

Item: 3



## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, April 02, 2019

**WARD(S):** 1

**TITLE: NEW COMMUNITY AREA – BLOCK 41 SECONDARY PLAN STUDY (FILE #26.4.2)**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To present the proposed amendments to Vaughan Official Plan 2010 resulting from the Block 41 Secondary Plan Study, and to receive comments from the public, stakeholders, and the Committee of the Whole on the draft Secondary Plan for the New Community Area within Block 41, as shown on Attachment #1. This report provides a summary of the key policy components contained in the draft Block 41 Secondary Plan, which when finalized, will provide policies that set the policy framework to guide land use, building heights, densities, urban design, transportation, cultural heritage, parks and open space, as well as the implementation of the Secondary Plan.

### **Report Highlights**

- To provide an overview of the Provincial, Regional, and Municipal planning context under which the draft Block 41 Secondary Plan is developed
- To present and identify the key land use designations and policies, as determined through the Block 41 Secondary Plan Study
- A technical report to be prepared by the Policy Planning and Environmental Sustainability department will be submitted at a future Committee of the Whole meeting

### **Recommendations**

1. THAT the Public Hearing Report and presentation on the New Community Area – Block 41 Secondary Plan (File 26.4.2) BE RECEIVED; and that any issues identified

be addressed by the Policy Planning and Environmental Sustainability Department in a future comprehensive technical report to the Committee of the Whole.

2. THAT the City work with the Region of York to recognize the road re-alignment resulting from the jog elimination at Pine Valley Drive and Teston Road through the Block 41 Secondary Plan Study process.

## **Background**

### ***Block 41 is centrally located within the north part of the City of Vaughan***

The Block 41 Secondary Plan Study (File 26.4.2) is a city-initiated study process undertaken to establish appropriate land use designations and policy framework for the lands currently designated “New Community Area” within Block 41, in the City of Vaughan. The conclusion of the study process will result in a Secondary Plan that will provide a policy framework to guide the future development of the New Community Area within Block 41.

The Block 41 study area is approximately 435 hectares in size and is bounded by Teston Road to the south, Kirby Road to the north, Pine Valley Drive to the west, and Weston Road to the east as shown on Attachment #1. Approximately 330 hectares are subject to the policies of the draft Secondary Plan of which an approximate 178 hectares are considered developable area.

Lands within Block 41 which do not form part of the Secondary Plan area include an existing residential neighbourhood located in the northwest quadrant of the Block that is designated “Low-Rise Residential”, an existing “Rural” designation also located in the northwest quadrant of the Block along Pine Valley Drive, a portion of the Greenbelt Plan Area designated “Natural Areas” located adjacent to the existing estate residential neighbourhood, and lands in the study area designated “Infrastructure and Utilities” being the TransCanada compressor station. Only the lands currently contained within the “New Community Area” designation would be subject to the policies of the draft Block 41 Secondary Plan.

Other defining elements of the Block 41 study area include the TransCanada Canadian pipeline which runs east-west through the Block and a second the pipeline which runs northward from the compressor station towards Kirby Road and beyond. The Greenbelt area covers a significant portion of Block 41 as shown on Attachment #2. Existing land uses within Block 41 but not designated New Community Area by the VOP 2010 will maintain their current designations.

Land uses surrounding the New Community Area are shown on Attachment #1, (see Context Map).

***Public Notice was provided in accordance with the Planning Act, and Council's Notification Protocol.***

The notice of Public Hearing was published in the Vaughan Citizen and Liberal newspapers on March 7, 2019. Additional notification of the meeting was provided through the following methods:

- i. A notice was mailed to an expanded polling area of 200m surrounding the Block 41 Secondary Plan Study area, as well as to all landowners within the Block on March 8, 2019.
- ii. Notice was also posted on the website for the newspapers.
- iii. Notification was provided on the City Update (Council e-news) and electronic billboards.
- iv. Notification was also provided to individuals who had requested notification regarding the Block 41 Secondary Plan study, as well as community and ratepayers' associations citywide.

To meet the statutory requirements of the *Planning Act*, the draft Block 41 Secondary Plan was posted on the City's webpage for New Community Areas at [www.vaughan.ca/newcommunityareas](http://www.vaughan.ca/newcommunityareas) in advance of the Public Hearing on March 13, 2019.

Any written comments will be forwarded to the office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Policy Planning and Environmental Sustainability department as input in the Secondary Plan review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

***A Secondary Plan study for New Community Areas is required by Vaughan Official Plan 2010***

The Block 41 Secondary Plan commenced in January of 2015. Schedule 14-A of Vaughan Official Plan 2010 (VOP 2010) identified lands within Blocks 27 and 41 as New Community Areas requiring Secondary Plans. Section 9.2.2.14 of VOP 2010 provides further guidance on the development of New Community Areas, noting that "**New Community Areas** are subject to one comprehensive and coordinated City-initiated Secondary Plan process unless extenuating circumstances (e.g. **GTA West Corridor**) would dictate otherwise...".

In response to the VOP 2010 requirement for a Secondary Plan process, the Policy Planning and Environmental Sustainability Department prepared a report to initiate the Requests for Proposal (RFP) to retain a consultant to undertake the required work with staff. The report dated November 26, 2013 was adopted by Committee of the Whole and ratified by Council on December 10, 2013 and provided a description of the Secondary Plan process. It also included a draft Terms of Reference for undertaking two Secondary Plan studies, one of which was for the New Community Area in Block 41 and included specific coordinated studies, and direction to issue the RFP.

***The Block 41 Secondary Plan review has considered Provincial Legislation, as well the Regional and Municipal policy framework***

The Block 41 draft Secondary Plan policies were developed under a broader policy framework that includes the Provincial Policy Statement 2014 ('PPS'), the Growth Plan for the Greater Golden Horseshoe 2017 ('Growth Plan'), the Greenbelt Plan 2017 ('Greenbelt Plan'), the York Region Official Plan ('YROP'), and Vaughan Official Plan 2010 ('VOP2010'), in order to establish a detailed policy direction under which the Secondary Plan Study has been undertaken.

During the preparation of this report, the Province of Ontario issued proposed draft Amendment No.1 to the Growth Plan which may impact the minimum density requirements for the New Community Area within Block 41, as it relates to the number of required people and jobs combined per hectare. The City is monitoring the situation and any impacts to the required density which may result.

The Provincial Policy Statement 2014 (PPS)

The PPS provides "... policy direction on matters of provincial interest related to land use planning and development." (Part 1) The PPS also states, "New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*." (Section 1.1.3.6)

The PPS also recognizes and addresses the relationship between environmental, economic, and social factors related to land use planning. It further states, "Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety." (Part IV)

In addition, the PPS recognizes,

“Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and transportation choices that increase the use of active transportation and transit before other modes of travel.” (Part IV)

#### The Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan)

The Provincial *Places to Grow Act* is the governing legislation that implements the Growth Plan, and it states that all decisions made by municipalities under the *Planning Act* “shall conform to” the Growth Plan. An updated version of the Growth Plan came into effect in July 2017. The Growth Plan provides a framework for implementing the government of Ontario’s vision for the Greater Golden Horseshoe which, “... will continue to be a great place to live. Its communities will be supported by a strong economy, a clean and healthy environment, and social equality” (Section 1.2).

The Guiding Principles of the Growth Plan direct municipalities to “Support the achievement of *complete communities* that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.” (Section 1.2.1). As it relates to Designated Greenfield Areas, such as the New Community Area in Block 41 the Growth Plan states, “*New development* taking place in *designated greenfield areas* will be planned, designated, zoned and designed in a manner that: a) supports the achievement of *complete communities*; b) supports *active transportation*;...” (Section 2.2.7). In addition it also provides that for lands such as the New Community Area within Block 41, where density targets have been established in the current Regional Official Plan, “... the minimum density target contained in the applicable upper – or single-tier official plan that is approved and in effect as of that date will continue to apply to these lands until the next *municipal comprehensive review* is approved and in effect” (Section 2.2.7.4a). Based on this policy, the minimum density of 70 jobs and people per hectare established in the York Region Official Plan (YROP) and VOP 2010 continues to apply to the New Community Areas in Vaughan.

#### The Greenbelt Plan (2017) (Greenbelt Plan)

Similar to Growth Plan, the Greenbelt Plan (2005) was also updated in July 2017 through the Provincial Coordinated Review during the New Community Area - Block 41 Secondary Plan study process. The updated Greenbelt Plan (2017) maintains the same designations for all lands within Block 41.

To protect agricultural land uses and ecological functions, the Greenbelt Plan establishes where growth should and should not occur in the Greater Golden Horseshoe. In the Greenbelt Plan, “There are three types of geographic-specific policies

that apply to specific lands within the Protected Countryside: *Agriculture System*, *Natural System* and *settlement areas*.” (Section 3). All three geographic-specific policies apply to lands within Block 41.

The Agricultural System policies of the Greenbelt Plan are further classified and lands within the Greenbelt Plan Area of the Block 41, New Community Area predominately fall under the Prime Agriculture classification, limiting the use of these lands. The Prime Agricultural designation of the Greenbelt Plan does however permit stormwater management facilities as a form of infrastructure subject to the policies of Section 4.0 of the Greenbelt Plan.

The Block 41 Secondary Plan proposes locating 2 stormwater management facilities within the Greenbelt Plan area.

#### York Region Official Plan 2010 (YROP)

The YROP is rooted in the concept of sustainability, and includes policies to protect important natural features, with emphasis on enhancing natural systems that shape and support the Region. This theme is reflected in the policies for the New Community Areas which focus on creating sustainable communities. Section 1.2 of the YROP, and the Plan as a whole establishes a framework for achieving sustainability and rethinking the way communities are designed, serviced and supported.

Section 5.6 of the YROP references New Community Areas as “...places where people interact, learn, work, play and reside. Excellence in community design is essential to creating a physical place where people have the opportunities and choices required to lead rewarding lives”. Policies in consideration of the New Community Areas are listed in the YROP from numbers 5.6.1 to 5.6.18.

#### York Region New Community Guidelines (YRNCG)

The YRNCG were created to assist local municipalities and the development industry in successfully implementing the YROP New Community Areas (Section 5.6) and Sustainable Buildings (Section 5.2) policies. As such, the YRNCG address YROP policy directives by providing checklists and more specific requirements in order to meet the required policy objectives.

#### Vaughan Official Plan 2010 (VOP 2010)

Schedule 14 of VOP 2010 designates the lands within Block 41 as “New Community Areas”, “Infrastructure and Utilities” (TransCanada Maple Compressor Station and TransCanada Pipeline), “Low-Rise Residential” and “Rural” as it relates to the existing residential community in the northwest quadrant of the Block, “Natural Areas” and “Agricultural” predominately within the Greenbelt Plan Area. However, not all the lands in Block 41 are subject to the policies of the New Community Areas.

The Block 41 Study area includes a significant portion of lands which are outside of the “New Community Area” designation, including the existing residential neighbourhood and “Rural” designation in the northwest quadrant of the Block, and the TransCanada Maple Compressor Station as shown on Attachment #1. Although these lands are not subject to the New Community Area policies, they have been considered in the review and determination of appropriate land use policies and designations for the New Community Area within Block 41.

Consistent with YROP, New Community Areas “... are part of Vaughan’s *Urban Area* and are intended to develop as *complete communities* with residential and local population serving retail and commercial uses.” (Section 9.2.2.14.a).

VOP 2010 provides further guidance on the preparation and content of Secondary Plans for New Community Areas. Policies outlined in Section 9.2.2.14 of VOP 2010 list specific objectives and describe the desired character of development for New Community Areas.

***A broad and varied consultation process has been undertaken to inform the Block 41 Secondary Plan review***

Consultation Strategy

The Block 41 Secondary Plan has been informed by an extensive public and stakeholder consultation process. The consultation strategy included two main platforms of advertising events/milestones related to the Block 41 Secondary Plan process. First, a social media campaign that included the placement of meeting notices on Vaughan Online, Twitter and Facebook (for one-way communication); the creation of a webpage devoted to the New Community Areas, and a friendly Uniform Resource Locator (URL) [www.vaughan.ca/newcommunityareas](http://www.vaughan.ca/newcommunityareas).

The second method employed included a print campaign which involved the mailing of meeting notices to stakeholders and the surrounding community. Notice of study commencement, as well as the Notice for the Statutory Public Hearing were both published in the Vaughan Citizen and Liberal newspapers on March 12, 2015 and March 7, 2019 respectively.

In addition, an email blast was sent to all individuals/groups requesting information through the study process.

Digital signs located at public facilities where meetings were held were also used to advertise the date of meetings.

***Public and stakeholder consultation and engagement played a significant role in the Block 41 Secondary Plan Study process.***

Key participants in the consultation process were engaged throughout the study process. Participants include City Council, the Block 41 Secondary Plan Technical Advisory Committee (TAC), the Block 41 Secondary Plan Landowners Group (LOG) who participated in the preparation of the Sub-watershed Study, the Indigenous Communities, and residents/landowners within the Block and the surrounding area.

**Block 41 TAC and LOG**

City staff met with the Block 41 TAC during the initial phases of the study process and continues to have focused meetings with TAC members who are subject matter experts related to, parks and open space, environmental matters, density, land use, transportation and servicing.

City staff continue to meet with the Block 41 LOG to discuss the progress of the Block 41 Secondary Plan study process. Meetings with the LOG have included members of the TAC when discussions required the participation of the subject matter experts.

**Indigenous Communities**

Initial correspondence was sent to the 13 identified Indigenous Communities. Of the 13 Communities, 5 Communities declared interest and requested to receive information on the study progress as it becomes available.

**Bus Tour**

In September 2015, the Policy Planning and Environmental Sustainability department led a bus tour of two new communities in the GTA; the Mount Pleasant Village and Mobility Hub in Brampton, and the Bayview Wellington Centre in Aurora. The tour was organized to present members of the LOG, the City's New Communities project team, and Council members with 'on the ground' examples of communities that have been developed in accordance with the objectives and principles of new community areas.

**Reports to Council**

Three reports related to the Secondary Plan for the New Community Area of Block 41 have been prepared and considered by Committee of the Whole and Council. These reports are referenced in the Previous Reports/Authority section of this report.

Two memoranda were also provided to the Mayor and Members of Council. The first, dated February 12, 2015, was to inform of the initiation of the Secondary Plan studies for both the New Community Areas. The second, dated July 20, 2015, provided an update on the progress of the studies. The memoranda also provided updates on the



status of related studies, including the Sub-watershed Studies and the North Vaughan and New Communities Transportation Master Plan.

### Public Forums

Since the 2015 initiation of the Block 41 Secondary Plan process, a number of public open houses were held to inform interested parties of the New Community Area – Block 41 Secondary Plan.

Public Open House #1: The April 22, 2015 Public Open House was a Visioning Summit which provided those in attendance with information regarding the Block 41 Secondary Plan Study process. The Summit provided an opportunity to discuss the existing conditions and characteristics of Block 41 Study area, as well as the issues and opportunities and principles related to development. The meeting included a presentation and round table discussions and activities to obtain public input intended to inform the preparation of the plan.

Public Open House #2: The September 21, 2015 Public Open House provided those in attendance with information on the status of the Block 41 Secondary Plan study. This meeting allowed attendees to participate in a workshop, review and comment on the emerging land use concept plan for the Block 41 Secondary Plan study which further informed the preparation of the Secondary Plan.

Public Open House #3: On February 12, 2019 Policy Planning and Environmental sustainability staff, along with The Planning Partnership, hosted the final Public Open House. This meeting provided a final update on the Secondary Plan and draft land use concept (draft Schedule B Land Use Plan) along with a discussion related to next steps in the study process.

### ***The Block 41 Secondary Plan Study has been informed by other studies providing an integrated approach***

### Supporting Studies

A number of supporting studies were undertaken concurrently with the review of both the secondary plan process for the New Community Areas of Block 27 and Block 41. The supporting studies informed different aspects of the Secondary Plan and will also inform subsequent development planning application processes for both Blocks.

### The North Vaughan and New Communities Transportation Master Plan (NVNCTMP)

A supporting transportation study, the NVNCTMP, was initiated in April of 2015 and is being led by the City's Infrastructure Planning and Corporate Asset Management (IPCAM) department in consultation with various stakeholders, including York Region.

The main objectives of the NVNCTMP were to establish the internal transportation network needed to support the new community areas within the blocks, as well as establish connectivity between the blocks and the remainder of the Regional transportation network. The NVNCTMP also considered the required road and transit network improvements necessary to accompany the planned growth in the North Vaughan area.

On June 5, 2018 the NVNCTMP was considered by Committee of the Whole and ratified by Council on June 19, 2018. A Notice of Completion was issued in Q1 2019. Information regarding the NVNCTMP can be accessed through the following link: [www.nvnctmp.ca](http://www.nvnctmp.ca) .

#### York Region Water and Wastewater Environmental Assessment Process

Full build-out of the New Community Areas will be dependent upon the construction of York Region's Northeast Vaughan water and wastewater servicing solution. The Environmental Assessment (EA) Study for these infrastructure improvements is currently underway. City staff are working closely with York Region to ensure that the City's Water/Wastewater Master Plan requirements are fulfilled through the completion of the Regional EA study. It is anticipated the conclusions of the EA will require the construction of a Regional Sanitary Trunk Sewer along Jane Street and various water supply system improvements to service the full build-out of New Community Areas in Blocks 27 and 41, and Block 34(East/West) and Block 35. York Region's current Capital Construction Program identifies the construction of the required infrastructure improvements by 2028.

In advance of the anticipated Regional infrastructure delivery date of 2028, York Region has advised that interim servicing capacity is available within the existing Regional network for approximately 10,000 people (3,000 residential units). Although this Regional system capacity will not fulfill the ultimate water and wastewater servicing needs for Blocks 27, 34(East/West), 35 and 41, initial phases of development within these areas may proceed based on available residual capacity within the City's network. However, residual local system capacity shall be confirmed in conjunction with the Block Plan/MESP review and approval process for each individual Block. Interim and ultimate servicing requirements for these areas must conform to the conclusions and recommendations of the City's on-going Interim Servicing Strategy Study.

#### East Purpleville Creek Subwatershed Study (SWS)

Work on the East Purpleville Creek Subwatershed Study was initiated in the fall of 2014 and submitted to the City in April 2018 and circulated for review. Comments received to-date have been provided to the consulting team engaged by the LOG in the preparation of the SWS.

The intent of the SWS is to provide input to the Block 41 Secondary Plan respecting the Natural Heritage Network, preliminary stormwater management concept and restoration plans for the New Community Area within Block 41. It also includes hydrology and erosion assessments from the larger East Purpleville Subwatershed.

A significant amount of work has been completed through the SWS to evaluate and delineate the natural heritage and hydrologic features within the New Community Area of Block 41. The natural heritage system for the New Community Area within Block 41 shall be precisely delineated through the Block Plan and detailed MESP.

Two stormwater management facilities have been proposed within the boundaries of the Greenbelt Plan Area. The Greenbelt Plan permits naturalized stormwater management facilities outside of key natural heritage features, key hydrologic features and their associated vegetation protection zones, and subject to the policies of Section 4.2 of the Greenbelt Plan.

### **Previous Reports/Authority**

The following reports have been prepared in reference to the New Community Area for the Block 41 Secondary Plan.

Draft terms of Reference for the New Community Areas Secondary Plan Process, which can be found at the following link:

[https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW1126\\_13\\_43.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW1126_13_43.pdf)

Draft Terms of Reference for the New Community Areas Secondary Plan Studies – Sub-Watershed Component, which can be found at the following link:

[https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW0603\\_14\\_1.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0603_14_1.pdf)

New Community Area Block 41 Secondary Plan Study – File: 26.4.2 Status Update Report, can be found at the following link:

[http://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW\(WS\)0118\\_16\\_3.pdf](http://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(WS)0118_16_3.pdf)

### **Analysis and Options**

***The Draft Block 41 Secondary Plan contains a number of policy initiatives which will allow for the creation of a complete community***

The draft Block 41 Secondary Plan contains policies to enable the creation of a complete community, as defined by the Growth Plan and VOP 2010, and ensure high quality development for the New Community Area within Block 41. VOP 2010 defines

complete community as “Communities that meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.”

The key components of the draft Secondary Plan, which is appended to this report are outlined below. The draft Block 41 Secondary Plan in its entirety can be found at [www.vaughan.ca/newcommunityareas](http://www.vaughan.ca/newcommunityareas), and is appended as Attachment #4 of this report.

### Vision and Principles

The following Vision Statement and Principles were developed based on information gathered at the first Public Open House (Visioning Summit) and refined through the Block 41 Secondary Plan study process, including input from all stakeholders. The Vision Statement provided below has been modified since the February 12, 2019 Public Open House by adding the last sentence to the Vision Statement.

### Vision Statement

Block 41 is a sustainable new community, where residents enjoy the conveniences of urban living near the countryside. Distinct neighbourhoods are connected to each other and adjacent communities by a permeable street network and an integrated trail system that follows the Purpleville Creek system and Pipeline corridor. The area’s rich natural and cultural heritage is celebrated, protected and leveraged to create a unique sense of place. Harmonious transitions and compatible, high quality design ensure newer homes and businesses complement those existing in the community. The community welcomes all people and provides vibrant gathering places for neighbours to come together and thrive.

### The key Principles of the Block 41 Secondary Plan area include the following:

- Create a complete, compact and vibrant community,
- Promote efficient development patterns and standards,
- Conserve and protect natural heritage and built heritage,
- Set a high standard of sustainability: waste reduction and energy and water efficiency,
- Provide a linked greenspace system that includes parks, open spaces, trails and natural areas,
- Provide a range of housing types, (e.g. single, semis, townhouses, multi-unit dwellings and opportunities for affordable housing),
- Include accessible human services and community facilities,

- Provide a Community Core that serves the community,
- Ensure mobility choices and the sharing of streets for motorists, pedestrians, cyclists and transit riders, and
- Strive for design excellences: buildings, streets, and open spaces.

A more detailed description of the Principles can be found in Section 2.1b of Attachment #4.

#### Structure of the draft Secondary Plan

The draft Block 41 Secondary Plan has been structured around five distinct neighbourhoods which are geographically defined by the surrounding natural areas, as well as the existing Infrastructure and Utilities that are located centrally within the Block. (TransCanada Compressor Station and pipelines). Each of the proposed neighbourhoods include central features and/or access to the natural areas within a five- minute walk or less, refer to Attachment #2.

Neighbourhood 1 (N1): Located in the northeast quadrant of Block 41, this neighbourhood is bounded by Kirby Road to the north, Weston Road to the east, the existing estate residential neighbourhood and compressor station to the west, and the compressor station driveway to the south. This neighbourhood includes “Low-Rise Residential”, “Mid-Rise Residential”, and “Mid-Rise Mixed-Use” land use designations. The “Low-Rise and Mid-Rise Residential areas are physically separated from the “Mid-Rise Mixed-Use” designation by a Natural Area containing a stream corridor. Other land uses within N1 include two Neighbourhood Parks, an elementary school and a stormwater management facility.

Neighbourhood 2 (N2): Is bounded by N1 to the north, Weston Road to the east, and is surrounded by Natural Areas to the west and south. Potentially the most densely populated of the 5 Neighbourhoods, it contains the Community Core and Co-Location Facility, as well as lands designated “Low-Rise Residential”, “Low-Rise Mixed-Use” within the Community Core, and “Mid-Rise Residential” and “Mid-Rise Mixed-Use” along Weston Road. N2 also includes an elementary school and Neighbourhood Park. A stormwater management facility has been proposed just outside of the N2 boundary within the Greenbelt Plan area.

Neighbourhood 3 (N3): Is the only neighbourhood that does not abut an arterial road. The “Natural Areas” designation surrounds N3 on its southern, eastern, and western boundaries. To the north, N3 is adjacent to the existing estate residential neighbourhood and lands associated with the compressor station. N3 is bisected by the main collector street, which connects Teston Road to Weston Road. It is also the only neighbourhood containing one land use designation- “Low-Rise Residential”. It also

includes an elementary school and neighbourhood park to the south of the collector street. The City is currently considering the feasibility of locating a second neighbourhood park in the northwest part of N3. Should a neighbourhood park not be appropriate at this location, the City will consider these lands for a potential vista block or trail head location.

Neighbourhood 4 (N4): Is bounded by Teston Road to the south and surrounded by Natural Areas to the north east and west. N4 includes “Low-Rise Residential”, “Mid-Rise Residential”, and “Mid-Rise Mixed-Use” located at the northwest corner of Teston Road and the main collector street (connecting Teston Road and Weston Road) within the New Community Area of Block 41. N4 also includes the only secondary school within the Block 41 Study Area, and Neighbourhood Park and stormwater management facility.

Neighbourhood 5 (N5): Is located at the northeast corner of Teston Road and Pine Valley Drive. N5 includes lands designated “Low-Rise Residential” and “Mid-Rise Residential”. N5 is the smallest of the five neighbourhoods and includes a Neighbourhood park and stormwater management facility.

Detailed work on the number of units, population and jobs, will be finalized through the study process taking into consideration input provided through this public hearing, which may impact the dwelling type and mix for each neighbourhood. As a result, the population and job numbers for each neighbourhood will be established, however the final numbers for the Block 41 New Community Area must achieve the minimum of 70 people and jobs per hectare to ensure conformity with the YROP and VOP 2010.

The Secondary Plan Study not only provides a Vision and Guiding Principles for the new community, it will also establish an appropriate mix of land uses densities and their distribution throughout the new community area. It includes specific provisions, related to built form for development, the road network as well as multi-use recreational trail and transit route system, a parkland system, and the protection of the natural heritage system.

#### Population, Employment, and Density Targets

The draft policies conform to the current Regional requirement “That *new community areas* shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area.” (policy 5.6.3) The required minimum 20 residential units per hectare equals approximately 3,560 units based on gross developable area. The required minimum 70 residents and jobs combined per hectare would result in an approximate 12,460 residents and jobs.

The proposed number of units and density are subject to refinement as a result of comments received through Block 41 Secondary Plan study process. However, the final numbers are required to conform to the existing policies of the YROP and VOP 2010.

### Residential and Mixed-Uses

The 5 Neighbourhoods include “Low- Rise Residential”, “Low-Rise Mixed-Use”, “Mid-Rise Residential”, and “Mid-Rise Mixed-Use” designations. Additional policy provisions have been included in the “Mid-Rise Residential” designation to permit a low-rise built form which includes townhouse, stacked townhouses, back-to-back townhouses, live-work units and low-rise buildings provided the minimum density of 70 residents and jobs per hectare in the developable area can be achieved. This provision was added to provide flexibility in the built form while not compromising the required minimum densities for the new community area.

### Community Core

The draft Block 41 Secondary Plan provides for a Community Core. The Community Core will be designed as a focal point and meeting place for the community. The Community Core is located adjacent to Weston Road, mid-way through Block 41 along the north and south sides of the proposed collector road which extends from Weston Road to Teston Road. A range of community facilities and public uses are permitted within the Community Core, including the Co-location Facility which is identified symbolically at the southwest corner of Weston Road and the proposed collector street, as shown on Attachment #4. Designations permitted in the Community Core include Mid-Rise Mixed-Use and Low-Rise Mixed-Use.

### Co-Location Facility

A Co-location facility has been identified symbolically west of Weston Road within Neighbourhood 2, as shown on Attachment #3. The Co-location Facility includes a community centre and library, as well as a reduced size district park which provides a number of district level services. Other community facilities that are deemed to be compatible and have been considered through a facility fit exercise can also locate within the Co-location Facility. These other facilities would be subject to the satisfaction of the City, in consultation with the appropriate approval authorities.

### Schools

Three elementary schools and one secondary school are proposed through the draft Block 41 Secondary Plan. Locations of school sites are conceptual and can be relocated without amendment to the Plan subject to the satisfaction of the required School Boards. The draft Block 41 Secondary Plan has currently situated the schools throughout the Block, and where possible located the schools adjacent to

neighbourhood parks. The final number, size, and location of school sites will be determined in consultation with and to the satisfaction of the required School Boards.

### Parks and Open Space

Various park typologies, including Neighbourhood Parks, Public Squares, and a District Park, have been identified in the New Community Area of Block 41. Parks have been located conceptually and are intended to serve the majority of residents within an approximate five-minute walk. As a result, at least one Neighbourhood Park has been located within each of the five planned neighbourhoods. Neighbourhood Parks range in size from 0.75 to 2.0 hectares. Where possible Neighbourhood Parks have been strategically located adjacent to school sites and Natural Areas. The feasibility of a Neighbourhood Park in the northwest corner of N3 is currently under consideration. Should a park not be ideal in this location, it can also be considered for use as a potential vista block or trail head. The final number, location and size of the Neighbourhood Parks shall be determined to the satisfaction of the Parks Development Department, subject to further refinements as a result of detailed planning analysis.

A Public Square has been located in Neighbourhood 1 and situated in the Mid-Rise Mixed-Use designation in the northeast quadrant of Block 41. The Public Square would provide for flexible outdoor space for socializing and civic events. The Public Square shall be a minimum of 0.2 ha.

The proposed District Park size has been reduced from the standard requirement noted in policy 7.3.2.6.b) of VOP 2010 to 1.6 hectares, and the character and function shall be integrated as part of the Co-location Facility with the Community Centre and Library. Should the District Park not be co-located with the major Community Centre and Library, the standard requirements shall apply. The ultimate design and site layout of the Co-location Facility shall be to the satisfaction of the authorities co-locating uses within the facility.

### Natural Areas

The lands in the Natural Areas designation include Core Features and the Greenbelt Plan Area that together comprise the Natural Heritage Network (NHN) for the Secondary Plan area. The Core Features within the Block 41 Secondary Plan area include Wetlands, Provincially Significant Wetlands (PSW), Woodlands, significant wildlife habitat associated with wetlands and woodlands, and Species at Risk including but not limited to Redside Dace habitat. Lands within the "Natural Areas" designation will be protected in accordance with the policies in VOP 2010, the Greenbelt Plan and direction taken from the SWS. Natural Areas may be further refined through the Master Environment and Servicing Plan (MESP), which is required as part of the Block Plan application, to the satisfaction of the City and in consultation with the relevant agency.



Policies are also included in the draft Secondary Plan related to the confirmation and extent of natural heritage and hydrologic features outside of the NHN boundaries.

Two stormwater management facilities have been proposed within the boundaries of the Greenbelt Plan area. The Greenbelt Plan permits naturalized stormwater management facilities outside of key natural heritage features, key hydrologic features and their associated vegetation protection zones, and subject to the policies of Section 4.2 of the Greenbelt Plan.

#### Net Positive Environmental Outcome

It is a principle of the draft Secondary Plan to ensure Net Positive Environmental Outcome with respect of otherwise protected Natural Areas. The intent of the Net Positive Environmental Outcome is to enhance and maintain the overall land area of the Natural Areas. Providing for the Net Positive Environmental Outcome is over and above the mandatory requirement to protect and enhance the natural areas and is not restricted to “like-for-like” compensation. For more detail related to the Net Positive Environmental Outcome, see Section 6.4 of the draft Secondary Plan attached to this report as Attachment #4.

#### Interface with the Natural Heritage Network

A key component of this Plan is the provision of appropriate visual and physical connections to the Natural Heritage Network (NHN). It is a target of this Secondary Plan that a minimum 25% of all developable lands that abut NHN be developed with a single-loaded street, a public park, a stormwater management facility or other similar uses. Should the 25% target not be achievable due to serviceability, topography or valley configuration the target may be revisited through the Block Plan approval process.

#### Stormwater Management Facilities (SWM)

The draft Secondary Plan for the New Community Area within Block 41 proposes a total of 5 stormwater management facilities. Stormwater Management practices shall be in accordance with existing Policy 3.6.6 of the VOP 2010, the East Purpleville Creek Sub-watershed Study, the MESP developed as part of the Block Plan approval process, and the applicable policies of the Approved Source Protection Plan: CTC Source Protection Region.

SWM facilities have been proposed in each of the 5 Neighbourhoods, with the exception of two facilities which have been located within the boundaries of the Greenbelt Plan area bordering Neighbourhoods 2 and 3. SWM facilities located within the Greenbelt Plan area are subject to the policies of the Greenbelt Plan. The final location, size and number of SWM facilities will be determined through the Block Plan approval process.

### Built and Cultural Heritage

Schedule D of the draft Secondary Plan identifies Built Heritage Resources and Cultural Heritage Landscapes. Policies in VOP2010 address Cultural Heritage Landscapes identified as strong candidates for conservation and integration into future land use developments. They are also considered as candidates for municipal designation under the *Ontario Heritage Act* and listing on the City of Vaughan's Register of Property of Cultural Heritage Value.

Policies also identify Built and Cultural Heritage Resources recommended to be subject to the preparation of a heritage impact assessment through the Block Plan application process.

### Sensitive Land Uses

Block 41 includes lands designated "Infrastructure and Utilities" for the TransCanada Compressor Station. Although not within the New Community Area, the proximity of the compressor station to the lands designated "New Community Area" has been a consideration through the Block 41 Secondary Plan Study process. The draft Secondary Plan includes policies related to sensitive land uses for the New Community Area to ensure that through the future development application process the required studies and mitigative measures will be reviewed and implemented by the appropriate approval authorities.

### ***The Draft Block 41 Secondary Plan contains policy initiatives which encourage the creation of complete streets***

### Proposed Transportation Network

The street network for the New Community Area of Block 41 will serve as the framework on which to build other modes of transportation including pedestrian, cycling and public transit. The draft Secondary Plan, along with the NVNCTMP, establishes the collector street network for the Block to make connections to the greater network outside of the Block wherever feasible given the extensive natural heritage features within the area. The final location, configuration, width and alignment of the public streets including the local street network shall be determined through the detailed planning and community design of the Block Plan approval process and through subsequent development approval applications. The street network is subject to the results of the NVNCTMP, as well as individual traffic impact studies submitted with individual development approval applications.

In keeping with the Provincial Growth Plan policies, the draft Secondary Plan recognizes the need for a multi-modal transportation network. The concept of complete

streets is defined in the Growth Plan as “*Streets planned to balance the needs of all road users, including pedestrians, cyclists, transit users and motorists.*”

Provision for separated cycling facilities have been included on the collector streets which span through Neighbourhoods 1 and 2 in a north-south direction and along the collector street in an east-west direction, through Neighbourhoods 2 and 3 and the travelling north-south through Neighbourhoods 3 and 4 as shown on Attachment #3. The City will also work with York Region to address the provision of cycling on arterial roads.

In addition to the street network a Multi-Use Recreational Trail system is proposed to be developed through the Natural Areas, and along the TransCanada Pipeline corridor where feasible.

### **Financial Impact**

Funding for the Block 41 Secondary Plan Study was approved through the 2013 Capital Budget as project PL-9533-13 with a total budget of \$515,000.00. There is no financial impact to the City arising from the consideration of this report.

### **Broader Regional Impacts/Considerations**

York Region is the approval authority for all lower-tier municipal Secondary Plans and requires an Official Plan Amendment adopted by the City as a result of this process. York Region has actively been involved and engaged as a member of the Technical Advisory Committee for the Block 41 Secondary Plan. The City continues to work with York Region to ensure the policy objectives of the YROP are achieved.

### **Conclusion**

The draft Block 41 Secondary Plan, included as Attachment #4 to this report, is the culmination of a comprehensive review of the current land use policies (City, Region and Province), the surrounding land use context, and consideration received from the public, affected agencies and other stakeholders consulted throughout the Study process to-date. Comments received from the public, stakeholders, agencies, and Committee, at this Public Hearing or subsequently submitted in writing, will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: (insert Director/File Manager contact info associated with report)

### **Attachments**

1. Location Map

2. Block 41 – Land Use/Neighbourhood Plan
3. Draft Block 41 Secondary Plan

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