



**CITY OF VAUGHAN**

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	<b>By-law Standard</b>	<b>By-law 1-88, EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to EM1 Prestige Employment Area Zone</b>
a.	Minimum Required Parking For Office Use	3.5 parking spaces per 100 m <sup>2</sup> of GFA devoted to office use.	3.33 parking spaces per 100 m <sup>2</sup> of GFA devoted to office use.
b.	Definition of Building Height	Means the vertical distance between the average elevation of the finished grade at the front of the building: and, in the case of a mansard roof, the highest point of the roof surface; and, in the case of a gable, hip or gambrel roof, the mean height between the eaves and highest point of the roof.	Notwithstanding the definition of building height, in the case of a gable, hip or gambrel roof, the measurement for mean height shall be taken from the mid-point of the roof.
c.	Minimum Loading Space Requirements	2	0
d.	Minimum Landscaping Requirements	Where an Employment Area Zone abuts the boundary of lands zoned Open Space, a strip of land not less than 7.5 metres in width and inside the Employment Area Zone and abutting its boundary, shall be used for no purpose other than landscaping.	The minimum landscape strip requirement between an Employment Area Zone and an Open Space Zone shall not apply (ie. 0m).
e.	Minimum Rear Yard Setback (west property line)	12.0 m	6.0 m
f.	Minimum Interior Side Yard (adjacent to an OS1 Zone)	6.0 m	0 m

Other zoning exceptions may be identified through the detailed review of the application, and will be addressed in the technical report.

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**Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ 8934 Huntington Road, located on the west side of Huntington Road, north of Trade Valley Drive, shown as “Subject Lands” on Attachments #1 and #2.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ “Prestige Area” and “Valley Lands” by OPA #450 (Employment Area Plan) as amended by OPA #631. The proposed rezoning conforms to the Official Plan.</li> <li>▪ “Prestige Employment” and “Natural Areas” by the new City of Vaughan Official Plan 2010. COVOP 2010 limits the maximum gross floor area devoted to office uses in a Prestige Employment designation to 7500 m<sup>2</sup>. A total of 7,609.17 m<sup>2</sup> of office space is located on the lot on the south side of West Rainbow Creek. However, COVOP 2010 allows for minor variations from numerical standards to respond to unique conditions or context of a site. The proposed rezoning conforms to the new Official Plan which was adopted by Vaughan Council on September 7, 2010, and is pending approval from the Region of York.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ A Agricultural Zone by By-law 1-88.</li> <li>▪ An amendment to Zoning By-law 1-88 is required to rezone the tableland portions of the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone with site-specific exceptions to facilitate the office development, and the valleyland portion of the property to OS1 Open Space Conservation Zone as shown on Attachment #3.</li> <li>▪ The Vaughan Development Planning Department is of the understanding that the James Somerville House is currently being used as a Business and Professional Office, which is not permitted in an A Agricultural Zone, and will be addressed through the rezoning application.</li> </ul>
Block Plan	<ul style="list-style-type: none"> <li>▪ The proposed land use pattern consisting of two prestige employment lands bi-sected by valleylands is in accordance with the approved Block 64 Plan, as shown on Attachment #15.</li> </ul>
Surrounding Land Uses	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2.</li> </ul>

**Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Appropriateness of Proposed Rezoning and Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed EM1 and OS1 zone categories and site-specific exceptions will be reviewed.</li> <li>▪ The appropriateness of the proposed 0m landscaping and 0m interior side yard setback adjacent to an OS1 Zone will be reviewed.</li> </ul>
b.	Related Site Plan Application	<ul style="list-style-type: none"> <li>▪ The related Site Development Application (File: DA.10.081) will be reviewed to ensure appropriate building and site design, access, internal traffic circulation, parking, landscaping, servicing and grading, and the appropriateness of the proposed zoning exceptions.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The proposed development must conform to the Urban Design and Architectural Design Guidelines (Huntington Glen (Block 64) Urban Design Guidelines) for the subject lands.</li> </ul>
d.	Toronto Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>▪ Confirmation of the top-of-bank and the 10 m wide open space buffer, the removal of fill, the associated limits for the proposed OS1 Open Space Conservation Zone, and the regrading of the site, will be reviewed by the TRCA and the City. The valleylands must be dedicated to the TRCA or City, as appropriate.</li> <li>▪ The applicant has submitted a Consent Application (File B003/11) to facilitate the conveyance of the valleylands (i.e. proposed OS1 Open Space Conservation Zone) to the TRCA that is scheduled for consideration on February 10, 2011. This Consent application is premature and should be deferred until such time that the TRCA and the City have confirmed the top-of-bank and the 10 m wide open space buffer, and the associated limits for the proposed OS1 Open Space Conservation Zone. The City's latest correspondence from the TRCA dated December 1, 2010, states that TRCA staff is satisfied with the proposed restoration works and the use of the Regional Storm Flood Plain as the limit of the natural feature/hazard and will be reviewing the documents submitted in support of the applications, accordingly, to confirm the development limits.</li> </ul>

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e.	Phase 1 and 2 Environmental Reports	<ul style="list-style-type: none"><li>▪ The Phase 1 and Phase 2 ESA's (Environmental Site Assessments) submitted in support of the application must be approved to the satisfaction of the Vaughan Engineering Department.</li></ul>
f.	Additional Studies	<ul style="list-style-type: none"><li>▪ A Functional Servicing Report and a Stormwater Management Report have been submitted to date for review. Review will be given to determine if additional studies are required to support the proposed development.</li></ul>
g.	Sustainable Development	<ul style="list-style-type: none"><li>• Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the site plan process, if approved.</li></ul>
h.	James Somerville House	<ul style="list-style-type: none"><li>▪ The appropriate integration of the James Somerville House into the proposed development must be reviewed by the Vaughan Cultural Services Division.</li></ul>

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Elevations – Building 'A1'
6. Elevations – Building 'A2'
7. Elevations – Building 'A3'
8. Elevations – Building 'A4'
9. Elevations – Building 'A5'
10. Elevations – Building 'A6'
11. Elevations – Building 'A7'
12. Elevations – Building 'A8'
13. Elevations – Building 'B'
14. Elevations – Building 'C'
15. Approved Block 64 Land Use Plan

**Report prepared by:**

Clement Messere, Planner, ext. 8409

Christina Napoli, Acting Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext.8407

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



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The proposed zoning amendment would implement a consistent RD2 Zone for 121 and 127 Lady Nadia Drive, and rezone the rear portion OS5 Open Space Environmental Protection Zone to form part of the open space buffer block (Block 86 on Registered Plan 65M-4223) that runs along the easterly edge of the valley lands. The proposed rezoning of the subject lands is illustrated on Attachment #3.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>Southwest of Bathurst Street and Teston Road, between 121 and 127 Lady Nadia Drive, within Planning Block 12, City of Vaughan, shown as “Subject Lands” on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>“Low Density Residential” and “Valley Lands” by OPA #600.</li><li>“Low-Rise Residential” and “Natural Areas” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is subject to York Region approval, and is not yet in effect.</li><li>The application proposal conforms to the Official Plans.</li></ul>
Zoning	<ul style="list-style-type: none"><li>OS2 Open Space Park Zone by By-law 1-88.</li><li>The proposed amendment to Zoning By-law 1-88 is identified in the “Purpose” section of this report.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>Shown on Attachment #2.</li></ul>

**Preliminary Review**

Following a preliminary review of the application, the Development Planning Department has identified that there are no issues to review, and that the subject zoning by-law amendment is a technical matter that must be addressed.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**Regional Implications**

The application has been circulated to the Region of York for review and comment. However, given the proposal, there are no Regional implications.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.



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**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Rezoning
4. Block 12 Community Plan Excerpt

**Report prepared by:**

Stephen Lue, Planner, ext. 8210  
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/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



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#### Purpose

The purpose of the application is to obtain Block Plan approval, as required by OPA 699, to permit the development of the west half of Block 61. The approval of the Block Plan will provide the basis for the preparation of implementing draft plans of subdivision.

#### Background - Analysis and Options

#### Origin

In December 2009 the Block 61 Landowners Group submitted Block Plan application BL.61.2009 detailing the proposed development concept for the west half of the Block 61 area. The Block Plan submission included the following supporting documentation:

- i) *Nashville Heights Block 61 West Block Plan Report - December 2009 (Includes Sustainability Report, Parks and Open Space Report, Development Phasing/Infrastructure Staging Plan, Components of Pedestrian and Bicycle Master Plan and Sidewalk/Walkway Master Plan);*
- ii) *Master Environmental & Servicing Plan Nashville Heights Block 61 Project 2005-2763 - December 2009 (Includes Comprehensive Water Supply System Analysis, Comprehensive Sanitary Sewer System Capacity Analysis, Sustainability Report);*
- iii) *Nashville Heights Natural Heritage Evaluation and Environmental Impact Study - December 2009 (Includes Environmental Management Guidelines, Terrestrial Resources Mitigation/Restoration Report and Environmental Impact Statement - Sustainability Report);*
- iv) *Nashville Heights Community - City of Vaughan External Traffic Impact Study - December 2009 (Includes Transportation/Transit Analysis Study, Traffic/Transit Management);*
- v) *Nashville Heights Community - City of Vaughan Interl Traffic Impact Study – June 2010;*
- vi) *Environmental Noise Feasibility Study, Nashville West Community, Nashville Heights – Block 61 - December 16, 2009 (Includes Noise and Vibration Impact Mitigation Report);*
- vii) *Nashville Heights Urban Design Guidelines, Block 61 West City of Vaughan - First Submission: January 2010 (Includes Pedestrian and Bicycle Master Plan)*
- viii) *Cultural Heritage Resource Impact Assessment October 28, 2009 - Nashville Heights (Block 61) - (Includes Archeological & Heritage Resource Assessment);*
- ix) *Hydro geological Investigation Proposed Nashville Heights Development - December 17, 2009;*
- x) *Nashville Heights Geomorphic Assessment Existing Conditions (Final Report) - December 2009; and,*

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- xi) *Report on the 2009 Stage 1-2 Archeological Assessment of Part of Lot 24, Concession 9 (Geographic Township of Vaughan) - April 2009.*

The studies and subsequent iterations have been and are under review by the pertinent City departments and public agencies.

#### **Location**

Block 61 West is located in the south-west corner of the Kleinburg-Nashville Community Plan (OPA 601) amendment area and is bounded by Major Mackenzie Drive to the south, the Canadian Pacific (CP) Mactier Rail Line to the east, the existing hamlet of Nashville (part of the Kleinburg-Nashville Heritage District) to the north, and Huntington Road to the west. The subject lands are shown on Attachment 1.

#### **Land Use Status**

Block 61 West is located within the "Settlement Area" in the York Region Official Plan (ROP), and is designated as "Towns and Villages". The subject lands are identified in the Vaughan Official Plan "Kleinburg-Nashville Community Plan" by OPA 600. The Kleinburg-Nashville Community Plan (OPA 601) was amended by OPA 699, which is the secondary plan for Block 61 West area as shown on Attachment 5. The lands are designated "Low Density Residential", "Medium Density Residential", "Mixed Use Residential / Commercial", "General Commercial", "Core Area", "Valley and Stream Corridor", "Major Mackenzie Drive Special Study Area" and, "Greenway System" in OPA 601, as amended by OPA 699.

The Block 61 West lands are zoned "A" Agricultural Zone, "RR" Rural Residential Zone with portions of the lands subject to Exceptions 9 (189) and 9 (256) by By-law 1-88 which generally permits agricultural uses and residential detached dwelling uses on the lands. The subject lands contain residential dwellings and include woodlots, watercourses, a water tower, and include a house (10395 Huntington Road) which appears in the "Listing of Buildings of Architectural and Historic Value" and other residential dwellings some of which may also be of historic value.

#### **Site Description**

The 183.58 ha subject lands are bisected by two small tributaries of East Robinson Creek. Other notable features on the lands include a small valleyland woodlot on the eastern boundary adjacent to the CP Rail Line and a central woodlot located in the northern half of the Block. The development of the site will need to consider the presence of the TransCanada Pipeline Easement through parts of Lots 22 and 23, the CP Rail Mactier Subdivision Rail Line, Nashville Community Cemetery, the future Highway 427 extension, and planned road network improvements along Major Mackenzie Drive. The surrounding land uses are:

North: Kleinburg-Nashville Heritage Conservation District, generally existing residential (currently zoned RR Rural residential Zone), and lands to the north are subject to the Kleinburg North Secondary Plan.

South: Major Mackenzie Drive; lands subject to the West Vaughan Employment Area Secondary Plan (currently zoned A Agricultural Zone)

East: CP Mactier Rail Line, residential community (generally zoned M3- Transportation Industrial, RD2 - Residential Detached, OS1 – Open Space Conservation and RR – Rural Residential Zones)

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West: Huntington Road, existing cemetery, and undeveloped lands (zoned A – Agricultural, OS2 –Open Space Park and OS1 – Open Space Conservation Zones)

#### Municipal Services

The Block 61 West lands are within Pressure District 6 (PD 6) of the York Water Supply System. Block 61 West will be serviced within PD 6 by the extension of a proposed Regional 750mm diameter watermain on Huntington Road northerly from the existing 1800mm diameter York-Peel Feedermain on Rutherford Road to Nashville Road. The internal water system will be serviced from two connections to the proposed 750mm diameter watermain on Huntington Road.

The Block 61 West lands are ultimately tributary to the West Rainbow Creek Sanitary Trunk which is part of the York-Durham Sewage System. The closest gravity sewer to the subject lands is the recently constructed 750mm diameter sanitary sewer on Huntington Road to service the Block 64 lands, which currently terminates at Trade Valley Drive. This Huntington Road Sanitary sewer discharges downstream into to the Zenway/Fogal Trunk sewer.

The extent of the proposed servicing of Block 61 West and surrounding lands is dependant on the capacity of the existing downstream trunk sewers (Zenway/Fogal Trunk and West Rainbow Creek Trunk) as well as the front-end arrangements with external development areas. Interim and ultimate sanitary servicing scenarios are currently proposed.

The interim scenario would include the servicing of the Block 61 lands and other adjacent lands (Molise Kleinburg Estates Inc, Lake Rivers Inc., majority of Block 66, west portion of Block 62) via a proposed sewer on Huntington Road which would be extended northerly from its current termination point at Trade Valley Drive and easterly on Major Mackenzie Drive to the south end of the proposed North-South collector road.

The ultimate servicing of Block 61 W North includes the servicing of all areas included in the interim scenario with the addition of potential future 'white-belt' development lands northwest of Block 61W (Block 67/67W, portions of 68 & 69). This scenario proposes re-routing a portion of the flows to Highway 27 (via a proposed Regional Trunk Sewer along Highway 27 connecting downstream to the West Rainbow Creek Trunk Sewer) which will provide additional capacity to the Huntington Road and Zenway/Fogal sewers downstream.

Block 61W is located within the Humber River watershed. The site generally slopes from north to south and currently discharges to three watercourses which are all part of the East Robinson Creek. The storm water management plan for Block 61 West proposes the establishment of three (3) storm water management facilities located at the south end of the Block adjacent to Major Mackenzie Drive. The SWM facilities are proposed to control the urban storm water runoff in the Block to the target release rates established for the Humber River watershed. These facilities will also provide water quality treatment and erosion control.

#### Development Concept

The proposed Block Plan as shown on Attachment 3 includes approximately 1,890 residential units with a potential for an approximately 550 additional residential units within the Major Mackenzie Drive Special Study Area (MMDSSA), totaling 2,440 residential units. The proposed Block Plan accommodates a population of approximately 6,800 with a potential for an approximate additional 1,200 people within the MMDSSA, for a total population of approximately 8,000, as permitted in OPA 699. Final population unit figures and their distribution will be refined through Block Plan review and Draft Plans of subdivision and shall conform to the population, density and land use requirements in OPA 601 and 699.

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The Block Plan includes 5 neighbourhood parks (of which one is located within the MMDSSA), a series of 3 linear parks, 1 commercial/mixed-use site, 3 stormwater management ponds (of which one is located within the MMDSSA). The distribution of land uses in the proposed Block Plan is as follows (includes lands within the MMDSSA):

<u>Land Use</u>	<u>Area</u>	<u>%</u>
• Residential	69.28 ha	37.9%
• Mixed Use / Medium Density	2.62 ha	1.4%
• Schools	5.53 ha	3.0%
• Parks	5.58 ha	3.0%
• Vistas and Parkettes	0.26 ha	0.1%
• CPR Linear Feature	3.29 ha	1.8%
• Piazza	0.20 ha	0.1%
• Northern Greenway	1.05 ha	0.6%
• Open Space	15.03 ha	8.2%
• Woodlot	4.08 ha	2.2%
• Buffer Areas	2.61 ha	1.4%
• Stormwater Management Pond	8.98 ha	4.9%
• Pipeline	1.65 ha	0.9%
• Huntington Road Widening	0.50 ha	0.3%
• Roads & Lanes	41.83 ha	22.8%
• Commercial	4.00 ha	2.2%
• S/W Future Development Block	6.47 ha	3.5%
• 427 & Major Mackenzie Corridor	8.72 ha	4.7%
• Huntington Road Corridor	<u>1.90 ha</u>	<u>1.0%</u>
	183/58 ha	100%

Within the Block Plan area, the average net density taken across all the “Low Density” residential areas is approximately 15.7 units per hectare, which is in keeping with the required density range of 15 to 25 units per hectare in OPA 699. The preliminary average net density taken across all the medium density residential areas is approximately 31 units per hectare which conforms to the required density range of 25 to 150 units per hectare in OPA 699, however; this density may be subject to change pending the final recommendations of the “Major Mackenzie Drive Special Study”.

The average net density taken across the “Mixed-Use Residential-Commercial” area is also to be determined, as the Major Mackenzie Drive Special Study has an impact on these lands. OPA 699 (Attachment 5) permits a density of a minimum 25 units per net residential hectare for “Area A” and a minimum of 35 units per net residential hectare for “Area B”, with both “Area A” and “Area B” permitted up to a maximum of 150 units per net residential hectare. The final density for the “Medium Density” and “Mixed-Use Residential-Commercial” shall be in keeping with OPA 699 and addressed in a report to Committee of the Whole.

The proposed plan consists of a gross net developable area (less Natural Heritage Systems and associated buffer areas) within the Block of approximately 165 ha. The provisions of the Growth Plan and the Regional Official Plan, require that a community be planned to achieve a combined 50 people and jobs per developable hectare. Based on the preliminary information provided, the total combined number of people and jobs is approximately 8,380 or 50.78 people and jobs / ha. Final density targets will be refined through the Block Plan process.

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##### Preliminary Review

On December 13, 2010, the applicant submitted a revised Block 61 West Plan and additional supporting documentation including a response matrix in an effort to address comments from the original submission of the plan. The submission includes the following revised documents:

- Block 61 West (Nashville Heights) Response to Comments Received, December 15, 2010 (Malone Given Parsons);
- Response to TRCA Comments, December 2, 2010 (Beacon Environmental);
- Tables Providing Hydrogeological Information, October 2010 (Terraprobe Inc.);
- Environmental Noise Feasibility Study, November 9, 2010 (Valcoustics Canada Ltd.);
- Nashville Heights Geomorphic Assessment – Existing Conditions, October 2010 (Parish Geomorphic);
- Block 61 West – Nashville Heights, Traffic/Transportation/Transit Response, November 22, 2010 (Poulos & Chung Ltd);
- Response to Agency Comments MESP, October 2010 (Shaeffers);
- Nashville Heights Block 61 West Urban Design Guidelines, September 10, 2010 (STLA); and,
- 10395 Huntington Road Feasibility Report, July 7, 2010 (ERA Architects).

These documents are currently in circulation for City and agency review and comment. Any outstanding issues resulting from the review of revised documents circulation will be addressed in the future Block 61 west comprehensive staff report to Committee of the Whole.

Following a preliminary review of the December 2009 application, including department and agency responses, the Policy Planning Department has identified the following matters for review in greater detail:

##### Land Use & Densities

- i) The provision for parkland in Block 61 west is currently under review by the City. Parkland dedication shall be provided in accordance with City Policy and in a manner that conforms to the Planning Act. The final location, size, number and configuration of the proposed parks must be reviewed and approved by the City prior to the approval of the Block Plan.
- ii) The final determination of type and location of community facilities will be required prior to approval of the Block Plan. .
- iii) The feasibility of constructing and provision for a pedestrian walkway across the CP Rail right-of-way shall be completed prior to final approval of any Draft Plan of Subdivision Application or approval of any Site Plan Application as required in OPA 699. The owner shall carryout the feasibility study for a pedestrian crossing through the CP Rail right-of-way between the Nashville Heights and Humber Trails neighbourhoods to the satisfaction of the City.
- iv) Determination of land uses including their final location, location and design of road network, limits of development, location and design of storm water management pond facilities, for lands within the “Major Mackenzie Special Study Area” requires further refinement in consultation with the Ministry of Transportation, York Region, and Toronto and Region Conservation Authority, and to the satisfaction of the City.

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- v) Prior to draft approval of a Draft Plan of Subdivision or approval of any Site Development Application, where the lands were not within a registered Plan of Subdivision, that the following matters for the Major Mackenzie Drive Special Study Area, but not limited to, shall be refined, in consultation with, the Ministries of Municipal Affairs and Housing, Ministry of Transportation, York Region and the Toronto and Region Conservation Authority, to the satisfaction of the City on the following: a) delineation of land uses; b) the delineation of design and road network; c) the limits of development; e) the delineation and design of stormwater management pond facilities; and, f) the delineation and design of internal and perimeter transit services and related amenities consistent with the current YRT/Viva service standards and service plans. The densities and land uses must be reviewed in the context of Official Plan Amendment 601, 699; Region of York Official Plan, Provincial Policy Statement and Places to Grow: Growth Plan with respect to conformity.
- vi) The Nashville Heights Block 61 West Plan identifies “Piazza” as a proposed use. The subject use is not defined or identified as a permitted use in the City Official Plans 600, 601 or 699 and the new City of Vaughan Official Plan 2010. The role and function of this use in the overall parks system will be evaluated. All land use designations in the proposed Block Plan shall be revised to be consistent with the land uses as defined by OPA 699.
- vii) The location, design and treatment of the “northern greenway corridor” should be modified to the outcome identified in Kleinburg-Nashville North Secondary Plan.
- viii) A comprehensive Landscape Master Plan for Block 61 West is required.
- ix) Urban Design Guidelines are currently under review.

Transportation

- x) Details of the Block 61 West Plan will be subject to MTO review and approval where applicable, including but not limited to MTO’s Permit Control Area under the Public Transportation and Highway Improvement Act; new proposed access connections to provincial highways; access connections along municipal crossroads in the vicinity of a provincial highway intersection or interchange ramp terminals; and other operational issues.
- xi) The Ministry of Transportation is preparing a Transportation Development Strategy for the GTA West corridor which may have an impact on lands within the Block 61 West Plan. Upon approval of the study area there will be greater certainty as to what lands may be required in order to protect for the future GTA West Corridor. This may require further analysis and approval to the satisfaction of MTO, York Region and the City. Final consideration of the Block Plan application must reflect any comments by MTO for the GTA West Corridor.
- xii) The realignment of Huntington Road north of Major Mackenzie Road in the Block 61 West Plan “Major Mackenzie Road Special Study Area” is currently under review and may require further refinement and adjustments.



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- xiii) The proposed road network for the planned Nashville Heights community provides for Huntington Road to be realigned in an easterly direction to intersect with Major Mackenzie Drive opposite the future Hwy 427 north bound off-ramp terminus. A second collector road access to Major Mackenzie Drive is proposed approximately 300 metres west of the existing CP tracks. Consideration for the approval of the second intersection with Major Mackenzie Drive opposite the future Hwy 427 north bound off-ramp terminus is currently under review.
- xiv) A number of studies are currently underway that may have an impact on the development of lands within the Block 61 West community respecting travel patterns such as:
- The location of the Highway 427 Extension (EA Conducted by the Province),
  - the Western Vaughan Transportation Individual Environmental Assessment,
  - Realignment of Major Mackenzie Drive (prepared by York Region),
  - GTA West Transportation Corridor EA Study Area,.
- xv) A comprehensive Transportation Management Plan is required and should include future traffic control locations, traffic calming measures, transit routes and pedestrian, sidewalk and cycling network requirements.

#### Master Environmental and Servicing Plan

- xvi) The evaluation of restoration options is required for the proposed 25 m wide (1 ha) “northern greenway corridor”.
- xvii) A detailed evaluation of the location, size, and function, including assumptions regarding effectiveness, of proposed infiltration measures for the northern part of the Block Plan is required. The evaluation should test the assumption that roof run-off will be retained, evaporated and infiltrated, and test infiltration options located on public lands such as right-of-ways.
- xviii) Detailed assessment of the function and potential restoration of the central wetland must be completed.
- xix) Preliminary grading plans provided in the MESP have not addressed the interface between the proposed development and open space areas.
- xx) Lands effected by revisions to the Block Plan require archaeological assessments for any trails, watercourse realignments and restoration works near natural features.
- xxi) The methodology, and assessment, and proper identification of archaeological sites within Block 61 west are currently under review, and must be completed to the satisfaction of the City in consultation with Toronto and Region Conservation Authority (TRCA).
- xxii) A number of issues pertaining to infrastructure phasing, water distribution, sanitary servicing, storm water management, hydrogeology, transportation, and acoustics are currently under review and subject to approval of the City and York Region, and where applicable MTO.
- xxiii) A phasing plan will be required as part of the Block Plan approval process to coordinate development phasing with the transportation system (both and external) so as to ensure that adequate capacity is available to meet projected travel demands during all phases of development to the satisfaction of the City.

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- xxiv) A Comprehensive Sanitary Sewer System Capacity Analysis and a Comprehensive Water Supply System Analysis addressing infrastructure improvements external to Nashville Heights Block 61 West Area in OPA 699, are currently under review and must be completed to the satisfaction of the City;
- xxv) A 5 metre buffer is proposed on the revised Open Space corridor. TRCA and City policies requires a 10 metre buffer. The cross sections and plan view should be updated to show the limit of the Regional Storm floodplain, meander belt, the top of bank and the wetland pockets, with a 10 metre buffer shown from the greater of these features. All buffer areas shall be consistent with TRCA and City policies.
- xxvi) The subject lands are located within the 2-year, 5-year- 10-year and 25-year Wellhead Protection Area for Kleinburg Wells 3 and 4 with a vulnerability score from 10 to 4, with a higher score being the more vulnerable. Proposed future land uses within the Block Plan shall adhere to the Wellhead Protection Policies of the York Region Official Plan. The Ministry of the Environment has identified a list of land use activities considered to have a potential impact on municipal source water. Local Source Protection Committees are currently developing policies to address significant, moderate and low impacts to source water. These shall be considerations in Block Plan design to avoid potential impacts to municipal source water and/or to determine appropriate risk mitigation for potential impacts that cannot be avoided through land use designations, such as sanitary sewer systems.

#### Schools

- xxvii) The final size, location and number of school sites must be approved by the City, in consultation with the Public and Separate School Boards.
- xxvii) Feasibility, location and placement of on-street lay-by parking and on-site parking must be considered for school sites.
- xxix) Location, number and maintenance during the winter months of walkways is to be confirmed, as this may have an impact on the walking distances to proposed school sites and open spaces.
- xxx) Comments from Conseil Scolaire de District Catholique Centre-Sub School Board are pending.

#### Heritage

- xxxi) A comprehensive Cultural Heritage Resource Impact Assessment (CHRIA) for all properties of cultural heritage value or interest within Block 61 West is required in accordance with City of Vaughan Guidelines to the satisfaction of the City. This CHIRA report must include discussion of preservation or mitigation options for the properties located at 10395, 10533, and 10671 Huntington Road.
- xxxii) The 2009 Stage 1-2 Archaeological Assessment of Part of Lot 24, Concession 9 (Geographic *Township of Vaughan*) – April 2009 is currently under review by the Ministry of Culture and response is pending from Ministry of Tourism and Culture.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

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**Regional Implications**

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

**Conclusion**

The above issues, but not limited to, will be considered in the technical review of the Block 61 West Plan along with the Master Environmental Serving Plan (MESP) and other supporting reports, together with comments from the public and Council expressed at the Public Hearing or in writing. These will be addressed in a comprehensive planning report to a future Committee of the Whole meeting.

**Attachments**

1. Context Location Map
2. Location Map
3. Draft Block 61 West Plan
4. Property Ownership Map
5. Nashville Heights Area Subject to OPA 699

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)