

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, November 03, 2020

**WARD(S):** 2

**TITLE: FILE BL.60E.2018**

**BLOCK 60 EAST LANDOWNERS GROUP INC. BLOCK PLAN  
PRELIMINARY REPORT**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole related to Block Plan Application BL.60E.2018 for part of the lands within the Block 60 East which has been submitted to implement the policies of the Vaughan Official Plan 2010.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on the proposed Block 60 East Block Plan
- To provide a summary of the policy context and proposed Block 60 East Block Plan, being primarily the policies of the Vaughan Official Plan 2010 (VOP 2010)
- All issues and matters identified through the review of the Block 60 East Block Plan application, together with comments expressed by the public and Committee of the Whole at the Public Meeting, including those submitted in writing, will be considered in a technical report and presented at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Meeting report for Block Plan File BL.60E.2018 (Block 60 East Landowners Group Inc.) BE RECEIVED; and that any issues identified be addressed in a comprehensive report to Committee of the Whole prepared by the Policy Planning and Environmental Sustainability Department.

## **Background**

The Block 60 East, (“Subject Lands”) are bound by the new Major Mackenzie Drive alignment to the north, Rutherford Road to the south, the unopened road allowance to the east, and the CP Rail Corridor to the west. The subject lands have an area of approximately 110 hectares. The Subject Lands include lands owned by participating and non-participating landowners (see Attachment #3).

The Subject Lands are designated “Natural Areas” and “Low-Rise Residential” as identified on Schedule 13 of the Vaughan Official Plan 2010. The developable lands within the Block are designated “Low-Rise Residential”, which permits a range of housing types including detached, semi-detached, and townhouse dwellings.

A significant portion of the Block 60 East Lands operated as a “Former Aggregate Extraction Operation” as identified on Schedule 5 of VOP 2010. Aggregate extraction is no longer in operation at the site. The former access to the aggregate site is municipally known as 9270 Highway 27 and owned by a participating landowner, Novagal Developments Inc. The former road access is proposed to be utilized as a key connection to the Block.

### **The Block Plan Application process is a comprehensive planning process that is initiated by Block landowners**

The Block Plan application process is not a statutory requirement of the *Planning Act, 1990*. Consistency with the Provincial Policy Statement (PPS) and other applicable provincial plans was established through the Vaughan Official Plan 2010 (VOP 2010) study process. The proposed Block 60 East Block Plan application is being reviewed within this context. The Block Plan process is required by policies contained in VOP 2010 Chapter 10 section 10.1.1.14 to 10.1.1.26.

Policy 10.1.1.15 states “That a Block Plan is a comprehensive planning framework that describes how the following policy aspects of development will be addressed:

- a. the proposed land uses, housing mix and densities;

- b. traffic management, including the expected traffic volumes on all collector and local streets to precisely define the requirements for items such as traffic signals, stop signs, turn lanes and transit stop locations, traffic-calming measures, and transportation demand management;
- c. the provision of public transit, pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. protection and enhancement of the Natural Heritage Network, including the detailed evaluation and demarcation of Core Features and Enhancement Areas;
- f. the precise locations of natural and cultural heritage features of the area, including built heritage and potential archaeological resources and proposed approaches to conservation and or enhancement;
- g. the precise location of any parks, open spaces, schools, community centres, and libraries;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan;
- i. phasing of development; and
- j. evaluation of opportunities for coordination with environmental assessment processes for roads and infrastructure that are subject to the Environmental Assessment Act.”

A major component of the Block Plan application process is the Master Environment and Servicing Plan (MESP). The MESP shall be consistent with an ecosystem approach to planning, involving a rigorous analysis of the biophysical component of the natural system and the inter-relationships between them.

Block 60 East is physically separated from Block 60 West by the CP Railway Line traveling north-south along the western boundary of the Subject Lands. Of the approximately 119 hectares in the Block 60 East Block Plan Area, the participating landowners own approximately 110 hectares while the remaining 9 hectares are owned by non-participating landowners. The below table provides a summary of the participating and non-participating landowners and is further identified in Attachment #3.

*Table 1: Block 60 East Ownership*

<b>Participating Owners</b>	<b>Parcel Size (ha)</b>
U-Pac Disposal Limited	19.3
Castlepoint Greybrook Vaughan Inc.	10.3
Branova North Developments Inc. (9751 McGillvray Road)	19.0
Novagal Development Inc. (2 parcels)	49.7

1233389 Ontario Inc. (6080 Rutherford Road)	11.7
Total Participating Land Area	110.0
<b>Non-Participating Lands</b>	<b>Parcel Size (ha)</b>
Polish Army Veterans Association,	7.9
6060 Rutherford Road	0.3
Crown Lands	0.7
<b>Total Block 60 East</b>	<b>118.9</b>

**A Block Plan application was submitted by the Participating Landowners Group which are known collectively as the “Block 60 East Landowners Group Inc.”**

The Block Plan application was received on April 16, 2020 and circulated electronically to internal and external agencies on April 29, 2020. The proposed Block Plan Concept Land Use Plan, which forms part of the resubmission, is included as Attachment #2 to this report. The Block Plan illustrates the location and extent of land use designations including “Low-Rise Residential” and “Natural Areas”.

Much of the proposed building types within the block are townhouses and single detached dwellings. A condominium block, consisting of back-to-back townhouses, is proposed to be located at the southern portion of the block. The proposed Block Plan identified several stormwater management ponds, parks and vistas, and an interim pumping station within the Block Plan Area.

### **Previous Reports/Authority**

Not Applicable.

### **Analysis and Options**

***The Subject Lands are located within a Community Area in VOP 2010 and the Block Plan is proceeding under VOP 2010 Volume 1 as there is no secondary plan for the Block 60 East lands***

Schedule 1 “Urban Structure” in VOP 2010 identifies the Subject Lands as being within a Community Area. Community Areas are stable areas with limited intensification. Policy 2.2.3.1 states “That Community Areas will provide most of the City’s low-rise housing stock, as well as local serving commercial uses and community facilities such as schools, parks, community centres, and libraries. They will function as complete communities and encourage walking, cycling, and transit use”.

Schedule 13 “Land Use” designates the lands as “Natural Areas” and “Low-Rise Residential”. The Block 60 East lands are not subject to a secondary plan, therefore, the policies and schedules within Volume 1 of VOP 2010 apply.

The Block 60 East lands are considered greenfield development in a community area and would be required to meet a minimum of 50 persons and jobs per hectare within the Block. Policy 2.2.3.7 states “That greenfield lands within Community Areas should be developed to help achieve the average minimum density of 50 residents and jobs per hectare combined as required in policy 2.1.3.2.d.”

***The Block 60 East Block Plan submission provided a breakdown of the proposed land uses within the block***

Development Statistics

The Block 60 East Landowners Group Inc. prepared the following statistics based on the proposed land uses for the subject lands:

***Table 2: Block 60 East – Land Use Breakdown***

<b>Land Use Block</b>	<b>Area (ha)</b>	
Residential Area (including local roads)	52.2	48%
Parklands A-E	4.0	4%
Vistas	0.4	0.4%
Stormwater Management (blocks 2 and 3)	2.7	2%
Proposed Compensation Area	1.7	2%
Railway Buffer	3.1	3%
Valley land Park / Vista	1.0	1%
Open Space		
- Humber Valley	42.2	38%
- East Robinson	3.3	3%
Regional Road Widening	0.2	0.2%
<b>Total Area</b>	<b>109.8</b>	<b>100%</b>

The Initial Block Plan Concept provided by the Block 60 East Landowners Group anticipates a yield of 1,194 units, a population of 3,415, 133 jobs, and a total developable area of 70.5 ha. However, as the Block Plan is currently being reviewed by

internal departments and external agencies, the above-noted statistics are subject to change depending on the outcome of ongoing discussions. Therefore, the number of units associated with residential land uses, and area associated with parkland, schools, and stormwater management may change.

***Staff have received comments from internal departments and external agencies on the first Block Plan submission and will work with them and the landowners to discuss outstanding issues through the Block Plan process***

### General Comments

The Block 60 East Landowners Group Inc. submitted the following technical reports in support of the Block Plan Application:

1. Block Plan Report – MGP Planning Inc. (March 2020)
2. Environmental Impact Study – BEACON Environmental (March 2020)
3. Tree Inventory and Preservation Plan Report – Kuntz Forestry Consulting Inc. (December 2019)
4. Transportation Demand Management Plan – Poulos and Chung (March 2020)
5. Transportation Mobility Study – Poulos and Chung (March 2020)
6. Assessment Comparison and Evaluation of Internal Roadway Network Report – Poulos and Chung (October 2019)
7. Urban Design Guidelines – Williams & Stewart Associates Ltd. And Cosburn Nausboris Ltd. (March 2020)
8. Noise and Vibration Feasibility Study – HGC Engineering (December 2019)
9. Community Services and Facilities Study – MGP Planning Inc. (February 2020)
10. Cultural Heritage Resource Impact Assessment – Wayne Morgan (November 2019)
11. Stage 1 and Stage 2 Archaeological Assessment – The Archaeologist Inc (November 2018)
12. Sustainability Metrics – MGP Planning Inc. (March 2020)
13. Master Environmental Servicing Report – Schaeffers (March 2020)
14. Functional Servicing Report – Schaeffers (February 2020)
15. Environmental Site Assessment (*Various Consultants*)

The updated Block Plan Application was circulated to the appropriate external agencies and internal departments. The main characteristics of the Block and issues arising from the City and agency reviews are provided in the subsections below.

### *Parks and Trails*

The Parks Planning Department noted several challenges with the proposed parks as shown on the Block Plan Concept (Attachment #2). These challenges include the programming and minimum size requirements in accordance with City of Vaughan requirements. Several parks have either been proposed in the Humber River Valley and floodplain. The ultimate location and sizing of parks within the Block will be confirmed in discussions with Park Planning staff. Matters related to the location of all community parks, sizing, location, and programming and co-location with School Sites shall be discussed further.

### *Urban Design*

Urban design staff identified that additional public frontages and public exposure be provided along with the open space and valley land areas. It was requested that more single-loaded roads be explored to provide a better design interface in these areas, which is also supported by criteria in the Sustainability Performance Metrics.

Accessibility into the open space systems is needed by providing 'vista' parkettes, trailheads, and walkway blocks. Currently, only 5 vista blocks are shown in the proposed block plan. It was requested that the Block Plan Map shall conform and ensure consistency with the City of Vaughan Urban Design Guidelines and the Urban Design Section of the VOP 2010. All concept, landscape, and architectural documents shall be in conformance with the City-wide Urban Design Guidelines.

### *School Sites*

The York Catholic District School Board (YCDSB) held a regular Board Agenda on May 26, 2020. Action Item #1 identified that the Board designates one 6.0-acre elementary school site in Block 60. Furthermore, that the Board authorizes their Administration to investigate the suitability of Block 60 for the designation of a secondary school site to serve residents in this northern area of Vaughan.

Furthermore, the MonAvenir Conseil Scolaire Catholique has requested the need for an elementary school within the Block 60 East Lands.

Any future development of a school site within the Block 60 East lands will involve collaboration with the Parks Planning Department to coordinate park and school locations within the block, where feasible. All matters related to School Sites shall be fully resolved prior to the Block Plan Application proceeding to the Committee of the Whole for review. Following discussions with the Lead Consultant, the requests from the two school boards have been provided and noted.

The Lead Consultant working on behalf of the Block 60 East Landowners Group has acknowledged the comments and have indicated a willingness to work with both school boards to identify a suitable location that will accommodate the requirements for schools within the Block 60 East Lands. It is City staff expectation that all comments related to the requirements of the school boards will be fully addressed prior to bringing a report forward to the Committee of the Whole.

### *Transportation*

The Block Plan is proposed with an internal collector and local road network, which will access the Regional network at three (3) points: two (2) intersections at Major Mackenzie Drive West and one (1) intersection at Highway 27. There is no proposed connection to Rutherford Road at the south end of the block. The internal road network will consist of a north-south spine road, proposed as a Minor Collector Road, as well as an east-west spine road, also proposed as a Minor Collector Road. Complementing the road network is an active transportation network involving 3.0-meter-wide Multi-Use-Paths (MUPs) along the Minor Collector Roads and a sidewalk network.

Staff requires additional information and clarification on the configuration of the road network, active transportation facilities including the open space multi-use recreational trails network, and connectivity to neighbouring blocks including but not limited to Block 60 West and Block 61 to the north. A functional road network design should be submitted as part of the Transportation Mobility, Transportation Demand, and MESP studies to provide additional clarity on how all the proposed transportation and streetscaping elements will be integrated and function together.

The Block Plan is to address comments pertaining to active transportation, including pedestrian and cycling facilities, and active transportation connections within the Block and to Major Mackenzie Drive, Rutherford Road, and Highway 27 and the adjacent blocks (Block 60 West and Block 61). Also, further clarification is needed with respect to how the proposed open space multi-use recreational trail network reflects the City's Pedestrian and Bicycle Master Plan throughout the Block and surrounding connections.

### *Transportation - Railway*

The CP Railway has noted that they are not in favor of residential uses adjacent to its right-of-way as this is not a compatible land use with railway operations. However, should the proposed Block Plan be appropriate, CP Railway has recommended its guidelines be considered as it relates to the development of residential land uses adjacent to the railway.



Metrolinx has also confirmed that the CP rail line does not presently accommodate a GO Transit rail service and is currently operated by the CP Railway. Two proposed GO Train Stations are noted along the CP Railway Line at both Major Mackenzie Drive and Rutherford Road, as identified on Schedule 10 – Major Transit Network of VOP 2010. Metrolinx undertook the Bolton Commuter Railway Feasibility Study which examined the technical requirements to implement commuter rail service between Bolton and the City of Toronto, with a potential Kleinburg station location at Major Mackenzie Drive and a station at Rutherford (Elder Mills). Both preferred locations were identified just east of the CP Rail.

Although commuter rail service was deemed feasible, the Study ultimately determined that ridership would be modest and capital costs would be high. The Study outcomes were approved by the Metrolinx Board of Directors on March 8, 2018. The 2041 Regional Transportation Plan identifies the Bolton Commuter Rail Service as a project for consideration beyond 2041. The preferred locations identified in the Bolton Commuter Railway Feasibility Study for the proposed Kleinburg and Rutherford stations are on the subject lands. It should be noted that any future proposed station on these lands would be based on Metrolinx's 'Market-Driven' approach.

Notwithstanding the Bolton Commuter Railway Feasibility Study and Schedule 10 of the VOP 2010, and given the planning time line beyond 2041 for the Bolton Commuter Rail Service, the proposed Block Plan as prepared by the Block 60 East Landowners Group Inc. does not identify nor protect for the preferred location for a future GO Station.

#### *Transportation – Bus Transit*

The proposed Block Plan was circulated and reviewed by York Region Transit. Currently, York Region Transit does not operate transit routes along the segments of Highway 27 or Major Mackenzie Road that surround the Block. YRT operates a route at the southern portion of the Block in the vicinity of Rutherford Road and Highway 27.

The proposed Block Plan notes that Street "A" and Street "B" may be used as a potential bus route within the Block. Moreover, the Transportation Demand Management Plan notes several potential Bus Stops and Bike Racks along the noted internal streets. York Region Transit has indicated that public roads should be designed to allow for the future use of public transit.

#### *Master Environment and Servicing Plan*

The City of Vaughan and York Region are in the process of completing Regional servicing infrastructure along Highway 27. The Block Plan Submission prepared by the

Block 60 East Landowners Group indicates that there will be an interim servicing solution in advance of completing the Regional infrastructure upgrades.

The City is nearing completion of its Interim Servicing Strategy (ISS) Study. Block 60 East is a new growth area captured in the ISS Study. There are two (2) potential outlets identified for Block 60 East in the preliminary conclusions and recommendations of the Study. These include the Royalpark Way outlet and the Huntington Road sanitary trunk sewer via the Major Mackenzie Drive sanitary sewer at Block 61. There is capacity in the Huntington Road sanitary trunk sewer (via the Major Mackenzie Drive sanitary sewer) for the Block including future development just north of the ongoing Major Mackenzie Drive West realignment.

York Region staff identified that the proposed development within the Block would be serviced by the future regional servicing north of Rutherford as part of the Region's West Vaughan Servicing Phase 2. This is currently beyond the 10-year capital plan. However, 'Phase 1' servicing is expected to be completed by 2028 with a regional trunk sewer on Highway 27 at the northeast corner of Highway 27 and Rutherford Road.

The City has initiated its city-wide Integrated Urban Water Master Plan (IUW-MP) Class Environmental Assessment (EA) Study. The conclusions and recommendations of the IUW-MP Class EA are expected by mid-2022. Site servicing (water, wastewater, and stormwater) for the Block 60 East service area shall be determined through the City's ongoing IUW-MP Class EA Study. The ultimate sanitary servicing strategy for the Block 60 East service area will be finalized in close collaboration with York Region's infrastructure planning group as York Region completes the West Vaughan Sanitary Trunk Sewer and on-going Water and Wastewater Master Plan update study.

The Subject Lands are located within the Rainbow Creek Subwatershed and are traversed by two major watercourses which are both tributaries to the Humber River. A reach of East Robinson Creek, which is a tributary to Rainbow Creek, is located on the west side of Block 60 East at approximately mid-block. A reach of the Humber River, located adjacent to the northwest quadrant, includes two (2) tributaries (one tributary running down the centre of the Block and one at the south end) running southerly and eventually connecting to the main branch of the Humber River beyond Block 60 East.

The stormwater management (SWM) plan for the Subject Lands proposes the establishment of three (3) stormwater management facilities and on-site controls. The SWM facilities are proposed to control the urban stormwater runoff in the Block to the target release rates established for the Rainbow Creek Subwatershed. These facilities will also provide water quality treatment and erosion control. Erosion control for

Rainbow Creek and Humber River is achieved by 5mm retention, in addition to proposed 48-hour detention for the Humber River, within the SWM ponds.

#### *Toronto and Region Conservation Authority*

The Block 60 East lands are within the Humber River Watershed. The valley systems were staked by the TRCA in October 2017. As noted, it is anticipated that through the development process, the watercourses within the Block will be protected and restored to improve their ecological function, while meeting the needs of the future residential community.

Upon review of the MESP and Block Plan Submission requirements, the TRCA commented on the Geotechnical Report prepared by Terraprobe. Comments associated with the Geotechnical Report included determining the long-term stable top of slope, and ensuring adequate erosion allowance is provided. As it related to the old gravel pit site, restoration may be required to ensure vibration and machinery operations do not adversely impact the slope stability.

The TRCA also had the opportunity to review the detailed engineering drawings provided by Schaeffers as it relates to Site Grading and Street Profiles. Comments were noted concerning the interface of streets, the natural feature system throughout the block, and the overall design of the Railway Protection Berm Layout. It is the expectation that the consultant will work with the TRCA to address all outstanding matters as it relates to the Block 60 East Lands.

#### *Environment Planning*

The Environmental Sustainability team at the City of Vaughan had the opportunity to review the Block 60 East Block Plan Submission and supporting studies. Several comments were provided as it related to the overall Natural Heritage Network and environmental protection of the Block.

Based on the submitted studies, several natural features and hazards were identified including three valley and stream corridors associated with the Humber River Watershed as well as multiple wetlands and woodlands. Additional technical review is required to be completed by the applicant to confirm the location and significance of several wetland and woodland features located throughout the Block. It is also noted that significant wildlife habitat and species at risk have been identified in the Block Plan area.

As a whole, the applicant must demonstrate how the overall habitat area is being maintained and ecosystem function enhanced. In order to help achieve this goal,

vegetation protection zones and buffers will be provided from identified natural features. It is the expectation that the consultants will work with the Environmental Sustainability team to ensure all comments are appropriately met and addressed through subsequent submissions.

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

The Block Plan application has been circulated to the Region of York for review and comment. Any issues resulting from the Regional review will be addressed in the planning report prepared for a future Committee of the Whole.

### **Conclusion**

The preliminary issues identified in this report, including further responses from internal departments and external agencies, will be considered in the technical review of the Block Plan application along with the supporting reports, together with comments expressed by the public and Council at the Public Meeting and those submitted in writing. These will be addressed in a comprehensive planning report to a future Committee of the Whole.

**For more information**, please contact: Frank Marzo, Acting Manager of Policy Planning

### **Attachments**

1. Location Map
2. Block 60 East Block Plan Concept
3. Block 60 East Landowner Map

### **Prepared by**

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**Approved by**

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Nick Spensieri, Deputy City  
Manager, Infrastructure  
Development

**Reviewed by**

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Jim Harnum, City Manager