

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
January 16, 2020

Report of the Commissioner of Corporate Services and Chief Planner

Block 41 Secondary Plan Amendment No. 50 to the City of Vaughan Official Plan

1. Recommendations

1. Regional Council approve Amendment No. 50 to the City of Vaughan Official Plan, 2010, subject to the modifications set out in Attachment 1.
2. The Director of Community Planning and Development Services be authorized to issue notice of Regional Council's decision.
3. Staff be authorized to appear before the Local Planning Appeal Tribunal in support of the Region's decision, if required, and the Regional Solicitor or designate, be authorized to execute Minutes of Settlement, if appropriate.

2. Summary

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this Secondary Plan is required to be consistent with the Provincial Policy Statement (2014), and to conform with applicable Provincial Plans, which include: the Growth Plan for the Greater Golden Horseshoe (2019), the Greenbelt Plan (2017), and the York Region Official Plan (2010).

Under the *Planning Act*, upper-tier municipalities are required to make a decision on local municipal Official Plans. Staff recommends approval of Amendment No. 50 to the Vaughan Official Plan, 2010, known as the Block 41 Secondary Plan. The area is bounded by Kirby Road to the north, Teston Road to the south, Weston Road to the east, and Pine Valley Drive to the west. The primary purpose of the Block 41 Secondary Plan is to set the policy context to create a new community in the City of Vaughan.

Key Points:

- The City of Vaughan is commended for creating a comprehensive Secondary Plan that conforms with all provincial and Regional policies.

- This Plan will enable development of a new community anchored by a community core, consisting of a co-located community centre and library, provide a mix of housing types including detached, semi-detached, and a variety of townhouse types, in low-rise, mid-rise and mixed-use built forms, complemented by locally serving retail and active and passive parks.
- New planned Regional infrastructure, for water and wastewater trunk services and arterial road improvements, will be required for 13,000 persons and 600 jobs anticipated when this community is fully built.

3. Background

The Secondary Plan area was added to York Region's Urban Area by Regional Official Plan Amendment No. 2

The York Region Official Plan Amendment 2 (ROPA 2) added City of Vaughan Blocks 27 and 41 to the Urban Area in the York Region Official Plan 2010 (ROP), as illustrated on Attachment 2. These lands are part of the Region's Designated Greenfield Area and New Community Areas.

The Block 27 Secondary Plan was approved by York Region Council on April 18, 2019.

The Block 41 Secondary Plan does not include the existing estate residential neighbourhood located at the southeast quadrant of Kirby Road and Pine Valley Drive, nor the TransCanada PipeLines compressor station lands.

City of Vaughan Council adopted the Block 41 Secondary Plan in October 2019 and a Regional Council decision is required

Council of the City of Vaughan adopted the Secondary Plan on October 7, 2019. The Secondary Plan is a policy document that guides development of the new community in conformity with the Vaughan Official Plan, the York Region Official Plan, and relevant Provincial plans and policies.

City of Vaughan's consultation was extensive

The consultation process included City Council, the Block 41 Secondary Plan Technical Advisory Committee, the Block 41 Secondary Plan Landowners Group, and residents/landowners within the Block and the surrounding areas.

City of Vaughan staff held regular meetings at key points of the Secondary Plan Study with the Block 41 participating Landowners Group and the multi-agency Technical Advisory Committee (TAC). In addition to formal TAC meetings, meetings were held throughout the process with individual agencies, including the School Boards, TransCanada Pipelines, and Toronto and Region Conservation Authority.

4. Analysis

The Secondary Plan envisions a community that prioritizes people, is sustainable and liveable, and built with a high quality of urban design

The Secondary Plan provides detailed policies with respect to land use, including height and density provisions, urban design, protection of cultural heritage and archaeological resources, transportation, community facilities, natural heritage and open space. The intent of these policies is to facilitate development of a new community including new residential neighbourhoods. The policies are designed to enable the creation of a complete community and ensure high quality development that is compatible with surrounding land uses. Attachment 3 illustrates the land use plan.

This new community area is adjacent to the Highway 400 North Employment Area, located on the east side of Weston Road. The close proximity to a new employment area is an important element in city building providing opportunity for residents to work closer to home, reducing commute times, auto dependency, and traffic congestion.

The Plan is consistent with and conforms to all provincial and Regional policies

The Vaughan staff recommendation report, dated October 7, 2019, contained a lengthy and thorough review of all the applicable provincial and regional policies that the Block 41 Secondary Plan must be consistent with and conform to. The following table summarizes consistency and conformity to the various Plans. Additional detail is provided in Attachment 4.

Policy Document	Policy Directions	Consistency and Conformity
Provincial Policy Statement, 2014	<ul style="list-style-type: none">• Efficient use of land• Supports sustainability• Promotes strong, liveable, healthy and resilient communities• Protects public health, safety, and economic growth	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>
Growth Plan for the Greater Golden Horseshoe, 2019	<ul style="list-style-type: none">• Building compact, vibrant and complete communities• Provide convenient access to appropriate mix of jobs, local services, housing and community infrastructure• Efficient use of land and infrastructure• Promotes range of housing options	<div>✓</div> <div>✓</div> <div>✓</div> <div>✓</div>

Policy Document	Policy Directions	Consistency and Conformity
	<ul style="list-style-type: none"> • Supports transit viability • Protects natural heritage features 	✓ ✓
Greenbelt Plan, 2017	<ul style="list-style-type: none"> • Protect agricultural land base • Protect ecological and hydrological features • Protect natural heritage systems 	✓ ✓ ✓
York Region Official Plan, 2010	<ul style="list-style-type: none"> • Protects Regional urban structure • Conforms with New Community Area policies • Meets minimum development densities • High quality urban design • Sustainability and energy conservation 	✓ ✓ ✓ ✓ ✓

Build-out of Block 41 requires implementation of several Regional infrastructure projects

From a transportation perspective, the four arterial roads that abut Block 41 will need to be improved and urbanized for full build out of the community. Teston Road, Kirby Road, Pine Valley Drive and Weston Road, will need to be improved from their current rural cross sections.

The Northeast Vaughan Water and Wastewater Services Environmental Assessment has identified water and wastewater infrastructure needed to service anticipated development in northeast Vaughan to the year 2051. Improvements include a new trunk sewer from Langstaff Road to Teston Road and a new watermain from Teston Road to King Vaughan Road. These improvements are currently scheduled to be completed and commissioned in 2028 at a cost of \$253.2M. Some servicing capacity for initial stages of development can be made available through the existing local and Regional system.

The timing of development will need to be coordinated with the provision of Regional infrastructure. Once the Block 41 Secondary Plan is approved, the Block Plan and Master Environmental Services Plan (MESP) will define developable areas, residential lot patterns, design of local roads, and design of water, wastewater and stormwater systems in accordance with the Secondary Plan. Through this exercise, a phasing plan will ensure the pace of development is coordinated with required Regional and local infrastructure.

Several minor and technical modifications to the adopted Secondary Plan are recommended

York Region Planning staff have received correspondence from TransCanada Pipelines requesting further modifications to the Secondary Plan. The modifications in Attachment 1 are considered minor as they add clarity to the jurisdiction matter. Federally regulated uses, such as the compressor station and pipeline, are not subject to provincial legislation.

York Region staff met with Vaughan Planning staff and TransCanada Pipelines representatives to better understand everyone's concerns.

Vaughan Council adopted a motion to lower the minimum density of residents and jobs per hectare

At a Special Council Meeting on October 7, 2019, Vaughan Council adopted a motion to implement a lower density for the Block 41 Secondary Plan area expressed as residents and jobs per hectare when a new density target is approved in the York Region Official Plan. Regional Planning staff acknowledge the Council Resolution and will be addressing new community area densities through the current Municipal Comprehensive Review of the Regional Official Plan.

5. Financial

The approval of this Secondary Plan will enable development applications that will generate Regional and local assessment to help pay for needed infrastructure and services. Growth in this area has been anticipated through the York Region Official Plan, Regional Transportation Master Plan, and Regional Water and Wastewater Master Plan. Development charge revenues collected from new developments will support required growth related infrastructure.

In the event that Regional Council's decision is appealed to the Local Planning Appeal Tribunal, there would be costs associated with defending the Region's position including staff resources and other costs of participation in appeal proceedings.

6. Local Impact

City of Vaughan Council adopted the Block 41 Secondary Plan on October 7, 2019. Regional Council's approval of this Secondary Plan will enable the creation of a new community area envisioned to be a complete community that prioritizes people, is sustainable and liveable, and built with a high quality of urban design. This provides the policy framework for completion of the detailed Block Plan, MESP and subsequent draft plan of subdivisions and site plans.

Most of the proposed modifications, outlined in Attachment 1, originate from TransCanada Pipelines. Proposed modifications are considered minor in nature and do not alter the intent of the policies.

7. Conclusion

The City of Vaughan is commended for adopting a new Secondary Plan that embodies the modern elements of city building. The Regional Official Plan requires a secondary plan for New Community Areas to ensure each area is planned in a comprehensive and coordinated manner. Background studies were conducted in support of the Secondary Plan, and extensive public and stakeholder consultation occurred throughout the process. The Secondary Plan provides policies with respect to land use, including height and density provisions, urban design, protection of cultural heritage and archaeological resources, transportation, community facilities, natural heritage and open space.

Approval of the Block 41 Secondary Plan, as modified, is consistent with the Provincial Policy Statement 2014, and conforms to the Growth Plan 2019, the Greenbelt Plan 2017, and the York Region Official Plan. Vaughan has created a plan where new residents can thrive and benefit from a new community where they can live, work and play.

Regional staff recommend Block 41 Secondary Plan be modified and approved.

For more information on this report, please contact Augustine Ko, Senior Planner, at 1-877-464-9675 ext. 71524. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman**, MCIP, RPP
Chief Planner

Dino Basso
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

December 20, 2019
Attachments (4)
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