described in this report shall be submitted for approval by Council, and shall comply with the City's Urban Design Standards.
 - h) That all outstanding issues with respect to the proposed servicing and phasing of the Block 18 Plan, including water supply, sanitary sewers, stormwater management pond facilities, overall grading and landform conservation, and hydrogeological and geotechnical issues, be addressed through revisions and finalization of the Master Environmental Servicing Plan to the satisfaction of the Vaughan Engineering, Urban Design and Planning Departments, and TRCA.
 - i) For any lands subject to the Oak Ridges Moraine Conservation Plan, addendums to the Master Environmental Servicing Plan shall be prepared demonstrating conformity of the Block Plan with the Oak Ridges Moraine Conservation Plan to the satisfaction of the City of Vaughan, Region of York and TRCA.
 - j) That the water budget analysis and the specific design measures to maintain groundwater recharge, and any other outstanding hydrogeological issues as identified by the City's peer review, be finalized to the satisfaction of the City and TRCA.
 - k) That a Cultural Heritage Resource Assessment, as described in this report, shall be submitted for approval by Vaughan Cultural Services.
 - l) That the applicant prepare preliminary grading plans and establish the limits/buffers of lots and blocks adjacent to valleys and woodlots for approval by the Vaughan Engineering, Urban Design and Planning Departments, and TRCA.
- 2) That the final Block Plan be revised, together with submission of the required supporting reports, to reflect the resolution of all conditions identified in Condition 1) of this report, to the satisfaction of the City, Region of York and TRCA; and that Staff will submit a revised version of the Block Plan to Council."

Status of Block Plan Approval Conditions

Condition 1.a - Block Plan Modifications

The Block consultants have undertaken modifications to the Block Plan to address outstanding issues that were raised and red-lined on the Plan in the April 7, 2003 Committee of the Whole report. The resolved items outlined in Block Plan Approval Condition 1a) are as follows:

- road links to improve internal connectivity are now sufficient for the movement of traffic to and from the Block.
- the number of residential driveways fronting on to the primary road gateways have been minimized, by providing commercial sites, institutional uses, stormwater management ponds and rear residential lots at these corners.
- a concept plan, which illustrates that the lay-by lane in front of an elementary school can be designed within the primary road 23m right-of-way.
- the lots abutting the Upland Forest woodlot on the west side of Staffern Drive, are near to a proposed signalized intersection; it was determined that based on the lot depth and proximity to the woodlot, it was not feasible to locate a laneway/service at the rear of the lots to minimize driveways on the primary road.
- the revised Block Plan indicates a potential pedestrian crossing from the northwest part of the Block across Major Mackenzie Drive to the Maple GO Train Station, which will be subject to further investigation to determine the feasibility of the crossing.
- a possible mid-block pedestrian crossing over the CN railway connecting to the Maple Community does not need to be reflected in the revised Block Plan, as further investigation and public consultation are required concerning the feasibility of this crossing.
- the local road layout provides for the property at 2057 Major Mackenzie Drive to have driveway ingress/egress onto the local road network.
- the Engineering Department is satisfied that preliminary grading plans and supporting reports reflect the limits/buffers of the valley and stream corridors, woodlots, open spaces, and stormwater management pond facilities which have been staked by the City and TRCA; the detailed grading plans and supporting information will be required prior to the approval of any draft plan of subdivision and site plan.
- the Engineering Department is generally satisfied with the size and configuration of the stormwater management ponds in the Block; an independent stormwater management plan will be required for the non-participating lands adjacent to Dufferin Street, based on the ultimate development limits for the area.
- the details for the 4m landscape medians at the primary road entrances will be in the Landscape Master Plan approved by the City prior to the approval of any draft plan of subdivision or site plan.
- the revised Block Plan indicates the boundary of the Oak Ridges Moraine.
- the references to "Study Area for SWM Ponds" and "Plantation Woodlot" have been deleted from the Block Plan.

- the Block Plan references that the “Limits of Development Yet To Be Determined” for lands where Planning Act applications are submitted after November 16, 2001, until it is demonstrated that the land uses proposed for the lands conform to the Oak Ridges Moraine Conservation Plan.
- the revised Block Plan references that “Limits of Development Yet To Be Determined” for proposed Stormwater Management Pond C1, which are on lands that need to demonstrate conformity to the Oak Ridges Moraine Conservation Plan; also, the TRCA requires further review of the stormwater management pond and its drainage area prior to the approval of any draft plan of subdivision or site plan.

Conditions 1.b) and 1.c) - Transportation Management/Sidewalk Plans

The Block consultants submitted the report, *Block 18 - Dufferin North Urban Village 2, City of Vaughan Traffic Analysis (June 2003)*, prepared by Dillon Consulting Limited. The Engineering Department had concerns related to traffic volume, management and calming for the Block. In addition, a traffic management and sidewalk plan was required once the road network has been determined. The Engineering Department is generally satisfied that sufficient traffic issues have been addressed for the Block Plan stage, and therefore Block Plan Approval Conditions 1.b) and 1.c) have been satisfied. The remaining issues will need to be addressed prior to draft plan of subdivision and/or site plan approval, as follows:

- the traffic volumes from Block 19 appear to be low and need to be reviewed.
- the infiltration traffic is low at 10%, particularly if the Regional intersections are operating at a poor level of service; motorists will attempt to find a secondary route (past City infiltration studies show that infiltration is in the order of 25 to 30%), and the report indicates that the boundary signals will remain at a poor level of service, thereby promoting infiltrating traffic.
- the internal primary road to primary road intersection volumes appear to be low and need to be reviewed; in other Block Plans these intersections are proposed to be signaled, especially near schools.
- the Traffic Calming Plan appears to be excessive; the mid-block circles are to be removed and the lay-by-lanes adjacent to the schools are to be located within the r-o-w. and not within the traveled portion of the pavement.
- the pavement and right-of-way are to be widened at the arterial road and primary road intersections, as well as the primary road to primary road intersections to accommodate left turn lanes.
- intersection signal control is required at the south primary road/east primary road and south primary road/west primary road intersections.
- a Sidewalk Plan has been included in the *Traffic Analysis*, however, to ensure that it meets the City's Sidewalk Policy, a full size plan is to be submitted, complete with unit counts tributary to the sidewalks proposed; the Sidewalk Plan is to be co-ordinated with the City's Draft Pedestrian and Bicycle Master Plan Study. The Transportation Management Plan and Sidewalk Plan has been combined to form a single comprehensive Plan that will be incorporated into the final supporting Block Plan reports (Attachment 6).

Condition 1.d) - Valley/Stream Corridor/Natural Development Limits

In the review of the Block Plan, the City and TRCA advised that buffers are required to protect the edges of the terrestrial resources in the Block, in accordance with the TRCA 3-tiered approach:

- 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.

Condition 1.d) required the submission of a terrestrial resources report to address the limits/buffers at the edge of the environmental features and impact mitigation strategy for the features.

The Block consultants submitted the report, *Natural Systems and Environment - Conditions of Approval for Block 18 (July 2003)*, prepared by Dillon Consulting Limited to address the limits/buffers for the natural features within the Block. Specific concerns regarding limits/buffers were for the Northeast West Forest in the north-eastern part of the Block, and the Southwest Upland Forest in the south-western part of the Block.

The report indicate that at the south-west edge of the Northeast West Forest there will be a 3.5m buffer from the residential lots/blocks (1m from the natural feature as staked as the dripline and 2.5m public buffer). The report also confirms that for the Southwest Upland Forest, a 2.5m public buffer will be provided along the woodlot's north and east boundary abutting the residential land uses. The boundary for the stormwater management ponds, District Park, Community Centre land uses along the boundary of the Southwest Upland Forest will be dripline plus 1m. As a condition of draft plan approval, detailed edge management plans and detailed restoration plans will be required to demonstrate that the limits/buffers are in accordance with the above. The submission of the *Natural Systems and Environment* – satisfies Condition 1.d) to be satisfied.

Condition 1.e) - Stormwater Management Pond Facilities

The Block consultants submitted a revised report, *Master Environmental Servicing Plan, Block 18, City of Vaughan - Supplementary Block Plan Approval Documents (July 2003)*, prepared by Schaeffers and Associates Limited. An Erosion Analysis report was also submitted that provides preliminary designs for the stormwater management pond facilities. At the draft plan of subdivision and/or site plan stage, detailed stormwater management pond plan/profile drawings will be required. These plans are to include slope information to address the TRCA concerns that limits/buffers are being provided as ponds may move due to grading, lotting or road modifications. The TRCA advised that it is further reviewing the Erosion Analysis report, which may result in changes to the stormwater management volumes.

An independent stormwater management plan will be required for the non-participating lands adjacent to Dufferin Street based on the ultimate development limits for the area. Block Plan Approval Condition 1.e) has therefore been satisfied.

Condition 1.g) - Urban Design Guidelines

The Block consultants submitted the report, *Block 18 Urban Design Guidelines (July 2003)*, prepared by Terraplan Landscape Architects, the urban design guidelines are required to provide details on such matters as gateway entry features, stormwater management pond facilities designs, and built form design guidelines for the residential and window streets for Block 18, including interface with the Carrville Village District Centre. These urban design guidelines are to be in accordance with the City's required design standards, including the City's proposed new commercial design standards.

The Urban Design Department has reviewed the *Block 18 Urban Design Guidelines*, and revisions are being made to the document, largely dealing with the non-residential elements of the Plan. It is expected that these revisions, that reflect an approach consistent with the other OPA 600 area guidelines, will be incorporated into the final document, thereby clearing condition 1.g).

Condition 1.f) - Phasing Plan

Block Plan Approval Condition 1.f) required the submission of a development and infrastructure phasing plan that provided details concerning the timing of construction and services for the development of the Block. The report, *Supplementary Approval Documents - Block 18 Carrville Urban Village 2, City of Vaughan (August 1, 2003)*, prepared by Schaeffer and Associates Limited, has been submitted.

Blocks 18 and 33 West were allocated interim sewage capacity for approximately 10,000 people (approximately 2860 residential units) to be distributed proportionately between the two Blocks. Block 18 was allocated approximately 60% interim sewage capacity (6000 people), and Block 33 West received approximately 40% interim sewage capacity (4000 people). The Block will be on full municipal services, with sanitary servicing being provided from by the existing Balsaltic Sub Trunk and ultimately the Langstaff Interceptor Pipe. The Block land owners are front-end financing the construction of the Langstaff Interceptor Pipe, and therefore are providing for the opportunity for all the participating land owners to develop their lands by providing an internal sanitary skeleton servicing scheme to allow for the availability of stormwater management, sanitary and water supply facilities for all the participating land owners.

The first phase of development includes provision of: the north/south primary road (Staffern Drive); the northerly and southerly portions of the easterly north/south primary road; and, the three southerly east/west traversing primary roads, with the southerly of these roads being only partially constructed. The proposed build out of the primary roads allows for all the participating land owners to have road access.

Regional roads Major Mackenzie Drive and Rutherford Road, have 4 lanes where they intersect with Dufferin Street. The Region's Master Transportation Plan does not provides for road improvements (i.e., additional lanes/road widenings) until Year 2021 for Rutherford Road and Year 2031 for Major Mackenzie Drive. The Regional 10-Year Capital Plan provides for Dufferin Road to be widened to 4 lanes in Year 2004.

The development and infrastructure phasing plan report outlines that the first phase of development is to accommodate 1600 residential units (48% of the Block's units) of the proposed 3354 residential units for the Block. This is consistent with phasing policy of OPA #600 that limits the population to between 5000 to 6000 for a development phase. Phase 1, as identified on Attachment 7, provides for the development of elementary and secondary schools, neighbourhood and district parks, local and neighbourhood commercial land uses, and the commercial land uses within the Carrville Village District Centre.

The submission of the report, *Supplementary Approval Documents* detailing the development and infrastructure phasing plan for the Block satisfies Conditional 1.f).

Condition 1.h) - Outstanding Issues

Block Plan Approval Condition 1.h) was a general condition to cover any items that may have been overlooked during the review of the Block Plan for the April 7, 2003, Committee of the Whole report. As many of the outstanding issues mentioned are dealt with in the other Block Plan Approval Conditions, this Condition can be disregarded and the issues are to be cleared in the appropriate Block Plan Approval Condition.

Condition 1.i) - Oak Ridges Moraine Conformity

The Block Plan proposes a stormwater management facility and land uses on lands that are subject to the Oak Ridges Moraine Conservation Plan in the southeastern part of the Block, which in the case of the proposed stormwater management facility, is to handle the stormwater management for lands in the Block Plan. The Block owners and consultants have to demonstrate with the appropriate supporting documentation that these lands conform with the Oak Ridges Moraine Conservation Plan (ORMCP) to the satisfaction of the, Region, TRCA, and City.

The conformity reports have just recently been submitted and have not yet been approved with respect to conformity with the Oak Ridges Moraine Conservation Plan. There are key natural heritage features on the site include significant woodlands, and a valleyland. These features have not been staked in the field to confirm limits. The proposed SWM pond on the subject lands, as identified on Draft Plan of Subdivision (A1.13) dated August 9, 2003 prepared by Weston Consulting Limited, appear to be sufficiently located outside of any key natural heritage features or hydrologically sensitive features.

The residential lotting proposed within the draft plan directly abuts woodland and valleylands, and in some cases appears to encroach within features. As the limits of the natural features on the Vitullo lands have not been confirmed on site, the inclusion of the Vitullo lands within the Block 18 approval are at this time limited to the SWM pond and the north-south collector (primary) road. As identified on Attachment 4, the land uses and stormwater management pond limits for the remainder of the Vitullo lands are to be verified, and condition 1a) has been added to the Block Plan approval regarding the on site verification of the limits of the natural features and an approved Oak Ridges Moraine Conservation Plan Conformity document to the satisfaction of the TRCA and the City.

Condition 1.j) - Hydrogeological/Soil/Water Budget Analysis

The Engineering Department Staff, had concerns with the ground water balance since the Water Budget Analysis prepared by Schaeffers and Associates Limited, concluded that there will be a total recharge surplus following the development of the Block. This was based on the principle that "disconnected areas (i.e., residential rooftops) will discharge to rear yards and side yard swales, where water surplus during warm weather will infiltrate and/or be stored in the soil".

The Block consultants submitted the report, *Supplementary Approval Documents - Block 18 Carrville Urban Village 2, City of Vaughan (August 1, 2003)*, to address the groundwater balance/recharge concerns.

The Engineering Department has advised that the report address their concerns sufficiently for the Block Plan stage, and that prior to the approval of any draft plan of subdivision or site plan, a soils report is required to address ground water balance/recharge concerns to the satisfaction of the City. Therefore, Block Plan Approval Condition 1.j) is cleared.

Condition 1.k) - Cultural Heritage Resource Assessment

There are five buildings within Block 18 that are listed in the City's Inventory of Significant Heritage Structures. The Cultural Services and Archives Section recommends that the buildings at 9434 and 9980 Dufferin Street, 1820 and 1850 Rutherford Road, and 2057 Major Mackenzie Drive, be preserved in their present location. Two of these buildings are on lands of non-participating landowners, and the other buildings are located on blocks that are proposed for institutional (park and school) or neighbourhood commercial uses. The buildings will not be affected by the provision of major infrastructure such as primary roads, or by the local road or lotting pattern in the Block Plan.

To determine the value and best approach to preserving the buildings, and prior to considering subdivision or site plans, a Cultural Heritage Impact Resource Assessment is to be undertaken by

a qualified heritage consultant for each of the properties. Completion of this assessment to the satisfaction of the City, has therefore been added as a condition of subsequent subdivision and site plan applications.

To address archeological issues, a condition of subdivision/site plan matters has been added requiring that a preliminary archeological evaluation of the entire area within the proposed plan of subdivision to be carried out at the owner's expense, identifying any significant archaeological sites found as a result of the assessment.

Condition 1.I) - Preliminary Grading Plans For Limits/Buffers

The Block consultants have submitted preliminary grading plans for the Southwest Upland Forest and the Northeast Wet Forest detailing the limits/buffers of lots/blocks adjacent to valleys and woodlots for approval by the TRCA and the City. These preliminary plans have been reviewed and satisfy Block Plan Approval Condition 1.I).

Conclusion

The Block Plan for a new community area identified as Block 18 was reviewed in accordance with the Development Process/Block Plan policies of OPA #600. The review of the Block 18 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 18 Block Plan.

The outstanding issues that were conditions of Block Plan approval in the April 7, 2003 Committee of the Whole Staff Report have been resolved to allow the Block Plan to be approved. This report includes conditions that are to be addressed as part of the processing of the zoning and draft plan of subdivision and site plan applications.

Staff, can support the approval of the Block 18 Block Plan, subject to addressing the conditions described in the "Recommendation" section in this report. Should Committee concur, Block Plan Application BL.18.98 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 18 Plan
4. Block 18 detailed Plan - Oak Ridges Moraine Conformity Report area
5. Block 18 Block Plan Ownership
6. Sidewalk and Traffic Calming Plan
7. Phasing Plan

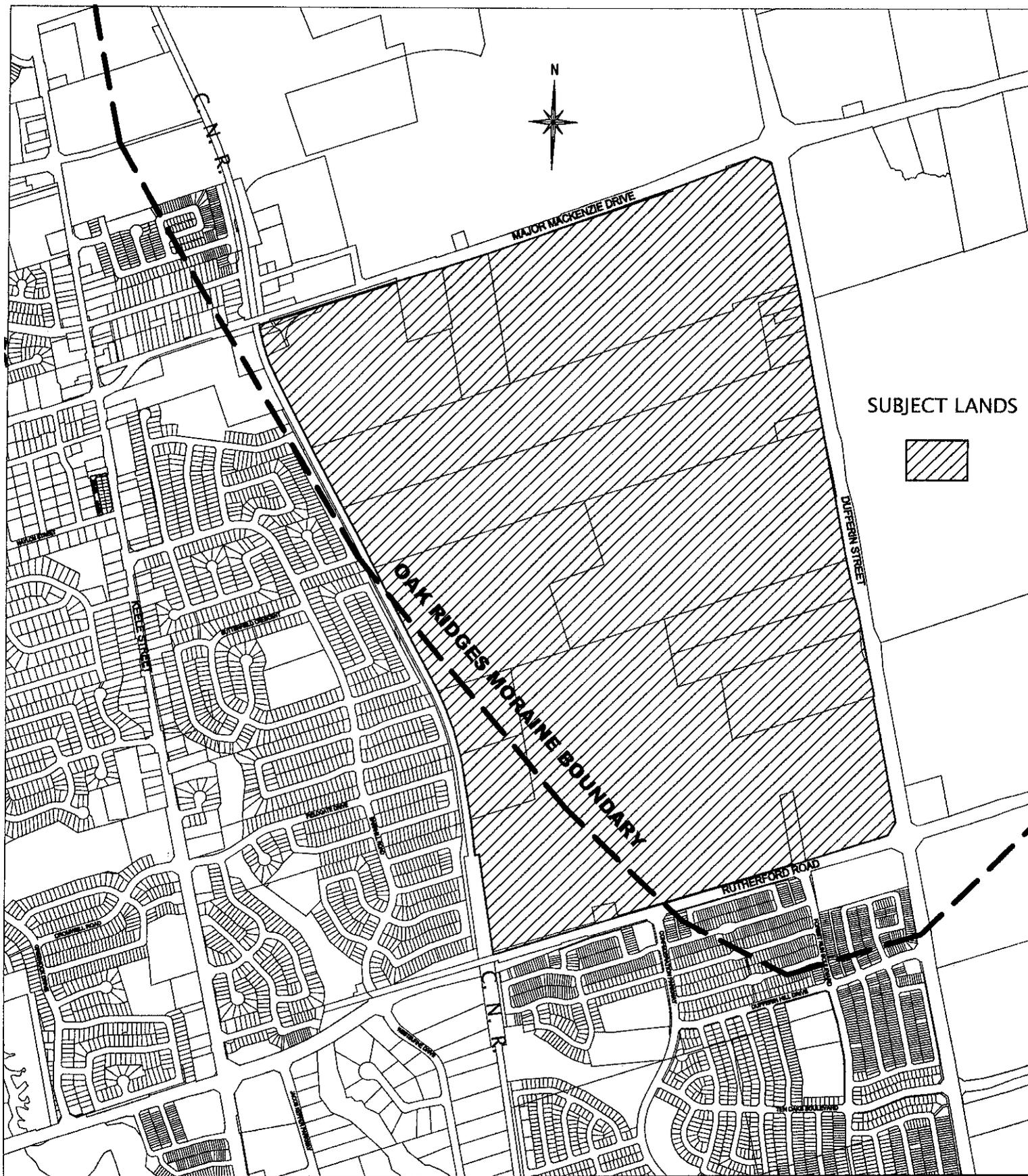
Report prepared by:

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Rob Gibson, Senior Planner, Policy, ext. 8409
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Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning



**Location Map
Block 18**

Part of Lots 16 - 20,
Concession 3

APPLICANT:
DUFFERIN WOODS COMMUNITY



Community Planning Department

Attachment

FILE No.:
BL.18.98

Not to Scale

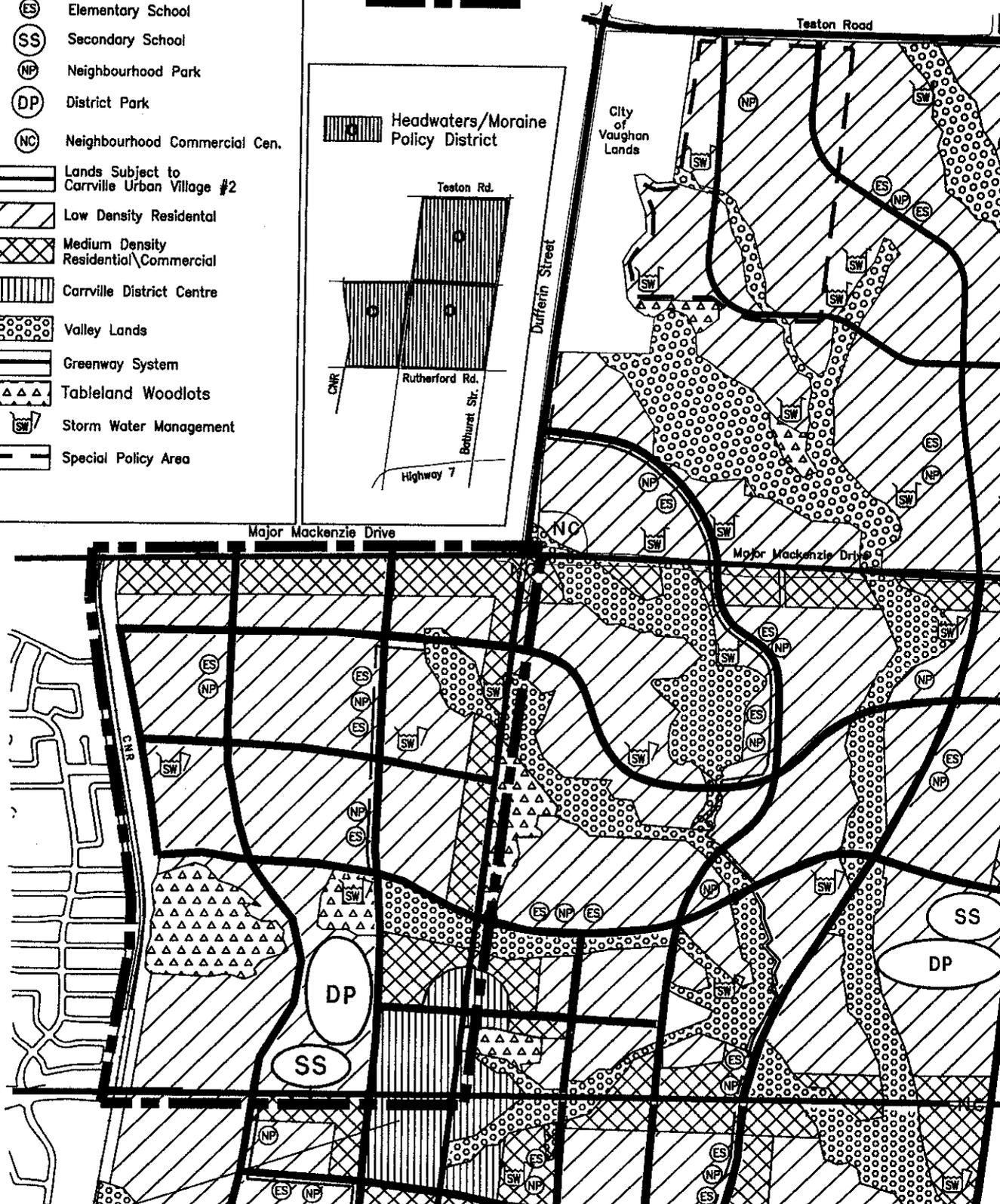
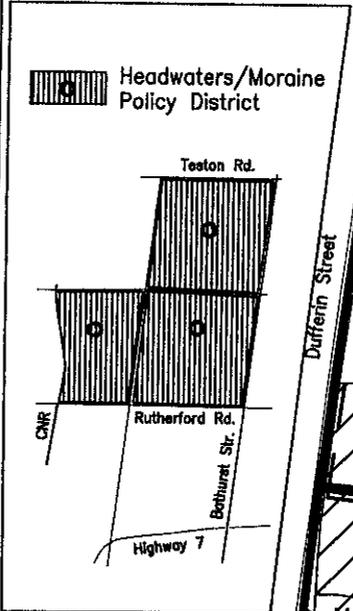
March 28, 2003

1

SUBJECT LAND
BLOCK 18

LEGEND

-  Elementary School
-  Secondary School
-  Neighbourhood Park
-  District Park
-  Neighbourhood Commercial Cen.
-  Lands Subject to Carrville Urban Village #2
-  Low Density Residential
-  Medium Density Residential/Commercial
-  Carrville District Centre
-  Valley Lands
-  Greenway System
-  Tableland Woodlots
-  Storm Water Management
-  Special Policy Area



**OPA #600 -
SCHEDULE 'C'**

Part of Lots 16 - 20,
Concession 3

APPLICANT:
DUFFERIN WOODS COMMUNITY



Community Planning Department

Attachment

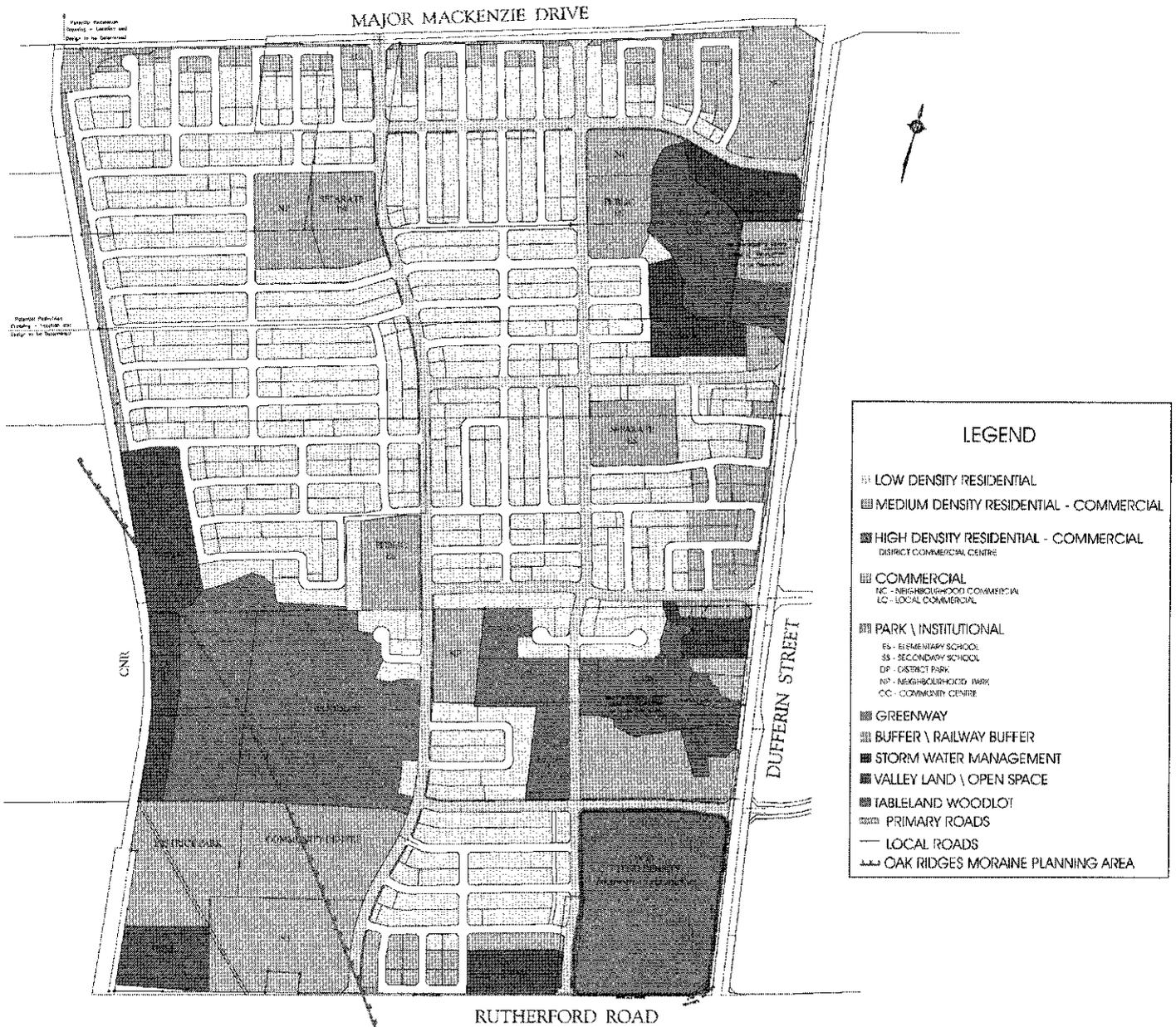
FILE No.:
BL.18.98

Not to Scale

March 28, 2003

2

DUFFERIN WOODS COMMUNITY BLOCK 18



LEGEND

- [Pattern] LOW DENSITY RESIDENTIAL
- [Pattern] MEDIUM DENSITY RESIDENTIAL - COMMERCIAL
- [Pattern] HIGH DENSITY RESIDENTIAL - COMMERCIAL
DISTRICT COMMERCIAL CENTRE
- [Pattern] COMMERCIAL
NC - NEIGHBOURHOOD COMMERCIAL
LC - LOCAL COMMERCIAL
- [Pattern] PARK \ INSTITUTIONAL
ES - ELEMENTARY SCHOOL
SS - SECONDARY SCHOOL
DP - DISTRICT PARK
NP - NEIGHBOURHOOD PARK
CC - COMMUNITY CENTRE
- [Pattern] GREENWAY
- [Pattern] BUFFER \ RAILWAY BUFFER
- [Pattern] STORM WATER MANAGEMENT
- [Pattern] VALLEY LAND \ OPEN SPACE
- [Pattern] TABLELAND WOODLOT
- [Pattern] PRIMARY ROADS
- [Pattern] LOCAL ROADS
- [Pattern] OAK RIDGES MORAINÉ PLANNING AREA

AUG 7, 2003 (649DESIGN16) SCALE 1:3000
KLM PLANNING PARTNERS INC.
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
 64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K3P3

BLOCK 18 PLAN

Part of Lots 16 - 20,
Concession 3

APPLICANT:
DUFFERIN WOODS COMMUNITY



Community Planning Department

Attachment

FILE No.:
BL.18.98

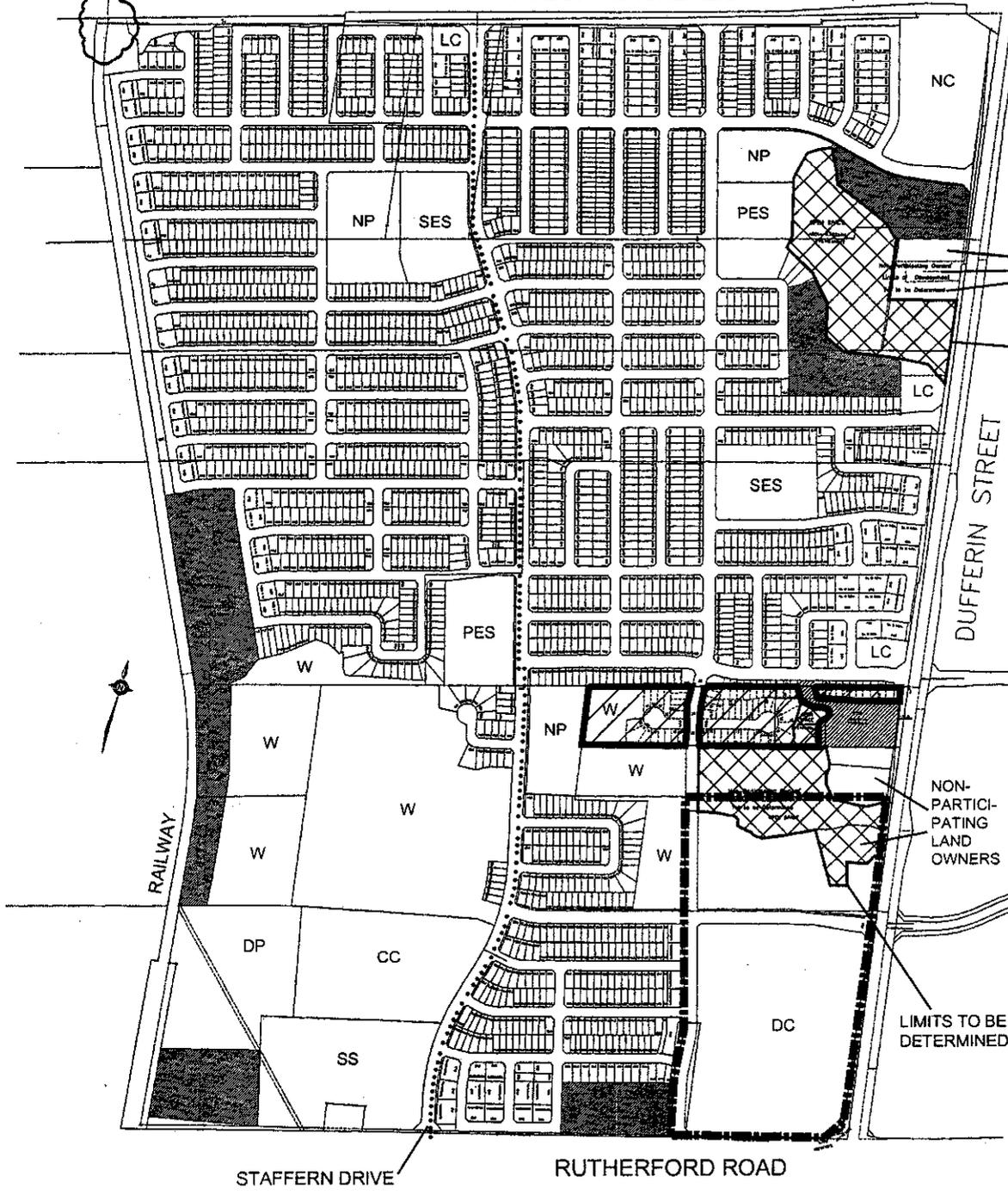
Not to Scale

September 15, 2003

3

POTENTIAL PEDESTRIAN CROSSING

MAJOR MACKENZIE DRIVE



NON-PARTICIPATING LAND OWNERS

LIMITS TO BE DETERMINED

LEGEND

- NC Neighbourhood Commercial
- LC Local Commercial
- W Woodlot
- SS Secondary School
- SES Separate Elementary School
- PES Public Elementary School
- DP District Park
- NP Neighbourhood Park
- CC Community Centre
- Greenway
-  Stormwater Management Ponds
-  Valley/Open Space Lands
-  District Centre

 Land Uses & Stormwater Management Pond Limits to be Determined

BLOCK 18 PLAN

Part of Lots 16 - 20,
Concession 3

APPLICANT:
DUFFERIN WOODS COMMUNITY



Community Planning Department

Attachment

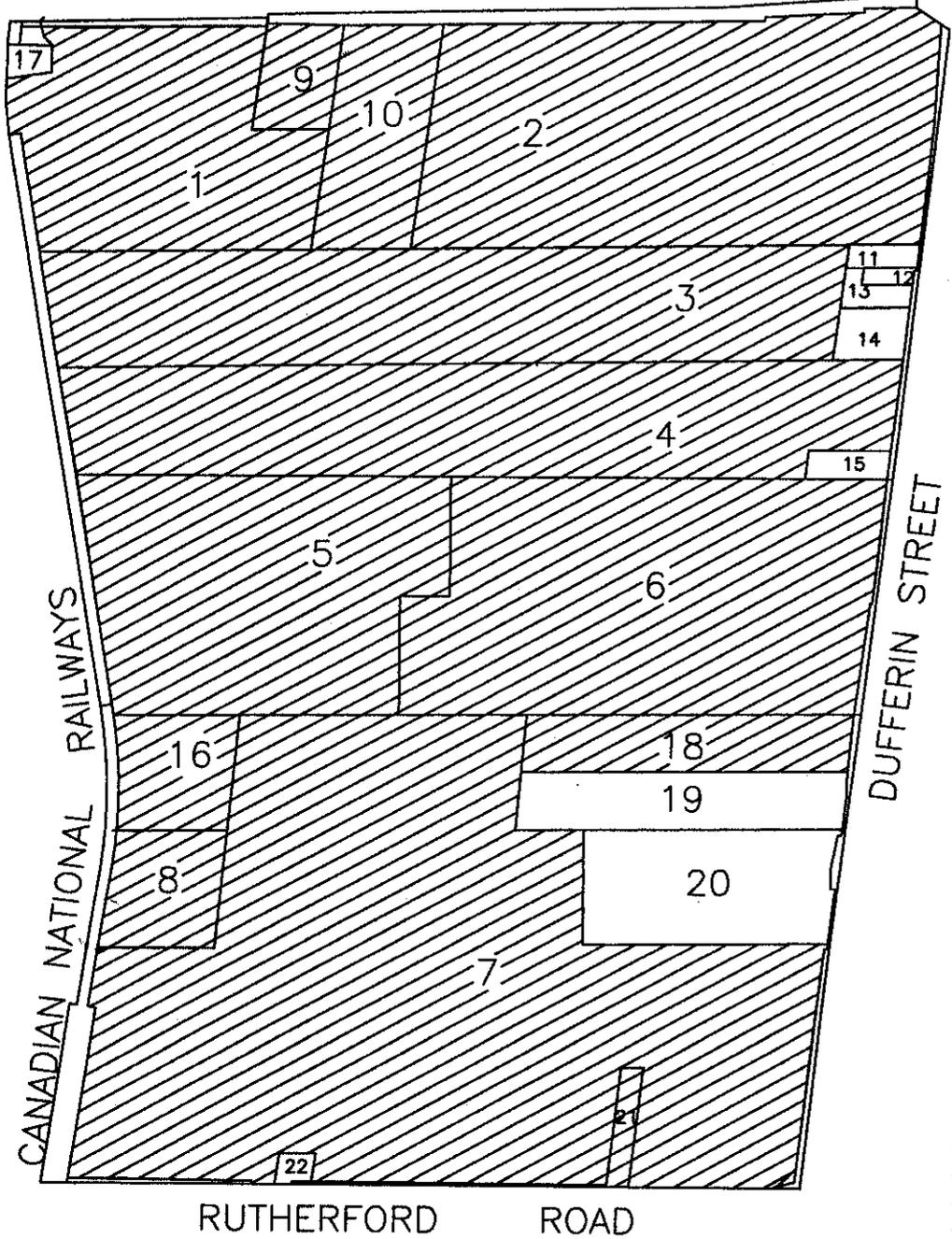
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September 15, 2003

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MAJOR MACKENZIE DRIVE



BLOCK 18 LAND OWNERSHIP

1. Great Gulf Holdings Inc.
2. Helmhorst Investments Ltd.
3. East Maple Creek Lands Ltd.
4. Ivy Glen Developments Inc.
5. Firerose Investments Ltd.
6. Arband Investments Ltd.
7. Nine-Ten West Ltd.
8. Block 18 Trees Inc.
9. A. & R. Comegna
10. Senang Investments Ltd.
11. M. & M. Rego
12. P. & A. Cancelli
13. 688205 Ontario Ltd.
14. L. Appugliesi
15. A. & P. Corsetti
16. Block 18 Trees Inc.
17. P. White
18. Century Grove Homes
19. E. & L. Iacobelli
20. Cornbury Construction Ltd.
21. N. & T. Betti
22. Muzzone, Di Iorio, Pietrelli, et al.

-  PARTICIPATING LAND OWNERS
-  NONPARTICIPATING LAND OWNERS

BLOCK 18 LAND OWNERSHIP

Part of Lots 16 - 20,
Concession 3

APPLICANT:
DUFFERIN WOODS COMMUNITY

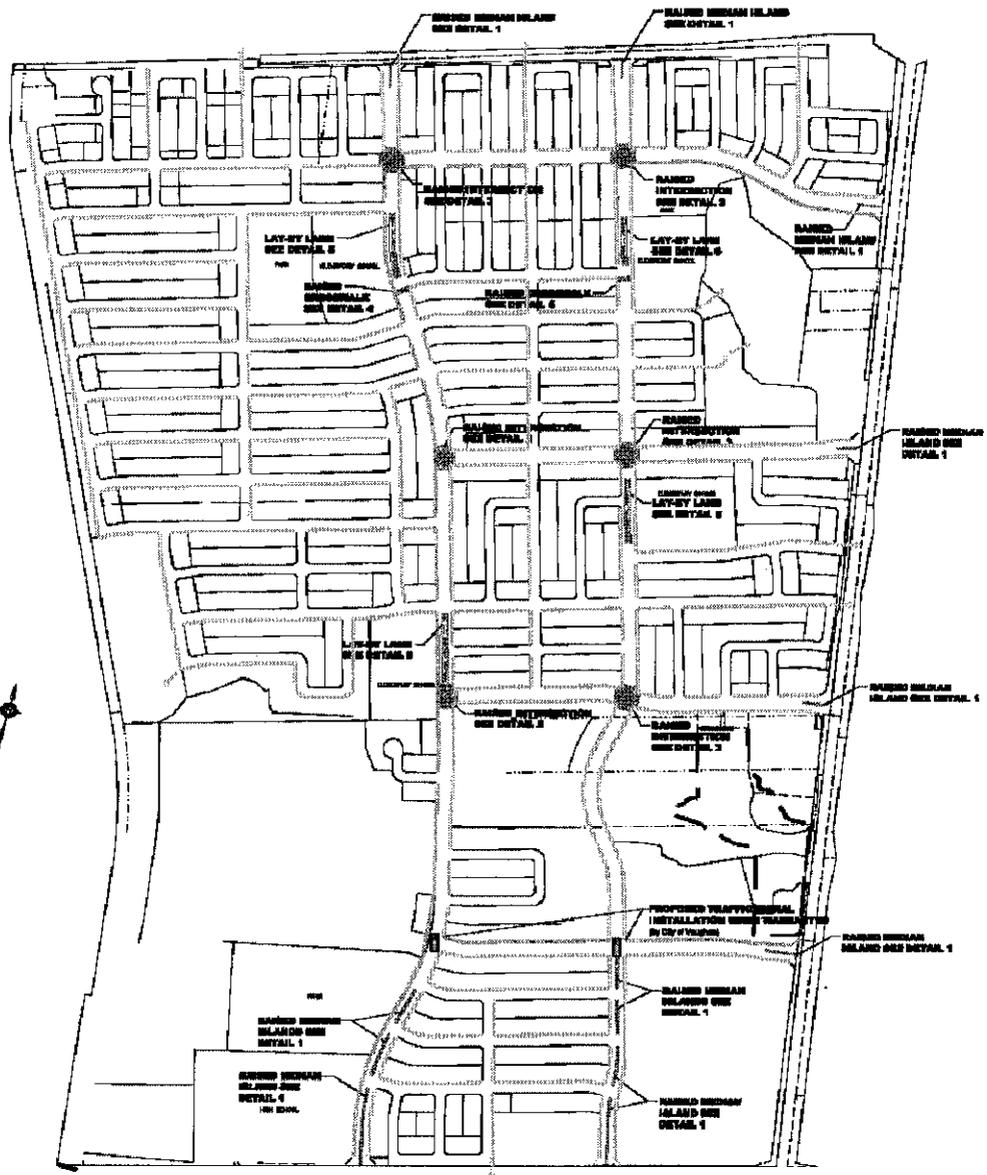


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BL.18.98
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August 12, 2003

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LEGEND

Block 18 - Dufferin North Urban Village 2
City of Vaughan
SIDEWALK and TRAFFIC CALMING PLAN

Proj. Manager: A.L.A.	Drawn By: S.J.H./D.E.H.	Figure No.
Scale: N.T.S.	Checked By: D.A.K.	14c
Date Issued: August 14, 2003	Project No: 03-1374-3000	
Location: C:\proj\0303\Vaughan 11 Update	File Name: calming-Aug14-03.dwg	

Sidewalk & Traffic Calming Plan

Part of Lots 16 - 20,
Concession 3

APPLICANT:
DUFFERIN WOODS COMMUNITY



Community Planning Department

Attachment

FILE No.:
BL.18.98

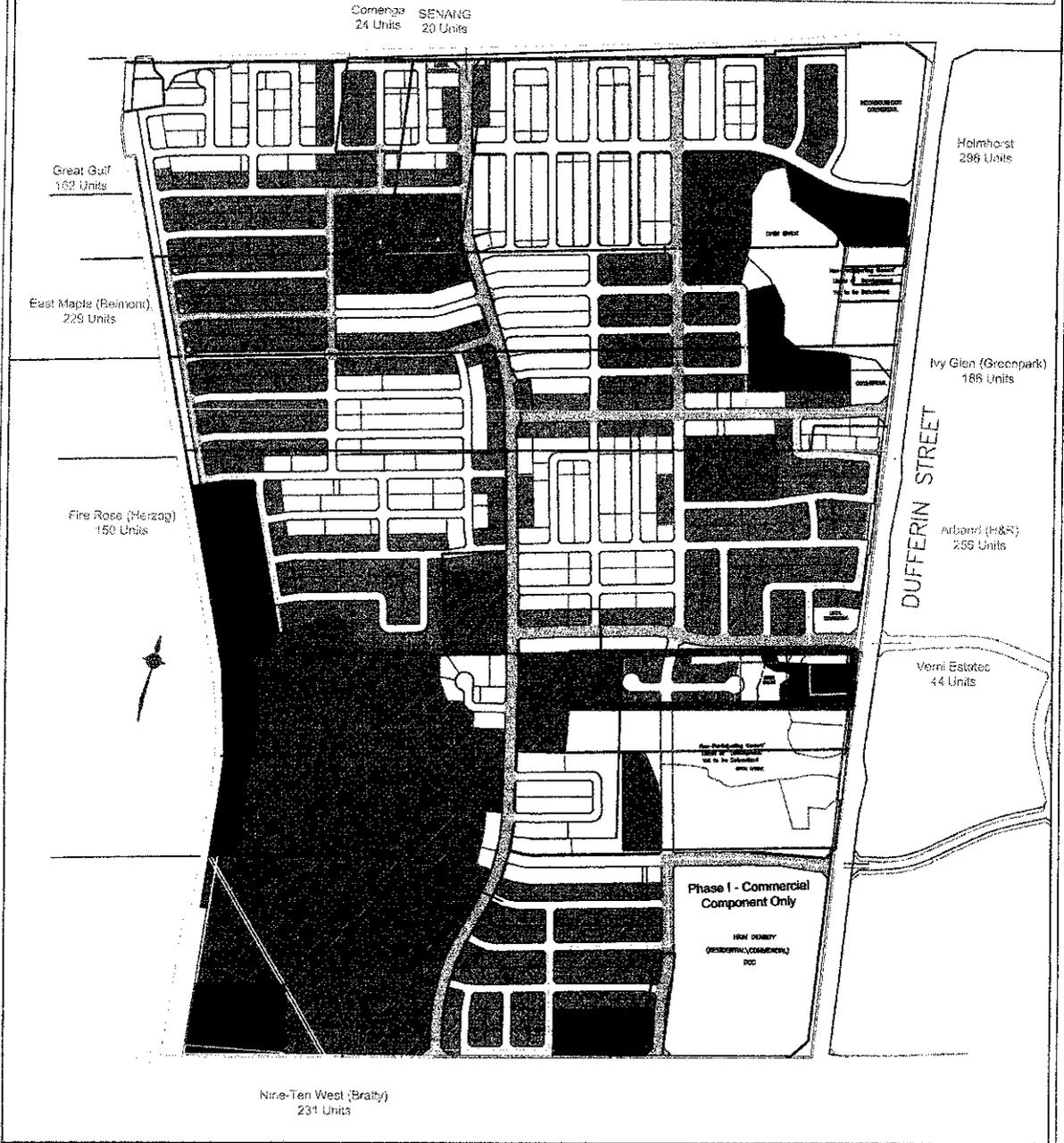
Not to Scale

September 15, 2003

6

PHASE 1 LOTS: 1600
 PHASE 1 POPULATION = 6,000 P
 TOTAL LOTS: 3354
 PERCENTAGE OF TOTAL: 48 %

NOTE:
 PHASE 1A CORRESPONDING TO CURRENT WATER
 ALLOCATION OF 5,400 PEOPLE TO BE SITUATED
 WITHIN THE PHASE 1 AREA TO BE FINALIZED AT
 DRAFT PLAN STAGE



SCHAEFFERS
 CONSULTING ENGINEERS

Phase 1 Lots	STW Ponds	Commercial	Possible STW Ponds	Ownership Boundary
Park/Woodlot	Utility Roads	Area ID'd Area In Neighbors	Think Sanitary	Sanitary Drainage Ditch

PRELIMINARY

Block 18 - Phase 1
 AUGUST 22, 2003
 1765 (SCALE) N76

Block 18 - Phasing Plan

Part of Lots 16 - 20,
 Concession 3

APPLICANT:
 DUFFERIN WOODS COMMUNITY



Community Planning Department

Attachment

FILE No.:
 BL.18.98

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September 15, 2003

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