

**1. BLOCK 40 SOUTH BLOCK PLAN
BLOCK PLAN FILE: BL40.2004
PRELIMINARY REPORT**

P.2005.21

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File BL.40.2004 (Block 40 South Block Plan) BE RECEIVED; and that the issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

On December 29, 2003, the Block 40 South Landowners Group submitted a Block Plan application detailing land uses for the southern area of Concession Block 40, south of the Cold Creek Valley, to provide guidance in the assessment of future development applications for individual parcels within the Block Plan.

The Block Plan includes approximately 1573 residential units to accommodate a population of approximately 5288 persons. The Block Plan also includes 3 neighbourhood parks, a district park, and a linear park, 1 neighbourhood commercial site, and 2 stormwater management ponds. The distribution of land uses in the proposed Block Plan are as follows:

- 52 % Residential
- 10 % parks/parkettes
- 21 % roads
- 6 % Stormwater Management Ponds
- 2 % Neighbourhood/Local Convenience Commercial
- 2 % Valleylands/woodlot
- 4 % Elementary Schools
- 3 % Secondary Schools

Within the block plan area, the maximum average net density taken across all the low density residential areas, is approximately 17 units per hectare, which is in keeping with the required range of 16 to 18 units per hectare. The maximum average net density taken across all the medium density residential areas, is approximately 35 units per hectare which is also in accordance with the required Official Plan range of 25 to 35 units per hectare.

Background - Analysis and Options

Land Use Status

The lands are designated "Medium Density Residential", "Low Density Residential", "Valley Lands", "Tableland Woodlot", "District Park", "Neighbourhood Park", "Secondary School", "Elementary School", "Neighbourhood Commercial" and "Stormwater Management Pond", by OPA #600. The lands also form part of Vellore Urban Village 1. The lands are zoned A Agricultural, OS1 Open Space Conservation Zone, OS4 Tableland Woodlot, and RR Rural Residential.

Site Description

The 164.8 ha subject lands are bounded by Major Mackenzie Drive to the south, Cold Creek Valley lands to the north, Pine Valley Drive to the west and Weston Road to the east. The draft block plan does not include lands in the Vellore District Centre at the northwest corner of Weston Road and Major Mackenzie Drive, which are subject to OPA #650. Approximately 80% of the subject lands are used for agricultural production. Two woodlots are located within the boundary of the subject lands, one within the southwest portion of the subject lands, adjacent to the Cold Creek valley lands, and a second is located in the central portion of the Block. A significant hedgerow is also located within the western portion of the Block. Residential properties and residential dwellings associated with agricultural operations are located on the remaining portion of the subject lands, mainly located along Weston Road and Major Mackenzie Drive. The surrounding land uses are:

- North - Cold Creek Valley Lands and existing estate residential development
- South - Major Mackenzie Drive, Block 39 Low Density Residential lands, Medium Density Residential/Commercial
- East - Weston Road, Block 33 –Medium Density Residential/Commercial, Vellore District Centre
- West - Pine Valley Drive, Valley lands

Neighbourhood Circulation

On April 14, 2005, a notice of public hearing was published in the Vaughan Citizen. Notices were also mailed to land owners and to the Millwood Woodend and Vellore Village Residents' Ratepayers Associations. To date, no responses have been received from the notice. Any responses received prior to or at the hearing will be included in the detailed staff report to Committee of the Whole.

Preliminary Review

To date, the following issues have been identified.

- Official Plan Amendment #600 sets out the primary road structure for Block 40 South. The east/west primaries are as per Official Plan #600. However, the draft block plan proposes that the most westerly north/south primary road which curves and follows an easterly path to Weston Road, should terminate just north of the Millwood Estates subdivision rather than providing a continuous connection through Block 40 to and across Major Mackenzie Drive into Block 39 to the south. No transportation justification has been provided. This road is considered important to the general flow of traffic between Block 39 to the south, Block 33 to the east, and Block 40, and its removal will require further study. (Noted on Attachment #2 as "A").
- The two tableland woodlots within the subject plan have been designated for protection in OPA #600 and have been identified for acquisition through the OPA #600 woodlot acquisition policy. The woodlots appear significantly reduced in the proposed plan from that reflected in OPA#600, Schedule "B". (Noted on Attachment #2 as "B") The final limits of the two woodlots must be verified in the field to the satisfaction of the City and the TRCA, and appropriate buffers must be provided;
- The limits of the Marigold Creek Valley and stream corridor at the interface with the proposed stormwater management ponds must be finalized on site to the satisfaction of the City and Toronto Region Conservation Authority (TRCA);

- An “L” shaped residential parcel, immediately south of, and adjacent to the existing Greenbrooke Drive estate subdivision, has been included as part of the subject Block Plan. Since these lands are currently designated “Estate Residential” an Official Plan Amendment Application for redesignation to “Low Density Residential” will be required. (Noted on Attachment #2 as “C”);
- The most northerly Neighbourhood Commercial site located on Weston Road as shown in OPA #600, has not been included in the Block Plan. This change in designation will require review through and Official Plan Amendment;
- Preliminary review of the MESP (Master Environmental Servicing Plan) has identified the following matters to be addressed:
 - The stormwater management strategy for “Area 304” in the south-west corner of the development area, is not sufficiently developed and should be revised in co-operation with Block 39 immediately south of Major Mackenzie Drive.
 - The TRCA has advised that the stormwater management pond sited at the north end of the Marigold Creek must be relocated. The size, location, and design of the proposed stormwater management ponds require further review respecting potential ecological impact.
 - A comprehensive water budget analysis and a hydrogeologic study should be completed for Block 40.
 - Additional detailed information will be required within the MESP and related Block Plan application submissions in order to satisfy City requirements.
 - Currently the City does not allow use of oil/grit separators to address quality control as a permanent Municipal facility. Alternative methods of dealing with quality control will need to be explored.
 - The appropriateness of locating a pumping station within the valley corridor as proposed, will be reviewed in the context of the overall servicing strategy.
 - Sewage and water allocation capacity for the development of Block 40 South is currently not available.
 - The function of the forest and western hedge row should be assessed in view of the alternative corridor which could be established from the north west corner of the forest, to the valley feature in the north end of the property.
 - As per the City’s Policy and Procedure for Dealing with Contaminated or Potentially Contaminated Sites, Phase I Environmental Site Assessments and if necessary, Phase 2 assessments for properties should be submitted as part of the MESP Block Plan submission.
 - In accordance with OPA #600, a development and infrastructure phasing plan is required as part of the Block Plan approval.
 - The Environmental Impact Study, Master Environmental Servicing Plan, and block plan should be revised to address TRCA comments and City requirements as per OPA #600 and the Environmental Management Guidelines.

- The Region of York Transportation and Works Department has advised that the location of the Fossil Hill Road extension from Block 39, appears to be 20 meters west of the southerly access alignment. Since the southerly road alignment is preferred, an adjustment is required to the road extension reflected in Block 40.
- The block plan provides for 1295 low density residential units and 278 medium density residential units. When compared to the housing ratio recommended in OPA #600, the proposed mix constitutes a 20% increase in the low density residential range and a 22 % reduction in the medium density residential range. The housing mix will be further reviewed in the technical analysis of the proposed plan
- The secondary school site has been located in part on a non-participating owner's lands. The York Region District School Board must confirm acceptance of the site.
- Urban Design Guidelines have been submitted and must be reviewed prior to the Block 40 South comprehensive report to Committee of the Whole
- Vaughan Cultural Services advised that a Cultural Heritage Resources Assessment, as well as an Impact Assessment, must be undertaken to identify and evaluate cultural heritage resources in a given area, and to determine the impact that may result from a specific undertaking or development to the subject property.
- An Archaeological Assessment is also required as part of the Block Plan approval process.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

All issues relevant to the preparation of the Block Plan will be considered in the technical review of the application, together with issues and concerns identified at the public hearing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. OPA #600, Schedule "B"
3. Proposed Block 40 South Plan

Report prepared by:

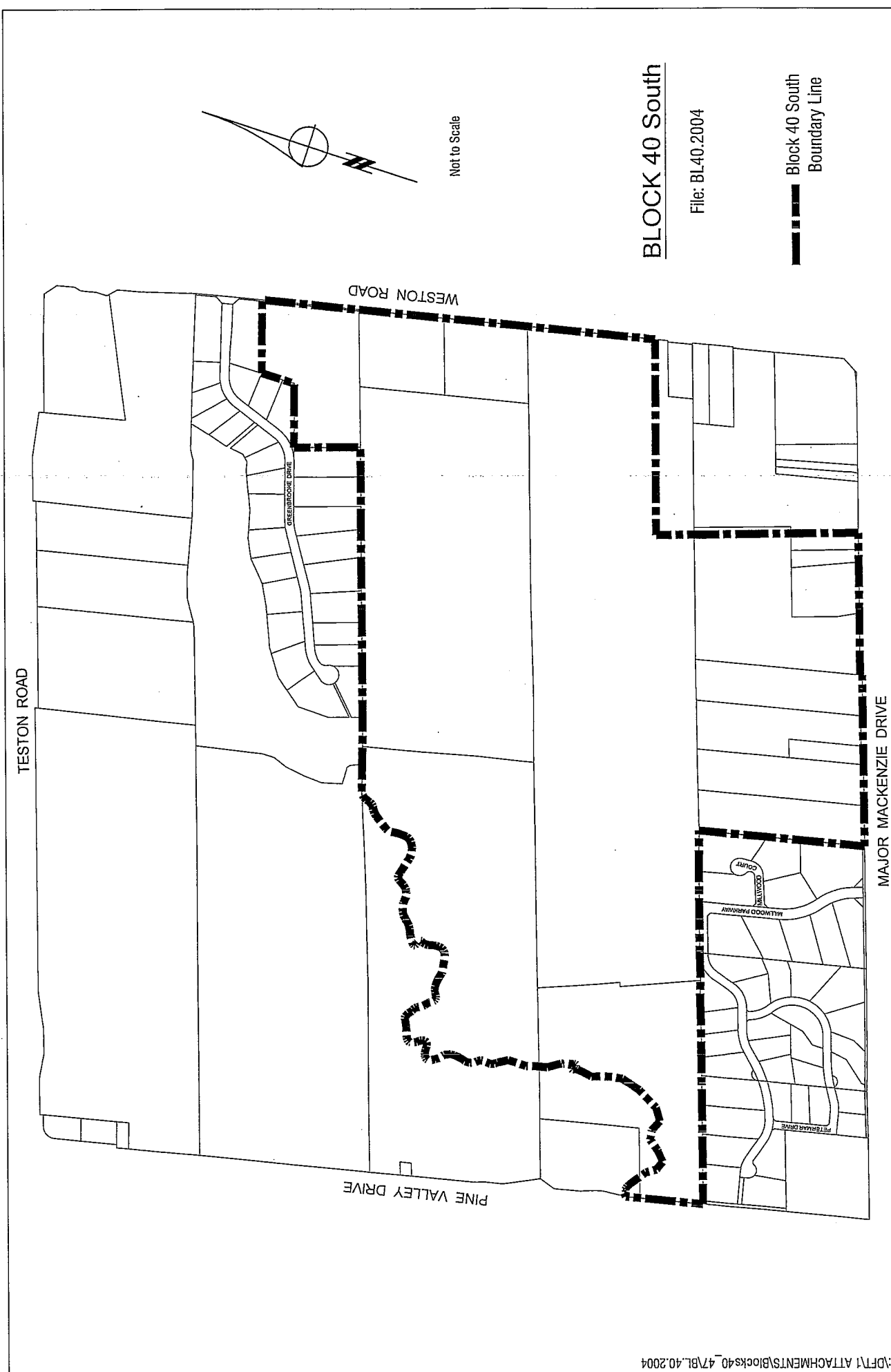
Anna Sicilia, Planner, ext. 8063
Paul Robinson, Senior Planner-Policy, ext. 8410

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

WAYNE McEACHERN
Manager of Policy

/LG



N:\DFT\1 ATTACHMENTS\Blocks40_47\BL40.2004

TESTON ROAD

PINE VALLEY DRIVE

GREENBROOK DRIVE

WESTON ROAD

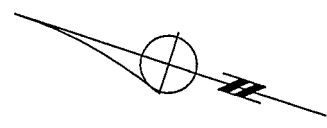
OAKLEY COURT

WILLOW PARKWAY

FERNSIDE DRIVE

MAJOR MACKENZIE DRIVE

Not to Scale



BLOCK 40 South

File: BL40.2004

--- Block 40 South
Boundary Line

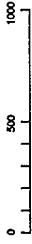
Location Map

Attachment 1



Development Planning Department

VELLORE URBAN VILLAGE 1

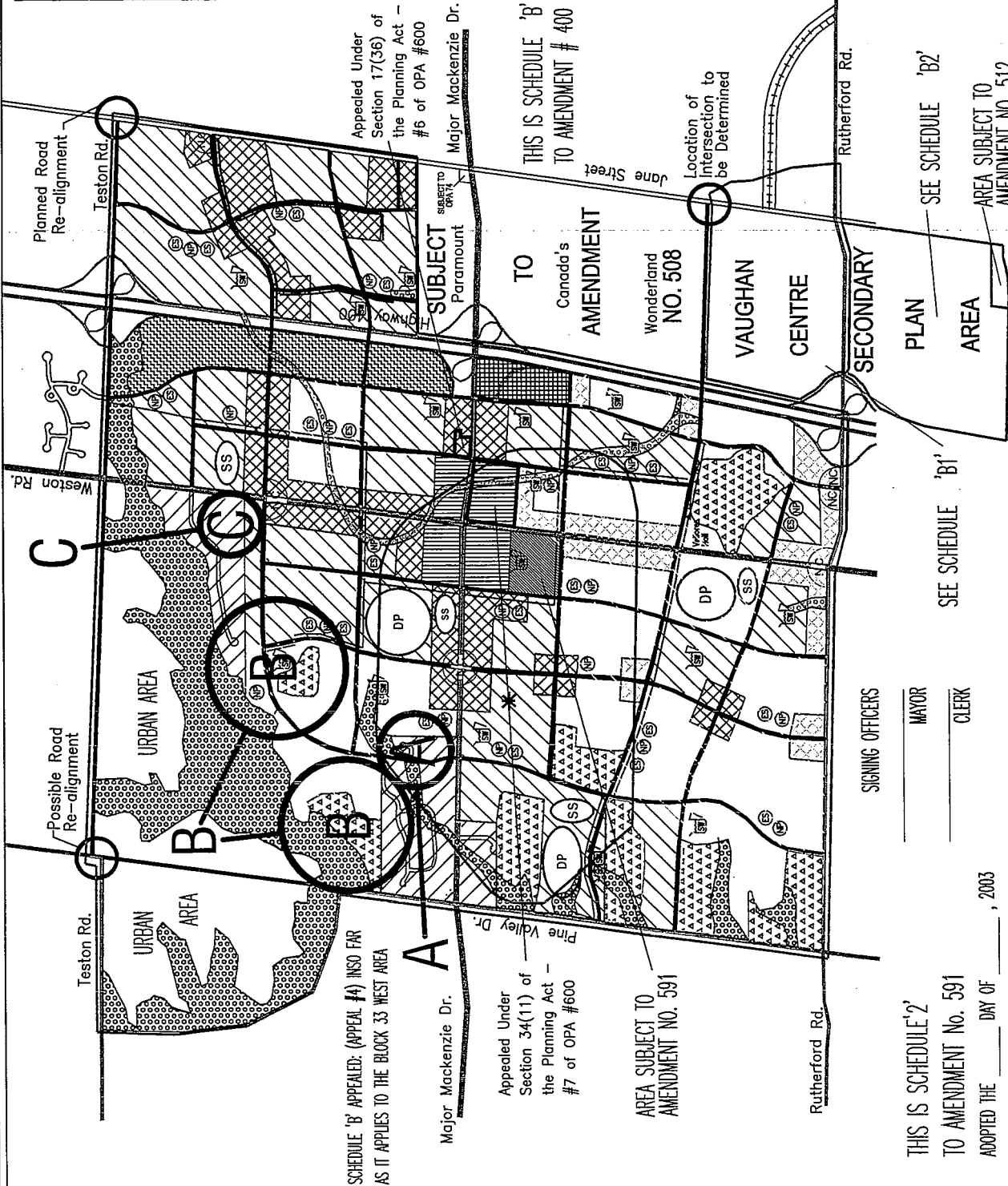


LEGEND

- ⊙ Elementary School
- ⊙ Secondary School
- ⊙ Neighbourhood Park
- ⊙ District Park
- ⊙ Neighbourhood Commercial Cen.
- ▨ Lands Subject to Urban Village Area #1
- ▨ Low Density Residential
- ▨ Medium Density Residential/Commercial
- ▨ Vellore Village Centre
- ▨ Estate Residential
- ▨ Urban Area
- ▨ High Performance Employment Area
- ▨ Valley Lands
- ▨ Stream Corridor
- ▨ Greenway System
- ▨ Tableland Woodlots
- ▨ General Commercial
- ▨ Low-Rise Residential
- ▨ Storm Water Management
- ▨ Vaughan Centre
- ▨ Waste Disposal Assessment Area (Passer Estates)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600
 ADOPTED THE ___ DAY OF ___, 2003
 SIGNING OFFICERS _____
 W/MR _____
 CLERK _____

MODIFICATION #17
 UNDER SECTION 17(9)
 OF THE PLANNING ACT



SIGNING OFFICERS _____

MAJOR _____
 CLERK _____

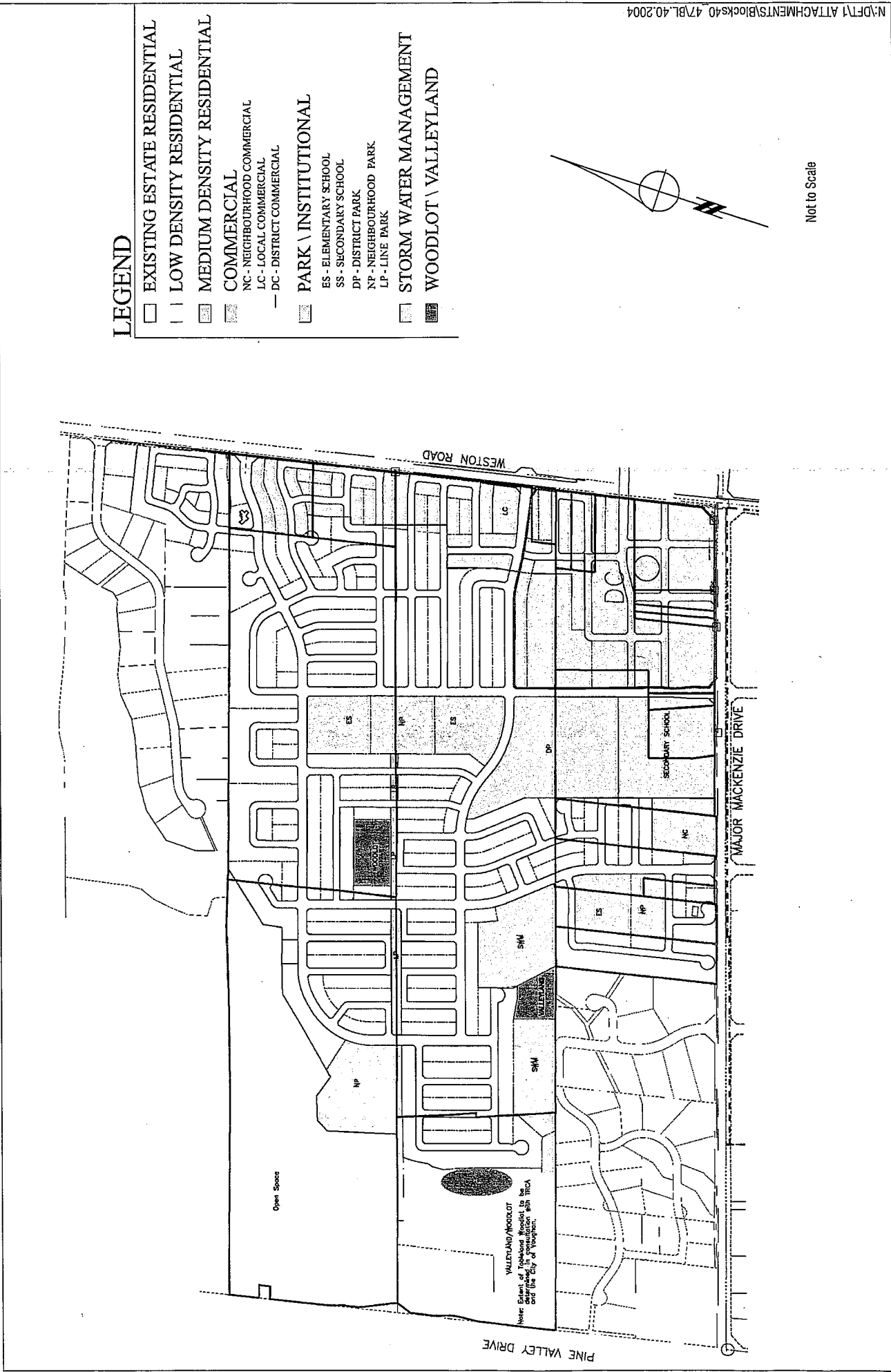
THIS IS SCHEDULE '2' TO AMENDMENT No. 591
 ADOPTED THE ___ DAY OF ___, 2003

Attachment 2



Development Planning Department

**OPA 600
 Schedule 'B'**



N:\DPT\1 ATTACHMENTS\Blocks40 47\BL 40.2004

Not to Scale

Attachment 3

Block 40 South Block Plan



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