

Committee of the Whole (1) Report

DATE: Tuesday, November 28, 2023

WARD: 2

TITLE: APPLICATION FOR BLOCK 64 SOUTH BLOCK PLAN
AMENDMENT APPROVAL – FILE BL.64S.2020: BLOCK 64
SOUTH 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 Block 64 South Block Plan Amendment (Block Plan Application File BL.64S.2020), as shown on Attachment #2. The approved Block Plan Amendment would form the basis for the submission and review of the implementing Zoning By-law Amendments, Draft Plan(s) of Subdivision, and Site Plan applications.

Report Highlights

- The Block 64 South Landowners Group Inc. proposes to implement the policies of the Vaughan Official Plan 2010 through the approval of the Block 64 South Block Plan Amendment.
- The Policy Planning and Special Programs Department, in consultation with the Development Planning Department, supports the approval of the Block Plan Amendment application.
- A summary of work completed through the Block 64 South Block Plan Amendment application that addresses outstanding matters and agency comments is provided.

Recommendations

1. THAT the Block 64 South Block Plan, dated November 14, 2023, and forming Attachment #2 to this report, BE APPROVED;

2. THAT the Block 64 South Block Plan forming Attachment #2 to this report, be the basis for review and consideration of the future implementing Zoning By-law Amendment, Draft Plan(s) of Subdivision and/or Site Plan applications for the Block 64 South area;
3. THAT the technical submissions and supporting studies submitted as part of the Block 64 South Block Plan Amendment Application be updated as required in response to changes resulting from the concurrent Zoning By-law Amendment, Draft Plan(s) of Subdivision and/or Site Plan applications; and
4. THAT the Block 64 South Landowners Group Inc. be required to execute an agreement(s) with the City of Vaughan to facilitate the design and construction of infrastructure to support the alternative servicing strategy as per the Master Environmental Servicing Plan Amendment, dated November 2023, required to service the Subject Lands.

Background

The Subject Lands form the southern portion of the Block 64 Block Plan area

The entirety of the Block 64 Block Plan area is bounded by Rutherford Road to the north, Huntington Road to the east, Langstaff Road to the south, and Highway 50 to the west, as shown on Attachment #1. Block 64 South (the 'Subject Lands'), is identified on Attachment #1, and refers to lands south of Trade Valley Drive, and bounded by Huntington Road to the east, Langstaff Road to the south, and Highway 50 to the west.

The Block 64 South Block Plan area has a total area of approximately 40.1 hectares. Current land uses within Block 64 South include the LiUNA Local 183 Training Centre and head office, industrial and office uses under construction, and vacant land. The north portion of Block 64 includes warehouse and distribution centres for a number of companies including Longo's, Home Depot, Serta Simmons Bedding, Vista Glass Corporation and others, the Arlington Estate Event Venue, a climbing gym, fast food establishments, gas stations and vacant land.

The Subject Lands do not contain any natural heritage features or other constrained lands. There are no identified properties with historical or cultural heritage value on the Subject Lands.

The land uses surrounding Block 64 include the CP Railway Vaughan Intermodal Terminal to the north; warehouse, distribution and accessory office uses under construction, and vacant lands, which form part of Block 59 to the east; warehouse, distribution and industrial uses existing and under construction, and vacant lands, which form part of the Huntington Business Park to the south; and established residential neighbourhoods and retail uses to the west of Highway 50. Highway 50 forms the boundary between York Region and Peel Region, and between the City of Vaughan and the City of Brampton.

The Block Plan for Block 64 was originally approved in 2006 and amended in 2012

The Block Plan for Block 64 (see Attachment #3) was originally approved by Council on June 26, 2006 (File BL.64.2005) subsequent to Committee of the Whole recommendation (Item 72, Report No. 37). It was subsequently amended in May 2012 (see Attachment #4) to accommodate a warehouse and distribution facility and the removal of the local roads in the northeast corner of the block, following Council approval of Files OP.12.001, Z.12.002 and DA.12.013 on April 17, 2012, subsequent to Committee of the Whole recommendation (Item 11, Report No. 12).

Road Network

The 2006 and 2012 Block 64 Block Plan road networks identify a north-south collector road (Hunter's Valley Road) through the entirety of the Block Plan area connecting to Rutherford at the north and Langstaff Road at the south. Sections of Hunter's Valley Road have been constructed and are in use. The 2006 and 2012 Block Plans also identify an east-west collector road (Street 'A' or Labourer's Way) in the south portion of Block 64 connecting Highway 50 to the west and Huntington Road to the east. Sections of Labourer's Way are under construction. These collector roads are intended to provide for the structural organization of the Block and connect to the surrounding arterial road network. No changes have been proposed to the collector road network as part of the Block 64 South Block Plan Amendment.

The 2006 and 2012 Block 64 Block Plan road networks also identify three cul-de-sac roads in the south portion of the Block which provide access to the lots located in Block 64 South. The intended function of the cul-de-sac roads is to support the internal road network and facilitate access to lands not served by the collector roads. From a servicing perspective, the cul-de-sacs allow for water, sanitary and stormwater servicing to lands that cannot be accessed or serviced by either of the north-south or east-west collector roads. These cul-de-sacs are proposed to be deleted through the Block 64 South Block Plan Amendment.

Land Use Designations

Lands within the Block 64 Block Plan area are subject to the Vaughan Official Plan 2010 ('VOP 2010'), Volume 1. The lands in Block 64 are designated primarily "Prestige Employment" and "General Employment" on Schedule 13 - Land Use of VOP 2010, with areas in the north portion of the Block also designated as "Employment Commercial Mixed Use", "Natural Areas" and "Infrastructure and Utilities", and lands in the south portion of the Block also designated as "Infrastructure and Utilities". Attachments #3 and #4 show the distribution of land uses within Block 64. The approved land uses reflect the VOP 2010 land use designations.

As a general principle, the lands fronting onto arterial roads are designated "Prestige Area", corresponding with the VOP 2010 "Prestige Employment" designation, as these locations offer high visual exposure. The lands interior to the Block Plan area are designated "Employment Area General", corresponding with the VOP 2010 "General Employment" designation, as they do not require the same exposure as "Prestige

Employment” and permit outdoor storage, which the “Prestige Employment” designation does not. Section 9.2 of VOP 2010 establishes the policies and permitted land uses within the “Prestige Employment” and “General Employment” designations.

The Block Plan also identifies a “Stormwater Management Facility” at the south of the Block adjacent to Hunter’s Valley Road, which corresponds with and is permitted through the VOP 2010 “Infrastructure and Utilities” designation.

No changes have been proposed to the land use designations as part of the Block 64 South Block Plan Amendment.

A Block Plan Amendment was submitted for the Block 64 South lands in 2020 proposing to remove the approved cul-de-sac roads and provide an amended access and servicing strategy for the south portion of the Block

On December 11, 2020, a Block Plan Amendment and scoped Terms of Reference were submitted by the Block 64 South Landowners Group Inc. to the Policy Planning and Special Programs (PPSP) Department seeking to amend the previously approved Block 64 Block Plan. On November 23, 2021, a resubmission of Block Plan Amendment was made by the Block 64 South Landowners Group Inc. in response to comments received from City Departments and External Agencies, which was circulated for review and comment. On May 24, 2023, the Applicant submitted a third submission of the Block Plan Amendment to address outstanding comments and issues. The revised Block 64 South Block Plan, forming Attachment #2 of this report, was updated on November 14, 2023. The third submission was circulated for comment to City Departments and External Agencies on June 16, 2023.

The Block 64 South Block Plan Amendment proposes the removal of the three cul-de-sac roads which form part of the approved Block 64 Block Plan, and an alternative, phased servicing strategy for the south portion of the Block 64 lands. Removal of the cul-de-sacs is intended to provide flexibility in the development of Block 64 South, allow for large floor plate sizes consistent with the current pattern of development for employment areas, and respond to current market conditions.

In lieu of the cul-de-sac roads, the Block Plan Amendment proposes the following, as shown on Attachment #2:

- One full moves access and one right-in, right-out (inbound trucks only) access onto Huntington Road
- One right-in, right-out access and one right-in, right-out (inbound trucks only) access onto Langstaff Road
- One right-in, right-out access and one shared right-in, right-out access onto Highway 50

The Block Plan Amendment proposes direct access onto Regional roads under the jurisdiction of both York Region (Langstaff Road) and Peel Region (Highway 50). Therefore, approval from both York Region and Peel Region is required to facilitate these proposed accesses. The Block Plan Amendment also proposes internal interconnections for access in place of the cul-de-sac roads. The final location,

configuration and design of interconnections will be subject to future Site Plan applications and approvals.

The servicing strategy proposes a three-phased approach which will serve all landowners within the Subject Lands without the need for the cul-de-sac roads.

The Block 64 South Block Plan Amendment was processed on a site-specific basis for the 2118349 Ontario Limited lands (concurrent with applications Z.20.030 and DA.20.053) and the Highway 50 Nominee Inc. lands (concurrent with applications Z.21.054 and DA.21.063, and DA.21.028) only, to allow the portions of the Block Plan Amendment application related to these lands to proceed independently and in advance of the rest of the Block. As part of this process, two of the cul-de-sac roads approved through the 2006 and 2012 Block Plans were removed, one on the 2118349 Ontario Limited lands and one on the Highway 50 Nominee Inc. lands.

The Block Plan Amendment is consistent with the land uses of the approved Block 64 Block Plan and with the land uses on Schedule 13 - Land Use of VOP 2010.

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

The Block Plan process is not a statutory requirement of the *Planning Act*. The Block 64 Block Plan Amendment application was initiated and submitted by the Block 64 South Landowners Group Inc. The major components submitted through this Block Plan Amendment application process include:

- A revised Block 64 Block Plan demonstrating the revised road network for Block 64 South, including removal of the internal cul-de-sac roads and proposed accesses onto boundary roads
- A Master Environmental Servicing Plan ('MESP') Amendment
- Traffic Impact Studies for the east and west portions of Block 64 South
- An Ultimate Access Plan and Memorandum, and Transportation Impact Study, for the entirety of Block 64 South
- A Block Plan Amendment Justification Letter
- A Cover Letter which acts as a scoped Terms of Reference
- Other technical studies as required

The list of deliverables has been scoped from the original Block 64 Block Plan application given the specific and technical nature of the Amendment, which is limited to the road network and servicing strategy. No other changes are proposed to the approved Block Plan. The technical studies form the basis for comments received from City Departments and External Agencies.

Development Statistics

The Block 64 South Landowners Group Inc. is composed of seven participating landowners and one non-participating landowner. Of the 40.1 hectares within the Block Plan area, the participating landowners own approximately 36.17 hectares, and the

remaining 3.93 hectares are owned by the non-participating landowner. Table 1 below provides a summary of land ownership within the Block Plan area.

Table 1: Land Ownership, Legal Description and Address

Ownership	Participating	Legal Description	Municipal Address	Area (Ha)
LiUNA Local 183 Life-Long Learning Centre Inc.	X	Part Lot 12 Concession 10	8700 Huntington Road	4.09
Labourers' Union Non-Profit Building Society	X	Part Lot 11 Concession 10	8500 Huntington Road	4.17
Universal Workers Union, Local-183 Life-Long Learning Centre Inc.	X	Part Lot 11 Concession 10	8736 Huntington Road	4.14
2118349 Ontario Limited	X	Part Lot 11 Concession 10	8554 Huntington Road	3.94
Vaughan West III Limited	X	Part Lot 11 Concession 10	N/A	7.71
Grand Bovino Inc.	X	Part Lot 11 Concession 10	8631 Highway 50	4.03
Highway 50 Nominee Inc.	X	Part Lot 11 & 12 Concession 10	350 Hunter's Valley Road & 30 Labourer's Way	8.09
Hunter-Langstaff Developments Inc.		Part Lot 11 Concession 10	N/A	3.93
Total Area				40.1

Approximately 37.36 hectares of the total 40.1 hectares in Block 64 South (93.2%) are developable lands. Table 2 below provides statistics that reflect land distribution based on land uses proposed for the Subject Lands.

Table 2: Proposed Land Use Areas – Block 64 South

Developable Land Uses	Participating Lands (Ha)	Non-Participating Lands (Ha)	Total Area (Ha)	Percent of Land Area
General Employment	17.37	1.75	19.12	47.7%
Prestige Employment	13.61	1.08	14.69	36.6%
Local Roads	2.82	0.73	3.55	8.9%
Subtotal (Developable Area)	33.8	3.56	37.36	93.2%
Infrastructure and Utilities	2.37	0.37	2.74	6.8%
Total Area	36.17	3.93	40.1	100.0%

A number of Development Applications are approved or in-progress within Block 64 South

Development Applications were submitted in advance of, or concurrently with, the Block Plan Amendment process for four of the properties in the Block Plan area. Details of the Development Applications and a summary of their current status are provided below.

LiUNA Local 183 Labourers' Union Non-Profit Building Society - Located at 8500 Huntington Road in the northeast of the Block 64 South Block Plan area, at the northwest corner of Huntington Road and Labourer's Way (Street 'A'). LiUNA Local 183 and Weston Consulting submitted Official Plan Amendment (File OP.18.002), Zoning By-law Amendment (File Z.18.003) and Site Plan Application (File DA.18.025) to permit the development of a 27,000 m² mid-rise head office building for LiUNA Local 183, including an assembly hall, member services area, office space and landscaped exterior area. The Official Plan Amendment proposed a site-specific policy seeking relief from Section 9.2.2.11.c iii of the "Prestige Employment Area" land use policies to allow for stand-alone office uses which exceed 10,000 m². The Zoning By-law Amendment proposed to rezone the subject lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", subject to site-specific exceptions. The applications were approved in September 2018, prior to the submission of the Block 64 South Block Plan Amendment, and the development is currently under construction.

LiUNA Local 183 Lifelong Learning Centre Inc. - Located at 8700 Huntington Road at the northeast corner of the Block 64 South Block Plan area, fronting Huntington Road. In addition to the workshop and seminar buildings which have existed on the subject site for the long-term, WSP and LiUNA Local 183 submitted Site Plan Application (File DA.14.080) to permit the development of the 790 m² single-storey LiUNA Tunnel Training Facility. Application DA.14.080 was approved in October 2019, prior to the submission of the Block 64 South Block Plan Amendment application, and the facility has been constructed and is in use. Another Site Plan Application (File DA.21.029) was submitted by Weston Consulting and LiUNA Local 183 to permit the development of a 844.93 m² single-storey storage building. Application File DA.21.029 was submitted in June 2021 and approved in July 2023.

2118349 Ontario Limited (Royal Pine) - Located at 8554 Huntington Road in the southeast corner of the Block 64 South Block Plan area, at the northwest corner of Langstaff Road and Huntington Road. 2118349 Ontario Limited and Weston Consulting submitted Zoning By-law Amendment (File Z.20.030) and Site Plan Application (File DA.20.053) to rezone the subject lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone", subject to site-specific exceptions, to permit the development of two, two-storey industrial buildings with accessory office uses, with Gross Floor Areas (GFA) of 6,449.02 m² and 13,772.26 m². The applications proposed the removal of the easterly cul-de-sac road originally approved through the Block 64 Block Plan, and instead proposed a full moves access onto Huntington Road, a right-in, right-out (inbound trucks only) access onto Huntington Road, and a right-in, right-out access onto Langstaff Road. In addition, the applications proposed a 6-metre interconnection to Hunter's Valley Road at the northwest corner of the property, which is intended to

provide connectivity internally within Block 64 South in lieu of the cul-de-sac. The applications were submitted concurrently with the Block Plan Amendment application.

On October 6, 2021, the PPSP Department provided comments to the Development Planning Department outlining that City staff have no issues with processing the proposed amendment to the Block 64 South Block Plan for the 2118349 Ontario Limited lands only, concurrent with applications Z.20.030 and DA.20.053, to allow the portion of the Block Plan Amendment application related to the subject site to proceed independently and in advance of the rest of the Block. Technical requirements identified through the proposed amendment to the Block 64 Block Plan for the subject site related to transportation, access to Regional roads and servicing, were required to be resolved to the satisfaction of City Departments and External Agencies through the processing of the Development Applications. A letter dated August 25, 2021, was submitted by the Block 64 South Landowners Group Inc. confirming that the landowners do not object to the partial approval of the Block Plan Amendment as it relates to applications Z.20.030 and DA.20.053 and the removal of the easterly cul-de-sac. The applications were approved in March 2022 and the development is currently under construction.

A Site Plan Application DA.23.032 was also submitted for the subject site in June 2023 proposing modifications to the Langstaff Road access to establish an access easement for shared access onto Langstaff Road from both the subject site and the abutting property to the west. Both landowners were subject to Consent Applications B18/23 and B20/23 which were approved in October 2023. Application DA.23.032 was conditionally approved in September 2023.

Highway 50 Nominee Inc. - Located in Part of Lot 11 and 12, Concession 10 (Highway 50) in the northwest of the Block Plan area, where Highway 50 is anticipated to intersect with the future extension of Labourer's Way (Street 'A'). Highway 50 Nominee Inc. and Weston Consulting submitted Zoning By-law Amendment (File Z.21.054) and Site Plan Application (File DA.21.063) for the western portion of the subject lands, and Site Plan Application (File DA.21.028) for the eastern portion of the subject site.

The eastern portion of the property is zoned "EM2 General Employment Area Zone" which permits the proposed use. Site Plan Application DA.21.028 was submitted to facilitate the first phase of a two-phase industrial development, which includes the development of Building 'A', a 20,908.79 m² single-storey industrial warehouse building. Applications Z.21.054 and DA.21.063 were submitted to rezone part of the western portion of the property from "EM2 General Employment Zone" to "EM1 Prestige Employment Zone", subject to site-specific exceptions, to permit the second phase of the two-phase industrial development which includes the development of Building 'B', a 17,881.10 m² single-storey industrial warehouse building. The applications proposed the removal of the northwesterly cul-de-sac road originally approved through the Block 64 Block Plan, and instead proposed access onto the future extension of Hunter's Valley Road for Building 'A' and access onto the future extension of Labourer's Way (Street 'A') for Building 'B'. The applications were submitted concurrently with the Block 64 South Block Plan Amendment application.

The PPSP Department and Development Planning Department worked closely to process the proposed amendment to the Block 64 South Block Plan for the Highway 50 Nominee lands only, concurrent with applications DA.21.028, and Z.21.054 and DA.21.063, to allow the portion of the Block Plan Amendment application related to the subject site to proceed independently and in advance of the rest of the Block. Technical requirements identified through the proposed amendment to the Block 64 South Block Plan for the subject site were required to be resolved to the satisfaction of City Departments and External Agencies through the processing of the Development Applications. Application DA.21.028 was approved on July 27, 2023, to permit the first phase of the industrial development on the eastern portion of the subject site and the development is currently under construction. Applications Z.21.054 and DA.21.063 were conditionally approved on October 17, 2023, to permit the second phase of the industrial development on the western portion of the subject site.

Lands in the remainder of Block 64 South remain subject to the proposed Block 64 South Block Plan Amendment.

Previous Reports/Authority

Previous reports related to the Block 64 Block Plan can be found at the following links:

The June 19, 2006, Committee of the Whole extract from the June 26, 2006, Council meeting (Item 72, Report No. 37) for File BL.64.2005:

[June 26, 2006 Committee of the Whole Report \(Item 72, Report No. 37\)](#)

The April 3, 2012, Committee of the Whole extract from the April 17, 2012, Council meeting (Item 11, Report No. 12) for Files OP.12.001, Z.12.002 and DA.12.013:

[April 17, 2012 Committee of the Whole Report \(Item 11, Report No. 12\)](#)

Analysis and Options

The Block 64 South Block Plan Amendment has been developed in consideration of the Provincial, Regional and local planning policy context

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 where growth is intended to be focused. The proposed Block Plan Amendment will add to the current mix of uses in the area and will make efficient use of land and existing and planned infrastructure. Employment Areas are defined by the PPS as "those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities". The Subject Lands are consistent with the objectives for Employment

Areas established in Section 1.3 of the PPS and will provide a mix and range of employment uses that will contribute to a diversified economic base in Vaughan.

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

The Provincial *Places to Grow Act* is the governing legislation that implements the Growth Plan, and it states that all decisions made by municipalities under the *Planning Act* “shall conform to” the Growth Plan. The Growth Plan is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The Subject Lands are located within a Settlement Area as defined by the Growth Plan. The Subject Lands are 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 the Growth Plan. 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 the Growth Plan. The Growth Plan also identifies an “Intermodal Hub” directly adjacent to the Subject Lands.

The proposed Block Plan Amendment would take advantage of vacant and underutilized employment lands in a strategic location in proximity to Regionally significant transportation routes, and would more efficiently utilize existing municipal infrastructure.

Vaughan Official Plan 2010 ('VOP 2010')

Schedule 1 - Urban Structure of the VOP 2010 designates the Subject Lands as “Employment Area”.

The Subject Lands are designated primarily “Prestige Employment” and “General Employment” on Schedule 13 - Land Use of VOP 2010, with a small area designated as “Infrastructure and Utilities”. Prestige Employment Areas are generally located on arterial roads forming the edges of Employment Areas, and provide a transition to General Employment Areas.

Schedule 9 - Future Transportation Network of the VOP 2010 identifies two “Proposed New Major Collector” roads in the south portion of Block 64, one running north-south (Hunter’s Valley Road) connecting Rutherford Road to the north and Langstaff Road to the south, and one running east-west between Highway 50 and Huntington Road (Labourer’s Way or Street ‘A’).

Schedule 14C - Areas Subject to Site Specific Plans identifies the LiUNA head office property at 8500 Huntington Road as Area 42, which is subject to Policy 13.43 (OPA #32) in VOP 2010 Volume 2. Policy 13.43 permits an exception to the “Prestige Employment” maximum non-accessory office GFA of 10,000 m² to allow for an office building, including an assembly hall and accessory uses, with a maximum GFA of 27,000 m².

The Block 64 South lands are not subject to a Secondary Plan, therefore, the policies within VOP 2010 apply to the Block Plan Amendment.

Zoning

The Block 64 South Block Plan area is zoned “A Agricultural Zone”, “EM1 Prestige Employment Zone” with site-specific exceptions for individual properties, and “EM2 General Employment Zone” with site-specific exceptions for individual properties by the City of Vaughan’s Comprehensive Zoning By-law 001-2021, and includes lands zoned “OS1 Open Space Zone” where the stormwater management pond is anticipated.

Comments on the Block Plan Amendment have generally been addressed to the satisfaction of City Departments and External Agencies

The following provides a summary of comments received through the Block Plan Amendment circulation process.

Peel Region

Comments from Peel Region were provided on March 1, 2021, September 29, 2022, April 27, 2023, September 15, 2023, and November 2, 2023. A number of meetings and discussions with Peel Region and the Applicant were also held throughout the Block Plan Amendment circulation process. The proposed removal of the approved cul-de-sac roads which form part of the 2006 and 2012 Block Plans results in the proposal for access for certain lots directly onto Highway 50, which falls under the jurisdiction of Peel Region. Comments provided by Peel Region throughout the circulation process outlined that direct access onto Highway 50 may result in significant operational and safety issues, and requested that replacement vehicular connections be provided internally within Block 64 South. Following the circulation of a Block 64 South Highway 50 Accesses Sensitivity Analysis and supporting justification letter prepared by the Applicant dated March 2023, as well as the Block 64 South Transportation Impact Study which was circulated as part of the Block Plan Amendment third submission in June 2023, Peel Region confirmed that the Region supports the approach to include the two right-in, right-out accesses along Highway 50.

York Region

Comments from York Region were provided on February 12, 2021, January 26, 2022, and July 17, 2023, in response to the various Block Plan Amendment circulations. Comments from York Region relate primarily to the operational and safety impacts that would result from providing direct access onto Langstaff Road, which is under the jurisdiction of the Region, in lieu of the cul-de-sacs approved through the 2006 and 2012 Block Plans. In a comment letter provided by York Region dated July 17, 2023,

the Region deferred the final decision regarding the removal of, or modifications to, the approved cul-de-sac roads to Peel Region, as the changes would result in direct accesses onto Highway 50. York Region confirmed support for the removal of, or modifications to, the approved cul-de-sac roads subject to confirmation from Peel Region. The Region also confirmed that a right-in, right-out access onto Langstaff Road between Highway 50 and Hunter's Valley Road would be supported to allow inbound truck movement only. As outlined in York Region's comments, the Block 64 South Block Plan reflects the interconnection from the 2118349 Ontario Limited lands to Hunter's Valley Road as established through the approval of applications Z.20.030 and DA.20.053.

Development Transportation Engineering Department

The Development Transportation Engineering Department reviewed the Transportation Impact Study comprising an Ultimate Access Plan prepared by TYLin. The Study concludes that introduction of the proposed accesses onto Regional roads in lieu of the approved cul-de-sacs would have minimal impact to the overall transportation network and can be supported. Development Transportation Engineering deferred the final decision regarding the removal of the cul-de-sac roads and resultant accesses to the Region of York and Region of Peel.

Development Engineering Department

Development Engineering is generally satisfied with the latest submission of the Block 64 South Block Plan and MESP Amendments to reflect the alternative servicing and access strategy required to support the cul-de-sac removal. Development Engineering has no objection to the removal of the approved cul-de-sac roads subject to approval from York Region and Peel Region.

Urban Design Department

The Urban Design division of the Development Planning Department has reviewed the supporting studies and Block Plan Amendment submitted for Block 64 South and has no objection to the proposal. Urban Design provided confirmation that an Urban Design Brief and Landscape Master Plan may be submitted as part of individual Development Application submissions, rather than through the Block Plan Amendment process, and included a set of criteria that must be addressed by Urban Design Brief submissions.

Other Agencies and Departments

A number of other External Agencies and City Departments were also included in the request for comments on the December 2020, November 2021 and May 2023 submissions of the Block 64 South Block Plan Amendment. Other External Agencies circulated included: Alectra Utilities Corporation, Enbridge Gas, Hydro One Services, Canada Post, Bell Canada, Rogers Communications Inc., CP Rail, CN Rail, TC Energy, Metrolinx, the Ministry of Transportation, Toronto and Region Conservation Authority, York Region District School Board, York Catholic District School Board, Conseil Scolaire Viamonde, Conseil Scolaire de District Catholique, York Regional Police and the City of Brampton. Other City Departments circulated included: Policy Planning and Special Programs, Development Planning, Infrastructure Planning and Corporate Asset

Management, Transportation and Fleet Management Services, Environmental Services, Cultural Heritage, Fire and Rescue Services, Emergency Services, Recreation Services, Vaughan Public Libraries, Parks Infrastructure Planning and Development, Parks, Forestry and Horticulture Operations, By-law and Compliance, Building Standards, Development Finance, Financial Services, Real Estate, 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 agency/department.

Financial Impact

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

Operational Impact

The Block 64 South Block Plan Amendment application was reviewed by multiple City 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 64 South Block Plan Amendment application subject to confirmation from Peel Region

The Block 64 South Block Plan Amendment application proposes direct access onto Langstaff Road, which is under the jurisdiction of York Region. York Region staff have advised that they do not object to the approval of the Block 64 South Block Plan Amendment application, including removal of, or modifications to, the approved cul-de-sac roads and resulting accesses proposed onto Regional roads, subject to approval and confirmation from Peel Region.

Peel Region has no objection to the approval of the Block 64 South Block Plan Amendment application and the proposal for direct access onto Highway 50

The Block 64 South Block Plan Amendment application proposes direct access onto Highway 50, which is under the jurisdiction of Peel Region. Therefore, approval from Peel Region is required to facilitate proposed access onto Highway 50. Peel Region was circulated for review and comment and confirmed that the Region supports the approach to provide two right-in, right-out accesses along Highway 50.

Conclusion

The Policy Planning and Special Programs Department has reviewed the Block 64 South Block Plan Amendment application BL.64S.2020 in consideration of the applicable guiding Provincial, Regional and City of Vaughan policy context as well as the comments received from City Departments and External Agencies, and in review of the surrounding area context.

The Policy Planning and Special Programs Department, in consultation with the Development Planning Department, supports the approval of the Block 64 South Block Plan Amendment application BL.64S.2020.

For more information, please contact Jennifer Grove, Planner, Policy Planning and Special Programs, at extension 8237.

Attachments

1. Context and Location Map
2. Block 64 South Block Plan Amendment
3. Block 64 Block Plan (2006)
4. Block 64 Block Plan (2012)

Prepared by

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