

APPENDIX "A"
CITY OF VAUGHAN
REPORT NO. 29 OF THE
SPECIAL COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on March 31, 2003*

The Special Committee of the Whole met at 7:09 p.m., on March 24, 2003.

Present: Councillor Mario F. Ferri, Chair
Mayor Michael Di Biase
Regional Councillor Gino Rosati
Councillor Bernie Di Vona
Councillor Linda D. Jackson
Councillor Susan Kadis
Councillor Mario G. Racco

The following items were dealt with:

1 **BLOCK 33 WEST BLOCK PLAN**
BLOCK 33 WEST PROPERTIES INC.
BLOCK PLAN FILE: BL.33W.2001

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 24, 2003, be approved;**
- 2) That staff be requested to review the location of the stormwater management pond situated at the south east corner of Block 33 West, and report back to a future Committee of the Whole;**
- 3) That staff be directed to review the Ministry of Transportation of Ontario's (MTO) proposal for the area with the MTO, York Region and the developers group, and provide a report to a future Committee of the Whole, and that the written submission of Mr. L. Politano, Manager, Engineering, Ministry of Transportation, 4th Floor, Building D, 1201 Wilson Avenue, Downsview, M3M 1J8, dated March 21, 2003, be received;**
- 4) That the memorandum from the Acting City Manager/Commissioner of Engineering and Public Works and the Commissioner of Planning, dated March 24, 2003, be received;**
- 5) That the following deputations, written submission and petition, be received:**
 - a) Mr. Peter Smith, Weston Consulting Group Inc., on behalf of the developers group;**
 - b) Ms. Diane Rembacz, North Maple Ratepayers' Association, 208 America Avenue, Maple, L6A 3E8, and written submission and petition dated March 7, 2003; and**
 - c) Ms. Monica Volpintesta, 12 Boom Road, Maple, L6A 3G8; and**

APPENDIX 'A'
REPORT NO. 29 OF THE SPECIAL COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MARCH 31, 2003

- 6) That the written submissions of Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, both dated March 24, 2003, be received.

Recommendation

That the Commissioner of Planning recommends:

1) Block Plan Conditional Approval

That the Block 33 West Block Plan, dated March 7, 2003, as red-line revised, BE APPROVED, subject to the following conditions:

- a) That the Block 33 West Plan be red-lined to delete the words, "Commercial" from the words, "High Performance Employment".
- b) That the road network at the northeast corner of the Block include the proposed Highway 400/Teston Road Interchange as established through an approved Environmental Assessment study, and that a traffic report, which includes, but is not limited to, an analysis of the road network within the Block with consideration for the approved Interchange and associated traffic volumes, together with recommendations pertaining to road widths, intersection design and location, access locations to the employment blocks, traffic calming/management measures, the environmental capacity along Streets "A" and "B" within the Block, and a rationale for the elimination of the primary road connection to Greenbrooke Drive be provided to the satisfaction of the City, region of York and the Ministry of Transportation.
- c) That a Transportation Management/Sidewalk Plan, which includes traffic calming measures, all-way stop controls, parking restrictions, transit routes, bus stops and greenways, be submitted once the road network has been finalized in the Block, and approved by the Vaughan Engineering and Urban Design Departments, and if required, the Region of York.
- d) That the limits/buffers for the lots/blocks and stormwater management pond facilities be provided adjacent to the Purpleville Creek valley, and limits/buffers for other lots/blocks, stormwater management pond facilities and open spaces be provided and approved by the Vaughan Engineering and Urban Design Departments, and Toronto and Region Conservation Authority.
- e) That the noise attenuation measures for the lots/blocks adjacent to the Purpleville Creek valley be reviewed and/or modified with other noise attenuation measures, if possible, to eliminate locating acoustic fencing/berming along the valley, and that noise attenuation measures be reviewed for the provision of mandatory central air conditioning for lots fronting or flanking onto Street "B" and the height of noise attenuation fencing/berming, and be approved by Vaughan Engineering and Urban Design Departments, and Toronto and Region Conservation Authority.
- f) That the detailed designs for the stormwater management pond facilities (Ponds PC1, WDR1 and WDRT) be approved by the Vaughan Engineering Department and Urban Design Departments, and Toronto and Region Conservation Authority.
- g) That the Development and Infrastructure Phasing Plan be provided for all phases of the Block 33 West Plan for approval by the City, and that the first phase include:
 - the construction of Streets "A", "B", and "C", and the York-Peel Feedermain;

APPENDIX 'A'
REPORT NO. 29 OF THE SPECIAL COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MARCH 31, 2003

- the distribution of interim servicing for the residential lots/blocks and phasing of the residential lots/blocks;
 - an elementary school site for both the York Region District (Public) School Board and York Region District Catholic School Board, and the appropriate road and service infrastructure for the school sites; and
 - any other infrastructure that is required for the first phase.
- h) That the timing for the necessary Regional transportation (i.e., the widening of Teston Road and Weston Road) and servicing improvements (i.e., York-Peel Feedermain, and the Langstaff Trunk and Collector Sewer) for the development of the Block 33 West Plan, be identified to the satisfaction of the City, and Region of York.
- i) That the Urban Design Guidelines for the Block 33 West Plan be prepared in accordance with the new City Design Standards, for approval by Council, and shall include the following:
- gateway entry feature designs and placements;
 - boulevard and sidewalk/bike path designs;
 - road cross-section for "Primary Road with Greenway" for Street "A";
 - tree locations;
 - above and below grade utility locations;
 - built form design guidelines for the interface of the residential and employment areas along Street "A", and window streets facing Weston Road and Street "A" for the residential uses; and,
 - street lighting and pathway illumination designs.
- j) That all outstanding issues with respect to the proposed servicing and phasing of the Block 33 West Plan, including water supply, sanitary sewers, stormwater management facilities, grading, geotechnical and maintenance access roads, be addressed with revisions for the finalization of the Master Environmental Servicing Plan and approved by Vaughan Engineering, Urban Design and Planning Departments, and Toronto and Region Conservation Authority.
- k) That a Cultural Heritage Resource Assessment, which includes an archaeological and historical evaluation of structures, photographic documentation of the interior and exterior of the buildings, and a feasibility study on the preservation of the significant heritage structures within the Block be prepared by a qualified heritage consultant for approval by the Vaughan Community Services Department - Cultural Services and Archives Section.
- l) That any revisions to the Block 33 West Plan proposal, including land use, unit yield and lot/block configuration, and public infrastructure and facilities (i.e., stormwater management ponds, parks and roads) arising from the resolution of conditions in Part 1 of this "Recommendation" and issues raised by the City, Region, and Toronto and Region Conservation Authority, will be reflected in the revised Block 33 West Plan and supporting reports for approval by City Council, the Region, and Toronto and Region Conservation Authority.
- m) That the following appeals to OPA #600, as they apply to the Block 33 West Plan, be withdrawn or resolved to the satisfaction of the City, Region, and Toronto and Region Conservation Authority to allow the Block Plan to proceed.

APPENDIX 'A'
REPORT NO. 29 OF THE SPECIAL COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MARCH 31, 2003

Participating Land Owners Appeals

- Section 3.3 (Part A) and Schedule "B" - uses for lands designated "High Performance Employment Area";
- Section 4.2.1.5 - inclusion of the lands in the Vellore Village District Centre to allow a retirement development of 150 units per ha;
- Section 5.9.1 and Schedules "B", "E", "F", "G1", "G2", "G3" and "H" - the valley lands, parks and greenway, "Stream Corridor" designation through the middle of the Block, and "Stream Corridor" designation for the tributary in the southwest portion of the Block Plan within the Vellore Village District Centre Study area;
- Section 8.2 and Schedules "B" and "J" - the inclusion of the southern overpass across Highway #400;
- Schedules "B", "I" and "J" - Teston Road/Highway #400/Street "A" Interchanges, and the undesignated lands at the northwest portion of the Block next to Weston Road and Teston Road, and northeast portion of the Block next to Teston Road/Highway #400 /Street "A"/Interchange; and,
- Section 10.2.iii - the Development Process/Block Plan concerning the precise location and extent of the land uses in the Block.

Non-Participating Land Owner Appeal

- Section 4.2.1.3 and Schedule "B" - uses for lands designated "Medium Density Residential-Commercial Areas".

2) Draft Plan of Subdivision/Site Plan Matters

That the following matters shall be addressed by Council as part of or prior to the approval any draft plans of subdivision or site plans within the Block 33 West Plan:

- a) That the Teston Road/Highway #400/Street "A" interchanges, and "Button-hook" ramp design and "High Performance Employment Area" be determined and to the satisfaction of MTO, Region and City, and the required easements and/or rights of ways for the overpass across Highway #400, and any required services be secured by the City.
- b) That in accordance with the provisions of OPA #600, the City shall confirm the allocation of servicing capacity for the subject lands prior to draft approval of any plans of subdivision or site plans.
- c) That the applicant shall demonstrate to the satisfaction of the Vaughan Engineering Department that the proponent has fulfilled the necessary provisions of the Environmental Assessment Act, R.S.O. 1990, and the Municipal Class Environmental Assessment for Municipal Roads, Water and Waste Water Projects, October 2002, as they may apply to proposed primary roads and related infrastructure matters.
- d) That the applicant shall have submitted a Phase 1 Environmental Site Assessment Report for lands subject to a development application, and shall have fulfilled the requirements of the City of Vaughan's May 2001 "Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites".
- e) That conditions requiring warning clauses shall be included in all draft plans of subdivision or site plan agreements, advising all purchasers and/or tenants of anticipated traffic volumes for the planned Teston Road/Highway #400/Street "A" interchanges and ramps, primary Streets "A" and "B", the adjacent arterial roads,

APPENDIX 'A'
REPORT NO. 29 OF THE SPECIAL COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MARCH 31, 2003

and the public transit bus routes, in accordance with a Noise Report approved by the Vaughan Engineering Department.

- f) That the noise attenuation measures for the Purpleville Creek valley established by the Regional Municipality of York in the Noise Policy/Guideline Update Study be considered to the satisfaction of the City, and Toronto and Region Conservation Authority.
- g) That a Landscape Master Plan be approved to the satisfaction of the Vaughan Urban Design Department, which shall include the following:
 - landscape treatment for the interface between the residential area and high performance employment area along Street "A", and window streets facing Weston Road and Street "A";
 - plans linking the adjacent communities with pedestrian connections along the arterial roads, continuous sidewalk;
 - gateway entry feature designs; and,
 - landscape treatment for stormwater management pond facilities.
- h) That Architectural Design Guidelines for residential, institutional, commercial and employment buildings/structures be prepared, addressing built form, massing and elevations, and approved by the Vaughan Urban Design and Planning Departments, and that a control architect be retained at the cost of the applicant for approval by Council to implement said guidelines.
- i) That arrangements be made to provide permanent road and service connections to the elementary school sites at no cost to and within a time period specified to the satisfaction of the York Region District (Public) School Board and York Region District Catholic School Board.

3) Zoning By-law

That implementing zoning by-law(s) include as follows:

- a) The required limits/buffer from the top-of-bank for the lots/blocks adjacent to Purpleville Creek valley, as approved by the Toronto and Region Conservation Authority, be indicated.
 - b) Any Ministry of Transportation requirements concerning the Ministry's controlled portion of Street "A" from the south side of Teston Road to 200m south of the Highway #400 southbound on-ramp be indicated.
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The Committee of the Whole passed the following resolution:

That a closed session of Committee of the Whole be convened for the purpose of discussing the following matters:

- i) the security of the property of the City or local board;
- ii) personal matters about an identifiable individual including municipal or local board employees;
- iii) a proposed or pending acquisition or disposition of land by the municipality or local board;
- iv) labour relations or employee negotiations;
- v) litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board;

APPENDIX 'A'
REPORT NO. 29 OF THE SPECIAL COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MARCH 31, 2003

- vi) the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- vii) a matter in respect of which Council, boards, Committee or other body has authorized a meeting to be closed under an Act of the Legislature or an Act of Parliament.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Councillor Mario F. Ferri, Chair