

1. **OFFICIAL PLAN AMENDMENT FILE OP.04.017** **P.2005.32**
BLOCK 64 BLOCK PLAN
BOCA EAST INVESTMENTS LTD.
FILE BL.64.2005
PRELIMINARY REPORT

Recommendation

The Commissioner of Planning recommends:

THAT the Public Meeting report for File OP.04.017 (Block 64) BE RECEIVED; and that any issues identified by the public and Council, together with those contained in this report, be addressed by Staff in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

Pursuant to the requirements of OPA 600 and OPA 450 (Employment Area Growth and Management Plan), one land owner representing 109.52 ha (approximately 270 acres or 63% of the Block's area) has submitted an Official Plan Amendment and Block Plan applications for the entire Block 64 Area. The proposed OPA and Block Plan include the following land use components:

General Commercial Area	9.99 ha
Employment Area	139.42 ha
Valley Lands	14.73 ha
Primary Roads	6.31 ha
<u>Existing Gas bar</u>	<u>3.79 ha</u>
Total	174.24 ha

Background – Analysis and Options

Site Description

The subject lands are bounded to the south by Langstaff Road, to the east by Huntington Road, to the north by Rutherford Road and to the west by Highway 50. The subject lands comprise an area of approximately 175 ha (430 acres). The current land uses within Block 64 include a golf course, vacant crop lands, a gas station and two industrial uses.

The surrounding lands uses are:

- North - CP Intermodal Lands (EM1 – Prestige Employment Area/A Agricultural)
- South - vacant (A Agricultural)
- East - vacant (A Agricultural)
- West - vacant/proposed residential (City of Brampton)

Land Use Status

The lands are designated "Rural Area" by OPA 450 and "Employment Secondary Plan Study Area" (West Vaughan Enterprise Zone) by OPA 600 in anticipation of their future incorporation within OPA 450. Portions of the lands are currently zoned C7 Service Commercial, OS2 Open

Space Park, and A Agricultural. OPA 600 requires the preparation of secondary plans for the area within the Enterprise Zone, giving them full urban status in OPA 450, and providing the necessary detailed policies and land use designations.

Block 64 is within the area covered by approved Regional Official Plan Amendment 19 (ROPA19). ROPA 19 added approximately 2500 acres to the "Urban Area" of the City of Vaughan and is expected to accommodate much of the City's long-term employment land needs. The Block 64 related official plan amendment will take the form of a secondary plan for the area and set out detailed land use designations and transportation, servicing and environmental policies.

The York/Peel Boundary Area Transportation Study was a requirement of ROPA 19 to address cross boundary transportation matters. The study developed a long-term transportation plan for the area to ensure the coordination of transportation matters at an inter-Regional and at an area municipal level.

Neighbourhood Circulation

A notice of public hearing was sent to all landowners within the subject lands, and to all parties that had requested notification. An ad was also placed in the Vaughan Citizen on May 12, 2005. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

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

- the TRCA have identified the following matters to be addressed:
 - additional information is required to determine appropriate levels of protection for the Rainbow Creek and associated flood plain/fringe areas;
 - additional study of the woodlands in the northeasterly portion of the block is required;
 - a detailed storm water management plan is required and the locations of the storm water management ponds are subject to more detailed review; and
 - a water budget analysis should be prepared and appropriate mitigation measures should be evaluated, including water balance calculations with regard to the groundwater infiltration, and mitigation measures in order to increase post-development infiltration rates.
- the Region of Peel has indicated that the following transportation matters should be addressed:
 - all planned roads/accesses intersecting with Highway 50 must be coordinated through Region of Peel and all access issues will be reviewed during the site plan/subdivision approval stage;
 - the Environmental Assessment completed for the widening of Highway 50 should be reviewed for the appropriate road improvements/lane configurations and recommended timing of construction; and the traffic impact study should be updated with the EA document accordingly;

- a more refined description of land uses and level of development should be provided in the traffic study that accurately reflects the level of development in the Block; and
- consultation with the MTO is recommended with respect to the potential impacts of the Block Plan on the future alignment of Highway 427.
- a Stage 1 Archaeological Assessment has been completed for the Block; a Stage 2 Archaeological Assessment is required for all undisturbed areas within the Block prior to Block Plan approval; and
- the submitted Block 64 Urban Design Guidelines which emphasize the key elements and design principles for the future development of the Block will need to be reviewed and approved.

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

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

Attachments

1. Location Map
2. Block 64 Draft Block Plan

Report Prepared by:

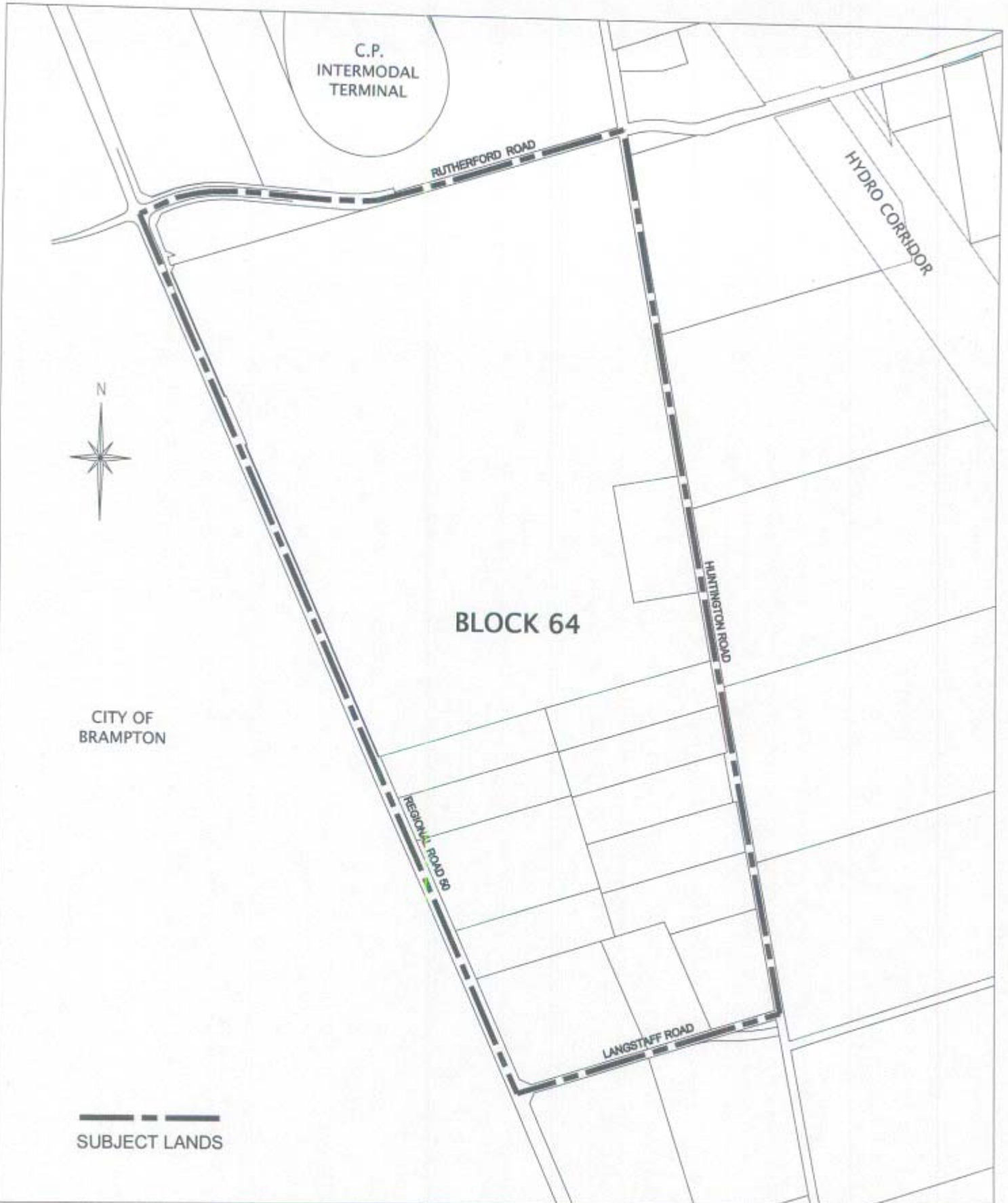
Aaron Hershoff, Planner 1, ext 8320
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Respectfully Submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Lots 11 - 15,
Concession 10

APPLICANT:
BOCA EAST INVESTMENTS LTD.

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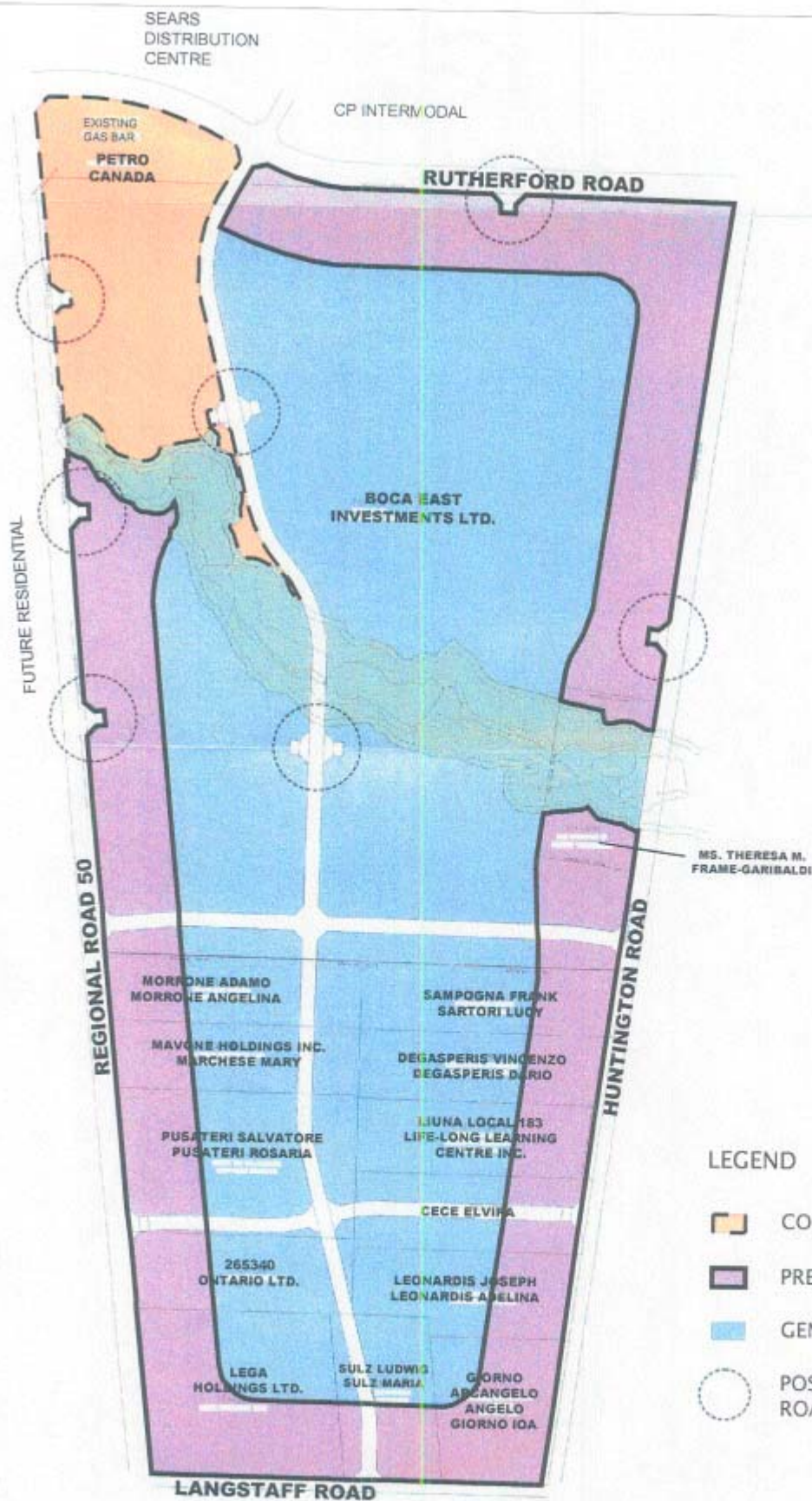
Attachment

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June 2, 2005

Not to Scale

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- LEGEND**
- COMMERCIAL
 - PRESTIGE EMPLOYMENT AREA
 - GENERAL EMPLOYMENT AREA
 - POSSIBLE DRIVEWAY / LOCAL ROAD INTERSECTION

Block 64 Draft Block Plan

Lots 11 - 15,
Concession 10

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