

The Block 41 Secondary Plan is consistent with the Provincial Policy Statement

The Provincial Policy Statement, 2014 (PPS, 2014) provides policy direction on matters of Provincial interest, including efficient use of land within settlement areas where growth and development are focused. The City of Vaughan’s comprehensive review considered a portion of their growth to be achieved through new communities, in addition to the intensification that is occurring throughout the City.

The PPS, 2014 provides direction related to the creation of “efficient land use and development patterns which support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety and economic growth” (Section 1.0). In particular, it requires the provision of sufficient land for residential, commercial, industrial, recreational, open space and institutional uses and for an appropriate range and mix of housing (Policy 1.1.1). The proposed Secondary Plan is consistent with the goals and intent of the Settlement Area policies outlined in Section 1.1.3 of the PPS, 2014, as it proposes to efficiently use land and infrastructure through the logical extension of development and municipal services.

The Block 41 Secondary Plan conforms with the Growth Plan, 2019

The Growth Plan supports a vision of building compact, vibrant and complete communities that provide convenient access to an appropriate mix of jobs, local services, housing and community infrastructure. The lands have been identified and studied for urban residential growth since York Region’s growth management exercise in 2010, and were brought into the settlement area through ROPA 2. The lands are within the Designated Greenfield Area (DGA) of the Growth Plan.

The proposed Secondary Plan is consistent with the guiding principles and applicable policies of the Growth Plan, 2019 as it supports achievement of complete communities, promotes a range and mix of housing options while promoting efficient use of land and infrastructure, and supports transit viability.

The Block 41 Secondary Plan conforms with the Greenbelt Plan, 2017

The Greenbelt Plan, 2017 identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and ecological and hydrological features, areas and functions occurring on this landscape. The Greenbelt Plan, 2017 designates a portion of the proposed Secondary Plan as “Protected Countryside” and “Natural Heritage System”.

The proposed Secondary Plan has identified the Greenbelt Plan boundary, ensuring the protection of natural heritage features. Lands designated “Natural Areas” and within the

Greenbelt Plan area are subject to the policies of the Greenbelt Plan and Greenbelt policies contained in the Vaughan Official Plan, 2010.

The Block 41 Secondary Plan conforms with the York Region Official Plan, 2010

The following sections outline conformity with the Regional Official Plan, 2010.

Regional Structure

Map 1 – Regional Structure in the York Region Official Plan, 2010 (ROP) identifies the subject lands as “Urban Area” and “Greenbelt Protected Countryside”. Based on Map 2 of the ROP the “Regional Greenlands System” overlaps the “Greenbelt Protected Countryside” corridor and Map 5 shows that there are a number of “Woodlands” within the Secondary Plan area. On Map 12, Street Network, the planned widths of Teston Road, and Weston Road are up to 36 metres. Kirby Road and Pine Valley Drive are under the jurisdiction of the City of Vaughan.

This Secondary Plan area is considered a New Community Area by the ROP. The proposed Secondary Plan must conform to the New Community Area policies of ROP Section 5.6 and York Region’s New Community Guidelines.

New Community Areas

York Region’s new community areas are to be planned as compact, vibrant, inclusive and diverse communities connected to a network of parks and open spaces. They will offer a variety of housing, employment and mobility choices with high-quality urban design. ROP Section 5.6 has specific policy requirements to facilitate this vision. The proposed Secondary Plan provides specific policies to address Section 5.6. Consistent with Section 5.6.1, the proposed Secondary Plan area is being comprehensively planned as a complete community.

Density

Policy 5.6.3 of the ROP requires New Community Areas to be designed to meet or exceed a minimum density of 20 residential units per hectare and 70 residents and jobs per hectare in the developable area. Through the layout of the land use designations, the proposed Secondary Plan is planned to meet these density targets.

Housing

The proposed Secondary Plan, in conformity with the ROP, has policies and land use designations to enable a diverse mix of dwelling units and types to increase housing choice. Housing types include single detached, semi-detached, street and block townhouses, back-to-back and stacked townhouses, and apartment buildings up to ten storeys. The proposed Secondary Plan also requires significant developments to demonstrate how they contribute to the target of 25% affordable housing units and

also requires, through the Block Plan process, how affordable housing units are allocated by participating landowners.

Community Design

ROP New Community Area policies and guidelines focus on high quality urban design, attractive buildings, landscaping and public streetscapes. The Block 41 Secondary Plan establishes a mix of land uses, with context sensitive heights and densities. The Secondary Plan is designed in a manner which supports the creation of a sustainable complete community while being compatible with the surrounding existing neighbourhoods, and ensuring appropriate protection of cultural and natural heritage resources.

Sustainability / Community Energy

Section 5.2 (Sustainable Cities, Sustainable Communities) of the ROP states that: “These complete communities will be designed to be sustainable by incorporating green building technologies, and renewable and alternative energy options, and over time will evolve into zero carbon and zero waste communities. Standards will help to create well-designed communities that have integrated greenspace, pedestrian and transit networks, and that offer a variety of housing, transportation, human services, and employment options.”

The Community Energy Plan (CEP) Framework report, prepared in support of this Plan, highlights the importance of the design of the new community, specifically building orientation to maximize solar gain, and the concentration of appropriate development density to allow District Energy to be cost effective. The proposed Secondary Plan contains policies implementing the goals and objectives of Green Directions Vaughan, and will require each development to be evaluated against the sustainable development policies of Section 9.1.3 of the VOP 2010, as well as the Council approved Sustainability Performance Metrics. The Sustainability Performance Metrics will inform the development of the Block Plan.

The proposed Secondary Plan contains policies to reduce energy use through implementation of the Block 41 Community Energy Plan. Development will need to demonstrate how buildings are energy efficient, explore potential to use waste heat recovery systems, and to design the new community to facilitate renewable energy generation.

Based on this overview the Secondary Plan is in conformity with the Regional Official Plan.