

## Committee of the Whole (Public Meeting) Report

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**DATE:** Wednesday, September 13, 2023

**WARD:** 1

**TITLE: BLOCK 62 WEST LANDOWNERS GROUP  
OFFICIAL PLAN AMENDMENT FILE OP.21.029  
PART OF LOTS 27, 28 AND 29, CONCESSION 9  
VICINITY OF HUNTINGTON ROAD AND KIRBY ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on an Official Plan Amendment application for the subject lands shown on Attachment 1 to amend the policies and schedules of Vaughan Official Plan 2010 ('VOP 2010'), Volume 1, and Volume 2, Section 11.8 – North Kleinburg-Nashville Secondary Plan ('NKNSP') for the Huntington Road Community (Focus Area 2) specifically, as shown on Attachments 2 and 3, to:

- include additional lands within the Huntington Road Community (Focus Area 2) area of the NKNSP
- reorganize land use designations identified within the Huntington Road Community and permit back-to-back townhouses in the Low-Rise Residential designations
- amend the location and size of parks, school sites and roads identified within the Huntington Road Community
- redesignate portions of the subject lands located in the Greenbelt to permit combined stormwater management and park blocks, and a portion of two roads in the Greenbelt, and
- increase the residential and employment target density and total number of dwelling units

## **Report Highlights**

- The owner of the subject lands propose to amend the policies and schedules of VOP 2010 Volume 1 and the NKNSP as shown on Attachments 2 and 3 to:
  - include additional lands within the Huntington Road Community (Focus Area 2) area of the NKNSP
  - reorganize land use designations identified within the Huntington Road Community and permit back-to-back townhouses in the Low-Rise Residential designations
  - amend the location and size of parks, school sites and roads identified within the Huntington Road Community
  - redesignate portions of the subject lands located in the Greenbelt to permit combined stormwater management and park blocks, and a portion of two roads in the Greenbelt, and
  - increase the residential and employment target density and total number of dwelling units
- This report identifies preliminary issues to be considered in a comprehensive technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Meeting report for Official Plan Amendment File OP.21.029 (Block 62 West Landowners Group) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to the Committee of the Whole.

## **Background**

Location: Block 62 West, comprised of the following parcels of land (the 'Subject Lands'):

- 10983 Huntington Road, owned by 1321362 Ontario Inc. ('Vitulo South') – located outside of the NKNSP area
- 11023 and 11035 Huntington Road, owned by Nashville Properties Inc.
- 11069, 11075/11115, and 11091 Huntington Road, and Part of West ½ of East ½ of Lot 28, Concession 9; Part of the West ½ of Lot 28, Concession 9; Part Lot 29, Concession 9, and Part 1 of Plan 65R-33799, owned by Millrun Investments Inc. ('Royal Pine')
- 11131 and 11231 Huntington Road, owned by Argo Kleinburg Limited ('Argo')
- 11363 Huntington Road and Part of Lot 29, Concession 9, Part 1 of Plan 65R-35008, owned by 1321362 Ontario Inc. ('Vitulo North')
- Block 22 in Registered Plan 65M-4129, owned by Kleinburg Residential Estates Ltd. ('Bifolchi') – non-participating landowner located outside of the NKNSP area

The Subject Lands and the surrounding land uses are shown on Attachment 1. The ownership of the Subject Lands is shown on Attachment 3. Collectively, the owners of

the above-noted lands are known as the Block 62 West Landowners Group (the 'Owner'), with the exception of Bifolchi, the non-participating landowner.

The Subject Lands are mostly vacant, but several of the above-noted parcels each contain a single detached residential dwelling and accessory structures. The Subject Lands are wholly located within a Significant Groundwater Recharge Area and a Wellhead Protection Area – Quantity ('WHPA-Q'), and partially located within the 10 to 25 year travel zone of the Wellhead Protection Area (as shown on Schedule 11 of VOP 2010), a Highly Vulnerable Aquifer, the Greenbelt Plan area, and the regulatory limits of Toronto and Region Conservation Authority. A portion of the north end of the Huntington Road Community is also within the Focused Analysis Area ('FAA') of the GTA West (Highway 413) Transportation Corridor Protection Area.

Date of Pre-Application Consultation ('PAC') Meeting: August 11, 2021

Date application was deemed complete: the application has not yet been deemed complete.

***The Ministry of Municipal Affairs and Housing made modifications to the 2022 York Region Official Plan to redesignate portions of the Greenbelt located on the Subject Lands.***

York Region Council adopted the new 2022 Regional Official Plan ('YROP 2022') in June 2022, and the Province of Ontario's Minister of Municipal Affairs and Housing ('MMAH') made modifications and approved, as modified, the YROP 2022 in November 2022. In the Decision issued by the MMAH with respect to the YROP 2022, a number of modifications to the YROP 2022 were introduced and approved by the MMAH as a "Minister's Modification", including land use changes specifically affecting the Subject Lands. These amendments to the YROP 2022 through the Minister's Modifications allow land uses in the Greenbelt that were previously not permitted, which are included in the Official Plan Amendment application for the Subject Lands. A link to a digital copy of this Decision is found in the Previous Reports/Authority section of this report.

Minister's Modification No. 66 modified Map 1A – Land Use Designations of the YROP 2022 to redesignate a portion of the Greenbelt Lands located on the Subject Lands from the "Agricultural Area" to the "Rural Area" in the City of Vaughan. Minister's Modification No. 6 and No. 27 were additional modifications made by the MMAH to amend Section 3.2 of the YROP 2022 respecting the Regional Greenlands System and Section 5.3 respecting Rural Areas, by adding the following new policy in each section (Sections 3.2.9 and 5.3.7) (in part):

"Notwithstanding any policies to the contrary, active parkland and recreational uses are permitted within the linear river valleys identified in policy 5.3.5, which may include serviced playing fields and golf courses. The location, range and type of parkland uses permitted in the Rural Area will be determined by the local

municipality through its official plan and/or approval of site-specific development applications...”.

Minister’s Modification No. 26 also deleted and replaced policy 5.3.6 d) with the following, to permit additional uses on rural lands within the linear river valleys of the Greenbelt Protected Countryside:

“Active recreational and parklands uses in accordance with the Greenbelt Plan, and implemented through local secondary plans and/or site-specific development applications on the basis of appropriate technical studies and natural systems planning”

***A Block Plan Application has been submitted as is currently under review by the Policy Planning and Special Programs Department.***

The NKNSP areas contain three Focus Areas; Focus Area 1 is the Nashville Area, Focus Area 2 is the Huntington Road Community, and Focus Area 5 & 6 is the Kipling Avenue Community. The Subject Lands are mostly located within the Huntington Road Community (Focus Area 2) of the NKNSP, with the exception of the most southern properties (Vitullo South and Bifolchi), which are located outside of the Huntington Road Community (Focus Area 2) and therefore subject to the policies and schedules of VOP 2010 Volume 1.

Block Plan application File BL.62W.2021 was submitted by the Owner in accordance with Policy 10.1.1 of VOP 2010 and Policy 7.5 of the NKNSP, which requires a Block Plan be prepared by participating property owners within the Secondary Plan area or a portion thereof. The lands owned by Vitullo South and Bifolchi are located to the south and outside of the Secondary Plan area and are not subject to the policies of NKNSP. However, Vitullo South and Bifolchi have requested to be part of the process and have their properties be reviewed and considered comprehensively with the lands located in the Huntington Road Community (Focus Area 2).

The Block Plan process is not a statutory requirement of the *Planning Act*; however the requirement for a Block Plan is outlined in VOP 2010 Volume 1 and the NKNSP. The purpose of the Block Plan is to specifically address the extent and precise location of the land use components of the Huntington Road Community (Focus Area 2) for the Subject Lands. The Block Plan process serves as a comprehensive blueprint for the creation of individual plans of subdivision where large parcels still remain.

The Development Planning Department is working with the Policy Planning and Special Programs (‘PPSP’) Department to review Official Plan Amendment File OP.21.029 and Block Plan application File BL.62W.2021 concurrently. Both applications are being considered at the same Public Meeting through separate Public Meeting reports. Should Official Plan Amendment File OP.21.029 be approved, the Block Plan Application shall be approved prior to or concurrently with the approval of Official Plan Amendment File OP.21.029.

***An Official Plan Amendment Application has been submitted to permit the proposed development.***

The Owner has submitted the following application (the 'Application') for the Subject Lands to permit the proposed development (the 'Development') as shown on Attachments 2 to 3:

1. Official Plan Amendment File OP.21.029 to amend the policies and schedules of VOP 2010 Volume 1 and the NKNSP, as shown on Attachments 2 to 3, to:
  - a) Include additional lands within the Huntington Road Community (Focus Area 2) area of the NKNSP
  - b) Reorganize land use designations identified within the Huntington Road Community and permit back-to-back townhouses in the Low-Rise Residential designations
  - c) Amend the location and size of parks, school sites, and roads identified within the Huntington Road Community
  - d) To redesignate portions of the Subject Lands located in the Greenbelt from "Agricultural" to "Rural" with site-specific amendments to the "Rural" designation to permit combined stormwater management and park blocks, and a portion of two roads in the "Rural" lands, to conform to the Minister's Modifications to the YROP 2022
  - e) Increase the target density for the Huntington Road Community from 40 persons/jobs per hectare to 70 to 75 persons and jobs/hectare for the Subject Lands
  - f) Increase the total number of units for the Subject Lands to accommodate between 1,070 to approximately 1,450 dwelling units on the Subject Lands, whereas an estimated total of 1,650 dwelling units is identified for all the three Focus Areas of the NKNSP area
  - g) A corresponding increase in total planned population and employment to accommodate 3,800 to 4,800 persons on the Subject Lands, whereas approximately 5,480 residents and jobs are identified for the entire NKNSP area

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

- a) Date the Notice of Public Meeting was circulated: August 18, 2023

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and two Notice Signs were installed along Huntington Road and one sign was installed at the end of Mizuno Crescent (three signs in total) in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and within the expanded polling area shown on Attachment 1, the Kleinburg and Area Ratepayers Association, and to anyone on file with the Office of the City Clerk

having requested notice.

- c) The following is a summary of written comments received as of August 29, 2023. The comments are organized by theme as follows:

**Impact on the Future Development of Neighbouring Lands**

- how will the Development impact the future development of lands in the existing residential subdivision located south of the NKNSP, including the Bifolchi lands

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

**Previous Reports/Authority**

[Provincial Modifications to the YROP 2022, Modification No. 66, November 4, 2022](#)

**Analysis and Options**

***An amendment to Vaughan Official Plan 2010 is required to permit the development.***

Official Plan Designation:

- Identified as a “Community Areas”, “Natural Areas and Countryside” and “Greenbelt Plan Area” on Schedule 1 – Urban Structure of VOP 2010 Volume 1
- Identified as “North Kleinburg-Nashville Secondary Plan, Section 11.8 in Volume 2” and “Low-Rise Residential” on Schedule 13 – Land Use of VOP 2010 Volume 1
- Identified as “Focus Area 2” within the Huntington Road Community of the NKNSP
- The following land use designations are identified on Schedule B2 – Land Use for the Huntington Road Community of the NKNSP for the Subject Lands as shown on Attachment 2 (with the proposed amendments):
  - “KN Low-Rise Residential I” which permits detached houses in accordance with the policies of Section 4.2 of the NKNSP
  - “KN Low-Rise Residential II” which permits detached and semi-detached houses in accordance with the policies of Section 4.3 of the NKNSP
  - “KN Low-Rise Residential III” which permits semi-detached houses, townhouses and stacked townhouses in accordance with the policies of Section 4.4 of the NKNSP
  - “KN Low-Rise Mixed-Use I” which permits townhouses, stacked townhouses and low-rise buildings in accordance with the policies of Section 4.5 of the NKNSP
  - “KN Low-Rise Mixed Use II” which permits townhouses, stacked townhouses and low-rise buildings and shall include a small-scale, publicly accessible amenity space (minimum 30 m<sup>2</sup> in size) intended for passive use, in accordance with the policies of Section 4.6 of the NKNSP
  - “Natural Areas” with a “Greenbelt Plan Area” overlay in accordance with Section 4.7 of the NKNSP, which is subject to the Core Features policies in Section 3.2 of VOP 2010 which restrict development and site alteration

- “Agricultural” with a “Greenbelt Plan Area” overlay which permits farming activities, small-scale farm-related commercial and industrial uses, and uses secondary to farming activities in accordance with Section 4.7 of the NKNSP; major recreational uses are not permitted on Agricultural designated lands as identified on Schedule 13 of VOP 2010 in accordance with Policy 3.5.5.6 of VOP 2010
- Elementary school, Neighbourhood Park, Parkette and Stormwater Management Pond sites are also identified.
- The portion of the Subject Lands located outside of the NKNSP that is designated “Low-Rise Residential” permits detached houses, semi-detached houses, townhouses, and public and private institutional buildings, with a maximum permitted building height of 3 storeys.
- The maximum permitted building heights for the Subject Lands located within the NKNSP area are identified on Attachment 2.
- Amendments to VOP 2010 are required to address the following:
  - To include additional lands within the Huntington Road Community of the NKNSP
  - To reorganize land use designations identified within the Huntington Road Community and permit back-to-back townhouses in the Low-Rise Residential designations
  - To amend the location and size of parks, school sites and roads identified within the Huntington Road Community
  - To redesignate portions of the Subject Lands located in the Greenbelt to permit combined stormwater management and park blocks, and a portion of two roads in the Greenbelt, and
  - To increase the residential and employment target density and total number of dwelling units.

***Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Consistency with and Conformity to Provincial Policies, and York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed for consistency with and conformity to the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’), the Greenbelt Plan, 2017, and the policies of the York Region Official Plan, 2022 (‘YROP’), specifically the Minister’s Modifications applicable to the Subject Lands, VOP 2010 Volume 1 and VOP 2010 Volume 2, Section 11.8 – NKNSP.</li> </ul>
b.	Appropriateness of Amendments to VOP 2010	<ul style="list-style-type: none"> <li>▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the existing and proposed land use designations, land use policies, building height and density, and with respect to supporting the development of a</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		complete community that achieves a range and mix of housing, creates jobs, provides adequate and convenient access to local amenities and facilities, schools, and parks.
c.	Minister's Modifications to the YROP, 2022	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed in consideration of the modifications by the MMAH to the YROP for the portions of the Subject Lands located in the Greenbelt Plan area.</li> </ul>
d.	Amendments to the Greenbelt Plan, 2017	<ul style="list-style-type: none"> <li>▪ The Subject Lands are partially located in the Greenbelt Plan area as shown on Attachments 2 and 3.</li> <li>▪ The appropriateness of the amendments to permit additional uses (i.e. underground stormwater management facility, baseball diamond, soccer field, and tennis courts) previously not permitted in the Greenbelt will be reviewed in the context of the Greenbelt Plan, 2017 policies and the policies in Section 3.5 of VOP 2010 respecting the Greenbelt Plan area.</li> <li>▪ Policies in Section 3.2.3.4 of VOP 2010 regarding minimum vegetation protection zones ('VPZ') required from the Greenbelt Plan areas will also be reviewed.</li> </ul>
e.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner submitted studies and reports in support of the Applications available on the City's website at <a href="https://maps.vaughan.ca/planit/">https://maps.vaughan.ca/planit/</a> (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.</li> </ul>
f.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)" at the future Zoning by-law Amendment application(s) stage, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>
g.	City of Vaughan Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of Section 9.1.2 of VOP 2010 Volume 1, Section 5.0 of the NKNSP, and the City of Vaughan City-wide Urban Design Guidelines.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> <li>▪ A Tree Inventory and Preservation Study/Arborist Report and Edge Management/ Restoration Plan has not been submitted with the Application, but was identified as a required submission item by staff in the PAC Meeting Understanding.</li> <li>▪ Staff had originally agreed to defer the submission of the Tree Inventory and Preservation Study/Arborist Report and Edge Management/Restoration Plan to the Draft Plan of Subdivision stage at the request of the Owner.</li> <li>▪ However, as the current Application now contemplates uses in the Greenbelt Plan, staff requires the submission of a Tree Inventory and Preservation Study/Arborist Report and Edge Management/ Restoration Plan prior to bringing a report forward to the Committee of the Whole for this Application.</li> <li>▪ The Development will be reviewed in accordance with the City's TPP, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Application is approved.</li> </ul>
i.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority, the Ministry of Transportation, specifically as it relates to the GTA West (Highway 413) Transportation Corridor Protection Area, and other applicable external public agencies and utilities, as well as the Public, Separate, and French School Boards.</li> </ul>
j.	GTA West (Highway 413) Transportation Corridor Protection Areas	<ul style="list-style-type: none"> <li>▪ A portion of the Subject Lands are located in the FAA of the proposed GTA West (Highway 413) Transportation Corridor Protection Area.</li> <li>▪ The Applications will be reviewed in consideration of the FAA for the GTA West (Highway 413) Transportation Corridor Protection Area which is located along the northern edge of the Subject Lands.</li> </ul>
k.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> <li>▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department.</li> <li>▪ The proposed traffic generated by the development at the requested density will be reviewed in consideration of</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>existing traffic conditions along Huntington Road and Nashville Road.</p> <ul style="list-style-type: none"> <li>▪ Matters including the road widths, accesses, parking, and truck manoeuvring, among other transportation considerations, are required to be reviewed to the satisfaction of the Development Engineering Department.</li> <li>▪ The Subject Lands are located on Huntington Road, a major collector road (26 m) under the jurisdiction of the City of Vaughan.</li> <li>▪ City of Vaughan will identify any required land conveyances.</li> </ul>
l.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program through the related Block Plan application File BL.62W.2021 and the the future Draft Plan of Subdivision application stage. The Development shall achieve a minimum Bronze score of 14 to 20 points for the Block Plan application and a minimum 27 to 40 points for the Draft Plan of Subdivision application.</li> </ul>
m.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.</li> </ul>
n.	Community Benefits Charges ('CBC') – Section 37 and City of Vaughan By-law 201-2022 ('CBC By-law')	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed to determine if CBC can be collected, in accordance with the criteria set out in Section 37 of the <i>Planning Act</i> and the City of Vaughan CBC By-law, in consideration of the increase in density being proposed by the Application.</li> </ul>
o.	Affordable Housing	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed in consideration of Provincial, Regional and City polices to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.</li> </ul>
p.	Mix of Uses	<ul style="list-style-type: none"> <li>▪ A mix of uses is required by Section 3.0 c) iii) of the NKNSP, including commercial uses to support the achievement of a complete community.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>▪ The proposal does not provide any commercial uses to support the proposed increase in dwelling units for the Huntington Road Community.</li> </ul>
q.	The Application has been Deemed Incomplete	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit the following material for the Application to be deemed complete: <ul style="list-style-type: none"> <li>○ Formal notification from MTO when lands from the GTA West (Highway 413) Transportation Corridor Protection Areas are released, as required in accordance with Policy 4.14 b) ii. of the NKNSP</li> <li>○ A Tree Inventory and Preservation Study/Arborist Report and Edge Management/ Restoration Plan</li> </ul> </li> </ul>
r.	Required Applications	<ul style="list-style-type: none"> <li>▪ The Owner is required to submit a Zoning By-law Amendment Application and a Draft Plan of Subdivision Application. A Site Development Application may also be required for any proposed street townhouse blocks containing 10 or more units.</li> </ul>

### **Financial Impact**

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

### **Operational Impact**

Development Planning staff have circulated the Application to internal City Departments for review.

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

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.21.029. At the time of the preparation of this report, exemption from York Region approval was not confirmed. However, based on an earlier iteration of the proposal for this Application, York Region denied the request for exemption from Regional approval, stating that this Application has the potential to directly and substantially affect Regional servicing infrastructure, specifically the limited water supply that is available.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public

Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact Letizia D'Addario, Senior Planner, Development Planning Department, ext. 8213.

**Attachments**

1. Context and Location Map
2. Proposed Amendments to North Kleinburg-Nashville Secondary Plan Area
3. Proposed Concept Plan

**Prepared by**

Letizia D'Addario, Senior Planner, ext. 8213  
Carmela Marrelli, Senior Manager of Development Planning, ext. 8791  
Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager