

**COMMITTEE OF THE WHOLE JUNE 16, 2003**

**BLOCK 11 BLOCK PLAN  
NINE-TEN WEST LIMITED ET AL  
BLOCK FILE: BL.11.2001**

**Recommendation**

The Commissioner of Planning recommends:

1. That the interim report on the completion status of Council's November 25, 2002 conditions of approval of the Block 11 Block Plan, BE RECEIVED.
2. That Part 1(i) of the November 25, 2002 Council resolution setting out conditions of approval for the Block 11 Block Plan be deleted and updated by the adoption of the following:

"That Block 11 Block Plan, dated June 3, 2003, BE APPROVED, subject to the following conditions:

- a) That a Development and Infrastructure Phasing Plan be prepared by the Block 11 Landowner Group, pursuant to the policies of OPA 600, describing in detail the proposed staging and phasing of infrastructure to satisfy the requirements of development of Block 11, and providing:
  - Each phase of development shall be defined such that all identified bridge crossings will be built prior to occupancy of buildings.
  - The seven watercourse road crossings and transportation links planned within Block 11 be constructed as part of the phased development to facilitate the provision of transit services, as required by the Region of York, and that the timing of construction be as required by the Vaughan Engineering Department.
  - Two of the three public elementary school sites shall be included in the first phase of development, as requested by the York Region District School Board.
  - The timing for necessary Regional transportation improvements required to provide for development in Block 11 be established to the City's satisfaction.
  - All outstanding issues with respect to proposed servicing of development in Block 11, including water supply, sanitary sewage, storm water management, transportation and grading be addressed through revisions and finalization of the MESP to the satisfaction of the Vaughan Engineering Department.
- b) That additional subsurface investigation and delineation of ground water levels, and further delineation of ground water constraints to servicing and site grading, be provided to the satisfaction of the Vaughan Engineering Department.
- c) That the groundwater balance and revised infiltration rates be finalized to the satisfaction of the City in consultation with the TRCA; also that infiltration measures to be defined as per the Peer Consultant's recommendations.

- d) That the specific design measures to maintain groundwater recharge (lot level controls or others) be identified to the satisfaction of the Vaughan Engineering Department in consultation with the TRCA.
  - e) That preliminary grading information be provided for the area of diverse topography at the southwest corner of the block that demonstrates acceptable lot and road grading can be achieved to the satisfaction of the Engineering Department.
  - f) That prior to the approval of Planning Act or Condominium Act applications subject to the Oak Ridges Moraine Conservation Plan, addendums to the Master Environmental Servicing Plan shall be prepared demonstrating conformity with the Oak Ridges Moraine Conservation Plan to the satisfaction of the City of Vaughan, in consultation with the Region of York and TRCA.
  - g) That the final Block Plan, together with supporting reports, be revised and updated to reflect modifications arising from the resolution of all conditions of Block Plan approval, including revisions to land use, and lot yield and configuration, and locations of public infrastructure and facilities (ie. Storm ponds, parks, schools, roads and trails) and the sidewalk/walkway plan.
  - h) That the block plan be revised to include a crescent north of Street G1, abutting the Neighbourhood Commercial site at the corner of Dufferin Street and Major Mackenzie Drive.
3. That, prior to Council approval of any draft plan of subdivision or site plan in Block 11, all requirements shall be addressed as detailed in Condition 1(ii) and Condition 2, Item 16, Report No. 80 of the Committee of the Whole, which was adopted, as amended by the Council on November 25, 2002, together with the following additional conditions:
- a) That prior to commencement of any topsoil stripping and skeleton servicing within the Block, clearance from TRCA will be required regarding an acceptable time frame for pre-development monitoring as per the Ground Water Monitoring Program;
  - b) Prior to draft approval of any plan within the block, additional information regarding the acceptability of twinning or tripling the culvert, and updated cost estimates shall be submitted to the satisfaction of the City and TRCA;
  - c) That all outstanding matters related to the width, configuration and design of the open space blocks and the storm water management ponds shall be addressed prior to the draft plan application.

### **Purpose**

The purpose of this report is to provide an interim report on work completed to date to address the conditions of approval for the Block 11 Plan, as set out in Council's resolution of November 25, 2002.

### **Background - Analysis and Options**

On December 18, 2001, Council received the Public Hearing for the Block 11, Block Plan and directed that any issues identified, be addressed by Staff in a comprehensive report. The technical report was presented at a Committee of the Whole meeting on November 18, 2002, and the recommendation was approved by Council, as modified, on November 25, 2002. A portion of the Block 11 Plan (identified on Attachment 2) was approved subject to three sets of conditions to

be addressed at different stages of the planning process. This report addresses only the first set of conditions, which are required to be satisfied prior to final approval of the Block Plan. The second and third sets of conditions pertain to the requirements to be met prior to consideration of draft plans of subdivision or site plan applications, and during the review of draft plans.

### Ontario Municipal Board Appeal

Bratty and Partners, on behalf of a number of landowners in Block 11, have appealed portions of the Valley and Stream Corridor policies in Section 5.9 of OPA # 600, as modified by the Region of York. This appeal forms Referral No. 3 of the Region of York's August 13, 2001, approval of that portion of OPA # 600 located outside of the Oak Ridges Moraine. The appealed Sections 5.9.1.2 (i), 5.9.1.2 (ii), 5.9.1.8 and 5.9.1.14, contain wording that requires a 10m buffer within the area defined as part of the valley and stream corridor. The TRCA requested that the Region include this wording in its approval, and the Region supported the word change. Ontario Municipal Board (OMB) pre-hearings on the appeal were held on November 4, 2002 and April 11, 2003. A telephone conference call on the status of the appeal is scheduled for August 22, 2003.

### Conditions of Block Plan Approval

The following discussion summarizes the status of work completed to date to address the conditions of block plan approval for Block 11, in part 1. (i) of the recommendation approved by Council on November 25, 2002. Each condition is restated, followed by the response to date from the Block 11 Landowner Group, comments from City and agency staff, with an indication of whether the condition has been satisfied, partially satisfied or outstanding.

**Condition 1.(i) a): That the proposed neighbourhood commercial site at the northwest corner of Rutherford Road and Bathurst Street be modified to incorporate a single loaded road immediately north of the said site to improve access and minimize land use conflicts with the residential uses proposed adjacent to the commercial site; and, that a commercial needs assessment be completed to determine the appropriate size of this site. In order to demonstrate conformity with the Official Plan, if the Owner provides a preliminary site plan showing the gross leasable area on the commercial property, a market needs assessment may not be required.**

Response: The Block 11 owners group have submitted a revised Block Plan (March 2003), showing a new road on the north side of this neighbourhood commercial site, connecting Bathurst Street to the north/south primary road on the west side of the site. Block 11 has agreed to limit the size of the commercial development on the property to a maximum of 16,275 square metres GLA, which is within the size range for such developments permitted by OPA 600. Therefore, this condition has been **satisfied**.

**Condition 1.(i) b): That the internal road pattern surrounding the proposed neighbourhood commercial site at the southeast corner of Major Mackenzie Drive and the N/S primary road be reconfigured to incorporate a single loaded local road flanking either the easterly or southerly boundary of the site, to improve access and minimize land use conflicts with the residential uses proposed adjacent to the commercial site.**

Response: The revised Block Plan (March 2003) shows a proposed neighbourhood commercial site bounded by Major Mackenzie Drive on the north, a north/south primary road on the west, and a new local road on the south boundary of the site, as identified in the condition. Therefore, this condition has been **satisfied**.

**Condition 1.(i) c): That the neighbourhood park located in the northeast quadrant of the block be reconfigured to eliminate the lotting along Street "G2"; similarly the lotting should be eliminated along the south limit of the proposed District Park as shown on Schedule "4".**

Response: The revised block plan (March 2003) has eliminated the lotting along the neighbourhood park and District Park, as identified in the condition. Therefore, this condition has been **satisfied**.

**Condition 1.(i) d): That a Development and Infrastructure Phasing Plan providing for phased development be approved to the satisfaction of City Council. Each Phase of development shall be defined such that all identified bridge crossings will be built prior to occupancy of buildings.**

Response: A phasing plan has not yet been completed. The Urban Design Department notes that the Development and Infrastructure Phasing Plan must include the phasing of public parkland. The calculation of parkland dedication has not yet been finalized pending further discussions between staff and landowners, and will remain subject to minor revisions until the block plan is finalized and approved. Therefore, this condition remains **outstanding**.

**Condition 1.(i) e): That the seven watercourse road crossings and transportation links planned within Block 11 be constructed as part of the phased development to facilitate the provision of transit services, as required by the Region of York, and that the timing of construction be as required by the Vaughan Engineering Department.**

Response: A phasing plan has not been completed and this portion remains **outstanding**.

**Condition 1. (i) f): That two of the three public elementary school sites be included in the first phase of development, as identified by the York Region District School Board.**

Response: The phasing plan has not been completed, however the Block 11 Landowner Group has agreed to this requirement in the preparation of the phasing plan. Therefore, this condition is **outstanding**.

**Condition 1. (i) g): That the Vaughan Planning, Engineering and Urban Design Departments, in consultation with the Toronto and Region Conservation Authority, shall be satisfied with the limits of the open space blocks for valleylands, stream corridors, storm water management ponds, and woodlots.**

Response: The Engineering Department is generally satisfied with the location of the blocks for all SWM Ponds, except Pond 3. It notes that "The proposed block size for SWM Pond 3 must be revised (enlarged) to accommodate potential design changes at the draft plan stage due to existing soil conditions. We will require a revised SWM Pond plan & profile drawings for all ponds (1 through 9 inclusive). The revised plans must address all relevant block plan changes and red-lined comments provided to date, including but not limited to appropriate sloping criteria, identification of proposed grades for all adjacent lots and right-of-ways, planting buffers and mow strips."

In a letter of June 2, 2003, TRCA has advised that it requires some revisions to the hydraulic modeling in Document #7, a revised stream bank erosion assessment, and a final summary of storm pond characteristics. TRCA is generally satisfied with the size of the open space blocks in the Block Plan, with the exception of the configuration of stormwater management Pond 3, as noted in 1. (i) i) below.

The Urban Design Department notes that further details will be required for all stormwater ponds in Block 11 at the detailed design stage, to address issues such as side slope variations, pond lookouts and terraces, plant quantities, fencing and urban edge treatments. Proposed additional buffers identified by the consultant (Dillon) are generally satisfactory. Buffers are to be conveyed to the TRCA as part of the valley feature. Rehabilitation plans should consider a mow strip along the rear fence line of private lots – mow strips to remain unplanted, allowing access for periodic

mowing along the rear of the lots. Detailed restoration/rehabilitation plans will be required for all valley edges, including the buffers and road crossings as a condition of draft plan approval.

Therefore, subject to providing the additional information requested by TRCA, and revised plans to Vaughan Engineering, this condition has been **partially satisfied** and will be re-stated.

**Condition 1. (i) h): That prior to the approval of Planning Act or Condominium Act applications subject to the Oak Ridges Moraine Conservation Plan, addendums to the Master Environmental Servicing Plan shall be prepared demonstrating conformity with the Oak Ridges Moraine Conservation Plan to the satisfaction of the City of Vaughan, in consultation with the Region of York and TRCA.**

Response: As noted on **Schedule XX**, the conditions discussed in this report do not pertain to those properties which were not part of the conditional Block 11 Plan approval. Staff are working with the affected landowners to resolve their issues, with the objective of including these lands, if possible, in a final approval of Block 11. The condition remains **outstanding**.

**Condition 1.(i) i): That additional information, be provided to the satisfaction of the City of Vaughan Engineering Department in consultation with the TRCA, demonstrating that proposed storm water management ponds 2 and 3 can be developed without negatively impacting existing groundwater function. Should the City in consultation with the TRCA not be satisfied that there will be no negative impact on the existing groundwater function from proposed storm water storm management ponds 2 and 3, that prior to draft plan approval the impacting storm water management pond(s) be relocated or reconfigured to the satisfaction of the City in consultation with the TRCA.**

Response: TRCA and its consultant (Terraprobe) have advised that further detailed investigation of soil conditions in the vicinity of Pond 2 has demonstrated that the location is suitable for the pond. The design of Pond 3 will be finalized at a later date. Lots have been deleted adjacent to Pond 3 to permit reconfiguration of the pond, depending on final soil conditions. Vaughan Engineering is satisfied with Terraprobe's clearance for SWM Pond 2. Modifications to SWM Pond 3 will be required as discussed in (g) above. Therefore, this condition has been **satisfied**.

**Condition 1.(i) j): That a ground water monitoring program be prepared and implemented immediately to provide baseline conditions.**

Response: TRCA and its consultant have advised that the details of a monitoring program have been agreed on, and that data and additional information will be provided, as per their agreement. Vaughan Engineering is satisfied with the Ground Water Monitoring Program work plan submitted, subject to its review and approval by TRCA and Terraprobe. In addition, clearance will be required from TRCA and Terraprobe regarding an acceptable time frame for pre-development monitoring, prior to the initiation of topsoil stripping and skeleton servicing within the Block. Therefore, subject to fulfilling the agreed information and other requirements, this condition has been **partially satisfied**.

**Condition 1.(i) k): That additional subsurface investigation and delineation of ground water levels, and further delineation of ground water constraints to servicing and site grading, be provided to the satisfaction of the Vaughan Engineering Department.**

Response: TRCA and its consultant are satisfied with the additional work completed by the proponents, subject to receiving written confirmation of same.

Vaughan Engineering advises that it “awaits further information regarding potential servicing and/or grading design measures required to address various ground water constraints that may become apparent during detailed design. Clearance from TRCA and Terraprobe will be required. We will review this information in detail once it is made available to us.” Therefore, this condition remains **outstanding**.

**Condition 1.(i) l): That the groundwater balance and revised infiltration rates be finalized to the satisfaction of the City in consultation with the TRCA; also that infiltration measures to be defined as per the Peer Consultant’s recommendations.**

Response: TRCA and its consultant have advised that the proposed lot grading measures will require deviation from the City’s standard lot grading practice. Vaughan Engineering is now reviewing its current lot grading criteria, to determine whether the proposed lot grading measures are acceptable. If not, this issue will have to be revisited. Therefore, this condition remains **outstanding**.

**Condition 1.(i) m): That the specific design measures to maintain groundwater recharge (lot level controls or others) be identified to the satisfaction of the Vaughan Engineering Department in consultation with the TRCA.**

Response: Vaughan Engineering notes that satisfying this condition is “subject to approval and acceptance of Water Balance by TRCA and Terraprobe. Any additional ground water recharge measures required in the Block must be detailed and finalized prior to Block Plan Approval to the satisfaction of the Engineering Department.” Note also the related comments in (l) above. Therefore, this condition remains **outstanding**.

**Condition 1.(i) n): That SWM Ponds 2, 3, 5, and 6 be subject to additional hydrogeological, geomorphic and/or environmental impact review which must demonstrate no adverse impacts to groundwater function, fish and wildlife habitat and valley corridor connectivity; that where subsequent investigation reveals that they cannot be properly developed without compromising these features, relocation and/or re-configuration of the Pond and/or Tableland blocks will be required.**

Response: TRCA and its consultant have advised that further detailed investigation of soil conditions in the vicinity of Ponds 2, 5 and 6 have demonstrated that these locations are suitable for the proposed ponds. The design of Pond 3 will be finalized at a later date. Lots have been deleted adjacent to Pond 3 to permit reconfiguration of the pond, depending on final soil conditions. Therefore, this condition has been **partially satisfied**.

**Condition 1.(i) o): That all proposed valley crossings be supported by the necessary detailed information to ensure that design accounts for, and incorporates the appropriate fluvial geomorphic criteria as determined by a detailed meander-belt analysis, provides for unimpeded passage of fish and wildlife, maintains valley corridor connectivity, and provides for maintenance and esthetics considerations of the bridge crossing structures, to the satisfaction of the TRCA and Vaughan Engineering Department.**

Response: TRCA advises that it has received a letter confirming that all crossings will be designed in accordance with the criteria outlined above.

Vaughan Engineering advise that:

“Confirmation from the TRCA is required to ensure acceptance of the appropriate design criteria identified by Schaeffers on May 29, 2003, and that all required additional detailed information may be submitted at the draft plan stage.

In addition to the design criteria provided by Schaeffers on May 29, 2003, the City will require the following design considerations be addressed prior to Draft Plan Approval and to the satisfaction of the City:

- the proximity of local road intersections to bridge/crossing structures;
- the need to freeze lots immediately adjacent to the bridge/crossing structures until detailed design has been completed;
- maintenance requirements; and
- esthetic requirements.

Further, the Engineering Department will require confirmation from TRCA that the current proposal from Shaeffers to possibly twin or triple the arched culverts is acceptable. Updated cost estimates will be required for inclusion in the City's Development Charge Background Study."

Therefore, this condition is **satisfied** in terms of the block plan approval. Noteworthy, however, are the requirements for additional information mentioned above pertaining to draft plan approval, acceptability of twinning or tripling the culverts, and updated cost estimates.

**Condition 1.(i) p): That the City of Vaughan Engineering Department and the TRCA shall be satisfied with the width and configuration of the open space blocks accommodating the tributary upstream and adjacent to storm water management ponds 5 and 6, and the stream channel width for the tributary adjacent to storm water management pond 7.**

Response: Vaughan Engineering and TRCA are generally satisfied that this condition has been addressed, provided that its requirements for separation between Ponds 5 and 6 are met. Design and configuration of the channel will be addressed at the detailed/permit stage. Therefore, this condition has been **satisfied** in terms of block plan approval.

**Condition 1.(i) q): That details for SWM Pond 9 are provided to the satisfaction of TRCA and City.**

Response: Vaughan Engineering and TRCA advise that this condition is satisfied as the additional information provided by the proponents has demonstrated that there will be no significant hydrogeological impacts associated with Pond 9. Therefore, this condition has been **satisfied**, subject to provision of revised drawings of Pond 9, and all storm ponds, to the Engineering Department, as noted above.

**Condition 1.(i) r): That preliminary grading information be provided for the area of diverse topography at the southwest corner of the block that demonstrates acceptable lot and road grading can be achieved to the satisfaction of the Engineering Department.**

Response: Vaughan Engineering notes that: "Preliminary grading information has not been provided to date. Schaeffers has requested that this information be postponed until the land use and road pattern for the area is finalized, in conjunction with the on-going Carville District Centre Study." Therefore, this condition remains **outstanding**.

**Condition 1.(i) s): That any necessary revisions to land use, and lot yield and configuration, and locations of public infrastructure and facilities, (ie. stormponds, parks, schools, roads and trails) arising from the resolution of conditions of this approval will be reflected in the final Block Plan.**

Response: This condition remains **outstanding**.

**Condition 1.(i) t): That the final Block Plan, together with supporting reports be revised**

**and updated to reflect modifications arising from the resolution of all conditions identified in Part “1 (i)” of this Recommendation.**

Response: This condition remains **outstanding**.

**Condition 1.(i) u): That the timing for the necessary Regional transportation improvements required to provide for the development in Block 11 be established to the satisfaction of the City.**

Response: This condition remains **outstanding**.

**Condition 1.(i) v): That all outstanding issues with respect to the proposed servicing of the development of Block 11 including water supply, sanitary sewers, storm water management, transportation and grading be addressed through revisions and finalization of the MESP to the satisfaction of the Vaughan Engineering Department.**

Response: Vaughan Engineering has outlined its requirements in detail as follows:

1. “A revised water supply study for Pressure Districts 6 and 7 is required addressing the following outstanding issues:
  - the need and timing for the proposed Regional Major Mackenzie Drive PD 7 watermain;
  - the need and timing for the proposed Rutherford Road PD 6 watermain extension from Block 17;
  - Document 23 describes an existing 200mm diameter PD 7 watermain on Major Mackenzie Drive between Dufferin Street and Bathurst Street, the City is not aware of any existing PD 7 watermains in this area;
  - an analysis of the minimum hour scenario for PD7 will be required;
  - certification that the proposed PD 6 and 7 water distribution system within the Block will provide adequate water supply for fire protection for the various land uses and for all stages of development;
  - a plan identifying residual pressures under peak hour conditions < 310 kPa (45psi) for both interim and ultimate conditions and phasing; and
  - clarification as to how the Phase One lands within PD 7 will be serviced and that adequate supply and looping will be provided.
2. The external sanitary drainage area plan provided as Document 6 must be revised to include Block 13 and all tributary lands north and west of Teston Road and Dufferin Street respectively. Further, the plan should correspond to the Regional Bathurst Trunk design areas and populations.
3. Document 23 indicates that the Phase One High School site may require a private pumping station. Clearance and/or approval from the appropriate School Board will be required if the school site remains within Phase One.
4. Details have not been provided with respect to the sanitary outlet for the proposed 1.31ha convenience commercial block at Dufferin Street and Rutherford Road.
5. A legal opinion on the Municipal Class Environmental Assessment requirements as they relate to the proposed road network within the Block is required.
6. Confirmation from the MacMillans must be provided stating they have no objection to the proposed diversion of flows (ie. re-establishment of drainage pattern prior to farming activities) on their lands.



7. The March 24, 2003 Block Plan provided as Document 22 identifies the Regional flood line encroaching on future private lands in the area north and east of Street F and Street D respectively. Re-lotting is required in this area.”

Vaughan Engineering has also detailed outstanding transportation-related issues with respect to the Community Campus being planned by the UJA. Therefore, this condition remains **outstanding**.

**Condition 1.(i) w): That the Sidewalk/Walkway and Transportation Management Plans be revised and finalized to the satisfaction of the Vaughan Engineering Department, and be approved by Council. Bus stops reflected in the Transportation Management Plan should be located approximately every 250-300 meters apart, as per the Region of York Transit requirements.**

Response: Vaughan Engineering advises that: “The sidewalk/walkway plan provided as Document 28 will be required to conform with the City’s Revised Sidewalk Location Policy once approved by Council.

Further, Document 28 identifies four proposed cul-de-sacs within the Block with more than 40 units fronting each cul-de-sac (up to 62 units). Generally the City does not allow more than 40 units on a cul-de-sac due to water supply and access issues. Modifications to the Block plan or re-lotting should be considered to reduce the number of units on the proposed cul-de-sacs.” Therefore, this condition is **partially satisfied**.

**Condition 1.(i) x): That the block plan be revised to include a crescent north of Street G1, abutting the Neighbourhood Commercial site at the corner of Dufferin Street and Major Mackenzie Drive.**

Staff comment: The conditional approval of Block 11 on November 25, 2002, included the crescent as described above. The latest version of the block plan dated 3 June 2003 has been changed to show a cul-de-sac with lots flanking along the east property limits of the Neighbourhood Commercial site. This type of lotting fabric creates an inappropriate interface between the residential lots and the commercial use. Planning and urban design staff note the need to show the crescent as approved by Council on Nov. 25, 2002. Therefore, this additional condition has been added.

#### **Other Conditions To Be Met In Association With Later Approvals**

In its resolution of November 25, 2002, Council set out three sets of conditions to be met. The first set of conditions pertain to the block plan approval, and are the main subject of this report. The second and third sets of conditions pertain to the requirements to be met prior to draft plan of subdivision or site plan approval, and during the review of draft plans.

On November 25, 2002, Council resolved to make the following condition a condition to be met prior to draft plan or site plan approval (ie. rather than a condition of block plan approval), and accordingly included it as Condition 1. (ii) i):

**Condition 1. (ii) i): That the Owner explore the opportunity of extending the culvert required for the Street B crossing through Neighbourhood Park 5, and grade it to permit a more appropriate facility fit. The detailed design of this road crossing will be subject to TRCA approval.**

Response: Urban Design staff advise that they “have reviewed the possibility of extending the culvert required for the Street ‘B’ crossing through Neighbourhood Park 5. This requirement will be discussed in detail with the TRCA as a condition of draft plan approval for these lands.”

## **Conclusion**

Many of the conditions of block plan approval identified in the November 25, 2002, conditional approval of the Block 11 Plan have now been addressed. The most significant outstanding conditions are those which pertain to the staging and phasing of development. The Block 11 Landowner Group intent to submit a report in July, addressing staging and phasing. Staff will continue to work closely with the Block 11 group and their consultants to resolve the balance of conditions outstanding. Upon completion of the matters related to the Block Plan and phasing, a further report will be forwarded to Committee of the Whole for approval of the Block 11 Plan in its final form.

In terms of those properties which were not included in the block plan approval, Staff are working closely with the affected landowners to bring that portion along to the same stage as the previous portion. Their previous issues. The objective is to complete this work and enable these properties to be included in the approval of the final comprehensive Block 11.

## **Attachments**

1. Proposed Block 11 Block Plan
2. Areas not subject to Block Plan approval

## **Report prepared by:**

Paul Robinson, Senior Planner – Policy  
Wayne McEachern, Manager of Policy & Special Studies

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

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Director of community Planning

/LG

# BLOCK PLAN BLOCK 11 CITY OF VAUGHAN

## LEGEND

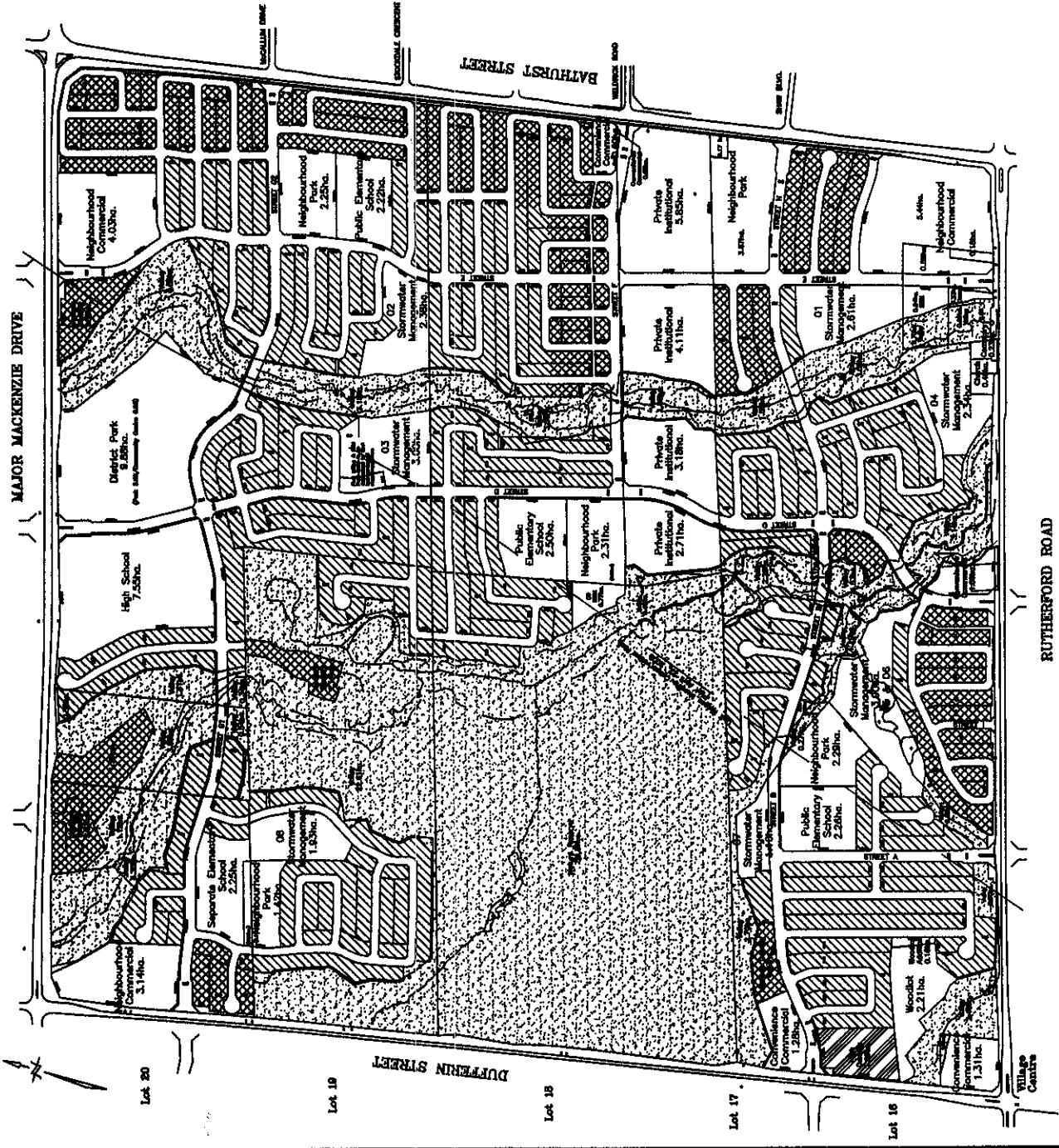
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Schools
- Parks
- Woodlots
- Stormwater Management
- Valleyslands, Open Space and Nature Reserve
- Greenways
- Collector Streets
- Primary Streets
- Local Streets
- Walkway/Stream Crossing

Valley feature limits determined with Toronto Region Conservation Authority and City in April 2001, and Fall 2002. Limits subsequently refined where necessary in accordance with slope stability, cut & fill analysis and urban design considerations.

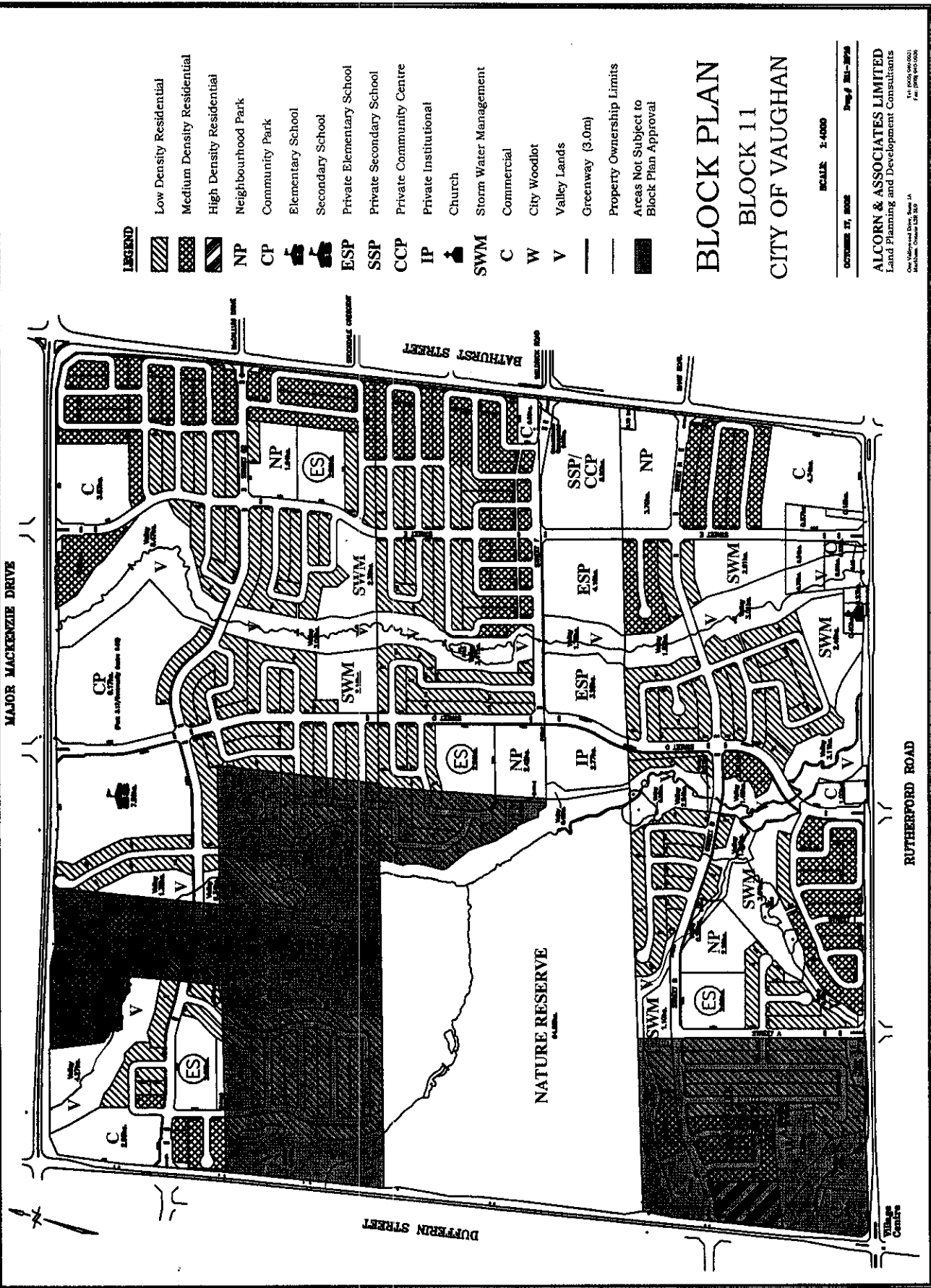
Stable Slope Limit (Dillon August 2001)  
Floodline (Schaeffers December 2002)  
Property Ownership Limit

SCALE: N.T.S.  
DATE: 06/12/2003

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<h1>ATTACHMENT '1'</h1> <h2>BLOCK PLAN</h2>		FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: NINE-TEN WEST LIMITED, ET. AL	DATE:	06/12/2003
		BL.11.2001	LOCATION: LOTS 16 TO 20, CONCESSION 2			SCALE:	NOT TO SCALE



**LEGEND**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighbourhood Park
- Community Park
- Elementary School
- Secondary School
- Private Elementary School
- Private Secondary School
- Private Community Centre
- Private Institutional
- Church
- Storm Water Management
- Commercial
- City Woodlot
- Valley Lands
- Greenway (3.0m)
- Property Ownership Limits
- Areas Not Subject to Block Plan Approval

**BLOCK PLAN  
BLOCK 11  
CITY OF VAUGHAN**

SCALE 1:4000

DATE: 06/12/2003  
 SCALE: NOT TO SCALE  
 APPLICANT: CITY OF VAUGHAN  
 PLANNING DEPARTMENT  
 NINE-TEN WEST LIMITED, ET. AL

DATE: 06/12/2003  
 SCALE: NOT TO SCALE  
 APPLICANT: CITY OF VAUGHAN  
 PLANNING DEPARTMENT  
 NINE-TEN WEST LIMITED, ET. AL

FILE #:  
 REPORT #:  
 LOCATION:  
 LOTS 16 TO 20,  
 CONCESSION 2

BL.11.2001

**ATTACHMENT '2'  
BLOCK PLAN**

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