

**1. BLOCK 33 WEST BLOCK PLAN FILE BL.33W.2001
PRELIMINARY REPORT**

P.2002.37

Recommendation

The Commissioner of Planning recommends:

“THAT the Public Hearing for File BL.33W.2001 (Block 33 West 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 in the Fall of 2002.”

Purpose

The purpose of this report is to provide a summary of the proposed Block 33 West Block Plan and identify a preliminary list of issues. The issues identified will be subsequently considered in a comprehensive technical report to a future Committee of the Whole meeting.

Location

Block 33 West is located north of Major Mackenzie Drive to Teston Road, between Weston Road and Highway 400 (see Attachment #1).

Proposal

The proposed Block 33 land use schedule is included as Attachment #2. Eight of the thirteen landowners within "The Community of Weston Highlands" Block Plan are participants within the landowners' group, representing 95% of the land area. Three of the five non-participant landowner parcels will be addressed through the Vellore Village Centre Plan.

The Block Plan proposes:

- 65 hectares for residential uses
- 31 hectares for high performance employment uses
- 10 hectares of valleyland
- three elementary school sites
- three neighbourhood parks
- one neighbourhood commercial site, and
- one local convenience commercial site.

Including the Vellore Village Centre Area, the Block Plan proposes a total of 2,709 residential units, for a total population of approximately 8,490.

Land Use Status

Official Plan Amendment (OPA) 600 designates Block 33 West as part of Vellore Urban Village 1. OPA 600 generally provides for a mix of "Low Density Residential" and "Medium Density Residential\Commercial" uses throughout the Block, "Valley Lands" in the Cold Creek at the north end of the Block, and "High Performance Employment Area" along the Highway 400 corridor (Attachment #3).

The lands located near the Weston Road/Major Mackenzie Drive intersection were designated "High Density Residential Commercial" by OPA 400. OPA 600 redesignated them "Medium

Density Residential/Commercial"; however, this designation has been deferred by York Region pending the outcome of the Vellore Village District Centre Study.

The current zoning is almost entirely Agricultural Zone, with the Cold Creek valley corridor zoned as OS1 Open Space Conservation Zone.

Site Description

The site covers the west half of Concession Block 33 and encompasses an area of approximately 185 hectares (450 acres). The 185 hectares includes approximately 15 hectares on the northeast corner of Major Mackenzie Drive and Weston Road that is also included in the City's Vellore Village Centre Study.

A majority of the area is used for agricultural purposes or is inactive agricultural lands. The lands are flat and clear of significant environmental features except for the Cold Creek river valley to the north and a small watercourse which traverses the block diagonally from Weston Road to Highway 400. The Cold Creek is a tributary of the Humber River and supports a coldwater fishery and high-quality aquatic habitat conditions. There are no designated tableland woodlots within the block. The surrounding land uses are:

- North - Teston Road; Cold Creek valley, estate residential (Rimwood Estates)
- South - Major Mackenzie Drive; Block 32 West (Vellore Woods Community)
- West - Weston Road; Block 40 (future urban area)
- East - Highway 400; Block 33 East (North Maple Community)

Neighbourhood Circulation

On May 9th, 2002 a Notice of Public Hearing appeared in the City Page of the Vaughan Citizen.

On May 10th, 2002, a Notice of Public Hearing was mailed to all landowners within 120 metres of the Block 33 West Block Plan area, the Block Plan representative, affected ratepayer groups, and parties in the Vellore Village Centre area.

One response has been received from the North Maple Ratepayers Group (Block 33 East), indicating an interest in having direct input into the Block 33 West Plan as it relates to the future east-west overpass of Highway 400 connecting to America Drive. Any further comments received will be addressed in the technical report.

Preliminary Review

A start-up meeting between the Block Plan Representative (Peter Smith of Weston Consulting), City staff and agencies was held on January 29, 2002. Since that time, individual meetings have been held and to date, the following issues have been identified that will need to be considered and addressed in the technical report:

- TESTON ROAD/HIGHWAY 400 INTERCHANGE and PRIMARY ROAD NETWORK: Schedule B of OPA 600 shows the Teston Road/Highway 400 interchange conceptually with the alignment to the north of Teston Road, and a north-south primary road crossing Cold Creek and connecting Teston Road opposite Shady Vale Lane. The TRCA have identified significant concerns with an interchange north of Teston Road and adjacent to Cold Creek. To address these concerns, the Block Plan proposes a "button-hook" highway interchange to the south of Teston Road and Cold Creek, integrated with a north-south primary road connection. York Region is currently undertaking an Environmental Assessment for Teston Road and will need to accommodate an interchange design option that meets Ministry of Transportation requirements. The

Teston Road interchange design affects the primary road system in terms of traffic volumes on Streets A and B, and the traffic and transportation network within the Block Plan. As such, the interchange design and primary road right-of-way widths need to be addressed to proceed with finalizing the Block Plan.

- ❑ HIGHWAY 400 OVERPASS: The Block 33 West Block Plan conforms to OPA 600 and reflects the findings of the OPA 600 transportation review study in accommodating a primary road bridge crossing over Highway 400 and connecting to Block 33 East. The City is also considering a transportation study to determine the impacts on the City's broader road network which would result from removing the overpass. The results of the study may affect the overpass construction, but to proceed with the Block 33 West Block Plan, the review will continue to be considered in context of OPA 600, as approved.
- ❑ ROAD NETWORK: Road issues to be addressed through the Master Environmental Servicing Plan (MESP) include the layout of the local and primary road network, limiting driveways on primary roads, the location of primary road intersections with Regional roads and abutting blocks, and road geometrics. Also, a comprehensive traffic management plan addressing proposed traffic calming measures and pedestrian sidewalk systems will be required.
- ❑ POPULATION/HOUSING DENSITY: OPA 600 provides for overall community design to be at a gross density of between 16 and 18 units per hectare. Not including the "High Performance Employment Area", the estimated gross density for the residential portion is 18.9 units per hectare. OPA 600 also provides for a range of permitted density within each residential land use category (e.g. low density at a maximum of 16-18 net units per hectare). The gross overall community density and the density of each residential category will need to be analyzed in the review of the Block Plan.
- ❑ SCHOOL AND PARK SITES: Some issues have been raised regarding the size and design of the school and neighbourhood park sites, which are being addressed through revisions to the plan.
- ❑ VELLORE VILLAGE CENTRE STUDY: The Block Plan will need to be co-ordinated with the City's Vellore Village Centre Plan, which is expected to be completed later in 2002.
- ❑ CITY HALL LOCATION STUDY: Subsequent to the submission of the Block Plan, a participating landowner submitted a proposal for a new City Hall site on the east side of the north/south primary road, backing onto Highway 400 and north of Major Mackenzie Drive. The potential for a moderate, mixed-use focus City Hall in the high performance employment area of Block 33 West is being addressed through a separate City Hall Location Study.
- ❑ SERVICING: Constraints in the sanitary servicing capacity within the Maple Collector Sewer will need to be addressed prior to any development in the Block. The MESP needs to provide additional information about the implementation of the water distribution services. The MESP will also need to address stormwater management ponds, noise attenuation measures from Highway 400 and Regional roads, and the timing for Regional infrastructure improvements that support the development of the Block (e.g. road widenings, water and wastewater system upgrades).
- ❑ URBAN DESIGN GUIDELINES/HIGH PERFORMANCE EMPLOYMENT AREA: The Block Plan indicates that Urban Design Guidelines, Architectural Design Guidelines, and a Landscape Master Plan will be finalized. These will be particularly important to address the interface between the residential area and the employment area along the north/south primary road.

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 Hearing. These issues will be subsequently addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Block 33 West Location Map
2. Block 33 West Proposed Land Use Schedule
3. OPA 600 Schedule B

Report prepared by:

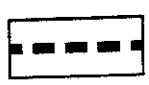
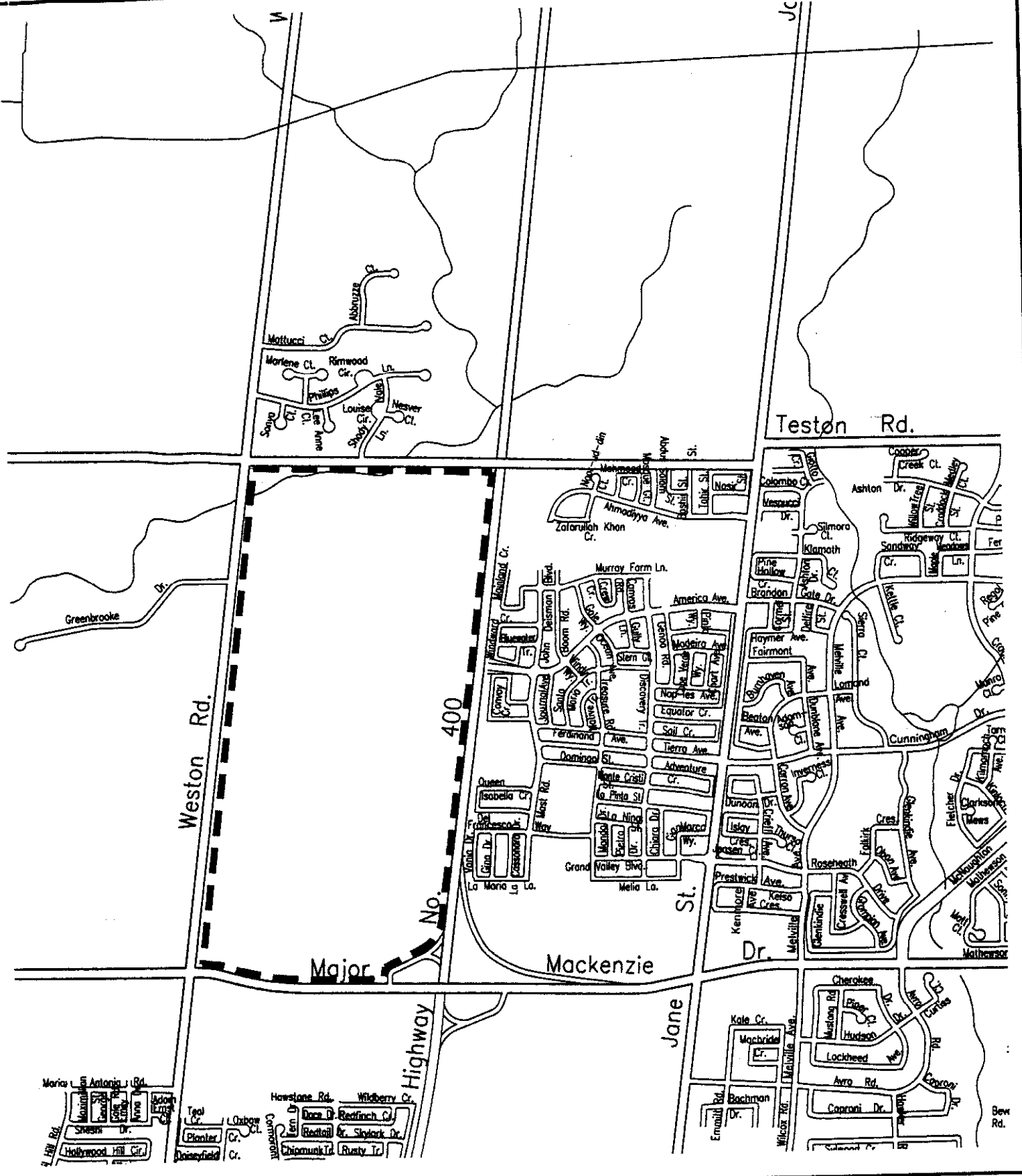
Robert Gibson, Planner - Policy
Paul Robinson, Senior Planner
Wayne McEachern, Manager, Planning Policy

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE ARBOUR
Director of Community Planning

/CM

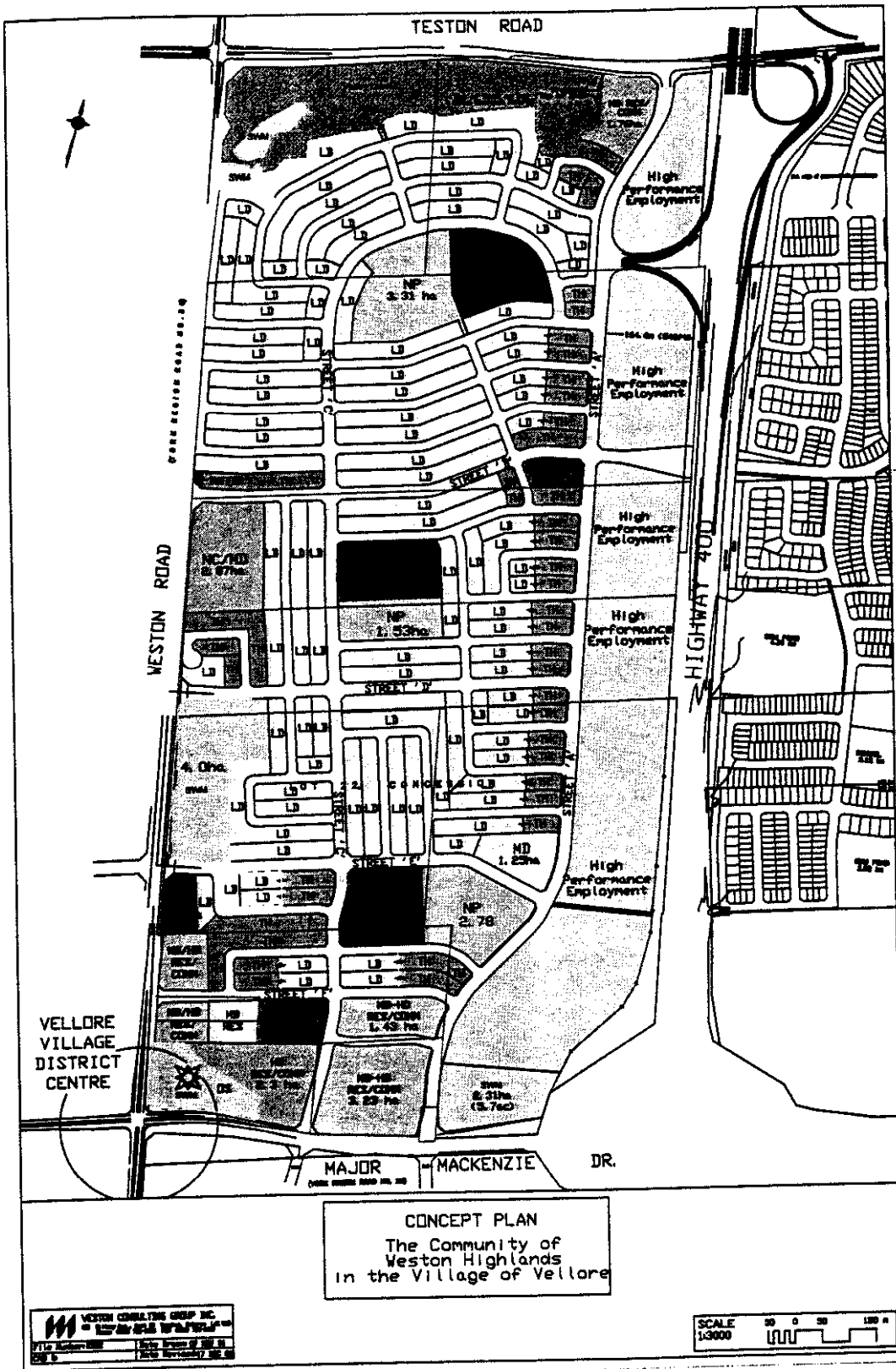


SUBJECT LANDS
FILE #BL.33W.2001

ATTACHMENT '1'
BLOCK 33 WEST
 CITY OF VAUGHAN PLANNING DEPARTMENT

FILE #:	REPORT #:
LOCATION: PT. LOTS 21-25, CON. 5	
DATE:	02/05/13
SCALE:	NOT TO SCALE

APPLICANT:



CONCEPT PLAN
The Community of
Weston Highlands
in the Village of Vellore

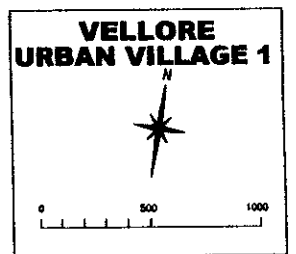
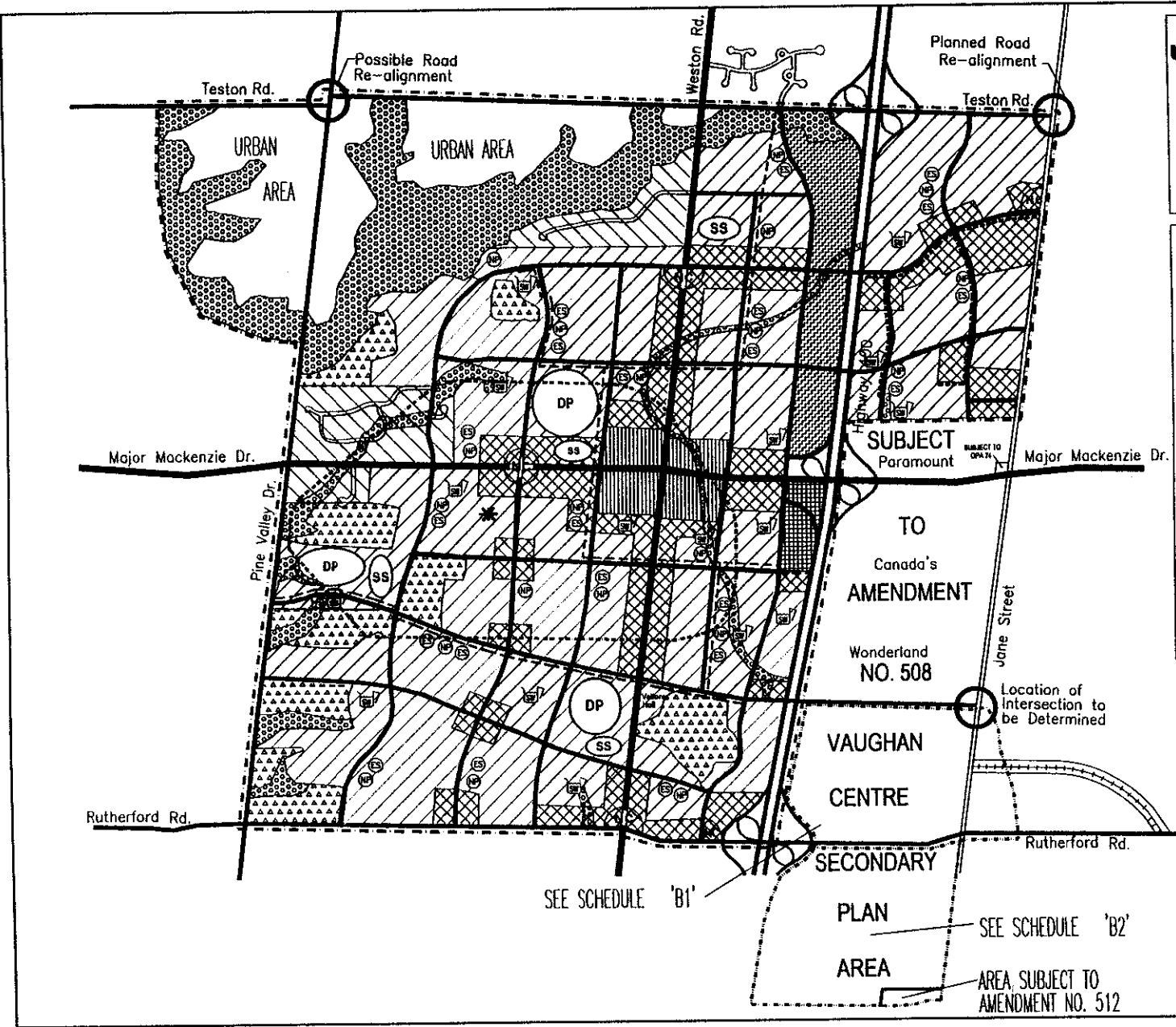
WESTON CONSULTING GROUP INC.
1712 Avenue Road, Suite 100, Scarborough, Ontario M1V 4S7
Tel: (416) 291-1111 Fax: (416) 291-1112

SCALE 1:3000



<h1>ATTACHMENT '2'</h1> <h2>BLOCK 33 WEST</h2>	FILE #:	REPORT #:
	LOCATION: PT. LOTS 21-25, CON. 5	
	DATE: 02/05/13	
CITY OF VAUGHAN PLANNING DEPARTMENT	SCALE:	NOT TO SCALE

APPLICANT:



- LEGEND**
- (E) Elementary School
 - (SS) Secondary School
 - (NP) Neighbourhood Park
 - (DP) District Park
 - (SC) Neighbourhood Commercial Cen.
 - [Stippled] Lands Subject to Vellore - Urban Village Area #1
 - [Diagonal Hatching] Low Density Residential
 - [Cross-hatching] Medium Density Residential/Commercial
 - [Vertical Hatching] Vellore Village Centre
 - [Horizontal Hatching] Estate Residential
 - [Urban Area Symbol] Urban Area
 - [High Performance Employment Area Symbol] High Performance Employment Area
 - [Valley Lands Symbol] Valley Lands
 - [Stream Corridor Symbol] Stream Corridor
 - [Greenway System Symbol] Greenway System
 - [Tableland Woodlots Symbol] Tableland Woodlots
 - [General Commercial Symbol] General Commercial
 - [Storm Water Management Symbol] Storm Water Management
 - [Vaughan Centre Symbol] Vaughan Centre
 - [Waste Disposal Assessment Area Symbol] Waste Disposal Assessment Area (Power Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600

ADOPTED THE 25TH DAY OF SEPTEMBER, 2000

SIGNING OFFICERS

____ I. D. JACKSON _____ WMR

____ JILL EARTH _____ CLERK

SEE SCHEDULE 'B1'

SEE SCHEDULE 'B2'

AREA SUBJECT TO AMENDMENT NO. 512

ATTACHMENT '3' VELLORE URBAN VILLAGE 1 CITY OF VAUGHAN PLANNING DEPARTMENT	FILE #	LOCATION:
	BL.33W.2001	02/05/13
	REPORT #	NOT TO SCALE