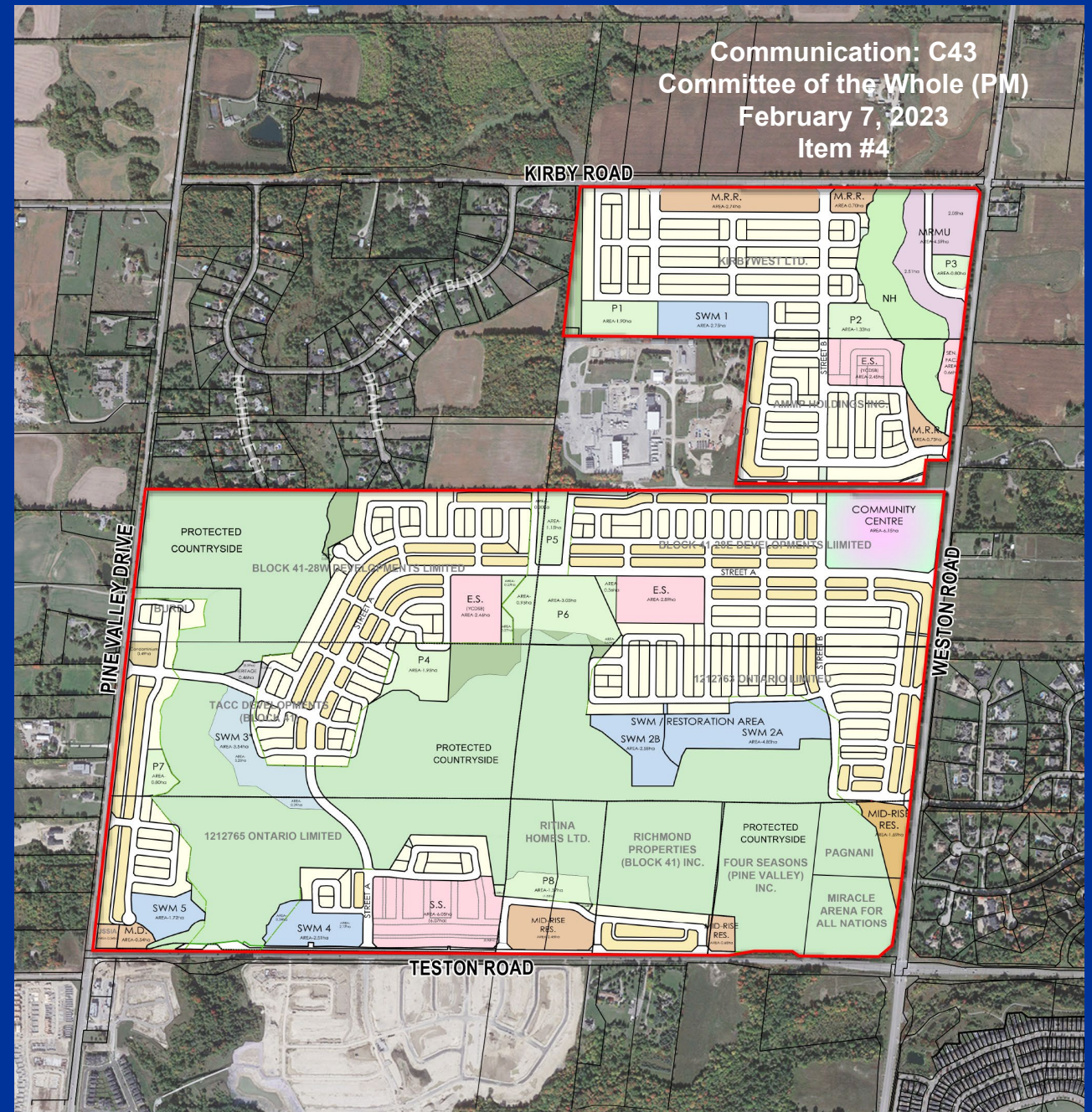


BLOCK PLAN BLOCK 41 COMMUNITY AREA

February 7th 2023 Public Meeting presentation by:
Don Given, Malone Given Parsons Ltd.



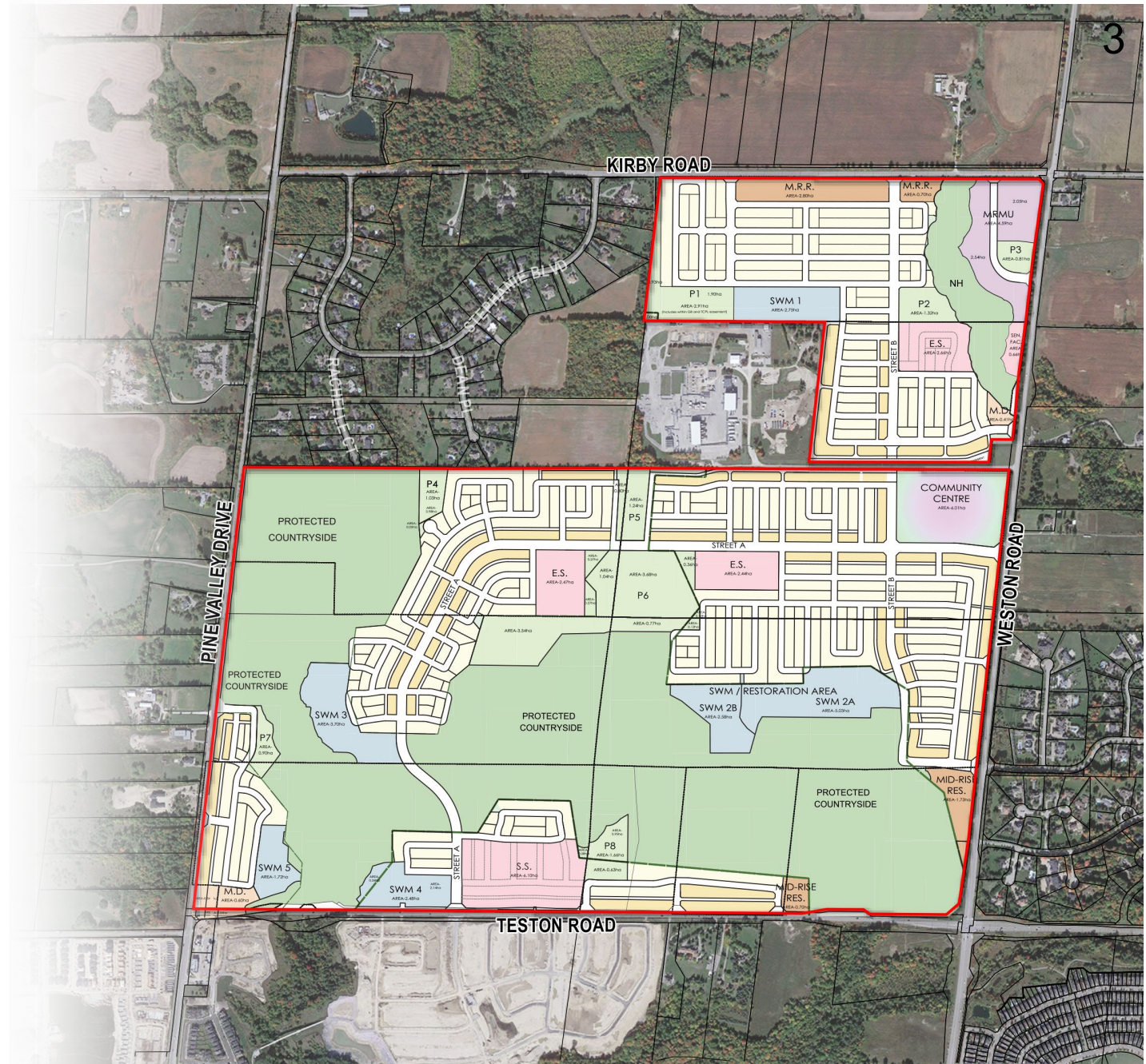


- 1. Designated Urban Area in York Region Official Plan 2010 September 2010 (Adoption) / June 2012 (OMB)
- 2. Designated New Community Area in Vaughan Official Plan September 2010 (Adoption) / October 2014 (OMB)
- 3. City Initiated Official Plan Amendment (Block 41 Secondary Plan) January 2015
- 4. Public Meeting for Secondary Plan April 2019
- 5. Block 41 Secondary Plan Approved by Vaughan Council October 2019
- 6. Block 41 Secondary Plan Approved by York Region Council January 2020
- 7. Minister's Zoning Order November 2020
- 8. Ontario Land Tribunal Approval of Secondary Plan August 2021
- 9. Block Plan and Master Environmental Servicing Plan Submission December 2021
- 10. Block Plan and Master Environmental Servicing Plan Presentation to Staff and Agencies March 2022
- 11. Public Meeting Block Plan February 2023
- 12. Block Plan 2nd Submission
- 13. Subdivision and Zoning Applications
- 14. Public Meetings for Draft Plans and Zoning
- 15. 2nd Submission Comments from City and Agencies
- 16. Staff Recommendation Report - Block Plan
- 17. Council Endorsement of Block Plan
- 18. Draft Subdivision and Zoning Approval

 **We are here**

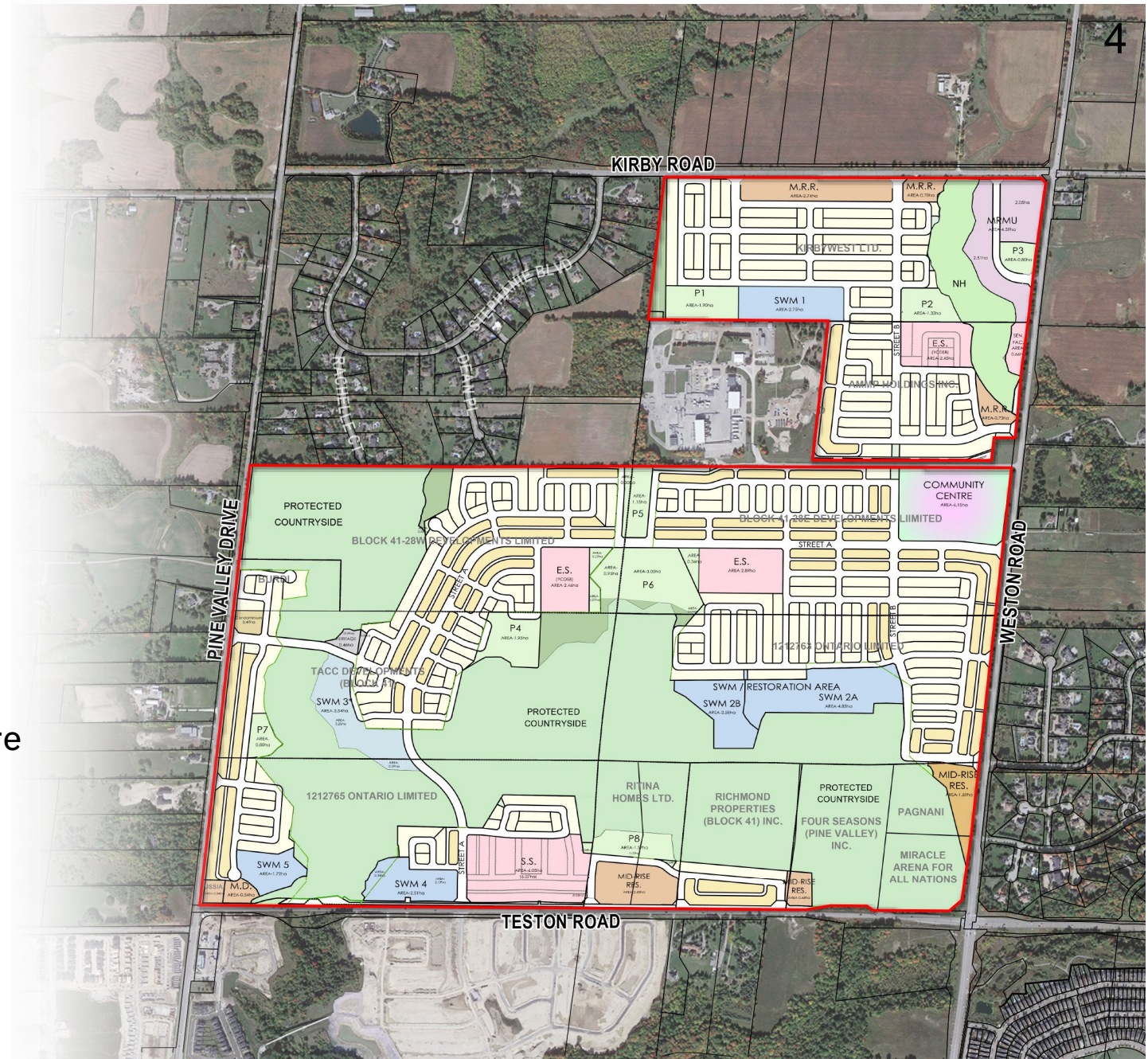
JULY 13, 2021 BLOCK PLAN

- Submitted December 23, 2021
- 3 Elementary schools
- 1 Secondary school
- 1 Community Centre with district level park (min 5.5 ha)
- 7 Neighbourhood parks
- 1 Public square
- +/- 13,500 Population
- +/- 4,400 Units
- Singles (street and lane), towns (street and lane), apartments, seniors facility
- Achieves over 70 persons and jobs per hectare



2023 REVISED BLOCK PLAN

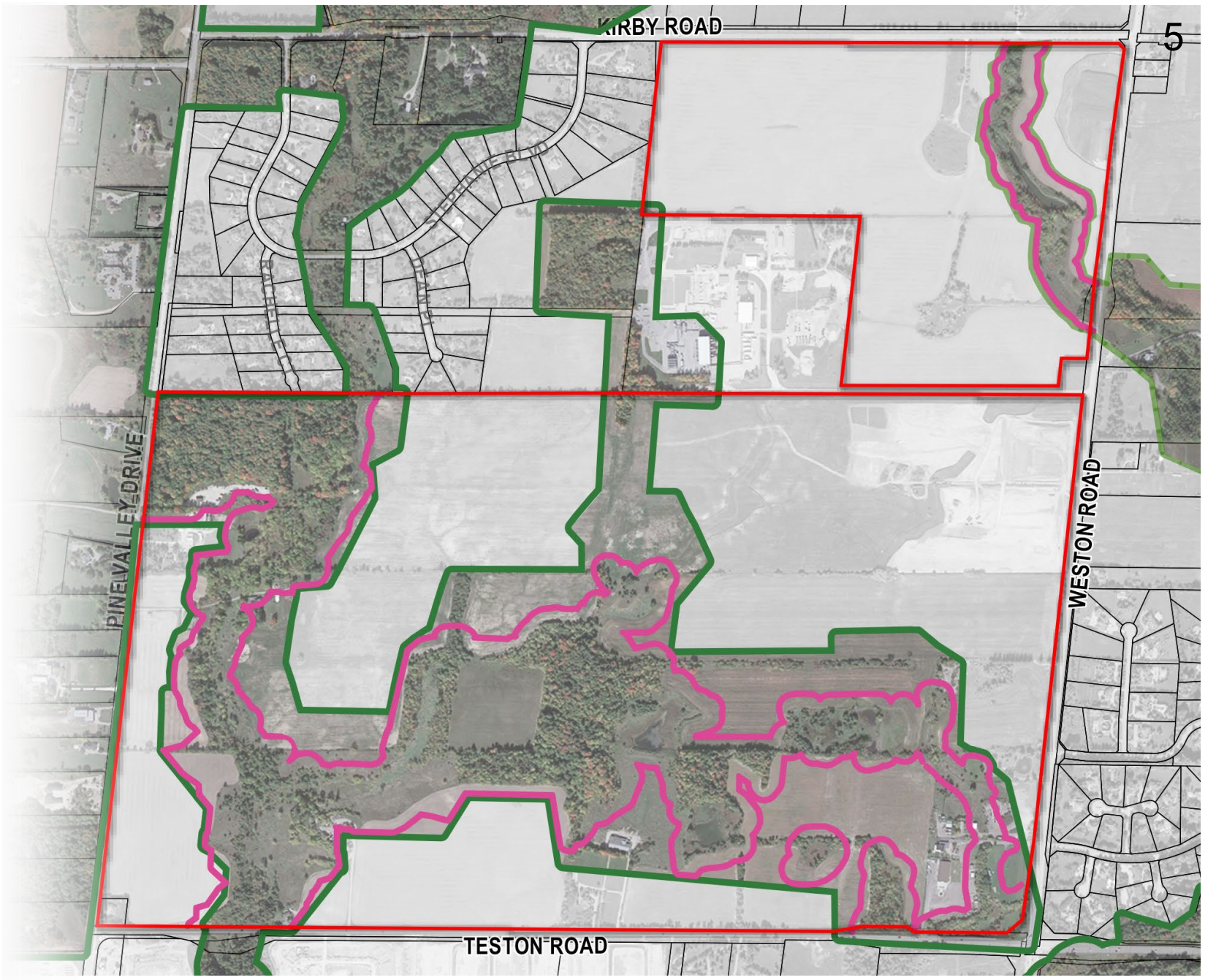
- 3 Elementary schools
- 1 Secondary school
- 1 Community Centre with district level park (min 5.5 ha)
- 7 Neighbourhood parks
- 1 Public square
- +/- 15,000 Population
- +/- 5,400 Units
- Singles (street and lane), towns (street and lane), apartments, seniors facility
- Achieves over 70 persons and jobs per hectare
- New mid-rise residential block along Teston Road





DEVELOPMENT LIMIT

- NATURAL FEATURES AND HAZARDS LIMIT (including buffers)
- GREENBELT PLAN BOUNDARY



COMMUNITY USES

- 2 Catholic Elementary Schools (C.E.S)
- 1 Public Elementary School (P.E.S)
- 1 Catholic Secondary School (Teston Rd) (C.S.S)
- 12.31 ha parkland dedication requirement
- 15.67 ha proposed parkland
- 4.12 ha potential parkland for acquisition
- 5.5 ha Community Centre with district level park service (Weston Rd)
- A multi-use trails system will provide connectivity within Block 41, and will be subject to review and discussions with the City

- SCHOOLS
- PARKS
- COMMUNITY CENTRE



COMMUNITY FACILITY FEASIBILITY STUDY

- Block 41 Block Plan locates a major Community Core Facility within a 5.5ha parcel at the intersection of Weston Road and the east/west collector road
- Community Core Facility will include a community centre, a library and a park that will provide a district-level service
- Four design options for the proposed building and park were generated



Concept A – Baseball



Concept A – Soccer

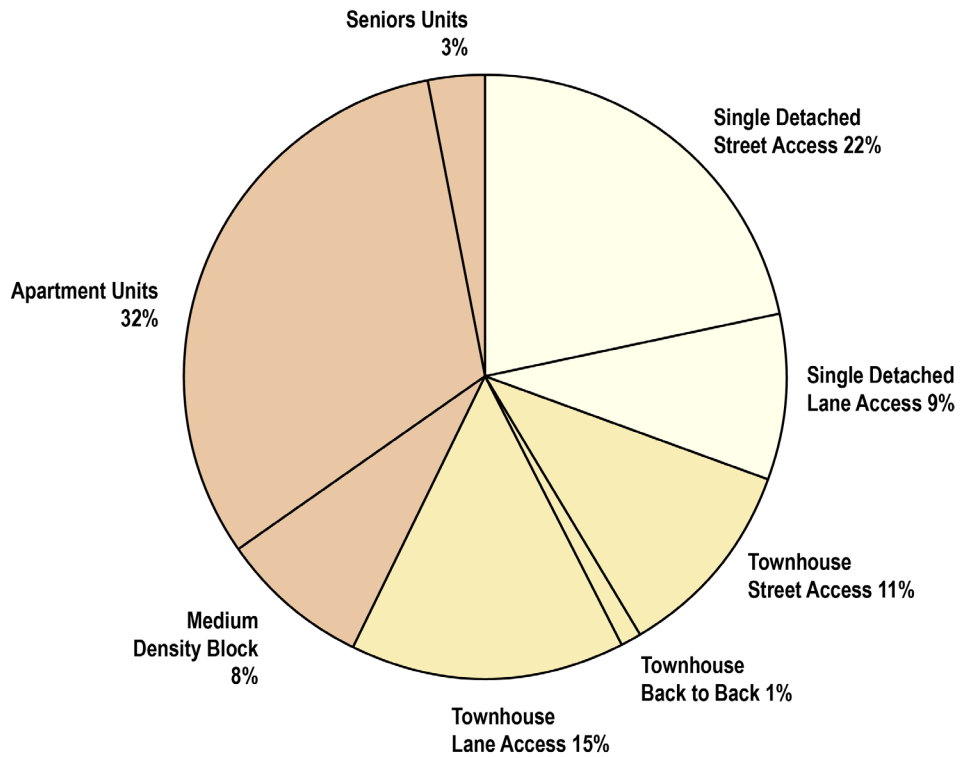


Concept B – Elevated Library

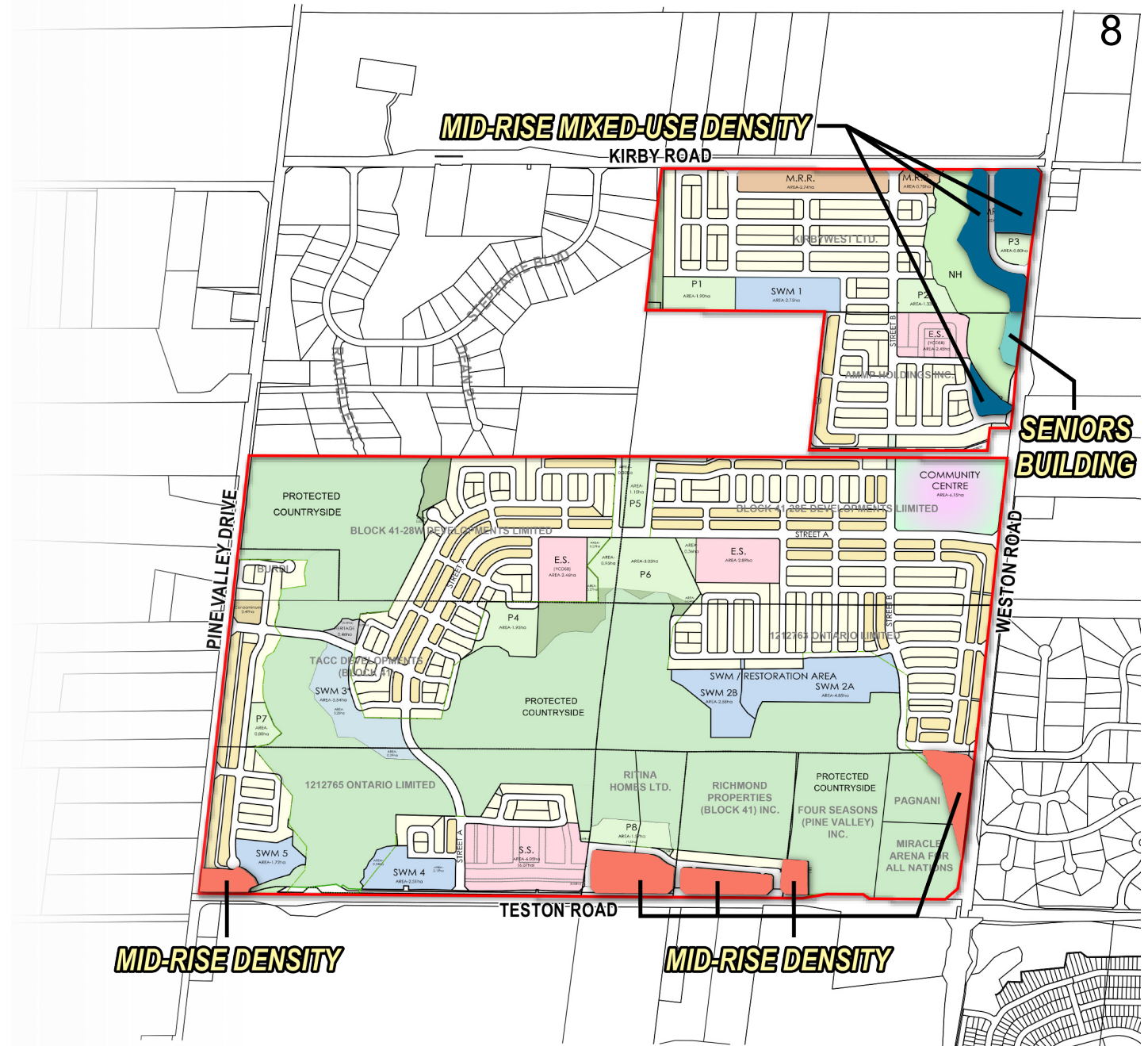


Concept C – Large Trellis

HOUSING TYPOLOGY



- MID-RISE DENSITY
- MID-RISE MIXED-USE DENSITY
- SENIORS BUILDING



ROADS

Collector Roads (24m ROW)

- Street A from Teston Rd to Weston Rd
- Street B from Kirby to Weston Rd - Protects for future crossing of TCPL driveway
- Proposed connection to Pine Valley Dr

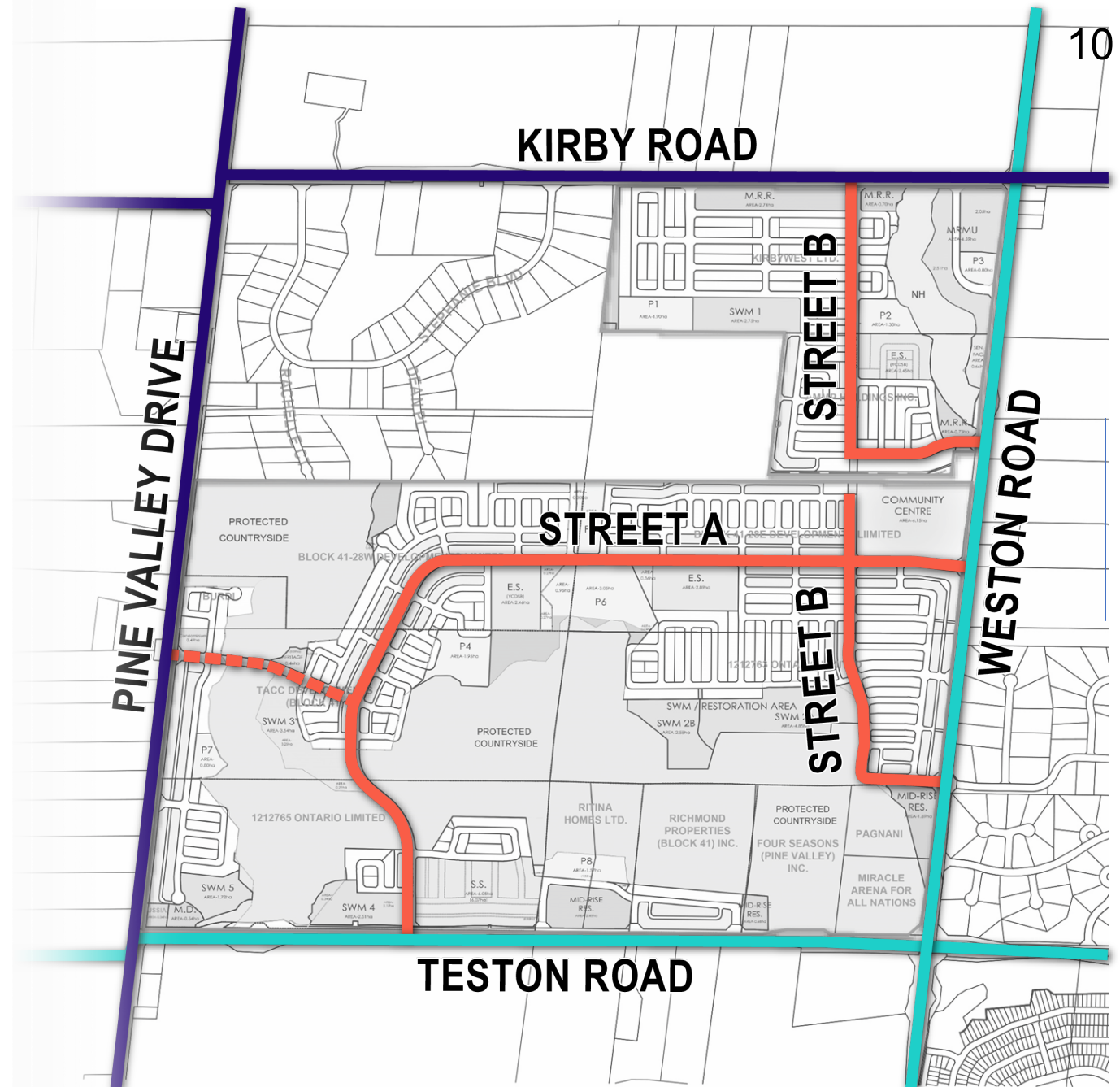
Regional Arterials

- Teston Road – 36m ROW (2022-2026 Under Construction)
- Weston Road – 41m ROW (2027-2031)
- Both Planned for Frequent Transit Network (2027-2031)

Local Arterials

- Pine Valley Drive – 41m ROW
- Kirby Road – 41m ROW

-  COLLECTOR ROADS (24m ROW)
-  REGIONAL ARTERIALS
-  LOCAL ARTERIALS



Contact Information

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