

BLOCK 60 EAST

Block Plan Application

File BL.60E.2018

COMMUNICATION – C1
ITEM 1
Committee of the Whole (Public
Meeting)
November 3, 2020



*Committee of the Whole – Public Hearing
Presentation November 3, 2020*

Block 60 East Context



Block 60 East

Planned Land Use

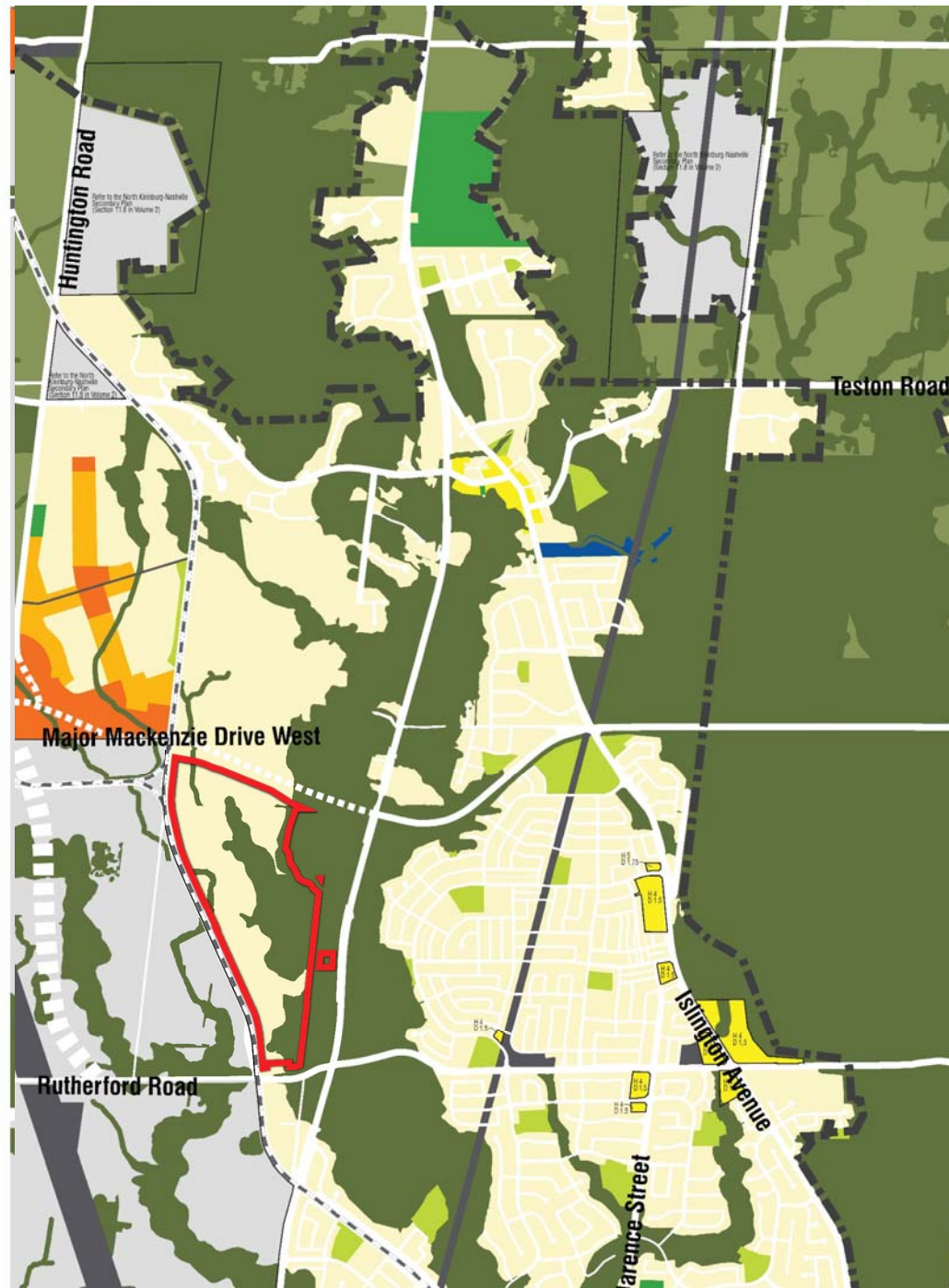
No Secondary Plan

Low-Rise Residential:

- Detached
- Semi-detached
- Townhouses
- Institutional
- Max. 3 Storeys
- Parks
- Small Retail
- 50 residents and jobs per hectare

Natural Areas:

- Existing uses
- Environmental features and buffers



SCHEDULE 13

Land Use

- Subject Lands
- Natural Areas
- Low-Rise Residential
- Mid-Rise Mixed-Use
- Parks
- Lands Subject to Secondary Plans
- Roads
- Railway

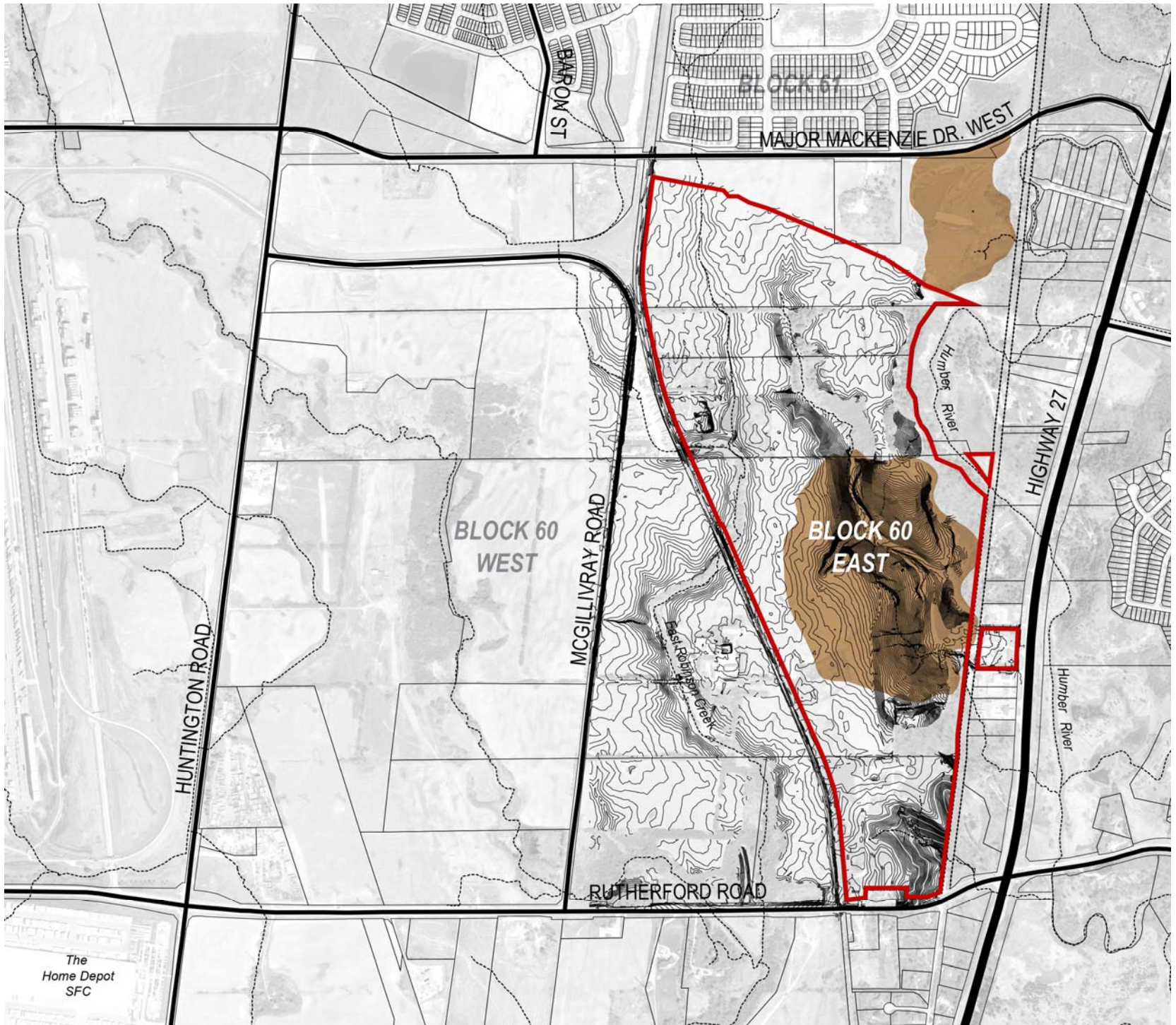


Block 60 East

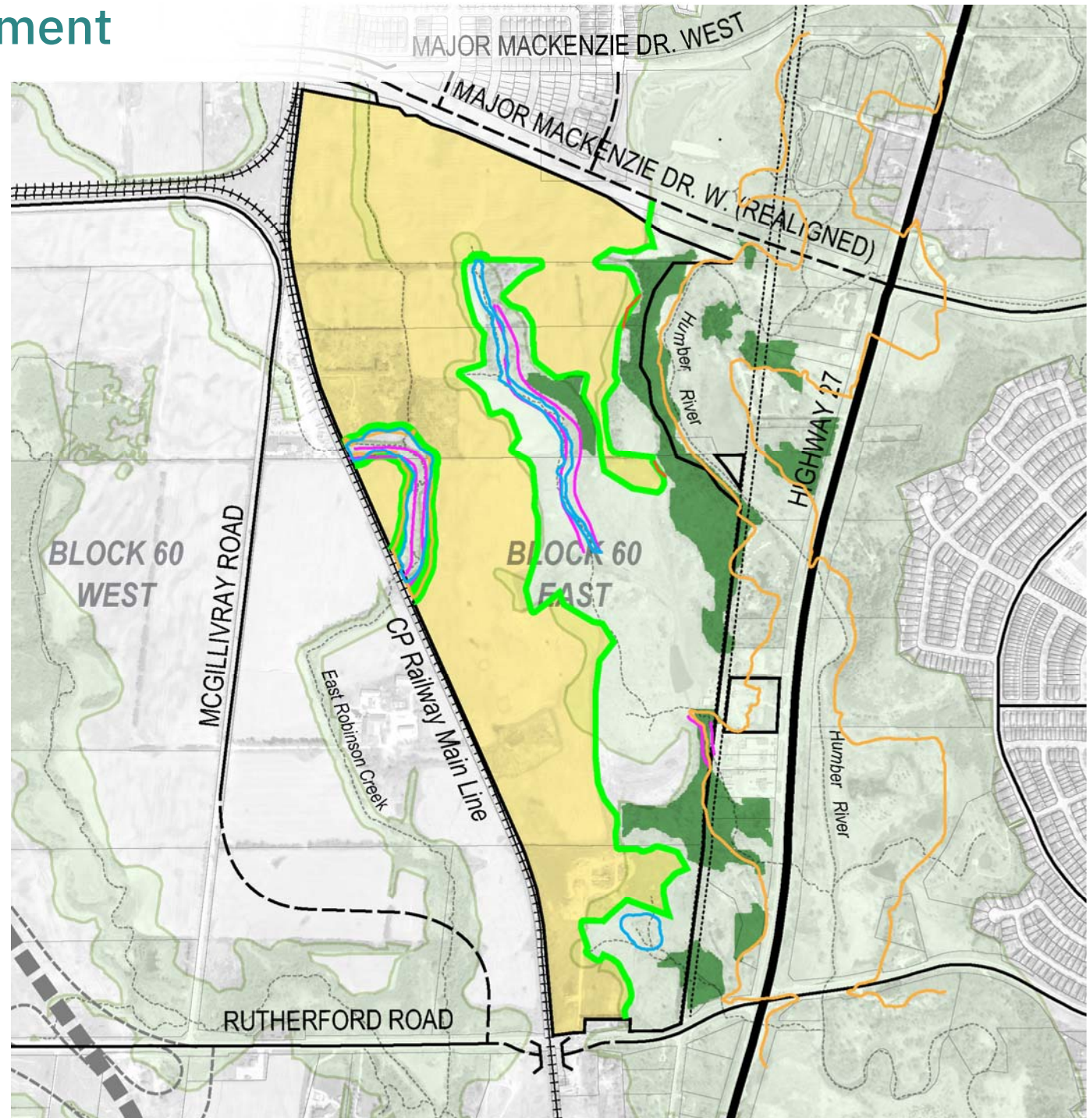
Site Features

- Humber Valley
- Steep Slopes
- Tableland Creek
- Former Sand and Gravel Pit*
- Remnant haul route
- Agricultural Use
- 119 ha of land total
- Approx. 65 ha of developable land

* From Vaughan OP Schedule 5



- **Staked Features (Oct. 2017)**
(Top of Slope / Contiguous Vegetation)
- **Mapped Wetlands (MNRF)**
- **Floodplain (Schaeffers)**
- **Meander Belt (Aqualogic)**
- **Headwater Features (Beacon)**
- **Woodlands ELC (Beacon)**
- **Long Term Stable Top of Slope (Terraprobe)**
- **Buffers from Features**
 - 15m from wetland limit
 - 10m from other limits
- Developable Area**



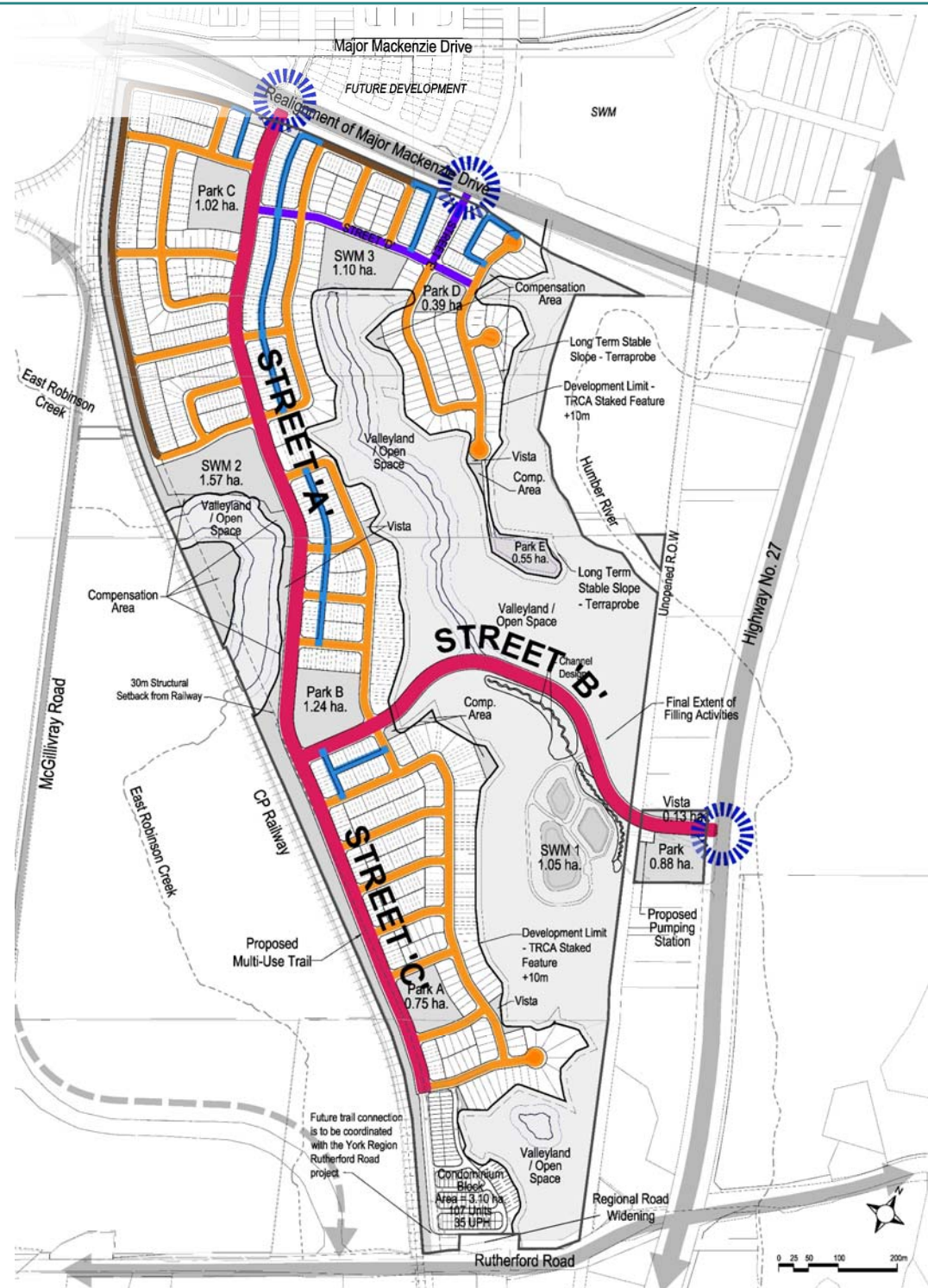
The Block Plan

- Residential Uses
- 5 proposed parks (4.0 ha) – exceeds 5% land requirement for parkland dedication
- 3 Stormwater Management Facilities
- Integrated with the Natural Heritage System



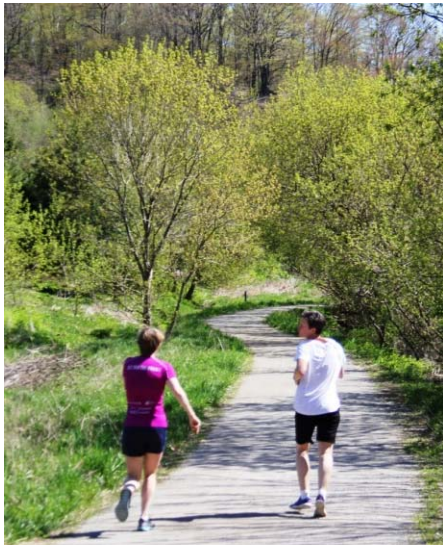
Road Structure

- █ Collector Road 26.0m+ (MUP)
- █ Local Road 20.0m
- █ Local Road 17.5m
- █ Single Loaded Road 15.0m
- █ Public Lane 8.0m
- ⊙ Future Signalized Intersection

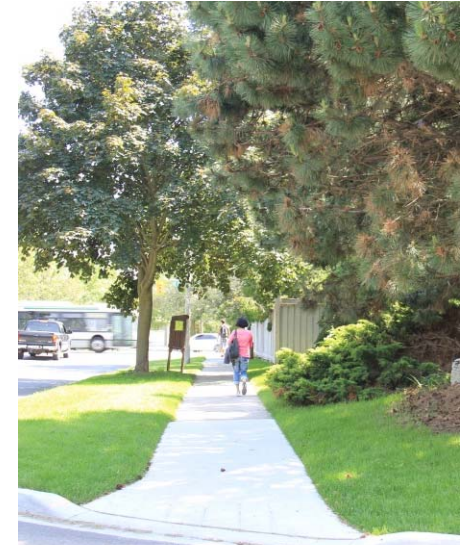




Multi-use Path



Natural Trails



Municipal Sidewalks

- Multi-use path
- Sidewalks
- Natural trail
- Trailhead/seating area
- Future multi-use path (By York Region)
- Future on-street bike path (By York Region)

Block 60 East

Unit Mix and Density

Total Units = 1,194

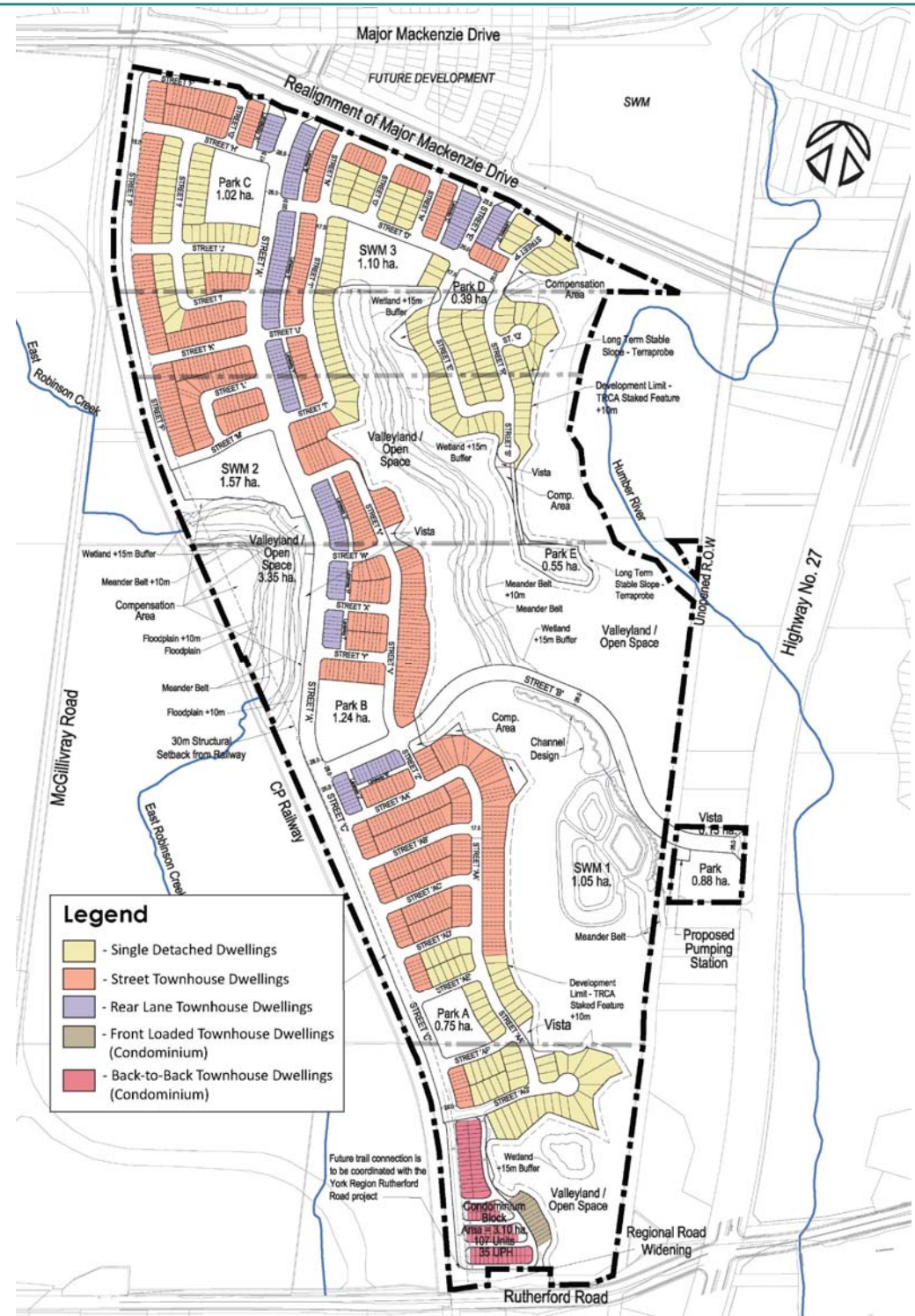
- 71% Freehold Towns
- 9% Condominium Back to Back Towns
- 20% Single Detached

Persons and Jobs Per Ha

Population	3,415
<i>Singles (240) @ 3.1 PPU</i>	<i>744</i>
<i>Attached Units (954) @ 2.8 PPU</i>	<i>2,671</i>
Population Related Jobs @ 3.9%	133
Total Population and Jobs	3,548
Developable Area (ha)	70.5
Persons and Jobs Per Ha	50.3

Population Related Jobs from Census – at home employment.

Developable Area Includes ½ adjacent arterials; excludes buffers and O/S



Potential School Sites

YCDSB Elementary
School 2.4 ha

YCDSB Secondary
School – 6.0 ha

Conseil Scolaire
Catholique
MonAvenir School
2.0 ha

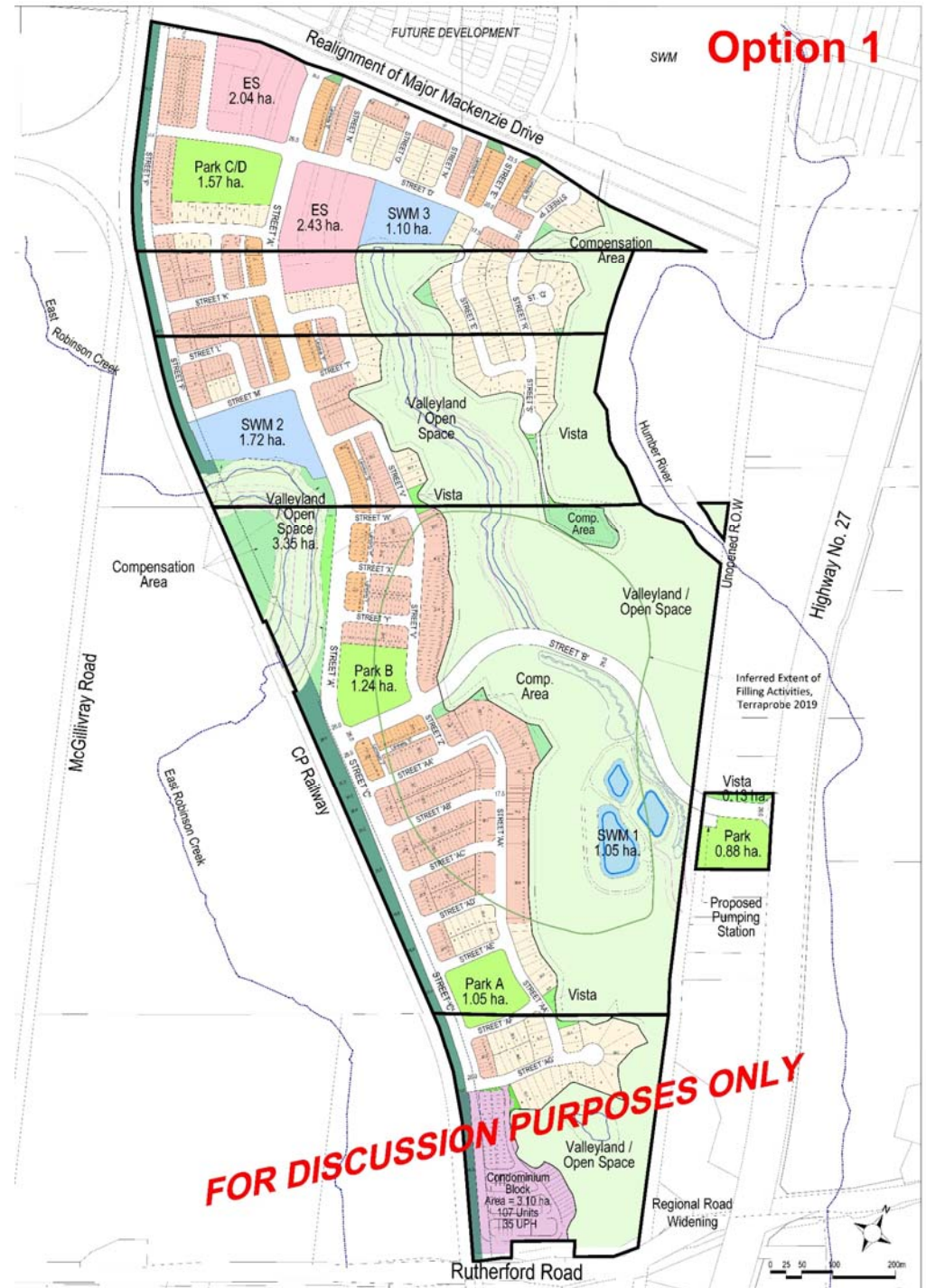
Schools impact
unit mix and
density
significantly –
results in 95%
townhouse units
5% semis



More appropriate range
and mix of housing – 80%
townhomes, 20% singles

Achieves 44 residents and
jobs per hectare

Vaughan Official Plan
(Section 2.2.3.7) states
that all *greenfield lands*
within Community Areas
should be developed to help
achieve the average
minimum density of 50
residents and jobs per
hectare combined



Thank you

Questions?



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