

Summary of Public Hearing Comments and Responses

THEME	COMMENT	RESPONSE
Land Use	<ul style="list-style-type: none"> • Ensure consistency with the Official Plan designations, the GTA West Corridor, and the land uses identified in the West Vaughan Employment Area (WVEA Plan) Secondary Plan. • Request for removal of District Park from the block. 	<ul style="list-style-type: none"> • The Block 59 Block Plan Application conforms to the WVEA Plan and the associated land use designations. Although the GTA West Corridor does impact lands within the WVEA Plan, those lands are not within Block 59. • The WVEA Plan requires a District Park with an approximate area of 6 hectares east of the Highway 427 corridor. A potential location for the District Park has been included in the Block 59 Block Plan in accordance with policy 2.4.1 of the Secondary Plan.
Urban Design	<ul style="list-style-type: none"> • Development within the WVEA Plan needs to be of high quality physical and innovative urban design and built form • Request for the planting of mature evergreens along the west and east sides of Regional Road 27. 	<ul style="list-style-type: none"> • The City's Urban Design division of the Development Planning department was engaged through the Block Plan application review process. Both Urban Design Guidelines and Architectural Guidelines were included as part of the Block 59 application review and are discussed in this report. A further detailed review will take place through the site-specific development application process. A landscape Master Plan was also submitted and reviewed through the Block 59 process, however, it should be noted that the scope of this work is limited to Block 59 and does not extend to the east side of Regional Road 27.

<p>Compatibility</p>	<ul style="list-style-type: none"> Request for acoustic barriers along Regional Road 27 and that any acoustic barriers be provided on City and/or York Region property to minimize noise impacts. Ensure that the compatibility of Employment Uses and their proximity to the existing residential subdivisions are considered. 	<ul style="list-style-type: none"> As a condition of block plan approval, conveyance of land, and/or any initiation of grading or construction, the Block 59 Developers' Group shall submit an environmental noise and/or vibration report to the City for review and approval. Noise impacts to be reviewed and any noise mitigation measures will also be considered through the subsequent development application and the review process for future development applications. The Development Engineering department and Emergency Services were circulated and do consider matters related to the compatibility and appropriate transition between uses at a high level. A more detailed review of noise, odor, vibration, etc. and matters related to compatibility will be undertaken through the submission of individual development applications.
<p>Development Applications</p>	<ul style="list-style-type: none"> General concerns regarding the development of the Costco and FedEx distribution centers within the Block 59 Block Plan Area. General concerns regarding the status, timing, and advancement of future site-specific development applications. 	<ul style="list-style-type: none"> At this time, both distribution centers have been approved, constructed, and are in operation. All future site-specific development applications will be processed by the Development Planning department and will include a review by the appropriate City departments and external agencies. Appropriate notice, as per Planning Act requirements, will be provided.

<p>Transportation</p>	<ul style="list-style-type: none"> • Concerns with the increase in truck traffic along Highway 27. • Ensure future vehicular and truck movements are appropriately managed along Highway 27. • Ensure that the widening of roadways is considered before development applications being approved. • Limit the amount of cut-through traffic experienced in neighboring subdivisions. • Further review and impacts of road connections in the block to the existing residential community to the east, including Martin Grove Road. Explore alternative forms of access into the Block 59 area and avoid further access from Highway 27 corridor. • Development should be coordinated with the under-construction Highway 427 corridor extension. • Ensure that new roadways associated with the Block 59 Block Plan Area, specifically the east-west road roadway are properly planned and design. 	<ul style="list-style-type: none"> • Prior to final approval of the Block Plan and MESP, the transportation report shall be updated to the satisfaction of the City and York Region which shall demonstrate that the Subject Lands can be adequately serviced as proposed and conform to the City's comments on the transportation design. • York Region and the City of Vaughan have planned for future roadway widening through their capital program where appropriate. • Matters related to traffic and all transportation studies have been reviewed by the City of Vaughan Development Engineering /Transportation, York Region, and the Ministry of Transportation as required. Conditions of final Block Plan approval have also been included respecting the review of studies. • One new access is proposed along Highway 27 which its function and requirements will be further studied. • The extension of Highway 427 Corridor through Block 59 is underway. • As part of the Block 59 Block Plan Application, the applicant has submitted several transportation-related studies taking into account the massing, location, and alignment of all roads, including the east-west crossing.
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<p>Development Standards</p>	<ul style="list-style-type: none">• Ensure proper setbacks along Highway 27 to minimize the impacts to neighboring subdivisions.	<ul style="list-style-type: none">• Setbacks are generally established in the Zoning By-law and not through the Block Plan approval process.
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