

COMMITTEE OF THE WHOLE (PUBLIC MEETING) – NOVEMBER 3, 2020**COMMUNICATIONS****Item****Distributed November 2, 2020**

C1	Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham	1
C2	Derek Shinton, Rutherford Road, Woodbridge, dated November 1, 2020	1

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Please note there may be further Communications.

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

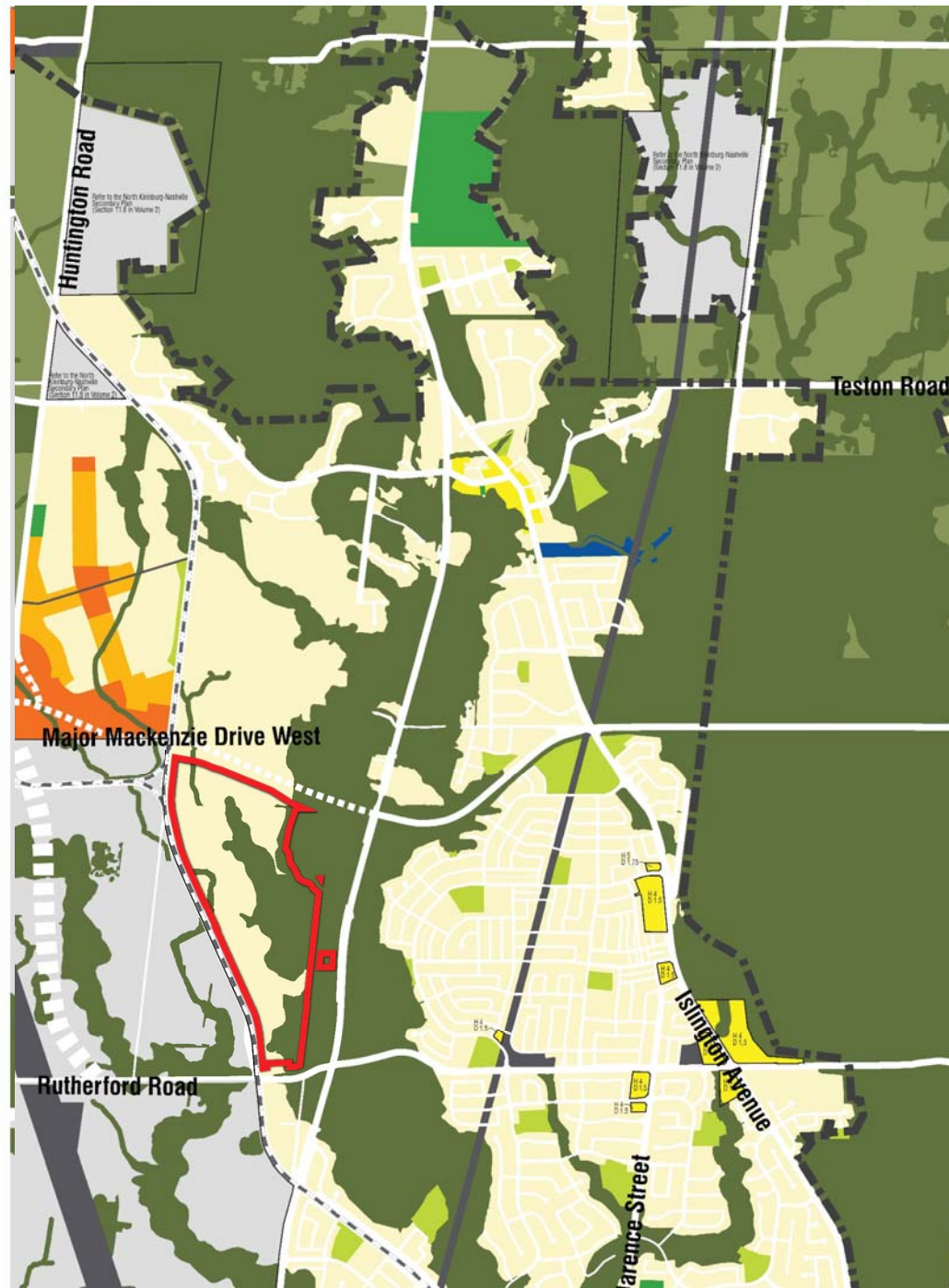
No Secondary Plan

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

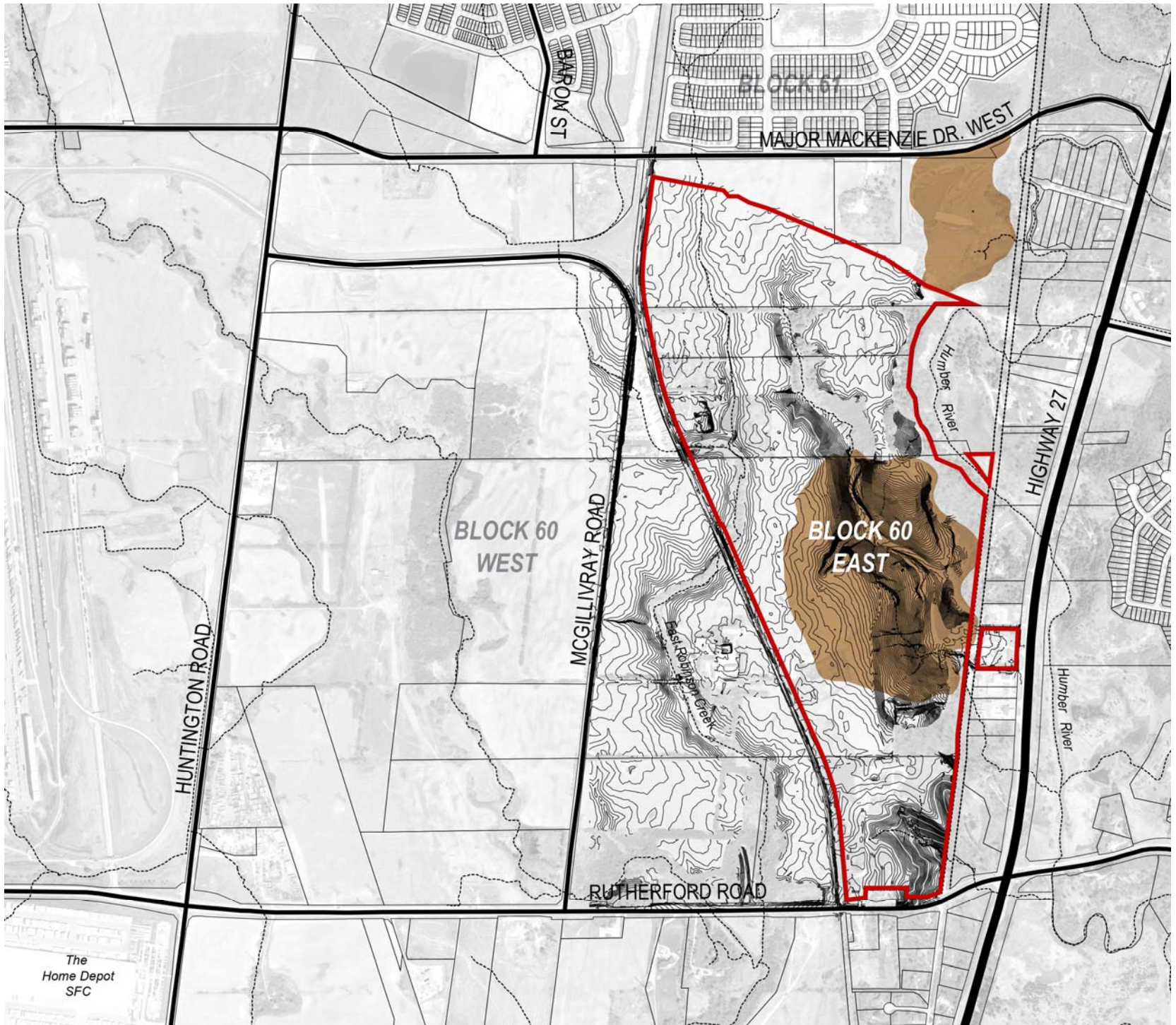


Block 60 East

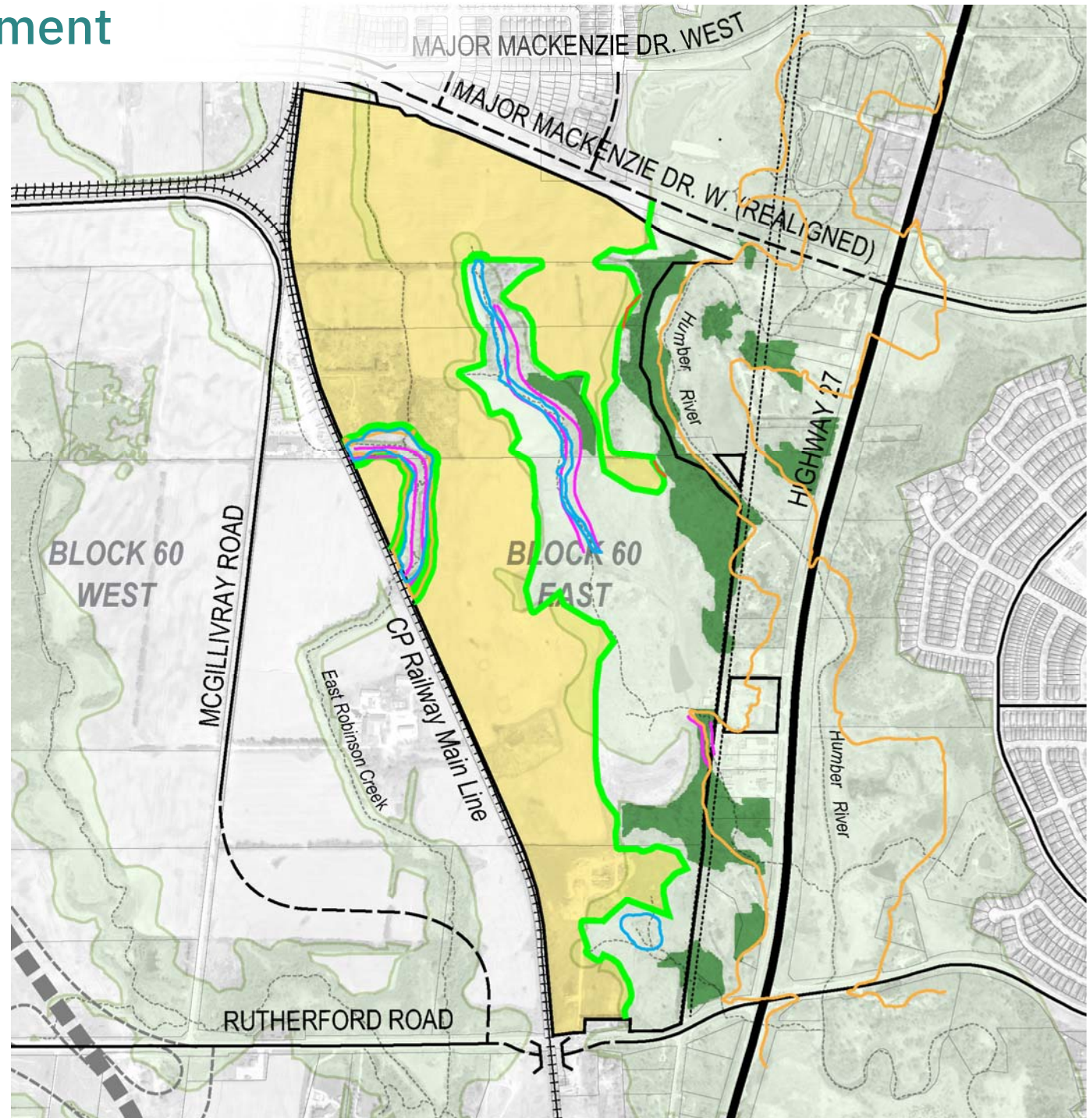
Site Features

- 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**




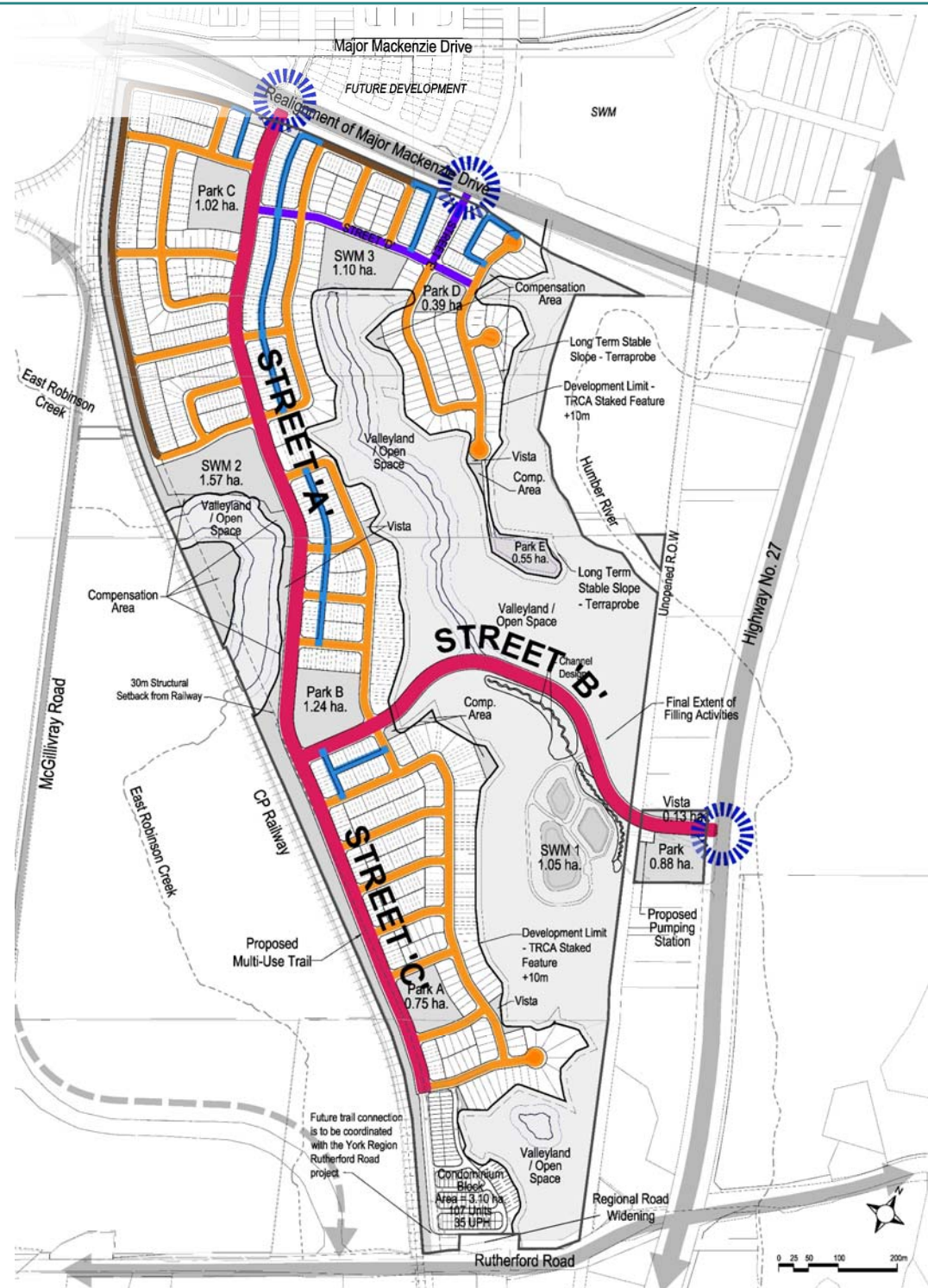
The Block Plan

- 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



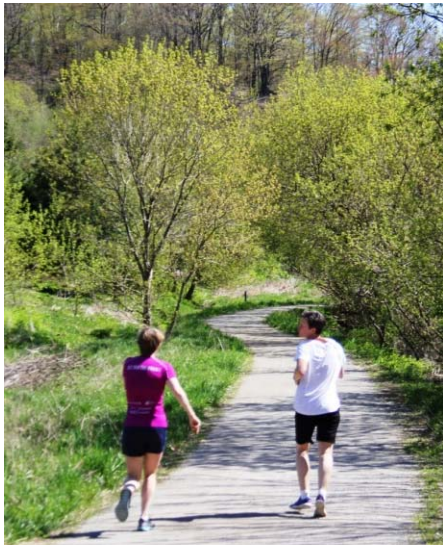
Road Structure

- █ 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

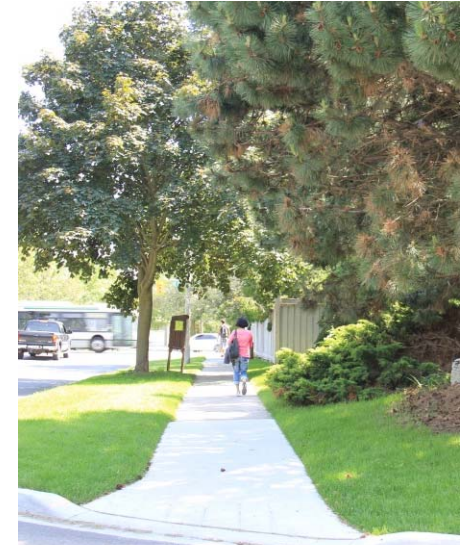




Multi-use Path



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

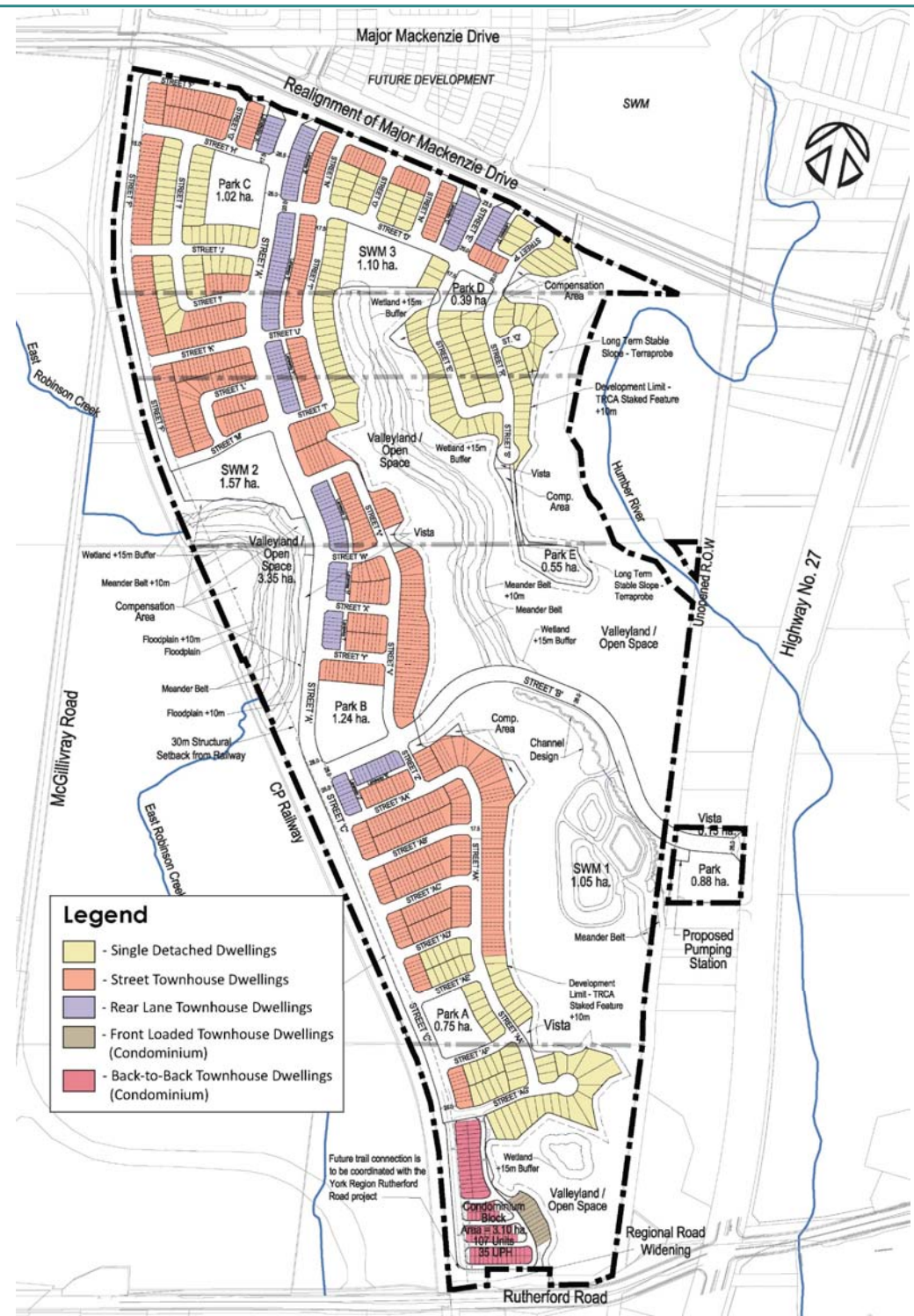
- 71% Freehold Towns
- 9% Condominium Back to Back Towns
- 20% Single Detached

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

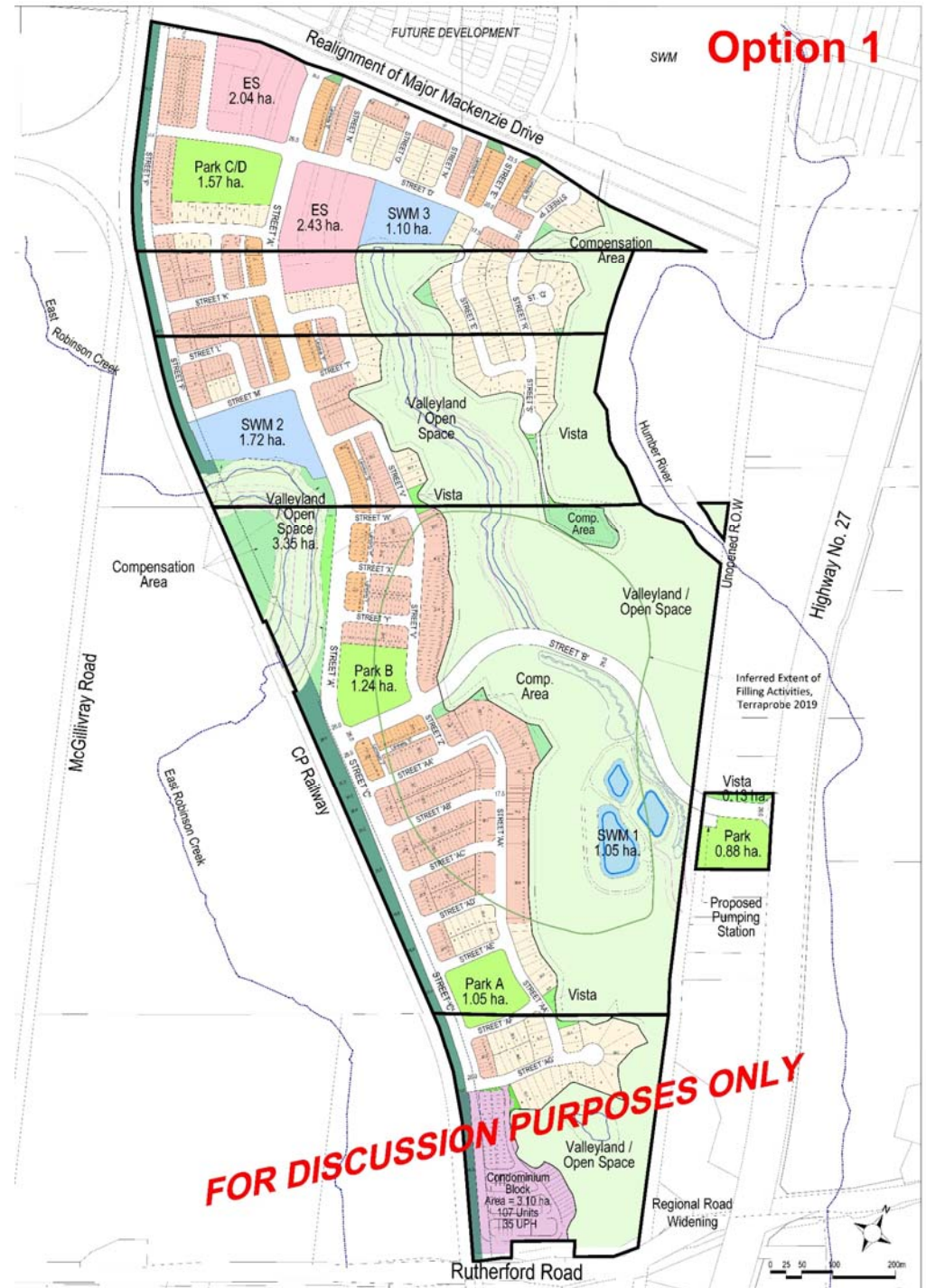
Schools impact
unit mix and
density
significantly –
results in 95%
townhouse units
5% semis



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?



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

November 1, 2020

Office of the City Clerk, City of Vaughan
2141 Major Mackenzie Dr.,
Vaughan, On,
L6A 1T1

COMMUNICATION – C2
ITEM 1
Committee of the Whole (Public Meeting)
November 3, 2020

Dear Sir/Madam:

I am writing in regards to the written notice we received in the mail regarding Block Plan Application File BL.60E.2018.

My wife and I are the owners of the property located at [REDACTED] Rutherford Rd. (and are listed as “non-participating land owners” in the report). This written notice I received from the City is the first piece of correspondence that we have received in regards to this matter. We confirm that we have never been contacted by any of the Participating Block Owners group and/or any of the Block Plan Consultants to advise of a Block Plan and/or a Block Plan Application.

We object to this Block Plan Application on the basis that we were not i) advised of a Block Plan process being established for this Block, and ii) given an opportunity to participate in the Block Plan process and application. As an impacted land owner within the Block, we deserve to be allowed the time to study the Block Plan being proposed, to understand and evaluate the impact to our property, and to be offered the opportunity to become a participating owner.

We respectfully request assurances from the City of Vaughan that our rights to protect our property and property value and to protect our right to evaluate and comment on the future development of our property as part of the Block Plan being proposed, whether as a participating owner or as a non-participating owner. We would appreciate being contacted by the Block Plan Owners to discuss the opportunity of becoming a participant in the Block Plan process.

I will be contacting the Office of the City Clerk by phone to have my name added to the deputation list for the upcoming meeting.

Thank you,



Derek Shinton

[REDACTED] Rutherford Rd.,
Woodbridge, ON
[REDACTED]