

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

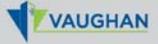
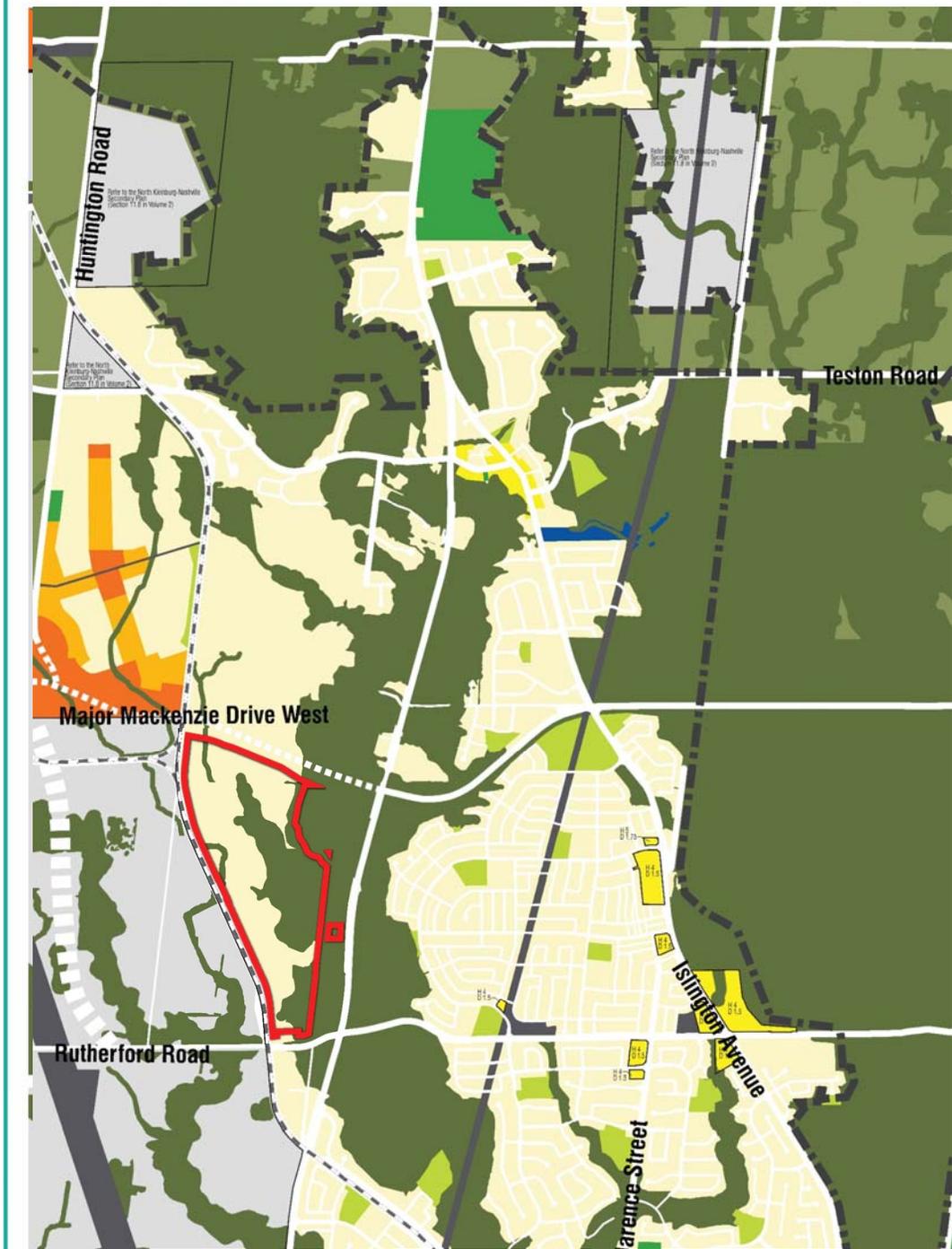
No Secondary Plan

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

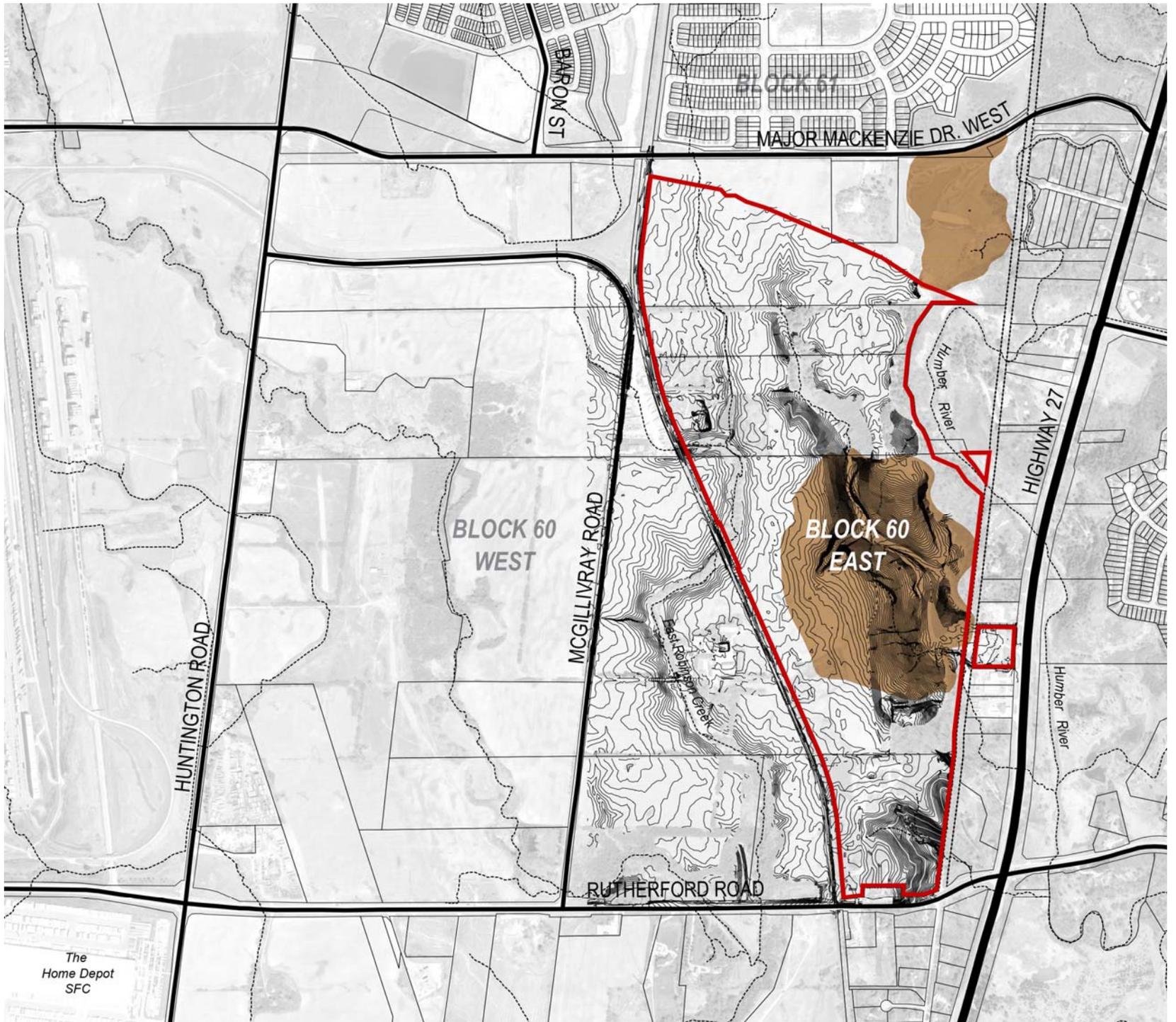


Block 60 East

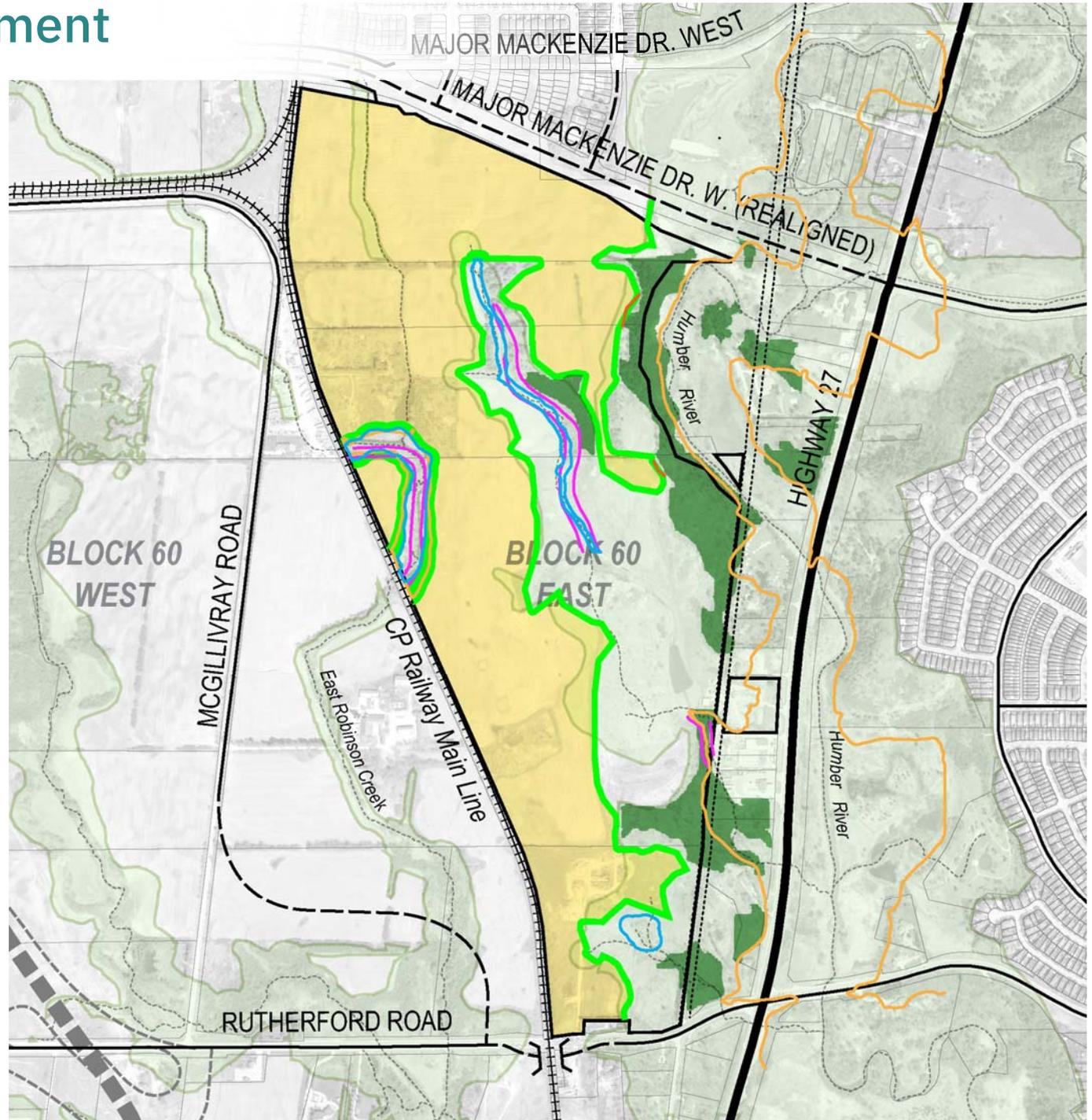
Site Features

- 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



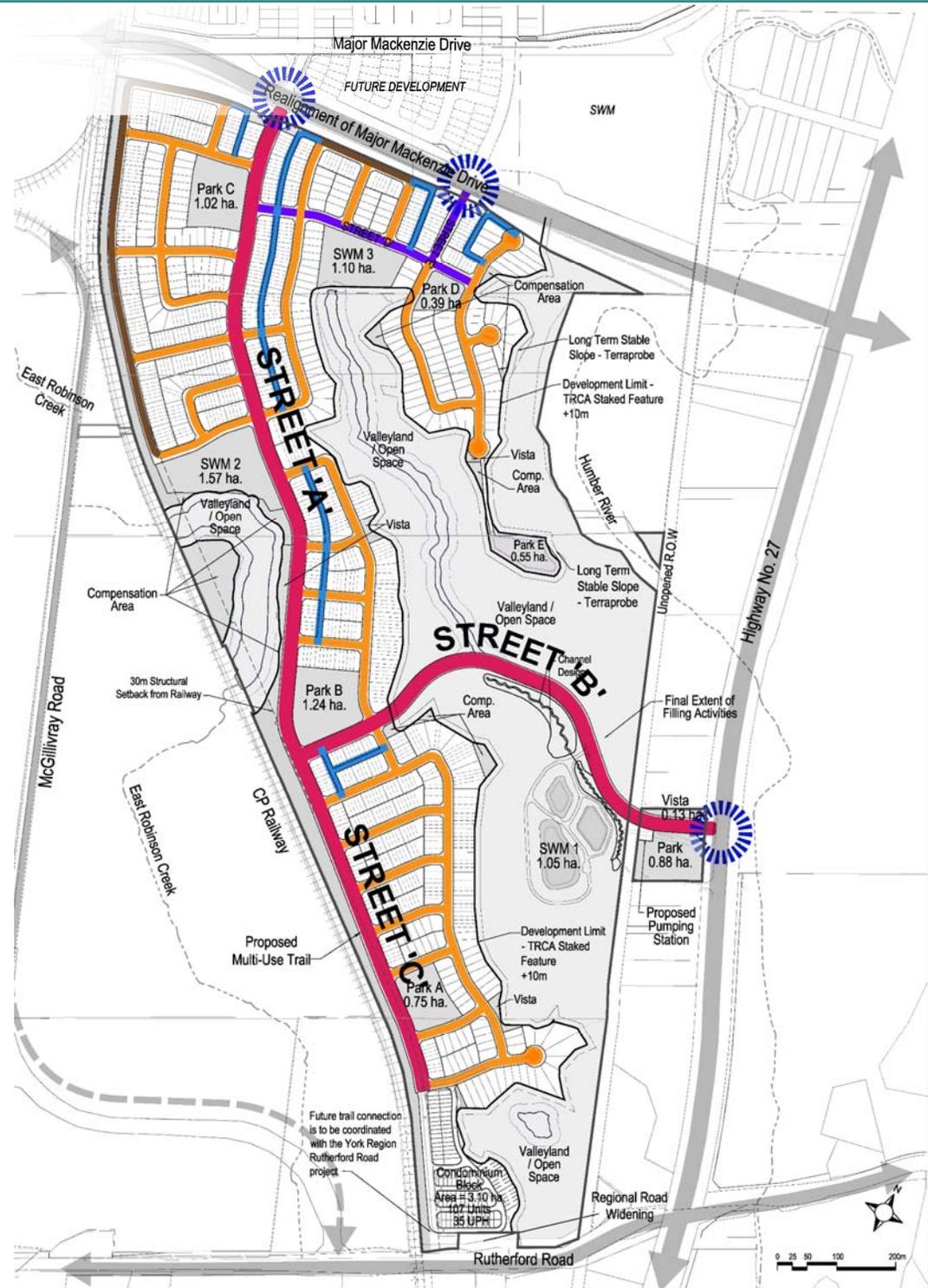
The Block Plan

- 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



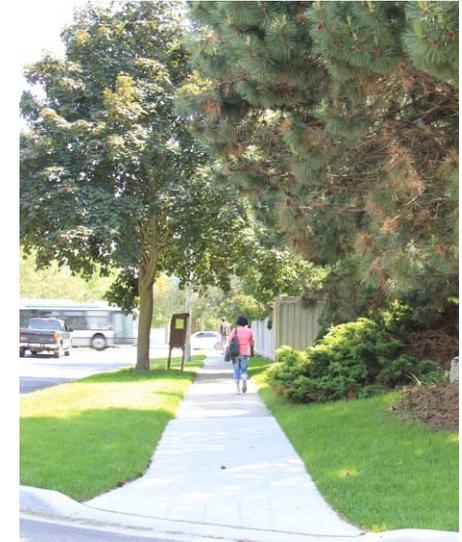
Trails



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)



Unit Mix and Density

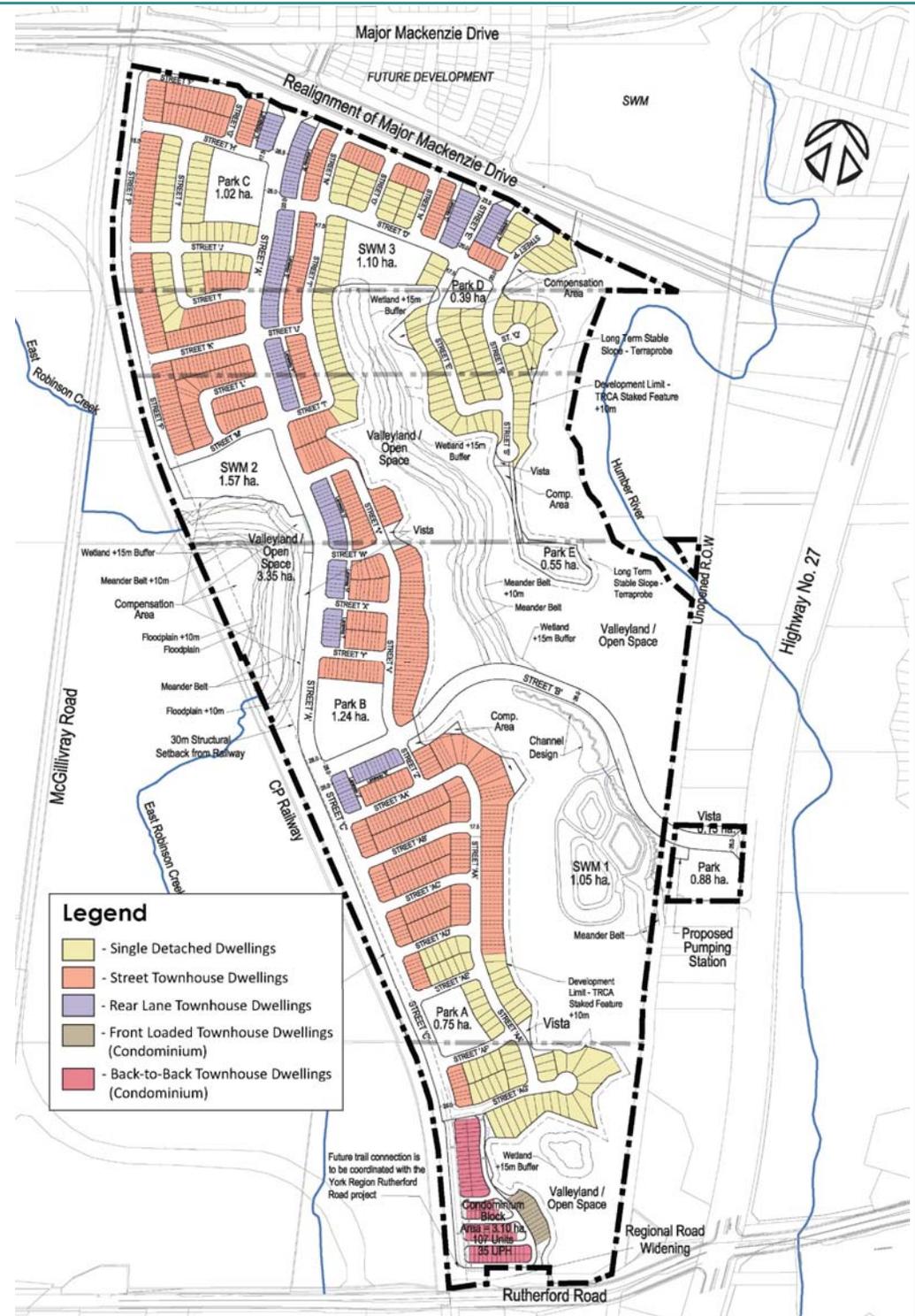
Total Units = 1,194

- 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>	744
<i>Attached Units (954) @ 2.8 PPU</i>	2,671
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



Block 60 East

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

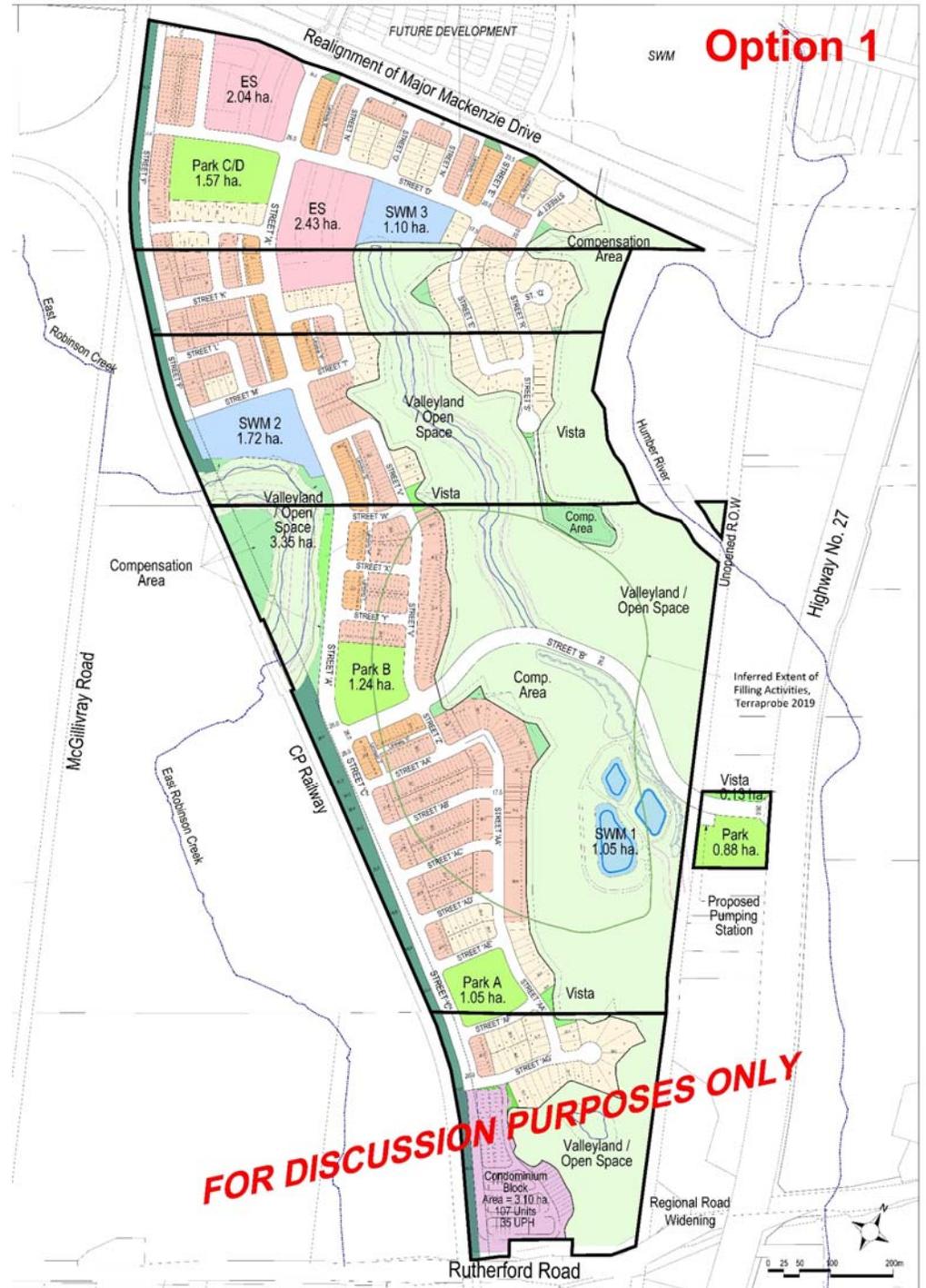


Alternative Unit Mix

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*