

# Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 12, 2023

**WARD:** 1

**TITLE:** APPLICATION FOR BLOCK PLAN APPROVAL FILE  
BL.55W.2019 – BLOCK 55 NORTHWEST LANDOWNERS  
GROUP INC.

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To seek Block Plan approval from the Committee of the Whole for the lands within Block 55 West ('Subject Lands'). The Block 55 West Block Plan application (File BL.55W.2019) was reviewed concurrently with the associated Draft Plan of Subdivision and Zoning By-law Amendment applications, Files Z.22.029 & 19T – 22V006, Z.22.030 & 19T – 22V007, Z.22.031 & 19T – 22V008, Z.22.032 & 19T – 22V009. Collectively all applications for the Subject Lands will inform and facilitate future development within Block 55 West.

**Report Highlights**

- The Block 55 Northwest Landowners Group Inc. proposes to implement the policies of Vaughan Official Plan 2010 and Official Plan Amendment No. 47 and No. 48 through the approval of the Block 55 West Block Plan.
- The Policy Planning and Special Programs Department, in consultation with the Development Planning Department, supports the approval of the Block Plan application subject to the fulfillment of future conditions determined through the Draft Plan of Subdivision applications.
- A summary of work completed through the Block 55 West Block Plan application that addresses outstanding matters and comments is provided.
- Matters to be addressed through the related development application processes are provided.
- A summary of input received from the public is also provided and addressed through this report.

## **Recommendations**

1. THAT the Block 55 West Block Plan, dated July 11, 2023, and forming Attachment #2 to this report, BE APPROVED, subject to any minor amendments required resulting from the fulfillment of conditions of Draft Plan Approval;
2. THAT the Block 55 West Block Plan forming Attachment #2 to this report, as modified through the resolution of Recommendation #1, be the basis of the implementing Zoning By-law Amendment, Draft Plans of Subdivision and/or Site Plan applications for the corresponding lands in Block 55 West;
3. THAT the technical submissions and supporting studies submitted as part of the Block 55 West Block Plan application be updated as required in response to changes resulting from the concurrent Draft Plan of Subdivision and Zoning By-law Amendment applications and any other site-specific development applications; and,
4. THAT the Block 55 Northwest Landowners Group Inc. be required to execute an agreement(s) with the City of Vaughan to facilitate the design and construction of infrastructure in support of providing services to the Subject Lands.

## **Background**

Location: The Block 55 West Block Plan area ('Subject Lands'), is in the northwest quadrant of Block 55, south of Kirby Road and east of Regional Road 27. The Subject Lands are known as Part of Lots 28-30, Concession 8, City of Vaughan. A Context and Location Map is provided as Attachment #1 to this report. The Subject Lands have an area of 97.58 hectares which includes lands owned by participating landowners who submitted the Block Plan application and are known as the Block 55 Northwest Landowners Group Inc. ('participating landowners' or 'LOG'), and landowners who are not part of the Block Plan application submission or LOG ('non-participating landowners'). The Block Plan Concept Plan is included as Attachment #2 to this report.

Schedule 13 – Land Use Designations of the Vaughan Official Plan, 2010 ('VOP 2010') shows the Subject Lands designated as "Agricultural", "Private Open Spaces", and "Natural Areas". The Subject Lands have since been redesignated by Official Plan Amendment No. 47 and No. 48 ('OPA No. 47' and 'OPA No. 48'), which amend VOP 2010.

The lands subject to OPA No. 47 are located on the east side of Regional Road 27, south of Kirby Road and are municipally known as 11363 Regional Road 27, being Part of Lots 28 and 29, Concession 8, City of Vaughan. OPA No. 47 redesignated a portion of the Subject Lands from "Agricultural" and "Natural Areas" to "Low-Rise Residential", "Agricultural" and "Natural Areas", with a "Park" overlay to facilitate the development of approximately 279 residential units.

The lands subject to OPA No. 48 are located on the east side of Regional Road 27, south of Kirby Road, and are municipally known as 11063 and 11191 Regional Road 27, being Part of Lots 28 and 29, Concession 8, City of Vaughan. OPA No. 48 redesignated a portion of the Subject Lands from “Private Open Space”, “Agricultural”, and “Natural Areas” to “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Agricultural”, and “Natural Areas” to facilitate the development of approximately 481 residential units, including a low-rise mixed-use block, and the redevelopment of 9-holes of the existing 18-hole golf course known as the Copper Creek Golf Club.

***The Block Plan application process is a comprehensive planning process that is initiated by landowners within the Block Plan area***

The Block Plan application process is not a statutory requirement of the Ontario *Planning Act*, R.S.O. 1990, c.P.13 (*‘Planning Act’*). Consistency with the Provincial Policy Statement (‘PPS’) and other applicable Provincial plans was established through VOP 2010, and more specifically, OPA No. 47 and No. 48. The Block Plan process is required by OPA No. 47 and No. 48 with respect to the Subject Lands.

OPA No. 47 and No. 48 state in policies 13.47.1.2 and 13.48.1.2:

“The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision applications in conformity with Section 10 of VOP 2010 and through a Terms of Reference to the satisfaction of the City”.

The proposed Block 55 West Block Plan application was reviewed in accordance with OPA No. 47 and No. 48, and with policies 10.1.1.14 to 10.1.1.26 contained in VOP 2010, Chapter 10.

The major components for submission through the Block Plan application process include the Block Plan demonstrating the various land uses as permitted through OPA No. 47 and No. 48 and demonstrating conformity with OPA No. 47, No. 48, VOP 2010, and Provincial plans and policies. A Master Environmental Servicing Plan (‘MESP’), and other technical studies as required, are also major components of the Block Plan application submission.

Policy 3.9.3.1 of VOP 2010 states:

“As part of a Block Plan or development application for a larger site, a Master Environment and Servicing Plan will be completed to the satisfaction of the City of Vaughan, in consultation with public agencies such as the Toronto and Region Conservation Authority, and York Region prior to the approval of the Block Plan”.

City staff, Toronto and Region Conservation Authority (‘TRCA’), and York Region are satisfied with the level of completeness of the MESP as it pertains to the Block Plan. The Applicant is required to submit a final MESP, to the satisfaction of the City, TRCA, and

York Region prior to the approval of the associated development applications or as a condition of Draft Plan Approval.

The Block 55 Northwest Landowners Group Inc. consists of three (3) landowners who submitted the Block 55 West Block Plan application. Approximately 56.48 hectares of the total 97.58 hectares (57.9%) are developable lands. Of the 97.58 hectares within the Block Plan area, the participating landowners own approximately 94.67 hectares, and the remaining 2.91 hectares are owned by the non-participating landowners. Approximately 2.98% of the Block Plan area is not included as part of the Block Plan application process. Table 1 below provides a summary of land ownership within the Block Plan area.

**Table 1: Land Ownership, Legal Description and Address**

<b>Ownership</b>	<b>Participating</b>	<b>Non-Participating</b>	<b>Address/Legal Description</b>	<b>Address for Service</b>	<b>Area (Ha.)</b>
Copper Kirby Developments Limited	X		Part Lot 30 Concession 8 Vaughan	11363 Highway 7, Vaughan	23.53
East Kleinburg Developments Inc. and 1045501 Ontario Limited	X		Part Lots 28 & 29 Concession 8 Vaughan, Parts 1 and 10, 65R-24893	11063 Highway 27, Vaughan	55.74
East Kleinburg Developments Inc. and Toya Investments Limited	X		Part Lot 28 Concession 8 Vaughan, Part 3 65R-24893	11191 Highway 27, Vaughan	15.40
<b>Total Participating Land Area</b>					<b>94.67</b>
Vitaro		X	Part Lot 30, Concession 8, Vaughan	Kirby Road Vaughan	2.61
Palmisano & Dalmao		X	Part Lot 28, Concession 8, Vaughan	11115 and 11125 Highway 27, Vaughan	0.30
<b>Total Area</b>					<b>97.58</b>

***The Terms of Reference for the Block Plan application was submitted on July 10, 2019, in accordance with Section 10.1.1 of VOP 2010 to inform the preparation of the Block 55 West Block Plan application which was subsequently submitted***

The Block Plan application was originally submitted on August 31, 2021. On February 2, 2022, the Block 55 West Block Plan application was heard at a City of Vaughan

Committee of the Whole Public Meeting. A resubmission was made on September 28, 2022, and included an accompanying Comment Response Matrix that was circulated for review by City of Vaughan departments and external agencies on October 4, 2022. The most recent information was provided through a scoped resubmission made on April 12, 2023, and the Block Plan Concept Plan, forming Attachment #2 of this report, was updated on July 11, 2023. The resubmission was circulated for comment to external agencies and City of Vaughan departments on May 5, 2023. The technical studies form the basis for comments received from internal departments and external agencies to-date. Table 2 lists the technical studies included as part of the circulation process which formed the basis for review.

**Table 2: Technical Reports and Documents Circulated**

<b>Report/Document</b>	<b>Consultant</b>	<b>Date (Last Updated)</b>
Block Plan Application, Cover Letter, and Cheque	N/A	August 2021
Block Plan Concept Plan	Malone Given Parsons Ltd.	July 2023
Scoped Block Plan Report	Malone Given Parsons Ltd.	September 2022
Urban Design and Sustainability Guidelines	Nak	June 2022
Architectural Design Guidelines	John G. Williams Ltd.	April 2022
Landscape Master Plan Vision	Nak	July 2022
Master Environmental Servicing Plan	SCS Consulting Group Ltd.	August 2022
Updated MESP Figures and Calculations	SCS Consulting Group Ltd.	January 2023
Environmental Impact Study ('EIS') & Geomorphic Assessment	Beacon Environmental Ltd.	August 2022
HDF-3 Calculations	SCS Consulting Group Ltd.	February 2023
Updated Hydrogeological Studies	WSP Inc.	July 2022
Existing & Post Construction Slope Stability Investigation for Proposed Kirby Sewage Pumping Station	WSP Inc.	June 2022
Addendum Report to Transportation Mobility Assessment Study	Poulos and Chung Ltd.	August 2022
Noise Memo re pedestrian openings to Hwy 27	Aeroustics Engineering Ltd.	January 2023
Community Services and Facilities Study	Malone Given Parsons Ltd.	August 2022
Cultural Heritage Studies: 1. Archaeological Assessment (various) 2. Ministry Letter	ASI Heritage	1. 2016 to 2020 2. April 2020 3. March 2020 4. October 2021 5. October 2021

Report/Document	Consultant	Date (Last Updated)
3. Stage 4 – Coragan Revised Preliminary Excavation Report 4. Stage 4 – Coragon Supplementary Documentation 5. Stage 4 – Coragan Original Report		
Sustainability Performance Metrics Update	Malone Given Parsons Ltd.	August 2022
Parkland Dedication Table	Malone Given Parsons Ltd.	February 2023
Tree Inventory and Preservation Plan Reports	Beacon Environmental	August 2021
Geotechnical Investigation and Slope Stability Assessment – Copper Kirby	WSP Inc.	June 2021
Slope Stability and Erosion – East Kleinburg	WSP Inc.	July 2021
Transportation Mobility Assessment Study	Poulos and Chung Ltd.	August 2021
Highway 27 Corridor Assessment	Poulos and Chung Ltd.	July 2021
Environmental Noise Impact Study	Aercoustics Engineering Ltd.	May 2021
Cultural Heritage Resource Impact Assessment	Not Required – City of Vaughan	August 2021
Environmental Site Assessments	WSP Inc.	2015 to 2020
Parcel Abstracts	N/A	August 2021
Plans of Survey	Krcmar	N/A

### Development Statistics

Table 3 below provides statistics that reflect land distribution based on land uses proposed through the Subject Lands, including lands owned by both participating and non-participating landowners.

**Table 3: Proposed Land Use Areas – Block 55 West Block Plan**

Developable Land Uses	Participating Lands (Ha)	Non-Participating Lands (Ha)	Total Area (Ha)	Percent of Land Area (%)
Low-Rise Residential	30.65	1.44	32.09	32.9%

<b>Developable Land Uses</b>	<b>Participating Lands (Ha)</b>	<b>Non-Participating Lands (Ha)</b>	<b>Total Area (Ha)</b>	<b>Percent of Land Area (%)</b>
Low-Rise Mixed-Use Residential	0.73	0.00	0.73	0.7%
Elementary School	2.67	0.00	2.67	2.7%
Neighbourhood Park	2.80	0.00	2.80	2.9%
Minor Collector Roads (A-C)	4.16	0.00	4.16	4.3%
Local Roads	11.01	0.30	11.31	11.6%
Landscape Buffers	2.57	0.15	2.72	2.8%
<b>Subtotal (Developable Area)</b>	<b>54.59</b>	<b>1.89</b>	<b>56.48</b>	<b>57.9%</b>
Open Space	0.00	0.71	0.71	0.7%
Private Open Space (Humber Valley, Copper Creek Clubhouse)	39.91	0.00	39.91	40.9%
Regional Road Widening	0.17	0.00	0.17	0.2%
Pumping Station (within Greenbelt lands)	0.00	0.31	0.31	0.3%
<b>Total Area</b>	<b>94.67</b>	<b>2.91</b>	<b>97.58</b>	<b>100.0%</b>

***Public Notice was provided in accordance with Council's Notification Protocol***

On January 7, 2022, a Notice of Public Meeting for the Block 55 West Block Plan application was mailed to all property owners within 200-metres of the Block Plan boundary, all property owners within the Block 55 West Block Plan area and anyone on file with the Office of the City Clerk who requested notification. Notice was also provided to the Kleinburg & Area Ratepayers' Association. The Notice of Public Meeting was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca).



A Committee of the Whole Public Meeting was held on February 2, 2022, to receive comments from the public and the Committee of the Whole on the Block 55 West Block Plan application. On February 15, 2022, Vaughan Council ratified the recommendation of the Committee of the Whole to receive the Public Meeting report, communications, and deputations.

The following deputations and written submissions were received by the Policy Planning and Special Programs Department, and at the Committee of the Whole Public Meeting on February 2, 2022:

#### Deputations

- D. Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, representing the Applicant (Presentation)
- J. Cutler, Kleinburg & Area Ratepayers' Association, Westridge Drive, Kleinburg
- D. Donnelly, Donnelly Law Barristers & Solicitors, Carlaw Avenue, Toronto, representing Humberplex Developments Inc. and the Friends to Conserve Kleinburg Inc., and Communication C28, dated February 1, 2022

#### Written Submissions

- D. Donadio, Cardish Street, Kleinburg, dated January 27, 2022
- D. Anderson, Kleinburg, dated January 31, 2022
- K. Angus, Kleinburg & Area Ratepayers' Association, dated January 31, 2022
- D. D'Ambrosio, Port Royal Avenue, Kleinburg, dated January 30, 2022
- S. Maimone, Port Royal Avenue, Kleinburg, dated January 30, 2022
- D. Mazzone, Dunrobin Crescent, Kleinburg, dated January 30, 2022
- Niral, Cranbrook Crescent, Kleinburg, dated January 30, 2022
- P. Gentile, dated January 31, 2022
- P. Turco, Port Royal Avenue, Kleinburg, dated January 31, 2022
- Y. Riahi, Rainbows End, Kleinburg, dated January 31, 2022
- R. and F. Petti, Weaver Court, Kleinburg, dated January 31, 2022
- A. Ciciretto, dated January 31, 2022
- R. Dickinson and N.Szymanska, Donhill Crescent, Kleinburg, dated January 31, 2022
- J. Treadwell, dated January 15, 2022
- A. Thorat, Morning Sparrow Drive, Kleinburg, dated January 31, 2022
- B. Patel, Kleinburg, dated January 31, 2022
- C. Petrolo, Port Royal Avenue, Kleinburg, dated January 31, 2022
- C. Recine, Kleinburg Business Improvement Association, dated January 31, 2022
- C. Smith, Kleinburg, dated January 31, 2022
- N. Malhi, Kleinburg, dated January 31, 2022
- R. Lenz, Kirby Road, Kleinburg, dated February 1, 2022
- P. and J. Cutler, Kleinburg, dated February 1, 2022
- S. De Melo, dated January 31, 2022
- S. Blunt, Kleinburg, dated January 31, 2022

- S. Skrba, Kirby Road, Kleinburg, dated February 1, 2022
- M. Palumbo, McMichael Avenue, Kleinburg, dated February 1, 2022
- Patricia C., dated February 2, 2022
- Manvi, dated February 1, 2022
- R. Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated February 2, 2022
- P. Merritt, dated February 2, 2022
- A. Volpentesta, dated February 2, 2022

Table 4 below provides a summary of comments provided through the deputations and written submissions received by the Policy Planning and Special Programs Department. Policy Planning staff responses are included in the third column.

**Table 4: Summary of Public Comments and Policy Planning Staff Responses**

Comment Theme	Summary of Comment	Policy Planning Staff Response
Community Amenities	<p><u>Community Centre</u> Residents would like to see the proposed Block Plan revised to include a community centre in Kleinburg.</p> <p><u>Schools</u> The schools in Kleinburg are overcrowded and residents would like to see this issue addressed through the Block Plan.</p> <p>Request for a catholic elementary school site in the Block Plan area.</p>	<p><u>Community Centre</u> A community centre has not been proposed for Block 55 West. Public comments regarding the desire for a community centre were discussed at the February 2, 2022, Committee of the Whole Public Meeting. Alternative locations for the facility will be examined in the Kleinburg/Nashville Area, outside of Block 55 West.</p> <p><u>Schools</u> York Region District School Board ('YRDSB'), York Catholic District School Board ('YCDSB'), Conseil Scolaire de District Catholique and Conseil scolaire Viamonde were circulated through the Block Plan application process. YRDSB requested an elementary school site in Block 55 West that is proposed in the Block Plan. YCDSB requested a secondary school site which is not proposed in the Block Plan.</p>
Non-Participating Landowners	A.Vitaro (non-participating landowner in Block 55 West) requested to continue to be consulted regarding matters related to the Block Plan to	City staff will continue to notify all landowners within the Block 55 West Block Plan area of Public Meetings, Committee of the Whole Meetings, and Council decisions. Additionally, this

Comment Theme	Summary of Comment	Policy Planning Staff Response
	ensure suitable arrangements are in place respecting matters including, but not limited to, servicing and grading.	comment has been received by the Applicant for the Block 55 West Block Plan application.
Traffic and Transportation	<p><u>Multi-Use Pathway</u> The landscape buffer on Highway 27 should include a multi-use cycling and walking path to the village.</p> <p><u>Traffic Measures</u> Support for traffic light/measures at the entrance of Copper Creek on Highway 27.</p> <p>Disagreement with support for community centre as it will draw commuters in and make congestion worse.</p>	<p><u>Multi-Use Pathway</u> A multi-use pathway is proposed for the landscape buffer on Highway 27 in the Block Plan application and associated development applications.</p> <p><u>Traffic Measures</u> Matters related to traffic and transportation have been reviewed and addressed to the satisfaction of Vaughan Development/Transportation Engineering staff and York Region as part of the Block Plan application process.</p>
Public Notice	“Attachment 1: Location Map” only shows the boundaries of the proposed development without indication of roadways, traffic/sound mitigation or general layout. There is a lack of transparency for what’s being proposed through the Public Meeting Notice.	Public Notice for the Committee of the Whole Public Meeting was provided in accordance with Council’s Notification Protocol. The Public Meeting Agenda was posted on <a href="http://www.vaughan.ca">www.vaughan.ca</a> one week prior to the Public Meeting and included the staff report and associated attachments. Contact information for the appropriate staff member is included on the Public Meeting Notice if a member of the public wishes to obtain additional information regarding an application.
Conformity with Provincial and Municipal Policies	<p><u>Conformity</u> OPA No. 47 and No. 48 with respect to the Block Plan area do not sufficiently address sustainability issues contained in Section 1.1.1 and 3.1.3 of the Provincial Policy Statement.</p> <p>Consideration of the Block Plan is premature until updated</p>	<p><u>Conformity</u> The Block Plan application has been reviewed against Provincial, Regional and City of Vaughan policies for conformity and an analysis is provided in the ‘Analysis and Options’ section of this report.</p> <p>The York Region Official Plan was updated through the MCR and has been</p>

Comment Theme	Summary of Comment	Policy Planning Staff Response
	<p>population forecasts are complete from the Regional Municipal Comprehensive Review ('MCR').</p> <p><u>Technical Studies</u> The proposal does not adequately address impacts of adjacent lands, especially existing residents to the south. There needs to be studies to assess impacts such as noise, traffic, urban design and transition measures prior to approval of the Block Plan.</p>	<p>approved by the Province. This Block Plan application is subject to the policies of YROP 2010 as it was submitted and deemed complete prior to the approval of YROP 2022, in accordance with the Region's transition policies.</p> <p><u>Technical Studies</u> Technical studies including, but not limited to, traffic, transportation, noise, environmental and urban design matters were completed and reviewed as part of the Block Plan application to the satisfaction of applicable internal departments, York Region, TRCA and other external agencies. A complete list of technical studies submitted and updated through the Block Plan process can be found in Table 2. Additional studies may be required as part of the development application process.</p>
Land Uses	It appears that the Block Plan will result in a significant loss of open space.	The proposed Block Plan includes 3 new neighbourhood parks and 40.62 hectares of Open Space making up 44.51% of the total Block Plan area. The Block Plan application generally conforms with the permitted land uses and intent of OPA No.47 and No. 48, VOP 2010, YROP 2010 and Provincial policies.

A Courtesy Notice dated August 22, 2023, for this Committee of the Whole meeting was provided by mail to those who had requested notification through the study process and all landowners within the Block 55 West Subject Lands. The Courtesy Notice was also provided through email on August 22, 2023, to those on file with the Office of the City Clerk that requested electronic notification.

***Development applications were undertaken concurrently with the Block 55 West Block Plan application process***

The following development applications were submitted by the Block 55 Northwest LOG and make up a 4-phase development for Block 55 West. The Draft Plan of Subdivision

and Zoning By-law Amendment applications listed below were deemed complete by Development Planning staff on November 1, 2022, and went to a Committee of the Whole Public Meeting on January 17, 2023. The approval of development application files Z.22.029 & 19T – 22V006, Z.22.030 & 19T – 22V007, Z.22.031 & 19T – 22V008, Z.22.032 & 19T – 22V009 will facilitate the zoning and phased development of Block 55 West, subject to Council approval and following the approval of the Block 55 West Block Plan.

Development Applications – (Copper Kirby Developments Limited):

The lands subject to Zoning By-law Amendment and Draft Plan of Subdivision application files Z.22.029 and 19T-22V006 are known municipally as 11363 Highway 27 and form an irregular shaped parcel at the north end of Block 55 West located south of Kirby Road and on the east side of Highway 27. This portion of the Subject Lands represents Phase 1 ('Copper Kirby') of the 4-phase development for Block 55 West. The Phase 1 development applications are subject to OPA No. 47 (file OP.17.007). The Draft Plan of Subdivision and Zoning By-law Amendment applications seek to amend Zoning By-laws 1-88 and 001-2021 to provide appropriate zoning and permit the proposed development of a residential subdivision consisting of 227 single detached and 71 townhouse units and a public park. Development application files Z.22.029 and 19T-22V006 are currently under review by the Development Planning Department.

Development Applications – (East Kleinburg Developments Inc. and 1045501 Ontario Limited):

The lands subject to Zoning By-law Amendment and Draft Plan of Subdivision application files Z.22.030 and 19T-22V007 are known municipally as 11191 Highway 27 and form an irregular shaped parcel located south of the Copper Kirby lands, north of Hedgerow Lane and on the east side of Highway 27, within lands currently known as the Copper Creek Golf Club. This portion of the Subject Lands represents Phase 2 ('Copper Creek North') of the 4-phase development for Block 55 West. The Phase 2 development applications are subject to OPA No. 48 (file OP.17.008). The Draft Plan of Subdivision and Zoning By-law Amendment applications seek to amend Zoning By-laws 1-88 and 001-2021 to provide appropriate zoning and permit the proposed development of a residential subdivision consisting of 242 single detached and 30 townhouse units, a low-rise mixed-use block, a public park, and a public elementary school block. Development application files Z.22.030 and 19T-22V007 are currently under review by the Development Planning Department.

Development Applications – (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited):

The lands subject to Zoning By-law Amendment and Draft Plan of Subdivision application files Z.22.031 and 19T-22V008 are known municipally as 11063 and 11191 Highway 27 and form an irregular shaped parcel located south of Hedgerow Lane and the Copper Creek North lands and on the east side of Highway 27, within lands currently

known as the Copper Creek Golf Club. This portion of the Subject Lands represents Phase 3 ('Copper Creek South') of the 4-phase development for Block 55 West. The Phase 3 development applications are subject to OPA No. 48 (file OP.17.008). The Draft Plan of Subdivision and Zoning By-law Amendment applications seek to amend Zoning By-laws 1-88 and 001-2021 to provide appropriate zoning and permit the proposed development of a residential subdivision consisting of 78 single detached units and five (5) part lots for future development. Development application files Z.22.031 and 19T-22V008 are currently under review by the Development Planning Department.

**Development Applications – East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited):**

The lands subject to Zoning By-law Amendment and Draft Plan of Subdivision application files Z.22.032 and 19T-22V009 are known municipally as 11063 and 11191 Highway 27 and form an irregular shaped parcel located south of Hedgerow Lane and the Copper Creek North lands and on the east side of Highway 27, adjacent to the Phase 3 lands, and are within lands currently known as the Copper Creek Golf Club. This portion of the Subject Lands represents Phase 4 (also referred to as 'Copper Creek South') of the 4-phase development for Block 55 West. The Phase 4 development applications are subject to OPA No. 48 (file OP.17.008). The Draft Plan of Subdivision and Zoning By-law Amendment applications seek to amend Zoning By-laws 1-88 and 001-2021 to provide appropriate zoning and permit the proposed development of a residential subdivision consisting of 98 single detached units and one park block. Development application files Z.22.032 and 19T-22V009 are currently under review by the Development Planning Department.

**Previous Reports/Authority**

Previous reports related to lands within Block 55 West can be found at the following links:

East Kleinburg Developments Inc./1045501 Ontario Limited Official Plan Amendment File OP.17.008, Committee of the Whole Report:  
[June 4, 2019, Committee of the Whole \(Item 5, Report 2\)](#)

Kirby 27 Developments Limited Official Plan Amendment File OP.17.007, Committee of the Whole Report:  
[June 4, 2019, Committee of the Whole \(Item 5, Report 4\)](#)

Block 55 Northwest Landowners Group Inc. Block Plan, Committee of the Whole (Public Meeting) Report:  
[February 2, 2022, Committee of the Whole Public Meeting \(Item 3, Report 2\)](#)

Copper Kirby Developments Limited (Phase 1) Zoning By-law Amendment File Z.22.029 and Draft Plan of Subdivision File 19T-22V006, Committee of the Whole (Public Meeting) Report:  
[January 17, 2023, Committee of the Whole Public Meeting \(Item 3, Report 3\)](#)

East Kleinburg Developments Inc. and 1045501 Ontario Limited (Phase 2) Zoning By-law Amendment File Z.22.030 and Draft Plan of Subdivision 19T-22V007, Committee of the Whole (Public Meeting) Report:

[January 17, 2023, Committee of the Whole Public Meeting \(Item 3, Report 4\)](#)

East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited (Phase 3) Zoning By-law Amendment File Z.22.031 and Draft Plan of Subdivision File 19T-22V008, Committee of the Whole (Public Meeting) Report:

[January 17, 2023, Committee of the Whole Public Meeting \(Item 3, Report 5\)](#)

East Kleinburg Developments Inc., 104551 Ontario Limited and Toya Investments Limited (Phase 4) Zoning By-law Amendment File Z.22.032 and Draft Plan of Subdivision File 19T-22V009, Committee of the Whole (Public Meeting) Report:

[January 17, 2023, Committee of the Whole Public Meeting \(Item 3, Report 6\)](#)

### **Analysis and Options**

***The Development is consistent with the Provincial Policy Statement and conforms to A Place to Grow, The Greenbelt Plan, YROP 2010 and VOP 2010***

Provincial Policy Statement, 2020 ('PPS')

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the PPS. The PPS provides policy direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are located within a Settlement Area as defined by the PPS and located within the Urban Boundary on Schedule 1 – Urban Structure of VOP 2010. The proposed Block Plan is consistent with policies contained in section 1.1 of the PPS. The proposed Block Plan will contribute to providing growth within a defined Settlement Area, consistent with policy 1.1.3.1 of the PPS. The proposed Block Plan will use existing and planned infrastructure and support active transportation through the development of three (3) new neighbourhood public parks, multi-use trails along Highway 27 and the minor collector roads in the Block Plan, consistent with the objectives for Settlement Areas set out in policy 1.1.3.2 and policy 1.5.1 to promote healthy and active communities in the PPS.

The Block Plan proposes 796 residential units (with an expected additional 15 units to be provided in the low-rise mixed-use block) and has an appropriate mix of single detached and townhouse units, providing residential units at a density that more efficiently uses existing and proposed infrastructure and services. The proposed development is consistent with the housing policies in section 1.4 and infrastructure policies in section 1.6 of the PPS. Staff are satisfied that the proposed Block Plan is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 ('A Place to Grow')

A Place to Grow came into effect on May 16, 2019, and provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. Amendment 1 to A Place to Grow came into effect on August 28, 2020, and updated the planning horizon to 2051. The premise of A Place to Grow is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within a Settlement Area as defined by A Place to Grow. The proposed land uses in the Block Plan support the achievement of complete communities through an appropriate mix of housing types, including single detached and townhouse units, and an opportunity for low-rise mixed-use residential apartment units in the low-rise mixed-use block. The Block Plan will require the extension of planned and existing municipal services to achieve growth within a Settlement Area, as identified in A Place to Grow.

The northwest portion of the Block 55 West Block Plan area is within the "Urban Boundary" and outside the "Built Boundary" as identified on Schedule 1A – Urban Area of VOP 2010. Lands within Settlement Areas but outside of Delineated Built-up Areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the 2051 planning horizon, are defined as Designated Greenfield Areas in A Place to Grow. New development in Designated Greenfield Areas is intended to support complete communities, active transportation and encourage the integration and sustained viability of transit services per policy 2.2.7.1 of A Place to Grow. The proposed Block Plan achieves this policy.

Policy 2.2.7.2.a. of a Place to Grow and 5.2.14 of the York Region Official Plan 2010 ('YROP 2010') establishes a minimum density target of 50 residents and jobs per hectare in the developable area for Designated Greenfield Areas in York Region. The proposed Block Plan yields a density of approximately 58 residents and jobs per hectare within the Designated Greenfield Area and achieves the minimum density requirements of A Place to Grow and YROP 2010.

The southern portion of the Block 55 West Block Plan area, including the Vitaro lands (non-participating landowner), are within the Delineated Built-up Area as identified on Schedule 1A – Urban Area of VOP 2010, and are not identified as a Designated Greenfield Area by A Place to Grow.

The Delineated Built Boundary is defined by A Place to Grow as:



“The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target in this Plan (A Place to Grow)”.

The Delineated Built-up Area is defined by A Place to Grow as, “all lands within the Delineated Built Boundary”. The proposed Block Plan contributes to York Region’s intensification target and makes more efficient use of tableland and infrastructure through the contribution of 508 new residential units proposed in the Delineated Built-up Area. Policy Planning staff are satisfied that the proposed Block Plan conforms to the policies of A Place to Grow.

#### The Greenbelt Plan, 2017 (‘Greenbelt Plan’)

The Greenbelt Plan identifies where urbanization should not occur to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions in the Greenbelt Plan area. The *Greenbelt Act* came into effect in 2004, and the Greenbelt Plan was approved by the Ministry of Municipal Affairs and Housing in 2005. The Greenbelt Plan, 2005, included transition provisions which were carried forward into the current Greenbelt Plan, 2017.

The eastern portion of the Subject Lands is located within the “Natural Heritage System” of the “Protected Countryside” designation in the Greenbelt Plan and on Schedule 1 – Urban Structure and Schedule 13 – Land Use of VOP 2010. Approximately 2.85 hectares of land in the Block Plan area located in the Greenbelt is proposed for development and subject to the Transition Policies of the Greenbelt Plan.

Policy 5.2.1 of the Greenbelt Plan states the following transitional policy:

“Where an official plan was amended prior to December 16, 2004, to specifically designate land use(s), this approval may continue to be recognized through the conformity exercise addressed in section 5.3 (of the Greenbelt Plan) and any further applications required under the *Planning Act* or the *Condominium Act* to implement the official plan approval are not required to conform to the Greenbelt Plan”.

The Kleinburg-Nashville Community Plan (‘OPA 601’) was in full force and effect on October 29, 2001, and was the in-effect Official Plan for the Subject Lands prior to Vaughan Council’s adoption of VOP 2010. The western portion of the East Kleinberg lands was designated “Special Use – Golf” and the Copper Kirby lands were part of the “Phase 2B – Humber North Neighbourhood Extension” that was intended to provide for an urban serviced extension of existing development along Highway 27. OPA 601 designated those lands as “Future Residential” and “Valley Area”. The “Future Residential” designation permits residential uses, with policies that require the development limits to be defined through detailed engineering and environmental submissions. The technical studies submitted through the review of OPA No. 47 and No. 48 established the development limits to the satisfaction of TRCA. Relevant policies from

OPA 601, as amended, were included in VOP 2010. Therefore, the approximate 2.85 hectares of land identified above is not required to conform to the Greenbelt Plan.

The remainder of the lands in the Block Plan area that are in the Greenbelt Plan area (east of the Transition Area Lands) are to be maintained as a nine-hole golf facility and are subject to Existing Use Policies (Section 4.5) of the Greenbelt Plan.

Section 7 of the Greenbelt Plan defines “Existing Uses” as, “uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004”. Section 4.5 “Existing Uses” of the Greenbelt Plan states (in part), “for lands falling within the Protected Countryside...all existing uses are permitted”. This includes approximately 30 hectares of the existing Copper Creek Golf Club and includes the nine-holes, the existing clubhouse and parking lot.

TRCA had no objections to the continued use of the golf course provided that there is no expansion or relocation of the clubhouse or course further into the Greenbelt Plan area. The proposed Block Plan conforms to the policies of the Greenbelt Plan and satisfies TRCA’s requirements.

#### York Region Official Plan 2022 (‘YROP 2022’)

The York Region Official Plan 2022 (‘YROP 2022’) was approved with modifications by the Ministry of Municipal Affairs and Housing on November 4, 2022.

Transition Policy 7.4.13 of YROP 2022 states: “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 (YROP 2022)”.

The Block Plan application was formally submitted in August 2021, and the associated Draft Plan of Subdivision and Zoning By-law Amendment applications were deemed complete on November 1, 2022. Therefore, the Block Plan application and concurrent Draft Plan of Subdivision and Zoning By-law Amendment applications are subject to the policies of YROP 2010 as it remains as the in-force Regional Official Plan against which conformity of the Block Plan application is measured.

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

YROP 2010 designates the Subject Lands “Towns and Villages” and “Greenbelt Plan Protected Countryside” on Map 1 – Regional Structure. Section 5.2 of YROP 2010 states, “growth will be accommodated in Regional Centres and Corridors, the Urban Area, Towns and Villages, and new community areas”.

The Block Plan application proposes a density of 58 residents and jobs per hectare in the Designated Greenfield Area which exceeds the minimum density target set out in policy 5.2.14 of YROP 2010 being 50 residents and jobs per hectare in the developable area for Designated Greenfield Areas. Overall, the combined density of the entire block

(Designated Greenfield Area and Designated Built-up Area) achieves a density of 49 persons and jobs per hectare. YROP 2010 policy 5.6.22.c. establishes that new development areas within Towns and Villages should make the best efforts to achieve a minimum density of 50 persons and jobs per hectare. The Block Plan application proposes an appropriate level of growth that is consistent with the character, form and planned function of the area, while making the best effort to achieve the minimum density target provided in YROP 2010.

YROP 2010 identifies the eastern portion of Block 55 West as part of the Regional Greenlands System, per Map 2 – Regional Greenlands System.

YROP 2010 policy 2.1.1 states:

“It is the policy of Council to protect and enhance the Regional Greenlands System and its functions shown on Map 2 and to control new development and site alteration within the vicinity of the System in accordance with the policies of this Plan (YROP 2010)”.

Natural features were delineated through site-specific field studies in coordination with regulatory agencies for Block 55 West to determine precise limits of development in accordance with YROP 2010 Regional Greenlands System policies.

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

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

Schedule 13 – Land Use of VOP 2010 designates Block 55 West lands as “Private Open Space”, “Agricultural”, and “Natural Areas”, with a portion of the lands being within the “Greenbelt Plan Area”. OPAs No. 47 and No. 48 were adopted by Vaughan Council on June 12, 2019, and redesignated the Block 55 West lands to “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Agricultural”, and “Natural Areas”.

The Block 55 West lands are not subject to a Secondary Plan, therefore, the policies within OPA No. 47, No. 48, and VOP 2010 apply to the Block Plan. OPA No. 47 and No. 48 each state:

“The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision process in conformity with Vaughan Official Plan 2010 and this Official Plan Amendment”.

#### Official Plan Amendment No. 47

OPA No. 47 amends the provisions of VOP 2010, specifically by redesignating a portion of the Block 55 West Block Plan area (Phase 1 – Copper Kirby lands) from “Agricultural” and “Natural Areas” to “Low-Rise Residential”, “Agricultural” and “Natural Areas” with a

“Park” overlay to facilitate the land use to permit the development of approximately 279 residential units.

Policy 13.47.1.1 states, “the following policies shall apply to the Subject Lands subject to Amendment 47 identified on Map 13.47.A”. The Block 55 West Block Plan application generally conforms to the policies of OPA No. 47, except for policy 13.47.1.13 as outlined below.

Policy 13.47.1.13 states:

“Conveyance of Core Features and their associated vegetation protection zones into public ownership in accordance with Section 3.2.3.10 of VOP 2010 shall be identified through the Scoped Block Plan and Draft Plan of Subdivision Applications, without further amendment to VOP 2010. The Owner shall provide appropriate rationale for retaining any “Core Features” in private ownership in accordance with the policies of the York Region Official Plan and Vaughan Official Plan 2010, to the satisfaction of the City”.

Through staff review of the three Block Plan application submissions, Environmental Planning staff, Policy Planning staff, and Development Planning staff have continued to request that Core Features be conveyed to a public agency to conform with OPA No. 47 policy 13.47.1.13 (specific to the Copper Kirby lands).

In addition to OPA No. 47 policy 13.47.1.13, VOP 2010 policy 3.2.3.10 states:

“Core Features and their related vegetation protection zone will be conveyed to the City and/or Toronto and Region Conservation Authority as a condition of development approval. To enable comprehensive management, such features shall not be fragmented but shall be brought into public ownership to ensure their continued protection and management”.

Conveyance of Core Features has not been provided in any of the Block Plan application submissions. In December 2021, prior to the submission of the associated Block 55 West Phase 1-4 Draft Plan of Subdivision applications, Policy Planning and Environmental Planning staff met with the Applicant to discuss this requirement. Through this meeting, Environmental Planning staff agreed that the conveyance of Core Features could be confirmed at the Draft Plan of Subdivision and Zoning By-law Amendment application stage due to the nature of it being a condition of Draft Plan Approval, in alignment with VOP 2010 policy 3.2.3.10. The Phase 1 Draft Plan of Subdivision application does not include the conveyance of Core Features. The Applicant responded through the third submission of the Block Plan Comment Response Matrix by stating, “the lands associated with the core feature are not part of the application at this time, therefore conveyance is not required”.

Although staff can understand that the lands have not been included as part of the Draft Plan of Subdivision application, the Core Features are still included within the Block 55 West Block Plan area boundaries and are subject to the above policies. While the Block

Plan application is in conformity with the rest of OPA No. 47 policies, without addressing policy 13.47.1.13, the Block Plan application is not in conformity with OPA No. 47 in its entirety.

#### Official Plan Amendment No. 48

OPA No. 48 (Phase 2-4 Copper Creek North and South lands) amends the provisions of VOP 2010, specifically by redesignating the Subject Lands from “Private Open Space”, “Agricultural” and “Natural Areas” to “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Private Open Space”, “Agricultural” and “Natural Areas”, to facilitate the land use to redevelop the west 9-holes of the existing 18-hole golf course (the Copper Creek Golf Club) for approximately 481 residential units inclusive of a low-rise mixed-use block. School, public park and a stormwater management pond uses are also proposed on the Subject Lands.

Policy 13.48.1.3 of OPA No. 48 states:

“Development shall include transition measures to the adjacent existing neighbourhood to the south that may include, but not be limited to, a berm, fencing, additional and/or existing landscape, or a single loaded road(s). The details of the transition measures shall be established through the Scoped Block Plan and Draft Plan of Subdivision Applications and secured through a Zoning By-law(s) and/or restrictive covenant(s).”

Policy Planning and Development Planning staff have worked with the Applicant to identify an appropriate transition measure to the adjacent existing neighbourhood which retains as many of the existing trees as possible and identifies a 10-metre no development zone from the southern property line. Policy Planning staff will continue to work with Development Planning staff to ensure that this transition measure is secured through a Zoning By-law(s) and/or restrictive covenant(s) in accordance with policy 13.48.1.3.

Policy 13.48.1.2.a. establishes that the Block Plan should determine opportunities to provide lands for a Minor Community Facility on the Subject Lands in accordance with the City of Vaughan Active Together Master Plan. Section 2.7 of the Planning Justification Report prepared by Malone Given Parsons Ltd. identifies that Block 55 West does not create sufficient demand for a community centre while acknowledging that the Active Together Master Plan has identified and recommended that a Minor Community Facility be planned for the Kleinburg/Nashville Area (Block 55 or 62). A Minor Community Facility is not proposed in the Block 55 West Block Plan. At the February 2, 2022, Committee of the Whole Public Meeting, the desire for a community centre in Block 55 West was raised by residents living in the Kleinburg area. However, the result of the discussion was to continue to explore options for an alternative location for the facility in the Kleinburg/Nashville Area, outside of Block 55 West.

***The Block Plan achieves a Bronze Sustainability Threshold Score***

In May 2022, Vaughan Council approved updates to the Sustainability Metrics Program that came into effect January 2023. All development and Block Plan applications must apply the updated suite of metrics and meet Council-approved minimum threshold scores. Any application initiated prior to January 2023 is subject to the 2018 Sustainability Metrics Program and associated Council-approved threshold scores.

The Block 55 West Block Plan application was submitted in August 2021 and is subject to the 2018 Council-approved threshold scores. The Block Plan application achieves an overall Sustainability Performance Metrics application score of 33 (bronze level). This score meets the minimum threshold requirements.

***Matters to be addressed through the associated Draft Plan of Subdivision and Zoning By-law Amendment applications***

Some internal departments have determined that their comments would be better addressed through the development application process. The following provides a summary of the matters that are to be addressed through the associated Draft Plan of Subdivision and Zoning By-law Amendment applications.

Development Engineering Department and Infrastructure Planning and Corporate Asset Management (IPCAM) Department

Development Engineering and IPCAM staff are generally satisfied with the latest submission of the Block 55 West Block Plan application as the Applicant has agreed to the City’s requirements from a water and wastewater perspective. As noted previously in this report, the Applicant is required to submit a final MESP, to the satisfaction of the City, TRCA, and York Region prior to the approval of the associated development applications or as a condition of Draft Plan Approval. The final MESP shall reflect the agreed to revisions regarding water distribution and wastewater servicing for final review by City staff.

Transportation Engineering Department

Transportation Engineering staff confirmed there are outstanding transportation matters that shall be addressed through the associated Draft Plan of Subdivision applications. Transportation Engineering staff noted that the Kirby Road and Street ‘A’ intersection will be required, through the Draft Plan of Subdivision process, to be designed in a manner that meets the relevant City engineering requirements and Transportation Association of Canada (‘TAC’) recommendations. The landowners will be required to provide a design of the intersection to the satisfaction of the City, demonstrating that a traffic signal can be implemented at this intersection which is safe and considers the existing vertical profile of Kirby Road. If it is found through the design process that a traffic signal cannot facilitate safe operations at this intersection, the landowners will be required to modify the existing vertical profile of Kirby Road to the satisfaction of the City.

Transportation Engineering staff are of the opinion that the signalized access on Highway 27 to the Block should be provided via a collector road aligned with Vivot Boulevard. A signal in this location will service a far greater number of residents and will provide pedestrian and cyclist connectivity between the Block and existing development on the west side of Highway 27 allowing for greater access to parks, schools, and potential future transit services. The landowners have proposed that the signalized access to Highway 27 be located at Hedgerow Lane. While this is not the preference of staff, there are no safety and operational concerns with the signal being located at Hedgerow Lane, and as a result, staff do not object.

Transportation Engineering staff do not object the Block Plan, subject to the fulfillment of the requirements above through the associated Draft Plan of Subdivision applications.

#### Solid Waste – Environmental Services Department

Through the latest circulation of the Block Plan application, the Solid Waste Division of the Environmental Services Department requested the Applicant provide a Waste Collection Design Standards Form and Truck Maneuvering Route/Plan. City staff agreed that the submission of these documents is better suited to accompany the associated development applications and shall be submitted and reviewed through that process.

#### Forestry Division – Parks, Forestry and Horticulture Operations Department

The Forestry Division confirmed they do not have any objections to the proposed development. The Forestry Division provided comments to the Development Planning Department specific to the Draft Plan of Subdivision and Zoning By-law Amendment applications which outline tree protection requirements, provisions for TRCA Regulated Areas, and tree replacement requirements. The Applicant is required to provide a Landscape Planting Plan for the proposed development at the detailed design stage which will also determine net required compensation. The Applicant shall enter into Tree Protection Agreements for applications 19T-22V006, 19T-22V007, 19T-22V008 and 19T-V009 as a condition of Draft Plan Approval.

#### Development Planning Department

Policy Planning and Development Planning staff worked closely to process the Block Plan application and concurrent Draft Plan of Subdivision and Zoning By-law Amendment applications effectively. In addition to the comments Development Planning provided on each of the specific development applications, all Block Plan comments that have been deferred to the development application stage shall be resolved and reflected through the Draft Plan of Subdivision and Zoning By-law Amendment applications. Development Planning noted the lot fabric shown through the Block Plan should be reflected in the resubmissions of the concurrent development applications, particularly Phase 3 and 4 to demonstrate conformity with Policy 9.1.2.3 of VOP 2010 (OPA 15 – Established Large Lot Neighbourhoods).

### Urban Design Division – Development Planning Department

Urban Design staff confirmed they have outstanding comments on the Urban Design Guidelines and Landscape Master Plan and staff agree these comments shall be addressed through a resubmission of the materials through the development application process. A Compensation Plan and the location of any transplanted trees through the proposed development shall be incorporated into future Draft Plan of Subdivision conditions. Urban Design does not have any objection to the Block Plan application moving forward subject to the fulfillment of the requirements above.

### Environmental Planning Division – Policy Planning and Special Programs Department

Environmental Planning staff require that an appropriate Compensation Plan be applied to the portion of the natural features slated for removal. Compensation should be assessed in accordance with a recognized ecosystem-based compensation protocol, such as the Toronto and Region Conservation Authority's Guidelines for Determining Ecosystem Compensation, 2018. Environmental Planning staff are seeking no net loss to the Open Space System. Staff agree the Compensation Plan shall be provided as a condition to Draft Plan Approval. Environmental Planning staff support the use of a Landscape Open Space Master Plan in lieu of a Vegetation Enhancement Plan and confirmed this work can be deferred to the subsequent Draft Plan of Subdivision applications. Environmental Planning staff seek conformity with Policy 13.48.1.3 in OPA No. 48 (regarding transition measures) by ensuring the hedgerow trees along Highway 27 and the southern portion of the Block Plan are retained and confirmed this can be identified through the Draft Plan of Subdivision and Zoning By-law Amendment applications.

### Bell Canada

Bell Canada does not have any objections to the Block Plan application. In comments dated October 11, 2022, Bell Canada noted upon approval of any Block Plan and subsequent site-specific planning applications made by the landowner, standard conditions apply regarding the conveyance of any easement(s) as deemed necessary by Bell Canada to service the proposed development.

### Canada Post Corporation

Canada Post does not have any objections to the Block Plan application. In comments dated October 18, 2021, Canada Post Corporation noted the proposed development would be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. To provide mail service to the proposed development, Canada Post requires that the Owner/Developer comply with conditions regarding the temporary and permanent locations and placement of Community Mailboxes to ensure they are accessible and do not conflict with any other utility. Canada Post requested the Developer consult them at the design stage to fulfil these requirements.



***Several other external agencies and internal City departments were also included in the various Block Plan application circulations***

Other external agencies circulated through the Block Plan application process included: Alectra Utilities Corporation, Enbridge Gas, Rogers Communications Inc., Conseil Scolaire de District Catholique, York Region District School Board, Conseil scolaire Viamonde, TransCanada Pipelines, NAV Canada, Infrastructure Ontario, TRCA, Hydro One Services, York Region Police and Ministry of Transportation. Other internal departments included: Cultural Heritage, Fire and Rescue Services, By-law and Compliance, Real Estate, Building Standards, Vaughan Public Libraries, Recreation Services, Financial Planning and Development Finance, Financial Services, Economic and Cultural Development and Legal Services.

Comments provided from the above agencies and departments generally indicated a “no comment” response, “to be addressed through subsequent development application process” or confirmed their comments were addressed to the satisfaction of the department/agency and no further action was required.

***Other items for Council consideration***

As a result of the latest circulation process, outstanding matters have been identified that are not subject to conditions of approval. The following provides the outstanding matters for Council consideration.

**York Catholic District School Board – Secondary School Site**

YCDSB was circulated on OPA files OP.17.007 and OP.17.008 pertaining to the Subject Lands. During the circulation, YCDSB advised through their comments that they would meet with Trustees in the future to review potential school sites in the area, including the Subject Lands (specifically lands subject to OPA No. 48 – Copper Creek North and South lands). The June 4, 2019, Committee of the Whole Report for OPA file OP.17.008 stated, “the precise location of schools will be determined at the Scoped Block Plan and Draft Plan of Subdivision application stages”. The link to the report can be found under the ‘Previous Reports/Authority’ section of this report.

The Draft Terms of Reference for the Block 55 West Block Plan was circulated on July 19, 2019, and YCDSB was included in the circulation. In a letter dated August 8, 2019, the Senior Planner for YCDSB advised that at a Board meeting held on May 28, 2019, the Board of Trustees designated a secondary school site to be located in the lands pertaining to Block 55 West. Following a meeting with City of Vaughan staff, representatives of the landowner, and YCDSB on July 17, 2019, YCDSB advised that they continue to seek a secondary school site in the Block Plan area. The formal Block Plan application was submitted in August 2021, and excluded a YCDSB school site from the Concept Plan.

The YCDSB was circulated on all submissions of the Block 55 West Block Plan application. An initial meeting to present the Block Plan was held on October 15, 2021, and YCDSB was present. The Senior Planner for YCDSB referred to previous discussions identifying the requirement for a secondary school site and noted it is not currently proposed on the Concept Plan. Malone Given Parsons Ltd., who gave the presentation, responded noting the Applicant is aware of the request and further discussions will be had.

In a letter dated November 5, 2021, resulting from the first circulation of the Block Plan, YCDSB reiterated the requirement for a 15-acre secondary school site in the Block 55 West Block Plan area. In response to YCDSB's comments, Malone Given Parsons Ltd. wrote via a Comment Response Matrix:

"The Plan has been reconfigured through the Subdivision approval process to provide for a secondary school site (if required) at the southwest portion of the plan. It is our position and opinion that this is not the appropriate site for such a large facility and that the original intent for the school site was Block 41. We believe the City was correct in placing it there in the first place and there is ample opportunity for the Board to obtain a site in that location".

The subsequent second submission of the Block Plan application did not include the school site requested. In comments dated December 22, 2022, YCDSB requested the Block Plan be revised to illustrate a 15-acre school site in the general location of Phase 3 as required by YCDSB. The school site continues to be excluded in the latest Block Plan submission and YCDSB's position remains the same.

#### Re-location of Park 'C' to the Buffer of the Adjacent Humberplex Neighbourhood

On March 16, 2023, a Community Meeting was held by TACC Developments ('TACC') and members of the consultant team from Malone Given Parsons Ltd. for the Draft Plan of Subdivision and Zoning By-law Amendment applications associated with Block 55 West at the Pierre Berton Heritage Centre. At the meeting, a request was made for a linear public park/trail between the proposed Phase 3 and Phase 4 subdivisions and the existing Humberplex subdivision to the south of the Block 55 West Block Plan area. TACC agreed to review the option on the basis that the City credit the linear park as parkland and the 0.75-hectare park labeled as Park 'C' on the Block Plan be replaced by housing.

City staff were provided a letter titled 'Re-location of Park 'C' to buffer Humberplex residents' prepared by Don Given of Malone Given Parsons Ltd., dated April 12, 2023, which reviewed the linear public park/trail option. The letter stated that a 10-metre-wide open space block located along the southern limit of the property with a 20-metre opening to the proposed public road within the subdivision would have the equivalent area to what was proposed as Park 'C'. The letter provides a review of the proposal and opposes the re-configuration and re-location of Park 'C' as a linear park for the following reasons: it will not be capable of providing amenities, it will be located outside of a 400-

metre radius walking distance for new residents of the proposed Block Plan, it presents security issues, it is not sufficient in protecting the existing vegetation, and has limited access points. The elimination of the centrally located Park 'C' block would reduce the Sustainability Threshold Score by 6 points. The letter is provided as Attachment #3 to this report.

On April 25, 2023, City staff held a meeting to discuss the alternative linear park option. Following the meeting, Parks Infrastructure Planning and Development staff and Urban Design staff continued to review the linear park option internally prior to providing staff comments on the third submission of the Block Plan which presents the original option of three park blocks centrally located throughout the Block Plan area. A summary of City staff comments regarding the proposed parks is as follows:

*Parks Infrastructure Planning and Development ('PIPD') Department*

- PIPD staff reviewed the letter titled 'Re-location of Park 'C' to buffer Humberplex residents' prepared by Malone Given Parsons Ltd., dated April 12, 2023. PIPD staff continue to seek 3 park blocks of sufficient size to accommodate park facilities to meet provision targets of the 2018 Active Together Master Plan and ensure parkland is distributed across Block 55 West.
- PIPD staff seek direction from Policy Planning and Development Planning staff regarding the submitted letter and request from the community for a buffer to the existing residential subdivision.

*Urban Design Division – Development Planning Department*

- The intention to replace Park 'C' with the linear park does not contribute to the anticipated recreational value for the community. The linear park simply functions as a green buffer and provides no comparable amenities. If a trail is proposed within this block, it will not have any relevant linkages to the neighbouring open spaces or streets.
- Urban Design staff recommend while keeping the Park 'C' option, consider an amicable creative solution for the southern buffer abutting the existing neighbourhood to the south.

Policy Planning staff and Development Planning staff reviewed the above summarized comments and met with Urban Design staff on July 20, 2023. Staff agree the Applicant's proposal to retain the existing trees to the south and provide a 10-metre zone where development/grading cannot occur from the southern lot lines satisfies the requirement of OPA No. 48 policy 13.48.1.3, as previously mentioned in this report, while keeping the Park 'C' option ensures parkland is distributed across Block 55 West.

## **Financial Impact**

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

## **Operational Impact**

The Block 55 West Block Plan application was reviewed by multiple internal departments and external agencies who participate in the development application review process.

City staff and external agencies provided comments to address a variety of matters to ensure the Block Plan demonstrated conformity with Provincial, Regional, and City of Vaughan policies and that technical studies were completed to the satisfaction of the City, York Region, and applicable external agencies.

## **Broader Regional Impacts/Considerations**

### ***York Region has no objection to the approval of the Block 55 West Block Plan application subject to the following***

The Block Plan application was circulated to York Region for review and comment and York Region Planning staff confirmed they do not have comments related to the layout of the proposed Block Plan and the distribution of land uses, primarily because the Block Plan generally appears to implement the policies of VOP 2010.

Vaughan's Development Engineering staff has been in ongoing discussions with York Region's Infrastructure Asset Management ('IAM') staff regarding the servicing of the Block. Vaughan's Development Engineering staff support two different options pertaining to water distribution. The first option is to realign the Pressure District Zone to Pressure District 7 ('PD7') to include Block 55 West. Potential impacts of the proposed Pressure District Zone realignment on the Region's PD7 system are being reviewed by York Region's IAM staff. The second option is to install a local booster pumping station to service the homes situated in the higher elevated area within the Pressure District if feasible and will be carried forward as the recommended option if York Region does not approve Option #1 following their review.

Development Engineering staff advised York Region that Vaughan's IPCAM Department is planning to carry out Option #1 in the City's Integrated Urban Water Master Plan ('IUW-MP') Class Environmental Assessment ('EA') Study. The conclusions and recommendations of the IUW-MP Class EA are expected by Q4-2023. Site servicing (water, wastewater and stormwater) for the Block 55 West service area shall conform to the City's ongoing IUW-MP Class EA Study. The ultimate sanitary servicing strategy for the Block 55 West service area will be finalized in close collaboration with York Region's IAM Department, York Region's detailed design of the West Vaughan Sanitary Trunk Sewer and York Region's on-going Water and Wastewater Master Plan update study. The proposed water servicing strategy for Block 55 West must be accepted by the Region prior to final approval of the Draft Plan of Subdivision and Zoning By-law Amendment applications. York Region IAM staff expressed that wastewater capacity for the later phases of the development is unclear. It is the opinion of Vaughan's Development Engineering staff that these matters are most appropriately addressed at the Draft Plan of Subdivision and Zoning By-law Amendment application stage, in which York Region IAM staff had no objection to.

York Region staff advised they do not object the approval of the Block 55 West Block Plan application with the agreement that the aforementioned concerns be addressed

prior to final approval of the Draft Plan of Subdivision and Zoning By-law Amendment applications.

***The Toronto and Region Conservation Authority has no objection to the approval of the Block 55 West Block Plan application***

TRCA provided detailed technical comments on the first and second circulation of the Block Plan application dated November 4, 2021, and November 8, 2022. TRCA provided a letter dated May 25, 2023, in response to the third circulation confirming TRCA staff comments related to the Block Plan and MESP have been addressed and provided sign off on the Block Plan application. TRCA staff advised they would continue to work with the Applicant and the City to address detailed design components of the development through associated *Planning Act* and permit applications. Policy Planning staff will provide a digital copy of the finalized Block Plan and MESP for TRCA's records as requested.

**Conclusion**

The Policy Planning and Special Programs Department reviewed Block Plan application file BL.55W.2019 in consideration of the applicable guiding Provincial, Regional and City of Vaughan policy context and conformity to OPA No. 47 and 48, as well as the comments received from City departments, external agencies, and in review of the surrounding area context.

With development applications for lands on participating landowners' properties being processed concurrently with the Block Plan application process, it was determined that much of the work could be done concurrently with the review of the already submitted Draft Plans of Subdivision and Zoning By-law Amendment applications and where appropriate, requirements to satisfy the various comments could be made conditions of Draft Plan Approval.

On this basis, the Policy Planning and Special Programs Department, in consultation with the Development Planning Department, supports the approval of the Block Plan application BL.55W.2019, subject to the recommendations in this report, and fulfillment of conditions that will be provided through the development application review process.

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

**Attachments**

1. Context and Location Map
2. Block 55 West Concept Plan
3. Park C Opinion Letter by Malone Given Parsons Ltd.

**Prepared by**

Carly Murphy, Planner 1, ext. 8630

Fausto Filippetto, 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