

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2023

Item 3, Report No. 36, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on September 26, 2023, as follows:

By approving the use of the Pierre Berton Heritage Centre for a meeting taking place on September 28, 2023, with the residents and the developer; and

By receiving the following Communications:

C4. Irene Ford, dated September 13, 2023; and

C5. Domenic Mariani, dated September 18, 2023.

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- 3. FILE BL.62W.2021 BLOCK 62 WEST LANDOWNERS GROUP INC. BLOCK PLAN EAST OF HUNTINGTON ROAD, SOUTH OF KIRBY ROAD AND NORTH OF NASHVILLE ROAD**
- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 13, 2023, be approved;**
 - 2. That the comments of Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant, and Communication C6., presentation material, dated September 13, 2023, be received;**
 - 3. That the comments of the following Speakers be received:**
 - 1. Eddy Battison, Charles Cooper Court, Kleinburg; and**
 - 2. Elizabeth Colarusso, Charles Cooper Court, Kleinburg; and**
 - 4. That the following Communications be received:**
 - C7. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated September 11, 2023; and**
 - C8. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated September 12, 2023.**

Recommendation

- 1. THAT the Public Meeting report for Block Plan File BL.62W.2021 (Block 62 West Landowners Group) 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.**

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, September 13, 2023

WARD(S): 1

TITLE: FILE BL.62W.2021

**BLOCK 62 WEST LANDOWNERS GROUP INC. BLOCK PLAN
EAST OF HUNTINGTON ROAD, SOUTH OF KIRBY ROAD AND
NORTH OF NASHVILLE ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole related to Block Plan application BL.62W.2021 for lands within Block 62 West.

Report Highlights

- To receive input from the public and the Committee of the Whole on the proposed Block 62 West Block Plan.
- To provide a summary of the policy context and proposed Block 62 West Block Plan.
- All issues and matters identified through the review of the Block 62 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 addressed 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.62W.2021 (Block 62 West Landowners Group) 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

Block 62 West, (the 'Subject Lands') are located on the east side of Huntington Road, south of Kirby Road and north of Nashville Road and the railway line. The property to the south of the Huntington Road Community, which is outside of the Block 62 West area, is included as part of the Block Plan application and review process. The Subject Lands are known as Part of Lots 27 – 30, Concession 9, City of Vaughan (see Attachment 1). The Subject Lands have an area of approximately 107.1 hectares in size, which includes both participating and non-participating landowners, and is located in the North Kleinburg-Nashville Secondary Plan ('NKNSP').

The majority of the Subject Lands are referenced as the Huntington Road Community and part of Focus Area 2 in the NKNSP. Schedule 13 – Land Use Designations of the Vaughan Official Plan, 2010 ('VOP 2010') shows the Subject Lands being designated predominately by the NKNSP with the most southern properties (Bifolchi and Vitullo South) and eastern lands being outside of the NKNSP and designated as "Low-Rise Residential" and "Natural Areas" respectively. The southern and eastern lands are subject to the policies and schedules of VOP 2010 Volume 1. Schedule B2 – Land Use, Huntington Road Community of the NKNSP shows the rest of the Subject Lands being designated as "KN Low-Rise Residential I", "KN Low-Rise Residential II", "KN Low-Rise Residential III", "KN Low-Rise Mixed-Use I", "KN Low-Rise Mixed-Use II", "Natural Areas", and "Agricultural" (see Attachment 3). NKNSP Schedule B2 also outlines locations for neighbourhood parks, a parkette, schools, and stormwater management (SWM) ponds.

Schedule B2 of the NKNSP illustrates that the entire Block Plan area is within the GTA West/Highway 413 Transportation Corridor Protection Area. The GTA West Transportation Corridor project is a proposed highway and transit corridor that runs through York Region that aims to address long-term inter-regional transportation problems and opportunities. The purpose of the protection area is to protect the lands from development while the GTA West Corridor alignment is being determined. The Block Plan area is also within the regulatory limits of the Toronto and Region Conservation Authority.

An Official Plan Amendment application has been submitted and is currently under review by the Development Planning Department.

An Official Plan Amendment application has also been submitted to implement the proposed Block Plan. The Policy Planning and Special Programs Department is working with the Development Planning Department to review Block Plan application BL.62W.2021 and Official Plan Amendment File OP.21.029 concurrently. Official Plan Amendment File OP.21.029 proposes the following:

- Include additional lands within the Huntington Road Community area (Focus Area 2) 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;
- 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 York Region Official Plan 2022;
- Increase the target density for the Huntington Road Community from 40 persons and jobs per hectare to 70 to 75 persons and jobs per hectare for the Subject Lands;
- Increase the total number of units for the Subject Lands to accommodate approximately 1,070 to 1,450 dwelling units on the Subject Lands, nearing the estimated total build out of 1,650 dwelling units identified for all three Focus Areas combined in the NKNSP area; and
- A corresponding increase in total planned population and employment to accommodate 3,800 to 4,800 residents and jobs on the Subject Lands, nearing the approximate 5,480 residents and jobs identified for the entire NKNSP area.

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 VOP 2010, and more specifically, NKNSP. VOP 2010 requires that upon the adoption of secondary plans, a Block Plan will be required. The Block Plans essentially serve as a comprehensive blueprint for the creation of individual plans of subdivision where large parcels still remain. The purpose of the Block Plan is to specifically address the extent and precise location of the Secondary Plan elements on the lands, including the Natural Heritage Network, servicing and infrastructure details including road and pedestrian networks, lot patterns and precise locations of community services (i.e., schools, parks, and community centres).

Block Plan application File BL.62W.2021 was submitted by the Block 62 West Landowners Group Inc. 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 Block Plan process is required by the NKNSP with respect to the Subject Lands. The NKNSP states in section 3) Objectives, policy d) x. that, “The detailed distribution of land uses, and housing types will be further articulated through the preparation of a Block Plan, prepared in conformity with Section 10.1.1 of the City of Vaughan Official Plan that will show the City how each

of the three individual new neighbourhoods will achieve their assigned density target, as well as the distribution of all of the land uses, community facilities, heritage preservation, the Neighbourhood Focus and the Local Street network and open space and trails systems”. The proposed Block 62 West Block Plan application is being reviewed in accordance with the NKNSP and with VOP 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 62. 68.43 hectares (63.9%) of the 107.1 hectares is developable lands. Of the approximate 107.1 hectares within the Block, the participating landowners own approximately 106.5 hectares, while the remaining 0.6 hectares are owned by the non-participating landowners. As such, approximately 0.56% of the area of Block 62 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 and corresponding land area, which is further illustrated in Attachment #4.

Table 1: Land Ownership and Participation

Ownership	Participating	Non-Participating	Area (Ha.)
Vitullo North (1321362 Ontario Inc.)	X		14
Argo Kleinburg Limited	X		25.4
Royal Pine (Millrun Investments Inc.)	X		49.7
Nashville Properties Inc.	X		13.4
Vitullo South (1321362 Ontario Inc.)	X		4
Total Participating Land Area			106.5
Bifolchi (Kleinburg Residential Estates Ltd.)		X	0.6
Total Area			107.1

A Block Plan application was submitted by the Participating Landowners Group which are collectively known as the “Block 62 West Landowners Group Inc.”

The first submission of Block 62 West was received by Policy Planning Staff on December 23, 2021. The second submission of Block 62 West was received by Policy Planning Staff on July 13, 2023. The second submission materials were initially circulated to internal City Staff and external agencies on July 27, 2023.

The proposed Concept Plan is included as Attachment 2 to this report. The Concept Plan illustrates the location and extent of land uses including “Low Density Residential”, “Medium Density”, “Elementary School”, “Combined Park/SWM”, “Park”, “Open Space”, “30-metre Railway Buffer”, “Estate Lot”, “Hydro and Highway Corridor”, and “Valley Lands/Greenbelt”. The 68.43 hectares of developable lands are proposed as a low-rise residential neighbourhood containing a mix of single-detached dwellings, street townhouses, laneway townhouses and back-to-back townhouses for a total of approximately 1,450 residential units. An existing estate lot that will be preserved is illustrated in the proposed Block Plan at the northern side of the Block.

The proposed Block Plan shows two public elementary schools each located in the northwest and southeast parts of the Block. The Block Plan also proposes three parks, one is located opposite of the northwest school site, one is adjacent to the southeast school site and the last park is located east of the southeast school site. Two of the parks are combined with underground stormwater management facilities. The largest park is approximately 3 hectares in size and the other two parks are 0.75 hectares in size. The proposed Block Plan also shows a trail system along the valley edge that will connect to a network of existing informal trails.

The proposed road network includes three entrances from Huntington Road. The Block Plan illustrates the proposed GTA West Corridor alignment to cut through the northwest corner of the Block. The remaining undevelopable lands within the Block are to be maintained as Natural Heritage areas.

Previous Reports/Authority

Not Applicable.

Analysis and Options

The Block 62 West Block Plan has been developed in consideration of the Regional and local policy context.

1. York Region Official Plan 2022 (YROP)

In 2022 the York Region Official Plan 2010 was updated through the Municipal Comprehensive Review. The first submission of Block 62 West was reviewed in accordance with the York Region Official Plan 2010 as the submission was

received prior to the approval and adoption of the new York Region Official Plan 2022 ('YROP 2022'). The second submission was received in 2023 following the adoption of the new YROP 2022.

The Block Plan application is being reviewed against YROP 2022 policies in accordance with YROP 2022 transition policy 7.4.13, "That *development* applications which have not been deemed complete by the date of the Plan's approval shall be subject to the policies of the Plan." The Block 62 West submission has not been deemed complete as City Staff require a formal written notice when the lands are released from the GTA West Transportation Corridor Protection Area as per policy 4.1.4 b) ii) of the NKNSP. Additionally, as per policy 4.1.4 b) iv) of the NKNSP, a development application is considered premature unless the Province has provided formal written notice that the lands have been released.

The YROP 2022 designates the Subject Lands as "Community Area", "Rural Area" and "Agricultural Area" per Map 1A – Land Use Designations and as "Designated Greenfield Area" in Map 1B – Urban System Overlays. As per the YROP 2022, Designated Greenfield Areas are lands that have been designated in a local official plan for development required to accommodate forecasted growth to the horizon of the YROP 2022. Per Section 4.2 Community Areas, the designated greenfield area minimum density target by 2051 for Vaughan is 70 people and jobs per hectare. Per policy 4.2.7, local municipalities shall plan to meet or exceed the minimum density targets by 2051 and that the density targets are to be implemented through local Official Plans and secondary plans. The proposed Block Plan is intended to yield a density of approximately 70-75 residents and jobs per hectare.

The YROP 2022 identifies the eastern portion of the Subject Lands as being part of the Regional Greenlands System and the Greenbelt Plan Area, per Map 2 – Regional Greenlands System. Policy 2.1.1 of the YROP states that, "it is the policy of Council to protect, restore and enhance the Regional Greenlands System and water resource system, features and functions shown on Maps 1C, 2, 4, 7, 12A and 12B 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 in coordination with regulatory agencies for Block 62 West to determine precise limits of development in accordance with YROP policies with respect to the Regional Greenlands System in October 2015 and March 2021.

In November 2022, the Province of Ontario's Minister of Municipal Affairs and Housing ('MMAH') made modifications and approved, as modified, the YROP 2022 in November 2022. The amendments 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. The modifications made to the YROP 2022 allow for lands uses in the Greenbelt that were not previously

permitted. The Minister's Modifications modified Map 1A - Land Use Designations of the YROP 2022 to redesignate a portion of the Greenbelt Lands located on the Subject Lands from "Agricultural Area" to "Rural Area".

Furthermore, additional modifications made by MMAH were to amend Section 3.2 – Regional Greenlands System and Section 5.3 – Rural Area. A new policy in each section was added (Section 3.2.9 and 5.3.7) which permits active parkland and recreational uses in the linear river valleys identified in policy 5.2.5, which may include serviced playing fields and golf courses.

Policy 5.3.6 d) was also deleted and replaced to permit active recreational and parkland uses on rural lands within the linear river valleys of the Greenbelt Protected Countryside.

As a result of the updated YROP 2022 and the additional modifications made by the MMAH, substantial changes have been made to the proposed Block Plan since the first submission.

2. Vaughan Official Plan 2010 (VOP 2010)

Schedule 1 – Urban Structure of VOP 2010 identifies Block 62 West lands as "Community Areas" and "Natural Areas and Countryside". The eastern portion of Block 62 West is located within the "Greenbelt Plan Area".

Schedule 13 – Land Use of VOP 2010 designates Block 62 West lands as "Lands Subject to Secondary Plans", "Low-Rise Residential", "Agricultural", and "Natural Areas", with a portion of the lands being within the "Greenbelt Plan Area". VOP 2010 Volume 1, directs that majority of the lands within the Block 62 West Block Plan area shall be guided by the policies of the NKNSP. The portion of the Subject Lands located outside of the NKNSP is designated "Low-Rise Residential" and "Natural Areas". "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.

3. North Kleinburg-Nashville Secondary Plan

Schedule A – North Kleinburg-Nashville Secondary Plan Area of the NKNSP identifies Block 62 West lands as the Huntington Road Community. Schedule B2 – Land Use, Huntington Road Community of the NKNSP shows the rest of the Subject Lands designated as "KN Low-Rise Residential I", "KN Low-Rise Residential II", "KN Low-Rise Residential III", "KN Low-Rise Mixed-Use I", "KN Low-Rise Mixed-Use II", "Natural Areas", and "Agricultural". As per Section 4.2 of the NKNSP, "KN Low-Rise Residential I" permits detached houses.

Section 4.3, "KN Low-Rise Residential II" permits detached and semi-detached houses. Section 4.4, "KN Low-Rise Residential III" permits semi-detached

houses, townhouses and stacked townhouses. Section 4.5, “KN Low-Rise Mixed-Use I” permits townhouses, stacked townhouses and low-rise buildings. Section 4.6, “KN Low-Rise Mixed Use II” permits townhouses, stacked townhouses and low-rise buildings and shall include a small scale, publicly accessible amenity space for passive uses. As per Section 4.7, all lands within the NKNSP designated “Natural Areas” shall be subject to the policies of Section 3.2 of the VOP 2010. Lands designated “Natural Areas” and “Agricultural” shall be subject to Policies 9.2.2.15 and 9.2.2.23 of the VOP 2010.

The majority of Block 62 West lands are subject to the policies of the NKNSP except for the lands along the southern and eastern boundary of the Huntington Road Community. To implement the Block Plan, an Official Plan Amendment is proposed to amend the boundaries of the Huntington Road Community to include the lands to the south.

As per section 7.3.2, the NKNSP for the Huntington Road Community is based on “a mix of primarily low-density building forms transitioning from a higher density mixed-use community focus area on Huntington Road to a surrounding low-density area adjacent to the Natural Heritage Network”.

As per section 3.0 Objective – Neighbourhood Development policy d) x. of the NKNSP, the distribution of land uses and housing types are to be articulated through the Block Plan process.

The NKNSP makes provisions for community amenities and identifies conceptual locations for two elementary schools, a Neighbourhood Park and three Parkettes. The Plan also identifies two SWM ponds to be located adjacent to the valley system. These features will be connected by a system of trails.

The NKNSP outlines the GTA West Transportation Corridor Protection Area in Schedule B2 (Attachment 3). NKNSP policies under section 4.14 – The GTA West Transportation Corridor Protection Area, recognize the importance of protecting the Future GTA West Transportation Corridor and associated interchanges and accesses. The policies outline that an application is premature unless the Province has provided a formal written notification informing the City and the Region that specific lands in the identified area have been released. As per policy 4.14 b) iii) “development within the identified area shall not be approved” and that “development” includes the approval of any planning applications as well as block plan approval.

A breakdown of the proposed land uses within Block 62 West was provided in the Block Plan application submission.

4. Development Statistics

Table 2 provides development statistics for the Subject Lands, including both the participating and non-participating landowners’ lands.

Table 2: Proposed Land Use Areas for Block 62 West

Developable Land Uses	Participating Lands (Ha.)		Non-Participating Lands (Ha.)	Total Area (Ha.)	Percent of Land Area (%)
	Tablelands	Within Greenbelt			
Residential	37.52		0.28	37.80	35.3%
Neighbourhood Park	0.75			0.75	0.7%
Combined Park/Stormwater Management	1.48			1.48	1.4%
Combined Park/Stormwater Management within Greenbelt		2.34		2.34	2.2%
Schools	4.64			4.64	4.3%
Vistas/Walkways (including estate lot access)	0.35			0.35	0.3%
Local Roads	14.50	0.72		15.22	14.2%
Collector Roads	5.85			5.85	5.5%
Subtotal (Net Developable Area)	65.09	3.06	0.28	68.43	63.9%
Greenbelt/Natural Heritage System	31.09			31.09	29.0%
Vista/Open Space within Greenbelt	0.45			0.45	0.4%
Existing Estate Lot	3.55			3.55	3.3%
30m Railway Buffer	0.02		0.3	0.32	0.3%
GTA West/Highway 413 Corridor	2.96			2.96	2.8%
Huntington Road Widening	0.33			0.33	0.3%
Total Area	103.49	3.06	0.58	107.1	100.0%

The second submission of the Block Plan application provided by the Block 62 West Landowners Group Inc. proposes approximately 1,450 residential units, an estimated population of 4,700 persons, an overall density of approximately 73 persons and jobs per developable hectare and a total developable area of 68.43 hectares. Technical review of the submission by internal City Staff and external agencies is still ongoing and the aforementioned development statistics (Table 2) are subject to change following further discussions with applicable Staff and agencies.

The Block 62 West Landowners Group Inc. provided the following technical reports and supporting materials in accordance with the Block Plan application process:

1. Submission Cover Letter (June 2023)
2. Block Plan Concept – Malone Given Parsons Ltd. (April 2023)
3. Block Plan Report – Malone Given Parsons Ltd. (July 2023)
4. Environmental Impact Study (EIS) – Beacon Environmental (June 2023)
5. Master Environmental Servicing Plan (MESP) including Development and Infrastructure Phasing Plans– SCS Consulting Group Ltd. (June 2023)
6. Hydrogeological Assessment – Palmer Environmental Consulting Group (June 2023)
7. Geotechnical Investigation – DS Consultants Ltd. (December 2021)
8. Slope Stability Assessment – DS Consultants Ltd. (May 2021)
9. Fluvial Geomorphology – GEO Morphix Ltd. (December 2021)
10. Transportation Mobility Plan, Traffic Impact Study and Transportation Demand Management Plan – CGH Transportation (June 2023)
11. Urban Design Guidelines (including Architectural Control Guidelines) – NAK Design Strategies in association with Williams & Stewart Associates Ltd. (June 2023)
12. Landscape Master Plan including Park and Vista Block Facility Fit Plan/Parkland Master Plan – NAK Design Strategies (June 2023)
13. Archaeological Assessment – The Archaeologists Inc. (December 2021)
14. Environment Noise Feasibility Study – Valcoustics Canada Ltd. (June 2023)
15. Railway Vibration Study – Valcoustics Canada Ltd. (December 2021)
16. Air Quality Study – SLR Consulting Ltd. (December 2021)
17. Built Heritage and Cultural Heritage Landscape Evaluation Report – Parslow Heritage Consultancy Inc. (October 2021)
18. Heritage Impact Assessment for 11068 Huntington – Parslow Heritage Consultancy Inc. (November 2021)
19. Community Services Facility Study – Malone Given Parsons Ltd. (June 2023)
20. Sustainability Performance Metrics – Malone Given Parsons Ltd. (June 2023)
21. Environmental Site Assessment (various reports) – DS Consultants Ltd., SPL Beatty, Shaheen & Peaker Limited (October 2005 – August 2021)
22. Surveys and Parcel Abstracts – Various
23. Block Plan Terms of Reference – (December 2021)
24. Parkland Dedication Table – Malone Given Parsons Ltd. (June 2023)

- 25. Draft Official Plan Amendment – Malone Given Parsons Ltd. (June 2023)
- 26. Railway Berm Safety – Entuitive (May 2023)
- 27. Comment Response Matrices – Various (June 2023)

Policy Planning Staff are in receipt of comments from internal City Staff and external agencies on the second submission of the Block 62 West Block Plan application.

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

The Block 62 West second submission materials were initially circulated to internal City Staff and external agencies on July 27, 2023. Through an initial review of the Block 62 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 and NKNSP policies.

ii. Ministry of Transportation

Policy Planning Staff are in receipt of comments with respect to the Block 62 West Block Plan application from the Ministry of Transportation ('MTO').

MTO provided comments on the Draft Terms of Reference on November 22, 2021. MTO identified that the subject lands are mostly within the Focus Analysis Area 2020 (FAA) boundary and a portion of the lands are also directly impacted by the GTA West/Highway 413 preferred route. Due to the conflict, MTO commented that they were unable to comment on the Block Plan or allow it to proceed at this time.

On April 1, 2022, following the review of the first Block Plan submission materials, MTO stated that while there were additional fieldwork investigations to be completed in 2022 that will support further refinement of the preferred route, there is no anticipated date for reducing the FAA and that the preferred route is subject to change. MTO is unable to commit to reducing the FAA in 2022 until there is greater certainty regarding the GTA West FAA alignment. MTO was unable to support development applications for these lands.

While MTO has been informed of Block 62 West Landowners Group Inc. preferences regarding the alignment, the final alignment will not be determined until the completion of the Preliminary Design and Environmental Assessment.

If there is a desire to start construction in advance of the release of FAA lands, MTO recommends phasing development with initial construction focused outside the FAA.

On August 18, 2023, in response to the most recent submission, MTO noted that the Block 62 West lands are partially within the FAA land protection boundary for the GTA West Transportation Corridor. MTO reiterated that they are unable to allow developments within the FAA limits at this time as the lands within the FAA may be directly impacted by the GTA West Transportation Corridor, ancillary uses, or if refinements are made to the route during the preliminary design stage. MTO further noted that the comments provided on April 1, 2022 regarding potential phasing of the development still apply.

The GTA West Transportation Corridor project is currently in the planning, environmental assessment and preliminary design phase. Property requirements for the project will be determined at the completion of the preliminary design phase.

It is the expectation of Policy Planning Staff that all comments with respect to the GTA West/Highway 413 Corridor by the MTO be addressed prior to bringing forth a report to the Committee of the Whole.

iii. Cultural Heritage:

Following the review of the Archaeological Assessment Report Cultural Heritage Staff noted that the report requires a Ministry letter of Clearance. Cultural Heritage Staff noted that the report identifies at least one site requiring Stage 3 AA clearance. Additionally, the Cultural Heritage Impact Assessment recommends the listed property at 11069 Huntington Road be de-listed prior to demolition and recommends commemoration as well as adaptive reuse of some of the construction material presently incorporated into the existing building. Cultural Heritage Staff requires the submission of the Ministry letter of clearance for all archaeology assessments of the greater Block, and the application for delisting through Heritage Vaughan prior to any site plan approvals or site works.

iv. Real Estate:

Real Estate Staff provided comments regarding the requirements prior to the issuance of a Building Permit. The requirements include the dedication of land and/or providing payment to the City of Vaughan in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication

By-law. As per the *Planning Act* and the City's Parkland Dedication By-law, the Owner is required to submit an appraisal of the Subject Lands. The appraisal must be prepared by an accredited appraiser and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.

- v. York Catholic District School Board:
York Catholic District School Board ('YCDSB') Staff provided comments with regard to the YCDSB proposed school site. The YCDSB Board's School Site Guidelines identify that elementary school sites shall be rectangular in shape and 6 acres in size. YCDSB Staff noted that the school site as shown in the submission is 5.81 acres. Thus, YCDSB Staff request that the proposed YCDSB school site be revised to meet the Board's School Site Guidelines of 6 acres. Additionally, the Block Plan currently proposes low-density residential units immediately east of the school site. YCDSB directs, per the Board's School Site Guidelines "to address traffic concerns, it is preferred that the residential units opposite the school frontage are flankage-style lots."

- vi. Alectra:
Alectra Utilities required that the owner or agent contact Alectra Utilities to discuss all aspects of the proposed Block Plan. Alectra Utilities provided comments on the submission regarding all drawings and plans required in addition to a completed and signed Subdivision Application Information Form. Alectra Utilities will use the required information to determine the type of available service in the area to supply the proposed Block Plan and determine the design fee for the subdivision or development.

- vii. Canada Post:
Canada Post Staff provided comments on matters relating to Community Mailbox Locations. Canada Post staff noted that the proposed development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post Staff directs the owner or agent to consult with Canada Post to determine suitable permanent locations for the placement of the Community Mailboxes and to indicate these locations on the respective servicing plans. Canada Post Staff directs that the location for the Community Mailboxes should not conflict with any other utility. Canada Post staff also provided comments regarding the requirements for each Community Mailbox location such as the installation of concrete pads and preparation of an area of compacted gravel. Canada Post request that the owner or agent communicate with Canada Post the excavation date for the first foundation and the expected date of first occupancy.

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 has not yet provided comments in response to the second submission. Future comments, issues, requirements, and/or modifications resulting from the Region's review will be addressed in a future technical report to the 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: Vivian Wong, Planner, Policy Planning, ext. 8623.

Attachments

1. Context and Location Map
2. Proposed Concept Plan
3. North Kleinburg-Nashville Secondary Plan - Schedule B2 (Land Use)
4. Landowner Map

Prepared by

Vivian Wong, Planner, ext. 8623

Fausto Fillipetto, Senior Manager of Policy Planning and Sustainability, ext. 8699

Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231

Approved by



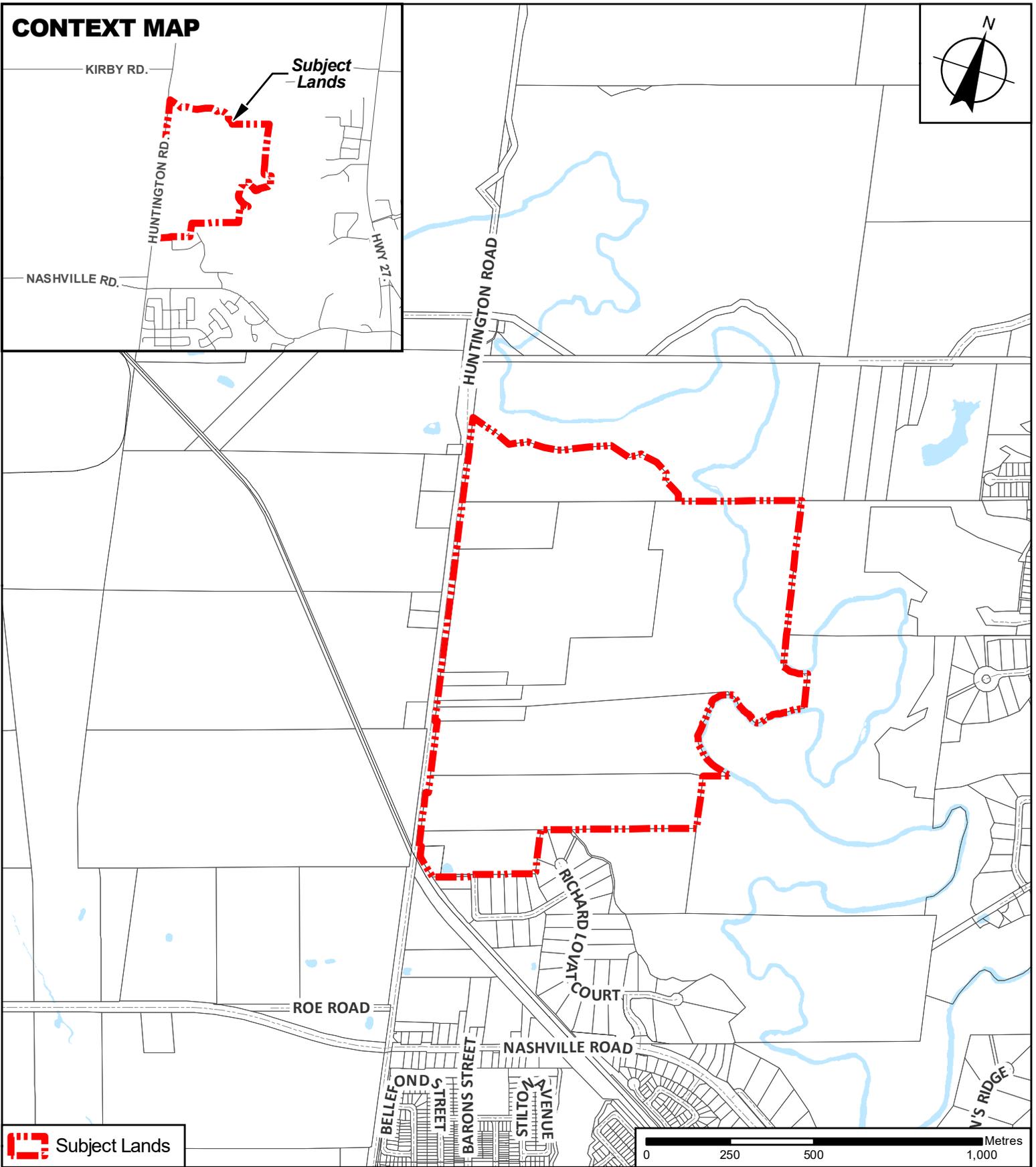
Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

CONTEXT MAP



 Subject Lands

Context and Location Map

LOCATION:
10983, 11023, 11035, 11069, 11075, 11091, 11115, 11131, 11231
and 11363 Huntington Road, Block 22 Registered Plan 65M-4129,
Part of Lots 28 and 29, Concession 9

APPLICANT:
Block 62 West Landowners Group
(1321362 Ontario Inc., ARGO Kleinburg Developments, Millrun Investments Inc., Nashville Properties Inc.)



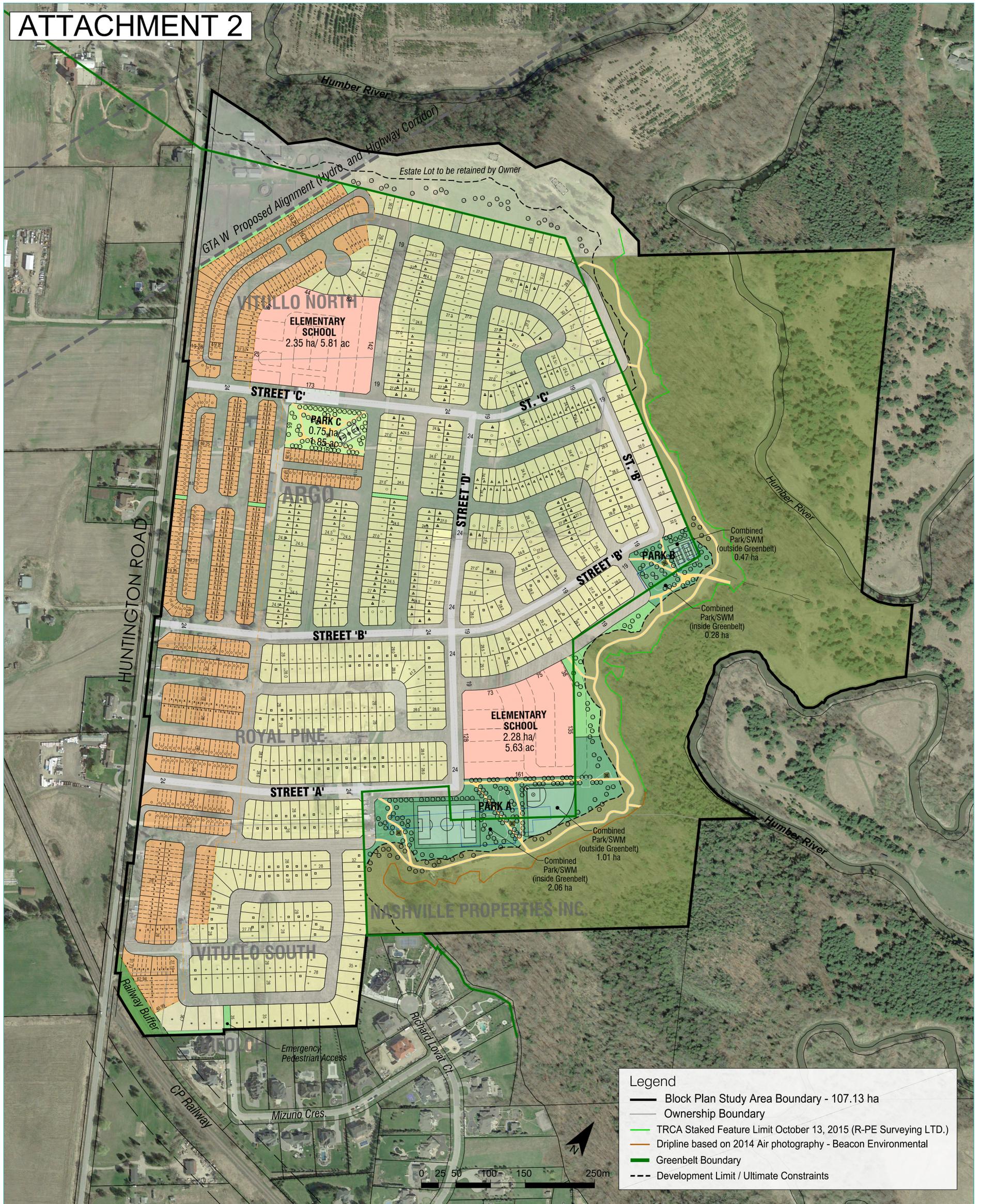
Attachment

FILE:
BL.62W.2021
RELATED FILE:
OP.21.029

DATE:
September 13, 2023

1

ATTACHMENT 2



BLOCK 62 WEST - REVISED BLOCK PLAN CONCEPT

VAUGHAN ON

Land Use

Low Density Residential	43.80 ha
Medium Density	15.54 ha
Elementary School	4.63 ha
Combined Park / SWM	3.82 ha
Park	0.75 ha
Open Space / Vista	0.67 ha
30m Railway Buffer	0.32 ha
Estate Lot	3.55 ha
Hydro & Hwy Corridor	2.96 ha
Valley Lands / Greenbelt	31.09 ha
Total Area	107.13 ha

Residential Unit Type

6.10m Min. Lane Townhouse	322
6.10m Min. Street Townhouse	146
6.40m Back to Back Townhouse	176
9.15m Min. Single Detached	63
9.45m Min. Single Detached	130
11.60m Min. Single Detached	303
12.80m Min. Single Detached	56
13.40m Min Single Detached	124
15.24m Min. Single Detached	102
18.30m Min Single Detached	27
Total Unit Count	1,449

Block Plan Density

Net Developable Area	67.80 ha
Half Huntington ROW	1.80 ha
Developable Area	69.60
Total Units	1,449
Singles	805
Townhouses	644
Total Population	4,825
Singles @ 3.61 PPU	2,906
Townhouses @ 2.98 PPU	1,919
Work-at-Home Jobs (3.9%)	188
School Employment (50/school)	100
Total Population and Jobs	5,113
Persons and Jobs per Ha	73.5

ATTACHMENT 3



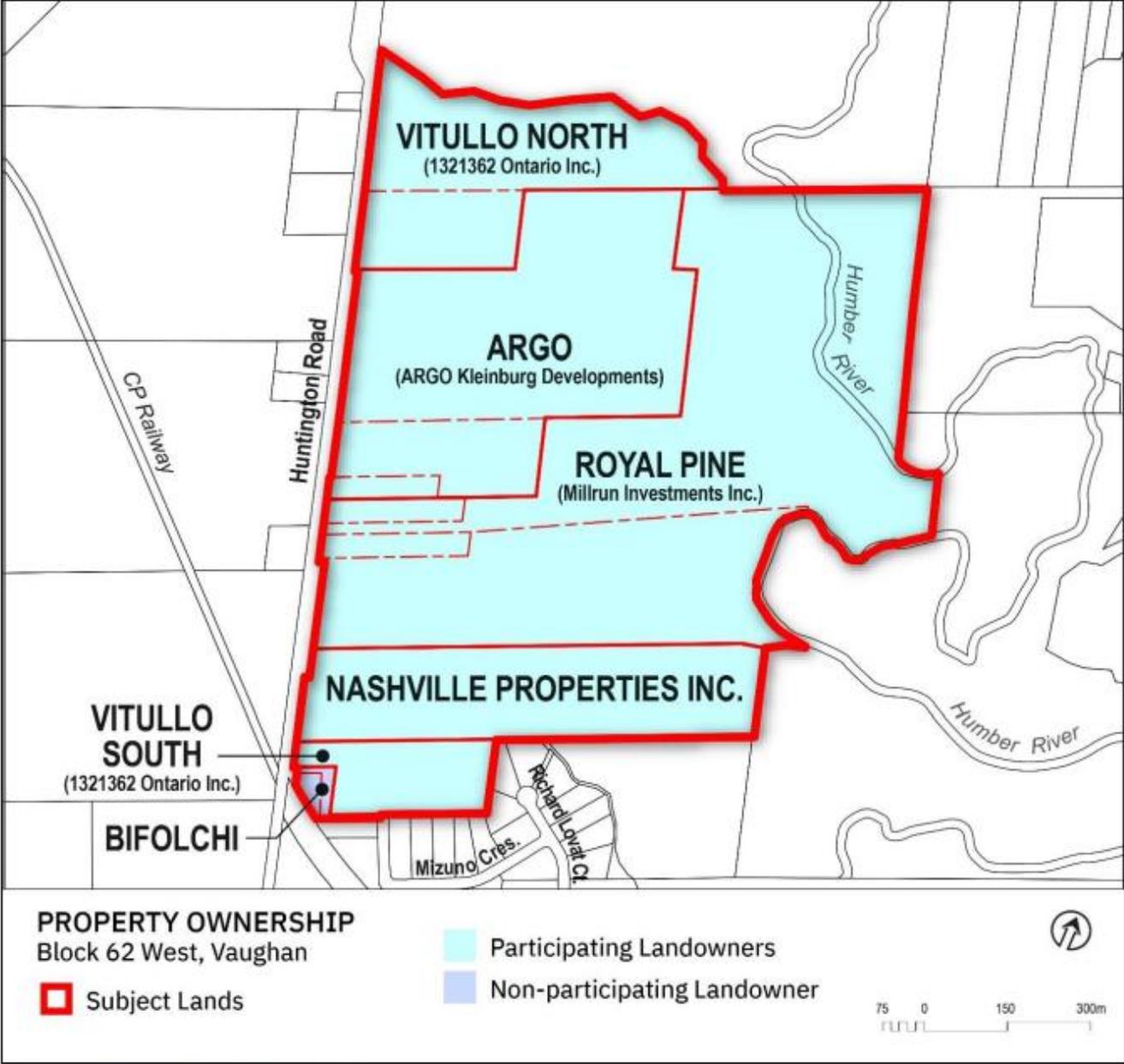
SCHEDULE B2 Land Use Huntington Road Community

- KN Low-Rise Residential I
- KN Low-Rise Residential II
- KN Low-Rise Residential III
- KN Low-Rise Mixed-Use I
- KN Low-Rise Mixed-Use II
- Elementary School
- Natural Areas
- Agricultural
- Neighbourhood Park
- Parkette
- Stormwater Management Pond
- Secondary Plan Area Boundary
- Greenbelt Plan Area Boundary
- GTA West Transportation Corridor Protection Area Boundary
- GTA West Transportation Corridor Protection Area
- Minor Collector Road



September 2010

ATTACHMENT 4



Source: Malone Given Parsons Ltd., 2021