

COMMITTEE OF THE WHOLE APRIL 18, 2006

**BLOCK 40 SOUTH
BLOCK PLAN FILE BL40.2004
KLM PLANNING PARTNERS INC - AGENT**

Recommendation

The Commissioner of Planning recommends that the Block Plan for Block 40 South submitted March 21, 2006 and shown on Attachment 3 BE APPROVED subject to the following:

A) Conditions of Block Plan Approval

The following items are required to be submitted and approved prior to the approval of any draft plans of subdivisions:

General Implementation

- 1) That the timing for the necessary Regional infrastructure/transportation improvements required including the reconstruction and widening of Major Mackenzie Drive to provide for development in Block 40 South must be established to the satisfaction of the City.
- 2) 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 the Engineering Department memoranda dated December 19, 2005 and March 14, 2006.

Schools

- 3) That a site of a suitable configuration, size and location be identified for the York Catholic District School Board to provide one elementary school as per existing policies and procedures.
- 4) That prior to draft plan approval, the City of Vaughan provide the York Region District School Board with development phasing plans in order that the first phase school site can be identified.

Transportation

- 5) That a revised Traffic Study be provided to the satisfaction of the Engineering Department.
- 6) That a Transportation Management Plan be prepared to the satisfaction of the Engineering Department.
- 7) That all primary roads in the Block 40 South be located so as to intersect and connect with the approved location of roads in abutting Blocks
- 8) That a detailed traffic calming and control analysis be completed for the primary roads abutting school sites. This analysis and study should examine the feasibility of lay-bys and other solutions to provide safe access to the school site.

Master Environmental Servicing Plan

- 9) That the MESP be completed, addressing outstanding concerns (as identified in a letter dated December 9, 2005) subject to the TRCA review and approval.
- 10) That preliminary grading information be provided for the Block that demonstrates acceptable lot and road grading can be achieved to the satisfaction of the Engineering Department. Final grading plans will be required as a Condition of Draft Plan approval.
- 11) That an Edge Management Plan be completed for the portions of the Block where development interfaces valleylands and environmental features prior to subdivision approval based on a Terms of Reference prepared in coordination with and to the satisfaction of the TRCA.
- 12) That prior to any draft plans of subdivisions being approved for the west portion of the block, the conditions addressing the protection of the valley and features and sizing of Stormwater Management Pond Blocks be completed to the satisfaction of the TRCA.
- 13) That all outstanding issues with respect to the proposed servicing of the Block 40 South Plan as addressed in the Engineering Department memorandums dated December 19, 2005 and January 9, 2006 respectively, including but not limited to water supply, sanitary sewers, stormwater management, transportation and grading be addressed through revisions and finalization of the MESP to the satisfaction of the Engineering Department prior to the approval of any draft plans of subdivision or site plan control agreements.
- 14) That the post-development hydrologic modeling be revised to reflect future development conditions for the Block 39 lands to the south.
- 15) That a monitoring plan be prepared for the Block for which, at a minimum, the Terms of Reference be established in cooperation with and to the satisfaction of the TRCA; prior to approval of any subdivisions. This monitoring plan should be coordinated with the adjacent active Block Plans on Purpleville Creek. This will include groundwater elevations, fluviogeology stations on Purpleville Creek, and flow monitoring on Marigold Creek.
- 16) That a Restoration Plan be prepared for the main valley and Marigold Creek on the site, including downstream sections identified in consultation with the TRCA and to the satisfaction of the TRCA and that any lot line adjacent to the Marigold Creek Regional Flood Plain be setback at least 10 metres.
- 17) That additional information be provided to the satisfaction of the Engineering Department demonstrating how the Greenbrooke Estates and Millwood Parkway Estates developments within Block 40 South can be serviced in the future, including water supply, sanitary sewers and stormwater management. A future water distribution system for these existing areas shall be identified such that all City criteria may be achieved.
- 18) That the location of the proposed sanitary pumping station and all required servicing related valley crossings shall be approved by TRCA and coordinated with the Block 40 North/47 MESP as prepared by EMC Group Limited dated January 2003.

- 19) That prior to agreement to any servicing a comprehensive sanitary and water servicing plan be prepared in consultation with the TRCA and to the satisfaction of the City of Vaughan.
- 20) That a detailed erosion study be completed for the Block, to the satisfaction of the TRCA.
- 21) As a condition of Block Plan approval, as per the City's Policy and Procedure for Dealing with Contaminated or Potentially Contaminated Sites, Phase I Environmental Site Assessments and if necessary, Phase II assessments be completed and the findings acted upon in an appropriate manner.
- 23) That prior to the approval of any plans of subdivision or site plan the Environmental Noise Analysis be updated to the satisfaction of the City's Engineering Department.
- 24) A mitigation strategy for the terrestrial resources be prepared to the satisfaction of the City of Vaughan and included as part of the revised Environmental Impact Statement.

Heritage /Archaeological Resources

- 25) As a condition of approval of the Block Plan the applicant provide confirmation that a lot has been reserved for the building located at 3930 Major Mackenzie Drive in the Greenbroke Developments Draft Plan of Subdivision and that the details of how this building will be preserved an restored are submitted and approved by the City's Cultural Services Department.

Urban Design Guidelines

- 26) That the Urban Design Guidelines be approved by the City and specifically address the issues presented in a memorandum dated April 6, 2006.
- 27) That a Landscape Master Plan be approved by the City.

Development Phasing Plan

- 28) That a Development and Infrastructure Phasing Plan be provided to identify the infrastructure required to adequately service all phases of the Block development including sanitary, water, storm water management facilities, and Regional infrastructure such as road widening and water and wastewater system improvements to the satisfaction of the City. The phasing plan should also address the impact of the non-participating landowners on the overall servicing of the Block, and what interim servicing measures will be required. Details of each phase are to be outlined on the Phasing Plan.

B) Conditions of Draft Plan Approval

The following items shall be addressed as conditions of draft plan of subdivision approval.

- 1) That in accordance with the provisions of OPA No. 600, the City shall confirm the allocation of servicing capacity for the subject lands prior to the approval of any draft plans of subdivision or site plan agreements.

- 2) That a suitable agreement between the City and the landowners group be in place for the acquisition of parkland located on non-participating land owners.
- 3) That the existing natural features for the entire main valley system on the west side of the Block be staked and provided with a ten meter buffer applied in order to protect the integrity of the valley system in accordance with Council's policy, subject to the satisfaction of the TRCA.
- 4) That the design and conveyance of drainage areas and Stormwater Management Ponds be refined to address outstanding concerns, to the satisfaction of the TRCA, including refining the location and sizing of the Pond Block to not interfere with the valley limits to the west and to address the quality of the pond design located to the east.
- 5) That the south west portion of the valley system, which is identified as potentially historic fill be confirmed by submission of a geotechnical study and a buffer be applied, subject to the satisfaction of the TRCA.
- 6) That the City's required Archaeological Assessment be undertaken prior to the approval of any plans of subdivision and that the report be provided to the Cultural Services Department for review and approval.
- 7) That prior to the approval of a draft plan of subdivision, a Final Lot Grading Plan be submitted that complies with the approved general lot grading plan mentioned in Condition 9 of Block Plan Approval.
- 8) That as a condition of draft plan of subdivision approval, the vegetation units in the numerous hedgerows that have been assessed for possible preservation will be subject to detailed vegetation preservation plans.
- 9) That as a condition of approval of the Greenbrooke Developments draft plan of subdivision a lot be identified for the relocation of the house currently located at 3930 Major Mackenzie Drive to the satisfaction of the City.

Economic Impact

This Block Plan is a major step in the City's development approval process. Its approval will ultimately result in an increase in the City's tax base, and provide additional lands for commercial and residential development.

Purpose

This report describes the proposed Block 40 South Plan, analyses and makes recommendations in the context of the City's planning and development requirements, discusses outstanding matters to be addressed and finalizes the approval of the Block Plan.

Location

The 195 ha subject lands are bounded by Major Mackenzie Drive to the south, Cold Creek Valley lands to the north, Pine Valley Drive to the west and Weston Road to the east. (Attachment 1)

Background, Analysis and Options

Background

1) Block Plan Process to Date

On December 29, 2003, the Block 40 South land owners submitted a Block Plan application proposing a comprehensive development plan. This plan included lands for residential, commercial, school and park uses, along with valley lands, woodlots and stormwater management ponds in response to the requirements of OPA No. 600. During the process revisions have occurred in response to comments received.

On May 9, 2005, a Public Hearing was held at which the Block Plan was presented. Subsequently on March 28, 2006, a revised Block Plan was submitted to the City. The Plan submitted March 28, 2006 and dated March 21, 2006 is the basis for the comments in this report.

2) Public Consultation

a) Comments Received from the Public

At the public hearing various residents, land owners and ratepayer associations made presentations to the Committee. The Weston Downs Ratepayers' Association provided a letter containing specific comments and areas of concerns. These concerns included.

- a) Millwood Parkway Extension. Would prefer that it not be extended to create a through road.
- b) Interpretation of boundary of estate residential versus low density residential along Weston Road.

b) Neighbourhood Circulation and Consultation

There are two established neighbourhoods adjacent to the proposed development and within the same block. These neighbourhoods are located on Greenbrooke Drive and Millwood Parkway. The property owners adjacent to the subject lands and the ratepayers associations have been consulted and their concerns addressed through the design of the Block Plan. Of specific concern to the residents of these neighbourhoods was the preservation of the estate residential characteristics of their neighbourhoods. The applicant has addressed this by proposing larger lots abutting the existing developments. The Greenbrooke Homeowners' Association has provided a letter of support for the proposed Block Plan and entered into an agreement with the applicant with respect to buffers and lot sizes abutting their properties. It is expected that a similar agreement will be negotiated with the property owners in the Millwood Parkway development. As these agreements are between private parties, the recognition of them is not required as a condition of approval of either the Block Plan or Draft plans of Subdivision.

Planning Context

1) Provincial Policy Statement

The Provincial Policy Statement (PPS) provides guidance with respect to items to consider when approving development. In reviewing a development application for conformity to the PPS many items are considered. The following list provides examples of items that have been considered and incorporated into the Block Plan for the Block 40 South Planning Area:

- a) the mix of uses within the development (residential types, commercial, institutional);
- b) the relationship between the proposed development and the environment
- c) access to required infrastructure;
- d) the proposed development is at an appropriate location for the types of uses contained within it;
- e) the timing of the development is not premature;
- f) the development contributes to providing a suitable supply of lands for housing;
- g) the proposed development provides a suitable mix of housing types and affordability;
- h) the location and future design of open space are accessible and provide for a range of recreational activities;
- i) the development promotes the efficient use of existing water and sewer infrastructure;
- j) the development considers and promotes an efficient transportation system within the development and between developments;
- k) the protection and enhancement of natural features;
- l) the conservation of heritage and cultural resources; and
- m) the location of hazard lands

In reviewing the development proposal for consistency with the Provincial Policy Statement as required by the Planning Act, the proposed development pattern is generally consistent with policies contained within the PPS.

2) City of Vaughan Official Plan (OPA No. 600)

Block 40 South is within the area defined by OPA No. 600 as the "Vellore - Urban Village 1". OPA No. 600 provides a framework for development within the Block and the preferred locations for permitted uses within the Block 40 South Planning Area. The proposed Block Plan for Block 40 South generally complies with Schedule B of OPA No. 600 (Attachment 3).

3) Block Plan Approval Process – OPA No. 600

The Block Plan process provides for an ecosystem approach to the development of the Block, which considers infrastructure such as roads, sanitary sewers, water, parks and schools to provide for managed growth, in consultation with various public agencies, stakeholders and ratepayers. The Block Plan process is intended to provide technical details on land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing for development of the Block.

To provide servicing infrastructure (i.e., sanitary sewers, water, roads) and community services (i.e., parks, schools), and to fulfill the requirements of the Block Plan process, the participating land owners within the Block 40 South Planning Area have entered into a cost sharing agreement. Lands within the Block that have not been approved through the Block Plan process will be required, upon future receipt of development applications, to prepare the technical reports to support their developments in accordance with the Development Process/Block Plan policies of OPA No. 600.

4) Zoning

Upon approval of the Block Plan, including resolution of the identified conditions of approval, the applicant will begin the subdivision approval process which will be coordinated with the zoning of the lands within Block 40 South. The conditions of

approval of the Block Plan for Block 40 South will be addressed prior to the approval of draft plans and zoning for lands within Block 40 South.

5) Existing Conditions

Approximately 80% of the subject lands are currently zoned for agricultural uses. Two woodlots are located within the boundary of the subject lands, one within the southwest portion of the subject lands, adjacent to the Cold Creek valley lands, and a second is located in the central portion of the Block. A significant hedgerow is also located within the western portion of the Block. Residential properties and residential dwellings associated with agricultural operations are located on the remaining portion of the subject lands, mainly located along Weston Road and Major Mackenzie Drive. The surrounding land uses are:

- North - Cold Creek Valley Lands and existing estate residential development (Greenbrooke Drive)
- South - Major Mackenzie Drive, Block 39 Low Density Residential lands, Medium Density Residential/Commercial
- East - Weston Road, Block 33 –Medium Density Residential/Commercial, Vellore District Centre
- West - Pine Valley Drive, Valley lands, existing estate residential development (Millwood Parkway)

The lands within Block 40 are designated "Medium Density Residential", "Low Density Residential", "Valley Lands", "Tableland Woodlot", "District Park", "Neighbourhood Park", "Secondary School", "Elementary School", "Neighbourhood Commercial" and "Stormwater Management Pond", by OPA No. 600. The lands also form part of Vellore Urban Village 1. The lands are zoned A Agricultural, OS1 Open Space Conservation Zone, OS4 Tableland Woodlot, and RR Rural Residential.

6) Land Ownership

There are a total of 21 landowners within the Block 40 South Planning Area; of these, 14 are participating landowners in the preparation of the Block Plan. These 14 land owners own approximately 88% (170ha) of the 195 ha of the Block 40 South Planning Area.

7) Non-Participating Land Owners

Within the Block there are seven non-participating land owners. In many cases non participating land owners' properties will be the location of key infrastructure links and land for public purposes. The location of items such as schools, district parks and the extension of Fossil Hill Road on non-participating landowners lands within the Block 40 South Planning Area may impact the phasing and final functionality of the Block Plan. In order to minimize this impact, it will be necessary to ensure that all land owners are "participating" or that suitable plans for the implementation of the Block Plan are in place that consider the non-participating land owners and the impact their lands have on the final implementation of the Block Plan.

Block Plan Proposal

The Block Plan for Block 40 South proposes a development that contains:

- a) Approximately 1950 dwelling units, consisting of approximately 1432 low density units (73%) and approximately 518 (27%) medium density units. The forecast population for the Block 40 South Planning Area is 6435.
- b) A neighbourhood commercial site on Major Mackenzie Drive.

- c) A local commercial site on Weston Road.
- d) Three elementary schools and a secondary school.
- e) Two neighbourhood parks, a district park, and a linear park. (8.7% of land area)
- f) Two tableland woodlots with a combined area of approximately 10 ha.
- g) Northwest quadrant of the Vellore Village District Centre.
- h) Three areas identified for storm water management ponds.

The distribution of land uses is contained within the following table.

Table 1: Land Use Breakdown, Block 40 South Planning Area

Land Use	Area	Percentage of Land Use
District Centre	9.50	4.85%
Estate Residential	1.25	0.64%
Woodlot	9.96	5.09%
Valleyland	4.35	2.22%
Neighbourhood Commercial	2.37	1.21%
Local Commercial	0.78	0.40%
District Park	7.31	3.74%
Neighbourhood Park	8.17	4.17%
Linear Park	1.61	0.82%
Village Square	0.87	0.44%
Buffer	1.14	0.58%
Storm Water Management	11.53	5.89%
Elementary School	7.26	3.71%
Secondary School	6.47	3.31%
Low Density Residential	71.62	36.63%
Medium Density Residential	13.26	6.78%
Roads	38.37	19.61%
Total Area	195.71	100.00%

Value exceeds 100% due to rounding

The current Block Plan is dated March 21, 2006 and reflects revisions and responses to comments received from various City Departments and external commenting agencies. The Block 40 South Submission includes the Block Plan and the following supporting documentation:

1. Block Plan Report – December 2003 – KLM Planning Partners Inc.
2. Draft Environmental Conditions Report for MESP – Environmental Impact Study for Block 40 – December 2003 – Azimuth Environmental Consulting Inc.
3. Geotechnical Investigation Block 40 City of Vaughan – December 2003 – Geospec Engineering Ltd.
4. Surface Water Resource Report – September 2005 – Schaeffer and Associates Ltd.
5. Municipal Servicing Report – September 2005 – Schaeffer and Associates Ltd.
6. Transportation Study – December 2003 - Paul Hill Consulting
7. Noise Impact Study – December 2003 – Valcoustics
8. Environmental Impact Study - Azimuth Environmental Consulting Inc.
9. Block 40 Urban Design Guidelines – March 2004 – Terraplan Landscape Architects

10. Delineation of the Boundary of the Central tableland Woodlot, Block 40(South) – September 2005 – Dillon Consulting
11. Block 40, Millwood Valley Developments- Woodlot Vegetation Assessment Plan – March 2005 – Aboud and Associates

In addition to the initial submission of items listed above, the applicant prepared and submitted revisions and additional information for most items requested. Based on comments received and accepted practices for processing Block Plans, it was determined that other requested items could be submitted as part of the zoning and subdivision process.

Analysis

Public Hearing Report – Resolution of Outstanding Issues

A preliminary report identifying outstanding issues and to seek public input was presented at the May 2, 2005 Committee of the Whole Meeting. This report identified items that required specific attention from the applicants. The applicants have submitted additional information in response to the items presented in the Public Hearing Report and comments received from various City Departments and external agencies.

In response to the items presented in the Public Hearing Report, Staff and the applicants reviewed and addressed the following issues such that they do not require additional information to be provided prior to the approval of the submitted Block Plan for Block 40 South:

- a) alignment of Fossil Hill Road between Block 39 and Block 40 South should match;
- b) location of the Neighbourhood Commercial use on Weston Road and its compliance with the policies within OPA No. 600;
- c) interpretation of the limit of the Estate Residential designation south of Greenbrooke Drive along Weston Road;
- d) the acceptance of the secondary school site by the York Region District School Board;
- e) a site of a suitable configuration, size and location be identified for the York Catholic District School Board to provide one elementary school; and
- e) deletion of Millwood Parkway Connection.

Issues Remaining to be Resolved and Recommended Conditions of Approval

Since the Public Hearing of May 2, 2005, additional work and studies have been submitted by the applicant. The following provides a summary of the current status of the identified issues still to be addressed. Those that remain outstanding have been addressed as a condition of approval, as noted in this report's Recommendations. Where additional study is required to fulfill any recommendation contained, any recommendations contained within the required study may be addressed through additional conditions of this approval. Where the additional study has an impact on other conditions, the revision of existing conditions and / or the addition of new conditions may occur to reflect the findings of the required study.

1) Land Use Plan

OPA No. 600, Schedule B (Attachment 2) illustrates the planned development for the Vellore community, including Block 40. The land use pattern within the communities established by OPA No. 600 typically includes the following features:

- a) A centrally located District Centre functioning as the focus of the highest density and concentration of residential and commercial development;
- b) Medium density residential/commercial designations lining major arterial roads to support and encourage public transit ridership;
- c) Low density designations inside each block;
- d) Schools and parks spatially distributed to be conveniently accessible to their catchment areas;
- e) Natural features (valleylands, tableland woodlots) designated for protection;
- f) A grid street network including multiple primary roads east-west and north-south within each block to facilitate traffic circulation and reduce the reliance of local traffic on the arterial network.

The submitted Block 40 South Plan generally conforms with the land use designations of OPA No. 600 Schedule B (Attachment 2). Some minor adjustments have been made to the locations of schools, parks and commercial sites. Also, the defined limits of the Vellore District Centre were modified by OPA No. 650. However, the proposed land use pattern is largely reflective of the OPA No. 600 secondary plan.

a) Residential Uses

i) Densities

OPA No. 600 includes density policies to ensure that development makes efficient use of land, and establishes sufficient density in appropriate locations to support public transit. OPA No. 600 requires that new community areas achieve an overall net density of 16 – 18 units per hectare in the residential areas. The land use scheme presented is in keeping with the intent of OPA No. 600 with respect to the net density of 16-18 units in residential areas.

ii) Unit Types

OPA No. 600 proposes a ratio of low to medium density units of 60% low density, 40% medium density. The applicant proposes a split of approximately 70% low density, 30% medium density. Due to the configuration of the Block and the developable area of the Block, this reduced ratio of low density to medium density units is acceptable.

b) Commercial Uses

The Block Plan proposes to locate a Neighbourhood Commercial site on Major Mackenzie Drive within the Medium Density Residential/Commercial designation and a Local Convenience Commercial site on Weston Road. The location of the Local Commercial site was identified as an issue in the Public Hearing report. Upon further consideration, it has been determined that no amendment to the Official Plan is required for this site. The location of the Neighbourhood Commercial site complies with the intent of OPA No. 600.

c) Schools

With respect to the location of school sites, the proposed locations, while differing from the locations proposed in OPA No. 600, are located in a similar manner that maximizes connectivity between schools and adjacent parks providing convenient access to the surrounding community.

The York Catholic District School Board has requested that school sites of a suitable configuration, size and location be available to the School Board as per existing policies

and procedures. As some of the lands proposed to be provided for schools are owned by non-participating land owners, a condition of Block Plan approval has been included, requiring that the location of all schools be determined and provided.

Similarly, the York Region District School Board has requested that the location and design of an elementary school be approved by the Board prior to the approval of any plan of subdivision or approval of site plan within Phase 1 of Block 40 South. The proposed site is located on a non-participating land owner's property. It is clear from this request that the School Board's concerns should be addressed early in the approval process. Therefore, the Block 40 South landowners group should be required to show how their planned phasing of development will address this request. Therefore, a condition of Block Plan approval has been included requiring that, prior to the approval of any plan of subdivision or amendment to the Zoning By-law, the school site be identified to the satisfaction of the School Board.

d) Parks

The location and size of parks generally complies with the locations and configuration as envisioned in OPA No. 600. In addition to the network of neighbourhood and district parks within the Block 40 South Planning area, the applicant also intends to create a linear park system utilizing existing hedgerows and other natural features.

The proposed park area conforms to the City's parkland dedication policy requirements. In some instances the park land dedication for the Block is located on property owned by non-participating landowners. A suitable agreement between the City and landowners group should be in place to ensure that the identified lands are transferred to the City. This can be done during the subdivision approval process.

The York Region Catholic School Board has requested that a connection from the school site to the linear park be included in the design of the Neighbourhood Park, located to the north of their proposed site. This item is not required to be included as either a condition of Block Plan approval nor draft plan of subdivision approval, but should be considered during the design process of the park and abutting sites.

2) Transportation

The proposed transportation network consists of two north/south and two east/west primary roads and series of connecting local roads. OPA No. 600 provides for a third north/south road be included in the development of the Block Plan Area. The deletion of this road, Millwood Parkway extension, was commented on at the public hearing by the Weston Downs Rate Payers Association and within the Public Hearing Report by City Staff. The Weston Downs Ratepayers Association supports the removal of the Millwood Parkway extension, and staff can support their position.

However, there are still outstanding items which will need to be addressed to the satisfaction of the City's Engineering Department as a condition of Block Plan approval.

In addition to the items presented in the Public Hearing, the City's Engineering Department has indicated that, in order to facilitate the development of Block 40 South, Regional infrastructure/transportation improvements, including the reconstruction and widening of Major Mackenzie Drive, will be required. The City's Engineering Department is satisfied that these improvements may be addressed through a suitable condition of approval.

The York Catholic District School Board has also expressed concern with respect to the location of their school site and the lack of specific descriptions of the proposed traffic calming and traffic control. These items also have yet to be addressed by the applicant.

Finally, the City's Engineering Department has requested that preliminary grading information be submitted to demonstrate acceptable grades of roads and lots. This condition will need to be addressed in a comprehensive manner that includes all lands within the Block 40 South Planning Area. As this item is comprehensive in nature, it has been included as a condition of Block Plan approval.

3) Woodlots

OPA No. 600 provides a framework for the identification and preservation of Terrestrial (Woodland) resources. Within the Block 40 South Planning Area there are two areas of significance, a tableland woodlot located in the center of the lands and a second woodlot associated with the valley edge to the west.

The woodlot located at the western edge of the Block 40 South Planning Area adjacent to the valley has been reviewed by Urban Design staff of Development Planning, and by the TRCA, who generally concur with the findings of the landowners' "Woodlot Vegetation Plan". Based on their review of the report and site conditions an "Edge Management Plan" has been requested for the portions of the block where development interfaces with valleylands and environmental features, prior to subdivision approval. The "Edge Management Plan" shall be based on a Terms of Reference prepared in coordination with and to the satisfaction of the TRCA.

In addition to the general comments and recommended conditions the TRCA has identified various features worthy of preservation and protection. The TRCA has specifically requested that the existing natural features for the entire main valley system on the west side of the Block be staked and have a ten metre buffer applied in order to protect the integrity of the valley system.

4) Master Environmental Servicing Plan (MESP)

Based on issues identified through the Public Hearing and circulation process the MESP has been revised. However, there are outstanding items, which include reports addressing concerns related to:

- a) Stormwater management;
- b) Hydrogeology;
- c) Servicing;
- d) Coordination with Block 40 North and Block 47
- e) Development and Infrastructure Phasing Plan;
- f) Soil analysis;
- g) Environmental Noise Analysis; and
- h) Terrestrial resources.

Some of the outstanding items shall be addressed through conditions of Block Plan approval while others will form conditions of subdivision approval. As the contents of the MESP should be reviewed holistically, revisions may have an impact on other items within the MESP. Therefore, the TRCA has requested that upon completion of the outstanding items the MESP be resubmitted for their review and approval.

a) Stormwater Management

As part of their review, the TRCA provided a detailed list of concerns and items that should be addressed as conditions that relate to the design and location of stormwater management ponds and other infrastructure. These concerns include preservation of identified valley features and the location, size, ownership, and design of the storm water management ponds. The applicant has indicated that, as the items requested are highly detailed in nature, they are unable to address the concerns raised by the TRCA until a later stage in the approval process. Conditions of Draft Plan of Subdivision approval have been identified to ensure these issues are properly addressed.

In addition to the location and Engineering work required for a storm water management pond, the City also requires that the design of these facilities be incorporated into the Urban Design Guidelines and Streetscape Masterplan.

b) Hydrogeology

A comprehensive water budget analysis and a hydrogeologic study are required. These items have not been submitted. As these items are of Block wide concern, these reports will need to be comprehensive in nature and assess the entire Block. Therefore, they are required as a condition of Block Plan approval. Specific items presented by the TRCA to be included in this review include post development hydrologic modeling and the preparation of a monitoring plan. The TRCA has requested that the Terms of Reference for the monitoring plan be established with their input and to their satisfaction. This monitoring plan should be coordinated with the adjacent active Block Plans on Purpleville Creek (in Block 40 North and Block 47) and consider items such as groundwater elevations, fluviogeology stations on Purpleville Creek, and flow monitoring on Marigold Creek.

c) Servicing

A large portion of the Block 40 South Planning Area either abuts or contains valleylands and associated features. The long term preservation and conservation of these features is of interest to the TRCA. The TRCA has requested, that as a condition of Block Plan approval and prior to agreement to any servicing in the valley, a comprehensive sanitary and water servicing plan be prepared in consultation with and to the satisfaction of the TRCA. As the requested action consists of design engineering, it is reasonable to defer the detailed engineering and designs of this requirement to the land development application stage of the development process while requiring a general servicing plan as a condition of Block Plan approval.

Block 40 South is primarily a greenfield development. However there are two existing estate residential developments that abut the subject lands. These estate residential developments are currently serviced through onsite wells and septic systems. As these areas age, the septic systems and wells will require maintenance and replacement. It may be advisable that these neighbourhoods be connected to municipal services in the future. The Engineering Department has requested that, in order to address this potential situation, additional information be provided demonstrating how the Greenbrooke Estates and Millwood Parkway Estates developments within Block 40 South can be serviced in the future, including water supply, sanitary sewers and stormwater management. A future water distribution system for these existing areas must be identified such that all City criteria may be achieved. The applicant has indicated that the proposed servicing plan allows for a future connection from the Greenbrooke Estates neighbourhood. The applicant has suggested that due to topography and location, the Millwood Parkway Estates neighbourhood will be better serviced from Block 39.

d) Coordination with Block 40 North and Block 47

In addition to general concerns related to the preservation of valleylands and the impact the installation of services may have on them, the TRCA has expressed specific concerns related to the location of the proposed sanitary pumping station and the required servicing-related valley crossings. The TRCA has requested that the location of these items be approved by TRCA and coordinated with the Block 40 North/47 MESP as prepared by EMC Group Limited dated January 2003.

e) Development and Infrastructure Phasing Plan

The development of Block 40 South will require the extension and connection to existing municipal and regional services and infrastructure. The City's Engineering Department has requested that timing of the required work be coordinated to their satisfaction. These items should be included in the requested Phasing Plan.

f) Soil Analysis

Portions of the lands within Block 40 South have been identified as being potential locations of historic fill. Specifically, lands along the south west portion of the valley system have been identified. In order to assess the identified lands, it is necessary that additional study take place and that the study be reviewed by the TRCA. Due to the location of the identified site and the proposed phasing, it is reasonable to include this request as a condition of approval prior to land division within that area.

The applicant has not submitted the required erosion study. One is required and will need to be reviewed by the TRCA prior to the approval of draft plan of subdivisions.

As per the City's Policy and Procedure for Dealing with Contaminated or Potentially Contaminated Sites, Phase I Environmental Site Assessments and if necessary, Phase II assessments for properties are normally submitted as part of the MESP Block Plan submission. This is a standard requirement for all Block Plans but may be deferred until the plan of subdivision stage of the development approval process.

Both the TRCA and City's Engineering Department have provided comments requesting that additional work be undertaken to complete the MESP. As a condition of approval of the Block Plan and prior to the approval of any amendments to the Zoning By-law or land division it is suggested that as a condition of Block Plan approval the MESP be completed, addressing outstanding concerns, subject to TRCA and City review and approval.

g) Environmental Noise Analysis

The City's Engineering Department has reviewed the applicants' Environmental Noise Analysis and has identified areas of concern and incomplete information. As the submitted report is incomplete, the required items have been addressed as a condition of Block Plan approval.

h) Terrestrial Resources

A Terrestrial Resources technical report was submitted as part of the MESP. This report identifies and discusses the importance of the Block's valleylands, hedgerows and woodlots. In order to preserve and enhance these features additional work is required. As these features are spread throughout the Block and form an ecosystem, they should be managed holistically, therefore any required report or work that is required for these

items should be provided prior to the approval of any draft plans of subdivision and therefore the required technical work forms a condition of Block Plan approval.

5) Heritage/Archaeological Resources

The initial comments from the City's Cultural Services Department indicated that there are two buildings of interest on the subject lands. Upon further consultation with Cultural Services and review of the "Listing of Buildings of Architectural and Historical Value (October 2005)" it has been determined that only the building located at 3930 Major Mackenzie Drive deserves specific attention. This building is currently on property owned by a non-participating land owner and is within the proposed road right-of-way of the Fossil Hill Extension. The participating land owners have indicated an openness to work with the City to relocate the building onto another location within the Block. As this building has been moved in the past, this is a satisfactory solution for preserving the building. Additional discussion and work will be required by both the applicant and the City before this solution can be completed. It is an acceptable solution to require as a condition of Block Plan approval that the applicant work with City staff to review all reasonable solutions for preserving this structure.

Other comments received from Cultural Services relate to the completeness of background studies and inventory of existing resources. These requirements are addressed as conditions of Block Plan approval, with recognition that the findings may require amendments to the conditions of approval and may possibly have an impact upon the design of the Block Plan.

Cultural Services noted that an Archaeological Assessment is also required as part of the Block Plan approval process. This is a standard condition that may be deferred and addressed during the subdivision approval process.

6) Urban Design Guidelines / Landscape Master Plan

The Urban Design Guidelines and Landscaper Masterplan for the Block 40 South Planning Area have been submitted and reviewed by the Urban Design Section of the Development Planning Department. These comments have been provided to the applicant in order that the appropriate revisions can be made. As the concerns related to the original submission are being addressed, the City requires as a condition of Block Plan approval that the Design Guidelines be revised prior to the approval of any draft plans of subdivision or site plan control agreements.

7) Development Phasing

Under the policies of OPA NO. 600, a phasing plan is a standard requirement of a Block Plan as it establishes the logical sequence of construction of major infrastructure, including roads, sewers, water lines, storm ponds, parks and schools, as well as the basis on which private development will be proceeding within the block. Block 40, including its portion of the Vellore District Centre, will ultimately include approximately 3000 housing units and more than 9000 residents.

The City's Engineering Department has requested that a "Development and Infrastructure Phasing Plan" be provided and approved in order to ensure orderly development and the inclusion of lands owned by non-participating landowners. The rationale for this requirement is that key pieces of infrastructure, including roads and schools are shown to be located on non-participating land owner's properties, and there are a number of incomplete reports and conditions associated with the approval of this Block Plan. In order to ascertain the impact of these non-participating lands on the development, greater certainty is required respecting the timing of their inclusion in the Block 40 South

development. The provision of services will have an impact upon the timing of development of these lands. Therefore, a condition of Block Plan approval has been included, which must be addressed to the Engineering Department's satisfaction, prior to the approval of any plans of subdivision within the Block 40 South Planning area.

Relationship to Vaughan Vision

The recommendations in this report are consistent with Vaughan Vision 2007. Specifically, as proposed the Block 40 South Planning Area Block Plan provides for a development pattern that considers environmental features and protects them, implements the proposed Pedestrian and Bicycle Master Plan through the provision of linear parks and greenways and creates a transportation network that is generally efficient and promotes the use of transit.

Conclusion

Staff supports approval of the Block 40 South plan, subject to the land owners group addressing the conditions described in the "Recommendations" section of this report. The Block Plan was reviewed in accordance with the Development Process/Block Plan policies of OPA No. 600.

Issues have been identified that allow the Block Plan to be approved conditionally provided that the identified items are resolved to the satisfaction of the commenting agency and/or City of Vaughan, prior to the City processing applications for draft plan, and zoning approval. This report includes conditions that are to be addressed as part of the zoning and subdivision approval process.

Attachments

1. Location
2. Proposed Block Plan
3. OPA No. 600 – Schedule "B" Vellore Urban Village

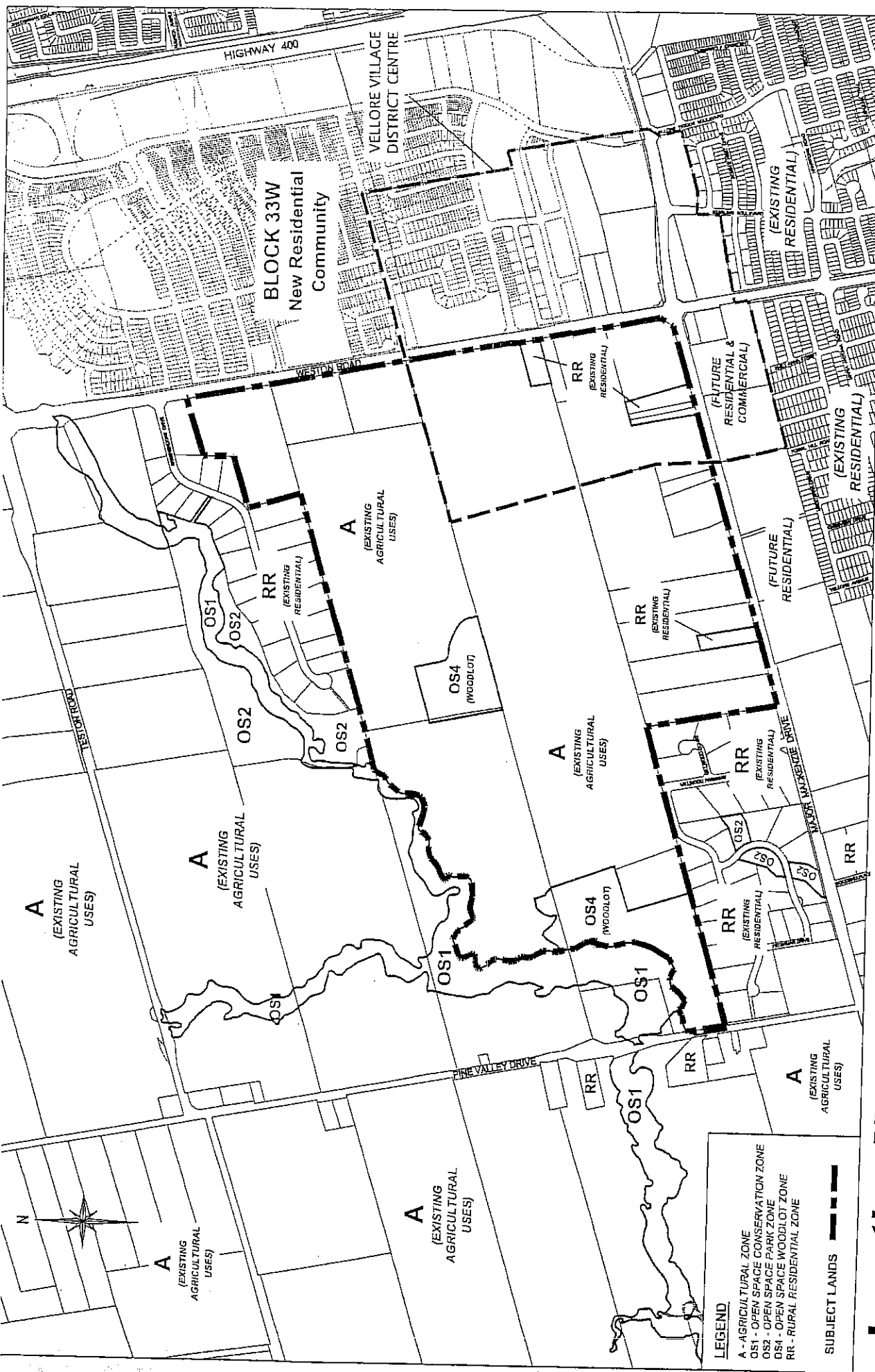
Report Prepared by:

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Paul Robinson, Sr. Planner, ext 8410
Wayne McEachern, Manager Policy Planning / Urban Design, ext 8026

Respectfully Submitted,

JOHN ZIPAY
Commissioner of Planning

Diana Birchall
Director of Policy Planning / Urban Design



Attachment
 FILE No.:
 BL.40.2004
 Not to Scale
 March 31, 2006

City of
Vaughan
 Development Planning Department

Location Map

Part of Lots 21 - 24,
 Concession 6

APPLICANT:
 KLM PLANNING PARTNERS

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VELLORE URBAN VILLAGE 1

LEGEND

(SS)	Elementary School
(SS)	Secondary School
(P)	Neighbourhood Park
(DP)	District Park
(C)	Neighbourhood Commercial Cn.
(V)	Lands Subject to Vellore - Urban Village Area #1
(LDR)	Low Density Residential
(MDR)	Medium Density Residential/Commercial
(VLC)	Vellore Village Centre
(ER)	Estate Residential
(UR)	Urban Area
(HPE)	High Performance Employment Area
(VL)	Valley Lands
(SC)	Stream Corridor
(GS)	Greenway System
(TLW)	Troubleland Woodlots
(GC)	General Commercial
(SWM)	Storm Water Management
(VC)	Vaughan Centre
(WDA)	Waste Disposal Assessment Area (Pinner Estate)

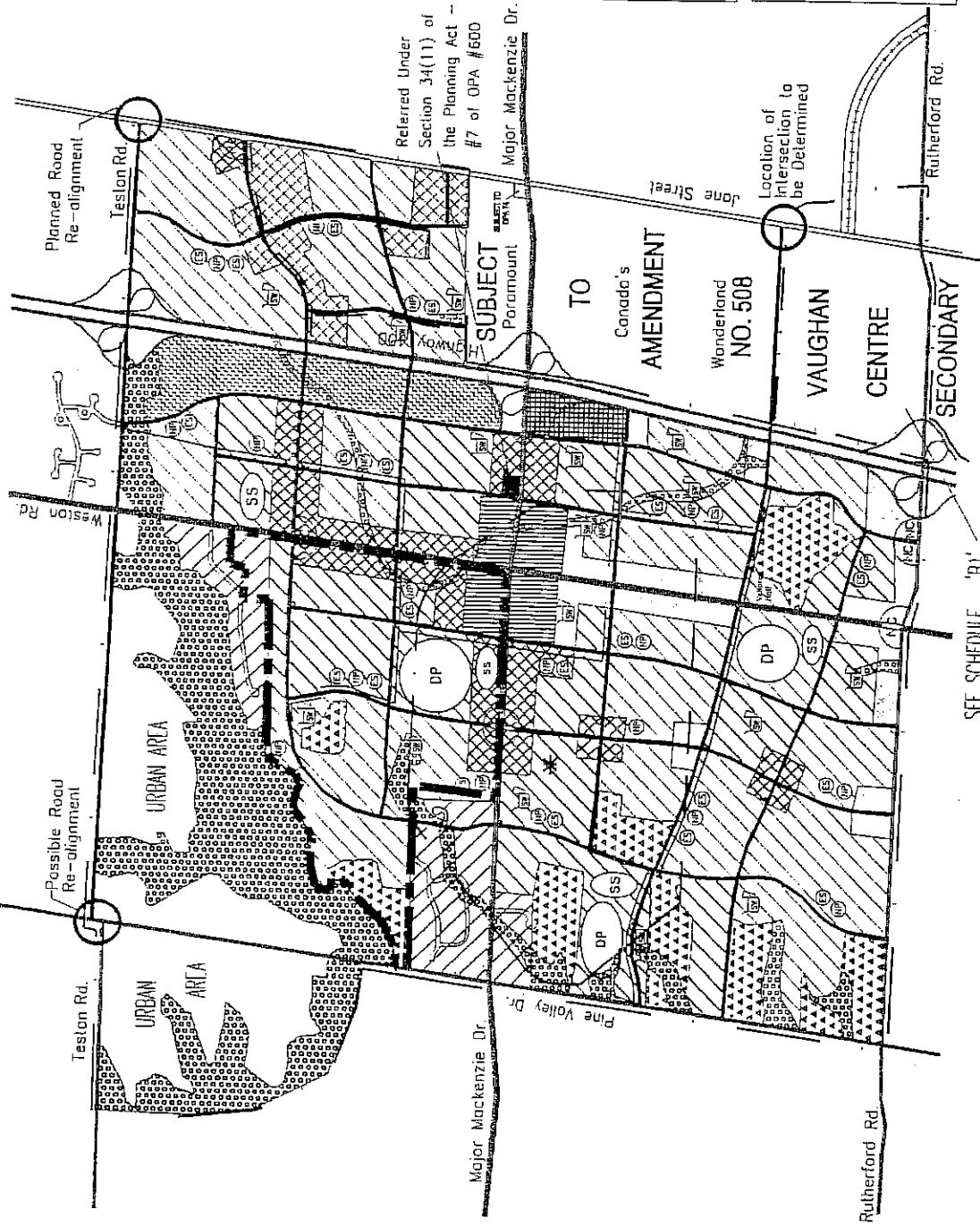
THIS IS SCHEDULE "TOB" AMENDMENT # 600

ADOPTED THE 28TH OF FEBRUARY

SENIOR COUNCIL

LOJACKSON J. BUCHI

WPK DEE



Planned Road Re-alignment

Teston Rd.

Pine Valley Dr.

Major Mackenzie Dr.

Paramount

Canada's AMENDMENT NO. 508

VAUGHAN CENTRE SECONDARY

Rutherford Rd.

Location of intersection to be determined

Jane Street

SEE SCHEDULE "B1"

SEE SCHEDULE "B2"

AREA SUBJECT TO AMENDMENT NO. 512

PLAN AREA

Not to Scale

OPA #600 - Vellore Urban Village

APPLICANT: KLM PLANNING PARTNERS

Part of Lots 21 - 24, Concession 6



Development Planning Department

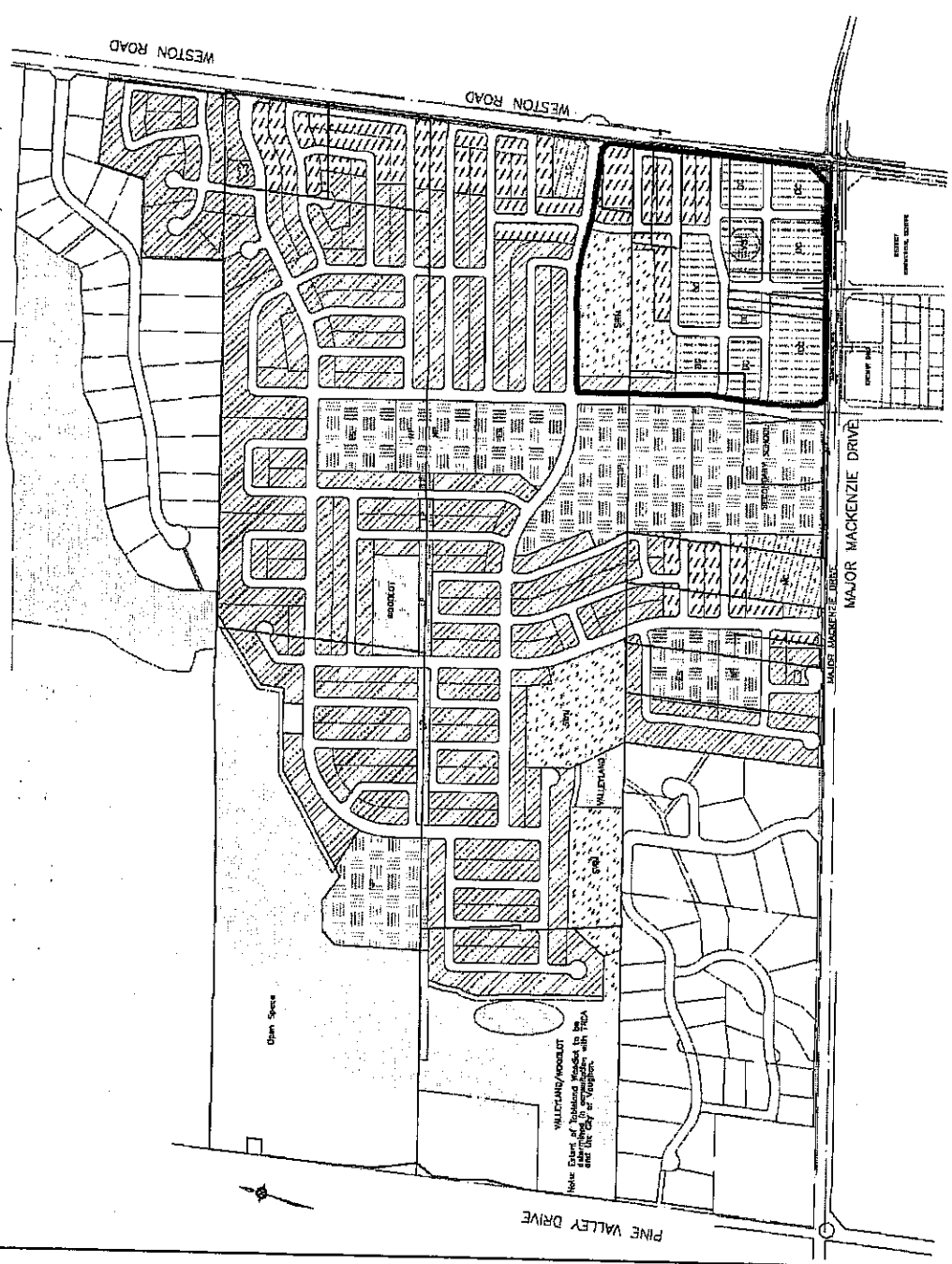
Attachment 2

FILE No.: BL.40.2004

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March 31, 2006

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LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- NC - NEIGHBOURHOOD COMMERCIAL
- LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
- ES - ELEMENTARY SCHOOL
- SS - SECONDARY SCHOOL
- DP - DISTRICT PARK
- NP - NEIGHBOURHOOD PARK
- LP - LINEAR PARK
- VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS

Not to Scale

Block 40 Community Plan

Part of Lots 21 - 24,
Concession 6

APPLICANT:
KLM PLANNING PARTNERS

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Development Planning Department

Attachment 3

FILE No.:
BL.40.2004

Not to Scale
March 31, 2006