

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

Item 3, Report No. 4, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on February 16, 2016.

Regional Councillor Di Biase declared an interest with respect to this matter as his children own land in Block 27 given to them by their maternal Grandfather, and did not take part in the discussion or vote on the matter.

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**NEW COMMUNITY AREA BLOCK 41
SECONDARY PLAN STUDY – FILE: 26.4.2
STATUS UPDATE REPORT
WARD 1, VICINITY OF PINEVALLEY DRIVE,
WESTON ROAD, TESTON ROAD AND KIRBY ROAD**

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Policy Planning & Environmental Sustainability, dated January 18, 2016, be approved;
- 2) That the presentation by Mr. Daniel Leeming, Principal, The Planning Partnership, Bay Street, Toronto, and Communication C4, presentation material titled “*Block 41 Secondary Plan*”, dated January 18, 2016, be received; and
- 3) That the deputation by Mr. Don Given, President, Malone Given Parsons Ltd., Renfrew Drive, Markham, and Communication C1, dated January 15, 2016, be received.

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Policy Planning & Environmental Sustainability recommend:

1. THAT this status report and accompanying presentation on the progress of the Secondary Plan Study for the Block 41 New Community Area be received for information purposes.

Contribution to Sustainability

The Block 41 Secondary Plan must be consistent with the policies of the Region of York Official Plan; Places to Grow: the Provincial Growth Plan for the Greater Golden Horseshoe, the Vaughan Official Plan 2010; and, with “Green Directions Vaughan”, the Community Sustainability and Environmental Master Plan respecting sustainable development and the creation of complete communities.

Economic Impact

The funding for the Block 41 Secondary Plan study was approved in the 2013 Capital Budget as Project PL-9533-13 with a budget of \$515,000.00.

Communications Plan

A courtesy non-statutory meeting notice was sent via e-mail on January 4, 2016 to the Block 41 Landowners and those previously requesting notification and updates on the progress of the Block 41 Secondary Plan Study. The notice was also advertised on the Policy Planning and Environmental Sustainability departmental webpage for the New Community Areas and on the Vaughan City Page On-line.

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Purpose

To provide Council and interested stakeholders with an update on the progress of the Block 41 Secondary Plan.

Background - Analysis and Options

Executive Summary

This report is structured into sections which provide the following information:

- (1) A description of the study area land use context;
- (2) A description of the Provincial, Regional and municipal policy framework guiding the development of the Secondary Plan;
- (3) The public and agency consultation process to-date;
- (4) Study progress and work completed to-date;
- (5) The draft Land Use Concept and related issues;
- (6) Status of the supporting studies;
- (7) Next Steps in the study process; and
- (8) Conclusion leading to the report's recommendation.

(1) Location and Context

The Block 41 area, as shown on Attachment 2, is bounded by Teston Road to the south, Kirby Road to the north, Pine Valley Drive to the west and Weston Road to the east. The subject lands reflected on Attachment 1, are surrounded by the following uses:

- North – Kirby Road; Greenbelt; Agricultural
- South – Teston Road; Block 40/47 Block Plan area; Rural Residential; Agricultural
- East – Weston Road; existing residential; approved employment lands; Highway 400
- West – Pine Valley Drive; Greenbelt; Agricultural; Rural Residential

The Block 41 lands have a total area of approximately 441 ha. A significant portion is located in the Greenbelt, including a main tributary of the East Humber River. An existing estate residential community is situated in the northwest quadrant of Block 41. Also, located within the Block 41 boundary is the TransCanada Pipeline Maple Compressor Station, and the pipeline which runs east-west mid-way through Block 41, as shown on Attachments 1 and 2.

(2) Policy Context

The York Regional Official Plan (YROP) and the Vaughan Official Plan (VOP 2010) were developed under the broader policy framework provided by the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Greenbelt Plan. The policies arising from the Secondary Plan Study for the New Community Area Block 41, must be consistent with each of these Provincial, Regional and municipal policy documents. The following policies provide high level guidance on the desired outcome.

a. The Provincial Policy Statement 2014 (PPS 2014)

The Provincial Policy Statement 2014 (PPS 2014) provides policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment. *Part IV: Vision for Ontario's Land Use Planning System* of the PPS 2014 further states:

- i. "Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns..."; and,

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- ii. “Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities.”

- b. Places to Grow: The Growth Plan For the Greater Golden Horseshoe (GGH)

The Growth Plan for the Greater Golden Horseshoe (GGH) promotes strong, prosperous communities by managing growth to the year 2041. It also builds on other provincial initiatives such as the Greenbelt Plan and the PPS 2014. While emphasizing opportunities to enhance and intensify existing communities, the Growth Plan provides guidance for designated “Greenfield Areas”, such as Block 41, which have been identified for future residential growth. Under Section 2.2.7.1 of the GGH Plan, new community areas are intended to be well-designed, offer transportation choices, and accommodate people at all stages of life. They are expected to provide a mix of housing types along with easy access to stores and services, to meet daily needs.

- c. Greenbelt Plan

The Greenbelt Plan designates a significant portion of the Block 41 area as “Protected Countryside”, which includes Agricultural and Natural Systems, together with settlement areas which are subject to the policies of Section 4.0 of the Plan. The Greenbelt Plan designations and policies are reflected in the YROP and the VOP 2010.

- d. York Region Official Plan (YROP)

The New Community Area policies of the YROP focus on creating sustainable communities with a pedestrian friendly, transit supportive transportation system that will reduce reliance on automobiles. Section 1.2 *Towards A Sustainable Region*, establishes a framework for achieving sustainability and rethinking the way communities are designed, serviced and supported.

Section 5.6 titled *Building Complete, Vibrant Communities* references the new community areas as “...places where people interact, learn, work, play and reside. Excellence in community design is essential to creating a physical place where people have the opportunities and choices required to lead rewarding lives”.

Furthermore, with respect to the New Community Areas, it is the policy of Regional Council that,

“5.6.1. local municipalities, in consultation with York Region, prepare comprehensive Secondary Plans for New Community Areas that meet or exceed the policies of this section of this Plan. The Secondary Plan preparation should include an innovative approach that involves a multidisciplinary team assembled by the local municipality in order to ensure an integrated and sustainable approach to the planning, design and approval of the Secondary Plan.”

- e. The York Region New Community Guidelines (YRNCG)

The YRNCG were created to assist local municipalities and the development industry in successfully implementing the YROP (2010) New Community Areas (Section 5.6) and Sustainable Buildings (Section 5.2) policies. As such the Guidelines address the York Region Official Plan policy directives by providing checklists and more specific requirements for each of the following general policy objectives.

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- i. To build complete communities through a comprehensive and integrated Secondary Plan process that recognizes, conserves and promotes cultural heritage resources, supports sustainable built form and ensures new community areas provide housing choices for all residents and workers. New Community Areas are to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area.
 - ii. Energy efficiency through sustainable building construction, solar design strategy, and on-site renewable or alternative energy systems.
 - iii. To create an interconnected mobility system in new community areas that emphasizes pedestrian, cycling and transit as preferred modes of transportation.
 - iv. To ensure Greenlands System Plans are prepared in support of Secondary Plans for new community areas, that protect key natural heritage and hydrologic features in an urban environment, improve the ecological function, connectivity and diversity of the Greenlands System and ensure ecological gains.
 - v. To manage resources by encouraging the diversion of construction and demolition waste, implementing three-stream waste collection capabilities, encouraging increased use of environmentally preferable and locally-sourced materials, and through public education.
 - vi. To pursue excellence in community design.
- f. Vaughan Official Plan 2010 (VOP 2010)

Vaughan Official Plan 2010 (VOP 2010) designates Blocks 27 and 41 as New Community Areas. Furthermore, Schedule 14A *Areas Subject to Secondary Plans* identifies the Block 27 and 41 New Community Areas as “Required Secondary Plan Areas”.

Consistent with the YROP, the New Community Areas “... are part of Vaughan’s *Urban Area* and are intended to develop as *complete communities* with residential and local population-serving retail and commercial uses.”

The Block 27 and 41 New Community Areas will provide most of the City’s new low-rise housing stock, as well as the supporting commercial uses for the Blocks, and community facilities such as schools, parks, community centres and libraries. The Secondary Plans for the new communities should set the policy framework for the development of complete communities with a unique sense of place and high quality design.

VOP 2010 provides further guidance on the preparation and content of the New Community Areas’ Secondary Plans. Policies outlined in Section 9.2.2.14 *New Community Areas* list specific objectives and describe the desired character of development for the New Community Areas.

(3) The Study Consultation Process To-date

The Block 41 Secondary Plan Study is proceeding with the benefit of an extensive public and stakeholder consultation process. The consultation strategy provides two main methods of advertising events/milestones related to the Block 41 Secondary Plan process. A social media campaign, including the placement of meeting notices on Vaughan Online, Twitter and Facebook (for one-way communication); the creation of a webpage devoted to the New Community Areas and a friendly Uniform Resource Locator (URL). The second method includes a print campaign

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which involves the mailing of meeting notices to stakeholders and the surrounding community. It is also noted that a notice of study commencement was published in the Vaughan Citizen and Liberal on March 12, 2015.

Key participants in the consultation process include City Council, the Block 41 Technical Advisory Committee (TAC), the Block 41 Landowners' Group (LOG), the First Nations and Metis Communities, and residents/landowners in the surrounding communities.

a. Council Engagement

Memoranda to Council: Two memoranda to the Mayor and Members of Council respecting the New Community Areas were provided to inform Council of the initiation (February 12, 2015) and progress (July 20, 2015) of the Secondary Plan Studies for Blocks 41 and 27. The memoranda reported the study progress, provided a synopsis of the consultant's Preliminary Background Report, and introduced a draft vision statement and development principles for the future community. The memoranda also provided updates on the status of related studies, including the Sub-Watershed Studies and The North Vaughan and New Communities Transportation Master Plan (NVNCTMP).

b. Block 41 Technical Advisory Committee (TAC)

The Block 41 Secondary Plan Technical Advisory Committee (TAC) is comprised of internal City departmental staff and external agencies. City representation on the TAC includes representatives from the following departments: Development Engineering Infrastructure Planning Services, Parks Development, Recreation and Culture, Development Planning, Vaughan Libraries, and Policy Planning and Environmental Sustainability. Representation from external agencies includes staff from York Region, the Toronto and Region Conservation Authority (TRCA), the York Region District and York Catholic School Boards, the Conseil Scolaire Viamonde, the Ministry of Natural Resources and Forestry, the telecommunications industry, TransCanada Pipeline, as well as the Consultant for the Block 41 Sub-watershed Study.

The Block 41 Secondary Plan Study workplan includes 8 meetings with TAC, four of which have already taken place:

- i. Meeting #1 - April 16, 2015: The first TAC meeting included presentations on the status of the North Vaughan and New Communities Transportation Master Plan (NVNCTMP) study, the Natural Heritage Network study and Sustainability Matrix, and a presentation by the City's lead consultant (The Planning Partnership) on the existing conditions and policy context. The presentations were followed by a round table discussion.
- ii. Meeting #2 - May 27, 2015: The City's Transportation Staff provided a presentation on the NVNCTMP. The presentation was followed by a discussion of the outcomes resulting from the First Public Open House - Visioning Summit, and a review of the identified opportunities and constraints.
- iii. Meeting #3 - September 2, 2015: The third TAC meeting included a presentation by The Planning Partnership on the draft Emerging Land Use Concept. Members of the Committee were provided with an opportunity to comment.

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- iv. Meeting #4 - November 25, 2015: The fourth TAC meeting included a presentation by The Planning Partnership on the revised Emerging Land Use Concept Plan dated October 9, 2015. Following the presentation there was a discussion on the comments received from TAC and the LOG on the initial August 20, 2015 draft Land Use Concept Plan, and how the comments were subsequently addressed in the current October 9 draft version of the plan. Comments from TAC and the LOG which did not result in changes to the concept plan, were also discussed.

c. Block 41 Landowners' Group (LOG)

The Landowners' Group consists of 5 participating landowners. The workplan for the study includes 9 meetings with the LOG, 5 of which have already taken place. A brief summary of meetings to-date is provided as follows:

- i. Meeting #1 - January 29, 2015: The initial meeting served as an introduction to the City Consulting Team and workplan for the Block 41 New Community Area Secondary Plan Study.
- ii. Meeting #2 - April 16, 2015: This meeting included presentations to the landowners respecting transportation issues, the Natural Heritage Network, and the Sustainability Matrix. A third presentation was provided by TPP on the Block 41 existing conditions and policy context.
- iii. Meeting #3 - June 1, 2015: The third LOG meeting included a presentation by the lead Consultant on the results of the First Public Open House - Visioning Summit and a review of the opportunities and constraints identified by the project team. This was followed by a presentation by City staff on the North Vaughan and New Communities Transportation Master Plan (NVNCTMP).
- iv. Meeting #4 - September 2, 2015: The fourth LOG meeting included a presentation by the lead Consultant on the draft Emerging Land Use Concept. Members of the LOG were provided with an opportunity to comment.
- v. Meeting #5 - November 25, 2015: The fifth LOG meeting included a status update on the NVNCTMP and the Block 41 Sub-watershed Study, followed by a presentation by The Planning Partnership on the revised Emerging Land Use Concept Plan, dated October 9, 2015. Following the presentation there was a discussion on the supporting studies, prepared through the Secondary Plan process. Also discussed, were a number of policy considerations respecting the emerging land use concept plan. The LOG questioned the regional policy requiring a density of 70 people and jobs per hectare in the New Community Areas, indicating that it may be difficult to achieve.

d. Consultation with First Nations and Metis Communities

The consultation process for the Block 41 Secondary Plan Study also includes notification of the required First Nation and Metis Communities. On March 26, 2015 the City initiated consultation with an introductory letter to all First Nation and Metis Communities that have an interest in the City of Vaughan. Of the 13 communities requiring notification, 4 responded directly to the City that they would like to receive information on the study progress as it becomes available. To-date, the 4 communities have been provided with the following documentation: the *Vaughan Block Forty-One Preliminary Background Report*, prepared by The Planning Partnership, dated July 16, 2015; the Cultural Heritage Resource Assessment New Community Area – “Block 41”, prepared by ASI Archaeological & Cultural Heritage

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Services, dated April 2015 (finalized July 2015), the Stage 1 Archaeological Resource Assessment of the New Community Area – “Block 41”, prepared by ASI Archaeological & Cultural Heritage Services, dated April 2015 (finalized July 2015); and, the draft Emerging Land Use Concept Plan prepared by The Planning Partnership.

In September of 2015, City Staff was notified by a fifth First Nation Community of their interest in the study. Since receiving the notice, Staff have provided this additional Community with all the respective documentation to-date.

In addition, at the request of the Mississaugas of the New Credit First Nation Community, on October 27, 2015, City staff attended a meeting with their representatives to discuss the New Community Areas of Block 27 and 41, as well as the North Vaughan and New Communities Transportation Master Plan.

e. Public Open House

To-date, two Public Open House meetings have been held with Block 41 landowners and the surrounding community.

i. First Public Open House - Visioning Summit:

On March 26, 2015 a notice was mailed to all property owners located within 700 m of the Block 41 boundary, as well as to property owners within Block 41, and to all Registered Ratepayer Organizations west of Highway 400. The notification provided details respecting the First Public Open House – Visioning Summit, which was hosted by the City and scheduled for April 22, 2015. Approximately 65 people were in attendance for the presentation and workshop. The City’s consultant provided an overview of the existing conditions and policy context, a review of issues and best practices in community design as they relate to the development of healthy and sustainable communities. The City’s consultant also provided examples of livable urban design, particularly in terms of walkability and the integration of public spaces and amenities.

During the second half of the meeting the community was engaged in a small group planning exercise where their opinions respecting the preferred planning principles, such as the proposed densities and housing mix, were requested in writing and then collected for review.

The participants identified the following principles for consideration in the development of the vision for the new community:

- The natural environment should be used as a key element which should be integrated into the vision of the new community;
- An emphasis should be placed on the importance of access to existing and future green spaces/parks within the community;
- The importance of connectivity and ease of transportation by a range of modes; and,
- That appropriate transitions be provided between the existing estate residential community and future development.

The results of the Visioning Summit have been instrumental in developing the “visioning statement” and “guiding principles for the new community.”

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- ii. Second Public Open House – Review of the draft Emerging Land Use Concept dated August 20, 2015:

The notice for the Second Public Open House was mailed out to all Block 41 land owners, to property owners within 200 m of the boundary of the subject lands, and to all Registered Ratepayers organizations on the west side of Highway 400. In addition, community members who had requested notification as a result of the polling conducted for the first public consultation meeting were also sent notice.

The Second Public Open House meeting, which was held on September 21, 2015, was attended by approximately 40 people. The meeting began with a presentation of the draft Emerging Land Use Concept (dated August 20, 2015), including details on how the plan had evolved and an explanation of certain elements of the plan. Following the presentation there was a question and answer session, followed by small group discussions. Each group was again asked to write down their thoughts on the draft Emerging Land Use Concept, for collection and compilation.

Recurring themes that were discussed throughout the course of the Public Open House included traffic and transportation impacts, servicing and connectivity.

- f. Bus Tour

On Friday September 25, 2015, Policy Planning staff led a bus tour of two new communities in the GTA, the Mount Pleasant Village and mobility hub in Brampton, and the Bayview Wellington Centre in Aurora. The tour was organized to present members of the Landowners Groups for Blocks 27 and 41, the City's New Communities' project team, and Council members with "on the ground" examples of communities that have been developed in accordance with the objectives and principles of "New Community Areas". Brampton's Mount Pleasant Village and mobility hub was chosen as it is a good example of a new community built around a refurbished GO Station which has particular relevance for Block 27; and Aurora's Bayview Wellington Centre was selected because it reflects the densities, housing mix, land uses and design principles that will be expected in the Blocks 27 and 41 New Community Areas. At each of the sites, the tour group was greeted by municipal officials and staff, and provided with a presentation on their new community areas, followed by a guided walking tour. The excursion proved to be extremely informative, as was expressed to staff from all those participating in the event. Staff are available to brief any member(s) of Council that were unable to attend the tour.

(4) Study Progress and Work Completed to Date

The work program for the Block 41 Secondary Plan Study is divided into 6 phases. Each phase involves stakeholder engagement and the provision of specific deliverables. The study process has now progressed to "Phase 5 – Draft Secondary Plan" (see Attachment 3).

- a. Throughout phases 1 to 4 a significant amount of work has been completed including:
- i. Finalization of the detailed Work Plan and Consultation Strategy
 - ii. Background review of existing conditions
 - iii. An assessment of the various opportunities and constraints
 - iv. A review of the environmental and archaeological conditions
 - v. Development of the draft land use concept and urban design strategy
 - vi. Preparation of supporting studies

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- b. Also addressed through the detailed workplan are the various deliverables required throughout the study process. To-date the following reports have been finalized:
 - i. Cultural Heritage Resource Assessment New Community Area – Block 41, prepared by ASI, dated April 2015 (Finalized July 2015)
 - ii. Stage 1 Archaeological Resource Assessment of the New Community Area – Block 41, prepared by ASI, dated April 30, 2015 (Finalized July 2015)
 - iii. Vaughan Block Forty-One Secondary Plan Preliminary Background Report, prepared by The Planning Partnership et al., dated July 16, 2015
 - iv. Commercial Needs Assessment Block 41 Secondary Plan – City of Vaughan, prepared by TATE Economic Research Inc., dated October 2015

- c. At the time of preparation of this report, the following supporting studies/deliverables had been received in draft and are currently under review by Policy Planning and members of the TAC team.
 - i. Background Environmental Data, Analysis, and Proposed Natural Heritage Network, Block 41 City of Vaughan, prepared by Savanta Inc., Stonybrook Consulting Inc., GEO Morphix Limited, (Consultants for the Landowners' Group), dated June 30, 2015
 - ii. Vaughan Block 41 Community Energy Plan, prepared by WSP Canada Inc., draft dated October 9, 2015
 - iii. Memorandum Block 41 Peer Review, prepared by Plan B Natural Heritage, dated September 11, 2015

(5) The Emerging Land Use Concept

With the knowledge provided by the background studies and the information gathered at the public consultation, TAC, and LOG meetings, the Consulting team and City staff participated in a half day workshop on June 6, 2015, to initiate the development of a land use concept. The workshop resulted in the August 20, 2015 draft Emerging Land Use Concept Plan. This original draft concept plan has been revised to reflect a number of the comments received from the TAC, LOG, and the public. It is based on a population of 11,837 people, and identifies a potential housing mix and approximate commercial area of 22,480m² to 27,500m² (see Attachment 4 - Draft Land Use Concept, and Attachment 6 - Block 41 Gross Density Calculation). This plan is dated October 9, 2015.

- a. The following revisions are reflected in the October 9, 2015 draft concept plan (see Attachment 4):
 - i. The "Mid-Rise Residential" designation has been extended north on the west side of Weston Road to accommodate a possible seniors' building as requested by the landowners' Group (LOG).
 - ii. A joint community centre/library facility located adjacent to a new district park, has been sited immediately south of the Community Core, on the west side of Weston Road as requested by City staff. Consideration will be given to integrating one or both of the school sites currently located in the Community Core, within the community centre facility to create a community hub. Policy Planning staff have held initial meetings with the Recreation and Parks Development Departments, Vaughan Libraries, and the School Boards on the subject of joint City and school facilities within the New Community Areas. Further discussions will be held with these groups to further explore the opportunities for community hubs and to discuss the details of such joint use developments. Further discussions on the location of the proposed secondary school with respect to YRT route planning will also occur.

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- iii. An additional neighbourhood park has been sited at the northeast corner of Pine Valley Drive and Teston Road, and an additional public square has been located on the north side of Teston Road and west of Weston Road, as requested by City staff.
 - iv. The trails network has been updated to address comments from City staff, TransCanada Pipeline and residents in the Stephanie Boulevard subdivision.
 - v. The low-rise residential and mid-rise residential land use designations, and corresponding housing mix, have been revised to reflect an increase in the percentage of single detached dwelling units from 22% to 25%, and decrease in the percentage of multi-unit dwellings from 46% to 43%. This revision was made in response to comments from City staff and the LOG.
 - vi. Potential transit routes and catchment areas have been updated as per comments received from YRT.
 - vii. A road connection to Pine Valley Drive has been shown to reflect an interest in protecting for such an alignment pending the outcome of the Environmental Assessment (EA) for the GTA West Corridor and NVNCTMP studies, both of which are underway.
- b. The October 9, 2015 revised draft concept plan is described below.
- i. Community Structure

The community is structured around the following elements:

- Five distinct neighbourhoods (see Attachment 5), served by community facilities and commercial/mixed use nodes, including a Community Core;
- An integrated street network connecting homes, schools, shops, transit routes, and adjacent communities;
- A connected parks and trails network that supports active and healthy living;
- Natural areas that define neighbourhood boundaries while providing opportunities for placemaking, conservation and nature appreciation; and,
- Infrastructure and utilities, including the TransCanada Maple Compressor Station and pipeline, a telecommunications tower, and seven stormwater management ponds.

- ii. Population and Employment Density for Block 41

The proposed population and employment density per hectare for Block 41 is in keeping with York Region's minimum requirement of 70 people and jobs per hectare.

| | |
|------------------------------------|-----------|
| Developable Land Area | 183 ha |
| Total units | 4,823 |
| People | 11,837 |
| Jobs | 953 |
| People + Jobs | 12,790 |
| People + Jobs per hectare | 70 |
| Number of units per hectare | 26 |

The Landowners' Group has raised concerns regarding the required density for the block in light of the existing development constraints, including the TransCanada Pipeline and transformer station, the restricted developable area within the block due to the extent of the Greenbelt, and the proposed community services. In an effort to better understand the impacts of these concerns the City and TPP will provide the LOG with the numerical assumptions related to density and developable area. Planning staff will schedule a follow-up meeting with the LOG, on this matter.

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- c. Issues to be addressed in further refining the Block 41 Land Use Concept Plan moving toward development of the draft Secondary Plan. The following matters will be evaluated:
 - i. The impact of the TransCanada Maple Compressor Station on the developable area within the Block, the road patterns, and any special policy considerations.
 - ii. The proposed co-location of the community centre/library uses with other public facilities, e.g. schools as a potential “community hub”.
 - iii. The outcome of the Teston Road Environmental Assessment respecting the realignment of the Teston Road jog at Pine Valley Drive.
 - iv. The outcome of the GTA West Corridor Environment Assessment preferred alignment option.
 - v. The proposed crossings of environmentally sensitive areas.
 - vi. The impacts of three environmental areas on the draft concept and any adjustments to the plan required to address the final natural heritage network including:
 - An eastern feature that traverses the Community Core area and collector roads;
 - The central feature that traverses the low-rise residential designation and east/west collector road situated east of the Greenbelt limits is currently shown as a watercourse. However, the TRCA has commented that this feature should be shown as a Natural Area subject to further discussions and review; and,
 - Several isolated wetlands in the eastern portion of the block not shown on the concept plan.
 - vii. The potential connections and intersections between Block 41, and Block 34 West and Block 40.
 - viii. The location and configuration of parks and trails, and crossings of the Natural Heritage Network.
 - ix. Any other issues which may arise at this Committee of the Whole (Working Session) or from further consultation with the stakeholder groups and surrounding community.
 - x. How transit routes can best be planned to service community facilities and population in Blocks 40, 41, and future of Block 42.

At the time this report was prepared, both the Block 41 Technical Advisory Committee and the Landowners’ Group were reviewing the October 9, 2015 version of the Emerging Land use Concept Plan and the “Block Forty-One Secondary Plan Emerging Land Use Concept Report”, dated October 9, 2015. Any comments provided through the review of both the plan and accompanying report will be taken into consideration in developing the draft Secondary Plan.

(6) Status of Related Studies

- a. The North Vaughan and New Communities Transportation Master Plan (NVNCTMP)
 - i. Introduction

Since the release of the Notice of Commencement in July 2015, the project team for the North Vaughan and New Communities Transportation Master Plan (NVNCTMP) Study has been working closely with the project teams for the Blocks 27 and 41 Secondary Plans in developing the internal transportation networks in these Blocks. In addition, the NVNCTMP study team are considering the integration of the Block’s internal transportation networks with the existing and planned networks in the greater north Vaughan area. Draft conceptual plans were reviewed by the study team and comments and suggestions were provided.

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The NVNCTMP Study is being carried out in two Phases:

- Phase 1 will assess existing conditions, context and challenges; and
- Phase 2 will develop network plans and identify triggers for different infrastructure needs, phasing of projects and an action plan.

The project team is proceeding to Phase 2 of the study and is beginning to identify the different transportation alternatives. During Phase 1 of this study, the Region and agencies were consulted through the Technical Advisory Committee Meeting held on August 6, 2015. Other key stakeholders such as landowners, ratepayers' groups, First Nation and Metis Communities, and the Vaughan Bicycle Users group, were consulted through the Stakeholder workshop held on August 19, 2015. In addition, the project team is working closely with key stakeholders such as the Region, MTO and Metrolinx to ensure integrated planning and coordination on Provincial and Regional infrastructure improvements.

ii. Communication and Consultation - Notice of Public Information Centre1

A key component of the Study is consultation with stakeholders, regulatory agencies and the general public. Key stakeholders and agencies are consulted through Stakeholder Workshops and the Technical Advisory Committee. Anyone from the public with an interest in this Study has the opportunity to get involved and provide input through Community Outreach Events, Community Workshops and Public Information Centres (PIC). Two PICs will be held during the Study to inform the process, present findings and receive public input.

- PIC 1 took place on Tuesday, October 13th from 6:00 pm to 9:00 pm at Vaughan City Hall. A notice providing the time and location of this PIC was published in local newspapers and posted on the project website. The PIC 1 introduced the study, provided information on the existing conditions and sought input on identifying opportunities, challenges and ideas for the future vision of transportation in the study area.
- The Project Team also reached out to the public by hosting a booth at the Binder Twine Festival and received good feedback on the vision/ concerns respecting the NVNCTMP study area. The team hosted another booth at the Woodbridge Fair from October 10 to October 12, 2015 to obtain broader input from the general public.
- A Community workshop will be held at City Hall in Winter 2015/2016 to provide the general public with an interactive opportunity to give feedback on the key issues and ideas and to address issues such as potential transportation improvements for the NVNCTMP study area.

The City's on-going North Vaughan and New Communities Transportation Master Plan (TMP) Study is expected to be completed by the fourth quarter of 2016. The conclusions and recommendations of this study must also be considered to determine an appropriate Phase 1 development area for Blocks 27 and 41.

iii. Next Steps

- The Project team will continue into Phase 2 of the study, which includes developing network plans and identifying alternative solutions, triggers for different infrastructure needs, phasing of projects and an action plan.
- The second Public Information Centre is planned for the Spring of 2016. A summary of the public discussion will be included in a feedback report, which will be posted on the project web site.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

Item 3, CW(WS) Report No. 4 – Page 13

b. Teston Road Environmental Assessment (EA)

The Region of York is conducting an EA to address the jog elimination at Pine Valley Drive and Teston Road as well as the associated upgrades of Teston Road between Pine Valley Drive and Weston Road. The findings of the Region's EA process will be incorporated into the plan for Block 41 as they become available.

c. The Block 41 Sub-Watershed Study

A substantial amount of work has been completed to-date on the East Purpleville Creek Sub-watershed Study (SWS). All required data inventories were completed through 2014 and 2015 to characterize existing conditions in the Study Area including:

- Ecological - breeding birds, vegetation, botanical surveys, amphibians, benthics, headwater drainage features, winter wildlife, Species at Risk surveys, raptors, reptiles, water temperature, wetlands/woodlands;
- Fluvial geomorphology – stream characterization through Block 41 and adjacent areas;
- Surface water – flow monitoring at four locations throughout the SWS; culvert inventories and visual confirmation of drainage patterns; and,
- Groundwater – installation of boreholes, piezometers and staff gauges with monitoring instrumentation across Block 41; a review of broader geological conditions across the SWS Study Area based on existing available data.

Based on this fieldwork and the review of background studies/mapping, analyses have been completed to provide the following:

- Hydrology and hydraulics models have been prepared to simulate peak flows at key nodes throughout the study area and generate preliminary floodlines in Block 41;
- Analyses of ecological features and functions to aid in the formulation of a preliminary Natural Heritage Network for the Block 41 lands;
- Fluvial geomorphological characterization of stream reaches including rapid geomorphic assessment, meander belt determination, detailed geomorphological surveys, and calculation of preliminary erosion thresholds; and,
- Characterization of existing geology, groundwater flows patterns and groundwater quality.

Next steps include the preparation of the Existing Conditions Characterization Report, the evaluation of the proposed Land Use Concept, and resulting recommendations for the Block 41 Natural Heritage Network, Stormwater Management and other implementation/management strategies. This work will continue into 2016 with a set of preliminary recommendations expected in the Spring/Summer of 2016. Any recommendations resulting from the SWS may form the basis for the inclusion of specific environmental policies in the Block 41 Secondary Plan to address any identified issues.

d. Servicing Requirements and Timing of Regional Infrastructure Improvements

The full build-out of the New Community Areas will be dependent upon the construction of York Region's Northeast Vaughan water and wastewater servicing solution. The first phase of the Environmental Assessment (EA) Study for these infrastructure improvements is currently underway as part of the Regions Servicing Master Plan Upgrade. City staff is working closely with the Region to ensure the City's Water/Wastewater Master Plan requirements are fulfilled through completion of this Regional EA Study. It is anticipated that the conclusions of York Region's EA will require the construction of a large Regional Sanitary Trunk Sewer along

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

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Jane Street and water supply system improvements, in order to service the full build-out of Blocks 27 and 41 and the 400 North Employment Lands. York Region's current Capital Construction Program identifies the construction of the required infrastructure improvements by 2028.

In advance of the anticipated Regional infrastructure delivery date of 2028, York Region has advised that interim servicing capacity is available within the existing Regional network for approximately 10,000 people (3,000 residential units). Although this Regional system capacity will not fulfill the ultimate water and wastewater servicing needs of Blocks 27 and 41, initial phases of development within these areas may proceed based on available residual capacity within the City's network. However, residual local system capacity would need to be confirmed in conjunction with Block Plan/MESP approval.

As in the past, Landowners may approach York Region to explore alternate funding arrangements and/or contributions in order to advance the anticipated in-service date for the necessary Regional system improvements.

(7) Next Steps in the New Community Area Block 41 Secondary Plan Study

The Block 41 workplan identifies the next steps in the Secondary Plan Process:

- Updated Draft Secondary Plan prepared based on feedback received – January/February 2016
- Third Public Open House to present the draft Secondary Plan – April 2016
- Fourth Open House – June 2016
- Committee of the Whole Public Hearing (Statutory Meeting) – September 2016
- Committee of the Whole recommendation report to present the final draft of Secondary Plan – late Fall 2016

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report is consistent with the Term of Council Service Excellence Strategy objectives to:

- Develop transit, cycling and pedestrian options to get around the City;
- Create and manage affordable housing options; and,
- Continue to cultivate an environmentally sustainable City.

Regional Implications

Regional staff are members of the Block 41 Technical Advisory Committee and are actively participating in the Secondary Plan process. The draft Emerging Land Use Concept respects the relevant policies of the YROP, including the requirements for a minimum density of 70 people and jobs per hectare and a mix of land uses which promotes complete communities. The Region of York is the approval authority for the Block 41 Secondary Plan.

Currently, the Region of York is undertaking a Municipal Comprehensive Review (MCR) and Servicing Master Plan updates which will be reported on in the second quarter of 2016. The New Communities Secondary Plans may need to be updated based on these reports. In addition, the preliminary findings of the MCR will need to be considered in the provision of community services in Block 41 depending on whether Block 42 is included as a future settlement area.

Conclusions

The New Community Area Block 41 Secondary Plan Study is proceeding according to the schedule set out in the approved workplan. As required in Phase 4 of the work program, the draft

CITY OF VAUGHAN

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Emerging Land Use Concept was developed and is currently under review. The Plan meets the policy requirements of the PPS 2014, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the York Regional Official Plan 2010, and the VOP 2010. The preliminary concept plan respects the development boundaries defined by the Greenbelt Plan and achieves the minimum 70 people and jobs per hectare requirement established by the Region of York. The Plan also achieves a mix of land use envisioned by both the YROP and the VOP 2010, in order to promote complete communities. Moving forward, City staff will be working closely with stakeholders and the consulting team to address outstanding issues. Subsequently, the concept plan will be refined and reflected in a draft Secondary Plan, including the supporting land use policies, for presentation at a public consultation meeting in the second quarter of 2016.

Attachments

1. Context Location Map
2. Block 41 Location Map
3. New Community Area Block 41 Secondary Plan Study Work Program
4. Draft Land Use Concept Plan for Block 41
5. Draft Concept Plan –Neighbourhood Structure, Block 41
6. Block 41 Gross Density Calculation

Report prepared by:

Farhad Jalili, Planner, ext. 8237
Arminé Hassakourians, Senior Planner, ext.8368
Anna Sicilia, Project Manager New Community Areas, ext.8063

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Regional Councillor Di Biase declared an interest with respect to this matter as he is a named defendant in a lawsuit by Di Poce Management who own lands in Block 41 and did not take part in the discussion or vote on the matter.

Regional Councillor Rosati declared an interest with respect to this matter as he is a named defendant in a lawsuit by Di Poce Management who own lands in Block 41 and did not take part in the discussion or vote on the matter.

| |
|---------------------------------------|
| C 1 COMMUNICATION |
| CW (WORKING SESSION) January 18/16 |
| ITEM - 3 |



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Fax: 905-513-0177
www.mgp.ca

Anna Sicilia, MCIP, RPP
Project Manager, New Community Areas
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan ON L6A 1T1

MGP File: 11-2003

Dear Ms. Sicilia:

**Re: Committee of the Whole (Working Session) – January 18, 2016
New Community Area Block 41 Secondary Plan Study – File: 26.4.2 Status Update
Report Ward 1, Vicinity of Pinevalley Drive, Weston Road, Teston Road and Kirby
Road
Block 41 Landowner’s Group Concerns**

The Block 41 Landowners Group and its representatives look forward to attending the Committee of the Whole Working Session scheduled for January 18, 2016. I will be speaking on behalf of the Block 41 Landowner’s Group. I also request that this letter be circulated to Committee.

Concerns with Density Expectations

It is our opinion that the Regional target of 70 people and jobs per hectare for the New Community Areas, of which Block 41 is a part, was implemented without a thorough understanding of the implications and the types of communities that would result, and therefore needs to be revisited. The New Community Areas are being held to much higher standards for Stormwater Management Ponds than recent communities built in the City of Vaughan. Block 41 is being asked to consider Regional Storm flows, which can require Stormwater Management ponds of over 11% of the drainage area, compared to 5 to 6% which was the norm when the TRCA criteria was the 100 year storm. SWM ponds are also no longer permitted within the valley lands. As a result, the amount of developable area is reduced, but the minimum density target continues to apply on the entire block, and the density must be made up in the form of high density apartment units. It is evident that the Emerging Land Use Concept will produce a community that will be vastly different from what was envisioned.

This understanding of the implications of 70 people and jobs per hectare on the type of communities being proposed is now being reviewed at the Region. At the November 19, 2015 council meeting, Regional Council adopted the motion “*That development in new communities should be consistent with the provincially mandated standard of 50 persons and jobs per hectare*” as part of the York Region 2041 Preferred Growth Scenario. The full text of the resolution is included in Attachment 1.

Regional expectations for Unit Mix for the New Community Areas

The City’s work on the Emerging Land Use Concept clearly illustrates the type of community that is required to meet target of 70 people and jobs per hectare. 52% of all units built within Block 41 would be required to be higher density Stacked Townhouses and Apartments. This is an extremely high proportion of higher-density units that would be better suited for urban areas with greater access to dedicated higher order transit, and to community and social facilities. Block 41 is on the periphery of the urban area, does not have higher order transit service, and is adjacent to existing low-density housing.

It is also clear that this unit mix proposed in the City’s Emerging Land Use Concept Plan was never anticipated by the Region when they mandated 70 people and jobs per hectare. In fact, the unit mix proposed by the Region differs significantly from what emerges from the land use concept, as illustrated in the following table:

Unit Mix Comparison – Regional Expectations vs City’s Emerging Land Use Concept

| Unit Mix | Singles | Semis | Rows | Stacked Townhouse | Apartment |
|---|----------------|--------------|-------------|------------------------------|------------------|
| York Region 2031 Land Budget | 50% | 10% | 30% | | 10% |
| City’s Emerging Land Use Concept | 25% | 5% | 17% | 9% | 43% |

Source:

York Region numbers are from Table 5 of the York Region 2031 Land Budget (March 2010)

City’s Emerging numbers are from the Block 41 Secondary Plan Emerging Land Use Concept Report (October 9, 2015)

Our Request

We respectfully request that Committee direct staff to report back on the form of the community that would result from 50 peoples and jobs per hectare, consistent with the direction that has been provided to Regional staff by Regional Council.

TO: Anna Sicilia, Project Manager
RE: Committee of the Whole (Working Session) – January 18, 2016

January 15, 2016

Yours truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP
President

cc John Mackenzie, MCIP, RPP, Commissioner of Planning, City of Vaughan
 Roy McQuillin, Director of Policy Planning, City of Vaughan
 Arminé Hassakourians, MCIP, RPP Senior Planner, City of Vaughan
 Block 41 Landowners Group Inc.
 Block 27 Landowners Group

ATTACHMENT 1

On November 19, 2015 York Region Council adopted the following recommendations:

1. Receipt of the report dated November 5, 2015 from the Commissioner of Corporate Services and the Chief Planner.

2. That Regional staff be instructed to analyse the provincially mandated 40% growth intensification target (as per the Growth Plan) compared to the staff recommended 45% growth intensification scenario, to provide a detailed analysis of the impacts and risks of both scenarios and also demonstrate where growth can be accommodated.

3. That Regional staff complete a comparative analysis of the provincially mandated 40% intensification target relative to the 45% intensification target for the four local municipalities undergoing urban expansions (Town of East Gwillimbury, Township of King, City of Markham and City of Vaughan) and this analysis shall also compare the provincially mandated 50 persons and jobs per hectare and the Region's 70 persons and jobs per hectare for the Whitebelt area.

4. That development in new communities should be consistent with the provincially mandated standard of 50 persons and jobs per hectare.

5. That opportunities for intensification be concentrated along Regional transit corridors and nodes (Bus Rapid Transit and subways, etc.).

6. Whereas the selection of a 2041 preferred growth scenario as part of York Region's Municipal Comprehensive Review, based on a 45% intensification target and a projected population of 497,000 and 321,000 jobs for the City of Vaughan will result in the need for an expansion of the City's 2031 urban boundary;

Whereas the City of Vaughan is working with landowners to advance the New Community Secondary Plans in Blocks 27 and 41 and in the review of block plans for the 400 North Employment lands;

Whereas the Region has indicated that servicing for north Vaughan for the New Community Secondary Plans, the 400 Employment Areas, and potential lands that could be added as a result of the Region's Municipal Comprehensive Review is not scheduled to be completed until 2028;

Whereas the Region is targeting Q2 2016 for a report back on the Infrastructure Master Plan updates; Therefore be it resolved that Regional staff continue to meet with landowners within the New Communities Areas, the Highway 400 Employment Areas, and on lands identified by the Region and City of Vaughan for potential expansion of the settlement areas (Blocks 28, 42, 66) to determine options for accelerating the delivery of services for north Vaughan including partnership approaches and interim servicing arrangements, and report back on options and a preferred strategy so that this can be considered concurrently with amendments to the York Region Official Plan resulting from the Regional Comprehensive Review and reporting on the updates to the Infrastructure Master Plans.

7. Whereas the City of Vaughan Economic Development Department continues to receive strong market interest in the acquisition of large available lots in the West Vaughan Employment Area;


Whereas significant growth is underway in West Vaughan due to various factors including planned construction of Highway 427, the existing CP Intermodal Yard and other locational factors;

Whereas the Region's Municipal Comprehensive Review is contemplating a modest proposed expansion of the settlement area in West Vaughan for employment uses in Block 66;

Whereas the inclusion of additional land into the settlement area in West Vaughan for employment purposes may help create conditions for cost sharing and earlier delivery of infrastructure that will in turn support additional investment;

Therefore be it resolved that staff be directed to study and report back on the merits of including remaining vacant lands in Northwest Vaughan outside of the Greenbelt, the proposed Natural Heritage Network, and lands required for infrastructure for employment purposes including Blocks 66 and 67 as part of the Municipal Comprehensive Review.

8. The Regional Clerk circulate this report to the local municipalities, the Building Industry and Land Development Association and the Ministry of Municipal Affairs and Housing.



Block 41 Secondary Plan / Committee of the Whole Working Session

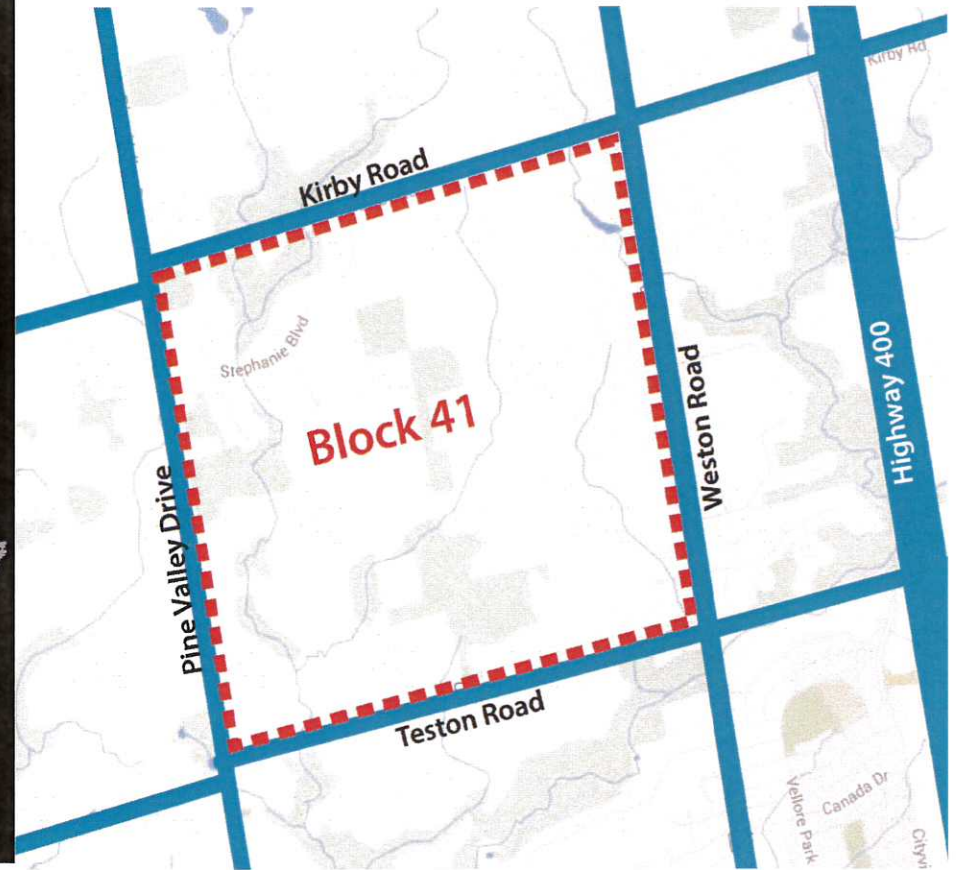
January 18, 2016

1. LOCATION & CONTEXT

LOCATION

41

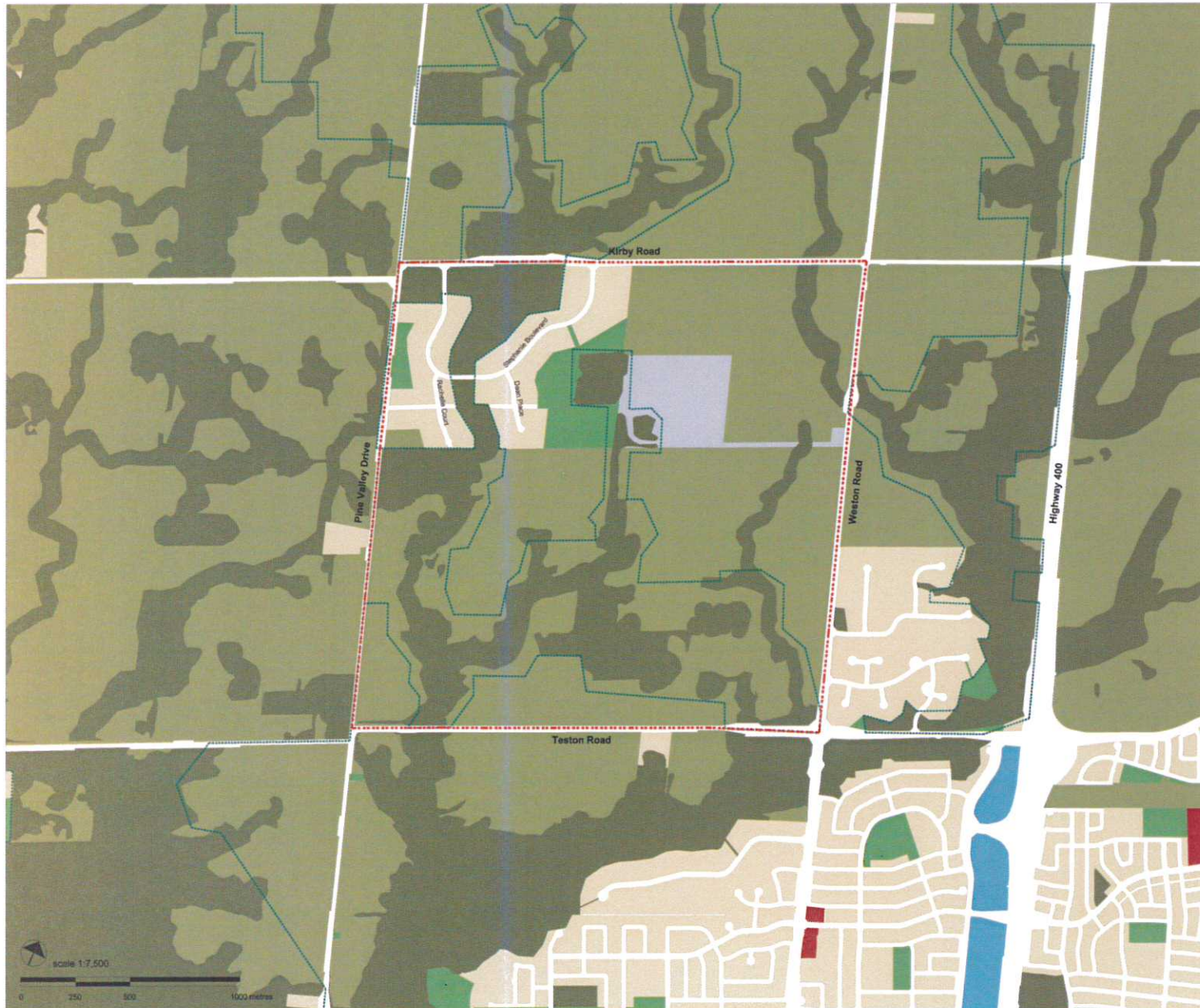
Block 41



LAND USE CONTEXT

41

Existing Conditions



- Greenbelt Boundary
- Natural Areas
- Parks & Open Space
- Agricultural
- Residential
- Commercial
- Employment
- Restricted Industrial
- Study Area

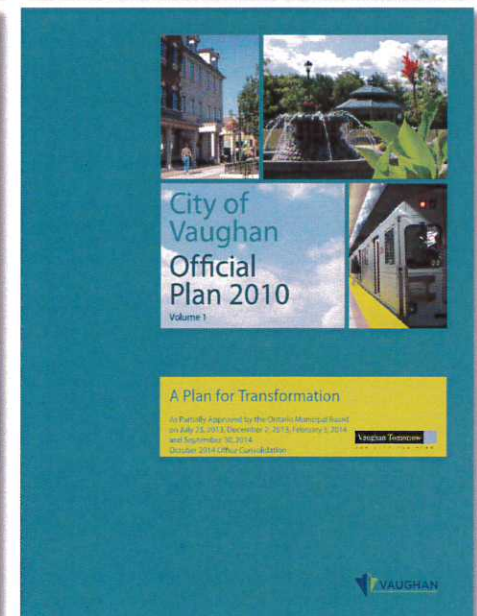
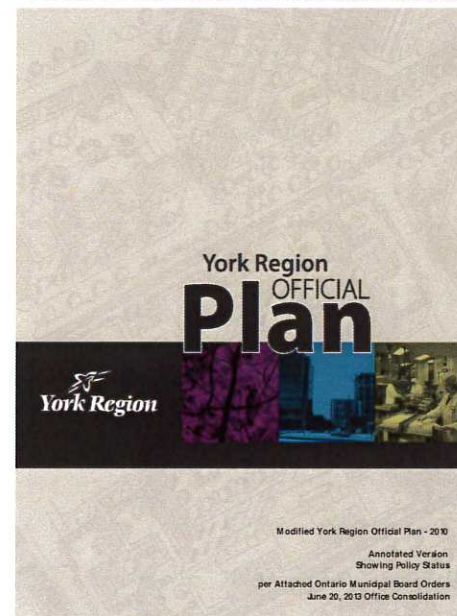
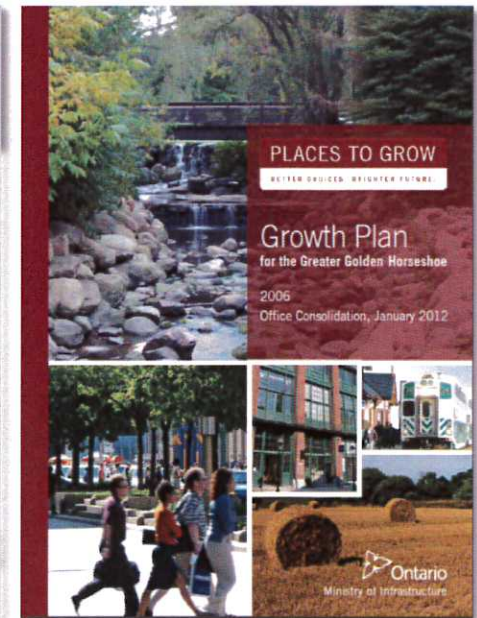
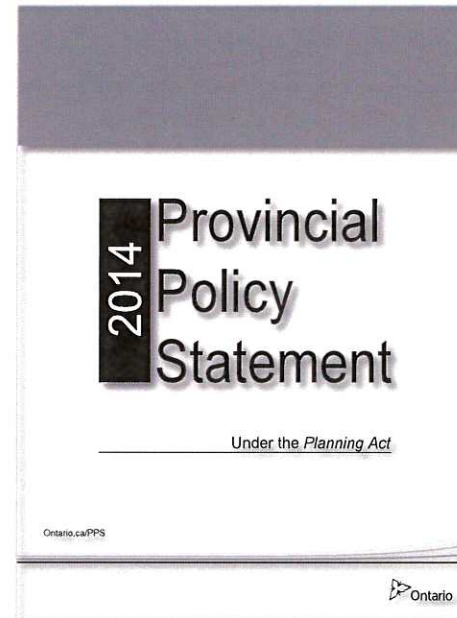
2. POLICY CONTEXT

PLANNING POLICY FRAMEWORK

41

An Integrated Framework

- The Province, Region and City have adopted an **integrated policy framework** for managing growth and development.
- This policy framework requires **responsible growth management**, with a focus on creating complete communities that are socially, fiscally, economically and environmentally stable over the long-term.

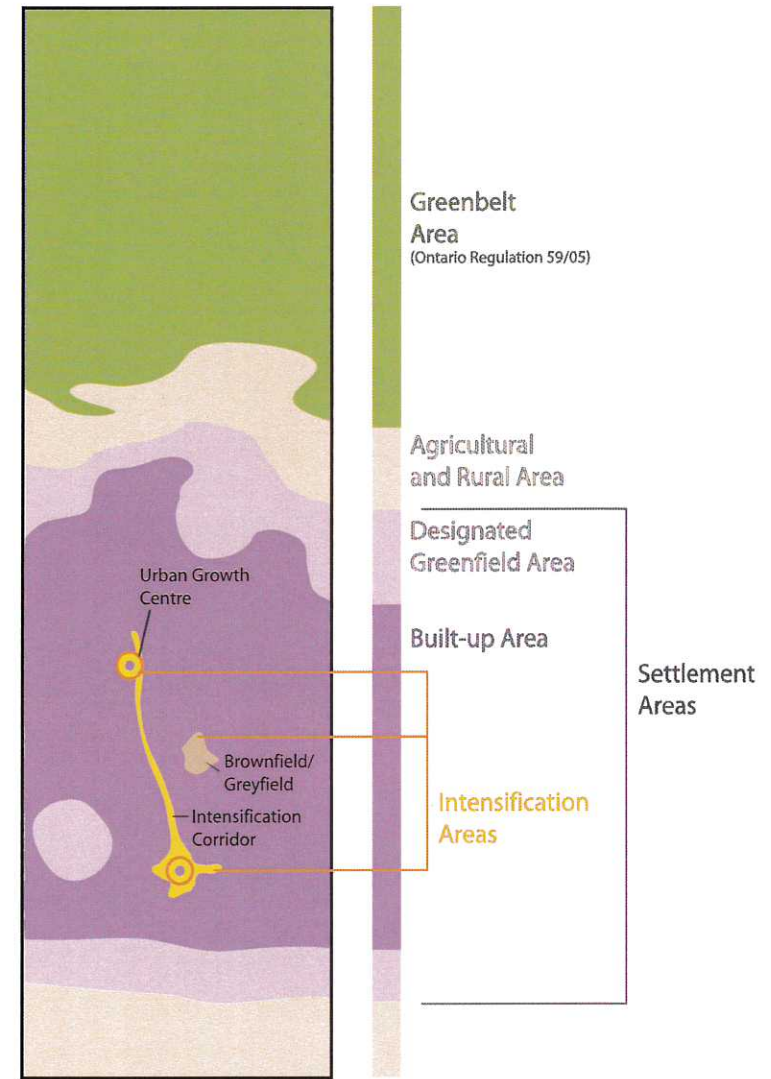


PLANNING POLICY FRAMEWORK

41

Provincial Land Use Designations for Block 41

- Under Places to Grow, Block 41 is a **Designated Greenfield Area**.
 - Greenfields include primarily undeveloped land within the settlement boundary, where future growth is planned.
 - New communities are intended to be well-designed, mixed use, and offer transportation choices.
- Block 41 also includes lands within the **Greenbelt Area** where most types of development are prohibited.
- These designations are recognized in the York Region Official Plan (YROP) and the Vaughan Official Plan 2010 (VOP 2010).



Places to Grow, Appendix 2: Illustration
Diagram: Growth Plan Land-Use Terminology



PLANNING POLICY FRAMEWORK

41

Regional & Local Planning Requirements

- Block 41 is recognized as a **New Community** under the York Region Official Plan (YROP).
- Secondary Plans for New Communities are expected to support the achievement of **sustainable**, well-designed, pedestrian friendly and transit supportive places for people to interact, learn, work, play and reside.
- Under the YROP, Block 41 is required to achieve a minimum density of **70 residents and jobs per hectare**.
- The York Region New Community Guidelines (YRNCG) provide further direction for achieving YROP policies in areas like Block 41.
- The policies for New Community Areas under Section 9.2.2.14 of the Vaughan Official Plan 2010 (VOP 2010) are consistent with the Provincial and Regional planning framework, and outline requirements for the Secondary Plan study.

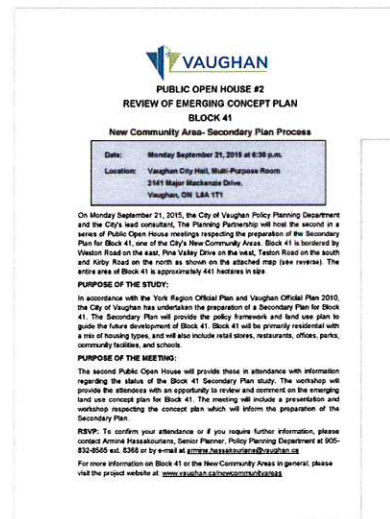
3. COMMUNITY ENGAGEMENT TO-DATE

COMMUNITY ENGAGEMENT TO-DATE

41

Communication Methods

- Traditional and web-based methods are being used to advertise project-related events and milestones.
- Social Media
 - Vaughan Online
 - Twitter
 - Facebook
 - New Community Areas Web Page
- Print Campaign
 - Mail distribution
 - Advertisements in local newspapers



COMMUNITY ENGAGEMENT TO-DATE

41

Public & Stakeholder Events & Notices

City Council

- Memoranda in February & July, 2015
- Current Working Session

Local residents and other landowners

- Visioning Summit in April 2015
- Emerging Land Use Concept Open House in September 2015

New Communities Bus Tour

- September 2015 with City Staff, LOG and Council members

Technical Advisory Committee (TAC)

- 4 of 8 TAC meetings completed in April, May, September & November 2015

Landowners' Group (LOG)

- 5 of 9 LOG meetings completed in January, April, June, September & November 2015

First Nations & Metis

- Introductory letter to 13 communities
- Ongoing distribution of study documents to 5 interested communities
- Meeting with Mississaugas of the New Credit in October 2015

4. WORK COMPLETED TO-DATE

WORK COMPLETED TO-DATE

41

Work Program

| | | |
|---------|--|-------------------|
| PHASE 1 | Project Initiation | Jan-Feb 2015 |
| PHASE 2 | Background Analysis and Visioning | Jan-Jun 2015 |
| PHASE 3 | Foundation Studies | Apr-Sept 2015 |
| PHASE 4 | Emerging Land Use Concept Report and Supporting Analysis | July-Nov 2015 |
| PHASE 5 | Draft Secondary Plan | Dec 2015-Nov 2016 |

← We are here

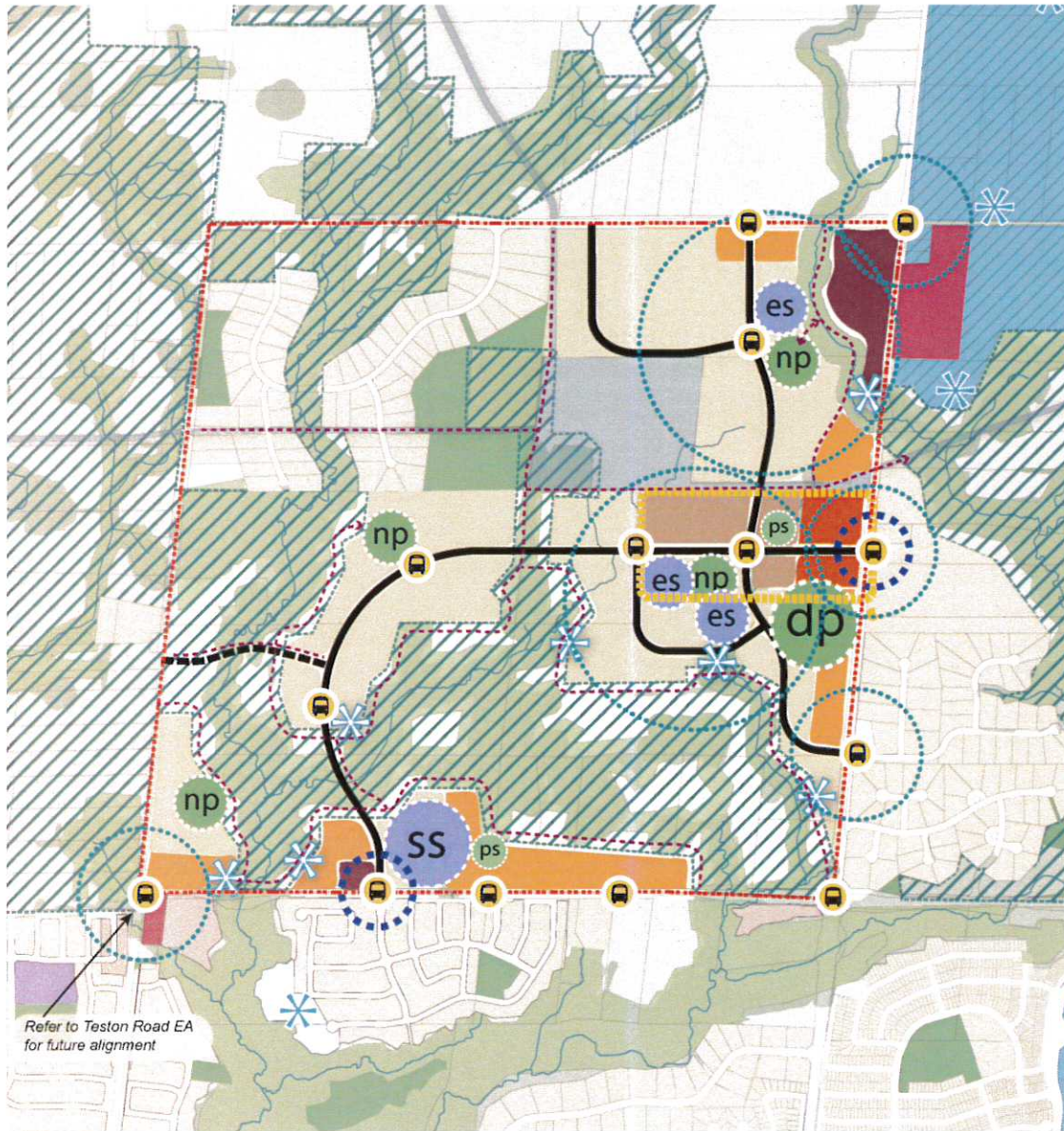
Completed Deliverables

- Work Plan
- Consultation Strategy
- Preliminary Background Report, including review of existing conditions, policy framework, opportunities and constraints
- Cultural Heritage Resource Assessment
- Stage 1 Archaeological Resource Assessment
- Commercial Needs Assessment
- Peer Review of Draft Proposed Natural Heritage Network (*under review*)
- Community Energy Plan (*under review*)
- Emerging Land Use Concept Report, including land use and urban design strategy, and servicing and stormwater management strategy

5. EMERGING LAND USE CONCEPT

CONCEPT PLAN

41



Legend

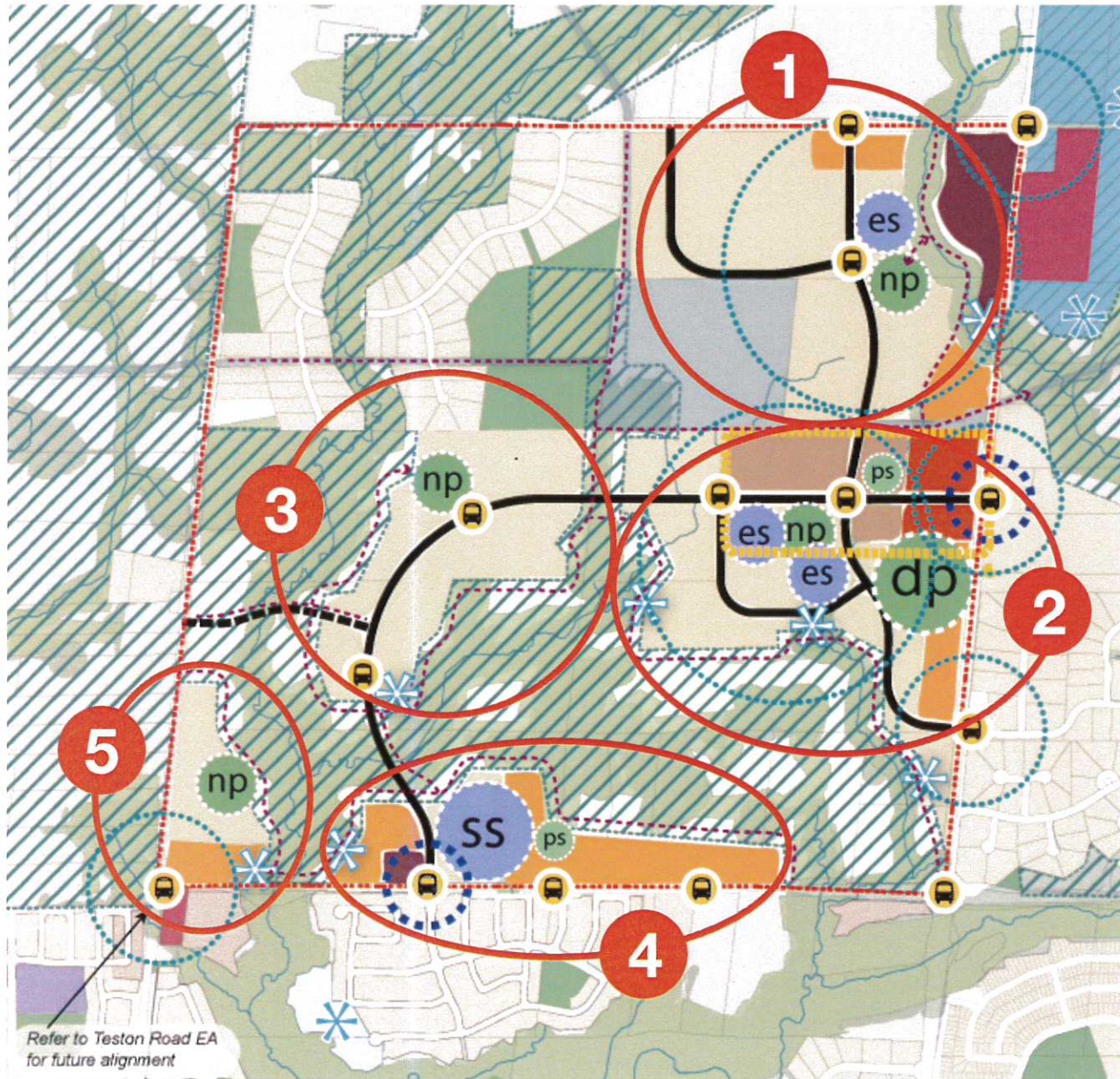
- Study Area
- Greenbelt Boundary
- Natural Areas
(Vaughan OP, Schedule 2, Currently Under Review)
- Natural Areas
(North-South Natural Heritage Network, proposed amendment yet to be approved)
- Community Commercial Mixed Use
- Mid-Rise Mixed Use
- Mid-Rise Residential
- Low-Rise Mixed Use
- Low-Rise Residential
- Infrastructure and Utilities
- Stormwater Management Facility
- Existing Parks
- District Park
(To include major community centre and library)
- Neighbourhood Park
- Public Square
- School (Elementary / Secondary)
- Proposed Collector Road
- Potential Collector Road
(Subject to Further Review)
- Trails and Connections
- Potential Transit Stop
- 400m (5min.) and 200 (2.5min.) Walking Radii
- Gateway
- Community Core

Refer to Teston Road EA for future alignment

COMMUNITY STRUCTURE

41

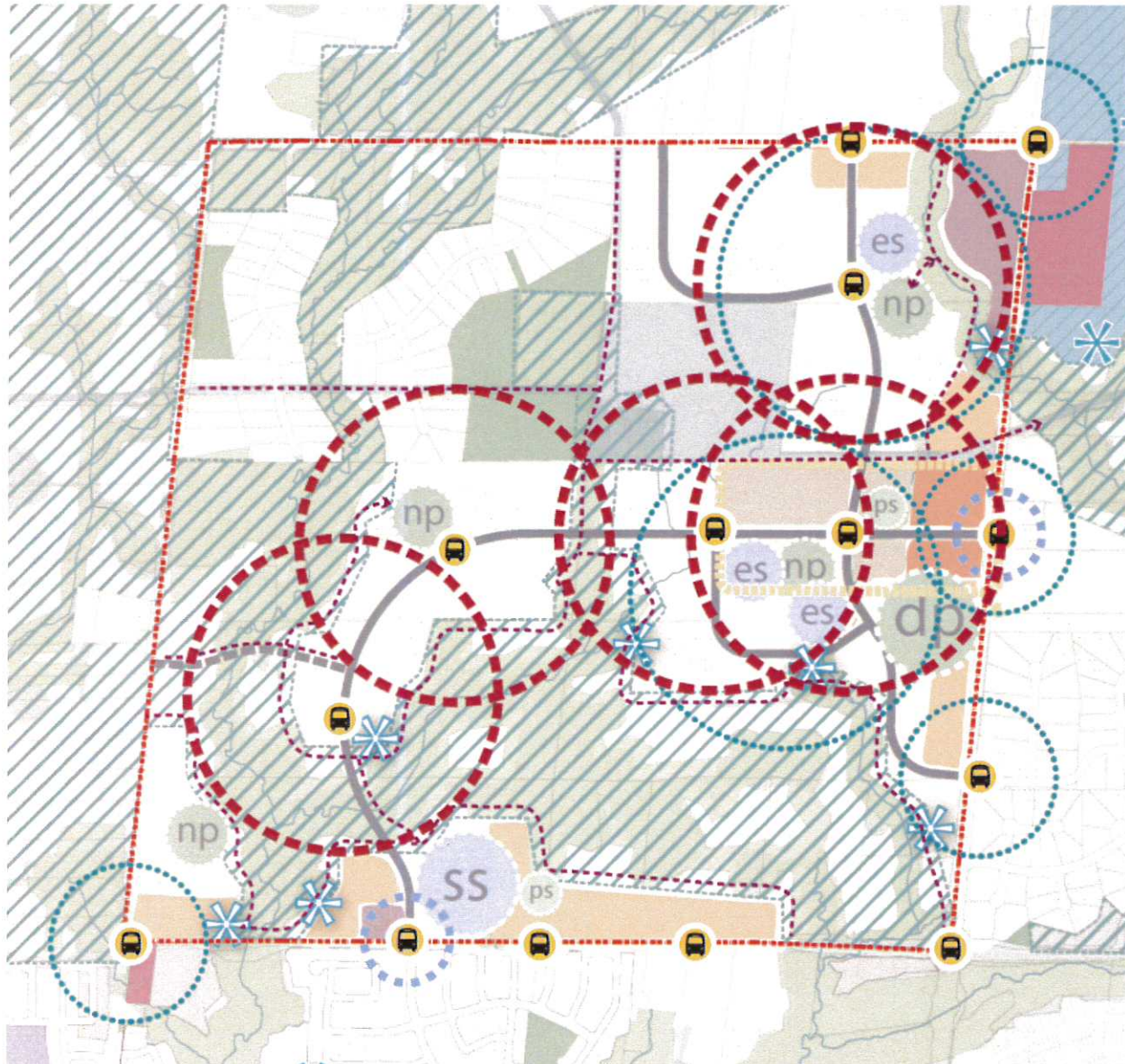
Neighbourhoods



COMMUNITY STRUCTURE

41

Streets + Transit



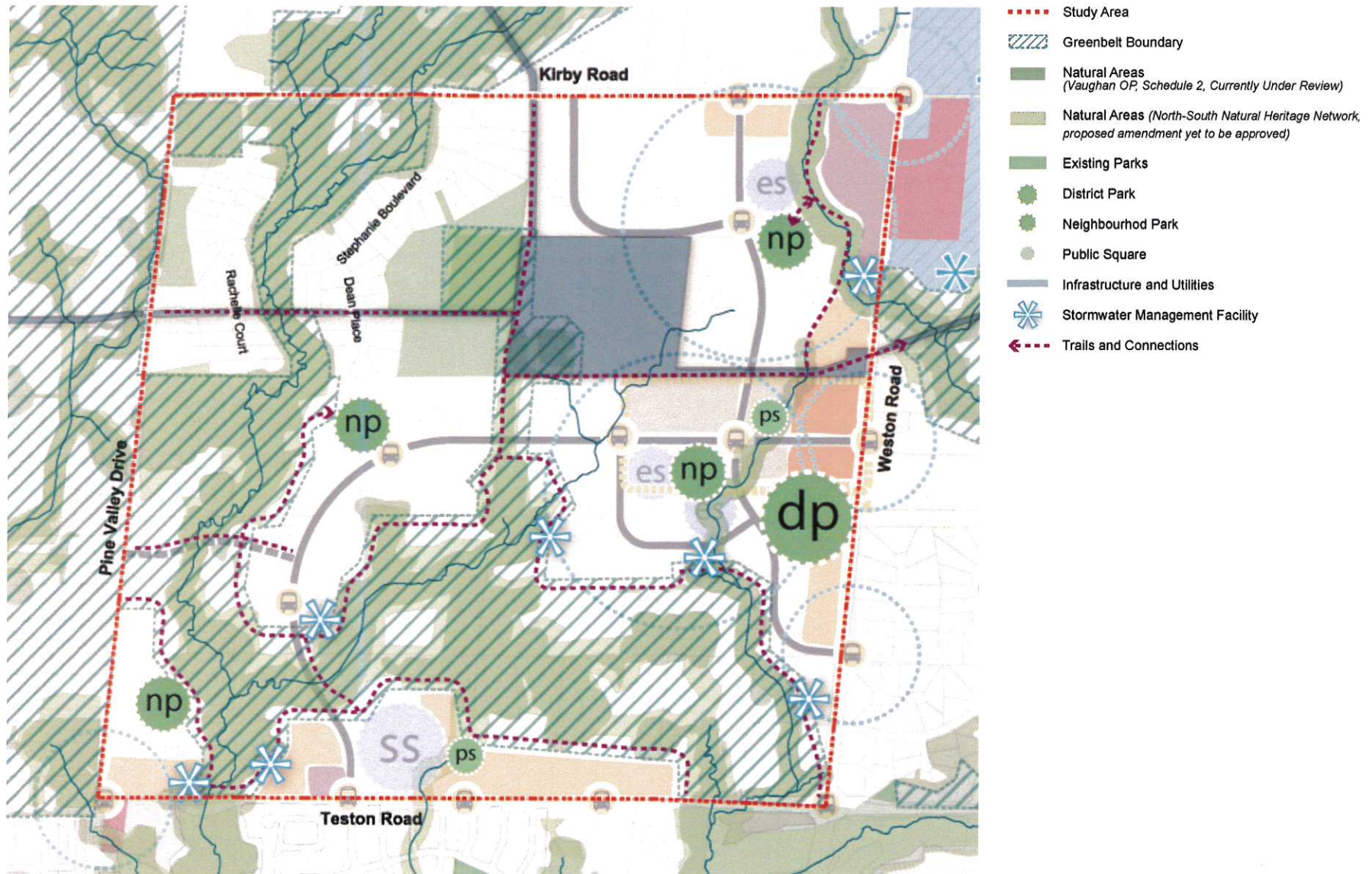
Legend

- Study Area
- Collector Road
- Potential Collector Road
(Subject to Further Review)
- Potential Transit Stop
- 400m (5min.) Walking Radii

COMMUNITY STRUCTURE

41

Parks, Trails, Natural Areas + Infrastructure



CONCEPT PLAN

41

Population & Employment Density

| Block 41 | |
|------------------------------------|-----------|
| Developable Land Area* | 183 |
| People | 11,837 |
| Jobs | 953 |
| People + Jobs | 12,790 |
| People + Jobs per hectare | 70 |
| Number of units per hectare | 26 |

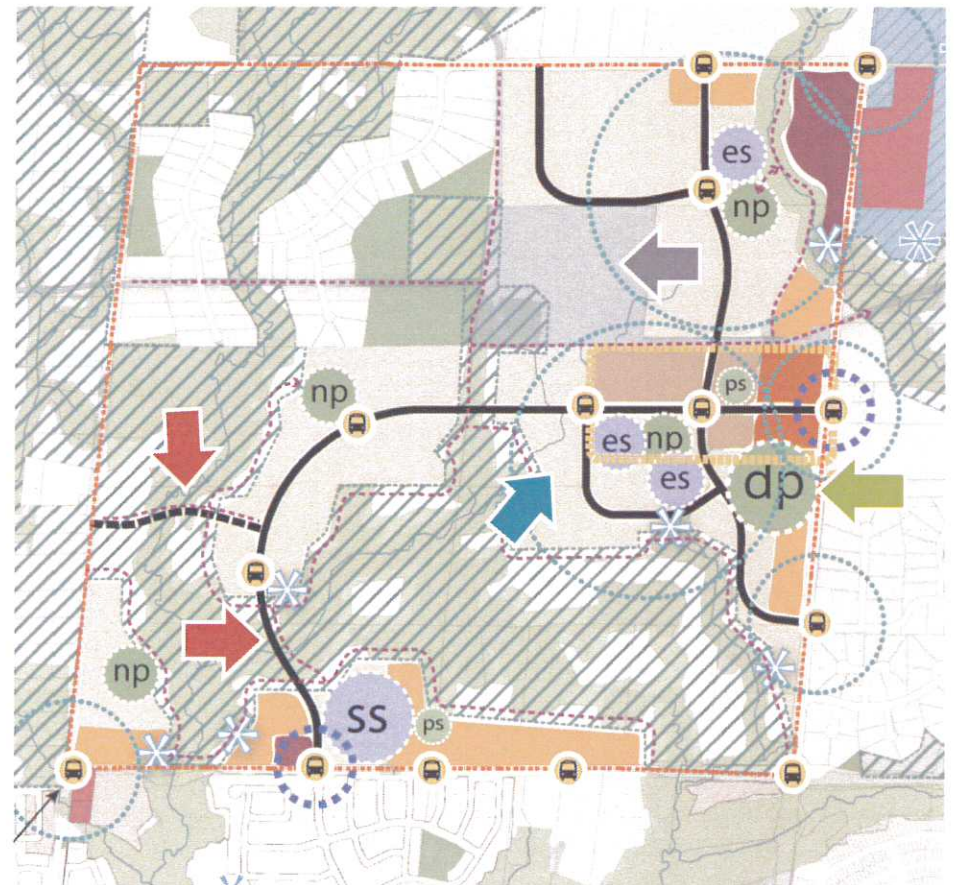
*Developable area/gross density excludes the natural heritage network (NHN), designated greenbelt, the TransCanada compressor station and pipeline right-of-way, and existing estate residential development in the northwest quadrant.

Note: The natural heritage network boundaries and compressor station noise assessment have yet to be finalized, and may result in changes to the developable area.

KEY OUTSTANDING ISSUES

41

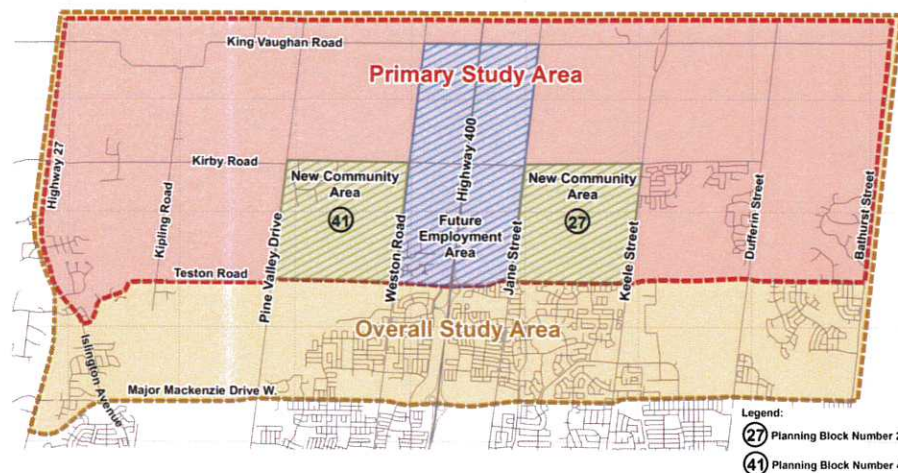
- ➔ Work with stakeholders to confirm the natural heritage network boundaries in Block 41, particularly within/near the Community Core
- ➔ Proposed road crossings of environmentally sensitive areas
- ➔ Impact of TransCanada Maple Compressor Station
- ➔ Proposed creation of a “community hub”, including the co-location of a community centre, library and two elementary schools adjacent to the Block 41 District Park



6. STATUS OF RELATED STUDIES

NVNCTMP study team is considering the integration of the Block's internal transportation network with the existing and planned networks in the greater north Vaughan area.

The Primary Study Area for the NVNCTMP is bound by Highway 27 to the west, the northern City of Vaughan limits to the north, Teston Road to the south, and Bathurst Street to east, encompassing the New Community Area of Block 41



Study is being carried out in 2 phases:

- Phase 1 will assess existing conditions, context and challenges
- Phase 2 will develop network plans, identify triggers for infrastructure needs, phasing of projects and an action plan **➡ we are currently in phase 2 of the study**

Communication and Consultation

- Key component of the Study is communication with stakeholders including Landowners', ratepayers, First Nation and Métis communities, Vaughan Bicycle Users' group, regulatory agencies, and general public.
- Consultation occurs through Stakeholder Workshops, and Technical Advisory Committee meetings, Public Information Centre, Community Outreach events and Community Workshop.
 - Public Information Centre #1 Completed Oct 2015
 - Community Outreach Events Completed: Binder Twine Festival and Woodbridge Fair 2015
 - Upcoming Community Workshop in Winter 2015/2016 and PIC #2 in Spring 2016

NVNCTMP is ongoing and the expected completion date is Q4 of 2016. Conclusions and recommendations will be considered in determining appropriate development area for Block 41.



TESTON ROAD EA

41

York Region - Teston Road Environmental Assessment

The Region of York Teston Road Environmental Assessment (EA) has been underway since November 2014:

- EA process will look at urbanization and widening of Teston Road from Pine Valley Drive to Weston Road from 2 to 4 lanes including auxiliary lanes where warranted.
- EA will also address the jog elimination at Pine Valley Drive and Teston Road as well as associated upgrades along Teston Road.
- Current Status:
 - Public Open House #1 and #2 completed in Feb 2015 and Sep 2015 respectively
 - Notice of completion expected April 2016

The Block 41 Secondary Plan process will incorporate the findings of the Region's EA as they become available.

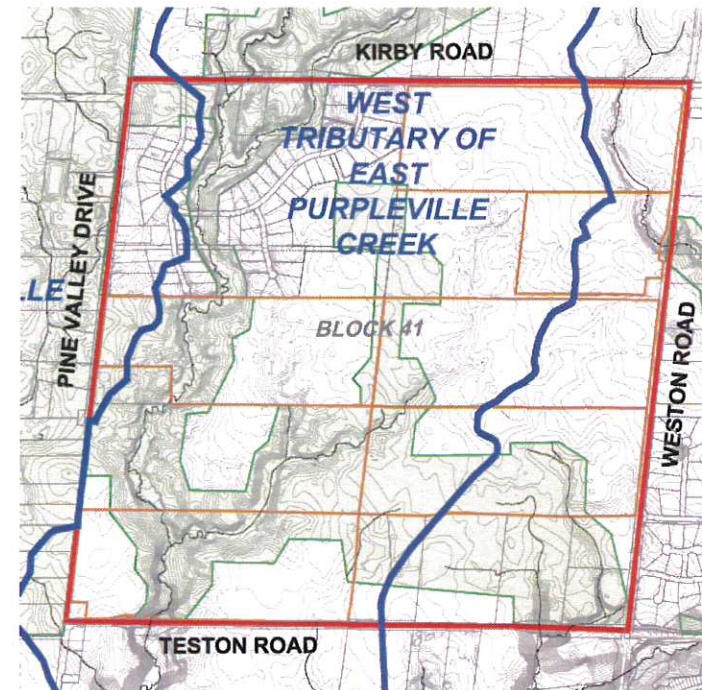
BLOCK 41 SUBWATERSHED STUDY

41

Block 41 East Purpleville Creek Sub-Watershed Study

A significant amount of work has been completed to date on the Block 41 East Purpleville Creek Subwatershed Study (SWS) including the following:

- Required 2014 and 2015 data inventories on streams, headwater drainage features, wetlands, woodlands, groundwater systems, aquatic habitats, surface runoff (quality and quantity), downstream stream/valley conditions, surface drainage patterns, etc.;
- Site walks with TRCA and Ministry of Natural Resources and Forestry staff including staking of environmental features on Block 41 lands; and,
- Evaluation of existing ecological and hydrological conditions of aquatic and terrestrial, surface water and groundwater resources present in and surrounding the Block 41 lands.





BLOCK 41 SUBWATERSHED STUDY

41

Block 41 East Purpleville Creek Sub-Watershed Study

Based on fieldwork, review of background studies/mapping and associated analyses, data on the following matters has been presented and/or provided to the City:

- Hydrology and hydraulics model results regarding existing conditions peak flows and preliminary floodlines for Block 41;
- An analyses of ecological features and functions and preliminary Natural Heritage Network recommendations;
- Fluvial geomorphological characterization of stream reaches; and,
- Characterization of existing geology, groundwater flows, patterns and quality

Next Steps include:

- Preparation of the Existing Conditions Characterization Report and evaluation of the Block 41 Emerging Land Use Concept; and,
- Natural Heritage Network, SWM strategy and other implementation strategy recommendations



SERVICING

41

- Full build-out of the New Community Areas will be dependent upon construction of the York Region (YR) Northwest Vaughan water and waste water servicing solution.
- Phase 1 of the YR Environmental Assessment (EA) study is underway.
- Conclusions of the EA may require a large Regional Sanitary Trunk Sewer along Jane Street and water supply system improvements to service full build out of Block 41.
- YR current Capital Construction Program identifies the construction of this required infrastructure by 2028.
- YR advised that interim servicing capacity is available for approx. 3, 000 units in the Jane and Rutherford and Maple sewer sheds.
- Available residual capacity within the City's network maybe able to accommodate the initial phase(s) of development within Block 41 subject to further study.
- Residual local capacity will need to be confirmed in conjunction with the Block 41 Block Plan and MESP approval process.

7. NEXT STEPS



NEXT STEPS

41

- Review following input from Working Session – January/February 2016
- **Public Open House** to present Draft Secondary Plan – April/May 2016
- **Statutory Open House** – June 2016
- **Statutory Committee of the Whole Public Hearing** – Fall 2016
- **Committee of the Whole** meeting to present the final draft of Secondary Plan – Fall 2016
- Region of York consideration for approvals – TBD 2017

COMMITTEE OF THE WHOLE (WORKING SESSION) JANUARY 18, 2016

NEW COMMUNITY AREA BLOCK 41 SECONDARY PLAN STUDY – FILE: 26.4.2 STATUS UPDATE REPORT WARD 1, VICINITY OF PINEVALLEY DRIVE, WESTON ROAD, TESTON ROAD AND KIRBY ROAD

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Policy Planning & Environmental Sustainability recommend:

1. THAT this status report and accompanying presentation on the progress of the Secondary Plan Study for the Block 41 New Community Area be received for information purposes.

Contribution to Sustainability

The Block 41 Secondary Plan must be consistent with the policies of the Region of York Official Plan; Places to Grow: the Provincial Growth Plan for the Greater Golden Horseshoe, the Vaughan Official Plan 2010; and, with “Green Directions Vaughan”, the Community Sustainability and Environmental Master Plan respecting sustainable development and the creation of complete communities.

Economic Impact

The funding for the Block 41 Secondary Plan study was approved in the 2013 Capital Budget as Project PL-9533-13 with a budget of \$515,000.00.

Communications Plan

A courtesy non-statutory meeting notice was sent via e-mail on January 4, 2016 to the Block 41 Landowners and those previously requesting notification and updates on the progress of the Block 41 Secondary Plan Study. The notice was also advertised on the Policy Planning and Environmental Sustainability departmental webpage for the New Community Areas and on the Vaughan City Page On-line.

Purpose

To provide Council and interested stakeholders with an update on the progress of the Block 41 Secondary Plan.

Background - Analysis and Options

Executive Summary

This report is structured into sections which provide the following information:

- (1) A description of the study area land use context;
- (2) A description of the Provincial, Regional and municipal policy framework guiding the development of the Secondary Plan;
- (3) The public and agency consultation process to-date;
- (4) Study progress and work completed to-date;
- (5) The draft Land Use Concept and related issues;
- (6) Status of the supporting studies;
- (7) Next Steps in the study process; and
- (8) Conclusion leading to the report’s recommendation.

(1) Location and Context

The Block 41 area, as shown on Attachment 2, is bounded by Teston Road to the south, Kirby Road to the north, Pine Valley Drive to the west and Weston Road to the east. The subject lands reflected on Attachment 1, are surrounded by the following uses:

- North – Kirby Road; Greenbelt; Agricultural
- South – Teston Road; Block 40/47 Block Plan area; Rural Residential; Agricultural
- East – Weston Road; existing residential; approved employment lands; Highway 400
- West – Pine Valley Drive; Greenbelt; Agricultural; Rural Residential

The Block 41 lands have a total area of approximately 441 ha. A significant portion is located in the Greenbelt, including a main tributary of the East Humber River. An existing estate residential community is situated in the northwest quadrant of Block 41. Also, located within the Block 41 boundary is the TransCanada Pipeline Maple Compressor Station, and the pipeline which runs east-west mid-way through Block 41, as shown on Attachments 1 and 2.

(2) Policy Context

The York Regional Official Plan (YROP) and the Vaughan Official Plan (VOP 2010) were developed under the broader policy framework provided by the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Greenbelt Plan. The policies arising from the Secondary Plan Study for the New Community Area Block 41, must be consistent with each of these Provincial, Regional and municipal policy documents. The following policies provide high level guidance on the desired outcome.

a. The Provincial Policy Statement 2014 (PPS 2014)

The Provincial Policy Statement 2014 (PPS 2014) provides policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment. *Part IV: Vision for Ontario's Land Use Planning System* of the PPS 2014 further states:

- i. "Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns..."; and,
- ii. "Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities."

b. Places to Grow: The Growth Plan For the Greater Golden Horseshoe (GGH)

The Growth Plan for the Greater Golden Horseshoe (GGH) promotes strong, prosperous communities by managing growth to the year 2041. It also builds on other provincial initiatives such as the Greenbelt Plan and the PPS 2014. While emphasizing opportunities to enhance and intensify existing communities, the Growth Plan provides guidance for designated "Greenfield Areas", such as Block 41, which have been identified for future residential growth. Under Section 2.2.7.1 of the GGH Plan, new community areas are intended to be well-designed, offer transportation choices, and accommodate people at all stages of life. They are expected to provide a mix of housing types along with easy access to stores and services, to meet daily needs.

c. Greenbelt Plan

The Greenbelt Plan designates a significant portion of the Block 41 area as "Protected Countryside", which includes Agricultural and Natural Systems, together with settlement

areas which are subject to the policies of Section 4.0 of the Plan. The Greenbelt Plan designations and policies are reflected in the YROP and the VOP 2010.

d. York Region Official Plan (YROP)

The New Community Area policies of the YROP focus on creating sustainable communities with a pedestrian friendly, transit supportive transportation system that will reduce reliance on automobiles. Section 1.2 *Towards A Sustainable Region*, establishes a framework for achieving sustainability and rethinking the way communities are designed, serviced and supported.

Section 5.6 titled *Building Complete, Vibrant Communities* references the new community areas as "...places where people interact, learn, work, play and reside. Excellence in community design is essential to creating a physical place where people have the opportunities and choices required to lead rewarding lives".

Furthermore, with respect to the New Community Areas, it is the policy of Regional Council that,

"5.6.1. local municipalities, in consultation with York Region, prepare comprehensive Secondary Plans for New Community Areas that meet or exceed the policies of this section of this Plan. The Secondary Plan preparation should include an innovative approach that involves a multidisciplinary team assembled by the local municipality in order to ensure an integrated and sustainable approach to the planning, design and approval of the Secondary Plan."

e. The York Region New Community Guidelines (YRNCG)

The YRNCG were created to assist local municipalities and the development industry in successfully implementing the YROP (2010) New Community Areas (Section 5.6) and Sustainable Buildings (Section 5.2) policies. As such the Guidelines address the York Region Official Plan policy directives by providing checklists and more specific requirements for each of the following general policy objectives.

- i. To build complete communities through a comprehensive and integrated Secondary Plan process that recognizes, conserves and promotes cultural heritage resources, supports sustainable built form and ensures new community areas provide housing choices for all residents and workers. New Community Areas are to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area.
- ii. Energy efficiency through sustainable building construction, solar design strategy, and on-site renewable or alternative energy systems.
- iii. To create an interconnected mobility system in new community areas that emphasizes pedestrian, cycling and transit as preferred modes of transportation.
- iv. To ensure Greenlands System Plans are prepared in support of Secondary Plans for new community areas, that protect key natural heritage and hydrologic features in an urban environment, improve the ecological function, connectivity and diversity of the Greenlands System and ensure ecological gains.
- v. To manage resources by encouraging the diversion of construction and demolition waste, implementing three-stream waste collection capabilities, encouraging increased use of environmentally preferable and locally-sourced materials, and through public education.

- vi. To pursue excellence in community design.
- f. Vaughan Official Plan 2010 (VOP 2010)

Vaughan Official Plan 2010 (VOP 2010) designates Blocks 27 and 41 as New Community Areas. Furthermore, Schedule 14A *Areas Subject to Secondary Plans* identifies the Block 27 and 41 New Community Areas as “Required Secondary Plan Areas”.

Consistent with the YROP, the New Community Areas “... are part of Vaughan’s *Urban Area* and are intended to develop as *complete communities* with residential and local population-serving retail and commercial uses.”

The Block 27 and 41 New Community Areas will provide most of the City’s new low-rise housing stock, as well as the supporting commercial uses for the Blocks, and community facilities such as schools, parks, community centres and libraries. The Secondary Plans for the new communities should set the policy framework for the development of complete communities with a unique sense of place and high quality design.

VOP 2010 provides further guidance on the preparation and content of the New Community Areas’ Secondary Plans. Policies outlined in Section 9.2.2.14 *New Community Areas* list specific objectives and describe the desired character of development for the New Community Areas.

(3) The Study Consultation Process To-date

The Block 41 Secondary Plan Study is proceeding with the benefit of an extensive public and stakeholder consultation process. The consultation strategy provides two main methods of advertising events/milestones related to the Block 41 Secondary Plan process. A social media campaign, including the placement of meeting notices on Vaughan Online, Twitter and Facebook (for one-way communication); the creation of a webpage devoted to the New Community Areas and a friendly Uniform Resource Locator (URL). The second method includes a print campaign which involves the mailing of meeting notices to stakeholders and the surrounding community. It is also noted that a notice of study commencement was published in the Vaughan Citizen and Liberal on March 12, 2015.

Key participants in the consultation process include City Council, the Block 41 Technical Advisory Committee (TAC), the Block 41 Landowners’ Group (LOG), the First Nations and Metis Communities, and residents/landowners in the surrounding communities.

a. Council Engagement

Memoranda to Council: Two memoranda to the Mayor and Members of Council respecting the New Community Areas were provided to inform Council of the initiation (February 12, 2015) and progress (July 20, 2015) of the Secondary Plan Studies for Blocks 41 and 27. The memoranda reported the study progress, provided a synopsis of the consultant’s Preliminary Background Report, and introduced a draft vision statement and development principles for the future community. The memoranda also provided updates on the status of related studies, including the Sub-Watershed Studies and The North Vaughan and New Communities Transportation Master Plan (NVNCTMP).

b. Block 41 Technical Advisory Committee (TAC)

The Block 41 Secondary Plan Technical Advisory Committee (TAC) is comprised of internal City departmental staff and external agencies. City representation on the TAC includes representatives from the following departments: Development Engineering Infrastructure Planning Services, Parks Development, Recreation and Culture, Development Planning,

Vaughan Libraries, and Policy Planning and Environmental Sustainability. Representation from external agencies includes staff from York Region, the Toronto and Region Conservation Authority (TRCA), the York Region District and York Catholic School Boards, the Conseil Scolaire Viamonde, the Ministry of Natural Resources and Forestry, the telecommunications industry, TransCanada Pipeline, as well as the Consultant for the Block 41 Sub-watershed Study.

The Block 41 Secondary Plan Study workplan includes 8 meetings with TAC, four of which have already taken place:

- i. Meeting #1 - April 16, 2015: The first TAC meeting included presentations on the status of the North Vaughan and New Communities Transportation Master Plan (NVNCTMP) study, the Natural Heritage Network study and Sustainability Matrix, and a presentation by the City's lead consultant (The Planning Partnership) on the existing conditions and policy context. The presentations were followed by a round table discussion.
- ii. Meeting #2 - May 27, 2015: The City's Transportation Staff provided a presentation on the NVNCTMP. The presentation was followed by a discussion of the outcomes resulting from the First Public Open House - Visioning Summit, and a review of the identified opportunities and constraints.
- iii. Meeting #3 - September 2, 2015: The third TAC meeting included a presentation by The Planning Partnership on the draft Emerging Land Use Concept. Members of the Committee were provided with an opportunity to comment.
- iv. Meeting #4 - November 25, 2015: The fourth TAC meeting included a presentation by The Planning Partnership on the revised Emerging Land Use Concept Plan dated October 9, 2015. Following the presentation there was a discussion on the comments received from TAC and the LOG on the initial August 20, 2015 draft Land Use Concept Plan, and how the comments were subsequently addressed in the current October 9 draft version of the plan. Comments from TAC and the LOG which did not result in changes to the concept plan, were also discussed.

c. Block 41 Landowners' Group (LOG)

The Landowners' Group consists of 5 participating landowners. The workplan for the study includes 9 meetings with the LOG, 5 of which have already taken place. A brief summary of meetings to-date is provided as follows:

- i. Meeting #1 - January 29, 2015: The initial meeting served as an introduction to the City Consulting Team and workplan for the Block 41 New Community Area Secondary Plan Study.
- ii. Meeting #2 - April 16, 2015: This meeting included presentations to the landowners respecting transportation issues, the Natural Heritage Network, and the Sustainability Matrix. A third presentation was provided by TPP on the Block 41 existing conditions and policy context.
- iii. Meeting #3 - June 1, 2015: The third LOG meeting included a presentation by the lead Consultant on the results of the First Public Open House - Visioning Summit and a review of the opportunities and constraints identified by the project team. This was followed by a presentation by City staff on the North Vaughan and New Communities Transportation Master Plan (NVNCTMP).
- iv. Meeting #4 - September 2, 2015: The fourth LOG meeting included a presentation by the lead Consultant on the draft Emerging Land Use Concept. Members of the LOG were provided with an opportunity to comment.

- v. Meeting #5 - November 25, 2015: The fifth LOG meeting included a status update on the NVNCTMP and the Block 41 Sub-watershed Study, followed by a presentation by The Planning Partnership on the revised Emerging Land Use Concept Plan, dated October 9, 2015. Following the presentation there was a discussion on the supporting studies, prepared through the Secondary Plan process. Also discussed, were a number of policy considerations respecting the emerging land use concept plan. The LOG questioned the regional policy requiring a density of 70 people and jobs per hectare in the New Community Areas, indicating that it may be difficult to achieve.

d. Consultation with First Nations and Metis Communities

The consultation process for the Block 41 Secondary Plan Study also includes notification of the required First Nation and Metis Communities. On March 26, 2015 the City initiated consultation with an introductory letter to all First Nation and Metis Communities that have an interest in the City of Vaughan. Of the 13 communities requiring notification, 4 responded directly to the City that they would like to receive information on the study progress as it becomes available. To-date, the 4 communities have been provided with the following documentation: the *Vaughan Block Forty-One Preliminary Background Report*, prepared by The Planning Partnership, dated July 16, 2015; the Cultural Heritage Resource Assessment New Community Area – “Block 41”, prepared by ASI Archaeological & Cultural Heritage Services, dated April 2015 (finalized July 2015), the Stage 1 Archaeological Resource Assessment of the New Community Area – “Block 41”, prepared by ASI Archaeological & Cultural Heritage Services, dated April 2015 (finalized July 2015); and, the draft Emerging Land Use Concept Plan prepared by The Planning Partnership.

In September of 2015, City Staff was notified by a fifth First Nation Community of their interest in the study. Since receiving the notice, Staff have provided this additional Community with all the respective documentation to-date.

In addition, at the request of the Mississaugas of the New Credit First Nation Community, on October 27, 2015, City staff attended a meeting with their representatives to discuss the New Community Areas of Block 27 and 41, as well as the North Vaughan and New Communities Transportation Master Plan.

e. Public Open House

To-date, two Public Open House meetings have been held with Block 41 landowners and the surrounding community.

i. First Public Open House - Visioning Summit:

On March 26, 2015 a notice was mailed to all property owners located within 700 m of the Block 41 boundary, as well as to property owners within Block 41, and to all Registered Ratepayer Organizations west of Highway 400. The notification provided details respecting the First Public Open House – Visioning Summit, which was hosted by the City and scheduled for April 22, 2015. Approximately 65 people were in attendance for the presentation and workshop. The City’s consultant provided an overview of the existing conditions and policy context, a review of issues and best practices in community design as they relate to the development of healthy and sustainable communities. The City’s consultant also provided examples of livable urban design, particularly in terms of walkability and the integration of public spaces and amenities.

During the second half of the meeting the community was engaged in a small group planning exercise where their opinions respecting the preferred planning principles,

such as the proposed densities and housing mix, were requested in writing and then collected for review.

The participants identified the following principles for consideration in the development of the vision for the new community:

- The natural environment should be used as a key element which should be integrated into the vision of the new community;
- An emphasis should be placed on the importance of access to existing and future green spaces/parks within the community;
- The importance of connectivity and ease of transportation by a range of modes; and,
- That appropriate transitions be provided between the existing estate residential community and future development.

The results of the Visioning Summit have been instrumental in developing the “visioning statement” and “guiding principles for the new community.”

ii. Second Public Open House – Review of the draft Emerging Land Use Concept dated August 20, 2015:

The notice for the Second Public Open House was mailed out to all Block 41 land owners, to property owners within 200 m of the boundary of the subject lands, and to all Registered Ratepayers organizations on the west side of Highway 400. In addition, community members who had requested notification as a result of the polling conducted for the first public consultation meeting were also sent notice.

The Second Public Open House meeting, which was held on September 21, 2015, was attended by approximately 40 people. The meeting began with a presentation of the draft Emerging Land Use Concept (dated August 20, 2015), including details on how the plan had evolved and an explanation of certain elements of the plan. Following the presentation there was a question and answer session, followed by small group discussions. Each group was again asked to write down their thoughts on the draft Emerging Land Use Concept, for collection and compilation.

Recurring themes that were discussed throughout the course of the Public Open House included traffic and transportation impacts, servicing and connectivity.

f. Bus Tour

On Friday September 25, 2015, Policy Planning staff led a bus tour of two new communities in the GTA, the Mount Pleasant Village and mobility hub in Brampton, and the Bayview Wellington Centre in Aurora. The tour was organized to present members of the Landowners Groups for Blocks 27 and 41, the City’s New Communities’ project team, and Council members with “on the ground” examples of communities that have been developed in accordance with the objectives and principles of “New Community Areas”. Brampton’s Mount Pleasant Village and mobility hub was chosen as it is a good example of a new community built around a refurbished GO Station which has particular relevance for Block 27; and Aurora’s Bayview Wellington Centre was selected because it reflects the densities, housing mix, land uses and design principles that will be expected in the Blocks 27 and 41 New Community Areas. At each of the sites, the tour group was greeted by municipal officials and staff, and provided with a presentation on their new community areas, followed by a guided walking tour. The excursion proved to be extremely informative, as was expressed to staff from all those participating in the event. Staff are available to brief any member(s) of Council that were unable to attend the tour.

(4) Study Progress and Work Completed to Date

The work program for the Block 41 Secondary Plan Study is divided into 6 phases. Each phase involves stakeholder engagement and the provision of specific deliverables. The study process has now progressed to “Phase 5 – Draft Secondary Plan” (see Attachment 3).

- a. Throughout phases 1 to 4 a significant amount of work has been completed including:
 - i. Finalization of the detailed Work Plan and Consultation Strategy
 - ii. Background review of existing conditions
 - iii. An assessment of the various opportunities and constraints
 - iv. A review of the environmental and archaeological conditions
 - v. Development of the draft land use concept and urban design strategy
 - vi. Preparation of supporting studies
- b. Also addressed through the detailed workplan are the various deliverables required throughout the study process. To-date the following reports have been finalized:
 - i. Cultural Heritage Resource Assessment New Community Area – Block 41, prepared by ASI, dated April 2015 (Finalized July 2015)
 - ii. Stage 1 Archaeological Resource Assessment of the New Community Area – Block 41, prepared by ASI, dated April 30, 2015 (Finalized July 2015)
 - iii. Vaughan Block Forty-One Secondary Plan Preliminary Background Report, prepared by The Planning Partnership et al., dated July 16, 2015
 - iv. Commercial Needs Assessment Block 41 Secondary Plan – City of Vaughan, prepared by TATE Economic Research Inc., dated October 2015
- c. At the time of preparation of this report, the following supporting studies/deliverables had been received in draft and are currently under review by Policy Planning and members of the TAC team.
 - i. Background Environmental Data, Analysis, and Proposed Natural Heritage Network, Block 41 City of Vaughan, prepared by Savanta Inc., Stonybrook Consulting Inc., GEO Morphix Limited, (Consultants for the Landowners’ Group), dated June 30, 2015
 - ii. Vaughan Block 41 Community Energy Plan, prepared by WSP Canada Inc., draft dated October 9, 2015
 - iii. Memorandum Block 41 Peer Review, prepared by Plan B Natural Heritage, dated September 11, 2015

(5) The Emerging Land Use Concept

With the knowledge provided by the background studies and the information gathered at the public consultation, TAC, and LOG meetings, the Consulting team and City staff participated in a half day workshop on June 6, 2015, to initiate the development of a land use concept. The workshop resulted in the August 20, 2015 draft Emerging Land Use Concept Plan. This original draft concept plan has been revised to reflect a number of the comments received from the TAC, LOG, and the public. It is based on a population of 11,837 people, and identifies a potential housing mix and approximate commercial area of 22,480m² to 27,500m² (see Attachment 4 - Draft Land Use Concept, and Attachment 6 - Block 41 Gross Density Calculation). This plan is dated October 9, 2015.

- a. The following revisions are reflected in the October 9, 2015 draft concept plan (see Attachment 4):
 - i. The “Mid-Rise Residential” designation has been extended north on the west side of Weston Road to accommodate a possible seniors’ building as requested by the landowners’ Group (LOG).

- ii. A joint community centre/library facility located adjacent to a new district park, has been sited immediately south of the Community Core, on the west side of Weston Road as requested by City staff. Consideration will be given to integrating one or both of the school sites currently located in the Community Core, within the community centre facility to create a community hub. Policy Planning staff have held initial meetings with the Recreation and Parks Development Departments, Vaughan Libraries, and the School Boards on the subject of joint City and school facilities within the New Community Areas. Further discussions will be held with these groups to further explore the opportunities for community hubs and to discuss the details of such joint use developments. Further discussions on the location of the proposed secondary school with respect to YRT route planning will also occur.
 - iii. An additional neighbourhood park has been sited at the northeast corner of Pine Valley Drive and Teston Road, and an additional public square has been located on the north side of Teston Road and west of Weston Road, as requested by City staff.
 - iv. The trails network has been updated to address comments from City staff, TransCanada Pipeline and residents in the Stephanie Boulevard subdivision.
 - v. The low-rise residential and mid-rise residential land use designations, and corresponding housing mix, have been revised to reflect an increase in the percentage of single detached dwelling units from 22% to 25%, and decrease in the percentage of multi-unit dwellings from 46% to 43%. This revision was made in response to comments from City staff and the LOG.
 - vi. Potential transit routes and catchment areas have been updated as per comments received from YRT.
 - vii. A road connection to Pine Valley Drive has been shown to reflect an interest in protecting for such an alignment pending the outcome of the Environmental Assessment (EA) for the GTA West Corridor and NVNCTMP studies, both of which are underway.
- b. The October 9, 2015 revised draft concept plan is described below.
- i. Community Structure

The community is structured around the following elements:

- Five distinct neighbourhoods (see Attachment 5), served by community facilities and commercial/mixed use nodes, including a Community Core;
- An integrated street network connecting homes, schools, shops, transit routes, and adjacent communities;
- A connected parks and trails network that supports active and healthy living;
- Natural areas that define neighbourhood boundaries while providing opportunities for placemaking, conservation and nature appreciation; and,
- Infrastructure and utilities, including the TransCanada Maple Compressor Station and pipeline, a telecommunications tower, and seven stormwater management ponds.

- ii. Population and Employment Density for Block 41

The proposed population and employment density per hectare for Block 41 is in keeping with York Region's minimum requirement of 70 people and jobs per hectare.

| | |
|------------------------------------|-----------|
| Developable Land Area | 183 ha |
| Total units | 4,823 |
| People | 11,837 |
| Jobs | 953 |
| People + Jobs | 12,790 |
| People + Jobs per hectare | 70 |
| Number of units per hectare | 26 |

The Landowners' Group has raised concerns regarding the required density for the block in light of the existing development constraints, including the TransCanada Pipeline and transformer station, the restricted developable area within the block due to the extent of the Greenbelt, and the proposed community services. In an effort to better understand the impacts of these concerns the City and TPP will provide the LOG with the numerical assumptions related to density and developable area. Planning staff will schedule a follow-up meeting with the LOG, on this matter.

- c. Issues to be addressed in further refining the Block 41 Land Use Concept Plan moving toward development of the draft Secondary Plan. The following matters will be evaluated:
 - i. The impact of the TransCanada Maple Compressor Station on the developable area within the Block, the road patterns, and any special policy considerations.
 - ii. The proposed co-location of the community centre/library uses with other public facilities, e.g. schools as a potential "community hub".
 - iii. The outcome of the Teston Road Environmental Assessment respecting the realignment of the Teston Road jog at Pine Valley Drive.
 - iv. The outcome of the GTA West Corridor Environment Assessment preferred alignment option.
 - v. The proposed crossings of environmentally sensitive areas.
 - vi. The impacts of three environmental areas on the draft concept and any adjustments to the plan required to address the final natural heritage network including:
 - An eastern feature that traverses the Community Core area and collector roads;
 - The central feature that traverses the low-rise residential designation and east/west collector road situated east of the Greenbelt limits is currently shown as a watercourse. However, the TRCA has commented that this feature should be shown as a Natural Area subject to further discussions and review; and,
 - Several isolated wetlands in the eastern portion of the block not shown on the concept plan.
 - vii. The potential connections and intersections between Block 41, and Block 34 West and Block 40.
 - viii. The location and configuration of parks and trails, and crossings of the Natural Heritage Network.
 - ix. Any other issues which may arise at this Committee of the Whole (Working Session) or from further consultation with the stakeholder groups and surrounding community.
 - x. How transit routes can best be planned to service community facilities and population in Blocks 40, 41, and future of Block 42.

At the time this report was prepared, both the Block 41 Technical Advisory Committee and the Landowners' Group were reviewing the October 9, 2015 version of the Emerging Land use Concept Plan and the "Block Forty-One Secondary Plan Emerging Land Use Concept Report", dated October 9, 2015. Any comments provided through the review of both the plan and accompanying report will be taken into consideration in developing the draft Secondary Plan.

(6) Status of Related Studies

- a. The North Vaughan and New Communities Transportation Master Plan (NVNCTMP)
 - i. Introduction

Since the release of the Notice of Commencement in July 2015, the project team for the North Vaughan and New Communities Transportation Master Plan (NVNCTMP) Study has been working closely with the project teams for the Blocks 27 and 41 Secondary Plans in developing the internal transportation networks in these Blocks. In addition, the NVNCTMP study team are considering the integration of the Block's

internal transportation networks with the existing and planned networks in the greater north Vaughan area. Draft conceptual plans were reviewed by the study team and comments and suggestions were provided.

The NVNCTMP Study is being carried out in two Phases:

- Phase 1 will assess existing conditions, context and challenges; and
- Phase 2 will develop network plans and identify triggers for different infrastructure needs, phasing of projects and an action plan.

The project team is proceeding to Phase 2 of the study and is beginning to identify the different transportation alternatives. During Phase 1 of this study, the Region and agencies were consulted through the Technical Advisory Committee Meeting held on August 6, 2015. Other key stakeholders such as landowners, ratepayers' groups, First Nation and Metis Communities, and the Vaughan Bicycle Users group, were consulted through the Stakeholder workshop held on August 19, 2015. In addition, the project team is working closely with key stakeholders such as the Region, MTO and Metrolinx to ensure integrated planning and coordination on Provincial and Regional infrastructure improvements.

ii. Communication and Consultation - Notice of Public Information Centre1

A key component of the Study is consultation with stakeholders, regulatory agencies and the general public. Key stakeholders and agencies are consulted through Stakeholder Workshops and the Technical Advisory Committee. Anyone from the public with an interest in this Study has the opportunity to get involved and provide input through Community Outreach Events, Community Workshops and Public Information Centres (PIC). Two PICs will be held during the Study to inform the process, present findings and receive public input.

- PIC 1 took place on Tuesday, October 13th from 6:00 pm to 9:00 pm at Vaughan City Hall. A notice providing the time and location of this PIC was published in local newspapers and posted on the project website. The PIC 1 introduced the study, provided information on the existing conditions and sought input on identifying opportunities, challenges and ideas for the future vision of transportation in the study area.
- The Project Team also reached out to the public by hosting a booth at the Binder Twine Festival and received good feedback on the vision/ concerns respecting the NVNCTMP study area. The team hosted another booth at the Woodbridge Fair from October 10 to October 12, 2015 to obtain broader input from the general public.
- A Community workshop will be held at City Hall in Winter 2015/2016 to provide the general public with an interactive opportunity to give feedback on the key issues and ideas and to address issues such as potential transportation improvements for the NVNCTMP study area.

The City's on-going North Vaughan and New Communities Transportation Master Plan (TMP) Study is expected to be completed by the fourth quarter of 2016. The conclusions and recommendations of this study must also be considered to determine an appropriate Phase 1 development area for Blocks 27 and 41.

iii. Next Steps

- The Project team will continue into Phase 2 of the study, which includes developing network plans and identifying alternative solutions, triggers for different infrastructure needs, phasing of projects and an action plan.
- The second Public Information Centre is planned for the Spring of 2016. A summary of the public discussion will be included in a feedback report, which will be posted on the project web site.

b. Teston Road Environmental Assessment (EA)

The Region of York is conducting an EA to address the jog elimination at Pine Valley Drive and Teston Road as well as the associated upgrades of Teston Road between Pine Valley Drive and Weston Road. The findings of the Region's EA process will be incorporated into the plan for Block 41 as they become available.

c. The Block 41 Sub-Watershed Study

A substantial amount of work has been completed to-date on the East Purpleville Creek Sub-watershed Study (SWS). All required data inventories were completed through 2014 and 2015 to characterize existing conditions in the Study Area including:

- Ecological - breeding birds, vegetation, botanical surveys, amphibians, benthics, headwater drainage features, winter wildlife, Species at Risk surveys, raptors, reptiles, water temperature, wetlands/woodlands;
- Fluvial geomorphology – stream characterization through Block 41 and adjacent areas;
- Surface water – flow monitoring at four locations throughout the SWS; culvert inventories and visual confirmation of drainage patterns; and,
- Groundwater – installation of boreholes, piezometers and staff gauges with monitoring instrumentation across Block 41; a review of broader geological conditions across the SWS Study Area based on existing available data.

Based on this fieldwork and the review of background studies/mapping, analyses have been completed to provide the following:

- Hydrology and hydraulics models have been prepared to simulate peak flows at key nodes throughout the study area and generate preliminary floodlines in Block 41;
- Analyses of ecological features and functions to aid in the formulation of a preliminary Natural Heritage Network for the Block 41 lands;
- Fluvial geomorphological characterization of stream reaches including rapid geomorphic assessment, meander belt determination, detailed geomorphological surveys, and calculation of preliminary erosion thresholds; and,
- Characterization of existing geology, groundwater flows patterns and groundwater quality.

Next steps include the preparation of the Existing Conditions Characterization Report, the evaluation of the proposed Land Use Concept, and resulting recommendations for the Block 41 Natural Heritage Network, Stormwater Management and other implementation/management strategies. This work will continue into 2016 with a set of preliminary recommendations expected in the Spring/Summer of 2016. Any recommendations resulting from the SWS may form the basis for the inclusion of specific environmental policies in the Block 41 Secondary Plan to address any identified issues.

d. Servicing Requirements and Timing of Regional Infrastructure Improvements

The full build-out of the New Community Areas will be dependent upon the construction of York Region's Northeast Vaughan water and wastewater servicing solution. The first phase of the Environmental Assessment (EA) Study for these infrastructure improvements is currently underway as part of the Regions Servicing Master Plan Upgrade. City staff is working closely with the Region to ensure the City's Water/Wastewater Master Plan requirements are fulfilled through completion of this Regional EA Study. It is anticipated that the conclusions of York Region's EA will require the construction of a large Regional Sanitary Trunk Sewer along Jane Street and water supply system improvements, in order to service the full build-out of Blocks 27 and 41 and the 400 North Employment Lands. York Region's current Capital Construction Program identifies the construction of the required infrastructure improvements by 2028.

In advance of the anticipated Regional infrastructure delivery date of 2028, York Region has advised that interim servicing capacity is available within the existing Regional network for approximately 10,000 people (3,000 residential units). Although this Regional system capacity will not fulfill the ultimate water and wastewater servicing needs of Blocks 27 and 41, initial phases of development within these areas may proceed based on available residual capacity within the City's network. However, residual local system capacity would need to be confirmed in conjunction with Block Plan/MESP approval.

As in the past, Landowners may approach York Region to explore alternate funding arrangements and/or contributions in order to advance the anticipated in-service date for the necessary Regional system improvements.

(7) Next Steps in the New Community Area Block 41 Secondary Plan Study

The Block 41 workplan identifies the next steps in the Secondary Plan Process:

- Updated Draft Secondary Plan prepared based on feedback received – January/February 2016
- Third Public Open House to present the draft Secondary Plan – April 2016
- Fourth Open House – June 2016
- Committee of the Whole Public Hearing (Statutory Meeting) – September 2016
- Committee of the Whole recommendation report to present the final draft of Secondary Plan – late Fall 2016

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report is consistent with the Term of Council Service Excellence Strategy objectives to:

- Develop transit, cycling and pedestrian options to get around the City;
- Create and manage affordable housing options; and,
- Continue to cultivate an environmentally sustainable City.

Regional Implications

Regional staff are members of the Block 41 Technical Advisory Committee and are actively participating in the Secondary Plan process. The draft Emerging Land Use Concept respects the relevant policies of the YROP, including the requirements for a minimum density of 70 people and jobs per hectare and a mix of land uses which promotes complete communities. The Region of York is the approval authority for the Block 41 Secondary Plan.

Currently, the Region of York is undertaking a Municipal Comprehensive Review (MCR) and Servicing Master Plan updates which will be reported on in the second quarter of 2016. The New Communities Secondary Plans may need to be updated based on these reports. In addition, the preliminary findings of the MCR will need to be considered in the provision of community services in Block 41 depending on whether Block 42 is included as a future settlement area.

Conclusions

The New Community Area Block 41 Secondary Plan Study is proceeding according to the schedule set out in the approved workplan. As required in Phase 4 of the work program, the draft Emerging Land Use Concept was developed and is currently under review. The Plan meets the policy requirements of the PPS 2014, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the York Regional Official Plan 2010, and the VOP 2010. The preliminary concept plan respects the development boundaries defined by the Greenbelt Plan and achieves the minimum 70 people and jobs per hectare requirement established by the Region of York. The Plan also achieves a mix of land use envisioned by both the YROP and the VOP 2010, in order to

promote complete communities. Moving forward, City staff will be working closely with stakeholders and the consulting team to address outstanding issues. Subsequently, the concept plan will be refined and reflected in a draft Secondary Plan, including the supporting land use policies, for presentation at a public consultation meeting in the second quarter of 2016.

Attachments

1. Context Location Map
2. Block 41 Location Map
3. New Community Area Block 41 Secondary Plan Study Work Program
4. Draft Land Use Concept Plan for Block 41
5. Draft Concept Plan –Neighbourhood Structure, Block 41
6. Block 41 Gross Density Calculation

Report prepared by:

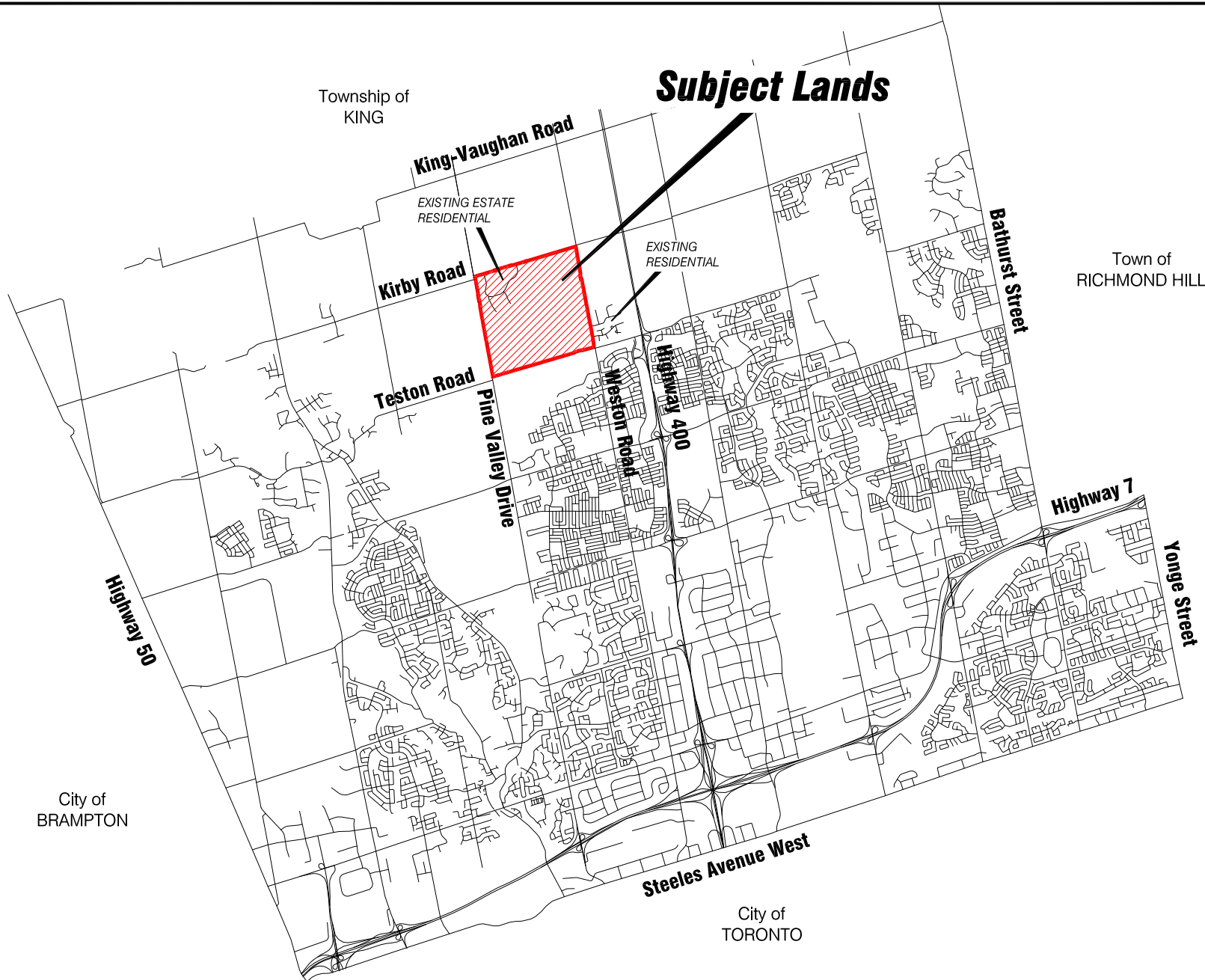
Farhad Jalili, Planner, ext. 8237
Arminé Hassakourians, Senior Planner, ext.8368
Anna Sicilia, Project Manager New Community Areas, ext.8063

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

per: ROY MCQUILLIN
Director of Policy Planning &
Environmental Sustainability

/LM



Subject Lands

Context Location Map

LOCATION:
Lots 26 to 30, Concession 6

APPLICANT:
New Community Areas - Secondary Plan Block 41



Attachment

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DATE:
January 18, 2016

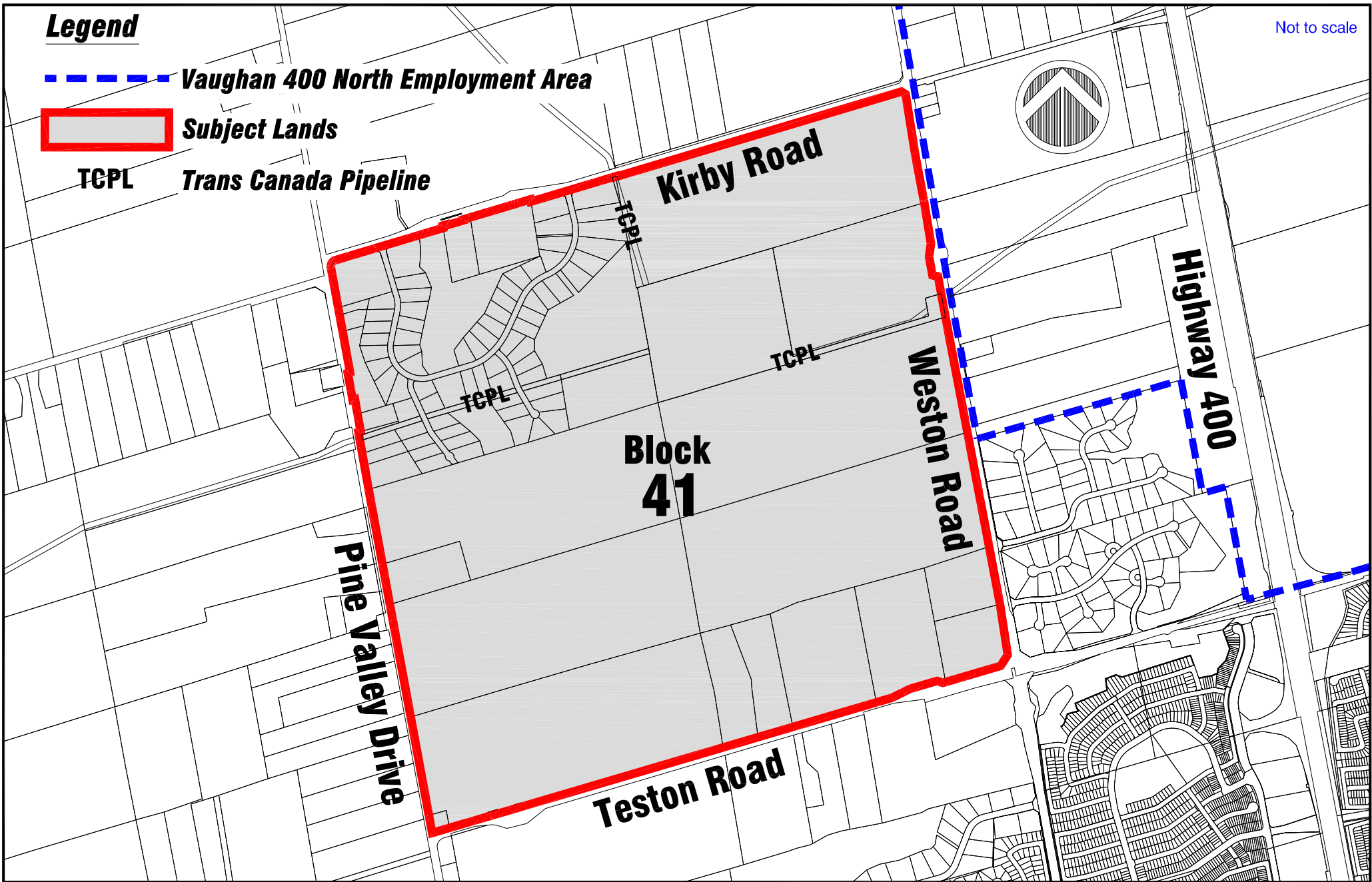
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Legend

 **Vaughan 400 North Employment Area**

 **Subject Lands**

TCPL **Trans Canada Pipeline**



Location Map

LOCATION:
Lots 26 to 30, Concession 6

APPLICANT:
New Community Areas - Secondary Plan Block 41



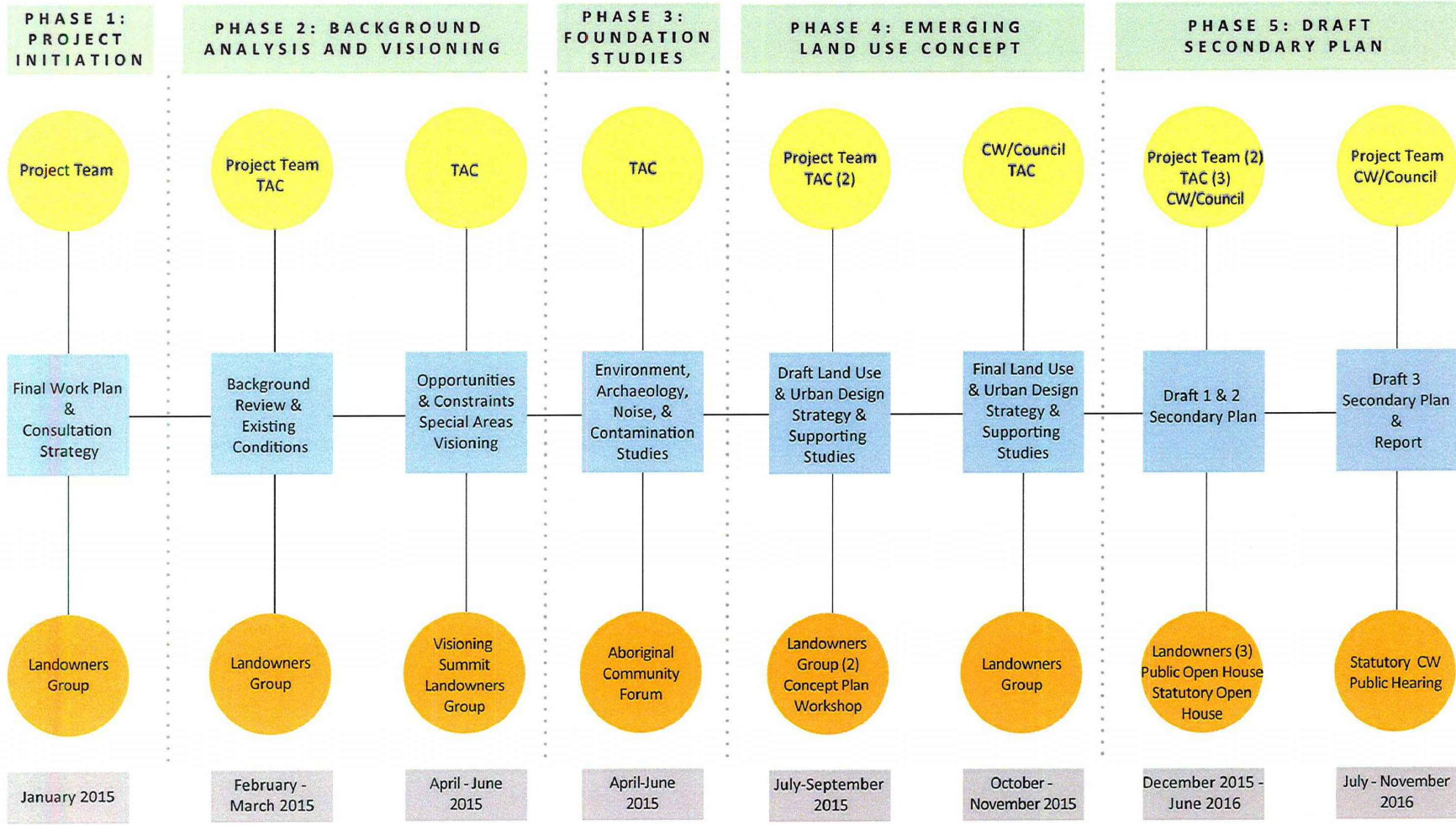
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2

CITY OF VAUGHAN BLOCK 41 SECONDARY PLAN WORK PROGRAM



TAC - Technical Advisory Committee
 CW/Council - Committee of the Whole/Council

Block 41 Work Program

LOCATION:
 Lots 26 to 30, Concession 6

APPLICANT:
 New Community Areas - Secondary Plan Block 41



Attachment

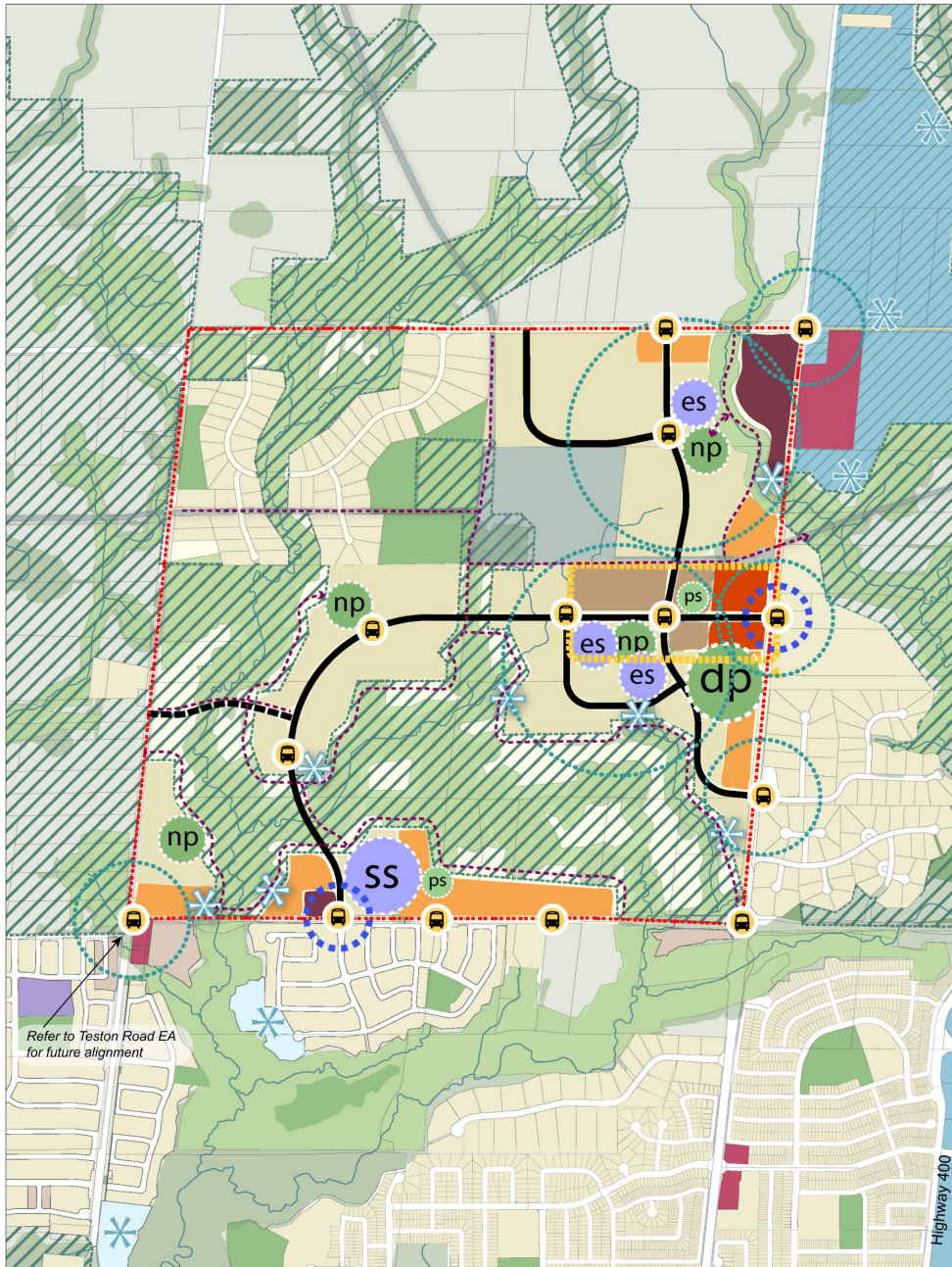
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 January 18, 2016

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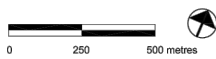
Vaughan Block 41 Secondary Plan

DRAFT EMERGING LAND USE CONCEPT



- Legend**
- - - - Study Area
 - Greenbelt Boundary
 - Natural Areas
(Vaughan OP, Schedule 2, Currently Under Review)
 - Natural Areas
(North-South Natural Heritage Network, proposed amendment yet to be approved)
 - Existing Parks
 - District Park
(To include major community centre and library)
 - Neighbourhood Park
 - Public Square
 - School (Elementary / Secondary)
 - Community Commercial Mixed Use
 - Mid-Rise Mixed Use
 - Mid-Rise Residential
 - Low-Rise Mixed Use
 - Low-Rise Residential
 - Infrastructure and Utilities
 - ❄️ Stormwater Management Facility
 - Proposed Collector Road
 - Potential Collector Road
(Subject to Further Review)
 - ← - - - Trails and Connections
 - Potential Transit Stop
 - 400m (5min.) and 200 (2.5min.) Walking Radii
 - Gateway
 - Community Core

October 9, 2015



Notes:
 1. Natural Heritage System is under review.
 2. All road network crossings of the Natural Heritage System are subject to further study.
 3. Plans for the surrounding context, including Blocks 40/47 and the Highway 400 North Employment Lands, are provided for information purposes only.

Draft Land Use Concept

LOCATION:
 Lots 26 to 30, Concession 6

APPLICANT:
 New Community Areas - Secondary Plan Block 41

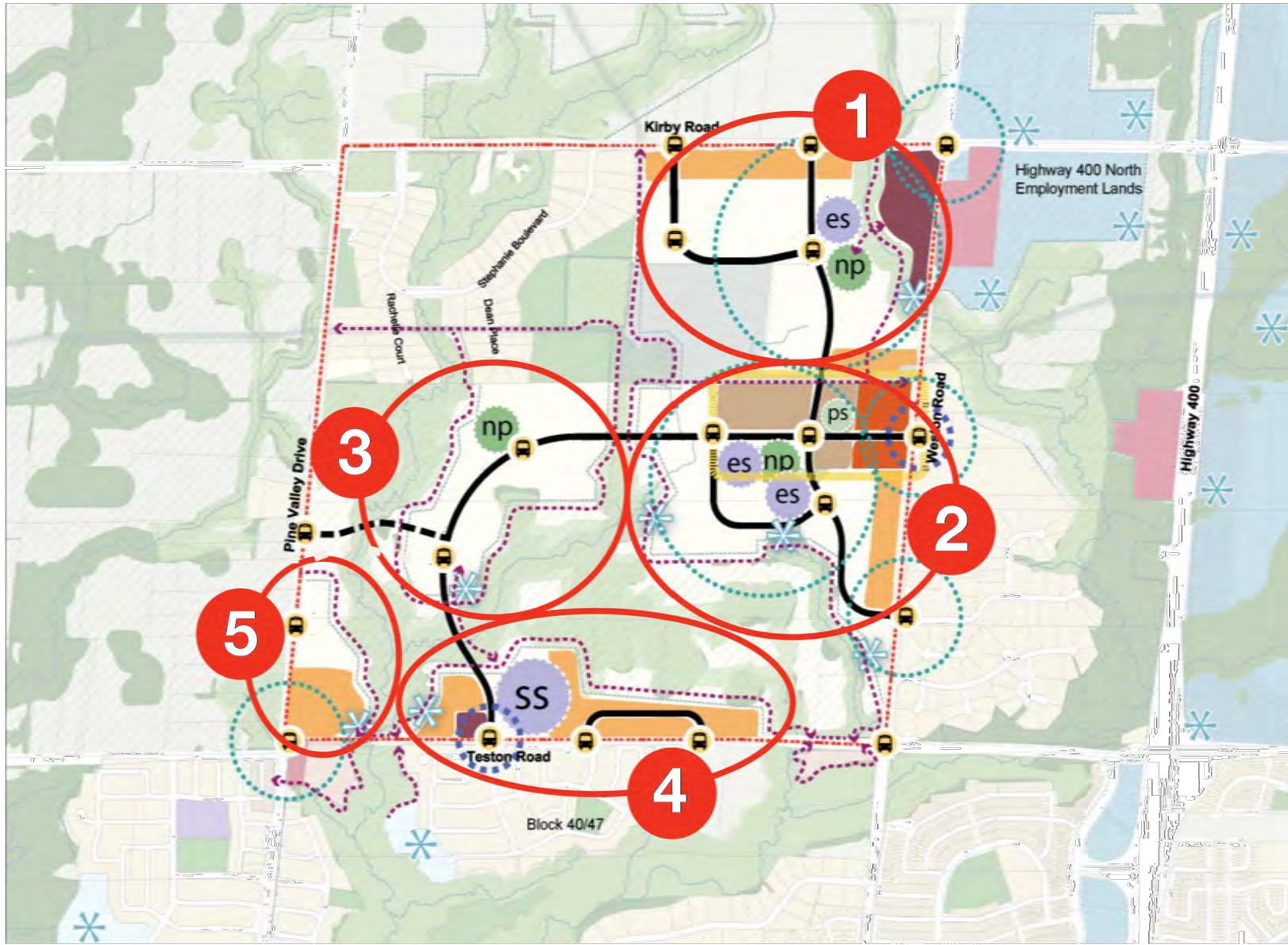


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4



Neighbourhoods

LOCATION:
Lots 26 to 30, Concession 6

APPLICANT:
New Community Areas - Secondary Plan Block 41



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26.4.2

DATE:
January 18, 2016

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**VAUGHAN BLOCK 41
GROSS DENSITY CALCULATION**

Total developable area/gross density excludes NHS, Greenbelt, and TransCanada compressor station and pipeline

| Neighbourhoods & Designations | Area (ha) | Dwelling Type | Density (uph) | Dwelling Type Mix | Area (ha) | Units | Hhid Size | Pop | Com. Coverage | GFA (m2) | Jobs ratio (m2/job) | Jobs | Density (p+J/ha) |
|--------------------------------|------------|---------------------|---------------|-------------------|------------|--------------|--------------|---------------|---------------|---------------|---------------------|------------|------------------|
| Neighbourhood 1 | | | | | | | | | | | | | |
| Low-Rise Residential | 44 | Single-detached | 13 | 0.80 | 35 | 453 | 3.44 | 1,560 | - | - | - | - | - |
| | | Semi-detached | 22 | 0.10 | 4 | 94 | 3.29 | 308 | - | - | - | - | - |
| | | Townhouse | 27 | 0.10 | 4 | 119 | 2.96 | 352 | - | - | - | - | - |
| Mid-Rise Residential | 4 | Multi-Unit Dwelling | 88 | 0.5 | 2 | 162 | 1.73 | 281 | - | - | - | - | - |
| | | Stacked Townhouse | 33 | 0.3 | 1 | 36 | 1.73 | 62 | - | - | - | - | - |
| | | Townhouse | 27 | 0.2 | 1 | 20 | 2.96 | 60 | - | - | - | - | - |
| Community Commercial Mixed Use | 8 | - | - | - | - | - | - | 0.25 | 19,000 | 45 | 422 | - | |
| Elementary School | - | - | - | - | - | - | - | - | - | - | - | 60 | - |
| Total | 55 | | | | | 885 | 16.1 | 2,624 | | 19,000 | | 482 | 57 |
| Neighbourhood 2 | | | | | | | | | | | | | |
| Low-Rise Residential | 36 | Single-detached | 13 | 0.80 | 29 | 376 | 3.44 | 1,295 | - | - | - | - | - |
| | | Semi-detached | 22 | 0.10 | 4 | 78 | 3.29 | 256 | - | - | - | - | - |
| | | Townhouse | 27 | 0.10 | 4 | 99 | 2.96 | 293 | - | - | - | - | - |
| Mid-Rise Residential | 5 | Multi-Unit Dwelling | 88 | 0.5 | 3 | 220 | 1.73 | 380 | - | - | - | - | - |
| | | Stacked Townhouse | 33 | 0.3 | 2 | 49 | 1.73 | 84 | - | - | - | - | - |
| | | Townhouse | 27 | 0.2 | 1 | 27 | 2.96 | 81 | - | - | - | - | - |
| Low-Rise Mixed Use | 11 | Townhouse | 27 | 0.8 | 9 | 249 | 2.96 | 737 | - | - | - | - | - |
| | | Multi-Unit Dwelling | 46 | 0.2 | 2 | 104 | 1.73 | 179 | - | - | - | - | - |
| Mid-Rise Mixed Use | 6 | Multi-Unit Dwelling | 88 | 0.5 | 3 | 263 | 1.73 | 456 | - | - | - | - | - |
| | | Stacked Townhouse | 33 | 0.3 | 2 | 59 | 1.73 | 101 | - | - | - | - | - |
| | | Townhouse | 27 | 0.2 | 1 | 33 | 2.96 | 97 | - | - | - | - | - |
| Ground floor retail | - | - | - | - | - | - | - | 0.50 | 2,400 | 35 | 69 | - | |
| Elementary Schools (2) | - | - | - | - | - | - | - | - | - | - | - | 120 | - |
| Community Centre | - | - | - | - | - | - | - | - | - | - | - | 18 | - |
| Library | - | - | - | - | - | - | - | - | - | - | - | 18 | - |
| Total | 59 | | | | | 1,556 | 26.6 | 3,959 | | 2,400 | | 225 | 71 |
| Neighbourhood 3 | | | | | | | | | | | | | |
| Low-Rise Residential | 30 | Single-detached | 13 | 0.80 | 24 | 310 | 3.44 | 1,066 | - | - | - | - | - |
| | | Semi-detached | 22 | 0.10 | 3 | 64 | 3.29 | 211 | - | - | - | - | - |
| | | Townhouse | 27 | 0.10 | 3 | 81 | 2.96 | 241 | - | - | - | - | - |
| Total | 30 | | | | 455 | 15.3 | 1,518 | | | | | 0 | 51 |
| Neighbourhood 4 | | | | | | | | | | | | | |
| Mid-Rise Residential | 28 | Multi-Unit Dwelling | 88 | 0.5 | 14 | 1,229 | 1.73 | 2,127 | - | - | - | - | - |
| | | Stacked Townhouse | 33 | 0.3 | 8 | 273 | 1.73 | 472 | - | - | - | - | - |
| | | Townhouse | 27 | 0.2 | 6 | 153 | 2.96 | 453 | - | - | - | - | - |
| Community Commercial Mixed Use | 1 | - | - | - | - | - | - | 0.25 | 3,000 | 45 | 67 | - | |
| Secondary School | - | - | - | - | - | - | - | - | - | - | - | 180 | - |
| Total | 29 | | | | | 1,655 | 56.7 | 3,051 | | 3,000 | | 247 | 113 |
| Neighbourhood 5 | | | | | | | | | | | | | |
| Low-Rise Residential | 8 | Single-detached | 13 | 0.80 | 6 | 84 | 3.44 | 290 | - | - | - | - | - |
| | | Semi-detached | 22 | 0.10 | 1 | 17 | 3.29 | 57 | - | - | - | - | - |
| | | Townhouse | 27 | 0.10 | 1 | 22 | 2.96 | 65 | - | - | - | - | - |
| Mid-Rise Residential | 3 | Multi-Unit Dwelling | 88 | 0.5 | 1 | 110 | 1.73 | 190 | - | - | - | - | - |
| | | Stacked Townhouse | 33 | 0.3 | 1 | 24 | 1.73 | 42 | - | - | - | - | - |
| | | Townhouse | 27 | 0.2 | 1 | 14 | 2.96 | 40 | - | - | - | - | - |
| Total | 11 | | | | | 272 | 25.6 | 685 | | 0 | | 0 | 65 |
| Total | 183 | | | | | 4,823 | | 11,837 | | 24,400 | | 953 | 70 |

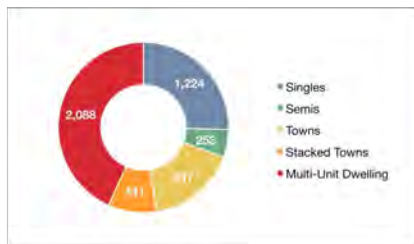
*Area (ha) calculations have been rounded to the nearest whole number.

DENSITY SUMMARY

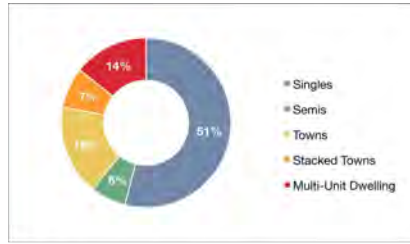
| Designation | Ha | % | Units | % | People | Jobs | Density |
|--------------------------------|------------|-------------|--------------|-------------|---------------|------------|-----------|
| Low Rise Residential | 118 | 64% | 1,798 | 37% | 5,994 | 180 | 52 |
| Low-Rise Mixed Use | 11 | 6% | 353 | 7% | 916 | 69 | 80 |
| Mid-Rise Residential | 39 | 21% | 2,317 | 48% | 4,272 | 216 | 114 |
| Mid-Rise Mixed Use | 6 | 3% | 355 | 7% | 654 | 69 | 120 |
| Community Commercial Mixed Use | 9 | 5% | - | - | - | 489 | 56 |
| Total | 183 | 100% | 4,823 | 100% | 11,837 | 953 | 70 |

HOUSING MIX SUMMARY

| Dwelling Type | #Units | % | Ha | % |
|---------------------|--------------|-------------|------------|------------|
| Singles | 1,224 | 25% | 94 | 51% |
| Semis | 253 | 5% | 12 | 6% |
| Towns | 817 | 17% | 30 | 16% |
| Stacked Towns | 441 | 9% | 14 | 7% |
| Multi-Unit Dwelling | 2,088 | 43% | 25 | 14% |
| Total | 4,823 | 100% | 174 | 95% |



Dwelling Mix by Number of Units



Dwelling Mix by Land Area

Block 41 Gross
Density Calculation

APPLICANT: New Community Areas - LOCATION: Secondary Plan Block 41 Lots 26 to 30, Concession 6



Attachment

FILE: 26.4.2

DATE: January 18, 2016

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