

**2. BLOCK 40/47 BLOCK PLAN  
BLOCK PLAN FILE BL.40/47.03  
PINE HEIGHTS ESTATES  
RELATED FILE OP.03.008  
PRELIMINARY REPORT**

**P.2004.76**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Public Hearing for File BL.40/47.03 (Block 40/47 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.

**Purpose**

On February 7, 2003, the Block 40/47 Landowners Group submitted a Block Plan application detailing land uses for the northern area of Concession Blocks 40 and 47, north of the Cold Creek Valley, to provide guidance in the assessment of future development applications for individual parcels within the Block Plan.

The Block Plan includes approximately 915 detached residential units, with frontages ranging from 15.0m to 22.8m, to accommodate a population of approximately 3,193 persons. The Block Plan also includes three neighbourhood parks, two neighbourhood commercial sites, valley lands, and three stormwater management ponds. The distribution of land uses in the proposed Block Plan are as follows:

- |                               |       |
|-------------------------------|-------|
| • residential                 | 42.4% |
| • parks/parkettes             | 3.1%  |
| • roads                       | 13.6% |
| • stormwater management ponds | 2.4%  |
| • neighbourhood commercial    | 0.8%  |
| • valleylands                 | 35.4% |
| • landscape buffers           | 1.0%  |

**Background - Analysis and Options**

**Land Use Status**

The lands are designated "Urban Area" and "Valleylands" by OPA 600, and form part of Vellore Urban Village 1. OPA 600 requires that a Secondary Plan be approved in the form of an Official Plan Amendment to support the land use designations provided in the Official Plan. The lands are zoned A Agricultural, OS1 Open Space Conservation Land, and OS2 Open Space Park Zones by By-law 1-88. The applicant has submitted an Official Plan Amendment application for the subject lands, which was received at the May 20, 2003 Committee of the Whole (Public Hearing).

**Site Description**

The 230.9 ha subject lands are located on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek (see Attachment 1). The total land portion of the subject lands is approximately 143 ha, 69.7 ha to the west and 73.3 ha to the east of Pine Valley Drive, with the

remaining 88 ha as valleylands. The subject lands are currently used for field crops and scattered rural residential. The surrounding land uses are:

North - Teston Road; lands designated "Rural Use" and "Agricultural Area"  
South - Cold (Purpleville) Creek Valley lands  
East - Cold (Purpleville) Creek Valley lands  
West - Cold (Purpleville) Creek Valley lands

### Neighbourhood Circulation

On May 31, 2004 a notice of public hearing was published in the Vaughan Citizen. To date, no responses have been received from the notice. Any responses received prior to or at the hearing will be included in the detailed staff report to Committee of the Whole.

### Preliminary Review

To date, the following issues have been identified:

- Official Plan Amendment 600 provides that the lands should provide a supply of detached "executive housing" on large, serviced lots, a component of the City's housing market not addressed elsewhere in the Official Plan; the proposed average density of 6.5 units per ha conforms to the Official Plan range of 5.0 to 7.5 uph, and all lots must have a minimum lot frontage of 18m
- preliminary review of the MESP (Master Environmental Servicing Plan) has identified the following matters to be addressed:
  - sewage and water capacity for the subject lands must be identified by the Region of York, and will be subject to all required Regional infrastructure improvements
  - the appropriateness of the redesignation of the "Valley Area" peninsula for residential use will require a technical justification report to the satisfaction of the TRCA
  - the locations of the stormwater management ponds are subject to more detailed review, and any location below top-of-bank must be approved by the TRCA
  - a detailed erosion assessment is required and is to be co-ordinated with the Block 40 Plan, south of Cold (Purpleville) Creek
  - TRCA has advised that the development limit (eg. lot line) must be located 10 metres from the greater of the Regional Storm Floodplain, the staked top-of-bank, the stable top-of-bank, or the dripline of significant vegetation; additional details from the geotechnical analysis (eg. long-term stable top-of-bank line) are required to define development limits
  - a hydrogeological study for the Block Plan is required to provide sufficient information, including the surficial geology in the study area, groundwater contour lines and flow patterns within the Block Plan and surrounding area, and water budget calculations regarding infiltration
  - additional information and analysis of environmental features within the Block Plan that were not included in the MESP (eg. wetland and watercourse feature along the east side of Pine Valley Drive) are required

- Both of the York Region School Boards have indicated that the students from this area will be served by the school sites to be established within Block 40 to the south
- a Transportation Management/Sidewalk Plan, co-ordinated with the City's draft Pedestrian and Bicycle Master Plan Study, will be required once the road network is established and prior to Block Plan approval
- the 0.4 ha neighbourhood commercial site on the east side of Pine Valley Drive is the size of a convenience commercial site, and will be reviewed for the appropriate designation
- the configuration of the most easterly park (2.05 ha) requires further review
- the lands have substantial potential of containing archaeological resources and require an Archaeological Assessment (Stage 1 and 2) prior to Block Plan approval.

### **Relationship to Vaughan Vision 2007**

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

### **Conclusion**

All issues relevant to the preparation of the Block Plan will be considered in the technical review of the application, together with issues and concerns identified at the public hearing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting. Both the Official Plan Amendment application (Secondary Plan) and the Block Plan will be addressed together in the establishment of appropriate land uses and policies for the area.

### **Attachments**

1. Location Map
2. OPA 600 Schedule "B"
3. Draft Block Plan
4. Draft Block Plan - Westerly Portion
5. Draft Block Plan - Easterly Portion

### **Report prepared by:**

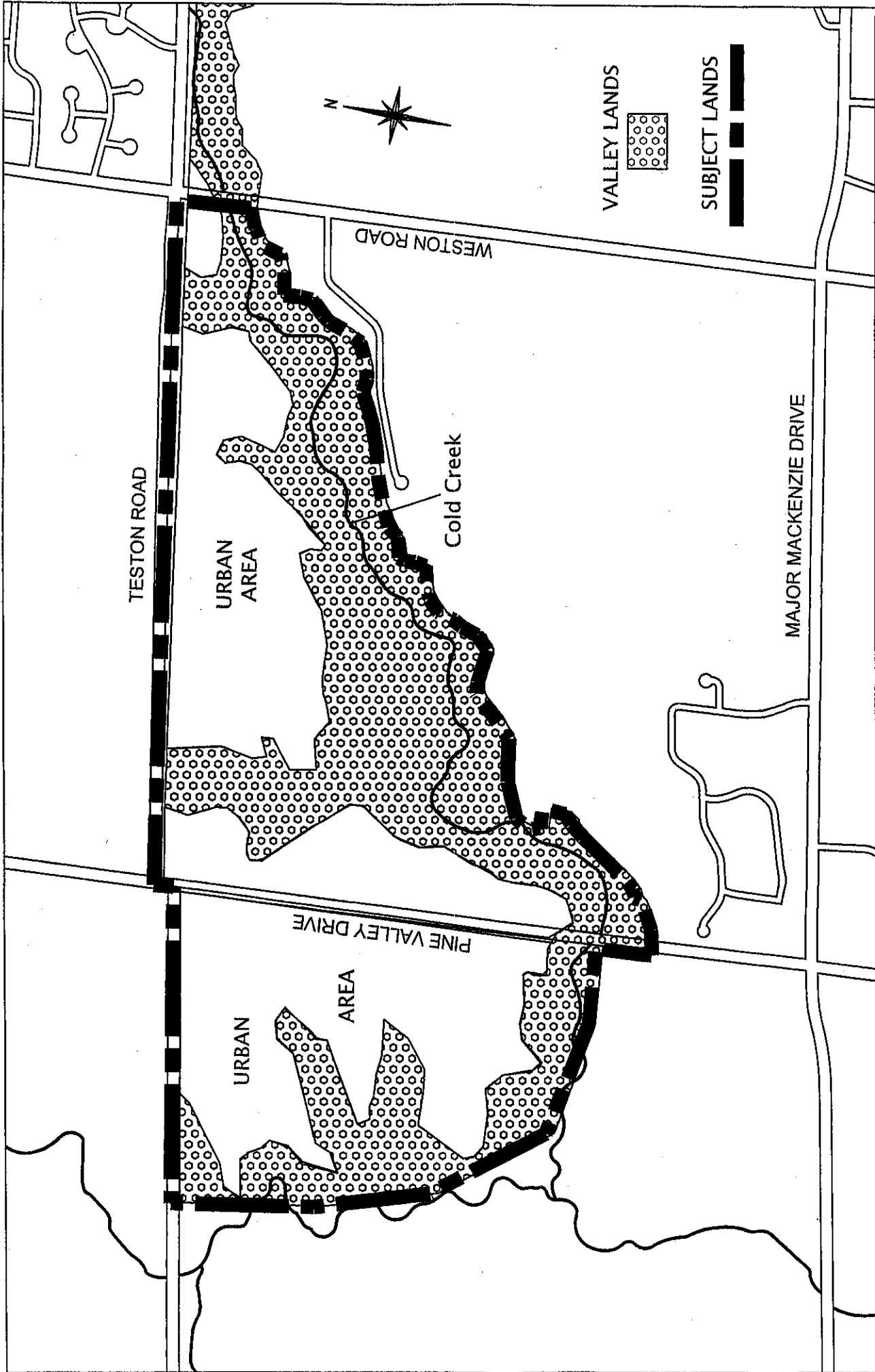
Anna Sicilia, Planner, ext. 8063  
Paul Robinson, Senior Planner-Policy, ext. 8410

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

WAYNE McEACHERN  
Manager of Policy

/LG



# Location Map

Lots 23, 24, & 25,  
Concessions 6 & 7

APPLICANT:  
PINE HEIGHTS ESTATES

NA/CEN/1 ATTACHMENT3, Block 40 - 47/BL-40-47.03

# City of Vaughan

Community Planning Department

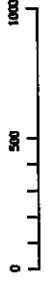
# Attachment 1

FILE No.:  
BL-40/47.03

June 8, 2004

Not to scale

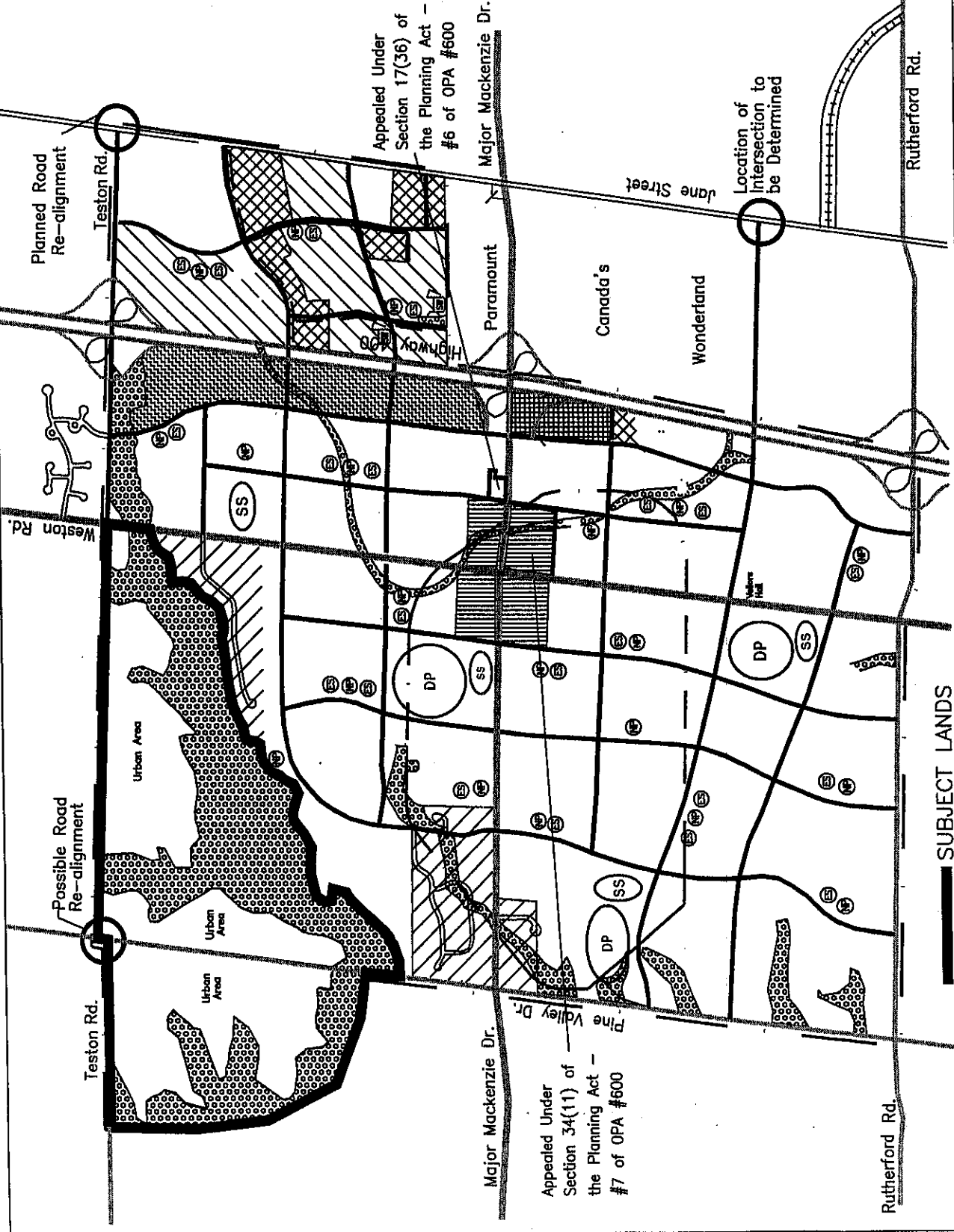
**VELLORE URBAN VILLAGE 1**



**LEGEND**

- Elementary School
- Secondary School
- Neighbourhood Park
- District Park
- Neighbourhood Commercial Cen.
- Lands Subject to Vellore - Urban Village Area #1
- Low Density Residential
- Medium Density Residential/Commercial
- Vellore Village Centre
- Estate Residential
- Urban Area
- High Performance Employment Area
- Valley Lands
- Stream Corridor
- Greenway System
- Tableland Woodlots
- General Commercial
- Storm Water Management
- Vaughan Centre
- Waste Disposal Assessment Area (Proaser Estates)

THIS IS SCHEDULE 'B' TO  
 AMENDMENT # 600  
 ADOPTED THE DAY OF \_\_\_\_\_ 2000  
 SIGNED BY: \_\_\_\_\_  
 W.M.R.  
 CLERK



SUBJECT LANDS

**Attachment 2**

FILE No.: BL.40/47.03  
 June 8, 2004  
 Not to scale

**City of Vaughan**

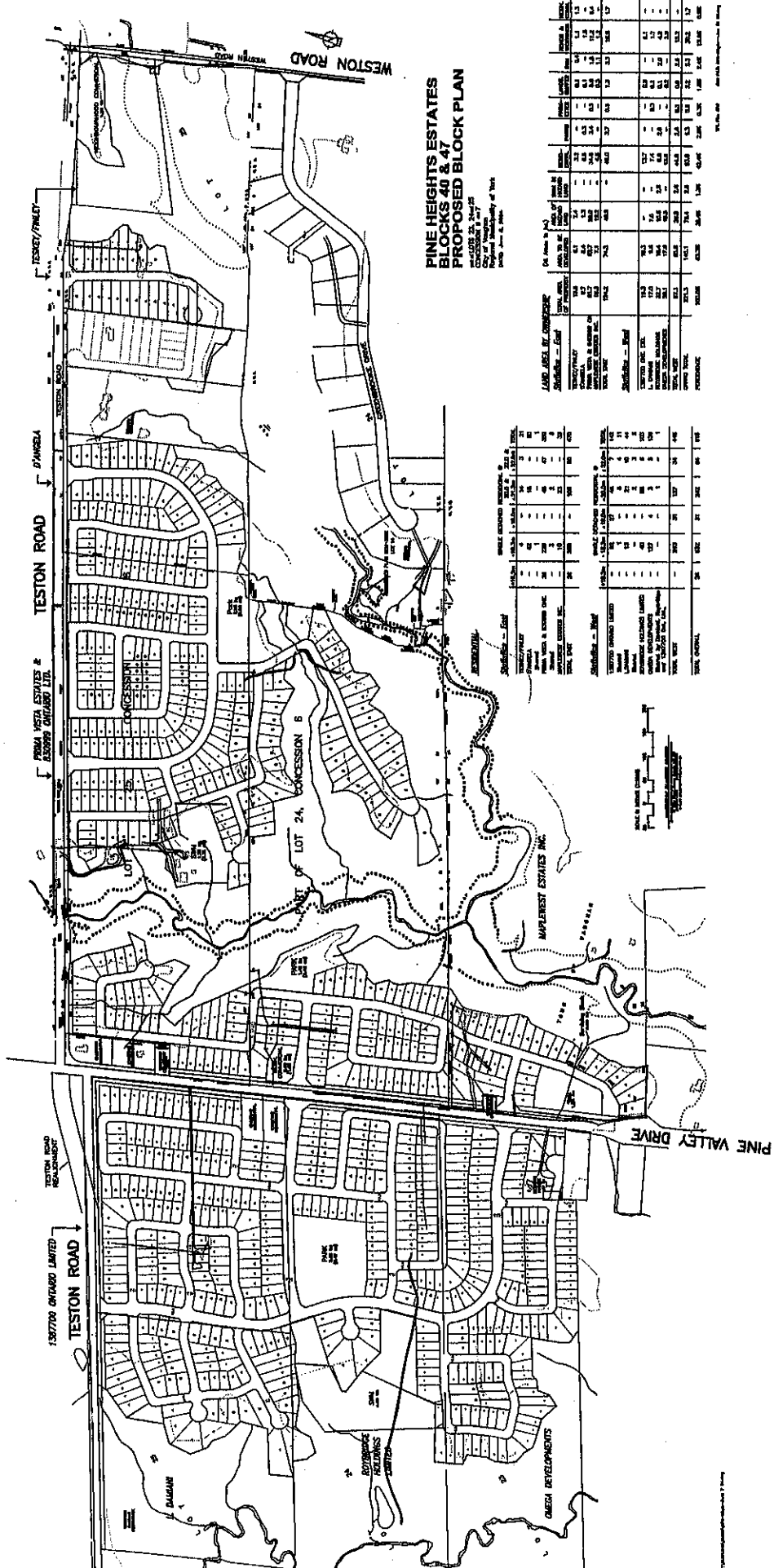
Community Planning Department

**OPA #600 Schedule 'B'**

Lots 23, 24, & 25,  
 Concessions 6 & 7

APPLICANT:  
 PINE HEIGHTS ESTATES

N:\DP\11 ATTACHMENTS\Bldgs40-47\BL\_40\_47.03



**PINE HEIGHTS ESTATES  
BLOCKS 40 & 47  
PROPOSED BLOCK PLAN**

DATE: 23.06.04  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: AS SHOWN

LAND USE / CONSTRUCTION	AREA (sq. m)	PERCENTAGE
Residential - Single	10,000	100%
Residential - Multi	0	0%
Commercial	0	0%
Industrial	0	0%
Public	0	0%
Open Space	0	0%
Other	0	0%
<b>TOTAL</b>	<b>10,000</b>	<b>100%</b>

CONCESSION	AREA (sq. m)	PERCENTAGE
CONCESSION 5	1,000	10%
CONCESSION 6	1,000	10%
CONCESSION 7	1,000	10%
<b>TOTAL</b>	<b>3,000</b>	<b>30%</b>

**Attachment  
3**

FILE No.:  
BL.40/47.03  
June 8, 2004  
Not to scale

**Draft Block Plan**

**City of Vaughan**

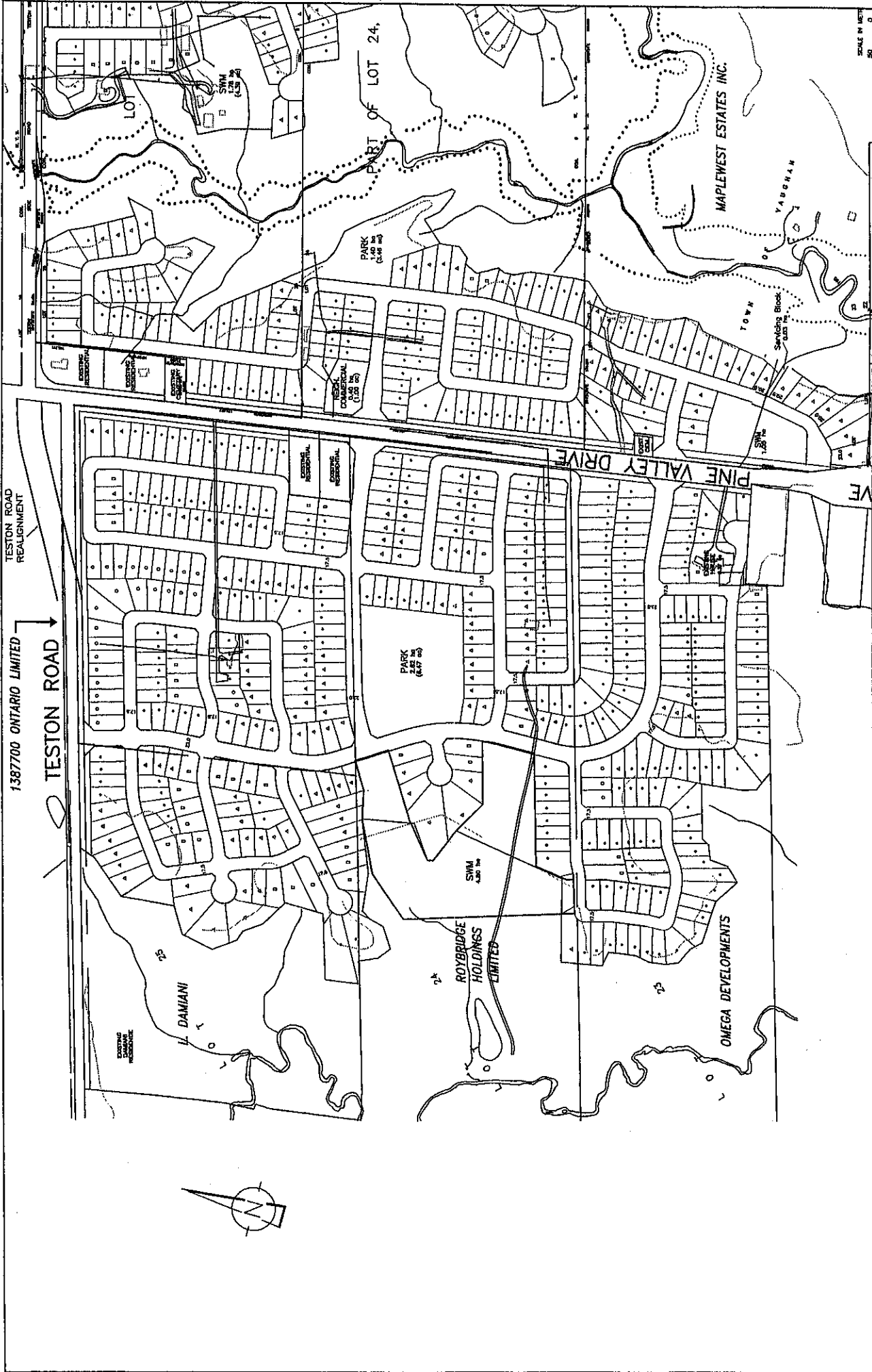
Community Planning Department

**Draft Block Plan**

Lots 23, 24, & 25,  
Concessions 6 & 7

APPLICANT:  
PINE HEIGHTS ESTATES

\\NA\DATA\ATTACHMENTS\Bodies\40-47\BL\_40\_47.03



# Draft Block Plan Westerly Portion

APPLICANT:  
PINE HEIGHTS ESTATES  
Lots 23, 24, & 25,  
Concessions 6 & 7

NA\BPT\1 ATTACHMENTS\Blocks40\_47\BL\_49\_47.03

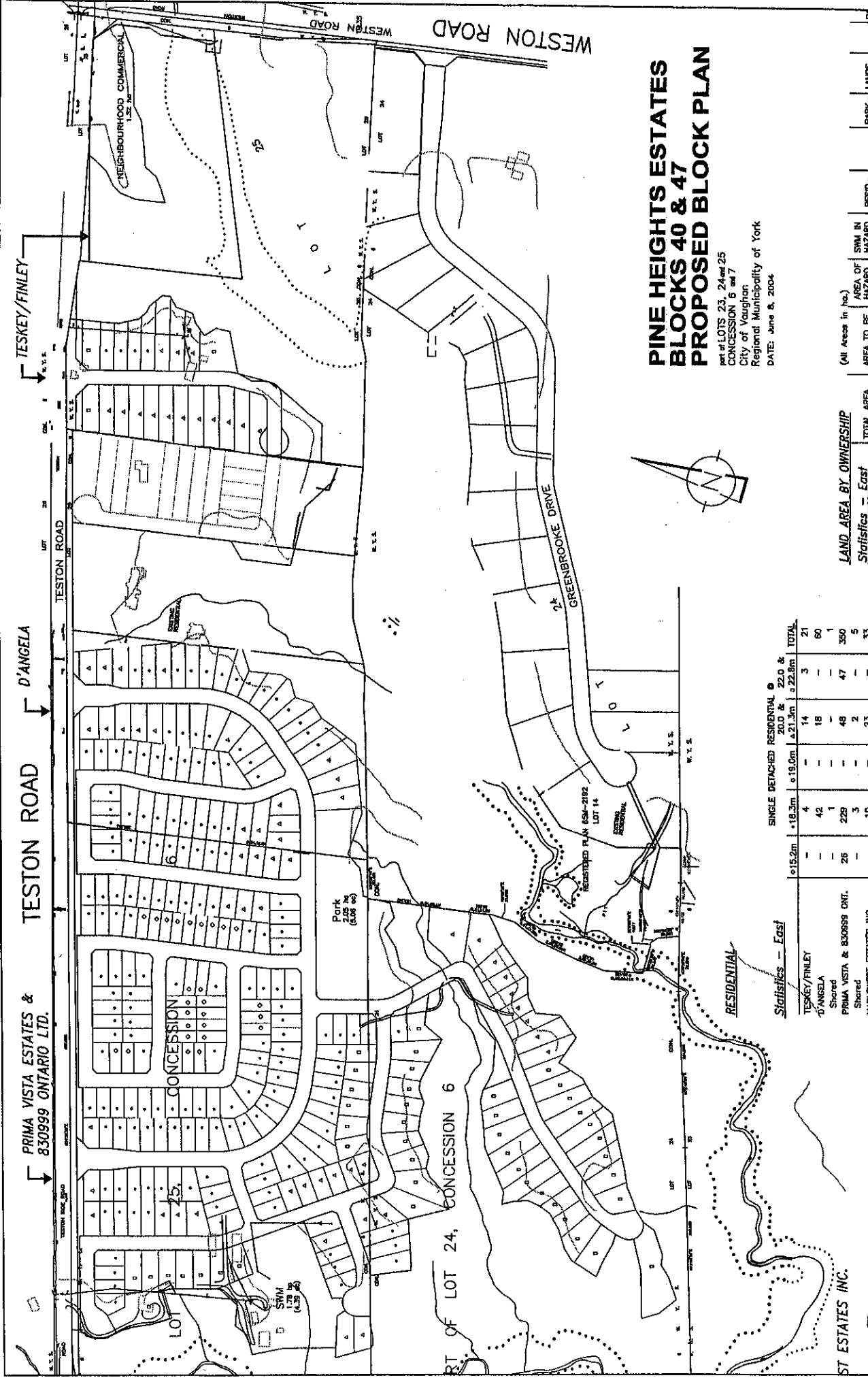


Community Planning Department

# Attachment

# 4

FILE No.:  
BL 40/47.03  
June 8, 2004  
Not to scale



**PINE HEIGHTS ESTATES  
BLOCKS 40 & 47  
PROPOSED BLOCK PLAN**

part of LOTS 23, 24 and 25  
CONCESSION 6 and 7  
City of Vaughan  
Regional Municipality of York  
DATE: June 8, 2004

**LAND AREA BY OWNERSHIP**

(All Areas in No.)

Statistics - East	TOTAL AREA	AREA OF SWM IN HAZARD	HAZARD RESID.	PARK LANDS
Statistics - East	23	47	5	33

**Statistics - East**

Statistics - East	o15.2m	o18.2m	o19.0m	o21.3m	o22.8m	TOTAL
TESKEY/FINLEY	4	14	3	21		21
D'ANGELA	42	18	—	60		60
Shared	1	—	—	1		1
PRIMA VISTA & B30699 ONT.	26	48	47	350		350
Shared	3	2	—	5		5
MAPLEWEST ESTATES INC.	10	23	—	—		33

**Attachment 5**

FILE No.: BL40/47.03  
June 8, 2004  
Not to scale

**Draft Block Plan  
Easterly Portion**

City of Vaughan  
Community Planning Department

APPLICANT: PINE HEIGHTS ESTATES  
Lots 23, 24, & 25, Concessions 6 & 7

N:\DPT\ATTACHMENTS\Blocks40\_47\BL\_40\_47.03