

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, February 2, 2022

WARD(S): 1

TITLE: FILE BL.55W.2019

**BLOCK 55 NORTHWEST LANDOWNERS GROUP INC. BLOCK
PLAN IN THE VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole related to Block Plan Application BL.55W.2019 for part of the lands within Block 55 West which has been submitted to implement the policies of Vaughan Official Plan 2010 and Official Plan Amendments #47 and #48.

Report Highlights

- To receive input from the public and the Committee of the Whole on the proposed Block 55 West Block Plan
- To provide a summary of the policy context and proposed Block 55 West Block Plan
- All issues and matters identified through the review of the Block 55 West Block Plan application, together with comments expressed by the public and Committee of the Whole at the Public Meeting, including those submitted in writing, will be presented in a technical report and considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Block Plan File BL.55W.2019 (Block 55 Northwest Landowners Groups Inc.) BE RECEIVED, and that any issues identified be addressed in a comprehensive report to the Committee of the Whole prepared by the Policy Planning and Special Programs Department.

Background

Location: Block 55 West, (the ‘Subject Lands’) are located in the northwest quadrant of Block 55, south of Kirby Road and east of Regional Road 27. The Subject Lands are known as Part of Lots 28-30, Concession 8, City of Vaughan (See Attachment #1). The Subject Lands have an area of approximately 97.6 hectares in size which includes both participating and non-participating landowners (see Attachment #2).

Schedule 13 of the Vaughan Official Plan, 2010 (VOP 2010) shows the Subject Lands being designated as “Agricultural”, “Private Open Spaces”, and “Natural Areas”. The Subject Lands have since been redesignated by Official Plan Amendments (OPAs) #47 and #48 which amends VOP 2010. OPA #47 redesignated a portion of the Subject Lands from “Agricultural” and “Natural Areas” to “Low-Rise Residential”, “Agricultural” and “Natural Areas”, with a “Park” overlay to facilitate the development of approximately 279 residential units. OPA #48 redesignated a portion of the Subject Lands from “Private Open Space”, “Agricultural”, and “Natural Areas” to “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Agricultural”, and “Natural Areas” to facilitate the development of approximately 481 residential units, inclusive of a low-rise mixed-use block, and the redevelopment of 9-holes of the existing 18-hole golf course known as the Copper Creek Golf Club.

Following the adoption of OPAs #47 and #48 in June 2019, OPAs #47 and #48 were appealed to the Local Planning Appeal Tribunal (now known as the Ontario Land Tribunal ‘OLT’). In June 2021, the OLT ordered that the appeals for OPA #47 and #48 be dismissed and that the amendments be approved, however, the decision of the OLT has subsequently been appealed to Divisional Court.

The Block Plan Application process is a comprehensive planning process that is initiated by Block landowners

The Block Plan Application process is not a statutory requirement of the *Planning Act*. Consistency with the Provincial Policy Statement (PPS) and other applicable provincial plans was established through Vaughan Official Plan, 2010, and more specifically, Official Plan Amendments #47 and #48. The Block Plan process is required by OPAs #47 and #48 in respect to the Subject Lands. OPAs #47 and #48 state in policies 13.47.1.2 and 13.48.1.2 that, “the layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications in conformity with Section 10 of VOP 2010 and through a Terms of Reference to the satisfaction of the City”. The proposed Block 55 West Block Plan application is being reviewed in accordance with OPAs #47 and #48, and with the policies contained in Vaughan Official Plan 2010, Chapter 10, policies 10.1.1.14 to 10.1.1.26.

A major component of the Block Plan Application process is the Master Environmental Servicing Plan (MESP). The MESP shall be consistent with an ecosystem approach to planning, involving a rigorous analysis of the biophysical component of the natural system and the inter-relationships between them.

A Block Plan application has been submitted for lands within the northwest quadrant of Block 55. Approximately 56.53 hectares (57.9%) of the total 97.60 hectares is developable lands. Of the approximate 97.60 hectares within the Block, the participating landowners own approximately 94.69 hectares while the remaining 2.91 hectares are owned by the non-participating landowners. As such, approximately 2.98% of the area of Block 55 West is not included as part of the current Block Plan application process. Table 1 provides a summary of the participating and non-participating landowners.

Table 1: Land Ownership and Participation

Ownership	Participating	Non-Participating	Area (Ha.)
Copper Kirby Developments Limited	X		23.55
East Kleinburg Developments Inc. and 1045501 Ontario Limited	X		55.74
East Kleinburg Developments Inc. and Toya Investments Limited	X		15.40
Total Participating Land Area			94.69
Vitaro		X	2.61
Palmisano & Dalmao		X	0.30
Total Area			97.60

A Block Plan application was submitted by the Participating Landowners Group which are collectively known as the “Block 55 Northwest Landowners Group Inc.”

The Block Plan application was received by Policy Planning staff on August 31, 2021. The submission materials were initially circulated to internal City staff and external agencies on October 5, 2021.

The proposed Block Plan is included as Attachment #2 to this report. The Block Plan illustrates the location and extent of land use designations including “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Agricultural”, and “Natural Areas”. The 56.53 hectares of developable lands are proposed as a low-rise residential neighbourhood containing a mix of two-storey single detached dwellings, rear lane access single detached dwellings, and townhouse dwellings for a total of approximately

770 residential units. A low-rise mixed-use block located adjacent to the existing Copper Creek clubhouse is proposed which is intended to contain commercial uses and be kept to a maximum building height of three storeys. The proposed Block Plan shows a public elementary school located in Copper Creek North with an adjacent park, and two neighbourhood parks located to the north and the south of the school site.

The Block Plan illustrates the proposed location of a sanitary pumping station on the non-participating Vitaro property and the stormwater management pond that is proposed as an upgrade to the existing Copper Creek Golf Course irrigation and stormwater management pond. The Block Plan shows the proposed road network with two entrances from Regional Road 27 and a third entrance point from Kirby Road. Local road access to the non-participating Vitaro property where the sanitary pumping station is proposed has been provided on the Block Plan to support the future development of the Vitaro property. A 24 metre-wide landscape buffer along Regional Road 27 is depicted on the Block Plan in accordance with policy 13.47.1.2 (b) of OPA #47. The remaining 41 hectares are to be maintained for the existing clubhouse, natural heritage areas, and 9-holes of the Copper Creek Golf Course.

Previous Reports/Authority

Not Applicable.

Analysis and Options

The Block 55 West Block Plan has been developed in consideration of the Regional and local policy context

1. York Region Official Plan 2010 (YROP)

The York Region Official Plan 2010 (YROP) designates the Subject Lands as “Towns and Villages” and “Protected Countryside” per Map 1 – Regional Structure. The YROP forecasts growth for each local municipality within the Region. Section 5.2 of the YROP states that “growth will be accommodated in Regional Centres and Corridors, the Urban Area, Towns and Villages, and new community areas”. Per policy 5.6.22 (c) of the YROP, new development areas within Towns and Villages are to make the best efforts to achieve a minimum density requirement of 50 residents and jobs combined per hectare in the developable area. The proposed Block Plan is intended to yield a density of approximately 53 residents and jobs per hectare within the greenfield area.

The YROP identifies the eastern portion of Block 55 West as being part of the Regional Greenlands System, per Map 2 – Regional Greenlands System. Policy 2.1.1 of the YROP states that, “it is the policy of Council to protect and enhance the Regional Greenlands System and its functions shown on Map 2 and to control new development and site alteration within the vicinity of the System in accordance with the policies of this Plan”. Natural features were delineated through site specific field study in coordination with regulatory agencies for Block

55 West to determine precise limits of development in accordance with YROP policies with respect to the Regional Greenlands System.

2. Vaughan Official Plan 2010 (VOP 2010)

Schedule 1 – Urban Structure of VOP 2010 identifies Block 55 West lands as “Community Areas”, “Natural Areas and Countryside”. The eastern portion of Block 55 West is located within the “Greenbelt Plan Area”.

Schedule 13 – Land Use of VOP 2010 designates Block 55 West lands as “Private Open Space”, “Agricultural”, and “Natural Areas”, with a portion of the lands being within the “Greenbelt Plan Area”. OPAs #47 and #48 were adopted by Vaughan Council on June 12, 2019 in order to redesignate the Block 55 West lands to “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Agricultural”, and “Natural Areas”. OPAs #47 and #48 were appealed to the Local Planning Appeal Tribunal (now known as the Ontario Land Tribunal ‘OLT’). In June 2021, the Ontario Land Tribunal ordered to have the appeals dismissed and OPAs #47 and #48 be approved.

The Block 55 West lands are not subject to a secondary plan, therefore, the policies within OPAs #47 and #48 apply to the Subject Lands which state that, “the layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision Applications in conformity with Section 10 of VOP 2010 and through a Terms of Reference to the satisfaction of the City”.

A breakdown of the proposed land uses within Block 55 West was provided in the Block Plan application submission

3. Development Statistics

The following statistics have been provided for the Subject Lands, including both the participating and non-participating landowners lands.

Table 2: Proposed Land Use Areas for Block 55 West

Developable Land Uses	Participating Lands (Ha.)	Non-Participating Lands (Ha.)	Total Area (Ha.)	Percent of Land Area (%)
Low-Rise Residential	30.73	1.44	32.17	33.0%
Low-Rise Mixed-Use Residential	0.73	0.00	0.73	0.7%
Elementary School	2.63	0.00	2.63	2.7%

Neighbourhood Park	3.10	0.00	3.10	3.2%
Minor Collector Roads	4.24	0.00	4.24	4.3%
Local Roads	10.60	0.30	10.90	11.2%
Landscape Buffers	2.61	0.15	2.76	2.8%
Subtotal (Developable Area)	54.64	1.89	56.53	57.9%
Open Space	0.00	0.71	0.71	0.7%
Private Open Space (Humber Valley, Copper Creek Clubhouse)	39.88	0.00	39.88	40.9%
Regional Road Widening	0.17	0.00	0.17	0.2%
Pumping Station (within Greenbelt lands)	0.00	0.31	0.31	0.3%
Total Area	94.69	2.91	97.60	100.0%

The initial submission of the Block Plan application provided by the Block 55 Northwest Landowners Group Inc. proposes approximately 770 residential units, an estimated population of 2,700 persons, an overall density of approximately 46 persons and jobs per developable hectare and a total developable area of 54.64 hectares. Technical review of the submission by internal City staff and external agencies is still ongoing and the aforementioned development statistics are subject to change following further discussions with applicable staff and agencies.

The Block 55 Northwest Landowners Group Inc. provided the following technical reports and supporting materials in accordance with the Block Plan application process:

1. Block Plan Concept – Malone Given Parsons Ltd. (August 2021)
2. Scoped Block Plan Report – Malone Given Parsons Ltd. (August 2021)
3. Urban Design and Sustainability Guidelines – Nak (August 2021)
4. Landscape Masterplan and Vision – Nak (August 2021)
5. Environmental Impact Study (EIS) including Fluvial Geomorphology and Streambank Erosion Analysis – Beacon Environmental Ltd. (August 2021)
6. Tree Inventory and Preservation Plan Reports – Beacon Environmental Ltd. (July and August 2021)
7. Master Environmental Servicing Plan (MESP) – SCS Consulting Group Ltd. (August 2021)
 - a. Stormwater Management Report (in MESP)
 - b. Sanitary Sewer Capacity Analysis (in MESP)

- c. Floodplain Analysis (in MESP)
 - d. Infrastructure Phasing Plans (in MESP)
- 8. Hydrogeological Assessment – WSP Inc. (August 2021)
- 9. Geotechnical Investigations – WSP Inc.
 - a. Site Report (June 2015)
 - b. Outfall Report (January 2021)
 - c. Stormwater Pond Report (July 2021)
- 10. Slope Stability and Erosion (East Kleinburg) – WSP Inc. (July 2021)
- 11. Geotechnical Investigation and Slope Stability Assessment (Copper Kirby) – WSP Inc. (June 2021)
- 12. Highway 27 Corridor Assessment – Poulos and Chung Ltd. (July 2021)
- 13. Transportation Mobility Assessment Study – Poulos and Chung Ltd. (August 2021)
- 14. Environmental Noise Impact Study – Aeroustics Engineering Ltd. (May 2021)
- 15. Sustainability Performance Metrics – Malone Given Parsons Ltd. (August 2021)
- 16. Community Services and Facilities Study – Malone Given Parsons Ltd. (August 2021)
- 17. Archaeological Assessments – ASI Heritage (2016 to 2020)
- 18. Environmental Site Assessments – WSP Inc. (2015 to 2020)
- 19. Parcel Abstracts
- 20. Plans of Survey – Krcmar
- 21. Parkland Dedication Table – Malone Given Parsons Ltd. (July 2021)

Policy Planning Staff are in receipt of comments from internal City staff and external agencies on the first submission of the Block 55 West Block Plan application

4. Preliminary Issues to be Addressed through the Block Plan Process

Through an initial review of the Block 55 West Block Plan application submission, the following preliminary matters have been identified, which are not exhaustive and will require further consideration and discussion with the applicable departments and agencies. Any further comments, requirements, and/or modifications will be addressed in a future technical report to the Committee of the Whole.

i. General Comments:

The Block Plan application and any revisions and refinements to the submission materials will be reviewed for conformity with the applicable VOP 2010, OPA #47, and OPA #48 policies.

ii. School Sites:

Policy Planning Staff are in receipt of comments in respect to the Block 55

West Block Plan application from York Region District School Board (YRDSB) and York Catholic District School Board (YCDSB).

YRDSB has confirmed that they are generally satisfied with the location and configuration of the school site identified in the Block Plan, however, YRDSB requests that the roundabout depicted adjacent to the school site on the Block Plan be removed to allow for safer active transportation and pedestrian visibility associated with heavy school related pedestrian flow.

YCDSB provided comments on the Draft Terms of Reference and MESP on August 18, 2019. YCDSB's comments indicated that a Board Meeting was held on May 28, 2019 where the Board of Trustees designated a secondary school site to be located within the Block 55 West lands. YCDSB met with City of Vaughan staff and the landowner's agent on July 17, 2019 to discuss the requirement of the secondary school site. On October 15, 2021, YCDSB held a Board Meeting and reviewed the submission materials for the Block 55 West Block Plan Application. The Board identified that a 15-acre secondary school site is still a requirement for the Block 55 West lands within the developable area. The Board has identified that they will provide formal comments following the circulation of a revised Block Plan submission that includes the 15-acre secondary school site. YCDSB will continue to work with the landowners to identify an adequate school site within the Block 55 West developable lands.

It is the expectation of Policy Planning Staff that all comments in respect to the requirements identified by the School Boards be addressed prior to bringing forth a Report to the Committee of the Whole.

iii. Parks and Trails:

Parks Infrastructure Planning and Development (PIPD) staff provided comments on the submission materials regarding the size of parks facilities, location and inclusion of mid-block connections, and trail connections. PIPD Staff have noted that a Trails Master Plan was not included in the submission and requests that the Trails Master Plan be submitted for further examination of potential connections/alignments of a trail system throughout the Block with the intention of connecting to Block 55 East through the adjacent open space system. PIPD staff continue to seek the provision of mid-block connections through the development to improve porosity and active transportation options. PIPD staff have provided their preferred locations for mid-block connections throughout the Block.

iv. Urban Design:

Development Planning – Urban Design staff commented on matters relating to preliminary grading and tree preservation measures. Urban

Design staff has noted that significant alterations to the existing topography will impact the water table particularly in areas where trees are to be preserved. Grade alteration shall not have a significant impact on the water table as a tree preservation measure. For the purpose of maximizing long-term tree preservation objectives and creating a seamless transition between the existing and proposed topography, the use of a retaining wall as proposed in the Block Plan is discouraged by City staff to mitigate the grade differences along the interfaces between the existing and proposed development. Urban Design staff request that a creative grading solution be incorporated for tree preservation and suggest areas within the block which the grading solution should apply. A preliminary grading plan is required to confirm that the proposed development will have minimal impact on existing trees and that the best tree preservation measures are being considered within the proposed development.

Urban Design staff provided detailed comments on the Landscape Master Plan and Urban Design Guidelines regarding requirements for lighting, appropriate trail setbacks from residential lots, areas of opportunity for trails and multi-use pathways within the Block, the design of pedestrian crossings and pathways, and the configuration of the Golf Course Vista Block. A report is required to indicate how the recommendations included in the City-wide Urban Design Guidelines have been implemented in the proposed development. If any of the applicable guidelines have not been followed, justification should be provided for staff review.

v. Transportation:

Transportation Planning staff from York Region commented on a number of issues to be addressed through the Transportation Mobility Assessment Study. York Region Transportation Planning staff have identified that a widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road shall be required to accommodate the traffic generated from the proposed development. Furthermore, Kirby Road is under the ownership of the City of Vaughan, however, it is anticipated that beyond 2031, the road will become part of the York Region arterial grid network. The Transportation Mobility Assessment Study shows that satisfactory driver decision making cannot be secured to the west of the intersecting centre line of "Street A". The Study recommends that a traffic signal be installed to secure the driver decision making. York Region does not support the installation of traffic signals to overcome sight line deficiencies at an intersection.

York Region staff also identified that the Transportation Mobility Assessment Study is not consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (2016) and that the study should be revised to include

existing and future levels of service analysis for walking, cycling, and transit modes of transportation, as outlined in the Guidelines. York Region Transit (YRT) has noted that future YRT Mobility On-Request transit services are planned to operate within the Subject Lands.

Further revisions to the Block Plan are required to address comments from the City's Traffic Engineering staff pertaining to the planning and design of walking routes and traffic control measures (including proposed roundabouts) to ensure that they conform with the latest safety standards and provincial design guidelines. A speed review is to be conducted for boundary roads subject to the City's Speed Limit Policy. A Parking Strategy is required for the school site and park area proposed on the Block Plan. Further consideration is to be given to the design of pathways and sidewalks to the satisfaction of the City, ensuring that they are continuous, safe, and accessible to all road users and abilities, and to ensure that there are linkages to centres of activity such as parks and the school site. Trail connections should address the requirements provided by Parks Infrastructure Planning and Development staff and should be identified through the outstanding Trails Master Plan that is to be submitted by the Applicant.

vi. Servicing:

Infrastructure Planning and Corporate Asset Management (IPCAM) staff has identified that ultimate/permanent sanitary servicing strategy, details and plans were not provided in the Block Plan application submission. Revisions to the Master Environmental Servicing Plan (MESP) are required to discuss the transition to ultimate/permanent conditions. The City's Interim Servicing Strategy (ISS), October 2021, developed servicing strategies to safely accommodate future developments within the City's existing infrastructure on an interim basis before Regional infrastructure becomes available in 2028 and beyond. Site servicing plans and risk management strategies for interim servicing shall conform to the conclusions and recommendations of the ISS Study.

The City has initiated a Servicing Master Plan update (Integrated Urban Water Master Plan EA) to assess the existing and planned municipal servicing systems including water, wastewater, and stormwater, to support the City's Official Plan Review. The site servicing plans shall conform to the conclusions and recommendations of the Servicing Master Plan. Financial commitments may be secured at the Site Plan/Plan of Subdivision stage for the costs associated with implementing the recommendations of the Integrated Urban Water Master Plan EA to the satisfaction of the City. Technical review is still ongoing for water servicing requirements and further comments from Infrastructure Planning are forthcoming.

Individual private booster pumps are being proposed for portions of the proposed high elevation dwellings. Environmental Services Water and Wastewater staff has identified that the City anticipates operational issues and lack of control to address water pressure related complaints that may result from individual private booster pumps and therefore requests that a small City owned booster pump be utilized to have better operational control.

vii. Toronto and Region Conservation Authority:

A significant portion of the Subject Lands is located within the Toronto and Region Conservation Authority's (TRCA) Regulated Area and the Humber River watershed. In 2016, TRCA along with the Applicant and Lead Consultant visited the site to stake the limits of the natural features on site. TRCA staff reviewed and commented on Official Plan Amendment Applications for OPA #47 and #48. TRCA had no objections to the OPAs and determined that any technical comments in respect to Block 55 West would be provided through technical review of the scoped Block Plan and Draft Plan of Subdivision processes.

TRCA and City of Vaughan staff attended a site visit at 5841 Kirby Road (non-participating landowner) on July 8, 2020 where they reviewed the locations of the stakes placed by the owner's Environmental Consultant, delineating the limits of the natural features on the property. TRCA staff identified two areas on the property where adjustments to the stakes would be required to capture the limits of the natural features in their entirety. TRCA has noted that the delineation of feature limits on the site has not been finalized at the date that this Report was authored. TRCA provided detailed comments on the Master Environmental Servicing Plan (MESP) by SCS Consulting Group Ltd. Issues highlighted through TRCA comments with respect to the MESP included:

- The consideration of additional Low Impact Development (LID) opportunities across the entire site to achieve minimum requirements. TRCA Planning Ecology staff requests the incorporation of additional mitigation measures to reduce the infiltration deficit identified through their comments. Revisions to the Block Plan may be required to accommodate additional LID measures.
- There is an outstanding requirement for a slope stability assessment to confirm the long-term stable top of slope on the site.
- Identification of natural features on the site shall be finalized through the submission of a topographic survey including the staked feature limits and a slope stability assessment to the satisfaction of TRCA and further revisions to the location of the proposed pump station and associated grading should be provided to ensure that there are no negative impacts on natural features.

- All engineered drawings of the grading and design of retaining wall shall be provided to TRCA for review.

TRCA also provided detailed comments on the Environmental Impact Study (EIS) by Beacon Environmental Ltd. Comments associated with the EIS include:

- Requirement for the preparation of a conceptual landscape plan that details restoration and enhancement efforts of the natural heritage system.
- Correspondence with the Ministry of Environment, Conservation and Parks (MECP) should be recorded in the EIS with regards to Species at Risk requirements.

viii. Environmental Planning:

Environmental Planning staff has requested formal confirmation that the development limits have been established for the two areas identified on the 5841 Kirby Road property by TRCA. Environmental Planning staff defer to TRCA to review and approve the development limits including all regulatory matters related to floodplain, hazards, slopes, wetlands etc.

An evaluation of all tree groupings identified in the wooded areas should be conducted to determine if the wooded areas meet the criteria stated per 3.3.3.3. of VOP 2010. Substantial tree removal including species habitat is proposed for the site. Environmental Planning staff request that there is no net loss to the open space system. The landscape should be enhanced by ecological restoration through wildlife habitat linkages and connectivity, as well as providing public access to the Natural Heritage Network (NHN). A Vegetation Enhancement Plan should be provided to the City in accordance with policy 3.5.5.3 of VOP 2010 that incorporates planning, design, landscaping and construction measures with the goal of maintaining or enhancing natural self-sustaining vegetation, improving connectivity of the NHN and minimizing impacts to the retained natural features.

The proposed Block Plan currently meets the minimum score of 34 in the bronze level of the City's Sustainability Performance Metrics (SPM). City staff strongly encourages the Applicant to exceed the minimum Bronze threshold. In accordance with 'Connection to Natural Heritage' per the SPM, Environmental Planning staff suggest that the layout of the development consider the orientation of the employment and residential lots to minimize backlotting into the NHN.

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Block Plan application has been circulated to the Region of York for review and comment.

Regional Planning staff have confirmed that they do not have any comments related to the layout of the proposed Block Plan and the distribution of land uses, primarily because the Block Plan generally appears to implement the policies of the Vaughan Official Plan, 2010. Based on the Region's preliminary review, York Region staff have provided detailed comments that primarily speak to the engineering requirements that will be part of the Draft Plan of Subdivision Conditions of Approval and the need for revisions to the Transportation Mobility Assessment Study to achieve consistency with the format and recommendations of the Region's Transportation Mobility Plan Guidelines, and servicing requirements.

Any issues resulting from the Regional review will be addressed in the planning report prepared for a future Committee of the Whole.

Conclusion

The preliminary issues identified in this report, including future responses from internal departments and external public agencies, will be considered in the technical review of the Block Plan application and supporting reports. These will be addressed in a comprehensive planning report to a future Committee of the Whole meeting, which will also address comments provided by Council and members of the public.

For more information, please contact: Carly Murphy, Planner 1, Policy Planning, ext. 8630.

Attachments

1. Location Map
2. Block 55 West Block Plan

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