

Committee of the Whole (2) Report

DATE: Tuesday, September 17, 2024

WARD: 1

**TITLE: BLOCK 41 LANDOWNERS GROUP
APPLICATION FOR BLOCK PLAN APPROVAL
BLOCK 41 BLOCK PLAN
FILE BL.41.2020**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for the Block 41 Block Plan, (Application File BL.41.2020) subject to the fulfillment of the recommendations in this report and the fulfillment of the conditions set out in Attachment 10. The approved Block Plan would form the basis for the submission and review of development applications for lands within the Block Plan such as: Zoning By-law Amendment(s), Draft Plan(s) of Subdivision, Site Development and Draft Plan(s) of Condominium.

Report Highlights

- The Policy Planning and Special Programs Department supports the approval of the Block Plan application subject to the recommendations in this report and the fulfillment of the conditions set out in Attachment 10.
- A summary of the input received from the public is provided and addressed in this report.
- A summary of work completed through the Block Plan application that addresses outstanding matters and comments is provided in this report.
- Matters to be addressed prior to final Block Plan approval or through the subsequent development application processes are provided in this report.

Recommendations

1. THAT the Block 41 Block Plan, shown on Attachment 3, BE APPROVED, subject to any minor amendments required resulting from the conditions of Block Plan Approval as identified in Attachment 10, and as deemed appropriate by the Deputy City Manager, Planning and Growth Management;
2. THAT the Block 41 Block Plan shown on Attachment 3, or as amended as noted above, be the basis of development applications for the lands within Block 41;
3. THAT the Secondary Plan be updated through the Official Plan Review process to remove the “Community Core” policies and revise the related Schedules of the Block 41 Secondary Plan to recognize the change; and
4. THAT the conditions of approval identified in Attachment 10 shall be completed to the satisfaction of City staff, prior to draft approval of Council of the first Draft Plan of Subdivision application within Block 41.

Background

The Block 41 Block Plan Area (the “Subject Lands”) is located within Concession Block 41 (the “Block”), and is bounded by Kirby Road to the north, Weston Road to the east, Teston Road to the south, and Pine Valley Drive to the west, being Part of Lots 26, 27, 28, 29 and 30, Concession 6, City of Vaughan, as shown on Attachment 1. The Subject Lands are also located within the Block 41 Secondary Plan area (the “Secondary Plan”).

The Block is approximately 428 hectares (“ha”) in size, and contains active agricultural land; the Hamlet of Purpleville, an established residential community (the “Purpleville Estates Subdivision”); the TransCanada Pipelines Ltd. (“TCPL”) Compressor Station 130 (“compressor station”) and related pipeline infrastructure; provincial Greenbelt Plan lands, including tributaries, valley lands and woodlands associated with East Purpleville Creek; West Tributary and Central Tributary, Provincially Significant Wetlands (PSWs) and unevaluated wetlands, that occur within and outside the Greenbelt Plan Area and are regulated by the Toronto and Region Conservation Authority (“TRCA”). The Block location and surrounding land uses are shown on Attachment 1.

The Subject Lands as shown on Attachment 1, are approximately 322 ha in size and account for approximately 75% of the Block. The Subject Lands contain approximately 137 ha of Greenbelt; and have a net developable area of approximately 175 ha. The Subject Lands do not include the Hamlet of Purpleville, the established residential subdivision located within the north-west quadrant of the Block, or the TCPL lands centrally located within the Block.

Block Plans are a comprehensive, non-statutory planning process.

The Block Plan application process is a non-statutory requirement of the Vaughan Official Plan 2010 (“VOP 2010”). Block Plans are a planning tool used to ensure all physical, environmental, social and economic aspects of development are identified and precisely delineated within the plan area as envisioned through the Secondary Plan.

The Block Plan serves as a comprehensive blueprint for future individual draft plans of subdivision and related development applications. The Block Plan process is required by policies contained in Section 10 (Policies 10.1.1.14 to 10.1.1.26) of VOP 2010, and further direction on Block Plan requirements is provided for in Policy 9.1.2 of the Block 41 Secondary Plan.

A major component of the Block Plan application process is the preparation of a Master Environmental Servicing Plan (“MESP”). Guidance for the MESP can be found in Policy 3.9.3 of the VOP 2010. The MESP examines existing environmental resources against environmental policies of the VOP 2010 and aligns new development, infrastructure and municipal service provisions with the protection and enhancement of natural heritage features and related ecosystem functions.

A Draft Terms of Reference (“TOR”) for the Block Plan was submitted to the City in November 2020 to identify reports, studies and plans required to support the Block Plan approval process for development within Block 41. Various City departments and external agencies reviewed and provided input on the TOR. A revised TOR and materials were resubmitted in support of the Block Plan application and were electronically circulated to City departments and external agencies during the application process. A list of submission materials received for the Block Plan application is provided in Attachment 11.

A summary of the findings of various supporting studies are included as part of this report and incorporated into the final plan. The approval of these studies and the Block Plan will allow for the approval of subsequent development applications and detailed design work to proceed. The purpose of this report is to illustrate how the Block 41 community will achieve the goals set out in the VOP 2010 and the Block 41 Secondary Plan, as well as provide details outlining the distribution of land uses, transportation and servicing infrastructure, natural and cultural heritage preservation and the local street network.

A Block Plan Application was submitted by the Block 41 Landowners Group (the LOG”).

Block Plan application File BL.41.2020 was submitted by the Block 41 Landowners Group (“the LOG”) and was received by the Policy Planning and Special Programs (“PPSP”) Department in January of 2022. A summary of the participating landowners and corresponding land area is provided in Table 1 of this report, and is further shown on Attachment 2:

Table 1 – Block 41 Land Ownership, Participation and Area

Participating Landowners	
Kirbywest Limited	41.90
AMMP Holdings Inc	20.84
Block 41-28W Developments	39.61

Block 41-28E Developments	42.97
1212763 Ontario Limited	43.44
1212765 Ontario Limited	42.70
Richmond Properties (Block 41) Inc	12.49
TACC Developments (Block 41) Inc	43.35
Ritina Homes Ltd	9.99
Non-Participating Landowners	
Burdi, Maria; Burdi, Vito	4.13
Ussia, Carmela; Ussia Antonio	0.41
Four Seasons (Pine Valley) Inc	10.27
Pagnani, Maria - Estate; Pagnani, Giovanni; Saccoccia, Giuseppina; Pagnani, Vittorio; Pagnani, Sandra	4.72
Miracle Arena for All Nations	4.95
York Region (Additional Lands on Teston Road)	0.50
Gross Land Area	322.27

The Block 41 Secondary Plan provides the basis for development within Block 41.

The Block 41 Secondary Plan was adopted by Vaughan Council on October 7, 2019, and approved by York Region Council on January 30, 2020. The Secondary Plan was appealed to the Ontario Land Tribunal (“OLT”) and was subsequently approved by the OLT by an Order dated August 18, 2021, bringing the Secondary Plan into full force and effect as Official Plan Amendment 50 (“OPA 50”) to VOP 2010.

The Secondary Plan establishes the land use planning and urban design policy framework guiding development for the Subject Lands. The Secondary Plan sets the vision for a complete community that is compact, vibrant, inclusive, healthy, sustainable and diverse. The Secondary Plan enables this by permitting a mix of uses, including residential, commercial, and retail, and permitting a variety of built forms. The Secondary Plan also establishes the framework for an interconnected system of parks, roads, sidewalks, and trails to create permeability and enhance access within the community, as shown on Attachment 8. The Secondary Plan also seeks the preservation, restoration and enhancement of the natural heritage network, which comprises approximately 40% of the Subject Lands.

The Land Use Plan (Schedule B of the Secondary Plan) establishes a community structure that is separated into five Neighbourhoods, shown in Schedule C of the Secondary Plan and Attachment 9 of this report. In accordance with Policy 3.3 of the Secondary Plan, Neighbourhood 1 (located in the northeast quadrant of the Block) is envisioned to accommodate primarily low-rise residential uses with mid-rise residential

areas, an elementary school, 2 parks, a public square and retail uses. Neighbourhood 2 (located in the centre of the Block) is envisioned to accommodate a mix of low and mid-rise residential and mixed uses, an elementary school, park, community facilities and retail uses. Neighbourhood 3 (located west central to the Block) is envisioned to accommodate low-rise residential uses, an elementary school and 2 parks. Neighbourhood 4 (located along Teston Road) is envisioned to accommodate low-rise and mid-rise residential uses, a park, a secondary school and a small mixed-use node. Neighbourhood 5 (located in the south-west corner of the Block) is envisioned to accommodate a mix of low-rise and mid-rise residential uses and a neighbourhood park. Various types of built form are permitted within the neighbourhoods and corresponding land use designations, including: detached, semi-detached, townhouses, stacked townhouses, and multi-unit buildings. Policy 3.2.1 of the Secondary Plan identifies that an overall minimum density of 70 residents and jobs per hectare shall be achieved within the developable area.

The Block 41 Collector Roads Municipal Class Environmental Assessment also supports the development of the Block Plan.

The development of the Block Plan is also guided by the Block 41 Municipal Class Environmental Assessment (“MCEA”). Building on the recommendations of the North Vaughan and New Communities Transportation Master Plan (“NVNCTMP”) prepared in parallel to the Secondary Plan process, the LOG has retained GHD Consulting to undertake a MCEA to determine the preferred design of the collector road network in Block 41, including where existing environmental features are present. The Block Plan, as shown on Attachment 3, depicts a road network that includes arterial, collector and local roads to serve the new community. The Subject Lands will primarily be served by a new east-west minor collector road accessible from Weston Road that transitions north-south to the central portion of the Block and connects to Teston Road (Street “A”). A second minor collector road is proposed (Street “B”), which traverses the Block north-south, and primarily serves the northeast neighbourhood within the Subject Lands and intersects with Street “A” in the eastern portion of the Block. Street “B” is bisected by the TCPL driveway; a crossing over the TCPL lands is not proposed as part of this application, however, the future potential crossing is being protected for through road stubs.

The Block Plan is guiding the future development of a new community.

The Block Plan, as shown on Attachment 3, illustrates the proposed land uses for the Subject Lands. The following Table 2 provides a summary of land uses with associated statistics. These statistics include both the participating and non-participating landowners’ lands.

Table 2: Proposed Land Uses

Land Use Block	Area (ha)	%
Residential Area	96.21	29.9%
Parks (Tableland)	4.56	1.4%
Vistas/Walkway/Buffer Blocks	0.41	0.1%
Stormwater Ponds (Tableland)	7.55	2.3%

Schools	13.90	4.3%
Lands within the Greenbelt Plan	137.88	42.8%
Heritage Dwelling and Associated Landscape	0.39	0.1%
Collector Roads	1.51	0.5%
Arterial Road Widening	0.95	0.3%
Stormwater Ponds (in Greenbelt)	11.96	3.7%
Parks (in Greenbelt)	10.59	3.3%
Private Amenity	1.76	0.5%
Potential Parkland	2.68	0.8%
Natural Heritage and Uses to Be Determined	107.96	33.5%
TransCanada Pipelines Easements	0.08	0.0%
Natural Heritage Network	7.61	2.4%
Roads	45.27	14.0%
Lanes	4.37	1.4%
Road Widening	3.03	0.9%
TransCanada Pipelines Easements (including offset)	1.48	0.5%
Total Area	322.27	100.0%

The LOG proposes a total unit count of 5,192 residential units within the Block Plan Area. The LOG submitted a Housing Options Statement in accordance with Policy 7.5 of VOP 2010, and proposes the following mix of housing types as identified in Table 3:

Table 3: Proposed Building Typologies

Type of Built Form	Number of Units	Percent of Building Stock
Single Detached	1,613	31%
Townhouse (Street, Back-to-Back and Rear Lane)	1,480	29%
Medium Density / Mid-Rise Blocks	449	9%
Apartment	1,500	29%
Senior Housing	150	3%

Development applications have been submitted within the Block Plan Area.

The following development applications within Block 41 have been submitted to the Development Planning Department for review, as shown on Attachment 5:

1. Draft Plan of Subdivision File 19T-22V016 (Richmond Properties (Block 41) Inc.) – to permit the development of a total of 143 townhouse units within 21 Residential Blocks, two Future Residential Blocks, two Road Widening Blocks, one Open Space Block, one Servicing Block, and a public street and laneway. A total of 56 conventional townhouse and 87 dual-frontage townhouse units are proposed.
2. Draft Plan of Subdivision File 19T-24V004 (Block 41-28 E Developments Limited c/o TACC Developments Ltd.) – to permit the development of 596 residential

dwelling units on the eastern portion of the Subject Lands as the first phase of development. The Draft Plan consists of 109 single detached dwellings, 447 townhouse dwellings, 40 back-to-back townhouse dwellings and 8 part lots to be developed in the future.

3. Zoning By-law Amendment File Z.24.003 and Draft Plan of Subdivision File 19T-24V001 (1212765 Ontario Ltd. c/o Fieldgate Developments) - to amend Minister's Zoning Order (MZO) - O. Reg. 644/20 by rezoning a portion of the Subject Lands located near the north-east corner of Pine Valley Drive and Teston Road from "Mid-Rise Residential Zone" to "Low-Rise Residential Zone" to be consistent with the Official Plan designations for this area, and amending site-specific exceptions to permit access from rear lanes for some detached dwellings within the plan of subdivision.

The Draft Plan of Subdivision consists of 210 residential units with a mix of 170 single detached (street and lane access) dwellings, 40 townhouse (street and lane access) dwellings, a future medium density block, a secondary school block, an open space block, local roads, two stormwater management ponds and one partial stormwater management pond.

4. Zoning By-law Amendment File Z.24.004 and Draft Plan of Subdivision File 19T-24V002 (1212763 Ontario Ltd. c/o Fieldgate Developments) - to permit a residential subdivision with 449 units, one stormwater management pond, open space and a future (200 m²) medium density block on the Subject Lands. The residential dwelling units range from a variety of residential housing types from 314 detached dwellings, 95 street-townhouses, and 40 back-to-back townhouse dwellings. Additionally, a 7.45 ha stormwater management pond is proposed along with a potential 0.14 ha park.
5. Zoning By-law Amendment File Z.24.008 and Draft Plan of Subdivision File 19T-24V003 (Ritina Homes Ltd.) – to amend Minister's Zoning Order (MZO) - O. Reg. 644/20 by rezoning the lands from: "Agricultural" and "OS1 – Open Space Conservation Zone", both subject to Exception 9(1075) in Zoning By-law 1-88 to "OS2 Open Space Park Zone" and to amend the "Mid-Rise Residential Zone" to permit site specific exceptions.

The Draft Plan of Subdivision File is proposed to be developed in six blocks. Block 1 will consist of two mid-rise condominium buildings (A and B) with maximum building heights of 8 storeys and a total potential of 1,010 residential units between the buildings. Blocks 2 and 3 will consist of a 1.55 ha public park, of which 1.52 hectares is within the Greenbelt Plan Area (Block 2) and the balance outside of the Greenbelt (Block 3). Blocks 4 and 5 are allocated for future proposed developments associated with adjacent landowners including 0.040 ha for partial development of residential units (Block 4) and 0.015 ha (Block 5) to represent partial development for a school. Block 6 will be a portion

of a future road, providing access to the lands and a proposed neighbouring development application, via Teston Road.

The above noted development applications are currently under review by the Development Planning Department. In accordance with VOP 2010, parcels of land within a Block Plan that are subject to development applications must be in conformity with an approved Block Plan, where one is required (Policy 10.1.1.25). Development applications which are not consistent with a Block Plan approved by Council may receive approval provided it can be demonstrated that any deviations from the Block Plan are appropriate, represent good planning and represent an improvement and conform to the policies of VOP 2010 (Policy 10.1.1.26).

Public Notice was provided in accordance with Council’s Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: January 7, 2023. The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca
- b) Notice of Public Meeting Circulation Area: to all property owners within the Subject Lands, to all property owners within 200 m of the Subject Lands, to all property owners within the Purpleville Estates subdivision, to the Kleinburg and Area Ratepayers’ Association, to anyone on file with the Office of the City Clerk having requested notice for the Block 41 Secondary Plan, and to anyone on file with the Office of the City Clerk having requested notice for this application.
- c) A Courtesy Notice was provided on September 10, 2024, to those on file with the Office of the City Clerk that requested electronic notification.

The following is a summary of the comments received as of September 3, 2024. The comments are organized by theme as follows:

Table 4: Public Comments

Comment	Response
<p><u>The loss of Greenbelt Plan Area protections</u></p> <p>Residents are concerned about the loss of protection afforded to portions of the Greenbelt Plan Area within Block 41 that have been downgraded as a result of a land use change from “Agricultural” to “Rural” by the Ministry of Municipal Affairs and Housing’s (“MMAH”) approval of the York Region Official Plan 2022 (“YROP”), which is unappealable.</p>	<p>Regional Official Plan Amendment No. 7 (“ROPA 7”) was endorsed by Vaughan Council in June of 2021 to modify policy and mapping of the YROP within Blocks 27 and 41, from “Agricultural” to “Rural”, to permit active parkland and recreational uses on lands located within the Greenbelt Plan Area. YROP 2022 integrates the mapping change intended as per ROPA 7, therefore the proposed park and stormwater management facilities that are proposed within the Greenbelt Area, are in accordance with the mapping and policies of YROP 2022 and the Greenbelt Plan.</p>

<p><u>Minister's Zoning Orders ("MZO") did not conform to the Provincial Policy Statement 2020 ("PPS")</u></p> <p>Residents have expressed concern that the current Provincial Government retroactively changed legislation to avoid the appearance of MZOs being inconsistent with the PPS, given that MZOs provide little to no recourse for local governments and conservation authorities to uphold the PPS to protect woodlots and Provincially Significant Wetlands in eco-regions.</p>	<p>The MMAH approves MZOs. City staff were provided the opportunity to comment on the MZO, but the Minister made the ultimate decision. The LOG submitted an MZO that received approval from the Minister on November 6, 2020, identifying development standards for residential lands only within Block 41, as shown on Attachment 6. The MZO does not propose development on lands with existing woodlots or PSWs.</p>
<p><u>Lack of commercial uses within Block 41</u></p> <p>Residents have expressed concern that the Block 41 community will not be planned to service the daily needs of the community. Although land within the Block is designated "mixed-use", residents are concerned that the "mixed-use" designation policies are not proactive enough to secure commercial, service and retail service uses for the area to ensure that residents can access key services without having to drive.</p>	<p>The policies of the Secondary Plan encourage a mix of uses, including service commercial throughout the Block Plan area and are permitted within all residential land use designations of the Secondary Plan. The "Mid-Rise Mixed-Use" designation (Policy 4.5.4) identifies that the ground floor of buildings within this designation, shall predominantly consist of retail or other active uses fronting arterial and collector streets, however the MZO that has been approved for the Subject Lands provides as-of-right permission for landowners to develop the lands with stand-alone residential uses. The MZO also permits a multitude of commercial uses in various land use designations, but does not require ground floor commercial, however the LOG has expressed an intention to look at the feasibility of integrating retail uses at grade within the Block, during the subsequent development application process in the form of live-work townhouses or mixed-use buildings with retail at grade, to satisfy the policies of the Secondary Plan and the comments received from members of the public.</p>
<p><u>Active Transportation</u></p>	<p>The challenge with providing an active transportation route from Teston Road to Pine Valley Drive is the presence of</p>

<p>Residents are concerned about the absence of a continuous east-west active transportation route, connecting Weston Road and Pine Valley Drive, as shown on Schedules E and F of the Secondary Plan. The Pedestrian and Bicycle Master Plan for the City of Vaughan demonstrates a trail abutting the TCPL lands. These trails should be planned for/implemented.</p>	<p>sensitive natural features located within the Greenbelt Plan, as shown on Attachment 7. In accordance with policies of the VOP 2010 and the Greenbelt Plan, trails shall minimize impacts to existing natural heritage features wherever possible. At this time, an east-west trail is not provided abutting the TCPL lands, however the LOG shall revise the Trails Concept Plan to be consistent with the Pedestrian and Bicycle Master Plan, 2022 or provide appropriate justification for the exclusion of the trail in this area. A condition to this effect has been included in Attachment 10 of this report.</p>
<p><u>Improvements to Pine Valley Drive</u></p> <p>The City should consider improvements to Pine Valley Drive to provide active transportation facilities within the boulevard with particular connections to the Vaughan Super Trail and potentially north of Kirby Road.</p>	<p>The Transportation Engineering section of the Development Engineering Department has advised that the City will require active transportation facilities along Pine Valley Drive for the frontage of development, but larger scale improvements to Pine Valley Drive would be implemented through general improvements to the right of way as a capital project.</p>

- d) Indigenous Consultation – During the 1st submission of the Block 41 Block Plan, it became apparent to City staff that Indigenous groups including the Huron-Wendat (HWFN) and the Mississaugas of the Credit First Nations (MCFN) were interested in being involved with archaeological and environmental site visits within Block 41. City staff made a commitment to updating these two Nations as it relates to environmental and archaeological site visits. City staff provided an update on archaeological and environmental site visits conducted to date to these Nations in August of 2024. The City received a response from the MCFN requesting the final Archeological and Environment Site Reports for their records. These reports were provided in August 2024.

Previous Reports/Authority

Previous reports related to the application and Subject Lands can be found at the following links:

[BLOCK 41 BLOCK PLAN FILE BL.41.2020 VICINITY OF KIRBY ROAD TO THE NORTH, WESTON ROAD TO THE EAST, TESTON ROAD TO THE SOUTH, AND PINE VALLEY DRIVE TO THE WEST, February 7, 2023, Committee of the Whole Public Meeting Report \(Item 4, Report 8\)](#)

[New Community Area – Block 41 Secondary Plan Study File 26.4.2, September 24, 2019, Committee of the Whole \(Item 16, Report 27\)](#)

[New Community Area – Block 41 Secondary Plan Study File 26.4.2 \(Referred\), Minute No. 143, Special Council, October 7, 2019](#)

Analysis and Options

Consistency and Conformity with the Provincial and Regional Planning Framework

Consistency with the Provincial Policy Statement 2020 (“PPS”), and conformity with provincial and regional plans, such as A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (the “Growth Plan”) and the Greenbelt Plan, 2017, and York Region Official Plan 2010 (“YROP 2010”) was established through the Block 41 Secondary Plan process, however a number of legislative and policy changes have occurred since the approval of the Secondary Plan which impacts planning and development within Block 41:

More Homes Built Faster Act, 2022 (“Bill 23”)

Bill 23 received Royal Assent on November 28, 2022. Bill 23 amended the *Conservation Authorities Act*, by restricting Conservation Authorities from reviewing several components of development and land use applications for municipalities that are not related to natural hazards.

In support of Bill 23, the Provincial government also amended the Ontario Wetland Evaluation System (“OWES”) by modifying the criteria for evaluating wetlands within the Provincial wetland classification. These modifications provide for the re-evaluation and potential reclassification of wetlands including those that are identified as Provincially Significant Wetlands (“PSW”). These modifications potentially impact wetland areas and development limits in the Block as different classifications of wetlands have varied levels of policy protection and setback requirements as per the VOP 2010 (Ch. 3) and The Living City Policies provided by the TRCA.

The MESP identifies that the LOG used the new criteria of the OWES to re-evaluate wetlands within the Block 41 Area, previously evaluated by the Ministry of Natural Resources and Forestry (“MNRF”). The LOG proposes to maintain the PSW classification for some wetlands in the Block, however other identified wetlands have been re-evaluated and re-classified as non-PSWs.

Bill 185 (Cutting Red Tape to Build More Homes Act, 2024)

On June 6, 2024, Bill 185 received Royal Assent which identifies that as of July 1, 2024, York Region, in addition to other regional governments, will be removed from land-use planning and approval responsibilities and that lower-tier municipalities will assume primary responsibility for all planning decisions in their geography, except for matters requiring provincial approval.

Greenbelt Plan

The Subject Lands are located within the Greenbelt Plan (2017). On November 4, 2022, the Provincial Government announced changes to the Greenbelt Plan and Greenbelt Area boundary regulation that sought to remove approximately 2,995 ha (7,400 acres) of land from the Greenbelt; which included lands designated Protected Countryside located within Block 41. This decision added approximately 6.26 ha of developable lands to the Block Plan area, however in October of 2023, the decision of the Province was reversed and the lands that were proposed to be removed from the Greenbelt were restored.

The Subject Lands within Block 41 are currently designated “Protected Countryside” within the Greenbelt Plan and identified as “Prime Agricultural” by the Agricultural Land base map provided by the Province. In accordance with Policy 4.1.1.1, the following non-agricultural uses are permitted on lands identified as “Prime Agricultural”:

infrastructure for roads, servicing, stormwater management ponds, natural resource management and cultural heritage resources. Existing uses and new lot creation for agricultural uses subject to specific criteria are also permitted. Recreational uses are permitted within the “Protected Countryside” designation of the Greenbelt Plan in accordance with Policy 4.1.2, provided the recreational use maintains or enhances (where possible), the amount of natural self-sustaining vegetation on the lands.

Infrastructure policies of Section 4.2 identify that new infrastructure evaluated through the *Environmental Assessment Act* (or other applicable legislation), is permitted within the “Protected Countryside”, provided it serves significant growth and economic development by providing infrastructure connections among urban centres. A Municipal Class Environmental Assessment (“MCEA”) is being undertaken to determine the preferred alignment of the collector roads within Block 41, as some of the proposed roads traverse lands located within the Greenbelt Plan Area. In accordance with the policies of the Greenbelt Plan, best efforts have been made to ensure that the alignment of the collector roads does not result in negative impacts on the existing natural heritage features within the Block, which is further illustrated in Attachment 7. As such, the proposed Block Plan conforms to the Greenbelt Plan.

York Region Official Plan 2022 (“YROP 2022”)

York Region Council adopted YROP 2022 in June 2022. YROP 2022 was approved with modifications by the Minister of Municipal Affairs and Housing on November 4, 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* (“Bill 185”) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect to any area in the City to which it applies and will remain in effect until the City revokes or amends it.

At the time of submission of the Block Plan application, the YROP 2010 was the in-effect official plan for York Region, however the Block Plan shall have regard for and not conflict with the policies of YROP 2022. The Subject Lands are located within the “Urban Area” and the “Regional Greenlands System” by Map 1 – Regional Structure, and further identified as “Community Area” and “Rural Area” by Map 1A – Land Use Designations and “Designated Greenfield Area” by Map 1B – Urban System Overlays of YROP 2022.

The Block Plan does not conflict with the policies of YROP 2022 as it: protects natural heritage features within the Regional Greenlands System to the extent possible (Policy 2.1.2.b), provides a mixed-use, walkable neighbourhood with connections to active transportation networks, public spaces and greenspaces (Community Areas Policy 4.2.1.2), exceeds the minimum density of 65 residents and jobs per hectare in the developable area by providing 90.6 residents and jobs per hectare (Designated Greenfield Policy 2.1.4.b and Community Areas Policy 4.2.20), and provides recreational uses within lands designated “Rural”. In summary, the Block Plan is consistent and does not conflict with the policies of YROP 2022.

York Region Official Plan 2010 (“YROP 2010”)

At the time of submission of the Block Plan application, the YROP 2010 was the in-effect official plan for York Region. The YROP 2010 designates the subject lands “Urban Area” and “Protected Countryside” within the “Greenbelt Plan Boundary” by Map 1-Regional Structure. Portions of the Subject Lands are also designated “Agricultural Area” within the “Greenbelt Plan Boundary” by Map 8 - Agricultural and Rural Area.

The Secondary Plan for the Subject Lands was developed with guidance by “New Community Area” policies of the YROP 2010, specifically policies 5.6.1 to 5.6.18; which seek to promote the development of new communities that are compact, vibrant, inclusive and diverse. The New Community Areas will prioritize people, sustainability and liveability; will protect the “Regional Greenlands System” and provide connections to a network of parks and open spaces; and offer a variety of housing, employment and mobility choices. The proposed Block Plan layout achieves these by providing a mixed-use community with a range of housing options and community facilities such as elementary schools, neighbourhood parks, and trails with access to natural and cultural heritage areas.

Regional Official Plan Amendment No. 7 (“ROPA 7”) amended mapping and policies of the YROP 2010 to redesignate Greenbelt areas within Block 41 from “Agricultural” to “Rural”, to permit active parkland and recreational uses on lands located within the Greenbelt Plan Area. As identified in the YROP 2022 section above, the Block Plan is consistent with the amendments made through ROPA 7 as the LOG proposes to locate

parcs/recreational uses within the Greenbelt Plan Area, on lands that were designated “Rural” by ROPA 7.

Policy 5.6.3 of the YROP 2010 requires a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area. Following a deputation by the applicant at a York Region Committee of the Whole meeting on January 16, 2020, York Region Council adopted a resolution that regional staff be directed to report back to Regional Council on the New Community Area density, and the “Designated Greenfield” Area density, endorsed by York Region Council as being 50 people and jobs per hectare, as part of the Regional Municipal Comprehensive Review (“MCR”), as it relates to the Subject Lands. As identified in the YROP 2022 section above, the minimum density within the “Designated Greenfield” Area was revised to be 65 people and jobs per hectare. The proposed density for the Block Plan Area is 90.6 people and jobs per hectare which exceeds the minimum 50 people and jobs per hectare that was prescribed through YROP 2010 and the minimum 65 people and jobs per hectare that is currently prescribed through YROP 2022. In summary, the Block Plan conforms to the policies of YROP 2010.

Vaughan Official Plan 2010

The Subject Lands are located within the Urban Boundary and are designated “Community Area” and “Natural Areas and Countryside within the Greenbelt Plan Area” by Schedule 1- Urban Structure of VOP 2010. The Subject Lands are identified as being “Lands Subject to Secondary Plans” as well as “Natural Areas” and “Agricultural” within the “Greenbelt Plan Area” by Schedule 13-Land Use.

Policy 9.2.2.14.b directs that New Community Areas are subject to a comprehensive and coordinated City-initiated Secondary Plan process. Policy 10.1.1 advises that upon the adoption of Secondary Plans, a Block Plan will be required, at the discretion of the City, to be prepared by participating property owners within the Secondary Plan area or a portion thereof. Policies 10.1.1.14 through 10.1.1.26 provide further direction on the Block Plan requirements. VOP 2010, Volume 1, directs that policy for the Block 41 Block Plan be guided by the Block 41 Secondary Plan.

Block 41 Secondary Plan

The Secondary Plan was adopted by the City on October 7, 2019, and approved by York Region Council on January 30, 2020. The Secondary Plan was appealed and subsequently approved by the OLT by an Order dated August 18, 2021, bringing the Secondary Plan into full force and effect as Official Plan Amendment 50 (“OPA 50”) to VOP 2010.

The Secondary Plan establishes the land use planning and urban design policy framework guiding development for the Subject Lands. The Secondary Plan sets the vision for a complete community that is compact, vibrant, inclusive, healthy, sustainable and diverse. The Secondary Plan enables this by permitting a mix of uses, including residential, commercial and retail; a variety of built forms; as well as institutional and community uses focused within a centrally located community core. The Secondary

Plan also establishes the framework for an interconnected system of parks, roads, sidewalks, and trails to create permeability and enhance access within the community, as shown on Attachment 9.

The Land Use Plan (Schedule B) of the Block 41 Secondary Plan establishes a community structure comprised of five neighbourhoods, including a “Community Core”. The neighbourhood areas are primarily designated as ‘Low-Rise Residential’, ‘Low-Rise Mixed Use’, ‘Mid-Rise Residential’, ‘Mid-Rise Mixed Use and ‘Parks’. The residential areas permit a range of ground-oriented building types including single-detached, semi-detached houses, townhouses and multi-unit dwellings.

The Secondary Plan seeks the preservation, restoration and enhancement of the natural heritage network, which comprises approximately 40% of the Subject Lands, and which includes, but is not limited to wetlands, woodlands, permanent or intermittent streams, valley and stream corridors, fish habitat, and significant wildlife habitats; the vast majority of which is located within the Greenbelt Plan Area.

Density

Policies of the Secondary Plan identify that the Block Plan area shall achieve a minimum density of 70 jobs and people per hectare. The Block Plan currently achieves this density target by providing a combined density of 90.6 jobs and people per hectare.

Affordable Housing

In accordance with policies of Section 3.4 of the Secondary Plan, allocation of affordable housing units shall be established through the Block Plan approval process. The LOG submitted a Housing Options Statement which proposes a mixture of housing types and built forms including single detached, townhouses (street, back-to-back and rear lane), apartments and units for seniors.

The LOG anticipates that the apartment units, the senior’s housing units and the back-to-back townhouse units will be affordable. On a preliminary basis, Block 41 demonstrates a potential to provide at least 33% of units to be within the Region’s affordable housing threshold, meeting the Secondary Plan requirement of a minimum of 25% of all housing units be affordable. The proposed distribution of housing types within the Block provides the opportunity to provide secondary suites as affordable rental housing. More information regarding the proposed housing mix, including building types, unit sizes, tenure and inclusion of affordable housing will be made available through subsequent Development Applications.

Protection of Environmental Features

The Secondary Plan seeks the preservation, restoration and enhancement of the natural heritage network, which comprises approximately 40% of the Subject Lands, and which includes, but is not limited to wetlands, woodlands, permanent or intermittent streams, valley and stream corridors, fish habitat, and significant wildlife habitats; the vast majority of which is located within the Greenbelt Plan Area.

Removal of the Community Core

Policies of Section 4.6 of the Secondary Plan identifies a “Community Core” within the Block that is envisioned to include a community centre, library with a co-located district level park. A decision was supported to remove this Community Core and seek alternative locations for the Community Centre. The proposed Block Plan shows the removal of the previously proposed community facility and replaces it with proposed residential development.

Policy 4.6.2 of the Secondary Plan identifies that the location and boundary of the “Community Core” may be refined without an amendment to the Plan, through the development of a Block Plan and implementing development approval review process. Given this policy, PPSP staff advise that an Official Plan Amendment is not needed to capture the removal of the “Community Core” from the Secondary Plan, however PPSP staff are recommending through this report an update to the Block 41 Secondary Plan recognizing the change to be made through the Official Plan Review.

Block 41 MZO

On November 6, 2020, MMAH issued O. Regulation 644/20, being an MZO for a portion of the Subject Lands located outside the Greenbelt Plan Area establishing zoning permissions for residential, retail, commercial, office, and institutional uses within the Block. The MZO implements land use zones that include “Low-Rise Residential”, “Low-Rise Mixed-Use”, “Mid-Rise Residential” and “Mid-Rise Mixed-Use”, as shown on Attachment 6.

Operational Impact

The Block Plan Application requires the involvement of internal departments and external agencies, and their comments are provided below:

The Policy Planning and Special Programs Department has no objection to the approval of the Block Plan, subject to conditions.

The Policy and Special Programs (“PPSP”) Department provides the following comments on the application:

Compatibility with Abutting Industrial/Infrastructure Uses

At the time of the first submission of the Block Plan Application, comments from the Emergency Services Planning division of Fire and Rescue Services at the City of Vaughan were provided to PPSP. Emergency Services Planning requested additional information from TCPL, including plume modelling to ensure appropriate safety for residents that will be residing abutting the TCPL lands. The LOG retained a consultant, RWDI to review the potential hazards from an accidental release at the TCPL facility.

RWDI prepared a letter dated May 11, 2023, which concluded that the configuration of land abutting TCPL lands is an appropriate form of mitigation to address noise and compatibility. The configuration includes the provision of a public laneway abutting TCPL lands with detached 2-storey garages. RWDI confirmed that the configuration will be able to withstand the effects of overpressure and be able to absorb explosive energy

should an incident occur. A combination of noise walls, fences and earthen berms are proposed within the immediate noise influence area (as shown on Schedule G of the Block 41 Secondary Plan), to add further protection to the abutting residential uses. Detailed information on the height and combination of these mitigation measures will be provided at the detailed design stage of the subsequent development applications.

City staff retained a peer reviewer to conduct a review of RWDI's findings related to proposed compatibility measures. The peer reviewer prepared a letter, dated August 23, 2023, confirming that RWDI has provided an engineering opinion on the proposed mitigative features of the proposed development at Block 41 in the context of potential hazards at the site that conform to best practices in the area of hazard assessment.

Compatibility with Surrounding Agricultural Uses

In accordance with Policy 9.1.2 of the Block 41 Secondary Plan, an Agricultural Impact Assessment ("AIA") was required to be submitted with the Block Plan application. An AIA inventories existing agricultural establishments and lands zoned Agricultural within an area, provides an assessment on whether residential development is appropriate in proximity to nearby agricultural establishments, given the Minimum Distance Separation ("MDS") formula, and recommends mitigation measures to ensure compatibility between these uses, if considered appropriate.

The AIA submitted with the Block Plan application, prepared by Colville Consulting Inc. and dated September 20, 2021, identifies 20 agricultural establishments in proximity to the Block Plan area, 15 of which were considered "active". Environmental Policy staff of the PPSP Department have reviewed the AIA and are satisfied with its findings, subject to the recommended mitigation measures being incorporated at the subsequent development application stage.

Environment

The MESP identifies natural heritage features and their associated minimum vegetation protection zones ("VPZs") within the Block that require protection. The Block Plan area includes the following significant natural features: Significant Valleylands, known as the East Purpleville Creek, West Tributary and Central Tributary, Significant Wetlands ("PSWs") and unevaluated wetlands, Significant Wildlife Habitats including: Amphibian Breeding, Marsh Breeding Bird Habitat, Fish Habitat including Redside Dace, and Wood Thrush and Eastern Wood-pewee and Significant Woodlands.

The MESP identifies that a total of 19 PSWs and 7 unevaluated wetlands exist in the Block Plan Area, however 3 of these wetlands were re-evaluated to non-PSWs through the updated Ontario Wetland Evaluation System ("OWES"), as explained above. The PSWs located within the Block are provided with 30 metre VPZ, except for 2 PSWs that are provided with 27 m VPZs. All other wetlands are provided with 10 m VPZs for their protection. A total of 6 isolated tableland wetlands (total area of 1.27 ha) outside of the Greenbelt Plan Area are proposed to be removed to facilitate development. These wetlands vary in size from 0.06 ha to 0.3 ha and are located within cultivated fields and have low hydrologic and ecologic function. The creation of 2 new wetlands and flood

storage (a total area of 3.45 ha) are proposed to be added to the Natural Heritage Network as compensation to ensure a Net Positive Environmental Outcome, as required by Policy 5.3 of the Secondary Plan. As identified in the MESP, the proposed Natural Heritage Restoration/ Enhancement Plan (NHREP), as shown in Attachment 7, is consistent with TRCA's Guideline for determining Ecosystem Compensation.

All significant woodlands within the Block Plan Area are provided with 30 m VPZs in the Greenbelt Plan Area, except for 4 locations where the VPZ width varies from 9.2 and 24 m. A 30 m VPZ is proposed to protect Significant Wildlife Habitats. Environmental Policy staff at the City of Vaughan as well as the TRCA have reviewed the MESP and are satisfied with its findings, subject to final design abutting natural heritage features and conveyance of these features to a public authority, through subsequent development applications.

Sustainability Metrics Program

A Sustainability Metrics Scoring Tool was submitted with the Block Plan application. The proposed development achieves an application score of 32 points. As a result, the application achieves the Bronze Performance Level (31 to 40 points). Individual landowners are responsible for submitting individual sustainability metrics for the subsequent development applications.

Community Energy Plan ("CEP")

In accordance with Policy 8.5.1.2 of VOP 2010, Vol.1 community energy plans will be developed as part of the Block Plan process as appropriate for New Community Areas. Although a Community Energy Plan was prepared during the Secondary Plan process, a more detailed CEP is required to be provided and peer reviewed by an energy consultant organized by the City, prior to final Block Plan approval. A condition to this effect is included in Attachment 10.

The Development Engineering Department, Infrastructure Planning and Corporate Asset Management and Environmental Services Department have no objection to the approval of the Block Plan, subject to conditions.

A MESP was prepared as part of the Block Plan submission and reviewed by City departments and external agencies including York Region and the TRCA. The Development Engineering Department ("DE"), Infrastructure Planning and Corporate Asset Management ("IPCAM") and Environmental Services ("ES") have reviewed the MESP and require updates to determine the interim and ultimate servicing strategy for servicing the Block 41 lands. A condition to this effect is included in Attachment 10. Additional details on municipal servicing can be found in Attachment 12.

Municipal Class Environmental Assessment ("MCEA")

The MCEA for the Block was undertaken by a private consultant, GHD, to determine the preferred design of the collector road network proposed for Block 41, as shown on Schedule E – Multimodal Transportation Network of the Block 41 Secondary Plan. The LOG has confirmed that the MCEA and Environmental Site Report ("ESR") will be submitted to the City, as well as for public comment, for a period of 30 days.

As the ESR and technical information as part of the MCEA have not yet been made available, Transportation Engineering staff will require a condition that the MCEA and ESR shall be reviewed and all comments be addressed to the satisfaction of the City, prior to Block Plan approval, and prior to obtaining approval from the Ministry of Environment, Conservation and Parks (“MECP”). A condition to this effect is included in Attachment 10.

Road Network

Weston and Teston Road are identified as Regional Roads by Map 11 – Street Network of the YROP 2022. As per Map 11, Teston Road has been widened to 36 m and Weston Road is proposed to be widened up to 41 m. The Region has identified that Weston Road shall be widened to its ultimate right of way width in order to accommodate the vehicular traffic that is anticipated due to development in Block 41, along Weston Road. York Region has identified that Weston Road is not planned to be widened by the Region before 2034. York Region advises that should the LOG seek to develop Block 41 lands along Weston Road, the LOG shall provide the detailed design drawings as well as front-end the costs to construct the road widening. This will be a condition imposed on individual landowners developing along Weston Road, at the time of subsequent development applications.

The Block Plan depicts a road network as shown on Attachment 3 that includes arterial, collector and local roads to serve the new community. The Subject Lands will primarily be served by 2 collector streets (Streets A and B). Schedule E of the Block 41 Secondary Plan demonstrates L-shaped collector roads. Through the review of the MCEA and the Block 41 Block Plan, the LOG proposed to convert a portion of these collectors into local major roads with right of way widths of 19 m, instead of collector streets with a right of way width of 24 m.

The Block Plan also provides a network of local roads to access proposed land uses, including a public laneway design that is proposed for residential development abutting TCPL lands. Transportation staff at the City have identified that public laneways with angle bends present challenges for City vehicles to service (i.e. garbage truck and snow plough maneuvering) and advise that these will need to be reviewed further through the individual Draft Plan applications to ensure these conditions can be mitigated.

TCPL requires any road parallel to their easement to provide for a 13 metre setback from the edge of the closest pipe. If TCPL has assurance from the City that the future adjacent roads can be temporarily closed for access to TCPL’s pipelines for operations and maintenance activities, they have advised that the setback can be reduced.

Presently, the laneway adjacent to TCPL lands, on the lands owned by AMMP Holdings Inc., is located within TCPL’s pipeline setback. TCPL has advised that the public laneway adjacent to their lands may need to be shut down on a temporary basis for TCPL to access/service their pipeline, if the laneway is unable to meet the required setback. City staff are currently working with TCPL and the landowners (AMMP

Holdings Inc.) to identify the appropriate approach to avoid undue impacts to the City and future homeowners, including the consideration of potentially re-aligning the laneway to avoid the road closures. Additional information in this regard can be found further below within this report.

In regard to transit options for the Block, the portion of Weston Road south of Kirby Road and north of Teston Road is identified as a future Frequent Transit Network (known as the Weston Express Network) in York Region Transit, 2024 Transit Initiatives. York Region's Frequent Transit Network consists of Viva and base services along key corridors in urban areas of the Region, whereas Express Routes are aimed to reduce travel time by reducing the number of bus stops served and travelling on the 400-series-highways. The Weston Express Network has been identified, however it has not been included within the 2024 YR Transit Initiatives.

As the ESR and technical information as part of the MCEA have not yet been made available, Transportation Engineering staff will require a condition that the MCEA and ESR shall be reviewed and all comments be addressed to the satisfaction of the City, prior to Block Plan approval, and prior to obtaining approval from the Ministry of Environment, Conservation and Parks ("MECP"). A condition to this effect is included in Attachment 10.

Noise & Air Quality

In accordance with Policy 3.10.16 of the Secondary Plan, the LOG submitted an Environmental Noise Feasibility Study to study noise sources in the area to determine their impact on the proposed residential uses. The TCPL lands are located central to the Block and in addition to vehicular traffic along arterial roads, are the largest generator of noise within the Block. Schedule G of the Block 41 Secondary Plan demonstrates the noise influence area that is required to be considered as part of future residential development within the Block.

The noise report measures the noise source from the TCPL lands and provides mitigation measures for development abutting these lands. The proposed configuration of land abutting TCPL lands includes the provision of a public laneway abutting TCPL lands with detached 2-storey garages to help mitigate noise. A combination of noise walls and earthen berms are also proposed for the lands within the immediate noise influence area to add further mitigation and protection to the abutting residential uses.

Development Engineering staff have reviewed the noise report and addendums submitted on behalf of the LOG and agree with the general conclusions of these documents. Residential development within the noise influence area ('NIA') will be required to be designated as Class 4 Areas as per MECP Environmental Noise Guideline NPC-300. At the time of the subsequent development applications within the NIA, property-specific Noise Studies will be required, and the individual parcel owners will be required to pay for the City to retain a peer reviewer to complete a review to confirm the Class 4 Area designation for the development site, and to provide a fee to City staff to amend Schedule 4 of the noise by-law to identify the site as a Class 4 Area.

The LOG also submitted an Air Quality Impact Assessment ('AQIA') and addendum letter responding to TCPLs comments, in support of the Block Plan Application. The study concludes that road traffic emission sources along Weston Road generate more air pollution than the abutting TCPL facility. The nitrogen oxide concentrations in the air produced by the TCPL facility are well below the ambient air quality criteria. The DE Department has reviewed the materials and is satisfied that the air pollution sources in the surrounding area will create minimal impacts to the air quality of future residents of Block 41.

Phasing

The LOG submitted a Phasing Plan for proposed development in Block 41, as shown on Attachment 4. The Block is proposed to be developed in four phases. The MESP identifies that Phase 1 is anticipated to be undertaken in 2025, Phase 2 in 2027, Phase 3 in 2028 and Phase 4, beyond 2029. The phasing was designed to minimize potential interim servicing solutions. Generally, development abutting arterial roads will be developed first and then mid-sections of the Block. The DE Department has reviewed the phasing plan and is generally satisfied, subject to the LOG confirming how servicing within the Block will be phased in a revised MESP, provided to the satisfaction of the DE Department. A condition to this effect is included in Attachment 10.

The Development Planning Department has no objection to the approval of the Block Plan Application, subject to conditions.

The Development Planning ("DP") Department provides the following comments with respect to the Application:

Urban Design

Urban Design and Sustainability Guidelines were submitted with the Block Plan application, which provides a summary of the proposed built form types that will be accommodated within the Block 41 Block Plan Area. A Landscape Master Plan and Architectural Design Guidelines were required materials to be submitted as part of the Block Plan Application, however they have not been received to date. Prior to draft approval of the first Draft Plan of Subdivision application within the Block, the LOG shall provide these materials to the satisfaction of the City. Conditions to this effect have been included in Attachment 10. Individual development applications will be required to demonstrate conformity with the Urban Design and Sustainability Guidelines, Architectural Design Guidelines and Landscape Master Plan as developed through the Block Plan application.

Heritage

Archaeological Assessments (AAs) were submitted as part of the Block Plan application for lands within the Block Plan area having archaeological potential. Cultural heritage staff reviewed the AAs and are satisfied with their findings. All further archaeological work recommended by the AAs is to be undertaken at the subsequent development application stage.

Policy 6.4.2.3 of the Block 41 Secondary Plan identifies that Cultural Heritage Landscapes (“CHL’s”) 1, 4, 7 and 8 are subject to the preparation of a Heritage Impact Assessment (“HIA”) during the Block Plan Stage. The LOG has submitted an HIA for CHL 7 through development application files Z.24.004 and 19T-24V002. The conclusion of this report identified that CHL 7 includes a farmhouse associated with early settlers of the property. Given the extent of deterioration of the existing structure, the building has no remaining architectural or historical significance and is recommended for demolition. Cultural heritage staff have reviewed this HIA and agree with its findings.

To satisfy the policy of the Secondary Plan, Cultural Heritage requests that the LOG provide updated photographic documentation for CHLs 4 and 8, as CHL 1 is located on lands owned by a non-participating landowner in the Block 41 Block Plan process. A condition to this effect is included in Attachment 10. Cultural Heritage staff also note that a cultural heritage resource known as the Irvin Farmhouse is located within the Greenbelt of the Block Plan Area, owned by Block 41-28 W Developments Limited, which has been identified within the Block Plan.

Development Planning

Development Planning staff are supportive of all roads parallel to the TCPL easement maintaining a 13 metre setback from the edge of the closest pipe. The preliminary development application plans for the lands owned by AMMP Holdings Inc. (11260 Weston Road) provides for a setback which is less than the 13 metres for the parallel roads adjacent to the TCPL easement, which Development Planning staff have concerns with, and does not support. This issue will require resolution prior to both Block Plan and Draft Plan of Subdivision approval, as it pertains specifically to the AMMP Holdings Inc. lands (11260 Weston Road) and a condition has been added to this effect in Attachment 10.

The Parks Planning and Infrastructure Development Department have no objection to the approval of the Block Plan Application, subject to conditions.

A total of 8 parks are proposed within the Block Plan area. The Parks Planning and Infrastructure Development Department (“PIPD”) has reviewed the proposed parks and is satisfied with their distribution as the LOG has demonstrated that the required facilities can be accommodated within the proposed parks.

PIPD staff have also reviewed the conceptual facility fit plans for the proposed parks and are satisfied with the facilities as proposed. In the event that the TRCA and/or the City requires amendments to the facility fit plans, the LOG shall be required to submit updated facility fit plans to the satisfaction of the TRCA and/or the City, prior to approval of the first Draft Plan of Subdivision. A condition to this effect has been added to Attachment 10.

In accordance with Policy 9.6.5 of the Block 41 Secondary Plan, the LOG is required to enter into a Master Parkland Agreement with the City, as a condition of approval for development applications within the Block. The Master Parkland Agreement secures

conveyance of the parkland contemplated by the Block Plan, to the City. PIPD staff have reviewed the Parkland Dedication Summary Table submitted with the Applications and requires more information to confirm the calculations and finalize the Master Parkland Agreement, prior to draft approval of the first Draft Plan of Subdivision application. A condition to this effect has been added to Attachment 10.

In accordance with Policy 3.6.3 of the Secondary Plan, the LOG provided a Conceptual Trails Master Plan for the Block that demonstrates active transportation connections for the Block, as shown on Attachment 8. PIPD staff have reviewed this plan and require justification for active transportation routes that deviate from Schedules E and F of the Block 41 Secondary Plan. Prior to final approval of the Block Plan, the LOG shall provide this justification or revise the Conceptual Trails Master Plan to match Schedules E and F of the Block 41 Secondary Plan, where feasible. A condition to this effect has been added to Attachment 10.

TransCanada Pipelines Limited has no objection to the approval of the Block Plan, subject to their interests being maintained.

TransCanada Pipelines Limited's ("TCPL") main interests are development setbacks from their pipeline, adherence to the agreed upon development configuration abutting their lands, and no trails or roads crossing the existing pipeline.

Presently, the laneway adjacent to TCPL lands, on the lands owned by AMMP Holdings Inc., is located within TCPL's pipeline setback. TCPL has advised that the public laneway adjacent to their lands may need to be shut down on a temporary basis for TCPL to access/service their pipeline, if the laneway is unable to meet the required setback. The closure of the laneway would result in the inability for homeowners to access their rear garages and would require homeowners to park on the street in front of the houses. Through conversations between TCPL and the City, it is understood that the potential road closures would present operational challenges for the City, including potential issues with residential parking and snow removal. TCPL has advised that they will likely be able to provide advanced notice for closures for scheduled maintenance works, which are generally undertaken between April and October, however, cannot guarantee advanced notice in the event of emergency works. In addition, TCPL has advised that they cannot guarantee the length of closures in the event of emergency works.

City staff are currently working with TCPL and the landowners (AMMP Holdings Inc.) to identify the appropriate approach to avoid undue impacts to the City and future homeowners, including the consideration of potentially re-aligning the public laneway to comply with the required setback to avoid the road closures. A condition to this effect has been added to Attachment 10.

The School Boards have no objection to the approval of the Block Plan Application.

The Block Plan includes three elementary schools and one secondary school. The Block 41 LOG has worked directly with the York Region District School Board

("YRDSB") and York Catholic District School Board ("YCDSB") and the City of Vaughan to determine the suitable locations for the school sites. The school sites are designed with each school board's siting criteria and/or their specific requests for required size and location.

The YRDSB is generally satisfied with the allocation of land for their elementary school within the Block (2.89 ha), located along Street A and located mid-block, as shown in Attachment 3. The YCDSB previously expressed concern with respect to the proposed road network abutting one of their school sites which is proposed to be 2.46 ha and located mid-block, as the proposed road network creates challenges for the YCDSB to align its driveway with adjacent roads. The lot fabric abutting this school has been revised by the LOG to the satisfaction of the YCDSB.

The Block Plan Application was also circulated to the French school boards: Conseil Scolaire Viamonde and Catholique MonAvenir and no response was received with respect to requiring school blocks within Block 41.

Financial Impact

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

Broader Regional Impacts/Considerations

The following broader Regional agencies have provided the following comments with respect to the Application:

TRCA has no objection to the approval of the Block 41 Block Plan, subject to their outstanding comments being addressed at the Development Application stage.

TRCA staff have reviewed the Block 41 Block Plan and the accompanying MESP submitted in support of the application and has no objection to its approval, subject to their outstanding comments being addressed at the subsequent development application stage.

York Region has no objection to the approval of the Block 41 Block Plan, subject to conditions.

York Region staff have reviewed the Block 41 Block Plan application and accompanying reports and have no objection to the approval of the application, subject to the LOG addressing all outstanding comments to the satisfaction of York Region, prior to final approval.

Conclusion

The PPSP department has reviewed Block Plan Application BL.41.2020 in consideration of the applicable guiding Provincial, Regional and City of Vaughan policy context, as well as the comments received from City departments, external agencies and the public, and the surrounding area context.

This conditional approval is part of a series of steps that are required for the ultimate development of Block 41.

On this basis, the PPSP department supports the approval of Block Plan Application BL.41.2020, subject to the fulfillment of the conditions identified in Attachment 10.

For more information, please contact Alannah Slattery, Senior Planner, at extension 8776.

Attachments

1. Context and Location Map
2. Land Ownership Map
3. Proposed Block Plan
4. Proposed Phasing Plan
5. Active Development Applications
6. MZO for Block 41 – Ontario Reg, 644/20 Map No. 249
7. Proposed Natural Heritage Restoration/Enhancement Plan
8. Conceptual Trails Master Plan
9. Secondary Plan Schedule C Land Use Plan
10. Conditions of Block Plan Approval
11. List of Submission Materials
12. Municipal Servicing Information

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