

COMMITTEE OF THE WHOLE AUGUST 18, 2003

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

Recommendation

The Commissioner of Planning recommends:

"That the Block 11 Block Plan, dated August 5, 2003, BE APPROVED as Red-lined, subject to the following:

1. That the cul-de-sac on the north side of Street G1 (1275621 Ontario Inc.-Draft Plan 19T-95065), be reconfigured to a crescent road flanking the east side of the Neighbourhood Commercial site as shown on the Red-lined Plan (Attachment #2).
2. That the Development and Infrastructure Phasing Plan (Attachment #3), be revised in accordance with the following criteria:
 - a. The following criteria shall be met prior to the release of building permits within Phase 1- Stage 1.
 - i) The construction of all culvert/bridge valley crossings required for the completion of Streets B, D, F and H within Phase 1 shall be completed to the satisfaction of the TRCA and the City.
 - ii) The Environmental Assessment for the proposed culvert/bridge valley crossing in the northwest quadrant of the Block as required to complete Street G1 shall be completed.
 - iii) That a notice be placed on title for each of the lots in the northwest quadrant of the block plan, advising of the future extension of Street G1 across the valley to the north/south primary road (Street D); and, that a letter of credit for the full cost of construction of the valley crossing be forwarded to the City.
 - iv) A secondary emergency access shall be constructed for the northwest quadrant of the Block to the satisfaction of the Engineering Department.
 - b. That prior to development within Phase 1- Stage 2 proceeding, sanitary and water servicing capacity shall be identified by the Region for the development of lands within Phase 1-Stage 2, and such capacities shall be allocated or reserved by the City.
 - c. That prior to development within Phase 1- Stage 2 of draft plans of subdivision 19T-95065 and 19T-03V01, and the Smith property proceeding, the construction of the culvert/bridge valley crossing in the northwest quadrant of the Block as required to complete Street G1 shall be completed to the satisfaction of the TRCA and the City.
 - d. The following criteria shall be met to the satisfaction of the Engineering Department prior to development within Phase 2 proceeding.
 - i) Sanitary and water servicing capacity will be identified by the Region for the development of lands within Phase 2, and such capacities will be allocated or reserved by the City.
 - ii) The widening of Bathurst Street to 6 lanes from the mid-block east-west primary in Block 10 northerly to Weldrick Road shall be completed to the satisfaction of the Region.

- iii) A roadway connection for the northwest quadrant of the Block from Street G1 to Major Mackenzie Drive shall be constructed to the satisfaction of the Engineering Department.
 - iv) The development of the proposed high school block at the northwest corner of Streets D and G1 shall proceed.
 - e. Prior to the release of building permits within Phase 2, the construction of the culvert/bridge valley crossing required to complete Street G2 shall be completed to the satisfaction of the TRCA and the City.
3. That prior to review of the Venturon Developments Inc. Draft Plan of Subdivision (19T-03V01), the applicant will have addressed all issues related to buffer widths abutting environmental features to the satisfaction of the City and TRCA: and, that an item be brought forward to Council detailing the resolution of these issues.
 4. That prior to draft approval of the first plan of subdivision within the Block Plan, the Stage 1 portion of each subdivision plan within Phase 1 of the Block Plan shall be determined to the satisfaction of the City.
 5. That Part 3 of the June 23, 2003 Council resolution setting out conditions of approval for draft plans of subdivision and site plans in Block 11 remain in effect.

Purpose

The purpose of this report is to obtain final approval for the Block 11 Plan, as modified to address the conditions of approval identified in Council's resolution of July 23, 2003.

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 recommendation was subsequently adopted by Council, as modified, on November 25, 2002, approving a portion of the Block 11 Plan (identified on Attachment 2), subject to three sets of conditions to be addressed at different stages of the planning process.

On June 23, 2003, the recommendation in an interim report on the completion status of Council's conditions of approval was approved by Council. This report discusses how each of the remaining conditions of Block Plan approval have been satisfied, and provides an overview of the Block 11 Block Plan now being submitted for Council's final approval.

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 10 m 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 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.

Status of Conditions of Block Plan Approval

The following re-states each of the outstanding conditions of Block Plan approval, as of the November 25, 2002 and June 16, 2003 technical reports, and outlines how each has been addressed to date.

Condition

- 2.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.

Response

The proponents have proposed a Development and Phasing Plan for Block 11 which is provided as Attachment # 3 to this report. Two phases of development are contemplated. Phase 1 (which is proposed to proceed in two stages-1 and 2), provides for a total of 2481 residential units, and a population of approximately 7474. An agreement with the Region, City and landowners permits a population of 4,000 to be accommodated with water services within Block 11. This servicing capacity has been distributed on a pro-rata basis to Phase 1 - Stage 1, landowners on the Development and Infrastructure Phasing Plan (dated August 5, 2003). Phase 1-Stage 2 is expected to receive additional water supply allocation in the year 2006, based on planned Regional infrastructure improvements to the water supply distribution system.

A Block 11 Phase 1 Transportation Review, dated July 23, 2003, by iTrans Traffic consultants, identifies capacity in the existing Bathurst Street to accommodate 2066 residential units within Phase 1, as well as components of the UJA campus lands, the public and separate schools, and components of the commercial blocks, enabling development to the year 2006. This equates to approximately 6818 persons for the residential component, being sufficient to permit the development of Phase 1- Stage 1.

Staff recommendation requires all bridge crossings in Stage 1 to be built prior to issuance of Stage 1 building permits. Each of the valley crossings in the block require a Class Environmental Assessment. To expedite development, all of these Class EAs, including the one for the crossing on Street G1, should be initiated as soon as possible.

Vaughan Engineering has provided conditions of approval related to the Phasing Plan, including a condition specifying that prior to Phase 1-Stage 2 proceeding, sanitary and water servicing capacity shall be identified by the Region for the development of Stage 2,

and that such capacities shall be allocated or reserved by the City. It is expected that a Holding Zone (H) will be placed on the zoning of draft approved lots within Phase 1 – Stage 2, and that a separate agreement will be filed to prohibit the pre-sale of lots in Phase 1 - Stage 2, until such time as all conditions for removal of the Holding Zone (H) are satisfied. Similar provisions will apply to restrict development in Phase 2 of the Block Plan, pending confirmation of available water and sewage capacity to service the remainder of the Block. Prior to draft approval of the first plan of subdivision within the Block, it will be necessary to identify the lots which will be within Stage 1 and 2 of each draft plan within the Block.

Two of the public elementary schools have been provided in the first phase of development as requested by the York Region District School Board.

The primary concern related to the phasing plan has been the issue of connectivity within the northwest portion of the block plan, which has not been resolved to date. Staff have maintained that the Street G1 valley crossing should be built prior to the development of residential dwellings in the surrounding area. The requirement to complete major transportation links prior to the development of surrounding residential lands is established City policy. Past experience indicates that, regardless of the efforts made to inform home buyers of future road extensions, public pressure mounts against the perceived intrusion of additional traffic in the neighbourhood when the road is to be constructed. Ultimately, a vital link in the transportation system may never be constructed and the entire network is negatively affected.

Another concern is the need for a secondary access to the arterial roads from the proposed development in this northwesterly quadrant of the subject plan. Currently, only one access from Dufferin Street is proposed to be provided to serve up to 220 units in Phase 1 – Stage 1 in this area. A third and more localized problem is that of access for the proposed medium density pocket on the easterly portion of the Venturon lands. Although proposed as part of Phase 1-Stage A development, no access has been provided in this phase of development for the parcel. In addition, the secondary school site is opposite this pocket and needs to be in Phase 1 to meet the timing requirements of the School Board.

In an attempt to address these issues, Staff have considered various options and have determined that each of the components included in the “Recommendation Section” of this report are essential to address traffic concerns in this portion of the block, and to ensure the integrity of the overall transportation system.

Condition

- 2.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.
- 2.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.
- 2.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.

Response

The proponents' consultant has provided a groundwater monitoring program which meets the prescribed requirements of the City. The program is scheduled to begin in August 2003.

An updated water budget analysis has been provided by Schaeffer Consulting Engineers detailing that the water balance can be maintained by directing a limited amount of roof run-off to the rear yards of lots which back onto open space. The City is willing to accept rooftop runoff to rear yards adjacent to open space/valley lands as identified in the Water Budget Analysis. Further, rooftop drainage directed to rear yards for lots adjacent to schools and parks may be permitted with the implementation of rear yard catchbasins located within the residential lot, thereby not allowing drainage to enter the adjacent school or park lands.

Condition

- 2.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.

Response

After further discussions between the proponents and City Engineering Staff, it has been determined that additional preliminary grading information for this quadrant of the Carrville District Centre would best be provided at site plan stage, following completion of the Carrville District Centre Study.

- 2.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.

Response

There are three land holdings within the subject block which are subject to the "Settlement Area" policies of the Oak Ridges Moraine Plan (ORMP). The Owners are seeking approval of these parcels as part of the final block plan approval and have submitted further technical work respecting the requirements of the ORMCP. City Staff and the TRCA have reviewed the information and are satisfied that the limits of development have been sufficiently established to enable the inclusion of these lands in the final block plan approval.

Condition

- 2.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.

Response

Revised preliminary plan and profile drawings for all proposed ponds (1 through 9 inclusive) have been provided. Vaughan Engineering is generally satisfied with the proposed preliminary pond block layouts. The Urban Design Department has also advised

that they are satisfied with the amount of parkland provided, and the configuration and size of parks provided. The revised Sidewalk/Walkway and Transportation Management Plan has also been received.

Condition

2.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.

Response

The proponents have agreed to revise the block plan to include a crescent north of Street G1, abutting the neighbourhood commercial site at the corner of Dufferin Street and Major Mackenzie Drive as required in condition h). Therefore, with the approval of the Red-lined Block Plan, this condition will be satisfied. A potential site for a place of worship on the Vitullo property has also been reflected on the red-lined plan.

Revised Block Plan Unit Counts

The Block Plan proposes the development of a total of 3,552 dwelling units, comprised of 1,873 (53%) units in low density areas, 1,495 (42%) units in medium density areas, and 184 (5%) units in high density areas.

The table provided below sets out the details of the proposal and the OPA #600 targets.

Residential Land Use and Densities-Block 11

| <u>Low Density</u> | <u>Net Area (ha)</u> | <u>Units</u> | <u>Density</u> |
|--|----------------------|-------------------|----------------|
| Proposed | 119.9 ha | 1,873 (53%) | 15.6 uph |
| OPA #600 | | 2,920 (62%) | |
| <u>Medium Density</u> | | | |
| Proposed | 50.2 ha | 1,495 (42%) | 29.8 uph |
| OPA #600 | | 1,200 (25%) | |
| <u>High Density</u> | | | |
| Proposed | 1.69 ha | 184 (5%) | 108.8 uph |
| OPA # 600 | | 600 (13%) | |
| <u>Total All Types (low, medium, high)</u> | <u>Units</u> | <u>Population</u> | |
| Proposed | 3,552 | 11,051 | |
| OPA # 600 | 4,720 | 14,733 | |

- Population is calculated on the basis of 3.49 persons per unit (ppu) for low density; 2.77 ppu for medium density; and, 2.03 ppu for high density.

The total population proposed is lower than projected in the Official Plan, primarily attributable to two factors. Firstly, the MacMillan lands had been included in the OPA as low density residential, however; as much of the lands are being retained as a nature preserve, over 58.0 ha has not

been included in the Block Plan for urban use. Secondly, the 16 ha private institutional (UJA) site was also designated as low density residential, but is no longer included as residential lands.

The net density within the low density portion of Block 11 is 15.6 uph, which is slightly below the range of 16 to 18 units per hectare provided in OPA #600. The net density within the medium density residential portion of the block plan is 29.8 uph, which is within the average density of 25-35 uph provided in the Official Plan. The net density of 108.8 uph is also within the range of 60 to 150 uph provided for high density residential by the Official Plan.

The percentage of high density provided in the block plan is significantly lower than outlined in OPA #600. The high density residential is to be located in the Carrville District Centre and densities within this portion of the block plan will be addressed through the District Centre Study. The residential component of the Carrville District Centre is anticipated to enable Block 11 to fully achieve the density objectives of the Official Plan.

Parkland

The Urban Design Department in consultation with the Parks Department, has reviewed the parkland distribution throughout the block plan and are generally satisfied with the amount of parkland provided, configuration and size of park blocks, and the preliminary facility fit prepared for each park.

The District Park provided in the north quadrant of the block plan has been reduced in size to allow for approximately 1.0ha of land to be relocated adjacent to the UJA site in the south east quadrant of the block.

The Urban Design Department has prepared a preliminary calculation of the parkland dedication, based on the revised schedules provided for the Block Plan, as follows:

| | |
|---|-------------------------|
| Total Block Area | <u>403.74</u> |
| <u>Minus Credits</u> | |
| Open Space (include valleyland woodlots) | 129.96 ha |
| Tableland Woodlots | 2.37 ha |
| Medium and High Density | 36.76 ha |
| Commercial Land Area | 18.10 ha |
| Existing Institutional | 16.48 ha |
| Existing City Owned Land | 0.19 ha |
| Total | <u>203.86 ha</u> |
| Total Lands Subject to 5% Dedication | 199.88 ha |
| Total Parkland Dedication at 5% | <u>9.994 ha</u> |
| Calculation Based on 1ha per 300 Units | |
| Medium Density Units | 1495 Units |
| High Density Units | 184 Units |
| Total Parkland Dedication at 1ha per 300 Units | <u>5.597 ha</u> |
| Calculation Based on 2% Commercial Lands | |
| Commercial Land in Block Plan | 18.10 ha |
| Total Parkland Dedication at 2% | <u>0.362 ha</u> |
| Total Parkland Dedication | <u>15.593 ha</u> |
| Total Parkland in Block Plan | <u>15.830 ha</u> |
| Parkland Dedication Over + / Under - | <u>+0.237 ha</u> |

Venturon, Ankara & L. & A. Smith Lands

These three land parcels were not previously considered as part of the conditional approval of the Block 11 Plan. Planning applications had not been filed prior to November 16, 2001, and the lands are therefore, subject to the "Settlement Area" policies of the Oak Ridges Moraine Conservation Plan (ORMCP). The Owners of these lands have since provided the additional technical information required to review the proposed land uses and boundaries with respect to the ORMCP.

1. Venturon Developments Inc.

The limits of development have been staked for the Venturon lands to the satisfaction of the City and the TRCA, and the lands should be included in the final block plan approval. However, final determination of the buffers required on these lands, has not yet been addressed to the satisfaction of the TRCA and City. Therefore, the development limits for these lands have been shown conceptually on the block plan. The applicant is currently completing further technical reports and will be meeting with the TRCA and City to define the buffer widths. The applicant will be required to resolve this issue to the satisfaction of the TRCA and City prior to the review of their draft plan of subdivision.

2. Ankara Realty

The TRCA and City Staff have evaluated the proposed Ankara development for the purposes of its inclusion in the final block plan approval. The limits of development, land uses, storm water management plan, and hydrogeology, as provided in the technical submissions, appear to conform with the ORMCP and the Block 11 MESP. Further technical details with respect to conformity with the ORMCP will be finalized through the processing of the draft plan.

3. A. Smith Lands

The limits of development and road location for the Smith lands were determined through a number of site walks undertaken with City and TRCA Staff. The March 2003 MESP supplementary approved documents proposed a 5 m public buffer on the lands, which is considered acceptable in terms of including the lands for final block plan approval.

These lands will be subject to further detailed review at the draft plan stage, including a complete MESP Addendum, Oak Ridges Moraine Conformity document, and supporting manuals ensuring ORMCP conformity.

Areas Excluded from Block Plan Approval

1. The Carrville District Centre Study Area

Block 11 includes an approximate 27.9 ha area located at the northeast corner of Rutherford Road and Dufferin Street, which forms part of the Carrville District Centre Study Area. OPA #600 foresees the Carrville District Centre as the high density residential and commercial focal point of the surrounding Carrville community and its planned population of more than 65,000 residents. The Study will produce a Tertiary Plan, providing an appropriate planning framework for the review and evaluation of private development proposals. The Study Area is also subject to an Interim Control By-law which prohibits any planning approvals until such time as the Study is completed. The District Centre Study Area is therefore considered separately from the Block 11 Plan under consideration at this time.

2. G. & T. Guglietti

The parcel of land located in the northwest portion of the plan, on the south side of Major Mackenzie Drive, is also subject to the "Settlement Area" policies of the Oak Ridges Moraine Plan. To receive block plan approval, the Owner will be required to provide an addendum to the final Block 11 block plan at the time the property owner wishes to proceed with development.

Conclusion

Conditions of block plan approval identified in Council's November 25, 2002, conditional approval, have now been addressed, with the exception of those pertaining to staging and phasing of development. To permit the final approval of the block plan at this time, Staff have included new conditions respecting phasing, which should ensure the orderly and timely development of essential infrastructure.

Conditions relating to review and subsequent approval of draft plans of subdivision/site plans are also included in the recommendation and must be addressed as detailed.

The recommended block plan approval for Block 11 includes all parts of the block, except the Guglietti property and the area currently subject to the Carrville District Centre Study, which will proceed separately via an Official Plan Amendment. If and when development plans for the Guglietti parcel is initiated, the owner will be required to submit an addendum to the Master Environmental Servicing Plan, demonstrating conformity with the ORMCP to the satisfaction of the City, in consultation with the TRCA. Staff can recommend approval of the Block 11 Block Plan in its current form, subject to conditions related to outstanding matters, including phasing and servicing. Should Council concur, the Recommendation of this report can be adopted.

Attachments

1. Proposed Block 11 Block Plan
2. Red-lined Block 11 Plan
3. Proposed Development and Infrastructure Phasing Plan
4. Revised Sidewalk/Walkway and Transportation Management Plan
5. Areas not subject to Block Plan Approval

Report prepared by:

Anna Sicilia, Planner, ext. 8063
Paul Robinson, Senior Planner, Policy
Wayne McEachern, Manager of Policy

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

**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

Note: The final width of the buffer adjacent to the Valleylands shall be confirmed for the Venturion lands prior to approval of the draft plan of subdivision for the Venturion lands.

SCALE: 1:4000

AUGUST 06, 2003 Dwg.# BL-11-002

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Land Planning and Development Consultants

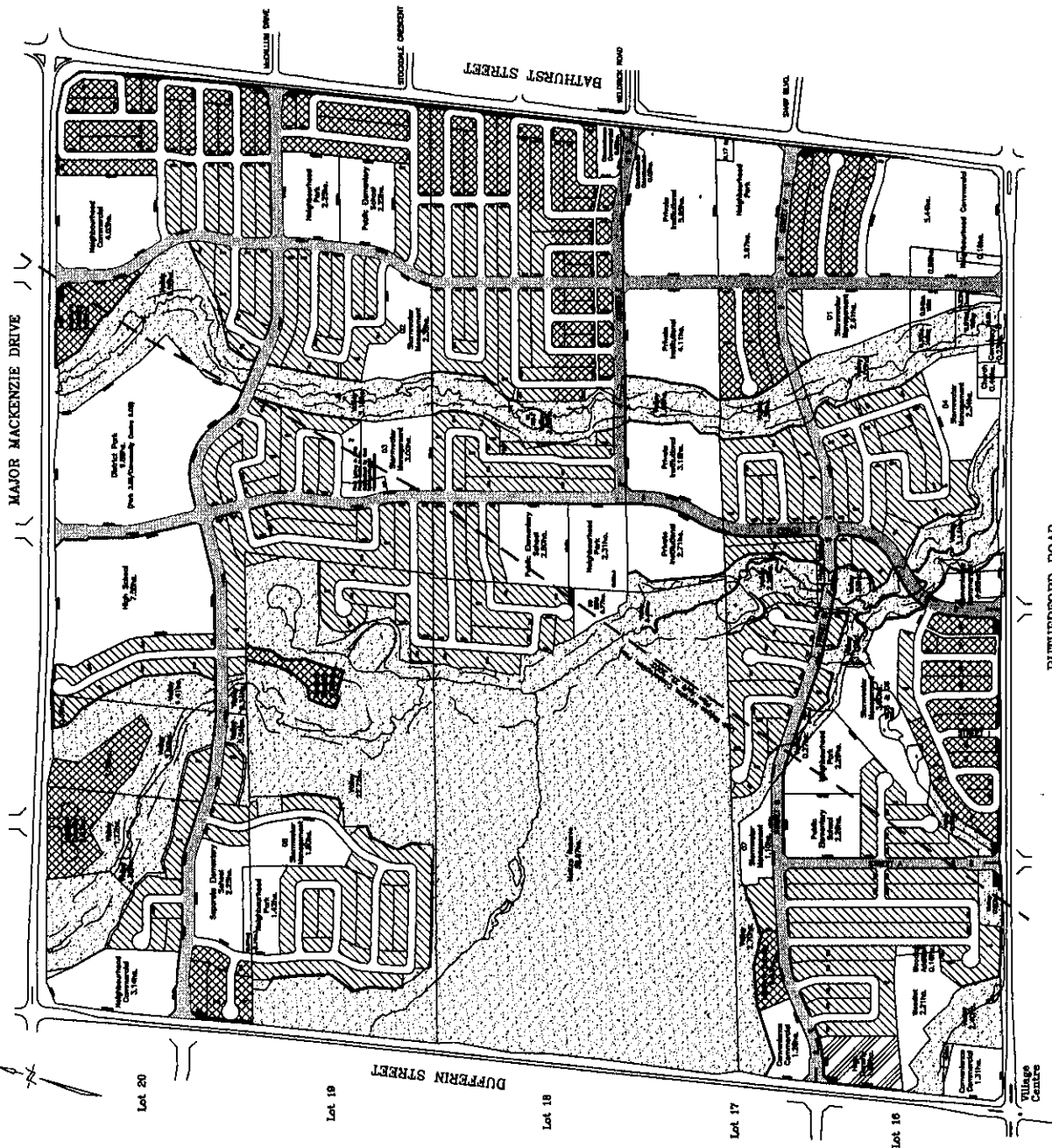
100 WOODBINE AVENUE
MARKHAM, ONTARIO L3R 1G7
Tel: (905) 477-1100

Attachment 1

FILE No.:
BL.11.2001

Not to Scale

August 12, 2003



**Proposed Block 11
Plan**

Lots 16 - 20,
Concession 11

APPLICANT:
NINE-TEN WEST LIMITED ET AL
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City of
Vaughan

Community Planning Department

**BLOCK PLAN
BLOCK 11
CITY OF VAUGHAN**

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

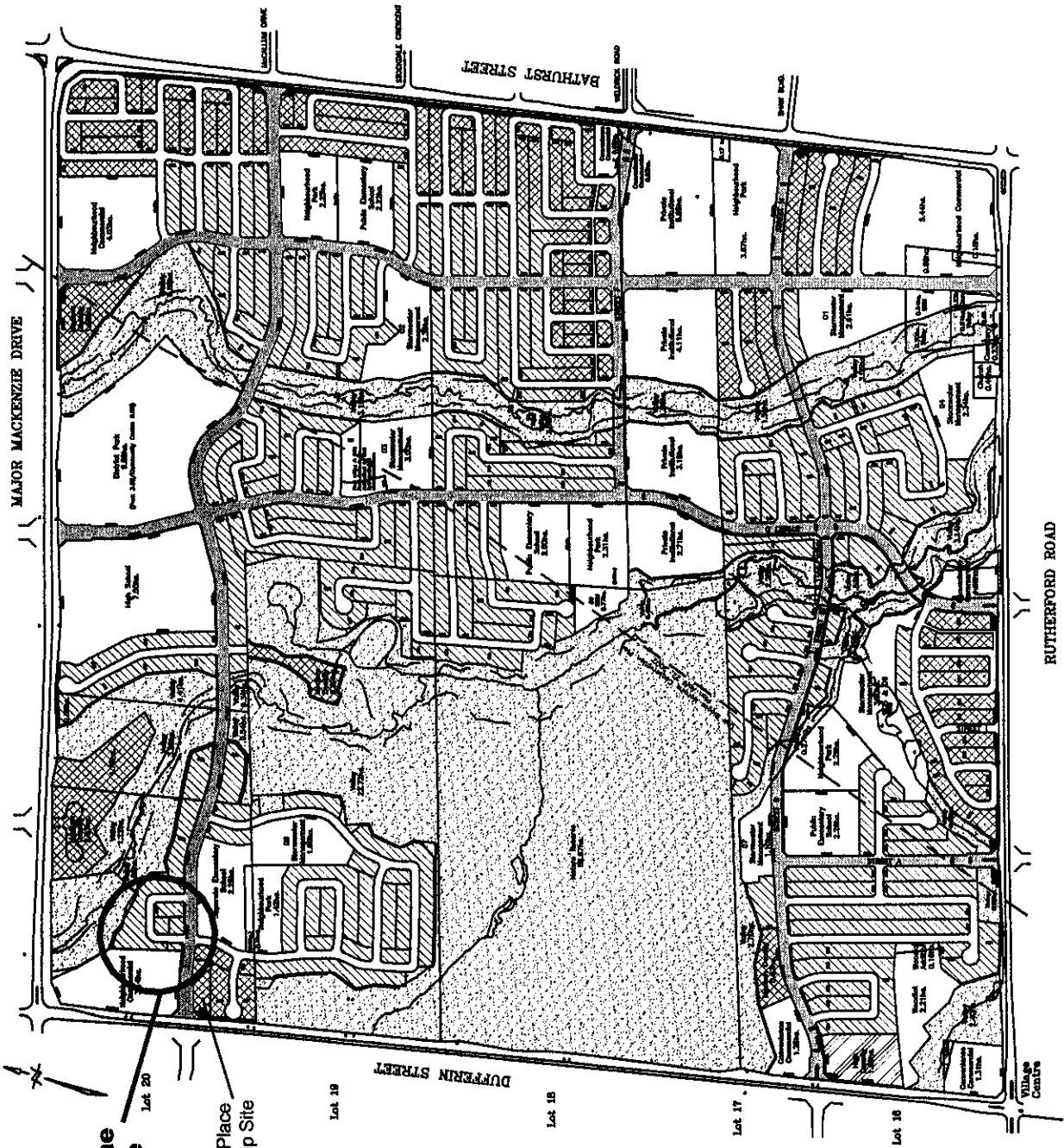
Valley feature limits determined with Toronto Region Conservation Authority and City in April 2001, and Fall 2002. Limits subsequently refined where necessary in accordance with slope stability, cut & fill analysis and urban design considerations.

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

Note: The final width of the buffer adjacent to the Valleylands shall be confirmed for the Venturion lands prior to approval of the draft plan of subdivision for the Venturion lands.

SCALE: 1:4000
PROJECT NO.: 2002-001

ALCORN & ASSOCIATES LIMITED
Land Planning and Development Consultants
241 McCowen Street, 14th Floor
Toronto, Ontario M5T 1B5
Tel: (416) 593-8822
Fax: (416) 593-8820



Red-Line Change

Potential Place of Worship Site

**Attachment
2**

FILE No.:
BL-11-2001
Not to Scale
August 12, 2003

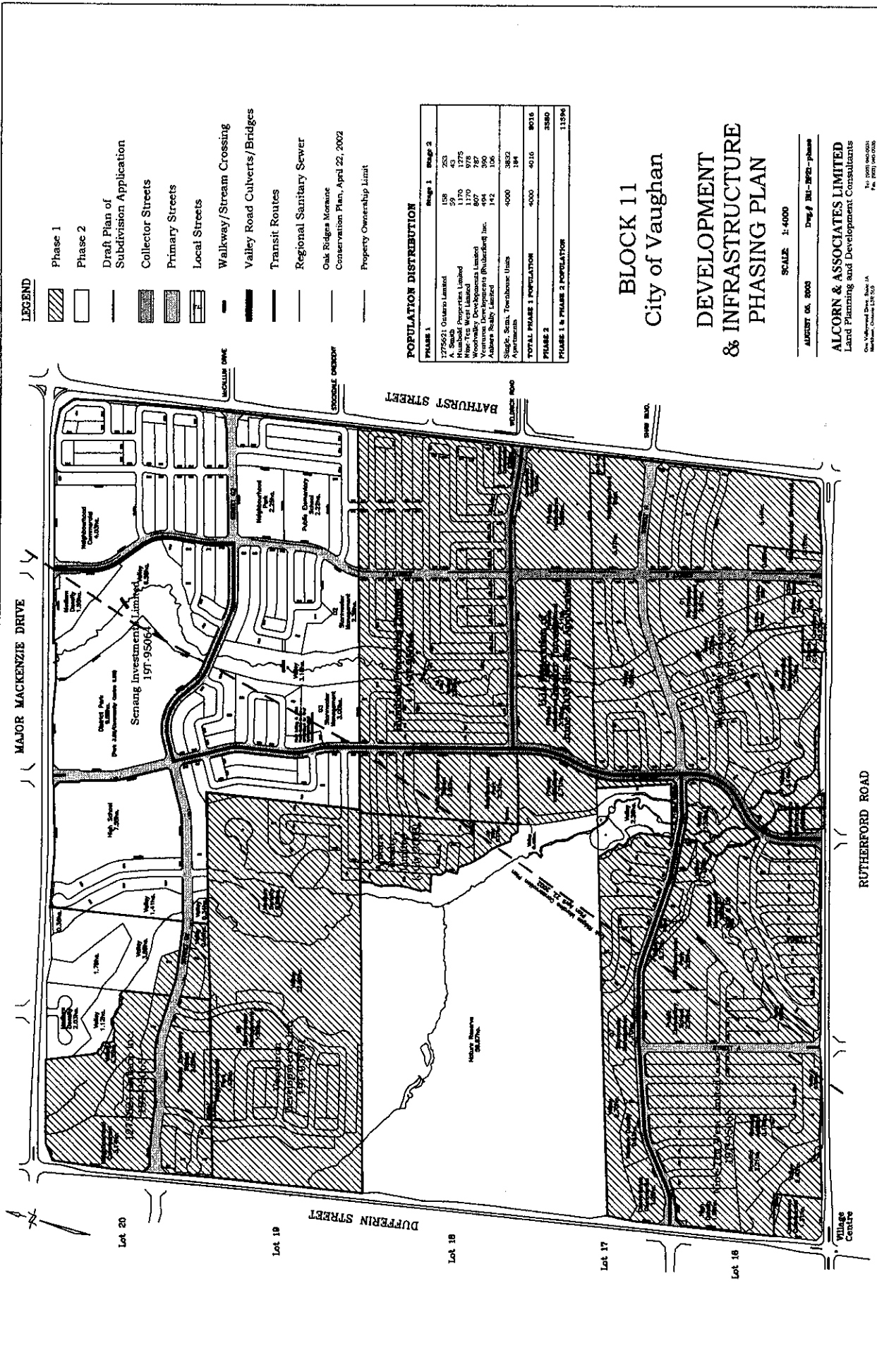
City of
Vaughan

Community Planning Department

**Red-Lined Block 11
Plan**

APPLICANT:
NINE-TEN WEST LIMITED ET AL
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Lots 16 - 20,
Concession 11



- LEGEND**
- Phase 1
 - Phase 2
 - Draft Plan of Subdivision Application
 - Collector Streets
 - Primary Streets
 - Local Streets
 - Walkway/Stream Crossing
 - Valley Road Culverts/Bridges
 - Transit Routes
 - Regional Sanitary Sewer
 - Oak Ridges Metroware Conservation Plan, April 22, 2002
 - Property Ownership Limit

POPULATION DISTRIBUTION

| | Phase 1 | Phase 2 |
|--|-------------|--------------|
| 1275621 Ontario Limited | 158 | 233 |
| A. Sirob | 59 | 43 |
| Hubbell Properties Limited | 1170 | 1275 |
| Woodvale Developments Limited | 807 | 787 |
| Ventura Developments (Rutherford) Inc. | 494 | 390 |
| Autumn Realty Limited | 142 | 136 |
| Stage 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 | 4000 | 3832 |
| Approximate | | 184 |
| TOTAL PHASE 1 POPULATION | 4000 | 4016 |
| PHASE 2 | | 3880 |
| PHASE 1 & PHASE 2 POPULATION | | 11596 |

BLOCK 11
City of Vaughan

DEVELOPMENT & INFRASTRUCTURE PHASING PLAN

SCALE: 1:4000
 AUGUST 08, 2003
 Proj # BL-2002-phase

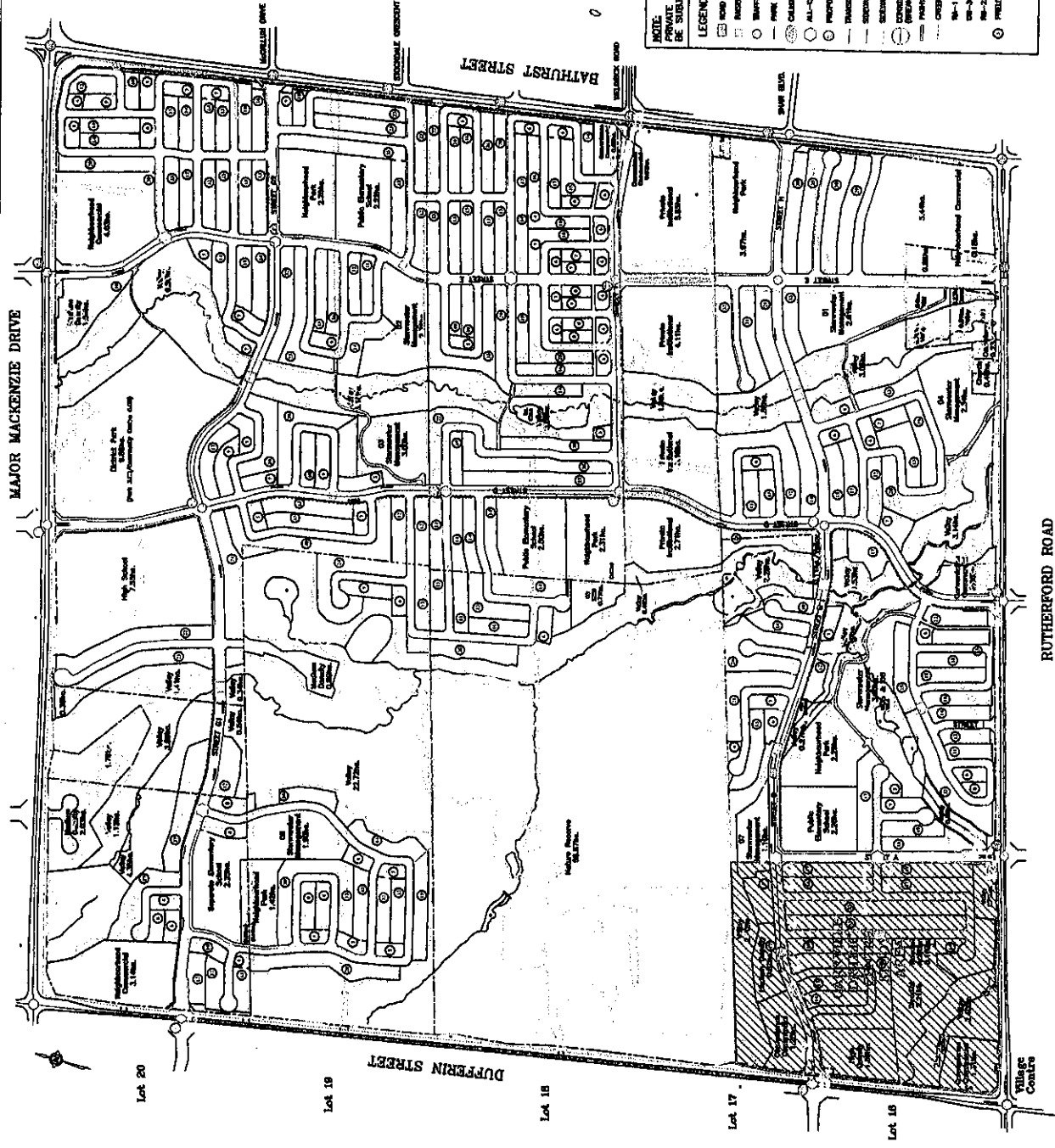
ALCORN & ASSOCIATES LIMITED
 Land Planning and Development Consultants
 100 West Beaver Creek Rd. #100
 Richmond Hill, Ontario L4B 1N7
 Tel: (905) 709-2000

Attachment 3
 FILE NO.: BL.11.2001
 Not to Scale
 August 12, 2003

City of Vaughan
 Community Planning Department

Proposed Development & Infrastructure Phasing Plan

APPLICANT: NINE-TEN WEST LIMITED ET AL
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 Lots 16 - 20, Concession 11



Attachment 4

FILE No.:
BL.11.2001
Not to Scale
August 12, 2003



Community Planning Department

Revised Sidewalk/Walkway & Transportation Plan

APPLICANT:
NINE-TEN WEST LIMITED ET AL
Lots 16 - 20,
Concession 11

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**BLOCK PLAN
BLOCK 11
CITY OF VAUGHAN**

LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Schools
- Parks
- Woodlots
- Stormwater Management
- Valleys/Lands, 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

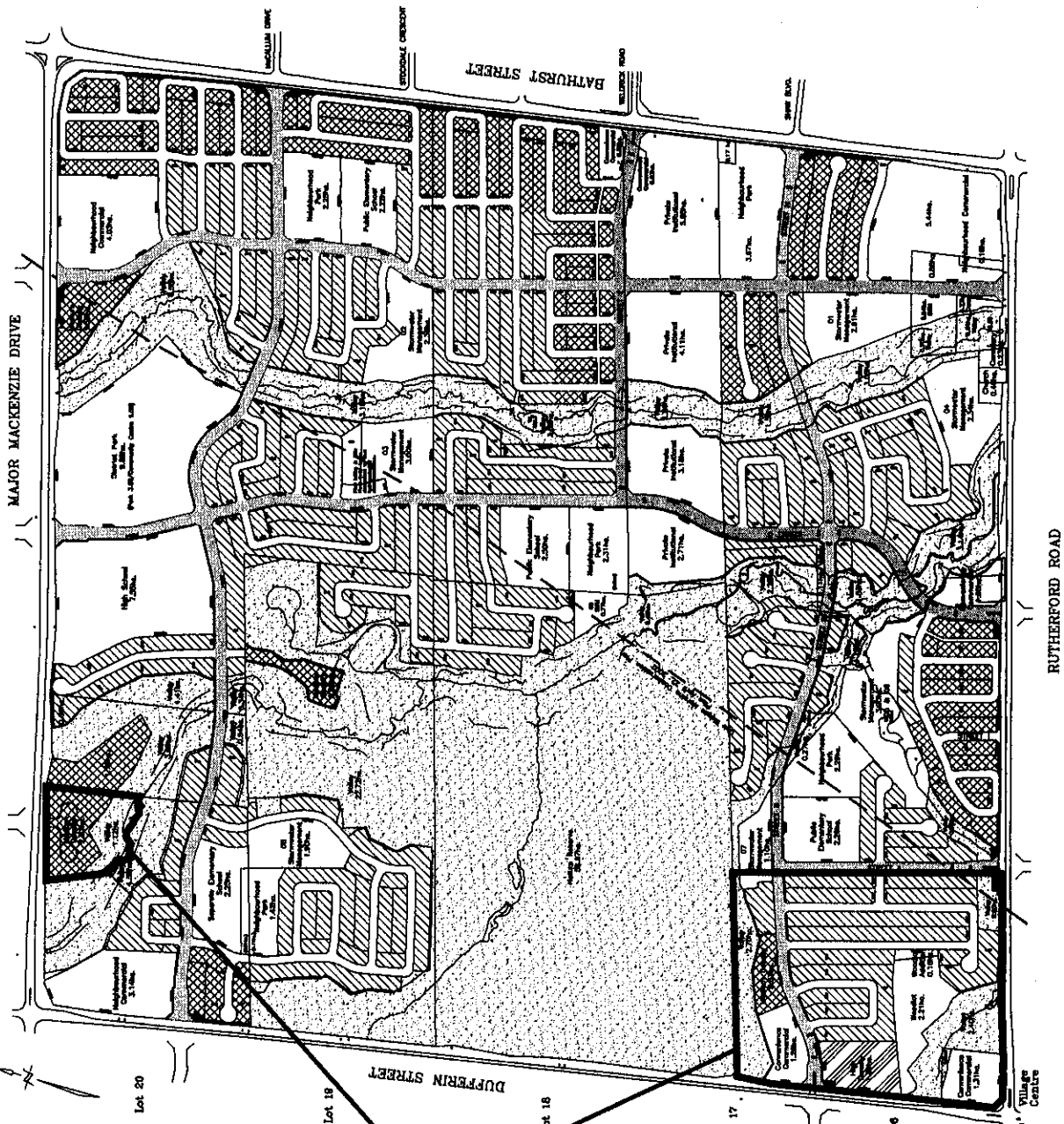
Note: The final width of the buffer adjacent to the Valleylands shall be confirmed for the Vaughan lands prior to approval of the draft plan of subdivision for the Vaughan lands.

SCALE: 1:4000
August 08, 2003 Page # 11-101

ALCORN & ASSOCIATES LIMITED
Land Planning and Development Consultants

**Attachment
5**

FILE No.:
BL.11.2001
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August 12, 2003



Areas Not Subject to Block Plan Approval

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APPLICANT:
NINE-TEN WEST LIMITED ET AL
N:\DPT\1 ATTACHMENTS\Block11\BL.11.2001rev

City of Vaughan

Community Planning Department

Lots 16 - 20,
Concession 11