

THEME	RESPONSE	VOP 2010 REFERENCE	BLOCK 41 SECONDARY PLAN REFERENCE
LAND USE			
<p>Permitted Building Height for the Mid-Rise Residential designation</p>	<p>COMMENT: At the Public Hearing concerns were raised respecting the building height permitted in the “Mid-Rise Residential” designation along Weston Road and its proximity to the existing residential community on the east side of Weston Road.</p> <p>RESPONSE: Both the Vaughan Official Plan 2010 Volume 1 and the Block 41 Secondary Plan include Urban Design Guideline policies to address the compatibility of built form and the provision of a 45-degree angular plane.</p> <p>The maximum building height for Mid-Rise Buildings in the “Mid-Rise Residential” designation and in the “Mid-Rise Mixed-Use” designation have been capped at 8-storeys, except in the northeast quadrant of the Block being part of Neighbourhood 1, where Mid-Rise Buildings are capped at 10 storeys.</p>	<p>Policy 9.2.3.5.c., Volume 1</p>	<p>Policy 6.1.2.2</p>
<p>Access to local retail convenience uses</p>	<p>COMMENT: Comments and questions were raised at Public Hearing respecting the distribution of commercial land uses and the opportunity to develop retail convenience within the Secondary Plan area in addition to the mix-use development along the arterial streets.</p> <p>RESPONSE: A key objective of the proposed Block 41 Secondary Plan is to establish the policy framework required for the development of a “complete community”.</p> <p>The proposed Plan not only includes “Mid-Rise Mixed-Use” designations in key intersections along the arterial roads, but also includes the “Low-Rise Mixed-Use” designation along the collector street as part of the Community</p>	<p>Policy 9.2.2.1.b.iv., Volume 1</p>	<p>Policy 4.7.3 Policy 4.2.2.4</p>

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	<p>Core which provides for small scale convenience commercial (policy 4.7.3, Block 41 Secondary Plan).</p> <p>Furthermore, existing policy 9.2.2.1.b.iv., in Volume 1 of VOP 2010 permits small-scale convenience retail within the “Low-Rise Residential” designation subject to location and size criteria. This policy has been brought forward into the Block 41 Secondary Plan (4.2.2.4).</p>		
<p>Sensitive Land Uses and matters related to land use compatibility</p>	<p>COMMENT #1: Concerns were raised respecting sensitive land uses and noise mitigation. The current approach in the Block 41 Secondary Plan is to provide for the consideration of sensitive land uses and mitigation at later stages in the planning process and further, that the policy approach approves residential land uses adjacent to the compressor station subject to a noise study and mitigation. Compatibility should be determined first to understand if a land use can be located adjacent to the compressor station and how it can be mitigated to ensure that the mitigation is in accordance with the principles of the Secondary Plan in terms of design and connectivity. To leave those issues to the end of the implementation process is considered problematic. TC Energy (formerly TransCanada Pipeline Limited) does think there is a policy approach to resolving this issue which can be considered in working with the City and landowners.</p> <p>RESPONSE: The Secondary Plan has considered matters related compatibility of land uses between lands within the Block 41 Secondary Plan Area and the existing Maple 130 Compressor Station designated “Infrastructure and Utilities” by VOP 2010. The Block 41 Secondary Plan designates lands surrounding the compressor station “Low-Rise Residential” and “Low-Rise Mixed-Use”. Furthermore, along the northern property limit of the Compressor Station the Secondary Plan proposes a neighbourhood park and stormwater management facility. Both designations permit sensitive land uses including residential. In consideration of sensitive land uses, policies have been included in the draft Secondary Plan which speak to the potential for future studies related to noise, vibration, air pollution and odour to be undertake through the Block</p>		<p>Policies 3.9 and 3.10</p>

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	<p>Plan or subsequent development application when more detailed information is available respecting the type of development.</p> <p>Policies of the draft Secondary Plan also provide for various means of mitigation related specifically to noise which can be applied as required, and best determined through a more detailed stage of the planning process.</p> <p>COMMENT #2: In March of 2016, a letter was provided from the consultants working on behalf of TC Energy (formerly TransCanada Pipelines Limited) indicating that if certain policies were placed in the Secondary Plan, the Secondary Plan could go forward. The policies have been placed in the Secondary Plan and now we are being told that the Secondary Plan is premature. The landowners have prepared an acoustical study which was submitted to the City for review.</p> <p>RESPONSE: As a result of comments raised at the statutory Public Hearing the City amended its scope of work to allow for further review of matters related to noise, resulting in revised noise policies specific to the compressor station. These policies are referenced in Section 3.10 of the Block 41 Secondary Plan.</p>		
<p>Community Facilities and other Public Uses</p>	<p>COMMENT: Comments were provided respecting the amount of community uses required for this Secondary Plan area and how to effectively co-locate compatible community facilities to avoid duplication of functions.</p> <p>RESPONSE: The requirement for a major community centre and co-located library is in keeping with the City of Vaughan’s in effect Active Together Master Plan (2018). Since the April 2, 2019 statutory Public Hearing, the City has determined that active play areas providing for a District Park level of service can be co-located with the major community centre/library, thereby reducing the land area required for this Co-location facility.</p>		<p>Policy Sections 4.6 Community Core and 4.8 Schools</p>

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	<p>Through the study process the City has consulted with both the York Region District School Board and the York Catholic District School Board respecting the provision of schools within the Block 41 Secondary Plan Area. The precise location, size, number and configuration on school sites will be determined through the Block Plan approval process in accordance with Section 10.1 of the VOP 2010.</p>		
Parks	<p>COMMENT 1: Has there been any consideration for the provision of off leash dog parks.</p> <p>RESPONSE: Commencing in October 2019 through to March 2020, Parks Planning staff will be holding public consultation sessions and focus group meetings across the City to determine suitable locations for smaller Off-Leash Dog areas. The development of specific criteria, and where there is a demonstrated demand from the community, sites will be identified. Staff will report back to council with the findings and a proposed approach for implementing these smaller local off leash dog areas.</p> <p>The study consultant has commenced the planning and research portion of the local off leash study, with a start-up meeting held on September 4, 2019. Through the study process, existing communities and new urban growth/areas of intensification will be reviewed and considered as possible locations. The project consultant team will plan to reach out to members of the community across the City to participate in public consultations.</p> <p>COMMENT 2: In an effort to use land more efficiently the landowners are investigating opportunities to stack uses by locating parks over stormwater management facilities.</p> <p>RESPONSE: The City is aware of the proposal to stack parks over stormwater management facilities, which is an initiative new to the City and will be investigated further through the Block Plan application process which includes the submission of a Master Environmental and Servicing Plan. Matters including, but not limited to life-cycle costs of this infrastructure,</p>		Policy Section 4.7 Parks

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	impacts on operation and maintenance of the facilities through parkland evaluation will need to be considered.		
Multi-Use Recreational Trails	<p>COMMENT: TC Energy (formerly TransCanada Pipeline Limited) is pleased to see the removal of trails through the privately-owned lands. TC is not opposed to the use of its rights-of-way for passive trails but have clear guidelines and requirements which must be met to protect safety and look to work with City in meeting those requirements.</p> <p>RESPONSE: No further action required on this matter. The City will continue to work with TC Energy respecting any trails proposed along the pipeline Rights-of-way.</p>		
TRANSPORTATION			
Connectivity	<p>COMMENT: A question was asked respecting opportunities to connect to Highway 400 through an overpass?</p> <p>RESPONSE: The North Vaughan and New Communities Transportation Master Plan (NVNCTMP) led by the City’s Infrastructure Planning and Corporate Asset Management department was adopted without amendment by Council on June 19, 2018.</p> <p>The main objectives of the NVNCTMP were to establish an internal transportation network for the new community areas within Blocks 27 and 41 as well as establish connectivity between the Blocks and the remainder of the Regional transportation network.</p> <p>The NVNCTMP recommends a future Highway 400 mid-block crossing between Teston Road and King -Vaughan Road. Additional information can be found at www.nvnctmp.ca</p>		

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<p>Proposed internal Street Network</p>	<p>COMMENT: A concern was raised at the Public Hearing and through written communication related to the north-south minor collector street crossing TransCanada’s existing right-of-way which includes the private driveway access to the Maple Compressor Station 130 and pipelines. These are federally owned lands which cannot be expropriated, and the driveway is used for regular maintenance especially during times of construction. TC Energy (formerly TransCanada Pipeline Limited) recognizes that there may be alternative and looks to work with the landowners and the City to resolve this issue.</p> <p>RESPONSE: The City has met with TC Energy on April 10, 2019, June 18, 2019 and September 11, 2019 to discuss matters raised at the April 2, 2019 statutory Public Hearing. Options have been discussed with TC Energy which recognize TC Energy’s concerns as well as the significance of this Minor Collector street to the connectivity within the Block 41 Secondary Plan Area.</p> <p>Policies of VOP 2010 support connectivity. No change is proposed to Schedule E Multi-Modal Transportation Network of the Block 41 Secondary Plan.</p> <p>Discussions are ongoing, and the City is committed to continue working towards a resolution, the details of which can be integrated into the subsequent Block approval process.</p>		
<p>POPULATION AND DENSITY</p>			
<p>Density</p>	<p>COMMENT: Block is required to achieve a number (density) which is guided by transit, but there will be no significant transit in the near future. Also, the various requirements for a community centre, district park, high schools, 3 elementary schools, stormwater management facilities addressing regional storm requirements, are taking up a great deal of land. Unless some relief is provided, the effect will be a community dominated by townhouses.</p>	<p>VOP 2010 9.2.2.14.b. Volume 1</p>	<p>Section 3.2</p>

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	<p>RESPONSE: The required minimum density proposed through the Block 41 Secondary Plan is consistent with Vaughan Official Plan 2010 (VOP 2010) and the York Region Official Plan as well. In keeping with the York Region Official Plan, the VOP 2010 requires a minimum density of 70 people and jobs per hectare and 20 units per hectare.</p> <p>Policies of the Block 41 Secondary include the provision of a variety of building types include detached, semi-detached, various townhouse typologies and low- and mid-rise building. Through the Block 41 Secondary Plan study process a housing mix incorporating the various residential built forms has been developed which achieves the required 20 units per hectare.</p>		
ENVIRONMENT			
Greenbelt Plan Area	<p>COMMENT: The landowners are looking to use the Greenbelt Plan Area to locate stormwater management facilities in the Greenbelt Plan Area, rehabilitate wetland areas and create a better environment, and also looking at placing parks within the fingers of the Greenbelt Plan Area.</p> <p>RESPONSE: Policies within the Greenbelt Plan (2017) permit stormwater management facilities in the Greenbelt Plan Area subject to specific criteria established in Section 4.2 of the Greenbelt Plan (2017). In turn section 4.2 of the Greenbelt Plan has been referenced in the draft Secondary Plan.</p> <p>Programmable parks are currently not permitted in the Prime Agricultural lands of the Greenbelt Plan Area.</p>		Policy 8.2.3
Impacts of Secondary Plan on water table	<p>COMMENT: Impact of development in Block 41 on the water table for Rimwood Estates which is on well water.</p> <p>RESPONSE: A condition of approval is generally included as part of the Draft Plan of Subdivision approval process related to this matter. The implementation policies of the Secondary Plan refer to VOP 2010 which</p>		

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	<p>includes the Draft Plan of Subdivision application process as a tool for implementing the Secondary Plan.</p>		
<p>Stormwater Management</p>	<p>COMMENT: TC Energy is looking for additional information related to Stormwater Management.</p> <p>RESPONSE: As information became available, it was provided to TC Energy for their review and comment. The City has also had discussion with representatives from TC Energy as it relates to stormwater management.</p> <p>Planning consultant’s working on behalf of TC Energy will be included as technical advisors commenting through Block Plan Application process.</p>		