

May 17, 2019

Mr. Bill Kiru, MCIP, RPP  
Director, Policy Planning and  
Environmental Sustainability  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

Dear Mr. Kiru:

**Re: Amendment No. 33 to the Official Plan of the  
City of Vaughan Planning Area  
Block 27 Secondary Plan**

Please be advised that no notice of appeal of the decision to modify and approve OPA 33 was received by the Approval Authority within the time provided in Section 17(36) of the *Planning Act*.

On May 17, 2019 Official Plan Amendment No. 33 came into force. Enclosed is the Certificate of Approval.

Sincerely,



Augustine Ko, MCIP, RPP  
Senior Planner

c.c. Todd Coles (email only)  
Fausto Filipetto (email only)  
Melissa Rossi (email only)  
Armine Hassakourians (email only)  
Mustafa Ghassan, Delta Urban (email only)

AK

YORK-#9560125-v1-OPA\_33\_Certificate\_Cover\_Letter\_to\_Vaughan

**Certificate of Approval**

**AMENDMENT No. 33**

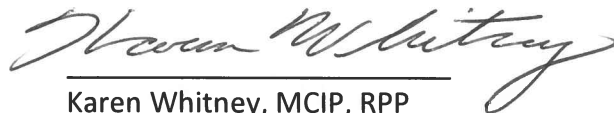
**TO THE**

**OFFICIAL PLAN FOR THE**

**CITY OF VAUGHAN PLANNING AREA**

This official plan document, which was adopted by the Council of the Corporation of the City of Vaughan and approved by the Council for the Regional Municipality of York, is modified and approved pursuant to Sections 17 and 21 of the *Planning Act*. Official Plan Amendment No. 33 came into force on May 17, 2019.

Date: May 17, 2019



Karen Whitney, MCIP, RPP  
Director of Community Planning and  
Development Services  
The Regional Municipality of York



Corporate Services

***Via e-mail and mail***

File No.: OPA 33  
Regional File No.: LOPA.18.V.0007  
Refer To: Augustine Ko

April 26, 2019

Mr. Todd Coles, City Clerk  
City of Vaughan  
City Clerk's Office  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Coles:

**Re: Notice of Decision  
Amendment No. 33 to the Official Plan of the  
City of Vaughan  
Block 27 Secondary Plan**

On April 18, 2019, York Region Council approved, with modifications, the above captioned Official Plan Amendment.

Please find attached York Region's Notice of Decision.

Sincerely,

A handwritten signature in blue ink that reads "Augustine Ko".

Augustine Ko, MCIP, RPP  
Senior Planner

Attachment: Notice of Decision

c. Armine Hassakourians (email only)

YORK-#9404329-v1-OPA\_33\_-\_NOD\_Letter\_to\_Vaughan



Regional File No.: OPA 33 (LOPA.18.V.0007)  
Applicant: City of Vaughan  
Date of this notice: **April 26, 2019**  
Last date of appeal: **May 16, 2019**

## Notice of Decision

to Approve an Amendment to the  
Official Plan of the City of Vaughan

The Regional Municipality of York is the approval authority for this Official Plan Amendment. This notice of decision is given in accordance with Section 17(35) of the *Planning Act*, R.S.O. 1990, c. P.13. The decision of The Regional Municipality of York is to **MODIFY and APPROVE** Amendment No. 33 to the Official Plan of the City of Vaughan.

### **Lands Subject to the Amendment:**

**Municipality:** City of Vaughan (Block 27)

**Location:** Refer to Key Map

### **Purpose and effect of the Amendment:**

Official Plan Amendment No. 33, known as the Block 27 Secondary Plan, amends the City of Vaughan Official Plan as it pertains to the subject lands by adding detailed policies in order to guide future development of a new community.

### **Proposed modifications to the Amendment:**

York Region proposes to approve OPA 33 with modifications as shown on Attachment 1.

### **Effect of Written Submissions on Decision:**

The effect of written submissions was in-line with Regional Council's decision to approve the Amendment.

### **Other applications affecting the subject lands:**

N/A

### **For additional information:**

A copy of the proposed Official Plan Amendment and the decision will be available for inspection at York Region's Planning and Economic Development Branch, Corporate Services Department from 8:30 am to 4:30 pm on regular business days. For assistance, please contact Augustine Ko, Senior Planner, at 1-877-464-9675, extension 71524 or [augustine.ko@york.ca](mailto:augustine.ko@york.ca).

### **Who may appeal:**

If applicable, only individuals, corporations or public bodies may appeal a decision of the approval authority to the Local Planning Appeal Tribunal ("Tribunal"). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions



to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**When and how you may appeal:**

The last day for filing an appeal is no later than 4:30 pm on **May 16, 2019** and it must be received in writing. A notice of appeal may not be sent by email. A notice of appeal must:

1. Be filed with the approval authority, addressed to:  
Ms. Karen Whitney, MCIP, RPP  
Director, Community Planning and Development Services  
Corporate Services Department  
York Region Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario L3Y 6Z1
2. Be accompanied by the completed Tribunal appeal form, setting out the reasons for the appeal and the specific part of the proposed Official Plan or Official Plan Amendment to which the appeal applies; and,
3. Be accompanied by the fee required by the Tribunal and a fee of \$500.00 payable to The Regional Municipality of York for preparing the record to be submitted to the Tribunal.

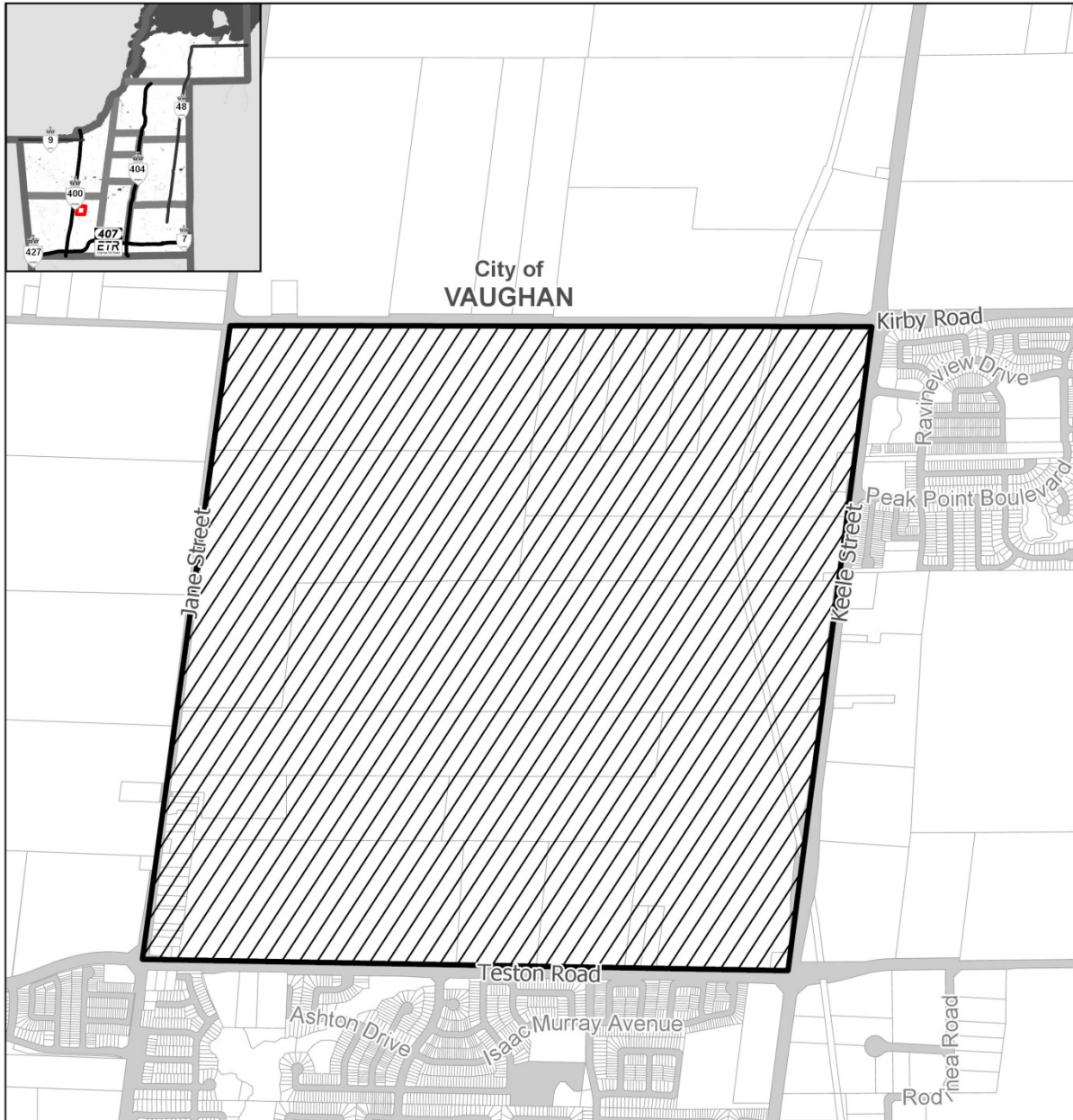


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Paul Freeman, MCIP, RPP  
Chief Planner

Dated: **April 26, 2019**

# KEY MAP



## Key Map

OPA 33

 Subject Lands



Produced by:  
Community Planning Department  
Planning and Economic Development Branch  
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## Modifications to OPA 33

### York Region Modification

Part “A” Preamble 5.0 Policy Context, adding a sentence to the end of the first paragraph which reads **“Block 27 is planned to accommodate an estimated minimum of 19,100 persons and a minimum of 1,500 jobs.”**

### City of Vaughan Modifications

1. Section III BASIS, paragraph 2. (pg.1). Please strikeout “in Southern Ontario” in the first sentence to read,  
**“Places to Grow, the Growth Plan for the Greater Golden Horseshoe (2017) (“Growth Plan”) is based on a vision and set of principles for guiding decisions on how land is to be developed and public investments are managed.”**
2. Section IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, paragraph 4. (pg.3). The sentence references “... adding a new Section 11.3...”. Please revise this to **“... adding a new Section 11.13...”**.

### PART A THE PREAMBLE

#### 1.0 Context

Revise the third sentence to read, **“The community hub will consist of a variety of *community facilities* such as a community centre and library, as well as other uses such as *schools* and an Urban Park.”**

#### 4.0 Consultation and Engagement

In the third bullet reference to the Sub-Study required correction from, ‘Kirby GO Station Sub-Study’ to **‘Kirby GO Transit Hub Sub-Study’**.

#### 5.0 Policy Context

In the second bullet, remove reference to “...of the Kirby GO Transit Hub ...” so this bullet reads,

**“a minimum density target of 100 people and jobs combined per hectare for the Kirby GO – Transit Hub Centre, and the Provincial minimum density target of 150 people and jobs combined per hectare within approximately 500 metres, an approximate 10-minute walking distance, of the Kirby GO Station, as identified on Schedule B of this Plan”**

This is consistent with the same language in policy 3.1.2 Density.

## **PART B THE SECONDARY PLAN**

### **2.0 Vision and Guiding Principles**

- Section 2.1 is titled “Block 27 Vision and Guiding Principles” however, 2.1 b. references “Development Principles”. Please revise so that all language consistently refers to “**Guiding Principles**”.
  
- Clause 2.1 b.vii. Block 27 Vision and Guiding Principles, please strikeout the following, ~~“Community facilities such as,~~ to read,  
**“Community facilities such as community centres and libraries, as well as other uses such as schools, day cares, places of worship, and small-scale convenience retail compatible with community facilities, will be promoted and situated in a way that creates a social and cultural centre for the community.”**  
This modification is necessary to ensure consistency with VOP 2010 which does not include “places of worship” or “school” as a defined *community facility*.
  
- Section 2.2 is titled “Kirby GO – Transit Hub Centre Vision and Guiding Principles”, however, 2.2 b. references “Development Principles”. Please revise so that all language consistently refers to “**Guiding Principles**”.
  
- Section 2.2 a. the Vision Statement for the Kirby GO – Transit Hub Centre Vision and Guiding Principles – Please revise to read as follows,  
**“The Kirby GO – Transit Hub Centre will be a local centre for the community, unique to Vaughan, with seamless multi-modal connections, morning, afternoon and evening destinations, and excellent regional and local transit. Centered on the GO Station and public square, the Kirby GO – Transit Hub Centre will incorporate a combination of low to mid rise building types, and mixed-use buildings with ground floor retail uses integrated with the public realm.”**  
The requested modification provides clarification between the building types and uses.
  
- Reference 2.2 b.iii. In the first sentence of the third paragraph please remove the term “Kirby GO Station Hub area”, and replace it with “Kirby GO – Transit Hub Centre” so the sentence reads,  
**“Connections throughout the Kirby GO – Transit Hub Centre will be supported via public streets, public and semi-public open spaces as well as clear sightlines, gateways, wayfinding and signage plans, retail signage and quality public art.”**
  
- Reference 2.2 b.iv. In the first sentence of the first paragraph please remove the term “Kirby GO Station Hub area”, and replace it with “Kirby GO – Transit Hub Centre” so the sentence reads,  
**“Streets within the Kirby GO – Transit Hub Centre” will be planned to balance the needs...”**.

### 3.0 Community Structure

#### 3.1 General Land Use Polices

- Section 3.1 - Replace “**Development Principles**” with “**Guiding Principles**”
  
- Policy 3.1.2 b. - Add “Kirby GO” so as to read “... **radius of the Kirby GO Station.**”
  
- Policy 3.1.5 - Restructure the current order so 3.1.5 a. is listed first, 3.1.5 c. is listed second, 3.1.5 b. is listed third. Modifications to these Policies have also been made to ensure consistency with VOP 2010.
  
- Policy 3.1.5 a. - Revise to read as follows,  

**“All residential *development* or other *sensitive land uses*, including parkland adjacent to the railway, shall be setback a minimum distance of 30m and include a safety berm as required by Metrolinx or other approval authority, as determined appropriate through the Block Plan and/or *development* application review process. Notwithstanding any other provisions of this section, Multi-Use Recreational Trails may be located within the prescribed setback area subject to review and approval by Metrolinx or other agencies as required.”**
  
- Policy 3.1.5 b. – Restructure to read as follows,  

**“Applications for *development* of residential and other *sensitive land uses* located within Block 27 and within 500 metres of existing Employment Areas shall have regard for and be required to undertake the appropriate environmental studies in accordance with Policy 5.2.1.2. of the VOP 2010 and shall be subject to review and approval by the City of Vaughan or other approval authorities as required. *Development* proposals shall demonstrate compatibility and mitigation of the impact on the existing use in terms of noise, vibration, air pollution, lighting, overlook and traffic generation in accordance with all Provincial and municipal guidelines.”**
  
- Policy 3.1.5 c. - Revise to read as follows,  

**“Applications for residential *development* and other *sensitive land uses* within Block 27 shall have regard for potential noise, vibration and air pollution impacts from existing uses, major streets, and transportation infrastructure and facilities within and in proximity to the Transit Hub. Applications for residential and other *sensitive land uses* shall include a noise and vibration study, and an air pollution study to identify appropriate measures to mitigate adverse impacts from the source in accordance with Policy 4.4.1.5 of the VOP 2010. Residential *development* and other *sensitive land uses* adjacent to railway or rail infrastructure shall have regard for and be required to undertake the appropriate environmental studies in accordance with Policy 4.4.1.5 of the VOP 2010: Such studies shall be completed for residential *development* and *sensitive land uses*;**

  - i. **Within 300 metres of a railway for noise impacts; and**

- ii. **Within 75 metres of a railway for vibration impacts; or**
- iii. **Within a distance otherwise determined appropriate by Metrolinx or other approval agencies.**

**All studies shall be completed to the satisfaction of the City, Metrolinx or other agencies as required.”**

### 3.6 Community Hub

- Policy 3.6.1- Revise the sixth sentence to read as follows,  
**“Other *community facilities* may be located in the Community Hub, as well as uses such as a *day care, place of worship, and small-scale convenience retail* compatible with *community facilities*.”**

The restructuring of this sentence provides clarity and consistency with Section 7.2 of VOP 2010 as it relates to the permission allowed by the defined term *community facilities* and the broader term community services and facilities.

### 3.7 Transit Hub

- Policy 3.7.2 - Revise to read as follows,  
**“The Transit Hub designation permits transit infrastructure and transit related facilities that include parking for transit users, as well as all the permitted uses in the Mid-Rise Mixed-Use designation established in Section 3.5 of this Secondary Plan provided it forms part of a comprehensive *development* which includes the future Kirby GO Station and related railway transit infrastructure, and subject to the approval of the applicable transit authority.**

**The primary land use within the Transit Hub designation shall be the Kirby GO Station and related railway and transit infrastructure. The extent and location of any Mid-Rise Mixed-Use permissions will be reviewed and is ultimately subject to the findings of the Transit Hub Special Study outlined in policy 3.7.4 of this Secondary Plan.”**

- Policy 3.7.4 - Revise Subsection title to eliminate reference to the word “Area” in order to read **“Transit Hub Special Study”**.
- Policy 3.7.4 – Revise paragraphs two, four and five to read as follows,  
Paragraph 2:  
**“To ensure the success of the Transit Hub, the proper integration of transportation and land use planning is critical. In weighing the appropriate balance among policy objectives for the *development* of the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, all efforts must be made to support and facilitate the *development* of the station and surrounding lands.”**

Paragraph 4:  
**“The Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan includes lands in the Transit Hub designation, as well as lands in the Natural Areas, Natural Areas – Provincially Significant Wetlands, Mid-Rise Mixed-Use, and Mid-Rise**

**Residential designations. The Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan also includes hydrologic and other natural heritage features. The Block Plan approval process must generally conform to the amount of land protected for the Transit Hub Special Study Area, the land use designations within the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, and the location and number of roads in support of the Transit Hub, including a “Main Street” aligning with Vista Gate east of Keele Street, as established through this Secondary Plan on Schedule B. The Transit Hub Special Study will identify conceptually the alignment of roads, supporting infrastructure, including transit facilities, and the boundaries of land use designations. These elements will be finalized through Environmental Assessments, technical environmental studies and the measures prescribed under the Planning Act as required, to the satisfaction of the appropriate approval authorities.”**

Paragraph 5:

**“It is expected that the development of the Kirby GO Station within the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, and any related infrastructure in this area in support of the GO Station will undergo a Transit Project Assessment Process (“TPAP”) to be conducted by the relevant authority.”**

The modifications to the Transit Hub policies are intended to provide further clarity regarding the primary land uses permitted in the Transit Hub designation. Refinements were also made to the policies for the Transit Hub Special Study.

### 3.13 Engineered Floodline

- Section 3.13 – Add the letter ‘p’ to the word ‘art’ in the third sentence to read, “**...the MESP which will form part of the Block Plan...**”

### 4.1 General Transportation

- Policy 4.1.3 b.i. – Revise sentence to address an error in editing. It originally read “... Kirby GO Transit Hub where Centre...” and should be corrected to read “**Kirby GO – Transit Hub Centre where...**”

### 5.3 Parkland Dedication

- Policy 5.3.1 a., please add a bracket and quotations to the acronym “POPS” to read (“**POPS**”).
- Policy 5.3.2 - Replace the word “additional” to read “**In addition to...**”

### 9.6 Conveyance of Lands

- Policy 9.6.6 – Delete the word “be” in the third sentence to read, “**All landowners within the area of the Plan shall be required to execute the Master Parkland Agreement as a condition of draft plan of subdivision approval...**”

### 9.7 Monitoring

- Section 9.7 - Replace “**development principles**” with “**guiding principles**”

Where necessary terms including retail, school, storeys and development were revised by italicizing or removing italics as required for consistency with VOP 2010.

In addition to the above noted modifications, there are numerous references to the “Kirby GO Transit Hub” and the “Transit Hub” throughout the Block 27 Secondary Plan. In effect, these two terms refer to the same area or location, and to reduce any confusion we have provided an abbreviation in both Part “A” the Preamble (Section 5.0 Policy Context) and in Part “B” the Secondary Plan (Section 3.7) which states, **“Kirby GO Transit Hub (“Transit Hub”)**”.

Therefore, references to the Kirby GO Transit Hub have been changed to **“Transit Hub”** unless associated with a document title or section heading.

An additional reference to the Transit Hub Special Study (Policy 3.7.4) was added to the following designations; “Mid-Rise Residential” (Policy 3.4.1), “Mid-Rise Mixed-Use” (Policy 3.5.1), “Natural Areas” including “Natural Areas – Provincially Significant Wetlands” (Policy 3.12.1). The Transit Hub Special Study area includes these land use designations, in part, and therefore are subject to the policies of 3.7.4.



# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
April 11, 2019

Report of the Commissioner of Corporate Services and Chief Planner

## **Block 27 Secondary Plan Amendment No. 33 to the City of Vaughan Official Plan**

### **1. Recommendations**

1. Regional Council approve Amendment No. 33 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**

Under the *Planning Act*, upper-tier municipalities are required to approve local municipal Official Plans. Staff recommends approval of Amendment No. 33 to the Vaughan Official Plan, 2010, is known as the Block 27 Secondary Plan. The Block 27 Secondary Plan area is bounded by Kirby Road to the north, Teston Road to the South, Keele Street to the east, and Jane Street to the west. The primary purpose of the Block 27 Secondary Plan is to set the policy context to create a new community in the City of Vaughan.

#### Key Points:

- The Block 27 community will be anchored by a local centre, proposed GO station transit hub with a mix of uses including compact higher density in close proximity to the transit station and low and medium density neighbourhoods offering a range of housing types
- New planned Regional infrastructure, for water and wastewater trunk services and arterial road improvements, will be required for the 19,100 to 33,200 persons and 1,500 to 2,300 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 Block 27 Secondary Plan area, illustrated on Attachment 2, is bounded by Kirby Road to the north, Teston Road to the South, Keele Street to the east, and Jane Street to the west. It was approved for new urban growth during York Region's growth management exercise in 2010. York Region Official Plan Amendment 2 (ROPA 2) added the lands to the Urban Area in the York Region Official Plan 2010 (ROP) as part of the Designated Greenfield Area and a New Community Area.

#### **The York Region Official Plan requires secondary plans for New Communities**

Policies of the ROP require the preparation of a secondary plan for New Community Areas. The secondary plan must comprehensively plan each community, in a coordinated manner, to achieve a compact mix of uses and a range of housing types, with high quality urban design including well designed built form, and pedestrian oriented walkability that incorporates a variety of community and human service needs.

#### **City of Vaughan Council adopted the Block 27 Secondary Plan in September 2018 and a Regional decision is required by May 9, 2019**

Council of the City of Vaughan adopted the Secondary Plan on September 27, 2018. 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. The proposed Secondary Plan contains policies that define the community structure, mobility network, and natural heritage network.

Under the *Planning Act*, York Region has 210 days to make a decision on this Secondary Plan following which it can be appealed to the Local Planning Appeal Tribunal (LPAT) for non-decision by York Region. The 210 day deadline is May 9, 2019.

Since adoption of the Secondary Plan, Vaughan staff have been working with their consultant team to refine a number of policies. These proposed modifications to the Secondary Plan were received by Regional staff on March 22, 2019.

#### **Consultation was extensive throughout the preparation of the Secondary Plan**

City of Vaughan staff held regular meetings at key points of the Secondary Plan Study with the Block 27 participating Landowners Group and the Block 27 multi-agency Technical Advisory Committee (TAC). In addition to formal TAC meetings, meetings were held throughout the process with individual agencies, including meetings with the School Boards, Ministry of Natural Resources and Forestry, Toronto and Region Conservation Authority, and Metrolinx. Five reports were prepared for City Council, including one presentation to Committee of the Whole (Working Session) and one report for consideration by the Finance

Administration and Audit Committee. There were a total of eight public consultation meetings in the form of public open houses, Public Information Meetings, statutory public meeting, and Vaughan Committee of the Whole and Council meetings.

## **Background studies were conducted in support of the Secondary Plan**

The Secondary Plan is based on detailed background studies, including:

- Upper West Don Subwatershed Study
- North Vaughan and New Communities Transportation Master Plan
- Water and Wastewater Master Servicing Background Study
- Land Budget and Housing Analysis
- Stage 1 Archeological Resource Assessment
- Cultural Heritage Resource Assessment
- Noise and Vibration Background Study
- Preliminary Background Report for Secondary Plan Study
- Commercial Needs Assessment
- Natural Resource Assessment
- Parks and Open Space & Community Facilities Report
- New Community Area Block 27 City of Vaughan Environmental Report
- Vaughan Sustainability and Community Energy Framework

## **Approval of the Block 27 Secondary Plan is appropriate as the Province moves to a new GO station funding model**

On November 29, 2018, Metrolinx released a letter to municipal partners stating that they have been asked by the Minister of Transportation to assess the status of transit projects and determine feasibility of applying a market driven approach to delivering transit infrastructure, starting with new GO stations. As a result, the previous delivery process and Request for Qualifications to build new GO stations was stopped. Metrolinx is working with municipal and development partners to determine where there are opportunities for third party investment to deliver these stations. The approval of this Secondary Plan contains a planned intensification centre around the proposed GO station transit hub, establishes a policy framework for transit supportive development and supports a market driven implementation of a future GO station.

## 4. Analysis

### **The Secondary Plan envisions a complete 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 the policies is to facilitate development of a new community including a mixed-use Kirby GO – Transit Hub Centre, as well as new residential neighbourhoods. The Secondary Plan includes a vision statement that articulates what the new community will look like: a complete community that prioritizes people, will be sustainable and liveable, and built with a high quality of urban design. It will be anchored by a local centre that features schools and community facilities, and a planned transit hub GO Train station. Policies are designed to enable the creation of a complete community and ensure high quality development that is compatible with the surrounding land uses. Attachment 3 illustrates the land use plan.

### **The Block 27 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 27 Secondary Plan conforms with the Growth Plan, 2017**

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 subject lands are currently outside the delineated ‘built-up area’ in the Growth Plan. 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 updated Growth Plan came into effect on July 1, 2017, replacing the Growth Plan, 2006. The Growth Plan, 2017 directs that secondary plans that were established as DGA’s prior to

the updated Growth Plan, like the Block 27 Plan, can be planned with an approved density target. The current approved density target in the Regional Official Plan for new community areas is 70 residents and jobs combined per hectare.

The Growth Plan also requires increased development densities around GO Transit Stations (Policy 2.2.4.3(c)). The proposed Secondary Plan is planned to meet the Growth Plan required density of 150 persons and jobs per hectare within 500m of the Kirby GO Station.

The proposed Secondary Plan is consistent with the guiding principles and applicable policies of the Growth Plan, 2017 as it supports achievement of complete communities, promotes a range and mix of housing options to serve all sizes, incomes and households, focuses on promoting efficient use of land and infrastructure and supports transit viability.

### **The Block 27 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 27 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 are identified 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. Map 11, Transit Network, shows a proposed GO station near the intersection of the railway line and Kirby Road. On Map 12, Street Network, the planned widths of Jane Street, Teston Road, and Keele Street are up to 36 metres. Kirby Road is under the jurisdiction of the City of Vaughan.

Notwithstanding that Metrolinx has stopped the current delivery process and Request for Qualifications (RFQ) for new GO stations, as they explore opportunities for third party investment in the delivery of these stations, the Kirby GO station is still identified as a proposed GO station in the Regional Official Plan.

This Secondary Plan area is considered a New Community Area by the ROP. As such, 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 more 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.

A planned intensification centre is planned around the proposed Kirby GO Station. The centre is to have a high concentration of people and jobs living and working in close proximity. This promotes compact development that meets the intent of the policy direction to create communities that are sustainable, connected, vibrant, compact, mixed-use, and pedestrian friendly. The "Mid-Rise Residential" and "Mid-Rise Mixed Use" designations surrounding the transit hub provide for densities up to 3.0 FSI and 4.0 FSI, respectively. The transit hub densities have the potential to exceed the minimum Major Transit Station Area (MTSA) density of 150 persons and jobs per hectare.

### 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 eight 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 27 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.

This new community is designed with the future Kirby GO Station area as the focus of increased densities and greatest mix of residential and commercial uses. The area is planned to be well connected by active transportation infrastructure, to help reduce reliance on the private automobile. The balance of the new community will develop in more traditional low-rise residential densities, with higher densities up to 1.5 FSI along the arterial roads and collector road system, and with permissions for local serving retail/commercial nodes.

### 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 highlighted 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 27 Community Energy Plan. Development will need to demonstrate how buildings are energy efficient, explore potential to use District Energy in the Kirby GO Station transit hub, explore potential to use waste heat recovery systems, and to design the new community to facilitate renewable energy generation.

Based on this overview and the detailed policy analysis in Attachments 4 and 5, York Region staff have assessed that the Secondary Plan is in conformity with the Regional Official Plan.

## **Build-out of Block 27 requires implementation of a number of Regional infrastructure projects**

From a transportation perspective, three of the four arterial roads that abut this concession block will need to be improved and urbanized for full build out of the community. Teston Road, the southern boundary road, has already been improved to four lanes. The other three

arterial roads, Jane Street, Kirby Road, and Keele Street, will need to be improved from their current rural cross sections. Kirby Road is currently under the City of Vaughan's jurisdiction.

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, along with their respective appurtenances, are scheduled to be completed and commissioned in 2028 at a cost of \$253.2M. Some capacity for initial stages 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 27 Secondary Plan is approved, the Block Plan and Master Environmental Services Plan (MESP) will detail the developable areas, residential loting 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 be developed to ensure that the pace of development is coordinated with required Regional and local infrastructure.

### **There are a number of minor and technical modifications recommended to the adopted Secondary Plan**

Vaughan Planning staff have requested a number of minor modifications to improve readability and clarity of the policies. These modifications, as set out in Attachment 1, are primarily grammatical and syntax in nature, and do not alter the intent of the policies.

York Region Planning staff proposes a modification to include the planned population and job growth numbers for this new community area. While estimated planned population and job numbers are approximate and preliminary, they are required to ensure the land use designations, together with their respective built densities, are appropriately planned, designed and configured to meet or exceed the target of 70 persons and jobs per hectare, as set out in the Vaughan and York Region Official Plans for New Community Areas.

## **5. Financial**

The approval of this Secondary Plan will enable development applications that will generate Regional and local assessments to help pay for needed 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 27 Secondary Plan on September 27, 2018. 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 Vaughan Planning staff. Proposed modifications are considered minor in nature and do not alter the intent of the policies.

## **7. Conclusion**

In 2010, additional lands were brought into the Urban Area in both the Regional and City of Vaughan's Official Plans, including the Block 27 Secondary Plan area. 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 27 Secondary Plan, as modified, is consistent with the Provincial Policy Statement 2014, and conforms to the Growth Plan 2017, the Greenbelt Plan 2017, and the York Region Official Plan.

Regional staff recommend that the Block 27 Secondary Plan be approved, subject to the modifications set out in Attachment 1.

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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

March 29, 2019  
Attachments (5)  
9168239

Proposed Modifications

York Region Proposed Modification

Part “A” Preamble 5.0 Policy Context, adding a sentence to the end of the first paragraph which reads “**Block 27 is planned to accommodate an estimated minimum of 19,100 persons and a minimum of 1,500 jobs.**”

City of Vaughan Proposed Modifications

1. Section III BASIS, paragraph 2. (pg.1). Please strikeout “in Southern Ontario” in the first sentence to read,  
“**Places to Grow, the Growth Plan for the Greater Golden Horseshoe (2017) (“Growth Plan”) is based on a vision and set of principles for guiding decisions on how land is to be developed and public investments are managed.**”
2. Section IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO, paragraph 4. (pg.3). The sentence references “... adding a new Section 11.3...”. Please revise this to “... **adding a new Section 11.13...**”.

PART A THE PREAMBLE

**1.0 Context**

Revise the third sentence to read, “**The community hub will consist of a variety of *community facilities* such as a community centre and library, as well as other uses such as *schools* and an Urban Park.**”

**4.0 Consultation and Engagement**

In the third bullet reference to the Sub-Study required correction from, ‘Kirby GO Station Sub-Study’ to ‘**Kirby GO Transit Hub Sub-Study**’.

**5.0 Policy Context**

In the second bullet, remove reference to “...of the Kirby GO Transit Hub ...” so this bullet reads,

“**a minimum density target of 100 people and jobs combined per hectare for the Kirby GO – Transit Hub Centre, and the Provincial minimum density target of 150 people and jobs combined per hectare within approximately 500 metres, an approximate 10-minute walking distance, of the Kirby GO Station, as identified on Schedule B of this Plan**”

This is consistent with the same language in policy 3.1.2 Density.

## **PART B THE SECONDARY PLAN**

### **2.0 Vision and Guiding Principles**

- Section 2.1 is titled “Block 27 Vision and Guiding Principles” however, 2.1 b. references “Development Principles”. Please revise so that all language consistently refers to “**Guiding Principles**”.

- Clause 2.1 b.vii. Block 27 Vision and Guiding Principles, please strikeout the following, “~~Community facilities such as,~~s to read,

**“Community facilities such as community centres and libraries, as well as other uses such as schools, day cares, places of worship, and small-scale convenience retail compatible with community facilities, will be promoted and situated in a way that creates a social and cultural centre for the community.”**

This modification is necessary to ensure consistency with VOP 2010 which does not include “places of worship” or “school” as a defined *community facility*.

- Section 2.2 is titled “Kirby GO – Transit Hub Centre Vision and Guiding Principles”, however, 2.2 b. references “Development Principles”. Please revise so that all language consistently refers to “**Guiding Principles**”.
- Section 2.2 a. the Vision Statement for the Kirby GO – Transit Hub Centre Vision and Guiding Principles – Please revise to read as follows,

**“The Kirby GO – Transit Hub Centre will be a local centre for the community, unique to Vaughan, with seamless multi-modal connections, morning, afternoon and evening destinations, and excellent regional and local transit. Centered on the GO Station and public square, the Kirby GO – Transit Hub Centre will incorporate a combination of low to mid rise building types, and mixed-use buildings with ground floor retail uses integrated with the public realm.”**

The requested modification provides clarification between the building types and uses.

- Reference 2.2 b.iii. In the first sentence of the third paragraph please remove the term “Kirby GO Station Hub area”, and replace it with “Kirby GO – Transit Hub Centre” so the sentence reads,

**“Connections throughout the Kirby GO – Transit Hub Centre will be supported via public streets, public and semi-public open spaces as well as clear sightlines, gateways, wayfinding and signage plans, retail signage and quality public art.”**

- Reference 2.2 b.iv. In the first sentence of the first paragraph please remove the term “Kirby GO Station Hub area”, and replace it with “Kirby GO – Transit Hub Centre” so the sentence reads,

**“Streets within the Kirby GO – Transit Hub Centre” will be planned to balance the needs...”.**

### **3.0 Community Structure**

#### **3.1 General Land Use Policies**

- Section 3.1 - Replace **“Development Principles”** with **“Guiding Principles”**
  
- Policy 3.1.2 b. - Add **“Kirby GO”** so as to read **“... radius of the Kirby GO Station.”**
  
- Policy 3.1.5 - Restructure the current order so 3.1.5 a. is listed first, 3.1.5 c. is listed second, 3.1.5 b. is listed third. Modifications to these Policies have also been made to ensure consistency with VOP 2010.
  
- Policy 3.1.5 a. - Revise to read as follows,  
**“All residential *development* or other *sensitive land uses*, including parkland adjacent to the railway, shall be setback a minimum distance of 30m and include a safety berm as required by Metrolinx or other approval authority, as determined appropriate through the Block Plan and/or *development* application review process. Notwithstanding any other provisions of this section, Multi-Use Recreational Trails may be located within the prescribed setback area subject to review and approval by Metrolinx or other agencies as required.”**
  
- Policy 3.1.5 b. – Restructure to read as follows,  
**“Applications for *development* of residential and other *sensitive land uses* located within Block 27 and within 500 metres of existing Employment Areas shall have regard for and be required to undertake the appropriate environmental studies in accordance with Policy 5.2.1.2. of the VOP 2010 and shall be subject to review and approval by the City of Vaughan or other approval authorities as required. *Development* proposals shall demonstrate compatibility and mitigation of the impact on the existing use in terms of noise, vibration, air pollution, lighting, overlook and traffic generation in accordance with all Provincial and municipal guidelines.”**
  
- Policy 3.1.5 c. - Revise to read as follows,  
**“Applications for residential *development* and other *sensitive land uses* within Block 27 shall have regard for potential noise, vibration and air pollution impacts from existing uses, major streets, and transportation infrastructure and facilities within and in proximity to the Transit Hub. Applications for residential and other *sensitive land uses* shall include a noise and vibration study, and an air pollution study to identify appropriate measures to mitigate adverse impacts from the source in accordance with Policy 4.4.1.5 of the VOP 2010. Residential**

***development and other sensitive land uses adjacent to railway or rail infrastructure shall have regard for and be required to undertake the appropriate environmental studies in accordance with Policy 4.4.1.5 of the VOP 2010: Such studies shall be completed for residential development and sensitive land uses;***

- i. Within 300 metres of a railway for noise impacts; and**
- ii. Within 75 metres of a railway for vibration impacts; or**
- iii. Within a distance otherwise determined appropriate by Metrolinx or other approval agencies.**

**All studies shall be completed to the satisfaction of the City, Metrolinx or other agencies as required.”**

### 3.6 Community Hub

- Policy 3.6.1- Revise the sixth sentence to read as follows,  
**“Other *community facilities* may be located in the Community Hub, as well as uses such as a *day care, place of worship, and small-scale convenience retail compatible with community facilities.*”**

The restructuring of this sentence provides clarity and consistency with Section 7.2 of VOP 2010 as it relates to the permission allowed by the defined term *community facilities* and the broader term community services and facilities.

### 3.7 Transit Hub

- Policy 3.7.2 - Revise to read as follows,  
**“The Transit Hub designation permits transit infrastructure and transit related facilities that include parking for transit users, as well as all the permitted uses in the Mid-Rise Mixed-Use designation established in Section 3.5 of this Secondary Plan provided it forms part of a comprehensive *development* which includes the future Kirby GO Station and related railway transit infrastructure, and subject to the approval of the applicable transit authority.**

**The primary land use within the Transit Hub designation shall be the Kirby GO Station and related railway and transit infrastructure. The extent and location of any Mid-Rise Mixed-Use permissions will be reviewed and is ultimately subject to the findings of the Transit Hub Special Study outlined in policy 3.7.4 of this Secondary Plan.”**

- Policy 3.7.4 - Revise Subsection title to eliminate reference to the word “Area” in order to read **“Transit Hub Special Study”**.
- Policy 3.7.4 – Revise paragraphs two, four and five to read as follows,  
Paragraph 2:

**“To ensure the success of the Transit Hub, the proper integration of transportation and land use planning is critical. In weighing the appropriate balance among policy objectives for the *development* of the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, all efforts must be made to support and facilitate the *development* of the station and surrounding lands.”**

Paragraph 4:

**“The Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan includes lands in the Transit Hub designation, as well as lands in the Natural Areas, Natural Areas – Provincially Significant Wetlands, Mid-Rise Mixed-Use, and Mid-Rise Residential designations. The Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan also includes hydrologic and other natural heritage features. The Block Plan approval process must generally conform to the amount of land protected for the Transit Hub Special Study Area, the land use designations within the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, and the location and number of roads in support of the Transit Hub, including a “Main Street” aligning with Vista Gate east of Keele Street, as established through this Secondary Plan on Schedule B. The Transit Hub Special Study will identify conceptually the alignment of roads, supporting infrastructure, including transit facilities, and the boundaries of land use designations. These elements will be finalized through Environmental Assessments, technical environmental studies and the measures prescribed under the Planning Act as required, to the satisfaction of the appropriate approval authorities.”**

Paragraph 5:

**“It is expected that the development of the Kirby GO Station within the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, and any related infrastructure in this area in support of the GO Station will undergo a Transit Project Assessment Process (“TPAP”) to be conducted by the relevant authority.”**

The modifications to the Transit Hub policies are intended to provide further clarity regarding the primary land uses permitted in the Transit Hub designation. Refinements were also made to the policies for the Transit Hub Special Study.

### 3.13 Engineered Floodline

- Section 3.13 – Add the letter ‘p’ to the word ‘art’ in the third sentence to read, **“...the MESP which will form part of the Block Plan...”**

#### 4.1 General Transportation

- Policy 4.1.3 b.i. – Revise sentence to address an error in editing. It originally read “... Kirby GO Transit Hub where Centre...” and should be corrected to read “**Kirby GO – Transit Hub Centre where...**”

#### 5.3 Parkland Dedication

- Policy 5.3.1 a., please add a bracket and quotations to the acronym “POPS” to read (“**POPS**”).
- Policy 5.3.2 - Replace the word “additional” to read “**In addition to...**”

#### 9.6 Conveyance of Lands

- Policy 9.6.6 – Delete the word “be” in the third sentence to read, “**All landowners within the area of the Plan shall be required to execute the Master Parkland Agreement as a condition of draft plan of subdivision approval...**”

#### 9.7 Monitoring

- Section 9.7 - Replace “**development principles**” with “**guiding principles**”

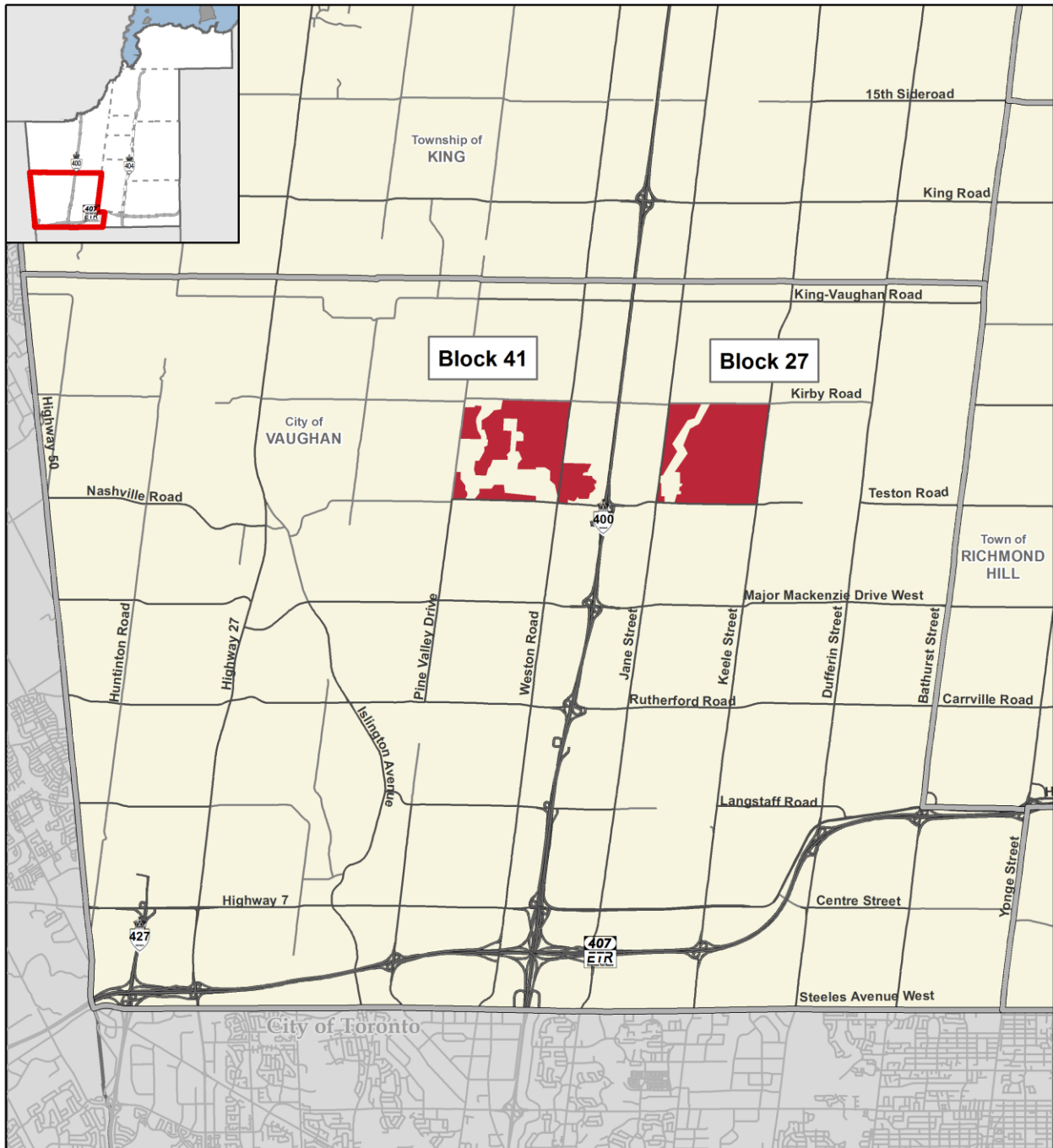
Where necessary terms including retail, school, storeys and development were revised by italicizing or removing italics as required for consistency with VOP 2010.

In addition to the above noted modifications, there are numerous references to the “Kirby GO Transit Hub” and the “Transit Hub” throughout the Block 27 Secondary Plan. In effect, these two terms refer to the same area or location, and to reduce any confusion we have provided an abbreviation in both Part “A” the Preamble (Section 5.0 Policy Context) and in Part “B” the Secondary Plan (Section 3.7) which states, “**Kirby GO Transit Hub (“Transit Hub”)**”.

Therefore, references to the Kirby GO Transit Hub have been changed to “**Transit Hub**” unless associated with a document title or section heading.

An additional reference to the Transit Hub Special Study (Policy 3.7.4) was added to the following designations; “Mid-Rise Residential” (Policy 3.4.1), “Mid-Rise Mixed-Use” (Policy 3.5.1), “Natural Areas” including “Natural Areas – Provincially Significant Wetlands” (Policy 3.12.1). The Transit Hub Special Study area includes these land use designations, in part, and therefore are subject to the policies of 3.7.4.

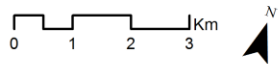




**Regional Official Plan Amendment 2**  
City of Vaughan

- Legend**
- ROPA 2
  - Municipal Boundary
  - Freeway
  - Regional Road
  - Rural Road

The Regional Municipality of York  
Corporate Services,  
Planning and Economic Development  
February 26, 2019  
Data: © Queen's Printer for  
Ontario 2003-2019

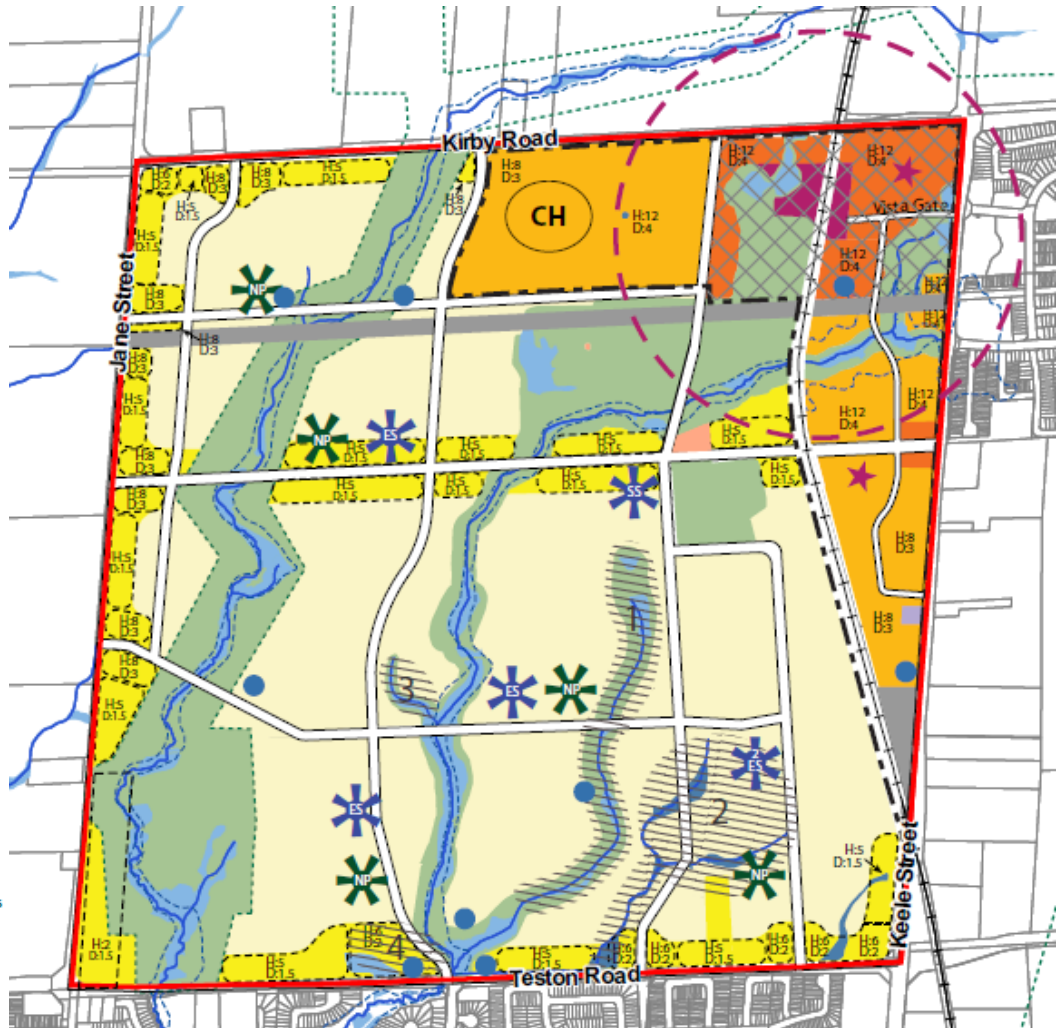


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**BLOCK 27  
LAND USE PLAN**

**Legend**

- Secondary Plan Area
- Kirby GO - Transit Hub Centre
- 500m Radius
- Transit Hub Special Study Area
- Potential Enhancement Areas
- Hamlet of Teston
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Community Hub
- Transit Hub
- ✱ Neighbourhood Park
- ✱ Public Square
- ✱ Elementary School
- ✱ Secondary School
- Private Open Space
- Infrastructure and Utilities
- Potential SWM Facility
- Natural Areas
- Natural Areas - Provincially Significant Wetlands
- Natural Areas - Evaluated Wetlands
- Greenbelt Plan Area
- Railway Line
- Stream
- Engineered Floodline
- Natural Areas Special Study Areas
- H Maximum Height
- D Maximum Density



**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the  
City of Vaughan Official Plan  
Block 27 Secondary Plan**

**Preamble**

Policies included in this Table only reflect the policies applicable to this secondary plan and do not include policies already addressed by the City of Vaughan Official Plan, 2010 and/ or the York Region Official Plan, 2010, or those that are not applicable.

<b>Section/ Policy</b>	<b>Section Title/ Policy Outline</b>	<b>Regional Staff Comments on OPA Conformity</b>
<b>Provincial Policy Statement, 2014</b>		
<b>1.0</b>	<b>Building Strong Healthy Communities</b>	
1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	
1.1.1	<p>Policies of this section promote healthy, liveable and safe communities through:</p> <ul style="list-style-type: none"> <li>- Efficient development and land use patterns;</li> <li>- Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other use, avoiding development and land use patterns which may cause environmental or public health and safety concerns;</li> <li>- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</li> <li>- Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;</li> <li>- Ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution</li> </ul>	<p>The secondary plan area is located within the Urban Area of the Regional Official Plan (ROP) and the Vaughan Official Plan (VOP). The secondary plan provides specific policies guiding future development in the secondary plan area. Policies in the VOP and secondary plan promote healthy, livable and safe communities and the various land use designations and housing types included in the secondary plan address this policy. The background studies support cost effective servicing and development patterns as well as address and support accessibility. Policies throughout all sections in the VOP are applicable to the secondary plan area and relate to accessibility, built form, environmental protection, sustainability and energy efficient, along with a requirement for further refined studies as part of the MESP and Block stage.</p>

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the  
City of Vaughan Official Plan  
Block 27 Secondary Plan**

	<p>systems, and public service facilities are or will be available to meet current and projected needs; and</p> <ul style="list-style-type: none"> <li>- Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.</li> </ul>	
1.1.3	<p>Policy direction in this section relates to land use patterns, densities and land use mix with the focus on efficient use of land and development patterns, protection of resources, promotion of green space, and effective use of infrastructure and public service facilities within Settlement Areas. Specific policy focus includes minimizing negative impact to air quality and climate change and promotion of energy efficiency, supporting active transportation and transit-supportive development, and opportunities for intensification and redevelopment, as well as implementation/ phasing.</p>	<p>The land use schedule and policies in the secondary plan support the establishment of efficient urban land uses outside of natural heritage features and natural hazards. Siting higher density and mixed uses in proximity to the proposed GO Station provides for efficient land use patterns. Policies throughout all sections in the VOP and policies included in the secondary plan address air quality, climate change, infrastructure, public service facilities, energy efficiency and sustainability, and transit-oriented/ transit supportive development, and phasing.</p>
1.4	Housing	
	<p>Policies in this section direct municipalities to provide for an appropriate mix of housing types and densities for current and future residents. Specific policy focus includes establishing minimum targets for affordable housing, facilitating all forms of housing for residents of all ages and abilities, residential intensification housing forms such as second units, and directing new housing and density to areas with appropriate levels of infrastructure and public service facilities, supporting the use of active transportation and transit.</p>	<p>A mix of housing types is planned within the land use designations of the secondary plan. While a number of policies in the VOP address this section, Section 3.1.4 Housing, of the secondary plan further address affordable housing by reiterating and referencing appropriate policies in the VOP. The Secondary Plan encourages new dwellings to be predesigned to accommodate secondary suites or offered as a construction option.</p>
1.5	Public Spaces, Recreation, Parks, Trails and Open Space	
	<p>This section promotes the creation of healthy, active communities through planning public streets, spaces and facilities in a safe manner for pedestrians that fosters social interaction and facilitates active transportation and community connectivity. It also directs the provision of public recreation opportunities.</p>	<p>This new Community Area is planned with parks, public squares, open space, natural areas, and trails that will foster social interaction and facilitates active transportation and community connectivity.</p>

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the  
City of Vaughan Official Plan  
Block 27 Secondary Plan**

1.6	<b>Infrastructure and Public Service Facilities</b>	
	<p>Policies of this section direct planning of infrastructure and public service facilities to be planned in a coordinated, efficient, cost effective manner with consideration to climate change impacts and promotion of green infrastructure. Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services. Promotion of water conservation and water use efficiency is also specified. Specific polices related to stormwater management, transportation systems, waste management, and energy supply are also outlined in this section.</p>	<p>The Secondary Plan contains policies that require infrastructure needs, timing and phasing to be detailed in the Block 27 MESP. Public service facilities have been planned in a coordinated, efficient, and cost effective manner. Sections 3.6 Community Hub and 7.0 Community Facilities of the Secondary Plan address this PPS policy.</p> <p>Policies in the Secondary Plan, under Sections 8.4 Sustainable Development and 8.5 Energy Efficiency, address the PPS policies that promote water conservation, water use efficiency, stormwater management, efficient transportation systems, waste management, and energy supply.</p>
1.8	<b>Energy Conservation, Air Quality and Climate Change</b>	
	<p>Policy direction of this section focuses on supporting energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns. This is achieved specifically through the promotion of compact form and a structure of nodes and corridors, the use of active transportation and transit, focus of land use in areas serviced by existing and future transit, improving the mix of employment and residential uses to shorten commute times and decrease transportation congestion, promotes the design and orientation energy efficiency and conservation, maximizes opportunities for renewable/ alternative energy systems, and vegetation within settlement areas.</p>	<p>Polices of this section are appropriately addressed within the secondary plan, Vaughan OP policies and the Green Directions Vaughan, the City’s Community Sustainability and Environmental Master Plan. Particularly, the land use mix and their location supports a compact built form serviced by existing and future transit. Active transportation and transit use is a focus of this secondary plan.</p>
<b>2.0</b>	<b>Wise Use and Management of Resources</b>	
2.1	<b>Natural Heritage</b>	
	<p>The protection of natural features is described in this section.</p>	<p>Background work for the secondary plan included extensive natural heritage analysis and mapping. The secondary plan refines the natural heritage system and designates these features appropriately as Natural Areas. Section 6 Natural Heritage Network contains policies that</p>

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the  
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		address Natural Heritage Network and the Greenbelt Plan, Floodplain, Valley and Stream Corridors, Interface with the Natural Heritage Network, Net Positive Environmental Outcome, and Potential Enhancement Areas.
2.2	Water	
	This section focuses on the protection, improvement and restoration of the quality and quantity of water and includes guidance related to groundwater and surface water features, the hydrologic function of natural heritage features, and the protection of municipal drinking water supplies.	The Vaughan Official Plan primarily contains the overarching policies to protect the quality and quantity of groundwater and hydrological functions of natural heritage features. The Block 27 Secondary Plan contains policies that restrict development from Natural Areas and stream corridors.
2.6	Cultural Heritage and Archaeology	
	The protection of Cultural Heritage and Archaeology resources are described in this section.	Section 3.14 Cultural Heritage and Archaeology of the Secondary Plan contains policies that protect built heritage resources, cultural heritage landscapes, and archaeological resources.
<b>3.0</b>	<b>Protecting Public Health and Safety</b>	
3.1	Natural Hazards	
	Policies of this section direct development away from natural hazard areas where there is an unacceptable risk to public health or safety or of property damage.	The Secondary Plan contains policies and schedules that define the limits of Natural Heritage Features and limits of development.

**Growth Plan for the Greater Golden Horseshoe 2017**

<b>2.2</b>	<b>Policies for Where and How to Grow</b>	
2.2.1	Managing Growth	
	Policies of this section outlines where growth should be directed and generally direct the majority of the growth to Settlement Areas, away from hazardous lands. Policy guidance supporting the achievement of complete communities through the provision of a diverse mix of land uses, improvement of quality of life and social equity for all ages, abilities and incomes, provision of a diverse range of housing options, including affordable housing, improved access to transportation options, public service facilities, public open spaces, park trails and other	The Block 27 Secondary Plan is within a Settlement Area. The policies of the secondary plan conform with this section of the Growth Plan, as they direct growth, with an appropriate mix of uses and densities, away from hazardous lands. The proposed GO station hub area is planned to accommodate a mix of residential, commercial, and office uses, all in a compact higher density built form. The various neighbourhoods are planned to be linked by a system of trails and local roads. This increases the opportunities for active transportation and locates homes closer to amenities that are within walking distance. These efforts will assist in

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the  
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	recreational facilities, healthy local food options (including through urban agriculture) is provided. A focus on development of high quality built form through urban design guidelines, mitigation/ adaptation to climate change impacts, building resilience, reducing greenhouse gas emissions, contribute towards the achievement of low-carbon communities, integrate green infrastructure and low impact development.	creating a more sustainable and complete community.  The Secondary Plan also contains policies, in Section 8.4 Sustainable Development, that conforms to the Growth Plan policies that require development to consider mitigation/ adaptation to climate change impacts, building resilience, reducing greenhouse gas emissions, contribute towards the achievement of low-carbon communities, integrate green infrastructure and low impact development.
2.2.7	Designated Greenfield Areas (DGA)	
	Policies of this section require new development taking place with a DGA to be planned, designated, zoned and designed in a manner that supports the achievement of complete communities, active transportation, and encourages the integration and sustained viability of transit services. This section also establishes minimum density targets within a DGA.	Section 3.1.2 Density, of the Secondary Plan, states that the Secondary Plan is planned to meet the minimum density of 70 persons and jobs per hectare by 2031. The Secondary Plan will create a complete community that will permit a range of housing types and contains requirements to identify affordable housing allocation by participating landowners through the Block Plan process.
<b>3.2</b>	<b>Policies for Infrastructure to Support Growth</b>	
3.2.2	Transportation - General	
	This section requires that transportation systems be planned to provide connectivity amongst transportation modes, promotion of active transportation and transit use, supporting the use of zero- and low-emission vehicles, multimodal access to land uses, promotion of a complete streets approach, and implementation of transportation demand management (TDM).	The Block 27 Secondary Plan will create a new sustainable and complete community, that is anchored by a Community Hub and proposed GO station transit hub. Development is required to be mixed use, compact and implement transportation demand management programs. The surrounding new neighbourhoods will be connected to the hub with a system of trails and local roads, featuring active transportation facilities.
3.2.6	Water and Wastewater Systems	
	This section pertains to water and wastewater systems focuses on optimization and efficiency in the existing system supported by strategies for energy and water conservation and demand management.	The Block 27 area is included in the Region’s Water and Wastewater Master Plan, as well as in Vaughan’s Water and Wastewater Master Plan. The Secondary Plan contains policies that require water/wastewater infrastructure be planned in a comprehensive manner, based on spine servicing approach.
3.2.7	Stormwater Management	
	Applicable policies of this section require that a stormwater management plan be prepared for large scale development at	The Secondary Plan contains policies that require stormwater management to be treated in accordance with the directions of the VOP

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	address specific standards.	2010, the Block 27 Upper West don Subwatershed Study, and the pending MESP.
3.2.8	Public Service Facilities	
	This section provides direction on planning for public service facilities. Priority should be given to adapting existing public service spaces, be located near strategic growth area and in settlement areas and easily accessible by active transportation and transit.	The proposed public service facilities within the secondary plan are strategically located to be easily accessible and evenly throughout the plan area. Policies and schedules of the secondary plan provide appropriate direction addressing this section of the Growth Plan.
<b>4.2</b>	<b>Policies for Protecting What is Valuable</b>	
4.2.1	Water Resource Systems	
	Similar to the PPS 2014, this section provides policies regarding the planning, identification, protection, enhancement and restoration of these water resource systems.	Section 6.0 Natural Heritage Network of the Secondary Plan contains policies to protect and enhance water resources.
4.2.2	Natural Heritage System	
	Policies for the planning, identification and protection of the Natural Heritage System are outlined in this section.	Section 6.0 Natural Heritage Network of the Secondary Plan contains policies that deal with the Natural Heritage Network and the Greenbelt Plan, Floodplain, Valley and Stream Corridors, Interface with the Natural Heritage Network, Net Positive Environmental Outcome, and Potential Enhancement Areas. These policies conform with the Natural Heritage System policies of the Growth Plan.
4.2.5	Public Open Space	
	Policy direction of this section encourages the development of a publicly accessible parkland, open space and trails system, particularly within the settlement area that may include opportunities for urban agriculture.	Sections 3.8 Parks and 5.0 Parks and Open Space of the Secondary Plan contain policies creating a system of parks and trails through the new community area.
4.2.7	Cultural Heritage Resources	
	This section speaks to identification and protection of cultural heritage resources.	Section 3.14 Cultural Heritage and Archaeology of the Secondary Plan contains policies that deal with Cultural Heritage Resources, Built Heritage Resources, Cultural Heritage Landscapes – Individual Properties, Rail and Roadscapes, and Hamlet of Teston, and Archaeological Resources.
4.2.9	A Culture of Conservation	
	This section provides policy direction regarding policy	Section 8.4 Sustainable Development of the Secondary Plan contains



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	development in their Official Plans for water conservation, energy conservation, air quality improvement and protection, integrated waste management, and soil reuse/ excess soil strategies.	policies that comply with this section of the Growth Plan.
4.2.10	Climate Change	
	This section provides direction on the development of OP policies that identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals/ strategies/ plans.	There are many complementary policies throughout the Secondary Plan that addresses climate change. Active transportation initiatives, public transit usage and TDM measures all contribute reducing greenhouse gas emissions. There is also a policy that encourages passive solar design to be incorporated into the design of block layouts, buildings, and transportation corridors.

<b>Greenbelt Plan, 2017</b>		
<b>3.0</b>	<b>Geographic-Specific Policies in the Protected Countryside</b>	
<b>3.2</b>	<b>Natural System</b>	
	This section provides direction on protecting and enhancing the natural system including natural heritage, water resources and hydrological features and systems within the ‘Protected Countryside’ of the Greenbelt.	<p>A tributary of the West Don River traverses through the Block 27 Secondary Plan area. It is generally located in a north-south orientation at the western side of the Secondary Plan area. This watercourse and associated valley corridor is within the regulated area of the Greenbelt Plan.</p> <p>The Block 27 Secondary Plan’s Schedule E – Natural Heritage Network and Open Space System, designates the corridor as “Natural Areas” and Section 3.12 Natural Areas of the Secondary Plan contains policies that protect this area from development. Section 6.0 Natural Heritage Network of the Secondary Plan provides further detail policies to protect the natural heritage network.</p>
<b>3.3</b>	<b>Parkland, Open Space and Trails</b>	
	This section includes direction on providing and maintaining parkland, open space and trails to support environmental protection, health and economic benefits of the Greenbelt.	The Block 27 Secondary Plan identifies a “Multi-Use Recreational Path” within the valley corridor of the West Don River, on lands designated “Natural Areas”. Section 4.1.3 Active Transportation of the Secondary Plan, contains policies for a Multi-Use Recreation Trail.

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<b>4.0</b>	<b>General Policies for the Protected Countryside</b>	
<b>4.1</b>	<b>Non-Agricultural Uses</b>	
	This section provides direction on rural lands within the ‘Protected Countryside’ of the Greenbelt. Besides supporting a range of commercial, industrial and institutional uses, non-agricultural uses can also support a range of recreation and tourism uses.	There are no rural lands of the Protected Countryside in the Secondary Plan area.
<b>4.2</b>	<b>Infrastructure</b>	
	This section provides direction on infrastructure within the ‘Protected Countryside’ of the Greenbelt, which focuses on appropriate construction and location of sewage and water and stormwater infrastructure.	The location of infrastructure through the Greenbelt Plan area is addressed in the Vaughan Official Plan. Section 3.5 Greenbelt of the Vaughan Official Plan contains policies that are in conformity to the Greenbelt Plan.

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**Preamble**

Policies included in this Table only reflect the policies applicable to this secondary plan and do not include policies already addressed by the City of Vaughan Official Plan, 2010, or those that are not applicable.

Note: “NCG” denotes related ROP policy outlined in York Region’s New Community Guidelines

<b>Chapter/ Policy</b>	<b>Section Title/ Policy</b>	<b>Regional Staff Comments on OPA Conformity</b>
<b>York Region Official Plan, 2010</b>		
<b>Ch. 2</b>	<b>Sustainable Natural Environment</b>	
2.1	Regional Greenlands System: A Sustainable Natural Environment Legacy	
2.1.5	That in the Urban Area and Towns and Villages, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans, and integrated into community design. These plans shall contain policies and detail initiatives that encourage remedial works and enhancement opportunities within the Regional Greenlands System.	Within the Block 27 Secondary Plan area, the Regional Greenland system is within the Greenbelt Plan boundary, and is designated by the Secondary Plan as “Natural Areas”. The Secondary Plan and Vaughan Official Plan contain policies that protect “Natural Areas” from development.
2.2	Natural Features: Components of the Greenlands System	
2.2.3	That key natural heritage features and key hydrologic features in 2.2.1 shall be precisely delineated on a site-by-site basis using procedures established by the Province, where applicable. Such delineation shall occur through the approval of Planning Act applications supported by appropriate technical studies such as master environmental servicing plans, environmental impact studies, natural heritage or hydrological evaluations. Where such delineation refines boundaries shown on Maps within this Plan, refinements to these Maps can occur without an amendment to this Plan.	The Block 27 Secondary Plan and Vaughan Official Plan requires a comprehensive Master Environmental Servicing Plan (MESP) and Block Plan to delineate natural features. Schedule E of the Secondary Plan generally identifies the location of natural features.
2.2.9	To require local municipalities to identify key natural heritage features and key hydrologic features in local official plans and zoning by-laws; and to provide appropriate policies for their	Schedule E of the Secondary Plan generally identifies the location of natural features. Section 3.12 Natural Areas of the Secondary Plan contains policies that require further Environmental Assessment

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	protection, including: requirements for environmental impact studies and vegetation protection zones, and the definition of permitted uses.	studies, through the MESP process, to better define evaluated wetlands and provincially significant wetlands.
<b>2.3</b>	<b>Water Systems</b>	
2.3.17	To require the preparation of comprehensive master environmental servicing plans as part of secondary plans to protect, improve or restore water quality and quantity including hydrologic function of water systems. Such plans will incorporate best management practices with a goal that water balance and hydrologic functions will be maintained as much as possible. These plans will emphasize water conservation and may include water reuse and innovative technologies.	The Master Environmental Servicing Plan is required through Vaughan’s Block Plan approval process, as required in accordance with policies 10.1.1.14 to 10.1.1.26 of the VOP 2010. Section 3.9.3 of the VOP 2010 contains policies for the preparation of the MESP.
2.3.29	To require local official plans and zoning by-laws to contain policies and/or mapping to: a. address floodplains, hazardous lands, hazardous sites and regulated lands; b. identify permitted uses and the requirement for setbacks or buffers; c. address land use within and adjacent to hazardous lands and hazardous sites; and, d. identify approved Special Policy Areas and include their associated site-specific policies related to development and redevelopment.	The Block 27 Secondary Plan contains policies (section 3.12 Natural Areas and Section 6.0 Natural Heritage Network) that address this Regional policy.
2.3.41	To require the preparation of comprehensive master environmental servicing plans, or appropriate technical studies, as a component of secondary plans and major development or re-development to minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach. This may include techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.	The Master Environmental Servicing Plan is required through Vaughan’s Block Plan approval process, as required in accordance with policies 10.1.1.14 to 10.1.1.26 of the VOP 2010. Section 3.9.3 of the VOP 2010 contains policies for the preparation of the MESP.
<b>Ch. 3</b>	<b>Healthy Communities</b>	
<b>3.1</b>	<b>Human Health and Well-Being</b>	
3.1.3	To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that	Policies in section 4.2.3 in the VOP 2010 and policies in section 4.1.3 of the secondary plan address this requirement.

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	residents can walk to meet their daily needs.	
3.2	<b>Air Quality and Climate Change</b>	
3.2.3	To reduce vehicle emissions by ensuring that communities are designed to prioritize pedestrians and cyclists, reduce single occupancy automobile use, and support public transit and Transportation Demand Management initiatives.	The GO station transit hub is planned with higher densities in close proximity, increasing opportunities for active transportation access. Policies in section 4.1.3 of the Secondary Plan, dealing with active transportation, addresses this Regional policy.
3.2.6 (NCG)	That sensitive uses such as schools, daycares and seniors' facilities not be located near significant known air emissions sources such as controlled access provincial 400-series highways.	Policies in section 3.1.5 Sensitive Uses of the Secondary Plan sets out parameters and requirements to separate sensitive uses from all potentially conflicting land uses.
3.4	<b>Cultural Heritage</b>	
3.4.6 (NCG)	To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.	Section 3.14 Cultural Heritage and Archaeology of the Secondary Plan contains policies that identify and protect cultural heritage features.
3.5	<b>Housing our Residents</b>	
3.5.4	To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.	Section 3.1.4 Housing of the Secondary Plan, and the land use designations, contain policies that permits a range of housing built forms and unit types.
3.5.5	To require that all new secondary plans include a strategy to implement the affordable housing policies found in this Plan. The strategy shall include: a. specifications on how the affordable housing targets in this Plan will be met; b. policies to achieve a mix and range of housing types within each level of affordability; c. policies to ensure affordable larger sized family units; and, d. consideration of locations for social housing developments.	Section 3.1.4 Housing of the Secondary Plan requires the Block Plan to prepare a housing options statement in accordance with policy 7.5.1.3 of the VOP 2010.
3.5.6 (NCG)	That a minimum 25 per cent of new housing units across the Region be affordable, be distributed within each local municipality and should be coordinated across applicable local planning areas including secondary plan and block plan areas. A portion of these units should be accessible for people with disabilities. Affordable housing units should include a mix and range of types, lot sizes,	Policy 7.5.1.2 of the VOP 2010 addresses this policy.

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	unit sizes, functions and tenures to provide opportunity for all household types, including larger families, seniors, and residents with special needs.	
3.5.18	To encourage building design that will facilitate subsequent conversion to provide additional housing units, such as secondary suites.	Secondary Plan policy 3.1.4.d encourages new dwellings to be predesigned to accommodate secondary suites or that such secondary suites be offered as a construction option.
<b>Ch. 5</b>	<b>An Urbanizing Region: Building Cities and Complete Communities</b>	
<b>5.1</b>	<b>Forecasting and Phasing Growth</b>	
5.1.6	To require local municipalities to develop a phasing plan for new community areas that is co-ordinated with the following Regional plans and policies: a. the new community areas criteria in Section 5.6 of this Plan; b. the fiscal policies in Section 4.5 of this Plan; c. the York Region 10-Year Capital Plan; d. the York Region Water and Wastewater Master Plan; and, e. the York Region Transportation Master Plan.	A Phasing Plan will be developed as part of the Block Plan and MESP.
5.1.7	To require that local official plans, master plans, capital plans and secondary plans be consistent with phasing plans prepared in accordance with policy 5.1.6.b through 5.1.6.e.	Section 9.4 Phasing of the Secondary Plan contains policies for the orderly development of the new community.
5.1.9 (NCG)	To require local municipalities to prepare detailed sequencing plans within each secondary plan that provide for an orderly and efficient progression of development to the next sequence, and are supported by water, wastewater, and transportation infrastructure, and the provision of human services.	Section 9.4 Phasing of the Secondary Plan contains policies for the orderly development of the new community. The Block Plan and MESP will further detail the sequencing and required infrastructure needed to service new development.
<b>5.2</b>	<b>Sustainable Cities, Sustainable Communities</b>	
5.2.3 (NCG)	That communities be designed to ensure walkability through interconnected and accessible mobility systems. These systems will give priority to pedestrian movement and transit use, provide pedestrian and cycling facilities, and implement the York Region Pedestrian and Cycling Master Plan.	Section 8.4 Sustainable Development of the Secondary Plan contains policies ensuring that this new community area is designed to maximize the potential for the creation of a complete community, sustainable development and healthy environments through the efficient use of land and infrastructure.
5.2.8 (NCG)	To employ the highest standard of urban design, which: a. provides pedestrian scale, safety, comfort, accessibility and connectivity; b. complements the character of existing areas and fosters each	Section 3.15 Urban Design of the Secondary Plan contains policies that promotes the creation of an attractive and sustainable public realm and built form which supports active transportation.

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	community’s unique sense of place; c. promotes sustainable and attractive buildings that minimize energy use; d. promotes landscaping, public spaces and streetscapes; e. ensures compatibility with and transition to surrounding land uses; f. emphasizes walkability and accessibility through strategic building placement and orientation; g. follows the York Region Transit-Oriented Development Guidelines; and, h. creates well-defined, centrally-located urban public spaces.	
5.2.9 (NCG)	That retail, commercial, office, and institutional structures be carefully designed in a compact form and be pedestrian-oriented, transit-supportive, and multi-storey where appropriate.	The Secondary Plan permits higher density more compact built forms in the GO station transit hub and the community hub.
5.2.10 (NCG)	That secondary plans and zoning by-laws shall, in consultation with the Region and related agencies, incorporate parking management policies and standards.	Policy 3.15.2.d deals with parking in the GO station transit hub area.
5.2.20 (NCG)	To work with local municipalities and the development community to achieve energy efficiency levels that exceed the Ontario Building Code for residential buildings, and the Model National Energy Code for non-residential buildings.	Section 8.4 Sustainable Development of the Secondary Plan addresses the requirement of this Regional Policy.
5.2.21 (NCG)	To encourage the following energy efficiency and conservation targets for new buildings: a. Grade-related (3 storeys or less) residential buildings achieve a performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada’s EnerGuide for New Houses: Administrative and Technical Procedures. b. Mid and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40 per cent greater efficiency than the Model National Energy Code for Buildings, 1997; c. Industrial buildings (not including industrial processes) be designed to achieve 25 per cent greater energy efficiency than the Model National Energy Code for Buildings, 1997.	Section 8.5 Energy Efficiency of the Secondary Plan contains policies that speak to energy efficient buildings, district energy, waste heat recovery, and renewable energy generation.
5.2.26 (NCG)	That development shall include a solar design strategy which identifies approaches that maximize solar gains and facilitate future solar installations (i.e. solar ready).	The Secondary Plan policy 3.15.3.a.vii Block 27 Neighbourhood, directs that passive solar design should be incorporated where feasible into the design of block layouts, buildings, transportation corridors and open spaces

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5.6	Building Complete, Vibrant Communities	
5.6.1 (NCG)	That 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.	The Secondary Plan was initiated by the City of Vaughan who assembled a multidisciplinary team. The secondary plan area was studied and planned with a focus on integration and sustainability, and incorporates the ROP policies for New Community Areas.
5.6.2 (NCG)	That each new community area shall be planned in a comprehensive and co-ordinated manner.	The Secondary Plan process was undertaken in a comprehensive and co-ordinated manner. The Secondary Plan policies, including the modifications, reflect this approach.
5.6.3 (NCG)	That new community areas shall be designed 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.	Through section 3.1.2 Density of the Secondary Plan, the new community area is planned to meet an overall minimum density of 70 people and jobs combined per hectare by 2031 for Block 27 and a minimum density target of 100 people and jobs combined per hectare for the Kirby GO-Transit Hub Centre, with a minimum density target of 150 people and jobs combined per hectare within 500 metres, an approximate 10-minute walking distance, of the Kirby GO Station, as identified on Schedule B of this Secondary Plan.
5.6.4 (NCG)	That new community areas shall contain a wide range and mix of housing types, sizes and affordability.	Section 3.1.4 Housing of the Secondary Plan states the community shall consist of a housing mix which provides for a diverse mix of dwelling units and types to increase housing choice. In accordance with Policy 7.5.1.2. of the VOP 2010, a target of 25% of all housing units in Block 27 shall be affordable, and that a portion of these units should be accessible to people with disabilities.
5.6.5 (NCG)	That new community areas shall be designed to contain community core areas, which will be the focus of retail, personal services, human services, community services and provide connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.	This new community area is anchored by a Community Hub, which is part of the proposed GO Station transit hub. This area will be the focus of retail, personal services, human services, community services and provide connections to rapid transit.
5.6.6 (NCG)	That within new community areas, live-work opportunities be provided through a combination of flexible zoning permissions and	The Low-Rise Mixed Use and Mid-Rise Mixed Use designations permit live/work units.



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	accommodations for combined residential and business or personal services, office uses, and home occupations.	
5.6.7 (NCG)	That new community areas shall be designed to have high-quality urban design, attractive buildings, landscaping and public streetscapes, consistent with policy 5.2.8 of this Plan shall be designed to have high-quality urban design, attractive buildings, landscaping and public streetscapes, consistent with policy 5.2.8 of this Plan	Section 3.15 Urban Design of the Secondary Plan contains policies that ensure high-quality urban design.
5.6.8 (NCG)	That new community areas shall be planned to consider human services needs, including educational, social, health, arts, culture, and recreational facilities.	Section 3.6 Community Hub of the Secondary Plan contains policies permitting human services needs, including educational, social, health, arts, culture, and recreational facilities.
5.6.9 (NCG)	That new community areas shall be designed to maximize passive solar gains, and to ensure that all buildings are constructed in a manner that facilitates future solar installations in accordance with a solar design strategy.	The Secondary Plan policy 3.15.3.a.vii Block 27 Neighbourhood, directs that passive solar design should be incorporated where feasible into the design of block layouts, buildings, transportation corridors and open spaces.
5.6.10 (NCG)	That the local municipality shall develop a Community Energy Plan for each new community area to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options, including but not limited to, solar, wind, water, biomass, and geothermal energy.	A Community Energy Plan was completed as part of the Secondary Plan’s background work. Section 8.5 Energy Efficiency of the Secondary Plan contains policies that speak to the Block 27 Community Energy Plan.
5.6.11 (NCG)	That comprehensive master environmental servicing plans shall be prepared and implemented. This policy provides direction requiring the MESP to examine all water systems in a comprehensive and integrated manner to increase efficiencies, maximize water conservation, minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach. This may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.	The Master Environmental Servicing Plan is required through Vaughan’s Block Plan approval process, as required in accordance with policies 10.1.1.14 to 10.1.1.26 of the VOP 2010. Section 3.9.3 of the VOP 2010 contains policies for the preparation of the MESP.
5.6.12	That mobility plans shall be completed. This policy provides	The North Vaughan and New Communities Transportation Master

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(NCG)	detailed direction regarding the contents of these plans including interconnected and accessible mobility systems, a transit plan, distances to a transit stops, the street network, adherence to the York Region Transit-Oriented Development Guidelines, connection to planned rapid transit corridors/ terminals, parking standards and trip-reduction strategies.	Plan was completed in support of this Secondary Plan.
5.6.13 (NCG)	That new community areas shall be designed to implement the York Region Pedestrian and Cycling Master Plan.	Section 4.1.3 Active Transportation of the Secondary Plan contains policies that address this requirement.
5.6.14 (NCG)	That a Greenlands System Plan shall be prepared that identifies how the Greenlands System will be managed in an urban environment. This policy further outlines the requirements for the preparation of this plan.	The Secondary Plan is based on detailed background studies, including the Upper West Don Subwatershed Study, the New Community Area Block 27 Environmental Report, the Natural Heritage Network Study, and the Block 27 Subwatershed Study.
5.6.15 (NCG)	That new community areas be designed to include an integrated open space network that includes both active recreational facilities and meeting places, urban squares, parks, outdoor seating and information gathering spaces generally within 500m of all residents.	The Secondary Plan was prepared and evaluated based on this policy. The policies and schedules of the plan support as integrated open space network through the provision of a number of parks, recreational area, urban squares, and trail integration.
5.6.16 (NCG)	That new community areas be designed to reduce urban heat island effects and consider integrating green and white roofs, greening to provide shade, and light-coloured surface materials in accordance with policy 5.2.34 of this Plan.	Secondary Plan policy 8.4.3 states that development applications will be evaluated in accordance with sustainable development policies of Section 9.1.3 of the VOP 2010, as well as the Council approved Sustainability Performance Matrix.
<b>Ch. 7</b>	<b>Servicing Our Population</b>	
7.1	Reducing Demand for Services	
7.1.11	To require local municipalities to adopt land use and site design policies that promote sustainable modes of transportation, including walking, cycling, transit, and carpooling.	Section 4.1.3 Active Transportation of the Secondary Plan contains policies that deal with walking and cycling, traffic calming, parking, and travel demand management.
7.2	Moving People and Goods	
7.2.3 (NCG)	To apply the York Region Pedestrian and Cycling Master Plan’s Planning and Design Guidelines in the implementation of the Regional pedestrian and cycling network.	Section 4.1.3 Active Transportation of the Secondary Plan contains policies that deal with walking and cycling, traffic calming, parking, and travel demand management.
7.2.35	To require local municipalities to include policies in local official plans to implement	The Secondary Plan incorporates, in conformity with the ROP 2010, the proposed GO station as a transit hub with compact, mixed-use,

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	the Transit Network shown on Map 11, consistent with the policies of this Plan.	higher density built forms.
7.2.57	To require local municipalities to design street systems to accommodate pedestrian, cycling and transit facilities.	Section 4.1.1 Street Network of the Secondary Plan contains policies pertaining to the design of streets to accommodate pedestrian, cycling and transit facilities.
7.2.74 (NCG)	To discourage the location of land uses sensitive to noise and vibration and safety issues, in proximity to rail facilities, rail corridors and intermodal yards, to avoid issues of compatibility.	Section 3.12.5 Sensitive Uses of the Secondary Plan contains policies that provide for distance separations between sensitive land uses and uses that may create noise, vibration and safety issues.
7.3	<b>Water and Wastewater Servicing</b>	
7.3.2.	To ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is co-ordinated with plans of subdivision, plans of condominium, site plan or any other development applications in order to ensure services are available prior to occupancy.	Policy 8.1.2 of the Secondary Plan directs that the phasing of development shall be coordinated with the phasing of municipal services.

**STAFF CONSOLIDATION**

**AMENDMENT NUMBER 33  
TO THE VAUGHAN OFFICIAL PLAN 2010  
FOR THE VAUGHAN PLANNING AREA**

The following text and schedules "A", "B", "C", "D" and "E" constitute Amendment Number 33 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix "I" and "II".

Authorized by Item No. 33 of Report No. 21  
of the June 5, 2018 Committee of the Whole Meeting  
Adopted by Vaughan City Council on June 19, 2018

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Vaughan Official Plan 2010 (“VOP 2010”), specifically Volume 1 and 2 to include policies for a new Secondary Plan for the Subject Lands. The lands subject to this Amendment (“Subject Lands”) are designated “New Community Areas”, “Natural Areas”, “Agricultural”, “Greenbelt Plan Area”, “Rural” with a “Hamlet” overlay and “Railway” in the VOP 2010. This Amendment will provide detailed policies with respect to land use, including height and density provisions, urban design, the protection of cultural heritage and archaeological resources, transportation, *community facilities*, natural heritage and open space. The intent of these policies is to facilitate the *development* of a new community including a mixed-use Kirby GO – Transit Hub Centre, as well as new residential neighbourhoods. These policies are designed to enable the creation of a *complete community* and ensure high quality *development* that is compatible with surrounding land uses.

## II LOCATION

The Subject Lands are located north of Teston Road (Regional Road 49), east of Jane Street (Regional Road 5), south of Kirby Road and west of Keele Street (Regional Road 6) and comprise Lots 26 – 30 of Concession 4 in the City of Vaughan, as identified in Appendix “I” to this Amendment.

## III BASIS

The decision to amend the VOP 2010 to provide detailed policies to facilitate the development of a new community including a mixed-use Kirby GO – Transit Hub Centre, as well as new residential neighbourhoods and related community and *retail* services is based on the following considerations:

1. In accordance with Section 3 of the Planning Act R.S.O. 1990, c.P.13, as amended, all land use decisions in Ontario “... shall be consistent with” policy statements issued under the Act.” (Part II: PPS 2014). This includes the PPS 2014 which “... provides policy direction on matters of provincial interest related to land use planning and development” (Part I). The PPS 2014 recognizes that local context is important, noting that “Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.” (Part III: PPS 2014). “Land use must be carefully managed to accommodate appropriate development to meet a full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose risk to public health and safety” (Part IV: PPS 2014). The policies contained in the Secondary Plan include a range and mix of housing types and densities, employment opportunities, and institutional and public uses to support the future residential community. The Secondary Plan emphasizes active transportation and will achieve connectivity throughout the block based on the policies requiring the implementation of a multi-use recreational trail system in support of active transportation. On this basis, the Block 27 Secondary Plan is consistent with and meets the intent of the PPS 2014.
2. Places to Grow, the Growth Plan for the Greater Golden Horseshoe (2017) (“Growth Plan”) is based on a vision and set of principles for guiding decisions on how land is to be developed and public investments are managed. Applying the policies of the Growth Plan is intended to “support the achievement of *complete communities*” (Policy 2.2.1.4.). In particular, the Growth Plan supports the principles of building compact vibrant neighbourhoods, the protection and conservation of valuable natural resources, and the optimization of existing and new infrastructure to support growth in a compact efficient form. The Secondary Plan has been

prepared in conformity with the directions of the Growth Plan to ensure that new development will result in the creation of a complete community which will be compact, vibrant, inclusive, healthy, sustainable and diverse.

3. The Greenbelt Plan (2017) (“Greenbelt Plan”) establishes a broad band of permanently protected land intended to preserve and protect the natural heritage and water systems that form the environmental framework around which major urbanization in south-central Ontario is organized. Block 27 includes a *valley and stream corridor* which forms part of the Greenbelt Plan area and is identified in the Natural Heritage System overlay of the Greenbelt Plan. The Secondary Plan protects the corridor in conformity with the directions of the Greenbelt Plan.
4. The York Region Official Plan, 2010 (“YROP”) designates the Subject Lands as “Urban Area”, “Greenbelt Plan” and “Greenbelt Protected Countryside/Hamlet” as identified on Map 1, Regional Structure in the YROP. The *Urban Area* designation is intended to allow for the creation of compact and *complete communities* which are sustainable and have the highest standard of urban design. Lands in the Greenbelt Plan Area are to be protected in accordance with **of** the Provincial Greenbelt Plan, including Hamlets which are small, existing settlements and their cultural heritage is to be retained. The Secondary Plan is consistent with the policies of the YROP.
5. On September 7, 2010, Vaughan Council adopted the VOP 2010. Schedule 13 of Volume 1 of the VOP 2010 designates the Subject Lands “New Community Areas”, “Natural Areas”, “Agricultural”, “Greenbelt Plan Area”, “Rural” with a “Hamlet” overlay and “Railway”. The “New Community Areas” designation requires that a Secondary Plan be prepared and approved in accordance with the policies of Sections 10.1.1 and 10.1.1.1. of the VOP 2010, prior to the approval of any *development* applications. This amendment implements the results of a detailed Secondary Plan process that included consultation throughout the Study, the Sub-Study for the Kirby GO Transit Hub, and the North Vaughan and New Communities Transportation Master Plan (“NVNCTMP”). Regular meetings were held at key points of the Secondary Plan Study with the Block 27 participating Landowners Group (“LOG”) and the Block 27 Technical Advisory Committee (“TAC”). In addition to the formal meetings with the TAC, meetings were held throughout the process with individual agencies including meetings with the School Boards, Ministry of Natural Resources and Forestry, Toronto and Region Conservation Authority, and Metrolinx. Five reports were prepared for Council’s consideration, including one presentation to Committee of the Whole (Working Session) and one report for consideration by the Finance Administration and Audit Committee.
6. The following public consultation meetings were held for the Secondary Plan Study:
  - May 13, 2015: Public Open House #1, Secondary Plan Visioning Summit;
  - November 25, 2015: Secondary Plan Draft Emerging Land Use Concept;
  - April 5, 2017: Public Open House Secondary Plan (combined meeting with Public Information Centre (PIC) #2 for the Kirby GO Transit Hub Sub-Study and the NVNCTMP); and
  - March 6, 2018: Committee of the Whole (Statutory Public Hearing).

Additional specific public consultation sessions for the Kirby GO Transit Hub Sub-Study included:

**STAFF CONSOLIDATION**

**AMENDMENT NUMBER 33  
TO THE VAUGHAN OFFICIAL PLAN 2010  
FOR THE VAUGHAN PLANNING AREA**

The following text and schedules "A", "B", "C", "D" and "E" constitute Amendment Number 33 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix "I" and "II".

Authorized by Item No. 33 of Report No. 21  
of the June 5, 2018 Committee of the Whole Meeting  
Adopted by Vaughan City Council on June 19, 2018

## I PURPOSE

The purpose of this Amendment to the Official Plan is to amend the provisions of the Vaughan Official Plan 2010 (“VOP 2010”), specifically Volume 1 and 2 to include policies for a new Secondary Plan for the Subject Lands. The lands subject to this Amendment (“Subject Lands”) are designated “New Community Areas”, “Natural Areas”, “Agricultural”, “Greenbelt Plan Area”, “Rural” with a “Hamlet” overlay and “Railway” in the VOP 2010. This Amendment will provide detailed policies with respect to land use, including height and density provisions, urban design, the protection of cultural heritage and archaeological resources, transportation, *community facilities*, natural heritage and open space. The intent of these policies is to facilitate the *development* of a new community including a mixed-use Kirby GO – Transit Hub Centre, as well as new residential neighbourhoods. These policies are designed to enable the creation of a *complete community* and ensure high quality *development* that is compatible with surrounding land uses.

## II LOCATION

The Subject Lands are located north of Teston Road (Regional Road 49), east of Jane Street (Regional Road 5), south of Kirby Road and west of Keele Street (Regional Road 6) and comprise Lots 26 – 30 of Concession 4 in the City of Vaughan, as identified in Appendix “I” to this Amendment.

## III BASIS

The decision to amend the VOP 2010 to provide detailed policies to facilitate the development of a new community including a mixed-use Kirby GO – Transit Hub Centre, as well as new residential neighbourhoods and related community and *retail* services is based on the following considerations:

1. In accordance with Section 3 of the Planning Act R.S.O. 1990, c.P.13, as amended, all land use decisions in Ontario “... shall be consistent with” policy statements issued under the Act.” (Part II: PPS 2014). This includes the PPS 2014 which “... provides policy direction on matters of provincial interest related to land use planning and development” (Part I). The PPS 2014 recognizes that local context is important, noting that “Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.” (Part III: PPS 2014). “Land use must be carefully managed to accommodate appropriate development to meet a full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose risk to public health and safety” (Part IV: PPS 2014). The policies contained in the Secondary Plan include a range and mix of housing types and densities, employment opportunities, and institutional and public uses to support the future residential community. The Secondary Plan emphasizes active transportation and will achieve connectivity throughout the block based on the policies requiring the implementation of a multi-use recreational trail system in support of active transportation. On this basis, the Block 27 Secondary Plan is consistent with and meets the intent of the PPS 2014.
2. Places to Grow, the Growth Plan for the Greater Golden Horseshoe (2017) (“Growth Plan”) is based on a vision and set of principles for guiding decisions on how land is to be developed and public investments are managed. Applying the policies of the Growth Plan is intended to “support the achievement of *complete communities*” (Policy 2.2.1.4.). In particular, the Growth Plan supports the principles of building compact vibrant neighbourhoods, the protection and conservation of valuable natural resources, and the optimization of existing and new infrastructure to support growth in a compact efficient form. The Secondary Plan has been



prepared in conformity with the directions of the Growth Plan to ensure that new development will result in the creation of a complete community which will be compact, vibrant, inclusive, healthy, sustainable and diverse.

3. The Greenbelt Plan (2017) (“Greenbelt Plan”) establishes a broad band of permanently protected land intended to preserve and protect the natural heritage and water systems that form the environmental framework around which major urbanization in south-central Ontario is organized. Block 27 includes a *valley and stream corridor* which forms part of the Greenbelt Plan area and is identified in the Natural Heritage System overlay of the Greenbelt Plan. The Secondary Plan protects the corridor in conformity with the directions of the Greenbelt Plan.
4. The York Region Official Plan, 2010 (“YROP”) designates the Subject Lands as “Urban Area”, “Greenbelt Plan” and “Greenbelt Protected Countryside/Hamlet” as identified on Map 1, Regional Structure in the YROP. The *Urban Area* designation is intended to allow for the creation of compact and *complete communities* which are sustainable and have the highest standard of urban design. Lands in the Greenbelt Plan Area are to be protected in accordance with of the Provincial Greenbelt Plan, including Hamlets which are small, existing settlements and their cultural heritage is to be retained. The Secondary Plan is consistent with the policies of the YROP.
5. On September 7, 2010, Vaughan Council adopted the VOP 2010. Schedule 13 of Volume 1 of the VOP 2010 designates the Subject Lands “New Community Areas”, “Natural Areas”, “Agricultural”, “Greenbelt Plan Area”, “Rural” with a “Hamlet” overlay and “Railway”. The “New Community Areas” designation requires that a Secondary Plan be prepared and approved in accordance with the policies of Sections 10.1.1 and 10.1.1.1. of the VOP 2010, prior to the approval of any *development* applications. This amendment implements the results of a detailed Secondary Plan process that included consultation throughout the Study, the Sub-Study for the Kirby GO Transit Hub, and the North Vaughan and New Communities Transportation Master Plan (“NVNCTMP”). Regular meetings were held at key points of the Secondary Plan Study with the Block 27 participating Landowners Group (“LOG”) and the Block 27 Technical Advisory Committee (“TAC”). In addition to the formal meetings with the TAC, meetings were held throughout the process with individual agencies including meetings with the School Boards, Ministry of Natural Resources and Forestry, Toronto and Region Conservation Authority, and Metrolinx. Five reports were prepared for Council’s consideration, including one presentation to Committee of the Whole (Working Session) and one report for consideration by the Finance Administration and Audit Committee.
6. The following public consultation meetings were held for the Secondary Plan Study:
  - May 13, 2015: Public Open House #1, Secondary Plan Visioning Summit;
  - November 25, 2015: Secondary Plan Draft Emerging Land Use Concept;
  - April 5, 2017: Public Open House Secondary Plan (combined meeting with Public Information Centre (PIC) #2 for the Kirby GO Transit Hub Sub-Study and the NVNCTMP); and
  - March 6, 2018: Committee of the Whole (Statutory Public Hearing).

Additional specific public consultation sessions for the Kirby GO Transit Hub Sub-Study included:

- June 9, 2016: Public Information Meeting #1; and
  - April 5, 2017: Public Information Meeting #2 (combined meeting with Public Information Centre (PIC) for the NVNCTMP and 3<sup>rd</sup> Public Open House for the Block 27 Secondary Plan).
7. The Secondary Plan is based on detailed background studies, including the Upper West Don Subwatershed Study City of Vaughan, the North Vaughan and New Communities Transportation Master Plan, as well as input from public agencies including Metrolinx, the Regional Municipality of York, the Toronto and Region Conservation Authority, the Ministry of Natural Resources and Forestry, the York Region District School Board, the York Catholic District School Board and the Conseil scolaire Viamonde. The Secondary Plan takes into consideration the information gathered through the study process in the creation of the Kirby GO - Transit Hub Centre, the protection of the Natural Heritage Network, the development of a community hub and recognition of the need for a number of parks, elementary *schools* and a secondary *school*.
  8. Having held a statutory Public Hearing on March 6, 2018, Council for the City of Vaughan approved an amendment to the VOP 2010 on June 19, 2018 to provide for the adoption of a Secondary Plan for Block 27.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010, Volume 1 and 2 are hereby amended by:

1. Amending Volume 1, Schedule 13 “Land Use” by re-designating the Subject Lands from “New Community Areas”, “Natural Areas”, “Agricultural”, “Greenbelt Plan Area”, and “Rural” with a “Hamlet” overlay to “Lands Subject to Secondary Plans”.
2. Amending Volume 1, Schedule 14-A “Areas Subject to Secondary Plans” as follows:
  - Under the “Required Studies” heading, Item 2 “New Community Areas”, delete “Blocks 41 and 27” and replace with “Block 41”.
  - Under Secondary Plan Areas – Chapter 11, add the following: “Block 27 – 11.13”.
3. Amending Volume 2, Section 11.1 “Areas Subject to Secondary Plans”, by adding the following policy:
 

“(OPA #33) “The lands subject to the Block 27 Secondary Plan are identified on Schedule 14-A and are subject to the polices set out in Section 11.13 of this Plan.”
4. Amending Volume 2, Section 11 “Secondary Plan Policies” by adding a new Section 11.13 and adding the text and schedules of the Block 27 Secondary Plan, attached hereto as Schedule 1.

#### V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands will be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, Draft Plan of Subdivision approval, Draft Plan of Condominium approval, Part Lot Control By-law, and Site Plan approval, pursuant to the Planning Act, R.S.O. 1990, c.P.13, as amended.

- June 9, 2016: Public Information Meeting #1; and
  - April 5, 2017: Public Information Meeting #2 (combined meeting with Public Information Centre (PIC) for the NVNCTMP and 3<sup>rd</sup> Public Open House for the Block 27 Secondary Plan).
7. The Secondary Plan is based on detailed background studies, including the Upper West Don Subwatershed Study City of Vaughan, the North Vaughan and New Communities Transportation Master Plan, as well as input from public agencies including Metrolinx, the Regional Municipality of York, the Toronto and Region Conservation Authority, the Ministry of Natural Resources and Forestry, the York Region District School Board, the York Catholic District School Board and the Conseil scolaire Viamonde. The Secondary Plan takes into consideration the information gathered through the study process in the creation of the Kirby GO - Transit Hub Centre, the protection of the Natural Heritage Network, the development of a community hub and recognition of the need for a number of parks, elementary *schools* and a secondary *school*.
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VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

## SCHEDULE 1

### 11.13 BLOCK 27 SECONDARY PLAN (OPA #33)

#### 11.13.1 Secondary Plan Area

The following policies including Part A, The Preamble to the Plan, and Part B, The Secondary Plan, and Schedules “A” – “E” shall apply to the lands identified as “Secondary Plan Area” and “Kirby GO - Transit Hub Centre” on Schedule A: Block 27 Secondary Plan Area.

#### 11.13.2 Part A The Preamble

##### 1.0 Context

The Block 27 Secondary Plan is designed to create a *complete community* focused on a new Centre, the Kirby GO - Transit Hub Centre in the northeast quadrant of Block 27, located south of Kirby Road and west of Keele Street. The new community will be compact, vibrant, inclusive, healthy, sustainable and diverse, while being designed to have a net positive environmental outcome. It will include a mix of uses such as low-rise and mid-rise residential housing, mixed-use, and *retail*, as well as a community hub. The community hub will consist of a variety of *community facilities* such as a community centre and library, as well as other uses such as *schools*, and an Urban Park. The new community will be linked by a connected multi-modal transportation system including off-road Multi-Use Recreational Trails, sidewalks, walkways, and cycling facilities.

##### 1.1 Purpose

The purpose of the Secondary Plan is to establish a land use planning and urban design policy framework to guide *development* in the Block 27 Secondary Plan Area. It also provides detailed direction with respect to facilitating the development of a new community including the Kirby GO – Transit Hub Centre.

##### 1.2 Secondary Plan Organization

The Secondary Plan includes the following:

a. Part A The Preamble

Part A establishes the basis for the Secondary Plan, including the Secondary Plan Area, study process, consultation process, policy context and existing conditions and opportunities.

b. Part B The Secondary Plan

The Secondary Plan establishes the Vision and Guiding Principles, including the Vision and Guiding Principles for the Kirby GO - Transit Hub Centre, and the related policy framework. Policies are provided with respect to community structure, transportation and mobility, natural heritage network and open space system, *community facilities*, services and sustainable design, and implementation and interpretation including the phasing of *development*. A key part of the Secondary Plan are the Schedules which provide specific land use designations, and direction with respect to height and density, as well as

identifying cultural heritage features, and establishing the transportation system, the natural heritage network and the open space system.

## 2.0 **Secondary Plan Area**

The Block 27 Secondary Plan Area is located north of Teston Road (Regional Road 49), east of Jane Street (Regional Road 5), south of Kirby Road and west of Keele Street (Regional Road 6) and comprises Lots 26 – 30 of Concession 4, in the City of Vaughan. The Block has an area of approximately 402 hectares and is largely undeveloped. It includes a reach of the West Don River and an additional central tributary of the West Don River which is a component of the Greenbelt Plan and the City's Natural Heritage System. The TransCanada Pipeline Canadian Mainline crosses the northern portion of the block in an east-west direction, while the GO Rail Line runs north-south west of Keele Street. The Hamlet of Teston is located in the southwest quadrant of the Block, north of Teston Road and east of Jane Street.

## 3.0 **Secondary Plan Study Process**

The Secondary Plan study process was undertaken in four phases. As part of the study process, the related Kirby GO Transit Hub Sub-Study was also carried out. The Sub-Study provides a greater level of detail with respect to the Kirby GO Transit Hub area. In addition, the NVNCTMP was prepared in parallel with the Secondary Plan study process and provided input to both the Secondary Plan and Sub-Study.

The Secondary Plan study process included the following phases. The Sub-Study and the NVNCTMP provided input in Phase 2, as well as Phase 3 of the Secondary Plan study process:

### **Phase 1 – Background Study and Report**

Phase 1 involved background research to review the existing conditions, current policy framework and information available from the participating landowners as well as aerial photography and contour mapping. It also identified major influences within the study area.

### **Phase 2 – Plan Development Process**

The second phase of the Study utilized the background information as the basis for preparing supporting studies which include:

- City of Vaughan, Secondary Plan Study for New Community Area “Block 27”, Preliminary Background Report, Macaulay Shiomi Howson Ltd., June 2015;
- Land Budget and Housing Mix Analysis for the Block 27 Secondary Plan Area, Hemson Consulting Ltd., May 2015;
- Commercial Needs Assessment, Tate Economic Research Inc., May 2015;
- Secondary Plan Study for New Community Area Block 27 – Parks and Open Space & Community Facilities Report, Macaulay Shiomi Howson Ltd., May 2015;
- Stage 1 Archaeological Resource Assessment of the New Community - “Block 27”, ASI Final January 2017;
- Cultural Heritage Resource Assessment, New Community Area Block 27, ASI, April 2015;
- Noise and Vibration Background Study, Amec Foster Wheeler, May 2015;
- Water and Wastewater Master Servicing Background Study, Amec Foster Wheeler, May 2015;

- Vaughan Sustainability and Community Energy Framework, WSP Canada Ltd., September 2015; and
- New Community Area 'Block 27' City of Vaughan Environmental Report, Natural Resource Solutions Inc., May 2015.

Additional studies were also undertaken that provided input to the Secondary Plan Study process. These included:

- Natural Heritage Network Study, North South Environmental Inc., prepared for the City of Vaughan, dated March 2015;
- Block 27 Subwatershed Study, Cole Engineering and Beacon Environmental, on behalf of the Block 27 participating Landowners Group, dated June 2017;
- North Vaughan and New Communities Transportation Master Plan, HDR Inc. on behalf of the City, dated 2018; and
- Provincially Significant Wetland Don River West Branch Headwater Wetland Complex, prepared by Ontario Ministry of Natural Resources and Forestry, dated August 2017.

Phase 2 also included the Secondary Plan Visioning Summit, a visioning session with the public in May 2015 to determine the vision and guiding principles for the Secondary Plan.

### **Phase 3 – Preparation and Refinement of the Draft Secondary Plan**

A land use concept was developed in Phase 3 which was then reviewed and refined through public consultation, as well as input from the Block 27 participating Landowners Group, and the Block 27 Technical Advisory Committee. The draft Secondary Plan, which was developed based on the land use concept, also incorporated the directions arising from the Kirby GO Transit Hub Sub-Study and the NVNCTMP.

### **Phase 4 – The Approval Process**

The draft Secondary Plan was reviewed through a formal statutory process which included a Public Hearing. The input received was reviewed and addressed in a report to Council with recommended changes to the Secondary Plan. The Secondary Plan was then presented to Vaughan Council for adoption.

## **4.0 Consultation and Engagement**

On-going consultation occurred throughout the Study, as well as the Sub-Study for the Kirby GO Transit Hub and the NVNCTMP. Regular meetings were held at key points of the Secondary Plan Study process with the Block 27 participating Landowners Group ("LOG") and the Block 27 Technical Advisory Committee ("TAC"). In addition to the formal meetings with the TAC, meetings were held throughout the process with individual agencies including meetings with the School Boards, Ministry of Natural Resources and Forestry, Toronto and Region Conservation Authority, and Metrolinx. Five reports were prepared for Council's consideration, including one presentation to Committee of the Whole (Working Session) and one report for consideration by the Finance Administration and Audit Committee.

The following public consultation meetings were held for the Secondary Plan Study:

- May 13, 2015: Public Open House #1 Secondary Plan Visioning Summit;
- November 25, 2015: Secondary Plan Draft Emerging Land Use Concept;

- April 5, 2017: Public Open House Secondary Plan (combined meeting with PIC #2 for the Kirby GO Transit Hub Sub-Study and the NVNCTMP); and,
- March 6, 2018: Statutory Committee of the Whole (Public Hearing).

Public consultation sessions for the Kirby GO Transit Hub Sub-Study included:

- June 9, 2016: Public Information Meeting #1; and
- April 5, 2017: Public Information Meeting #2 (combined meeting for NVNCTMP PIC and the third Public Open House for the Block 27 Secondary Plan).

## 5.0 Policy Context

Block 27 is one of two designated “New Community Areas” in the Vaughan Official Plan 2010 (“VOP 2010”) where new residential uses and related *development* is planned to occur in Vaughan and preparation of a Secondary Plan is required prior to any *development* occurring. The Secondary Plan builds on the policy framework established at the Provincial, Regional and local level. In conformity with that policy direction, *development* in Block 27 is intended to create a *complete community* that will be compact, vibrant, inclusive, healthy, sustainable, and diverse, with a mix of uses and densities that achieves the minimum Provincial and Regional requirements. The Secondary Plan will prioritize people through all phases of life, sustainability and livability, as well as high quality urban design. Block 27 is planned to accommodate an estimated minimum of 19,100 persons and a minimum of 1,500 jobs.

To conform to Provincial and Regional policies including the Growth Plan, the Greenbelt Plan and the YROP, as well as the VOP 2010, the Secondary Plan has been designed to address:

- the Regional minimum density of 20 residential units per hectare and 70 residents and jobs combined per hectare, in the *developable area*;
- a minimum density target of 100 people and jobs combined per hectare for the Kirby GO – Transit Hub Centre, and the Provincial minimum density target of 150 people and jobs combined per hectare within approximately 500 metres, an approximate 10-minute walking distance, of the Kirby GO Station, as identified on Schedule B of this Plan;
- a wide range and mix of housing types, sizes and *affordability*;
- a community core within reasonable walking distance from the majority of the population which will be the focus of local *retail* and community services and will provide connections to rapid transit;
- provision of live-work opportunities;
- areas that contain a high-quality public realm;
- implementation of the in effect Active Together Master Plan;
- implementation of the Pedestrian and Bicycle Master Plan including the creation of a comfortable, connective pedestrian and cycling environment and active transportation connections to key destination points;
- *development* that is planned to consider human service needs for all ages and abilities including educational, social, health, arts, culture, library and recreational facilities;
- Greenbelt Plan and Natural Heritage Network policies;
- sustainable urban design guidelines including green building policies;
- *development* that maximizes solar gains and facilitates future solar installations and other climate resiliency measures;



- a Community Energy Plan;
- a Master Environment and Servicing Plan;
- a multi-modal transportation mobility plan;
- a Regional Greenlands System Plan;
- an integrated parks and open space network that provides facilities generally within a 5 to 10 minute walk for a majority of residents;
- reduced heat island effects;
- the protection and conservation of cultural heritage resources; and
- a phasing plan that ensures orderly *development*, with a priority on the *development* of the Kirby GO Station, as well as providing that any particular phase of *development* is substantially complete before subsequent phases may be registered.

In addition, with respect to the Kirby GO Transit Hub (“Transit Hub”), the following matters have and will be considered:

- The Transit Hub is of local, regional and inter-regional importance, and its function, design and integration are vital to this community;
- Major transit station areas are to be planned to achieve increased residential and employment densities and a mix of uses under the Growth Plan;
- Major transit station areas are to be planned and designed to provide access for various transportation modes including transit which, in accordance with the YROP, is intended to be integrated into the community at the early stages of development; and
- Enhanced and efficient pedestrian and cyclist connections to major transit station areas and the provision of an enhanced pedestrian and cycling network within the site; and The GO Rail Station Access Plan, Final Report, dated December 12, 2016 which categorizes the new Kirby GO Station in terms of anticipated GO rail service levels as having “15 min Two-way All-day” service.

## 6.0 Existing Conditions and Opportunities

The Secondary Plan responds to the existing conditions and opportunities identified through the technical background analysis with respect to the Secondary Plan Study Area including the following:

- natural heritage protection and enhancement, in particular the City’s Natural Heritage Network and refinements to the Network including strategies identified in consultation with external agencies designed to ensure a Net Positive Environmental Outcome;
- the significant topographical changes in the Secondary Plan area;
- existing land use;
- existing transportation infrastructure including the Barrie GO railway, related noise mitigation strategies, and existing cycling infrastructure along boundary roads and within adjacent blocks;
- the planned Kirby GO - Transit Hub Centre;
- TransCanada natural gas pipeline right-of-way;
- existing cultural heritage resources including the Hamlet of Teston and the need to evaluate their significance and the potential for integration with new *development*;

- the potential for the identification of *archaeological resources* which will require investigation and potential mitigation;
- the proximity to the future planned North Maple Regional Park to the east;
- the recommendation in the Active Together Master Plan for the creation of a neighbourhood hub in Block 27;
- the opportunity to achieve high quality and sustainable design;
- existing surrounding neighbourhoods; and
- connections to the future Highway 400 Employment lands.

Other planning considerations that must be taken into account include the conclusions of the supporting studies related to:

- Land Budget/Housing Mix Analysis;
- Commercial Needs Assessment;
- Natural Environment;
- Upper West Don Subwatershed Study City of Vaughan;
- North Vaughan and New Communities Transportation Master Plan;
- Parks, Open Space and Community Facilities;
- Archaeological and Heritage Resources;
- Sanitary Sewers and Water;
- Sustainability and Community Energy Planning; and
- Kirby GO Transit Hub Sub-Study.

### 11.13.3 Part B The Secondary Plan

#### 1.0 Introduction

The Block 27 Secondary Plan forms part of the VOP 2010. The Secondary Plan builds on the policies in Volume 1 of the VOP 2010 and provides a detailed planning framework specific to the Block 27 Secondary Plan Area. The Secondary Plan should be read in conjunction with Volume 1 of the VOP 2010. Where the policies of this Secondary Plan conflict with the policies in Volume 1, the policies of the Secondary Plan shall prevail.

The following text and schedules constitute the Block 27 Secondary Plan:

- Schedule 'A' – Block 27 Secondary Plan Area;
- Schedule 'B' – Block 27 Land Use Plan;
- Schedule 'C' – Block 27 Built Heritage and Cultural Heritage Landscapes;
- Schedule 'D' – Block 27 Multi-Modal Transportation Network; and
- Schedule 'E' – Block 27 Natural Heritage Network and Open Space System.

#### 2.0 Vision and Guiding Principles

##### 2.1 Block 27 Vision and Guiding Principles

The following Vision and Guiding Principles, which were developed based on a Vision Summit with community members, will be used to guide the future planning of the Block 27 Secondary Plan area.

a. Vision Statement

Block 27 will be a *complete community* that prioritizes people, sustainability and livability with a high quality of urban design. The community will feature a range of low to mid-rise buildings that blend a variety of residential, *retail* and institutional uses. It will be anchored by a transit hub centre that features both institutional uses such as *schools, community facilities* and the Transit Hub. The community will also feature an integrated and connected multi-modal on and off-road transportation system that promotes transit, walking and cycling. Finally, building upon the area's abundant natural heritage features, a variety of parks and open spaces will provide residents with space for leisure, healthy living and recreation.

b. Guiding Principles

- i. A distinct community character will be encouraged through the use of low-rise to mid-rise building form and scale.
- ii. New *development* will combine residential, *retail*, and institutional uses to create a walkable, sustainable community with a range of community amenities.
- iii. All public and private buildings will achieve design excellence.
- iv. Streetscape design will support a variety of uses and conditions, including pedestrian, transit, cycling and automobile activity.
- v. Block configuration will follow a modified grid pattern, encouraging compact and sustainable *development*.
- vi. Seamless integration of all modes of transportation will ensure local and regional transportation connectivity, while also encouraging environmental sustainability.
- vii. *Community facilities* such as community centres and libraries, as well as other uses such as *schools, day cares*, places of worship, and *small-scale convenience retail* compatible with *community facilities*, will be promoted and situated in a way that creates a social and cultural centre for the community.
- viii. Active and safe routes to *community facilities* through the overall multi-modal transportation system including neighbourhood active transportation connections.
- ix. A hierarchy of parks, public squares, and open spaces with a range of programming opportunities will provide the community with a variety of passive and active recreation space.
- x. Preservation of natural heritage features as part of a Natural Heritage Network will ensure their protection and enhancement in an urban setting while providing an opportunity for views and access to nature. This Secondary Plan will provide for an overall Net Positive Environmental Outcome to the community with the build out of Block 27. Where there is potential modification of a natural heritage feature(s), in support of another objective, the overall outcome shall be a Net Positive Environmental Outcome to the community.
- xi. Sustainability will be encouraged through implementation of City guidelines including conscientious selection of building materials and finishes, surface treatments, green infrastructure, and other green features such as the inclusion of pervious surfaces and measures to reduce heat island effects.
- xii. Water, wastewater and stormwater management for Block 27 will be planned based on a spine servicing approach where appropriate, and to minimize life cycle costs in accordance with Regional and City master plans.

## 2.2 Kirby GO – Transit Hub Centre Vision and Guiding Principles

The following Vision and Guiding Principles, which were developed based on consultation with community members, build on the Vision and Guiding Principles for Block 27 and provide specific direction for the Kirby GO – Transit Hub Centre.

### a. Vision Statement

The Kirby GO – Transit Hub Centre will be a local centre for the community, unique to Vaughan, with seamless multi-modal connections, morning, afternoon and evening destinations, and excellent regional and local transit. Centred on the GO Station and public square, the Kirby GO – Transit Hub Centre will incorporate a combination of low to mid-rise building types, and mixed-use buildings with ground floor *retail* uses, integrated with the public realm.

### b. Guiding Principles

#### i. Transit Hub Function Primacy

The creation of a vibrant, efficient, class leading transit hub is paramount to the success and vitality of this community and the City, and its requirements will have planning primacy over other components of the land use planning and design in the Kirby GO – Transit Hub Centre, and in Block 27. The plan envisions all levels of government delivering transit and transit supportive development to work together to deliver this class leading transit hub and community.

#### ii. A Balanced Mobility Mix

The design of the Transit Hub is envisioned to provide balanced access to and from the Transit Hub with priority in the order listed below for the following modes of travel:

- Public Transit;
- Walking;
- Cycling and other forms of Active Transportation;
- Ride-sharing and taxis;
- Electric/fuel efficient vehicles including Single Occupant Vehicles; and
- Other Single Occupant Vehicles.

#### iii. Connected

A key objective of the Kirby GO – Transit Hub Centre is connectivity. This includes inter-regional, regional and local connectivity. In particular, the Transit Hub will provide the opportunity to connect residents and visitors to the area's extensive natural heritage network, the future planned North Maple Regional Park, and extensive public transit infrastructure planned for the Transit Hub.

Visual and physical connections will be a central component of new *development*. This includes a particular emphasis on connectivity between all modes of public transit, as well as connectivity to the local pedestrian and cycling networks. Strong, seamless visual and physical connectivity between proposed *development* and the natural heritage network will be an integral part of the plan. The public square, located adjacent to the Kirby GO Station, and the "Main Street" along Vista Gate will be connected in a manner that provides visual direction and a sense of place.

Connections throughout the Kirby GO – Transit Hub Centre will be supported via public streets, public and semi-public open spaces as well as clear sightlines, gateways, wayfinding and signage plans, *retail* signage and quality public art.

iv. Complete Streets, Open Space, and Parks

Streets within the Kirby GO – Transit Hub Centre will be planned to balance the needs of all road users, including pedestrians, cyclists, transit-users, and motorists. In particular, the streets will be pedestrian oriented, and accessible for people of all ages and abilities. They will be framed by animated building edges including wide sidewalks, weather protection, lighting and wayfinding. A network of public and semi-private open spaces and pathways will be created to complement the Natural Heritage Network and increase accessibility to outdoor open space, local public parks, and the future planned North Maple Regional Park.

v. Respect Existing Neighbourhoods

The stable residential neighbourhoods to the east of the Kirby GO – Transit Hub Centre will be protected. New buildings along Keele Street will be designed to minimize shadowing, noise, air pollution and other adverse impacts with respect to this neighbourhood. Taller buildings are to be located within the immediate Kirby GO Station area and be designed to minimize any adverse impacts on the other uses in the Kirby GO – Transit Hub Centre.

vi. Appropriate Scale, Form and Density

Building heights and land uses will be designed to create an appropriate interface with the other components of the Block 27 Secondary Plan.

The most intensive *development* in the Block 27 Secondary Plan Area will be located in the Kirby GO - Transit Hub Centre within an approximate 500 metre radius of the Kirby GO Station and will be focused between the railway and Keele Street and immediately to the west of the Transit Hub. Within this area, the greatest *intensification*, up to 12 *storeys*, will be adjacent to the public square, to the east of the Kirby GO Station. The rest of the Kirby GO – Transit Hub Centre will consist of Mid-Rise buildings up to eight *storeys* in height, and townhouse *development* as permitted in this Plan.

vii. Design Excellence

Design excellence has the power to inspire people and communities, building pride of place and improving quality of life. *Development* of all public and private buildings within Block 27, but particularly in the Kirby GO – Transit Hub Centre, shall strive for design excellence. Design excellence is driven by functionality and informed by beauty, durability, sustainability, accessibility, value, cost and economic viability.

viii. Mix of Uses

New *development*, consistent with the Block 27 Secondary Plan directions, will provide for a broad mix of uses throughout the Kirby GO – Transit Hub Centre in single use and mixed-use buildings aiming to create a vibrant mixed-use

community that supports existing and new transit infrastructure, and morning, afternoon and evening destinations.

- ix. **Strategic Parking Management and Innovative Parking Accommodations**  
Parking for both automobile and bicycles will support commuters accessing Kirby GO Station as well as *retail* and office uses. It is critical to the implementation of the Vision for the Kirby GO – Transit Hub Centre to minimize surface parking. Strategic parking management will be required to achieve this goal, including the use of a range of reduced footprint parking options including maximizing the use of shared public parking resources in strategic locations, as well as providing for short and long-term bicycle parking. Optimizing the use of parking through prioritization of cyclists, carpool users, electric/fuel efficient and compact vehicles and emerging – shared mobility commuters will also be needed.
- x. **A Flexible Phasing Plan that Accommodates Growth and Change**  
Phasing strategies account for long-term growth and market conditions and the availability of services. The plan will be designed to be flexible with respect to phasing as work undertaken by Metrolinx on the detailed design for the Kirby GO Station is not complete.

### **3.0 Community Structure**

#### **3.1 General Land Use Policies**

The land use designations on Schedule B, Land Use Plan, of this Secondary Plan and the policies of this section are designed to establish a community structure which implements the Vision and Guiding Principles established for the Block 27 Neighbourhoods and the Kirby GO – Transit Hub Centre.

##### **3.1.1 Land Use Plan**

- a. Establish the mix of land uses, heights, densities, and their distribution in a manner which supports the creation of a sustainable *complete community* while being compatible with the surrounding existing and planned *development* and ensuring the appropriate protection of cultural and natural heritage resources;
- b. Define the role of the Kirby GO – Transit Hub Centre in the City's Urban Structure including provision for density, height and a mix of uses which will support the Transit Hub; and
- c. Promote high quality urban design including streetscapes which support all modes of transportation including walking, cycling and transit and design which is sustainable.

##### **3.1.2 Density**

- a. Through the policies of this Secondary Plan, the City shall seek to meet an overall minimum density of 70 people and jobs combined per hectare by 2031 for Block 27 and a minimum density target of 100 people and jobs combined per hectare for the Kirby GO – Transit Hub Centre, with a minimum density target of 150 people and jobs combined per hectare within 500 metres, an approximate 10 - minute walking distance, of the Kirby GO Station, as identified on Schedule B of this Secondary Plan.

- b. The approach to building height and density focuses the maximum permitted height and density in the Kirby GO – Transit Hub Centre, specifically within an approximate 500 metre radius of the Kirby GO Station. Building height and density are also focused along major arterial roads and transit corridors Teston Road, Jane Street, Keele Street and Kirby Road. The policies for each land use on Schedule B of this Secondary Plan establish the maximum density and height permitted in specific land use designations.

### **3.1.3 Bonusing**

The City may use the bonusing provisions for building height and density under Section 37 of the Planning Act R.S.O. 1990, c.P.13, as amended, where appropriate to secure a range of community benefits in Block 27, with particular focus in the Kirby GO – Transit Hub Centre. The community benefits shall be those identified in Policy 10.1.2.9. of the VOP 2010.

### **3.1.4 Housing**

The community shall consist of a housing mix which provides for a diverse mix of dwelling units and types to increase housing choice. In accordance with Policy 7.5.1.2. of the VOP 2010, a target of 25% of all housing units in Block 27 shall be *affordable*, and that a portion of these units should be accessible to people with disabilities. To achieve this target, the City shall:

- a. Require all *significant developments* that include a residential component to demonstrate their contribution to meeting the Block 27 target for *affordable* housing through the preparation of a housing option statement in accordance with the provisions of Policy 7.5.1.3. of the VOP 2010;
- b. Require allocation of *affordable* housing units by participating Landowners to be established through the Block Plan approval process consistent with the requirements of Policy 7.5.1.3. of the VOP 2010 and enforce such allocations through conditions of approval for *development* applications;
- c. Permit *secondary suites* in accordance with policies 7.5.1.4. and 7.5.1.5. of the VOP 2010; and
- d. Encourage new dwellings to be predesigned to accommodate *secondary suites* or that such *secondary suites* be offered as a construction option.

### **3.1.5 Sensitive Uses**

- a. All residential *development* or other *sensitive land uses*, including parkland adjacent to the railway, shall be setback a minimum distance of 30m and include a safety berm as required by Metrolinx or other approval authority, as determined appropriate through the Block Plan and/or *development* application review process. Notwithstanding any other provisions of this section, Multi-Use Recreational Trails may be located within the prescribed setback area subject to review and approval by Metrolinx or other agencies as required.
- b. Application for *development* of residential and other *sensitive land uses* located within Block 27 and within 500 metres of existing Employment Areas shall have regard for and be required to undertake the appropriate environmental studies in accordance with Policy 5.2.1.2. of the VOP 2010 and shall be subject to review and approval by the City of Vaughan or other approval authorities as required. *Development* proposals shall demonstrate compatibility and mitigation of the impact on the existing use in terms of

noise, vibration, air pollution, lighting, overlook and traffic generation in accordance with all Provincial and municipal guidelines.

- c. Applications for residential *development* and other *sensitive land uses* within Block 27 shall have regard for potential noise, vibration and air pollution impacts from existing uses, major streets, and transportation infrastructure and facilities within and in proximity to the Transit Hub. Applications for residential and other *sensitive land uses* shall include a noise and vibration study, and an air pollution study to identify appropriate measures to mitigate adverse impacts from the source in accordance with Policy 4.4.1.5 of the VOP 2010. Residential *development* and other *sensitive land uses* adjacent to railway or rail infrastructure shall have regard for and be required to undertake the appropriate environmental studies in accordance with Policy 4.4.1.5 of the VOP 2010: Such studies shall be completed for residential *development* and *sensitive land uses*;
  - i. Within 300 metres of a railway for noise impacts; and
  - ii. Within 75 metres of a railway for vibration impacts; or
  - iii. Within a distance otherwise determined appropriate by Metrolinx or other approval agencies.

All studies shall be completed to the satisfaction of the City, Metrolinx or other agencies as required.

- d. As established in policies 9.2.2.10. d. and 9.2.2.11. e. of the VOP 2010, new *development* should refer to the Ministry of Environment Land Use and Compatibility Guidelines, which provide recommendations to ensure that *sensitive land uses* are appropriately designed, buffered and/or separated from each other.
- e. *Development* adjacent to the high pressure natural gas pipelines operated by TransCanada Pipeline Limited shall be subject to the provisions of Policy 9.2.2.26. c. of the VOP 2010.

### **3.1.6 Transit Supportive Development**

*Development* shall have regard to the Metrolinx Mobility Hub Guidelines, York Region Transit-Oriented Development Guidelines and the Provincial Transit-Supportive Land Use Guidelines, as may be amended, through the *development* approvals process.

### **3.1.7 Other Permitted Uses in all designations**

In addition to the uses identified in Policy 9.2.1.9. of the VOP 2010, the following land uses shall be permitted in all designations within the Block 27 Secondary Plan, with the exception of the Natural Areas - Evaluated Wetlands, and Natural Areas – Provincially Significant Wetlands designations:

- a. Renewable energy facilities and district energy systems.

## **3.2 Low-Rise Residential**

- 3.2.1** The Low-Rise Residential designation on Schedule B of this Secondary Plan is planned to consist primarily of buildings in a low-rise form no greater than three *storeys*. However, in some limited areas a low-rise form no greater than four *storeys* may be permitted as identified through the Block Plan approval process. Generally, such areas shall be adjacent to lands in the Low-



Rise Mixed-Use designation, along collector roads or the railway line. The lands in this designation will be developed as neighbourhoods focused around *community facilities* including *schools* and parks. The designation applies to the majority of the lands in Block 27 outside the Kirby GO – Transit Hub Centre.

**3.2.2** The Low-Rise Residential designation permits all the uses identified in Policy 9.2.2.1. b. of the VOP 2010, as follows;

- a. Residential units;
- b. *Home occupations*;
- c. Private home *day care* for a maximum (5) children; and
- d. *Small-scale convenience retail*, provided the use is:
  - i. located on a corner lot where at least one of the sides is a collector or arterial street as indicated on Schedule D of this Secondary Plan; and
  - ii. a maximum of 185 square metres of gross floor area.

**3.2.3** The Low-Rise Residential designation permits all the building types identified in Policy 9.2.2.1. c. of the VOP 2010, as follows:

- a. Detached House;
- b. Semi-Detached House;
- c. Townhouse including back-to-back and stacked townhouses. Back-to-back townhouses are attached low-rise residential forms providing a primary building frontage on two sides, with units sharing a rear wall, to avoid backlotting onto pathways, lanes and streets; and will not have an adverse impact on the context and lot configuration, in accordance with Policy 3.2.1 of this Secondary Plan; and
- d. Public and Private Institutional Buildings.

**3.2.4** The Low-Rise Residential designation along the east-west collector road north of the TransCanada Pipeline (designated “Infrastructure and Utilities” on Schedule B of this Secondary Plan) shall consist of a building typology and site design which limits and consolidates the number of driveway accesses to the built form.

### **3.3 Low-Rise Mixed-Use**

**3.3.1** The Low-Rise Mixed-Use designation on Schedule B of this Secondary Plan is located along arterial roads and the major east-west collector road which bisects Block 27. The designation allows for an integrated mix of residential, community and *retail* uses.

**3.3.2** The Low-Rise Mixed-Use designation permits all the uses identified in Policy 9.2.2.2. b. of the VOP 2010, including the existing place of worship and accessory buildings located at 2430 Teston Road and expansion or modifications to the existing place of worship use permitted by the zoning by-law. However, permitted *retail* uses shall be located only on a corner lot where at least one of the sides is on a collector or arterial street. In addition, *retail* and office uses will be limited to a maximum of 500 square metres of gross floor area if located on a collector street. Gas stations may be permitted in accordance with Policy 5.2.3.12. of the VOP 2010.

**3.3.3** The Low-Rise Mixed-Use designation permits all the building types under Policy 9.2.2.2. f. of the VOP 2010 including back-to-back townhouses, live-work units, the existing place of worship building and accessory buildings at 2430 Teston Road, and expansion or modifications to the existing buildings permitted by the zoning by-law. In addition, *retail* buildings may be permitted at the corner of collectors and arterials in accordance with the policies 3.15.2. g. of this Secondary Plan.

**3.3.4** The maximum density, *Floor Space Index* (“FSI”) in the Low-Rise Mixed-Use designation along arterial roads and the main east-west collector shall be an FSI of 1.5 and the maximum building height shall be five *storeys*. The maximum permitted density generally located at the intersections of arterial and collector streets along Kirby Road and Jane Street, except in the Hamlet of Teston, shall be an FSI of 3.0 and the maximum building height shall be eight *storeys*, pursuant to the provisions of policies 9.2.3.4. b. to 9.2.3.4. d. of the VOP 2010. However, the maximum permitted density generally located at the intersections of arterial and collector streets along Teston Road shall be an FSI of 2.0 and the maximum building height shall be six *storeys* pursuant to the provisions of policies 9.2.3.4. b. to 9.2.3.4. d. of the VOP 2010. The minimum height in the Low-Rise Mixed-Use designation shall be two *storeys* or equivalent, with the exception of lands in the Hamlet of Teston as indicated on Schedules B and C of this Secondary Plan, where building heights shall not exceed two *storeys*.

**3.3.5** The Bonus provisions of Policy 3.1.3 of this Secondary Plan shall apply to the Low-Rise Mixed-Use designation.

### **3.4 Mid-Rise Residential**

**3.4.1** The Mid-Rise Residential designation on Schedule B of this Secondary Plan is located in the Kirby GO – Transit Hub Centre. *Development* in this designation is planned to consist primarily of Mid-Rise Buildings. The *development* will be designed and developed at a density which is supportive of the Transit Hub. The proposed Community Hub will also be located in this designation. Lands designated Mid-Rise Residential and located within the Transit Hub Special Study Area shall be subject to the findings of the Transit Hub Special Study outlined in Policy 3.7.4 of this Secondary Plan.

**3.4.2** The Mid-Rise Residential designation permits all the uses identified in Policy 9.2.2.3. b. of the VOP 2010.

**3.4.3** The Mid-Rise Residential designation permits all the building types identified in Policy 9.2.2.3. c. and d. of the VOP 2010. The maximum density shall be an FSI of 3.0 and the maximum building height shall be eight *storeys*. The minimum height for all building types in the Mid-Rise Residential designation shall be three *storeys*. Where lands designated Mid-Rise Residential are located within a 500 metres radius of the Kirby GO Station, the maximum density shall be an FSI of 4.0 and the maximum building height shall be 12 *storeys* as shown on Schedule B of this Secondary Plan.

**3.4.4** Only the following additional building types shall be permitted: Townhouses, Stacked Townhouses and back-to-back Townhouses, live-work units, and Low-Rise Buildings shall only

be permitted in the Mid-Rise Residential designation outside of the 500 metre radius measured from the Kirby GO Station provided the minimum density target of 100 people and jobs combined per hectare can be achieved as required in Policy 3.1.2 a. of this Secondary Plan, and demonstrated through the Block Plan approval process.

- 3.4.5** In addition, Mid-Rise Buildings exceeding 8 *storeys* may be permitted subject to the Bonusing provisions of Policy 3.1.3 of this Secondary Plan, where appropriate.

### **3.5 Mid-Rise Mixed-Use**

- 3.5.1** The Mid-Rise Mixed-Use designation on Schedule B of this Secondary Plan is applicable to the lands immediately north of the TransCanada Pipeline (designated Infrastructure and Utilities on Schedule B of this Secondary Plan) and east and west of the railway. The lands in this designation are planned to serve as a community core. Development in this designation shall consist of a broad mix of mid-rise residential, *retail*, community and institutional uses in mixed use and single use buildings. The *development* will be designed and developed at a density which is supportive of the Transit Hub. Lands designated Mid-Rise Mixed-Use and located within the Transit Hub Special Study Area shall be subject to the findings of the Transit Hub Special Study outlined in Policy 3.7.4 of this Secondary Plan.

- 3.5.2** The Mid-Rise Mixed-Use designation permits all the uses identified in Policy 9.2.2.4. b. of the VOP 2010 with the exception of gas stations. *Retail* uses are subject to the requirements of Policy 9.2.2.4. c. and Policy 9.2.2.4. d. of the VOP 2010. In addition, the transit station and related transit infrastructure including parking will be permitted.

- 3.5.3** The Mid-Rise Mixed-Use designation permits all the building types identified in Policy 9.2.2.4. e. of the VOP 2010 with the exception of gas stations.

- 3.5.4** The maximum density shall be an FSI of 4.0. The minimum height for all building types shall be four *storeys*. In addition, Mid-Rise Buildings are subject to the policies of Section 9.2.3 of the VOP 2010.

- 3.5.5** *Retail* buildings may be permitted in the southwest quadrant of Keele Street and Kirby Road north of Vista Gate in accordance with the policies of 3.15.2. g. of this Secondary Plan.

- 3.5.6** High-Rise Buildings which are planned to exceed 12 *storeys* may be permitted subject to the Bonusing provisions of Policy 3.1.3 of this Secondary Plan, where appropriate.

### **3.6 Community Hub**

- 3.6.1** The Community Hub on Schedule B of this Secondary Plan is located conceptually at the western limit of the Kirby GO – Transit Hub Centre. Its location may be refined without an amendment to this Plan through the *development* of the Block Plan required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010 and the implementing *development* approval review process. If through the Block Plan approval process the location of the Community Hub requires modification, the applicable policies of the adjacent land use designation shall apply. The Community Hub allows the *development* of a facility with a range of community and institutional uses. These include the community services and facilities identified in Section 7.2 of the VOP 2010 such as a community centre, a library, and elementary

*schools*, as well as an Urban Park. Other *community facilities* may be located in the Community Hub, as well as uses such as a *day care*, place of worship, *small-scale convenience retail* compatible with *community facilities*. The Community Hub is to be designed and developed to ensure accessibility by all residents of Block 27 to act as focal point and meeting place for the community.

**3.6.2** The Community Hub permits all the uses identified in Policy 9.2.2.12. a. and b., of the VOP 2010. The permitted uses may serve a community function as well as a City-wide or Regional function. *Small-scale convenience retail* uses are subject to the requirements of Policy 9.2.2.3. b. of the VOP 2010.

**3.6.3** The Community Hub permits all the building types identified in the designation in which it is located.

## **3.7 Transit Hub**

### **3.7.1 Purpose**

The Transit Hub designation on Schedule B shall provide for the development of the Kirby GO Transit Hub (“Transit Hub”) including the Kirby GO Station and related railway and transit infrastructure.

### **3.7.2 Permitted Uses**

The Transit Hub designation permits transit infrastructure and transit related facilities that include parking for transit users, as well as all the permitted uses in the Mid-Rise Mixed-Use designation established in Section 3.5 of this Secondary Plan provided it forms part of a comprehensive *development* which includes the future Kirby GO Station and related railway transit infrastructure, and subject to the approval of the applicable transit authority.

The primary land use within the Transit Hub designation shall be the Kirby GO Station and related railway and transit infrastructure. The extent and location of any Mid-Rise Mixed-Use permissions will be reviewed and is ultimately subject to the findings of the Transit Hub Special Study outlined in policy 3.7.4 of this Secondary Plan.

### **3.7.3 Building Types**

The Transit Hub designation permits all of the building types required for the operation of the Kirby GO Station and related transit infrastructure and facilities as well as all the building types established in Section 3.5 of this Secondary Plan.

### **3.7.4 Transit Hub Special Study**

The prosperity of the City depends on a successful and integrated regional transportation system of which the Kirby GO Station forms a key component. The Transit Hub comprised of the Kirby GO Station is an essential element, as it not only forms part of the Block 27 Community, but it acts as a connection to other communities in the City and other municipalities for work, play and culture.

To ensure the success of the Transit Hub, the proper integration of transportation and land use planning is critical. In weighing the appropriate balance among policy objectives for the

*development* of the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, all efforts must be made to support and facilitate the *development* of the station and surrounding lands.

By planning for mixed use *development*, it will be possible to promote more live-work relationships and reduce commute times, and facilitate a shift to transit use and active transportation. Accessibility has two components: mobility options (transportation) and proximity (land use). Increasing mobility by providing modal choices reduces delay in travel allowing for more trips to be made within a given time. Whereas, increasing proximity through greater mixing of uses and/or higher densities achieves the same effect by shortening trip lengths. These components are critical to the design and decision-making in the Transit Hub Special Study Area.

The Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan includes lands in the Transit Hub designation, as well as lands in the Natural Areas, Natural Areas – Provincially Significant Wetlands, Mid-Rise Mixed-Use, and Mid-Rise Residential designations. The Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan also includes hydrologic and other natural heritage features. The Block Plan approval process must generally conform to the amount of land protected for the Transit Hub Special Study Area, the land use designations within the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, and the location and number of roads in support of the Transit Hub, including a “Main Street” aligning with Vista Gate east of Keele Street, as established through this Secondary Plan on Schedule B. The Transit Hub Special Study will identify conceptually the alignment of roads, supporting infrastructure, including transit facilities, and the boundaries of land use designations. These elements will be finalized through Environmental Assessments, technical environmental studies and the measures prescribed under the Planning Act as required, to the satisfaction of the appropriate approval authorities.

It is expected that the development of Kirby GO Station within the Transit Hub Special Study Area as shown on Schedule B of this Secondary Plan, and any related infrastructure in this area in support of the GO Station will undergo a Transit Project Assessment Process (“TPAP”) to be conducted by the relevant authority.

The purpose of the Transit Hub Special Study is to guide the development of the study area from an initial phase to an ultimate buildout by 2031 and beyond. The City will initiate the Transit Hub Special Study in accordance with a Terms of Reference that specifies the resources and consultation process required to engage the affected stakeholders.

The modification and/or realignment of any Natural Areas – Provincially Significant Wetlands to support the final phase of development of the Kirby GO Station shall be determined through the Transit Hub Special Study and the necessary study work to confirm the limits of developable land having regard for the primary planning and transportation objectives as established in this Plan. If required to support the primary planning and transportation objectives, modification of Natural Areas – Provincially Significant Wetlands shall be permitted in accordance with Section 6.4 of this Secondary Plan.

The successful transition of the Kirby GO Station and surrounding Transit Hub Area to an integrated mid-rise mixed-use *development* is crucial to ensuring the long-term operational and aesthetic quality of the area.

### **3.8 Parks**

**3.8.1** The Parks in Block 27 include lands designated Neighbourhood Park and Public Square on Schedules B and E of this Secondary Plan. In addition, an Urban Park is permitted in the Community Hub designation on Schedules B and E of this Secondary Plan. The location of Parks and Public Squares may be modified without amendment to this Plan through the development of the Block Plan required in accordance with Chapter 10 of VOP 2010.

**3.8.2** The Neighbourhood Park designations on Schedules B and E of this Secondary Plan are located conceptually throughout the community to serve many of the residents within a five to ten minute walk. Neighbourhood Parks shall be located adjacent to Natural Areas and/or proposed elementary *schools* to provide for the potential sharing of uses and facilities, wherever feasible and to the satisfaction of the City. Land required for each Neighbourhood Park shall generally be a minimum of 2.5 hectares to accommodate required park facilities.

**3.8.3** The Urban Park is proposed to be located in the Community Hub designation. The character and function of the Urban Park shall be coordinated and integrated with the proposed uses and facilities within the Community Hub. Should the Community Hub not be developed, the Urban Park shall be a stand-alone park. Land intended for the Urban Park shall be a minimum of 1 hectare in size and should ~~be~~ have a configuration that can accommodate desired Urban Park facilities and programs.

**3.8.4** The Public Square designations on Schedules B and E of this Secondary Plan are located conceptually in the Kirby GO – Transit Hub Centre. The Public Square located north of the TransCanada Pipeline (designated “Infrastructure and Utilities” on Schedule B of this Secondary Plan) is intended to act as a focal point of the *development* in the Mid-Rise Mixed-Use designation. The Public Square located south of the TransCanada Pipeline (designated Infrastructure and Utilities on Schedule B of this Secondary Plan) is intended to serve the local residential neighbourhood proposed in the area. Public Squares shall generally be 0.5 hectare.

### **3.9 Schools**

**3.9.1** The Elementary and Secondary *School* designations on Schedule B of this Secondary Plan are located conceptually throughout Block 27 in locations within a five to ten minute walk of many of the residents. The *schools* are located adjacent to proposed Neighbourhood and Urban Parks to provide for the potential sharing of uses and facilities. The locations may be modified without an amendment to this Plan through the *development* of the Block Plan required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010 and the *development* approval process. These designations are in addition to the Elementary *Schools* proposed to be located in the Community Hub designation.

**3.9.2** The Elementary and Secondary *School* designations shall be developed and designed in consultation with the appropriate school board in accordance with the policies of the VOP 2010 including Section 7.2.3 and the urban design policies of Section 3.15 of this Secondary Plan.

Building types will be determined through the design process. The design and layout of *schools* shall account for and consider alternate layouts and designs including smaller *school* site sizes and shared facilities to be compatible with the character and nature of the desired planned context for Block 27. In addition, the *school* site planning process should support and prioritize active transportation access and connections as well as active and safe routes to *school*. In particular, sidewalks should be provided on both sides of local streets in the vicinity of *schools*, and features such as midblock connections and walkways should be incorporated into the block plan designs, where necessary, in a manner designed to enhance active transportation connectivity to *schools*.

### **3.10 Private Open Space**

**3.10.1** The Private Open Space designation applies to an existing cemetery located on Keele Street.

**3.10.2** The cemetery has been identified by the City as a “*cultural heritage landscape*”. No new *development* shall be permitted within the cemetery and the boundaries shall not be reduced.

### **3.11 Infrastructure and Utilities**

**3.11.1** The Infrastructure and Utilities designation on Schedule B of this Secondary Plan is applicable to the TransCanada Pipeline Limited pipeline right-of-way extending through the Block, and the Maple Paralleling Station recognized as required infrastructure for the Barrie GO Rail Line. The designation also applies to the location of stormwater management facilities (“SWM”) which are shown conceptually on Schedule B of this Secondary Plan.

**3.11.2** The lands in the Infrastructure and Utilities designation are subject to Policy 9.2.2.26. of the VOP 2010. The City will seek to have the TransCanada Pipeline Limited corridor lands (designated Infrastructure and Utilities on Schedule B of this Secondary Plan) conveyed to public ownership or some other form of property rights transfer which supports and permits the land to be utilized for passive recreational uses such as a Community Multi-Use Recreational Trail. If the lands are conveyed to public ownership, the City will grant a pipeline utility easement in favour of TransCanada Pipelines Limited. The Community Multi-Use Recreational Trail and other facilities such as landscaping in the corridor lands shall meet TransCanada requirements.

**3.11.3** Stormwater Management facilities may be located in all land use designations other than the Core Features of the Natural Areas. The final number and locations of SWM facilities shall be determined through the Master Environment and Servicing Plan (“MESP”) developed as part of the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010 and the *development* approval process.

### **3.12 Natural Areas**

#### **3.12.1 Natural Areas Designation**

The lands in the Natural Areas designations, including the Natural Areas - Evaluated Wetlands designation and the Natural Areas – Provincially Significant Wetlands designations, on Schedules B, D and E of this Secondary Plan are subject to Section 3 and Policy 9.2.2.16. of the VOP 2010, except as modified in this Secondary Plan. In addition, the lands in the

Greenbelt Plan Area will be subject to the applicable policies of the Greenbelt Plan and Section 3.5 of the VOP 2010. Lands designated Natural Areas, including the Natural Areas – Provincially Significant Wetlands and located within the Transit Hub Special Study Area shall be subject to the findings of the Transit Hub Special Study outlined in Policy 3.7.4 of this Secondary Plan.

### **3.12.2 Related Directions**

The lands in the Natural Areas designation will be protected in accordance with the directions in the Block 27 Upper West Don Subwatershed Study, City of Vaughan, and the MESP developed as part of the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010 and the *development* process, except as modified in this Secondary Plan.

### **3.12.3 Natural Areas Special Study Areas**

The Natural Areas Special Study Areas are comprised of the “Natural Areas”, “Natural Areas – Evaluated Wetlands” and “Natural Areas - Provincially Significant Wetlands” designations, as well as drainage features. The purpose of the Natural Areas Special Study Areas, as shown on Schedule B of this Secondary Plan, is to provide for additional hydrogeological and hydrological analysis through the Block Plan approval process in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010. The additional analysis will be conducted to better define and characterize the Evaluated Wetlands and Provincially Significant Wetlands and drainage features. Based on this analysis, modifications and/or realignment of these Evaluated Wetland(s), Provincially Significant Wetland(s) and/or drainage feature(s) within the Natural Areas Special Study Areas may be necessary to facilitate the development of a connected, continuous grid-like transportation network designed to accommodate all modes of travel deemed necessary in the public interest.

If through an Environmental Assessment or the necessary technical environmental studies as required, to the satisfaction of the appropriate approval authorities it is determined appropriate to modify and/or realign the Natural Areas - Evaluated Wetlands, Natural Areas - Provincially Significant Wetlands and/or drainage features(s) within the Natural Areas Special Study Areas, all efforts shall be made to minimize any resulting negative impacts. Where modifications result in the inability to maintain hydrologic and environmental integrity of wetland(s) and/or drainage feature(s), then works must be undertaken to provide for a Net Positive Environmental Outcome in accordance with Section 6.4 of this Secondary Plan. The results of the Environmental Assessment or the necessary technical environmental studies required, will be finalized through an Official Plan Amendment, to the satisfaction of the appropriate approval authorities. Where such modification and/or realignment occurs, the applicable policies of the adjacent land use designation shall apply, provided the *development* reflects the results of the monitoring and analysis conducted as part of the Block Plan approval process. In such instances, an Official Plan Amendment shall not be required to redesignate the Natural Areas Special Study Areas. Modifications to Provincially Significant Wetlands shall be authorized by the Ministry of Natural Resources and Forestry.

#### **a. Natural Areas Special Study Area 1:**

Natural Areas Special Study Area 1 is comprised of the Natural Areas and Natural Areas – Provincially Significant Wetlands designations that are hydrologically connected along a



drainage feature. Additional hydrogeological and hydrological analysis will be required to determine the feasibility of any modification and/or realignment of the wetland(s) and/or drainage feature. An Environmental Assessment will be required to confirm the alignment of the street network. Notwithstanding the Natural Areas designation, the status of a Core Feature in accordance with Policy 3.2.3.4. of the VOP 2010 will be confirmed through the MESP.

b. Natural Areas Special Study Area 2:

Natural Areas Special Study Area 2 is designated Natural Areas – Evaluated Wetlands and includes drainage features. The wetlands were evaluated but not identified as Provincially Significant. Additional hydrogeological and hydrological analysis will be required as part of the MESP through the Block Plan approval process to determine their importance, function, and means of protection, and/or maintenance of function, as appropriate to the satisfaction of the City of Vaughan, and in consultation with the TRCA.

c. Natural Areas Special Study Area 3:

Natural Areas Special Study Area 3 includes a portion of a wetland feature designated Natural Areas – Provincially Significant Wetlands. Additional hydrogeological and hydrological analysis will be required to determine the feasibility of the modification and/or realignment of this part of the wetland feature. An Environmental Assessment will be required to confirm the alignment of the street network.

d. Natural Areas Special Study Area 4:

Natural Areas Special Study Area 4 is designated Natural Areas – Provincially Significant Wetlands. The wetland and adjacent drainage feature (Kirby Creek) is recognized as Fish Habitat. An Environmental Assessment will be required to confirm the alignment of the crossing and street network in accordance with Policy 3.2.3.7. of the VOP 2010 in order to ensure safe access to developable areas.

### **3.13 Engineered Floodline**

The Engineered Floodline identified on Schedule B of this Secondary Plan, represents an engineered line established by TRCA which is subject to modification based on further study to the satisfaction of the TRCA. *Development, redevelopment* and *site alteration* within the regulated floodplain area as determined by the engineering floodline shall be subject to the applicable policies of the VOP 2010, in particular Section 3.6.4. Such *development, redevelopment* and *site alteration* will be assessed through the MESP which will form part of the Block Plan approval process required in accordance with policies 3.6.4.2., 10.1.1.14. to 10.1.1.26. of the VOP 2010. *Development, redevelopment* or *site alteration* within the regulated floodplain area shall require the approval of a flood plain assessment to the satisfaction of the TRCA.

### **3.14 Cultural Heritage and Archaeology**

#### **3.14.1 Cultural Heritage Resources**

Schedule C of this Secondary Plan identifies Built Heritage resources and *Cultural Heritage Landscapes* which have been identified through a *Cultural Heritage Impact Assessment*.

#### **3.14.2 Built Heritage Resources**

Built Heritage resources BHR15, BHR16 and BHR17 require a Heritage Impact Assessment as part of the *development* of the Block Plan required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010. Built Heritage resource BHR18 has a high archaeological potential. A *Cultural Heritage Impact Assessment*, including an archaeological assessment, is required as part of the Block Plan approval process.

### **3.14.3 Cultural Heritage Landscapes – Individual Properties**

Cultural Heritage Landscapes CHL2 and CHL7 require a Heritage Impact Assessment as part of the Block Plan approval process. In addition, Cultural Heritage Landscape CHL1 requires an investigation to determine the status of the removal of the buildings in 2012 to determine whether further action is required by the City. Consideration will also be given as part of the Block Plan approval process to a *Cultural Heritage Impact Assessment* for CHL3 to determine the boundaries of the cemetery.

### **3.14.4 Cultural Heritage Landscapes – Rail and Roadscapes**

*Cultural Heritage Landscapes* related to the CN Rail (CHL6) and Kirby Road (CHL9) should be documented as part of the Block Plan approval process.

### **3.14.5 Cultural Heritage Landscapes – Hamlet of Teston**

CHL 8, which includes BHR 1 through 14, comprises the Hamlet of Teston. In addition, the Hamlet includes 10933 Jane Street which is designated under Part IV of the Heritage Act. This existing *development* should be conserved and integrated into future *development*. A *Cultural Heritage Impact Assessment* is required as part of the Block Plan approval process. The *Cultural Heritage Impact Assessment* shall establish the parameters of *development* for this area, which may include identifying the Hamlet as a Cultural Heritage Character Area as defined in the **VOP 2010**. The intent will be to provide the maximum flexibility to allow adaptive reuse in conformity with the Low-Rise Mixed-Use designation while still maintaining the heritage character of the Hamlet.

### **3.14.6 Archaeological Resources**

- a. Block 27 has the potential for the presence of significant pre-contact or Euro-Canadian archaeological resources throughout the majority of the Secondary Plan Area. Any future developments, beyond those areas that have already been assessed and cleared of any further archaeological concern, must be preceded by a Stage 2 archaeological assessment.
- b. Lot 26 is identified as having significant archaeological potential. Any alterations in this area must be preceded by a further archaeological assessment to ensure the protection and retention of any documented site.
- c. The boundaries of the cemetery fronting Keele Street in Lot 28 must be evaluated through a Stage 3 Cemetery Investigation.
- d. A Stage 3 Cemetery Investigation shall also be conducted on the former church property located in Lot 29 prior to *development* to confirm the presence or absence of any burials.
- e. *Predevelopment* topsoil removal (grading) for lands located within 1000 metres of documented village sites and within 300 metres of any current or former water source or

within 100 metres of the Teston ossuary shall be subject to archaeological monitoring, even after a Stage 2 archaeological assessment. The monitoring must be consistent with the recommendations of the York Region Archaeological Management Plan.

### **3.15 Urban Design**

#### **3.15.1 General Directions**

In keeping with Section 9.1 of the VOP 2010, Elements of a Great City, Block 27 will be developed in a manner which promotes the creation of an attractive and sustainable public realm and built form which supports active transportation. The applicable directions in Section 9.1.1, The Public Realm, Section 9.1.2, Urban Design and Built Form, and Section 9.1.3, Sustainable Development of the VOP 2010 will provide the general framework for *development* in Block 27 in addition to the specific directions in the following subsections. The urban design guidelines for Block 27 will build upon the City-wide Urban Design Guidelines in order to provide more detailed direction with respect to the character of *development*, as part of the Block Plan approval process.

#### **3.15.2 Kirby GO – Transit Hub Centre**

The following area specific urban design policies will be applied to the Kirby GO – Transit Hub Centre. These policies will be further articulated through guidelines resulting from the Block Plan approval process or other such approval process that may be undertaken to guide the *development* of the Kirby GO – Transit Hub Centre area.

- a. Kirby GO – Transit Hub Centre Structure
  - i. A wide variety of buildings will be permitted in the Kirby GO – Transit Hub Centre including mixed use and single use buildings. However, the most intensive *development* and greatest mix of uses shall be concentrated in the Mid-Rise Mixed-Use designation, as shown on Schedule B of this Secondary Plan.
  - ii. A “Main Street” will be developed between the Transit Hub and Keele Street along the westerly extension of Vista Gate from Keele Street. The Public Square and street will serve as the main entrance to the Kirby GO – Transit Hub Centre. The buildings with the highest density and height will be concentrated along the Kirby GO – Transit Hub Centre “Main Street”. Buildings along the “Main Street” will be designed to predominately provide for *retail* uses or other grade related active uses to animate the street on the ground floor facing the “Main Street” including the potential for outdoor seating for uses such as cafes and restaurants.
  - iii. A secondary mixed-use node will be located at the intersection of Keele Street and the major east-west collector road in Block 27.
  - iv. Lands in the Mid-Rise Residential designation in the Kirby GO – Transit Hub Centre will be primarily residential in character. In the Mid-Rise Residential designation, the highest intensity of the *development*’s builtform and massing will be located along Keele Street and Kirby Road within a 500 metre radius of the Kirby GO Station.
- b. Built Form
  - i. The design of all buildings will support the pedestrian experience by creating vitality and encouraging social interaction on public streets and right-of-ways as well on common-element streets and walkways in keeping with the directions in policies 9.1.1.3., 9.1.1.4. and 9.1.1.5. of the VOP 2010.

- ii. All buildings will be designed to respond to the existing topography in the Kirby GO – Transit Hub Centre, particularly in the Mid-Rise Mixed-Use designation to minimize the use of retaining walls and to utilize the natural landform in placemaking. The submission of modeling including physical and/or digital models to demonstrate how buildings address the topography may be required as determined by the City through the *development* approval process.
  - iii. Site planning for individual properties should respect, to the greatest extent possible, the Natural Areas, and where feasible provide public views, vistas and/or access to the Natural Areas.
  - iv. Architectural expression should emphasize the entry area and other special building areas and articulate large expanses of solid blank walls. Primary entrances should be oriented towards streets and emphasized through the use of canopies, awnings, and other architectural elements.
  - v. Buildings over six *storeys* in height will be required to address the public realm to maximize sunlight and minimize wind impacts, as demonstrated through a pedestrian level wind study and sun/shadow analysis.
  - vi. In keeping with Policy 3.5.3 of this Secondary Plan mid-rise buildings must be designed to serve as a signature building or complex and will be integrated in an appropriate manner with surrounding *development*.
  - vii. Buildings should be designed to create mid-block pedestrian connections, massed and articulated to avoid long building facades.
  - viii. In mixed-use buildings and all buildings on the “Main Street”, grade level units should incorporate a high proportion of transparent glass that allows activity to be seen from the street.
  - ix. Buildings should be designed with high quality materials selected for performance, durability and energy efficiency. The use of exterior insulation finish systems (EIFs), as a primary façade cladding is strongly discouraged.
  - x. The facades of buildings facing public streets or parks should be varied in form and materials. Multiple entrances and active grade-related uses are encouraged.
  - xi. All buildings along the “Main Street”, Keele Street and Kirby Road will have a minimum height of three *storeys* to help define and enclose the street.
  - xii. All building entrances should generally be grade related. Entrances to *retail* shall generally be flush with the sidewalk. In order to maintain a strong relationship to the street, the ground floor of buildings occupied by uses other than *retail* shall generally not be raised higher than 2 to 3 steps above the ground level elevations.
- c. Open Space, Landscape and Private Amenity Space
- i. The Natural Heritage Network and Open Space System provide a context for the *development* of Block 27 including the Kirby GO – Transit Hub Centre.
  - ii. Public views and accessibility, both physical and visual to the Natural Areas, as well as to the Community Hub, Public Squares and other natural and civic features, should be considered in community design. The design should respect natural features and reflect that not all natural features can withstand public intrusion. In particular the siting and design of pathways and trails will be to the satisfaction of the City in consultation with the required approval authority.
  - iii. Privately Owned Public Spaces (“POPS”) are privately owned and maintained open spaces which the public is invited to use. POPS complement the City’s Natural Heritage Network, public parks and open space system. POPS will be

secured and built through the *development* application process. The layout, programming and design of POPS will be determined at the initial stages of design. A key function of POPS will be to incorporate publically accessible open space to provide linkages between the public and private realms including mid-block connections, walkways, forecourts, courtyards or squares, to enhance the public realm.

- iv. Landscape treatment should enhance and distinguish different portions of a site based on its situation and function, including building edges, the street, parking, building forecourts, mid-block connections and sidewalks and support attractive interfaces between them.
- v. Site design should be sustainable and where feasible incorporate low impact development facilities (LIDs), topography and native vegetation.
- vi. *Development* abutting Public Squares shall be designed in coordination with the Public Square to ensure an integrated design approach that considers built form, pedestrian connections, public frontage, maintenance and operations, and ground floor programming. The design of the Public Square shall also reflect the direction in Section 5.2 of this Secondary Plan.

d. Parking and Service Facilities

- i. It is the objective of this Plan to minimize the amount of surface automobile parking in the Kirby GO – Transit Hub Centre area, in order to realize the urban design objectives of this Secondary Plan. It is recognized that surface parking may be provided on an interim basis in the early phases of *development*. It is a requirement of this Secondary Plan that all implementing *development* processes demonstrate how the transition to an end state scenario is achieved where buildings, rather than parking becomes the predominant feature of the streetscape.
- ii. A variety of parking opportunities on public and private sites should be provided, with appropriate pedestrian access, including bicycle parking shelters. The majority of parking shall be encouraged to be provided underground or in alternative parking accommodations including modular structures.
- iii. Bicycle parking, carpool and carshare parking should be prioritized and located in convenient and accessible locations in close proximity to main entrance points or destinations.
- iv. All surface parking areas and servicing should be located interior to a block wherever possible and accessed by private driveways or lanes coordinated within the block. Where such a location is not feasible, surface parking may be located at the side of a building. Any surface parking located adjoining a street will be screened with a combination of low walls, berm, and architecturally designed fencing or other screening and landscape treatment to reduce the visual impact.
- v. The total area of any surface parking shall be minimized through approaches such as reduced surface parking provisions, shared parking and other alternative parking arrangements. Where large parking areas are required, planting strips, landscaped pedestrian pathways, traffic islands, and paving articulation should be used to organize the parking area, improve edge conditions and provide a comprehensive and safe pedestrian walkway system.
- vi. Alternative parking accommodations may include above-ground and underground structures. Where above-ground structures front on public streets or public open space, active uses are encouraged to provide attractive façades, animate the

streetscape and enhance pedestrian safety. The above ground structure should incorporate minimum height requirements for future conversion of the at grade parking level to active uses. Parking within above-ground structures shall be screened from view at the sidewalk level. The street and park frontage wall where an active use is not provided for, shall be enhanced by architectural detailing such as architectural panels and display windows.

- vii. Service and loading facilities, including garbage storage, are to be incorporated in the main building wherever feasible. Where located in an accessory building they shall be located to the rear or side and screened by the main building or landscape treatment or other screening. No service or loading areas will be located outside a building.

e. Main Street and Public Squares

i. Main Street

The “Main Street” as designated on Schedule D of this Secondary Plan will be developed between the Public Square to the east of the Transit Hub and west of Keele Street along an extension of Vista Gate. The Public Square and street will serve as the main entrance to the Kirby GO – Transit Hub Centre. These facilities will be designed to the City’s highest standards with enhanced street furniture, trees and landscape planters, soil structures if required, as well as other features such as special paving, to create an identity unique to the Block 27 Community and enhance the linkage between the Transit Hub and Keele Street. Ensuring that the Public Square and “Main Street” provide generous facilities for pedestrians that create a welcoming and attractive social space, specific to Block 27, is a priority of this Secondary Plan.

Buildings along the “Main Street” should define the street and the Public Square. Buildings along the “Main Street” will be designed to predominately provide for *retail* uses or other active uses that animate the street on the ground floor facing the “Main Street” including the potential for outdoor seating for uses such as cafes and restaurants.

The City will review the design to ensure that the potential for *retail development* or other active uses is maximized (e.g. placement of pillars, taller floor to ceiling heights, double-height glazing). The frontage of buildings, and flankage where applicable, will generally be built to a minimum setback line, with the exception of entrances, outdoor seating areas or other architectural elements where a greater distance can be provided.

ii. Public Squares

In general, Public Squares should be designed in accordance with the provisions of Policy 7.3.2.5. of the VOP 2010 and Section 5.2 of this Secondary Plan.

The Public Squares will provide flexible outdoor spaces for socializing and civic events. The Public Squares will create a focal point for the Kirby GO – Transit Hub Centre and Block 27, particularly for the mixed-use, residential or *retail* buildings and streets that face onto the square. The Public Squares should create a common character and cohesive experience within their respective contexts and should include places to sit and socialize and may include dedicated play areas for children of all ages.

f. Community Hub

- i. The Community Hub will be designed as a “landmark” building(s) which is highly visible to reflect its role as a focal point for Block 27. It should be oriented to the street and designed to maximize accessibility for pedestrians and bicyclists as well as for transit.
- ii. The Community Hub will be encouraged to be built as a multi-*storey* building(s) and to provide, where appropriate, the joint use of the building(s) for supporting and compatible, community services including, joint use of parking lots and outdoor recreation spaces to reduce land requirements. Facilities should establish an inviting public entrance on the main façade facing the public street.
- iii. The Community Hub should be accessible by all travel modes but designed to consider pedestrian and cycling safety as a priority. Bus stops at or within the Community Hub should be incorporated as a lay-by within the public right-of-way or on-site where safe and efficient access can be provided. Bicycle storage shall be incorporated in convenient locations close to building entrances.

g. *Retail* Buildings

- i. Where *retail* buildings are permitted, the *development* shall be planned on the basis that *intensification* will occur, either through *intensification* over time or *redevelopment* or both. Nevertheless, buildings or other facilities will be viewed as permanent (i.e. potentially there for the long term). Accordingly, *retail* buildings should be located on the site having regard to urban design standards and planned so that future *intensification* or *redevelopment* is not restricted.
- ii. *Retail* buildings should be designed to address the public street with grade level units incorporating a high proportion of transparent glass that allows activity to be seen from the street or display windows. Buildings should have a minimum height of two *storeys* or equivalent, and additional *storeys* up to the permitted maximum building height are encouraged.
- iii. All *retail development* should provide continuous physical definition to streets (i.e. establish a street wall) and public spaces. Physical definition is achieved by locating buildings close to the street edge with direct access from the sidewalk with off-street parking located in accordance with the directions in the policies of 3.15.2. d. of this Secondary Plan.
- iv. *Retail development* will be planned to be pedestrian, bicycle and transit friendly from the outset. In particular, *development* shall be oriented to any public streets which abut the site and designed to promote a vital and safe street life as well as support early provision of transit. Larger *developments* should be planned with a pattern of streets and blocks which encourage pedestrian circulation even where the “street” may initially be privately owned and maintained.
- v. Landscape treatment will reflect the policies in 13.5.2 c. of this Secondary Plan.
- vi. Policy 5.2.3.8. of the VOP 2010 and Section 7.4.4 of the City-wide Urban Design Guidelines apply in consideration of drive-through facilities. Drive-throughs shall be limited and shall only be permitted as part of a larger *retail development*. Such uses shall be designed so that vehicular traffic is directed behind the buildings to decrease visibility of the drive-through facility and to limit congestion. The drive-through facility should not be permitted between a building and a street. A traffic impact study shall be required which will consider impacts on pedestrian safety

and other traffic impacts including air pollution. Such uses shall not be permitted adjacent to any buildings or sites which have the potential for residential *development*.

h. Street and Block Pattern

- i. Streets within the Kirby GO – Transit Hub Centre shall be designed to support a strong connection between streets, the pedestrian system, open space, and buildings. The transportation network shall accommodate all modes of travel prioritizing transit, cycling and walking over the predominant use of the car.
- ii. A system of shorter local streets and block lengths should be designed to promote more even traffic flow through neighbourhoods. This pattern will reduce long road stretches thereby reducing traffic speed on long road stretches and mitigating the need for traffic calming measures.
- iii. Passive solar design should be incorporated where feasible into the design of block layouts, buildings, transportation corridors and open spaces.
- iv. On-street parking will be encouraged on local streets and along the designated “Main Street” between the Transit Hub designation and Keele Street along the extension of Vista Gate. Such parking will be designed in a manner which does not impede transit and the on-road cycling network.
- v. At the terminus of streets and other view corridors, buildings should employ architectural features and high quality façade and landscaping detail to emphasize the prominence of these special locations.

i. Gateway Features

- i. Gateways shall be designed to establish a distinctive image for the Block 27 community to ensure that residents and visitors recognize that they are arriving in a unique part of the City.
- ii. Gateways will be defined through a series of common infrastructure items, such as lighting, sidewalk treatment, street furniture, public art, and signage, as well as landscape treatment and architecture of a scale and design that signifies a sense of arrival.
- iii. *Development* at gateways should meet a high standard of design and resiliency recognizing their role as a gateway and be appropriately oriented to the public realm.
- iv. A major gateway should be provided at the corner of Keele Street and Vista Gate.
- v. A minor gateway should be provided where the new east-west collector road meets Keele Street.

**3.15.3 Block 27 Neighbourhoods**

The following area specific design policies will be applied in the Block 27 Secondary Plan area. These policies will be further articulated through guidelines prepared through the Block Plan approval process and other implementation processes.

a. Community Structure

- i. A wide variety of buildings will be permitted throughout the Block 27 community outside the Kirby GO – Transit Hub Centre. However, the majority of the *development* will consist of low-rise residential *development* in the Low-Rise Residential designation.



- ii. Each neighbourhood, as established through the Block Plan approval process, will have distinctive characteristics as well as a number of common features. These features should include a central focal point such as a neighbourhood park and related facilities within a five to ten minute walk for most residents. Examples of related facilities would be *retail* or *significant* Natural Areas. Neighbourhoods will be primarily residential but should also include a range of live-work, institutional and open space uses; a range of lot sizes, building types, architectural styles to accommodate a diverse population; and a variety of open space types which can act as “meeting places” for residents including not only parks but private outdoor amenity spaces, stormwater management ponds, vista blocks, greenways, and landscape buffers.
  - iii. The most intensive *development* and greatest mix of uses shall be concentrated in the Low-Rise Mixed-Use designations along Teston Road, Jane Street and Kirby Road, as well as the main east-west Major Collector which extends from Jane Street to Keele Street.
  - iv. The main east-west Major Collector will be planned to develop as a “Community Main Street”. It will be encouraged to have a mix of uses including *retail* and institutional uses. *Retail* uses will be focused at intersections with collector and arterial roads.
  - v. Neighbourhood active transportation connections shall be provided and focused on the local and collector roads and, where necessary, mid-block pathways and walkways should be incorporated into the design of block layouts to provide convenient active transportation access to adjacent neighbourhoods and community amenities.
  - vi. Where development is proposed along the TransCanada Pipeline (designated Infrastructure and Utilities on Schedule B of this Secondary Plan), access to the Multi-Use Recreational Trail shall generally be provided every 150 metres.
  - vii. Passive solar design should be incorporated where feasible into the design of block layouts, buildings, transportation corridors and open spaces.
  - viii. The Hamlet of Teston is a heritage area which will be developed in accordance with the policies of Section 3.14 of this Secondary Plan.
- b. Built Form
- i. The design of all buildings will support the pedestrian experience creating vitality and encouraging social interaction on public streets and right-of-ways as well as on common-element streets and walkways in keeping with the directions in policies 9.1.1.3., 9.1.1.4. and 9.1.1.5. of the VOP 2010.
  - ii. Architectural treatments and building materials in different neighbourhoods should be of high quality and selected to define streetscape appearance, delineate the transition from public to private realm, identify land uses, and generate a distinct neighbourhood identity.
  - iii. New *development* should be designed to have buildings front onto streets with generally consistent setbacks and built form. Buildings with frontage onto public streets, private streets, and/or parks should be designed with high-quality architecture on these frontages.
  - iv. All buildings in the Low-Rise Mixed-Use designation, excluding lands in the Hamlet of Teston as designated on Schedules B and C of this Secondary Plan, will have a minimum height of two *storeys* or equivalent to help define and enclose the

street. The buildings should front onto the arterial road(s) with access from the rear or side streets.

c. Landscape and Private Amenity Space

- i. Landscape treatment should be provided in a form that recognizes the context of the surrounding neighbourhood.
- ii. Private amenity spaces should incorporate publicly accessible open space to provide linkages between the public and private realms including mid-block connections, forecourts, courtyards or squares.
- iii. Landscape treatment should enhance and distinguish different portions of a site including the building edges, the street, parking, building forecourts, mid-block connections and sidewalks.

d. Parking and Service Facilities

- i. Parking and service facilities for mixed-use, residential buildings, institutional, and *retail* and office buildings should be provided in accordance with Policy 3.15.2. d. of this Secondary Plan.
- ii. Parking for low-rise residential buildings shall be designed such that driveways and garages do not dominate the front of the building. Garages shall generally not project beyond the front façade of the building or any front porch. In particular, *development* in the Low-Rise Residential designation along the east-west collector road north of the TransCanada Pipeline (designated Infrastructure and Utilities on Schedule B of this Secondary Plan) shall consist of a building typology and site design that limits and consolidates the number of driveway accesses to the built form, in order to avoid negative impacts on traffic movement along the collector.
- iii. Surface parking for other low rise residential or mixed-use and institutional buildings should be provided in accordance with Policy 3.15.2. d. ii, iii and iv of this Plan. Servicing and loading facilities should be provided in accordance with Policy 3.15.2. d. vii. of this Secondary Plan.

e. Public and Private Institutional Buildings

- i. Institutional buildings will be designed to reflect their role as focal points for the surrounding neighbourhoods. Such buildings should be oriented to the street and designed to maximize accessibility for pedestrians and bicyclists as well as for transit.
- ii. Institutional uses will be encouraged to locate in multi-storey building(s) and to provide for joint uses of parking lots and open spaces to reduce land requirements, where multiple users are located on the same site or in the same building. In particular, public parks should be located adjacent to institutional uses to provide for joint use of facilities.
- iii. A key consideration in the design of *schools* and any adjacent parks and the surrounding street and pathway system is to ensure the efficient and effective use of land and to encourage residents to walk, cycle or use transit to access the facilities. To achieve this objective, consideration will be given to the establishment of maximum on-site parking requirements, use of lay-by facilities for drop-off/pick-up by *school* buses and on-street parking shall be encouraged. In addition, wider sidewalks and bike lanes on key access routes and locations on transit routes may be pursued.

- iv. Institutional buildings should establish an inviting public entrance on the main façade facing the public street.
- v. Places of worship shall be subject to the policies of 9.2.1.10. of the VOP 2010.

f. *Retail Buildings*

Where *retail* buildings are permitted, the *development* shall be designed in accordance with the provisions of Policy 3.15.2. g. of this Secondary Plan.

## **4.0 Transportation and Mobility**

### **4.1 General Transportation Policies**

#### **4.1.1 Street Network**

a. Role of the Street Network

In accordance with Section 4.2.1 of the VOP 2010, the street and railway network in Block 27 will serve as the framework on which to build and enhance other movement networks, including walking, cycling and transit. The transportation network for Block 27 will be designed to accommodate all modes of travel while prioritizing transit, cycling and walking, particularly in the Kirby GO – Transit Hub Centre, in doing so, the planned street network will balance the needs of all users, including pedestrians, cyclists, transit users and motorists.

b. Street Hierarchy

- i. The street hierarchy is identified on Schedule D of this Secondary Plan, with the exception of Local Roads which will be established through the development of the Block Plan required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010 and the *development* approval process. In conformity with Policy 4.2.1.5. of the VOP 2010, the intent is to develop connected and continuous, grid-like street network while recognizing constraints such as the railway, TransCanada Pipeline (designated Infrastructure and Utilities on Schedule B of this Secondary Plan) and Natural Areas that create barriers which limit the achievement of a completely connected street network.
- ii. Minor adjustments to the network on Schedule D of this Secondary Plan will not require an amendment to this Plan provided the general intent and purpose of the Plan is maintained and the City is satisfied that the role and function of such streets are maintained. In areas, where streets cross or abut Natural Areas their design may be modified to minimize impacts on the Natural Areas including a reduced right-of-way width, replacement of sidewalks with a Multi-Use Recreational Trail and use of a rural cross section.
- iii. The collector streets identified on Schedule D of this Secondary Plan, provide important linkages and thoroughfares within Block 27. Major and minor collector streets will be designed to accommodate moderate and low volumes of traffic respectively and will be the focus of active transportation facilities. *Development* abutting major collector streets shall consolidate vehicular accesses wherever possible and be designed to minimize conflicts with active transportation modes, and to avoid negative impacts on traffic movement.

- iv. While generally functioning as a local road, the “Main Street” being the extension of Vista Gate, west of Keele Street, will provide an animated streetscape for active uses leading to the Kirby GO Station building.
- v. The final location, configuration, width and alignment of public streets shall be determined through the Block Plan, Environmental Assessment and *development* approval processes, subject to the recommendations of the NVNCTMP and traffic impact studies prepared by individual applicants.
- vi. Public streets shall be developed in consideration of safe access for all users. Safe access shall be demonstrated through the Block Plan approval process in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010.

c. Study Areas and Grade Separations

In accordance with Policy 4.2.1.7. of the VOP 2010, an appropriate Environmental Assessment or the necessary technical environmental studies as required, to the satisfaction of the appropriate approval authorities, to implement the street network will be carried out for transportation infrastructure related to the crossing of environmental features. In addition, a number of potential street routes/alignments have been identified in Block 27 on Schedule D of this Secondary Plan, which require an Environmental Assessment or the necessary technical environmental studies as required, to the satisfaction of the appropriate approval authorities to assess the alternatives and confirm the alignment of proposed street(s) including the alignment of Peak Point Boulevard.

Two grade separations of the street and the railway have been identified on Schedule D of this Secondary Plan which will also require an Environmental Assessment to assess the alternatives and confirm final design of the grade separation.

If required to support the primary planning and transportation objectives of this Secondary Plan, modification of any Natural Areas – Evaluated Wetlands and/or Natural Areas – Provincially Significant Wetlands or modification of the floodplain shall be permitted in accordance with Section 6.4, of this Secondary Plan, and/or subject to a floodplain assessment undertaken to the satisfaction of the TRCA.

d. Teston Road/Keele Street Study Area

The Teston Road Individual Environmental Assessment (“IEA”) is currently underway. The IEA is required to determine the alignment of Teston Road and that all options for right-of-way requirements are being protected. As such, the general location of lands within Block 27 that may be affected by the realignment are shown on Schedule D of this Secondary Plan. These lands may be subject to a Holding Symbol (“H”) provision under the Planning Act, R.S.O. 1990, c.P.13, as amended and implemented through subsequent *development* applications. If it is determined through the IEA review that the lands are not required for the realignment, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan.

**4.1.2 Transit Network**

a. Kirby GO Transit Hub

- i. The City of Vaughan is committed to working with Metrolinx to support the *development* of a GO Station adjacent to Kirby Road in the Kirby GO – Transit Hub

Centre as part of the Regional Express Rail expansion program. The Secondary Plan is based on the City's preliminary assessment of the station location which has Metrolinx's general agreement as the proposed preferred location. The precise location of station elements and infrastructure design will be dependent on a Transit Project Assessment Process ("TPAP") to be carried out by Metrolinx, and further study undertaken by the City as outlined in Section 3.7.4 of this Secondary Plan.

- ii. The new Kirby GO Station will form part of a Transit Hub. The City will work with Metrolinx and York Region on the planning for this facility and associated infrastructure. The City will encourage the integration of transit infrastructure particularly minimizing the impact of commuter parking lots as established in Policy 4.2.2.18. of the VOP 2010 by reducing the size of such lots.
- iii. The City will work with Metrolinx and York Region to ensure that the planning for complementary infrastructure is timely and can support optimized results and efficient implementation. This could include a combined environmental assessment process for the Kirby Road grade separation, and the Metrolinx TPAP for the Kirby GO Station.

b. Transit Service

In accordance with the policies of Section 4.2.2 of the VOP 2010, the City will support and encourage the implementation of a transit network to support the *development* of Block 27. In particular, as part of the *development* approval process, the City will ensure that lands are secured where appropriate for transit facilities. In addition, the City will require that Minor Collectors and key Local Streets in the Kirby GO – Transit Hub Centre and all Major Collectors in Block 27 are designed to accommodate and prioritize transit.

### 4.1.3 Active Transportation

a. General

In accordance with the policies of Section 4.2.3 of the VOP 2010, the City will support walking and cycling as viable modes of transportation for commuter, recreational and other travel.

b. Walking and Cycling

- i. All streets will have a sidewalk, except within the Kirby GO – Transit Hub Centre where sidewalks should be provided on both sides of all streets. Outside the Kirby GO – Transit Hub Centre, in areas in proximity to *schools*, parks, transit stops and other public facilities, sidewalks on both sides of the street should be included through the *development* of the Block Plan required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010 and the *development* approval process.
- ii. A Multi-Use Recreational Trail system will also be developed through the Natural Areas, along the TransCanada Pipeline (designated Infrastructure and Utilities on Schedule B of this Secondary Plan) and along the railway. This trail system should include pedestrian amenities such as, lighting, waste receptacles, bike facilities, wayfinding signage, and places to sit. Convenient and efficient access should be provided to the trail system from abutting neighbourhoods through the use of mid-block connections and walkways.
- iii. A conceptual Multi-Use Recreational Trail system is illustrated on Schedule D of this Plan, however, the actual design and layout of the system including local trail

network links will be determined through the *development* of the Block Plan required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010 and the *development* process. A priority of the *development* of the Multi-Use Recreational Pathway system will be to:

- minimize impacts on natural heritage and hydrologic features;
- provide grade separated or actuated pedestrian grade crossings at Keele Street, Jane Street, and across the railway line along the TransCanada Pipeline (designated Infrastructure and Utilities on Schedule B of this Secondary Plan); and
- provide pedestrian crossings at Teston Road to connect to the existing Bartley Smith Greenway.

It is the intention of this Secondary Plan that the Multi-Use Recreational Trail be constructed in accordance with a City approved Multi-Use Recreational Trail Master Plan for the Block 27 area as outlined in Policy 9.1.2 a. of this Secondary Plan.

- iv. The City shall seek to have the TransCanada Pipeline corridor lands (designated Infrastructure and Utilities on Schedule B of this Secondary Plan) conveyed to public ownership or some other form of property rights transfer which supports and permits the land to be utilized for passive recreational uses such as Community Multi-Use Recreational Trail. If the lands are conveyed to public ownership, the City will grant a pipeline utility easement in favour of TransCanada Pipelines Limited. The Community Multi-Use Recreational Trail and other facilities such as landscaping in the corridor lands shall meet TransCanada requirements.
- v. *Development* occurring adjacent to Multi-Use Recreational Trail shall be laid out and designed to maintain visual and physical public access, maximize safety, and minimize conflicting privacy issues. This will include requiring pedestrian connection blocks from adjacent streets where no regular pedestrian direct access is available, and consideration of appropriate lighting along and adjacent to the Multi-Use Recreational Trail.
- vi. Cycling facilities shall be provided in accordance with policies 4.2.3.8. to 4.2.3.12. inclusive of the VOP 2010. Additional cycling facilities may be considered through the Block Plan approval process to facilitate a connected network of cycling facilities.
- vii. Dedicated on-street or in boulevard cycling facilities shall be provided for on all Major Collectors and on Minor Collectors in the Kirby GO – Transit Hub Centre as identified on Schedule D of this Secondary Plan.
- viii. The City will work with York Region with respect to the provision of cycling facilities on Regional Arterials. *Developments* abutting Regional Roads shall provide appropriate pedestrian and cyclist access to existing and planned pedestrian and cycling networks along Teston Road, Keele Street, Kirby Road and Jane Street through the *development* process.

#### **4.1.4 Traffic Calming**

Streets will be designed in accordance with Section 4.3.1 of the VOP 2010, to avoid the need for secondary traffic calming measures. The street network should be porous and be designed to promote alternatives for traffic flow through neighbourhoods. This pattern will reduce long

road stretches thereby reducing traffic speed and mitigate the need for traffic calming measures.

#### **4.1.5 Parking**

##### **a. General**

In accordance with Section 4.3.2 of the VOP 2010, vehicle parking will be managed to minimize adverse impacts including environmental and visual impacts.

##### **b. Parking Requirements**

Reduced automobile parking requirements may be considered in accordance with the provisions of policies 4.3.2.2. and 4.3.2.3. of the VOP 2010 in Block 27, as well as other directions related to reducing the impacts of surface parking in policies 4.3.2.2. through 4.3.2.9. of the VOP 2010, including those policy directions related to *Intensification Areas*. In particular, automobile parking will be designed in a manner which does not impede the on-road cycling network. Bicycle parking requirements will be identified through the Block Plan approval process including requirements for parks, *schools* and trailhead locations.

#### **4.1.6 Travel Demand Management**

a. In accordance with the provisions of Section 4.3.3 of the VOP 2010, the City will encourage and support travel demand management programs which are appropriate for Block 27. The City will also work with transit agencies in considering shared mobility options appropriate for Block 27 and within the Kirby GO – Transit Hub Centre as part of the travel demand management program.

b. *Development* abutting Regional Roads will be subject to York Region Transportation Demand Management Plan and the 2016 York Region Transportation Mobility Plan Guidelines.

### **5.0 Parks and Open Space**

#### **5.1 Parks and Open Space System**

a. The parks and open space system is identified on Schedule E of this Secondary Plan. It is the goal of this Plan to create a desirable, high quality, and unique parks, and open space system through a mix of passive and active spaces that supports the strategic objectives of the City of Vaughan Active Together Master Plan. The locations of parks and open spaces may be modified without amendment to this Plan through the development of the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010 and the *development* approval process.

b. It is the goal of this plan to develop a minimum of 17 hectares of parkland which includes approximately 14 hectares of parkland within the Block 27 Neighbourhoods located outside of the Kirby GO – Transit Hub Centre, and approximately 3 hectares of parkland within the Kirby GO – Transit Hub Centre. To meet or exceed these targets, the City may require the dedication of parkland in addition to those identified in Schedules B and E of this Secondary Plan, in accordance with the provisions of Section 7.3.3 of the VOP 2010.

- c. In conformity with Section 7.3.1 of the VOP 2010, the intent is to provide for a variety of parks distributed throughout Block 27. A minimum of five Neighbourhood Parks shall be located within the Block 27 Neighbourhoods. A minimum of one Urban Park and a minimum of two Public Squares shall be located in the Kirby GO – Transit Hub Centre.
- d. Other open spaces identified in the Plan form part of the Open Space System such as stormwater management facilities, natural areas and the TransCanada Pipeline lands in accordance with Policy 7.3.1.3. of the VOP 2010.
- e. It is the intent of this Plan to support the use of the Natural Heritage Network and other open spaces for development of a Multi-Use Recreational Trail system where appropriate as shown on Schedule D and E of this Secondary Plan, and trail connections to surrounding communities in accordance with the provisions of Section 4.1.3, Active Transportation of this Secondary Plan.

## **5.2 Parks and Open Space Design**

- a. Parks and open spaces, including Public Squares, shall be designed in accordance with the provisions of policies 3.6.6.6., and 7.3.2 of the VOP 2010 to the satisfaction of the City. Parks may include active and passive recreation and open space uses balancing the needs of the City as a whole with those of the local community in support of the City of Vaughan Active Together Master Plan.

In addition, Public Squares shall be designed in accordance with Sections 3.15.2 and 5.1 of this Secondary Plan with suitable materials and surfaces to ensure that the facilities' spatial qualities and landscape respond to adjacent buildings, structures, and uses in a manner that not only creates a common character and cohesive experience.

- b. Parks should generally be rectangular in shape, have predominately flat topography, and be highly visible with approximately 50% of the park perimeter fronting public streets where feasible. The final parkland configuration shall be to the City's satisfaction.

## **5.3 Parkland Dedication**

- 5.3.1** Parkland dedications shall be in accordance with the provisions of Section 7.3.3 of the VOP 2010. In addition to the provisions of Section 7.3.3 of the VOP 2010, the following shall not be counted towards parkland dedication:

- a. Private outdoor amenity space including privately owned public spaces ("POPS");
- b. Landscape buffers and vistas;
- c. Natural Heritage Network lands and associated Vegetation Protection Zones ("VPZ");
- d. Stormwater management lands and associated buffers;
- e. TransCanada Pipeline lands (designated "Infrastructure and Utilities" on Schedule B of this Secondary Plan);
- f. Buffer lands associated with the railway corridor; and
- g. Green roofs and sustainability features.



**5.3.2** In addition to the provisions of policy 7.3.3.8. of the VOP 2010, parkland shall be unencumbered by railway and pipeline safety buffers, Natural Heritage Network features and their associated VPZs, and regulated floodplain areas.

#### **5.4 Privately Owned Public Space**

Privately Owned Public Space (POPS) are privately owned and maintained open space which the public is invited to use. POPS complement the City's Natural Heritage Network and public parks and open space system. POPS will be secured and built through the *development* application process in accordance with the provisions of this Secondary Plan including Sections 3.15.2 c. iii. and 5.3.1 of this Secondary Plan.

### **6.0 Natural Heritage Network**

#### **6.1 Natural Heritage Network and Greenbelt Plan**

The Natural Heritage Network includes the lands designated as "Natural Areas" on Schedule E of this Secondary Plan, including lands designated "Natural Areas – Provincially Significant Wetlands" and "Natural Areas - Evaluated Wetlands", except as modified in accordance with the policies of this Secondary Plan. The Natural Heritage Network reflects the most current information based on the work undertaken as part of the Subwatershed Study and additional assessments which have been undertaken by agencies and private landowners. It reflects the components identified in Section 3.2.3 of the VOP 2010. The Natural Heritage Network will be refined as required through the Master Environment and Servicing Plan ("MESP") which will form part of the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010. It will include consideration of any *wetlands* identified outside the "Natural Areas" designation. The MESP will be carried out in accordance with the policies of Section 3.9 of the VOP 2010 based on a Terms of Reference prepared to the satisfaction of the City, in consultation with public agencies such as the TRCA, which will address all the applicable policies of Section 3.3 of the VOP 2010. However, the boundaries of the lands in the Greenbelt Plan will not be modified and the lands within those boundaries will continue to be subject to the provisions of the Greenbelt Plan and Section 3.5 of the VOP 2010. The City will seek conveyance into public ownership of Natural Areas which includes the Natural Heritage Network lands and their associated VPZ.

#### **6.2 Floodplain, Valley and Stream Corridors**

*Development, redevelopment and site alteration* within regulated floodplain area and *valley and stream corridors* shall be subject to the applicable policies of the VOP 2010, in particular Section 3.3.1, as well as Section 3.13 of this Secondary Plan. Such *development* will be assessed through the MESP which will form part of the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010. In particular, an erosion analysis, demonstration of safe access to developable lands, and the establishment of water balance targets, and potential increases in the Regional Flood elevation will be required as part of the MESP. *Development, redevelopment or site alteration* within regulated floodplain area and *valley and stream corridors* shall require the approval of the TRCA. *Valley and stream corridors* and their associated VPZs will be conveyed into public ownership.

#### **6.3 Interface with the Natural Heritage Network**

A key component of the plan is the provision of appropriate visual and physical connections to the Natural Heritage Network. It is a target of this Secondary Plan that a minimum of 25% of all developable lands that abut the Natural Heritage Network be developed with a single-loaded road, a public park, a stormwater management facility or other similar use. Should it be demonstrated that 25% frontage is not achievable due to such matters as serviceability, topography or valley configuration, then the target may be revisited during the Block Plan approval process. *Development* abutting the Natural Heritage Network shall be designed in accordance with Section 9.1.1 of the VOP 2010.

#### **6.4 Net Positive Environmental Outcome**

As set out in Policy 2.2 b. i. of this Secondary Plan where the concept of policy primacy is outlined and in order to provide for the creation of a class leading transit hub and connections internal and external to the Block, there may be impacts such as modifications to natural heritage features or hydrologic features that comprise the Natural Areas, Natural Areas – Provincially Significant Wetlands and the Natural Areas - Evaluated Wetlands.

It is a principle of this Plan to ensure a Net Positive Environmental Outcome with respect to the modification of otherwise protected Natural Areas. Where modifications to the Natural Areas cannot be avoided, and after all alternatives and mitigative options have been considered through required study, and an alternative has been established and determined to be necessary to support infrastructure related to the provision of a transit hub and connections internal and external to the Block, a Net Positive Environmental Outcome shall be required through the Block Plan approval process. The intent of the Net Positive Environmental Outcome is to enhance and maintain the overall land area of the Natural Areas. Notwithstanding, a Net Positive Environmental Outcome is not restricted to “like-for-like” compensation. Such compensation may consider enhancements to features to improve habitat quality, or a range of other related benefits. In accordance with Policy 3.2.3.14. of the VOP 2010, environmental works to satisfy the Net Positive Environmental Outcome requirement may be directed to the preferred Potential Enhancement Areas as identified on Schedule B and E of this Secondary Plan.

The range and nature of the additional works in support of the Net Positive Environmental Outcome could include:

- a. The creation of new open space, public realm, or environmental lands that enhance the physical, human or ecological connection with the environment;
- b. Greater levels of environmental protection in the form of stormwater management quality control, temperature management, or peak flow protections; and
- c. The enhancement or creation of habitat, wildlife linkages and corridors.

The Net Positive Environmental Outcomes shall be evaluated through a collaborative process led by the City, in consultation with the TRCA, York Region, and Provincial ministries, as required.

#### **6.5 Potential Enhancement Areas**

Where modifications to the Natural Areas cannot be avoided, and after all alternatives and mitigative options have been considered, a Net Positive Environmental Outcome shall be required through the Block Plan approval process. The Net Positive Environmental Outcome shall be directed towards the preferred potential enhancement areas as shown on Schedules B and E of this Secondary Plan, and/or an alternative area as identified through the Block Plan approval process.

## **7.0 Community Facilities**

### **7.1 General**

**7.1.1** The policies of Section 7.2 of the VOP 2010 will guide the provision of community services and facilities in Block 27, including community centres, *schools*, libraries and *public safety services*.

**7.1.2** Schedule B of this Secondary Plan identifies conceptual locations for potential key *community facilities*.

**7.1.3** The City shall work with the relevant agencies to monitor population growth and ensure the timely provision of community services and facilities needed for anticipated population growth.

**7.1.4** The City shall ensure that new community services and facilities required for *development* are secured as a part of the *development* approvals process and appropriately phased in accordance with the proposed *development*.

**7.1.5** *Community facilities* will be encouraged to provide multi-functional and shared-use facilities and services to better serve the residents and achieve capital and operating cost efficiencies.

**7.1.6** Where appropriate, *community facilities* are encouraged to be incorporated within both public and private *development*, and where incorporated into private *development*, may be considered a community benefit in accordance with Policy 10.1.2.9. of the VOP 2010.

### **7.2 Community Hub**

The Community Hub, as identified in Section 3.6 of this Secondary Plan, will be designed as a focal point and meeting place for the community. It will have a range of facilities including a community centre, a library, *schools* and an urban park as well as other *community facilities* such as *day care*. A minimum area of 6.8 hectares will be required to accommodate all of the *community facilities*.

### **7.3 Schools**

General locations are identified on Schedule B of this Secondary Plan for one secondary *school* and seven elementary *schools*. Of the seven elementary *schools*, two will be located within the Community Hub designation in accordance with Section 3.6 and 7.2 of this Secondary Plan. Two elementary *schools* will be co-located on individual sites in the southeast quadrant of the Block. The precise location, size, phasing and number of future *schools* shall be determined with the School Boards as part of the *development* approval process. Subject to the satisfaction of the City and the School Boards, the *school* sites identified on Schedule B of this Secondary Plan may be relocated without amendment to the Plan. The size and configuration of each *school* site shall be consistent with the policies and requirements of the respective

school board and shall conform to Provincial and Regional policy and the policies of the VOP 2010 and this Secondary Plan.

#### **7.4 Day Care**

Where possible *day care* should be provided in the early phases of the *development* of Block 27 and integrated with *community facilities*, *mixed-use developments* and *residential developments*.

### **8.0 Services and Sustainable Development**

#### **8.1 General Water, Stormwater and Wastewater Policies**

**8.1.1** Servicing infrastructure shall be planned in an integrated and financially sustainable manner, having regard for the long-term *development* potential for Block 27 and including evaluations of long-range scenario-based land use planning and financial planning supported by infrastructure master plans, asset management plans, environmental assessments and other relevant studies and should involve:

- a. leveraging infrastructure investment to direct growth and *development* in accordance with the policies of this Plan;
- b. providing sufficient infrastructure capacity in the Kirby GO – Transit Hub Centre;
- c. identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term, as determined by the City; and
- d. considering the impacts of a changing climate.

**8.1.2** The phasing of *development* shall be coordinated with the phasing of municipal services. The processing and approval of *development* applications shall be contingent upon the availability of water and wastewater capacity, as identified by York Region and allocated by the City.

#### **8.2 Stormwater**

**8.2.1** Stormwater management in Block 27 shall be in accordance with the directions in Section 3.6.6 of the VOP 2010; the Block 27 Upper West Don Subwatershed Study and the Master Environment and Servicing Plan developed as part of the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010. In addition, the applicable policies of the Approved Source Protection Plan: CTC Source Protection Region will be applied.

**8.2.2** *Development* in the Block 27 Secondary Plan area is required to incorporate “Low Impact Development” measures wherever feasible to minimize runoff, reduce water pollution and enhance groundwater. These measures may include porous pavements, bioretention basins, enhanced swales, green roofs and rain gardens among others.

#### **8.3 Water and Wastewater**

**8.3.1** Servicing infrastructure for water and wastewater shall be planned in a comprehensive manner based on a spine servicing approach where feasible and shall be guided by the recommendations contained in the City-wide Water/Wastewater Master Plan Class Environmental Assessment. Phasing of *development* shall be coordinated with the phasing of municipal services.

**8.3.2** Prior to the approval of new urban *development*, with the exception on an interim basis of expansions to existing uses approved by the City, a MESP shall be prepared in accordance with Section 3.9.3 of the VOP 2010 as part of the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010.

**8.3.3** *Development* shall consider non-potable water sources, including retained stormwater for use where appropriate in *wetland* flow stabilization and irrigation.

## **8.4 Sustainable Development**

**8.4.1** The Block 27 Secondary Plan is based on a conceptual design which inherently maximizes the potential for the creation of a *complete community*, sustainable *development* and healthy environments through the efficient use of land and infrastructure. This includes the long term protection of the Natural Heritage Network; the land use arrangement, including:

- a. the Kirby GO – Transit Hub Centre, which is transit-supportive;
- b. provision of a range of housing and live-work opportunities;
- c. a modified grid street system which enhances the opportunity to provide transit and active transportation facilities;
- d. a Community Hub and *schools* and parks which serve as focal points and meeting places for the community; and
- e. health protection measures such as climate change adaption measures.

**8.4.2** The City will also work with the landowners and public agencies to achieve through the *development* of Block 27, as applicable, the goals and objectives of Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, to:

- a. reduce consumption of energy, land and other non-renewable resources;
- b. minimize waste of materials, water, and other limited resources;
- c. create livable, healthy, productive environments;
- d. reduce greenhouse gases and local air pollution and implement climate change adaptation measures;
- e. maintain *predevelopment* recharge and run-off in the post *development* scenario in keeping with infiltration targets determined through the MESP; and
- f. not allow for any increase in erosion and flooding within Block 27, and downstream of Block 27 as a result of the planned *development*.

**8.4.3** The City in implementing the goals and objectives of Green Directions Vaughan, will evaluate the contribution to sustainability of each *development* application in accordance with 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.

## **8.5 Energy Efficiency**

**8.5.1** In addition to the objectives of Green Directions Vaughan, the City shall support and encourage

strategies to reduce energy use through the implementation of the Block 27 Community Energy Plan, as developed by the City, in consultation with stakeholders including Metrolinx, other public agencies and the landowners.

**8.5.2** The City will promote *development* in Block 27 which utilizes its best efforts to achieve carbon neutrality for buildings and infrastructure to reduce its greenhouse gas emissions and increase its climate resiliency. This will be accomplished through a range of strategies including:

- a. Energy Efficiency – All new buildings will be required to demonstrate the potential for improved energy efficiency strategies through approaches related to factors such as building design and efficient technologies.
- b. District Energy – The potential for the introduction of district energy production and sharing systems in the Kirby GO – Transit Hub Centre will be explored by the City in consultation with stakeholders including Metrolinx, other public agencies and the landowners. Where a system is under development or has been developed, the City shall require new buildings in the area served by the system to utilize the system. Where projects proceed prior to construction of the system but after such a system has been deemed to be viable and construction plans are underway, development plans shall be required to demonstrate that the project can link into the system through submission of a District Energy Viability Study to the satisfaction of the City.
- c. Waste Heat Recovery – The potential to use waste heat from sources such as *retail* and institutional uses, sewers, and wastewater will be explored through the *development* process as appropriate. An analysis to explore the use of waste heat shall be included in an energy modeling report or other appropriate information. The report or other information shall be prepared based on Terms of Reference determined by the City in consultation with the *development* proponent.
- d. Renewable Energy Generation – Renewable energy generation and use will be maximized as much as possible. Renewable energy generation can include biomass or biogas, combined heat and power, wind, active solar, and geothermal. All *development* will include a solar design strategy in accordance with YROP, Section 5.2.26, and all applications will identify buildings constructed to be solar ready. In addition, developers/builders will be required to provide Net Zero Ready and Net Zero Energy options for purchasers.

## **9.0 Implementation and Interpretation**

### **9.1 General**

**9.1.1** The policies contained in this Secondary Plan shall apply to the lands shown on Schedule A of this Secondary Plan, as the Block 27 Secondary Plan Area. Except as otherwise provided herein, where there is a conflict the policies of this Secondary Plan shall supersede the policies of the VOP 2010 and any other area or site specific Official Plan Amendment which is in force in the City on the date of the approval of this Plan.

**9.1.2** The implementation and interpretation of this Secondary Plan shall be in accordance with Section 10 of the VOP 2010 and the policies of this Secondary Plan. *Development* within the Block 27 Secondary Plan Area shall be facilitated by the City through the use of the tools identified in Section 10 of the VOP 2010. These implementation tools include:

- a. A Block Plan, in accordance with Section 10 of the VOP 2010 as well as a parking strategy for the Kirby GO – Transit Hub Centre which will address reduced surface parking

provisions, on-street parking, parking standards including maximum parking standards, public parking and other alternative parking arrangements. The Block Plan shall also include: an Agricultural Impact Assessment which will address the interface between *development* and agricultural lands, required buffers, conversion from agricultural uses to residential and compatibility; and a Multi-Use Recreational Trails Master Plan showing feasible trail alignments.

- b. Zoning By-laws;
- c. Temporary Use By-laws;
- d. Holding By-laws;
- e. Bonusing for Increases in Height or Density (Section 37 of the Planning Act, R.S.O. 1990, c.P.13, as amended);
- f. Community Improvement Plans;
- g. Legal Non-Conforming Uses;
- h. Site Plan Control;
- i. Plans of Subdivision/Condominium; and
- j. Consents (Severances).

## **9.2 Infrastructure**

**9.2.1** The City will work with and support Metrolinx and York Region during the planning, design and construction of the planned transit initiatives within the Secondary Plan Area, particularly the new Kirby GO Station.

**9.2.2** The City shall assist Metrolinx and York Region in protecting and obtaining lands required for right-of-ways, street widening and other facilities for the provision of public transit services including parking, other transportation facilities, services, and utilities through the *development* approval process.

**9.2.3** In addition to the policies identified in Chapter 10 of Volume 1 of the VOP 2010, the City shall require that landowners enter into an agreement or agreements to coordinate *development* and equitably distribute the costs of shared infrastructure, including but not limited to streets and street improvements, water and wastewater services, parkland, Multi-Use Recreational Trail system, stormwater management facilities, and land for *schools* and other community services.

## **9.3 Pre-Consultation and Complete Application Submission Requirements**

To ensure that *development* approval process is understood by all involved, the City shall require pre-consultation meeting(s) in accordance with the provisions of Section 10.1.3 of the VOP 2010 to identify the required studies, information and materials required to be submitted as part of the *development* application review process. In addition, for *development* proposals within 200 metres of the TransCanada pipelines, the City shall require the applicant to pre-consult early in the process with TransCanada or its designated representative. For crossings, applicants should consult with TransCanada as soon as possible through the third party crossings tool.

## **9.4 Phasing**

- 9.4.1** Detailed phasing will be developed through the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010.
- 9.4.2** The first priority shall be the *development* of the Kirby GO Station and related transit infrastructure and facilities including parking and access area. *Development* of the lands in the Kirby GO – Transit Hub Centre may proceed as soon as the necessary municipal services and transportation network are provided to the satisfaction of the City.
- 9.4.3** The phasing of *development* of lands outside the Kirby GO – Transit Hub Centre will reflect the provision of necessary municipal services and the transportation network to the satisfaction of the City. A phasing plan shall be developed for those lands that ensures that any particular phase of *development* is substantially complete before subsequent phases may be registered and shall not preclude the development of the Kirby GO Station.
- 9.4.4** Planning controls such as a Holding By-law will be used to ensure that *development* does not occur until the necessary municipal services and transportation network are provided to the satisfaction of the City. The allocation of servicing capacity will be confirmed in conjunction with Council approval of individual *development* applications in accordance with the City's current Protocol.
- 9.4.5** Construction of any segment of the Multi-Use Recreational Trail shall coincide with the *development* of such lands or phase thereof through a *development* application approved by Council. Where feasible, temporary connections to maintain connectivity shall be provided.
- 9.4.6** The phasing, prioritization and ultimate construction of the transportation network will be based on an order that is established through the Block Plan approval process ensuring the external and internal connections required to support the Kirby GO Station are a priority.

## **9.5 Zoning By-Law**

In addition to policies 10.1.2.6. and 10.1.2.7. of the VOP 2010, the City may, when enacting implementing zoning by-laws, apply the Holding Symbol "H" and specify the future uses of lands that, at the present time, are considered premature or inappropriate for *development* for any one or more of the following reasons:

- a. A phasing plan has not been submitted and finalized to the City's satisfaction;
- b. Public infrastructure and *community facilities*, such as sanitary sewers, water supply, stormwater management facilities, streets, parks recreation facilities and *schools*, are insufficient to serve the proposed *development*; and
- c. Technical studies are required on matters that the City considers necessary.

## **9.6 Conveyance of Lands**

- 9.6.1** Where lands have been identified as required for the construction of the street network or for parkland, and where such lands are the subject of a *development* application, the dedication of such lands shall be required as a condition of *development* approval, in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended.
- 9.6.2** To secure the related infrastructure improvements and community facilities required, all new



*development* in the Secondary Plan Area that requires the conveyance of land for streets, boulevards, public parks and/or other public facilities, as part of its initial *development* application process, generally shall proceed by way of the subdivision approval process. Where the City and an applicant agree that a plan of subdivision is not required for an initial phase of *development*, typically for a small *development* block, the City may permit a street, public walkway or public park to be conveyed through the rezoning and/or site plan approval process.

**9.6.3** The City will seek conveying into public ownership the lands designated “Natural Areas” on Schedule B of this Secondary Plan which includes the Natural Heritage Network lands and their associated VPZ.

**9.6.4** The City will seek conveyance into public ownership of the lands designated “Infrastructure and Utilities (TransCanada Pipeline lands) on Schedule B of this Secondary Plan.

**9.6.5** *Valley and stream corridors* will be conveyed into public ownership.

**9.6.6** To ensure the orderly and timely conveyance of parkland contemplated by this Plan, the landowners who propose to develop their lands within the Plan shall enter into a Master Parkland Agreement with the City. The Master Parkland Agreement will provide for conveyance of the parkland contemplated by this Plan to the City. All landowners within the area of the Plan shall be required to execute the Master Parkland Agreement as a condition of draft plan of subdivision approval, or as a condition of approval of any other application under the Planning Act R.S.O. 1990, c.P.13, as amended, respecting the proposed *development* or *redevelopment* of their lands.

## **9.7 Monitoring**

Pursuant to Section 26 of the Planning Act R.S.O. 1990, c.P.13, as amended, the City shall review the Secondary Plan as a part of the City’s regular review of its Official Plan, including an evaluation of the guiding principles, policies and schedules of this Secondary Plan in the context of the changing built environment such as:

- a. Population and employment generated by both existing and proposed *development*;
- b. Pace of *development*;
- c. Implementation of planned infrastructure or infrastructure enhancements including the proposed Transit Hub;
- d. Road and servicing capacities, especially traffic volumes on key routes and at key intersections;
- e. Changes in modal split and travel behavior as infrastructure is implemented;
- f. The effectiveness of Travel Demand Management strategies; and
- g. Monitoring of the natural heritage system in terms of targets and thresholds that are identified in the MESP.



## APPENDIX II

### Record of Council Action

The lands subject to this Amendment are located north of Teston Road (Regional Road 49), east of Jane Street (Regional Road 5), south of Kirby Road and west of Keele Street (Regional Road 6) and comprise Lots 26-40, Concession 4, City of Vaughan, as shown on Appendix I.

The following recommendation from the Deputy City Manager, Planning and Growth Management was considered at the June 5, 2018 Committee of the Whole meeting with respect to the New Community Area – Block 27 Secondary Plan, File No. 26.4.1 and ratified by Council on June 19, 2018:

On June 19, 2018, Vaughan Council adopted the following June 5, 2018 Committee of the Whole recommendations:





1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved;
2. That the following be approved in accordance with Communication C7, Memorandum from the Deputy City Manager, Planning and Growth Management dated June 4, 2018:
  1. That Attachment 1 to this Communication be added as an additional response to Attachment 6 of Item 5.33 “NEW COMMUNITY AREA – BLOCK 27 SECONDARY PLAN STUDY FILE 26.4.1”; and
3. That the deputation by Mr. David Falletta, Bousfields Inc., Church Street, Toronto, be received.

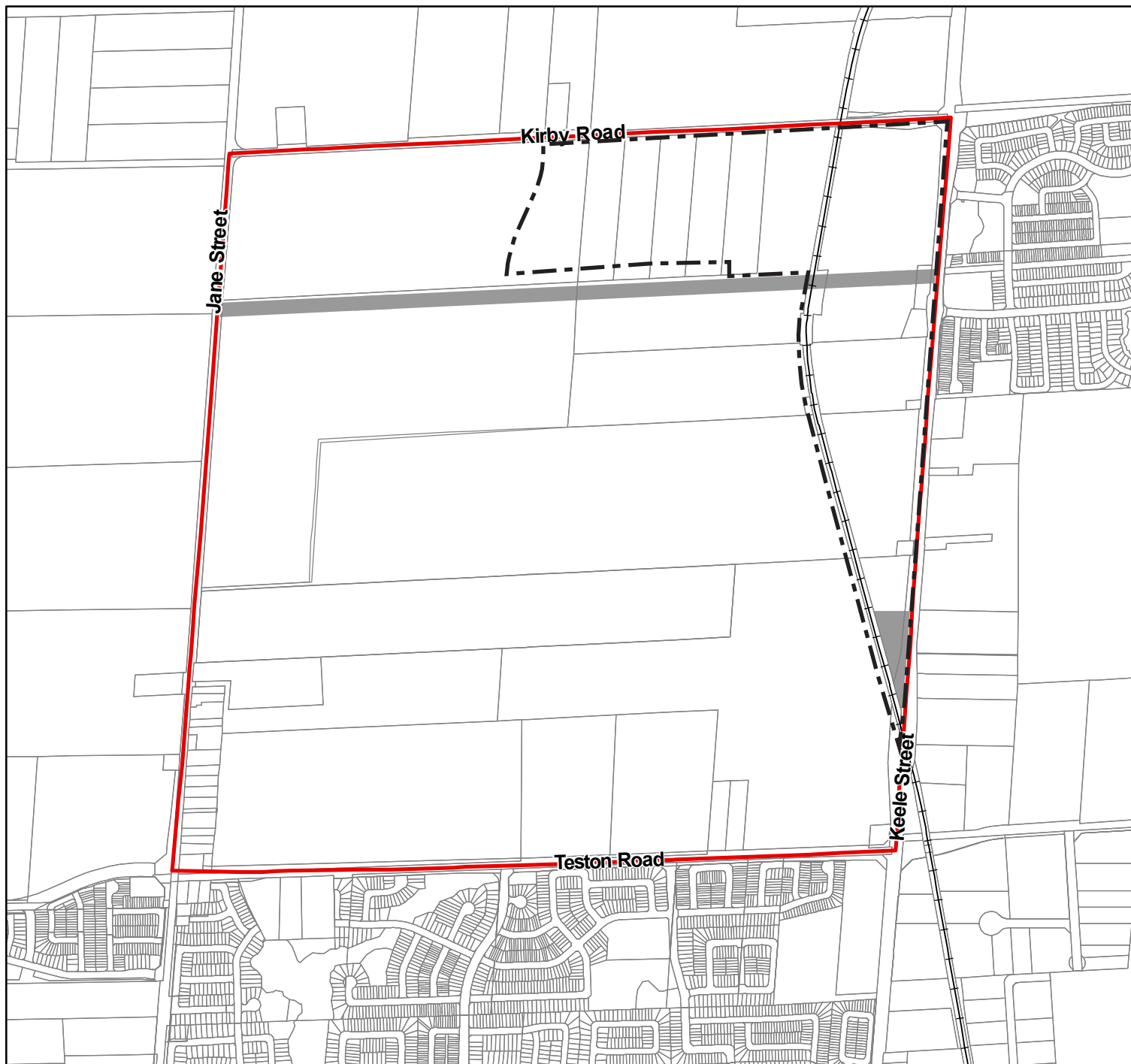
# SCHEDULE A

## BLOCK 27

### SECONDARY PLAN AREA

#### Legend

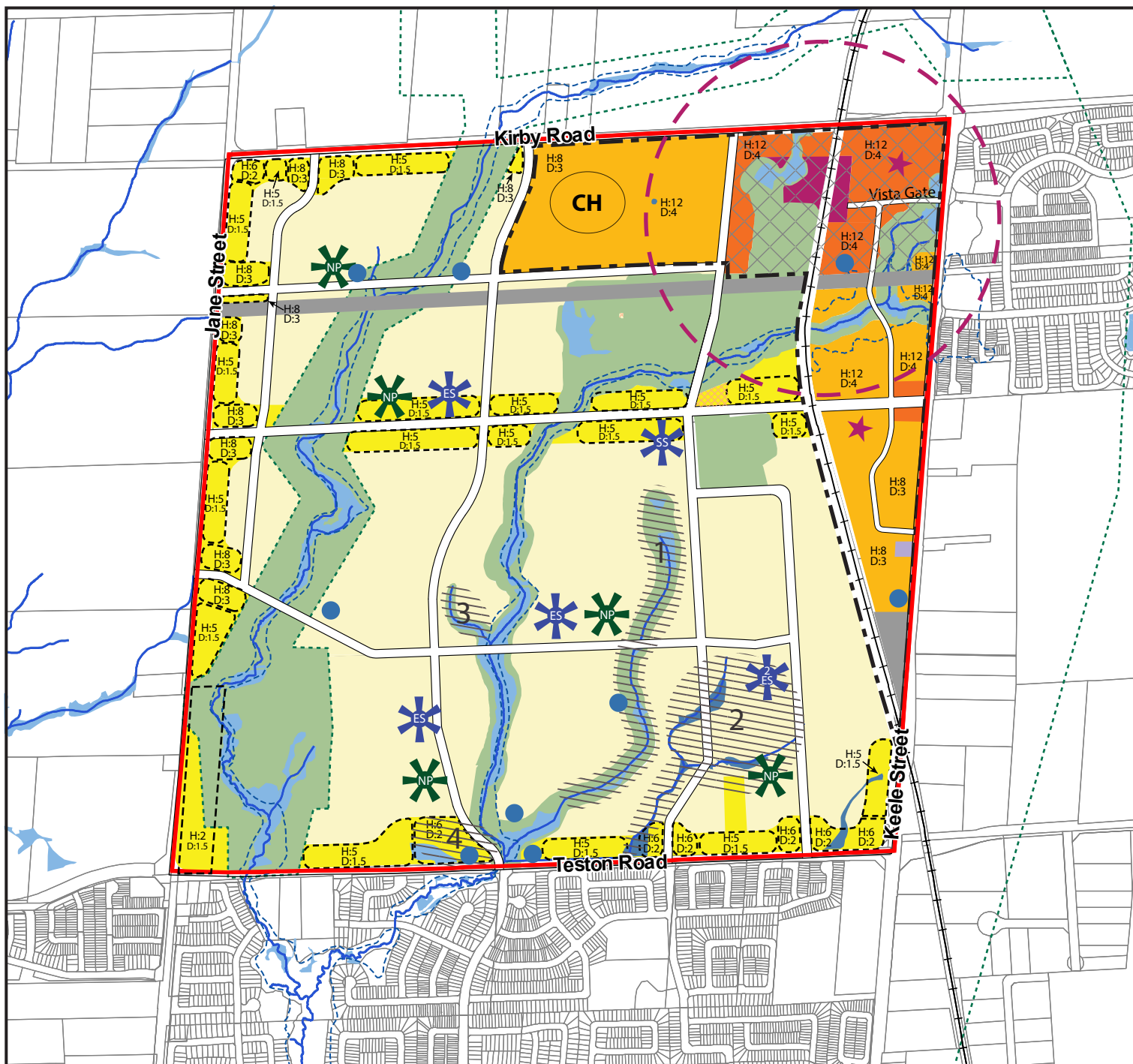
-  Secondary Plan Area
-  Kirby GO - Transit Hub Centre
-  Infrastructure and Utilities
-  Railway Line



# SCHEDULE B BLOCK 27 LAND USE PLAN

## Legend

- Secondary Plan Area
- Kirby GO - Transit Hub Centre
- 500m Radius
- Transit Hub Special Study Area
- Potential Enhancement Areas
- Hamlet of Teston
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Community Hub
- Transit Hub
- Neighbourhood Park
- Public Square
- Elementary School
- Secondary School
- Private Open Space
- Infrastructure and Utilities
- Potential SWM Facility
- Natural Areas
- Natural Areas - Provincially Significant Wetlands
- Natural Areas - Evaluated Wetlands
- Greenbelt Plan Area
- Railway Line
- Stream
- Engineered Floodline
- Natural Areas Special Study Areas
- H Maximum Height
- D Maximum Density









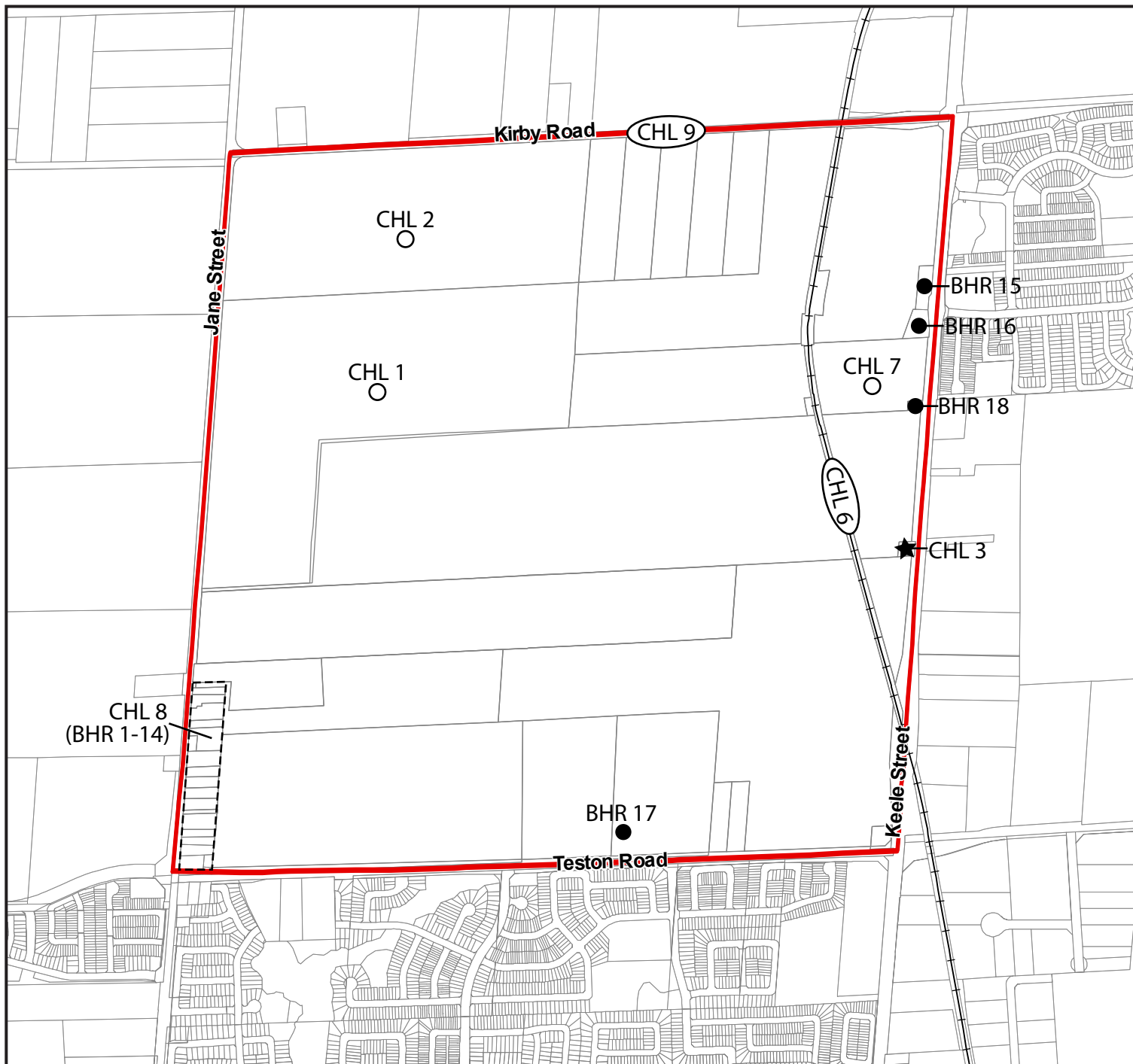
# SCHEDULE C

## BLOCK 27

### BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPES





#### Legend

-  Secondary Plan Area
-  Built Heritage Resource
-  Cultural Heritage Landscape
-  Cemetery (CHL 3)
-  Hamlet of Teston
-  Railway Line

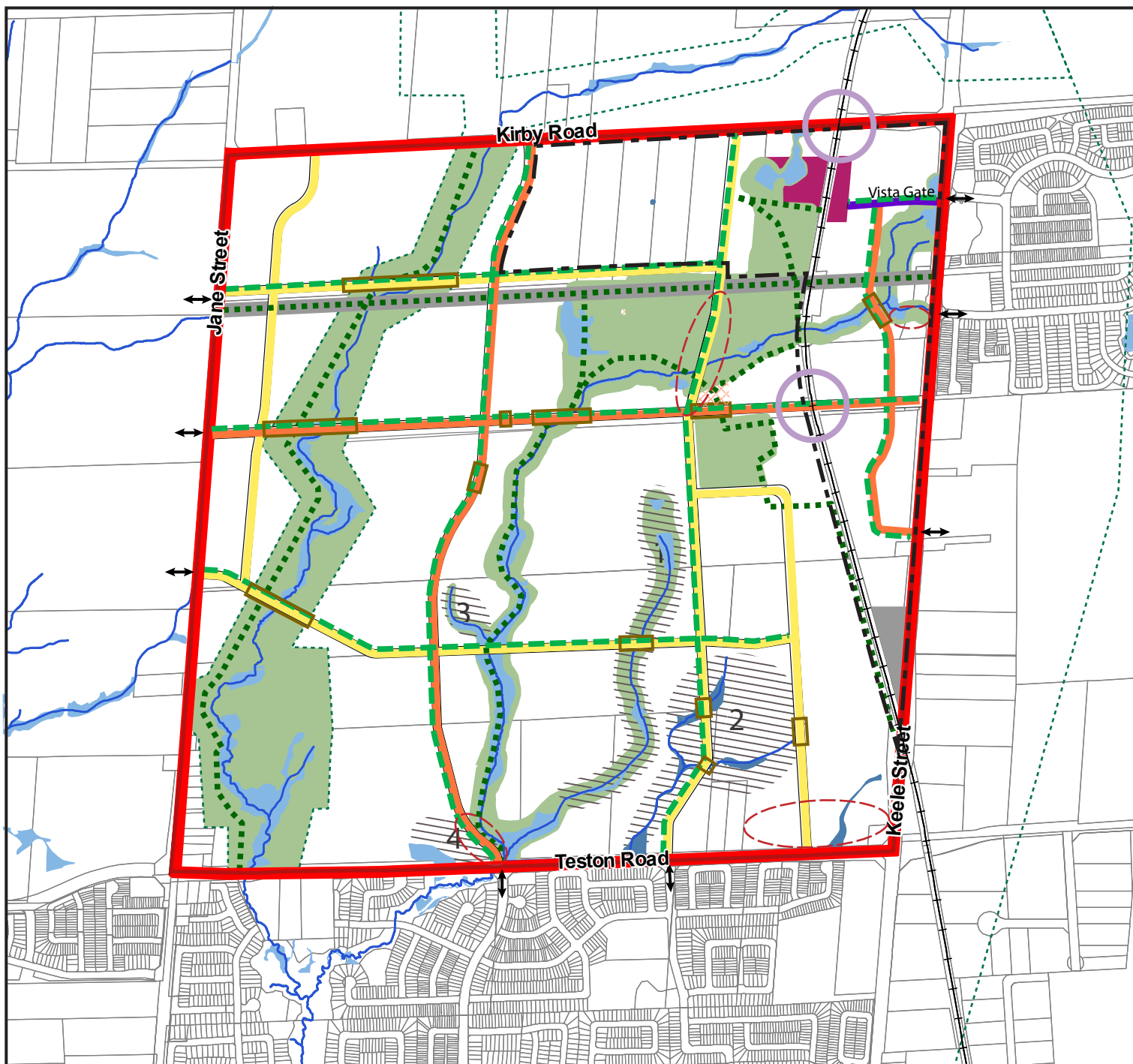


# SCHEDULE D BLOCK 27 MULTI-MODAL TRANSPORTATION NETWORK

## Legend

-  Secondary Plan Area
-  Kirby GO - Transit Hub Centre
-  Arterial Street
-  Major Collector Street<sup>3</sup>
-  Collector Street<sup>3</sup>
-  Main Street
-  External Connections
-  Grade Separation
-  Route/Alignment Subject to Further Study  
Refer to Policy 4.1.1.c and d
-  Transit Hub
-  Separated Cycling Facility
-  Multi-Use Recreational Path
-  Natural Areas
-  Potential Enhancement Areas
-  Natural Areas - Provincially Significant Wetlands
-  Natural Areas - Evaluated Wetlands
-  Greenbelt Plan Area
-  Infrastructure and Utilities
-  Railway Line
-  Stream
-  Potential Valley Crossing  
Refer to Policy 4.1.1.c and d
-  Natural Areas Special Study Areas

















Note: 1. Main Street functions as a Collector Road  
2. See NVNCTMP for description of roads  
3. Route/Alignment subject to further study



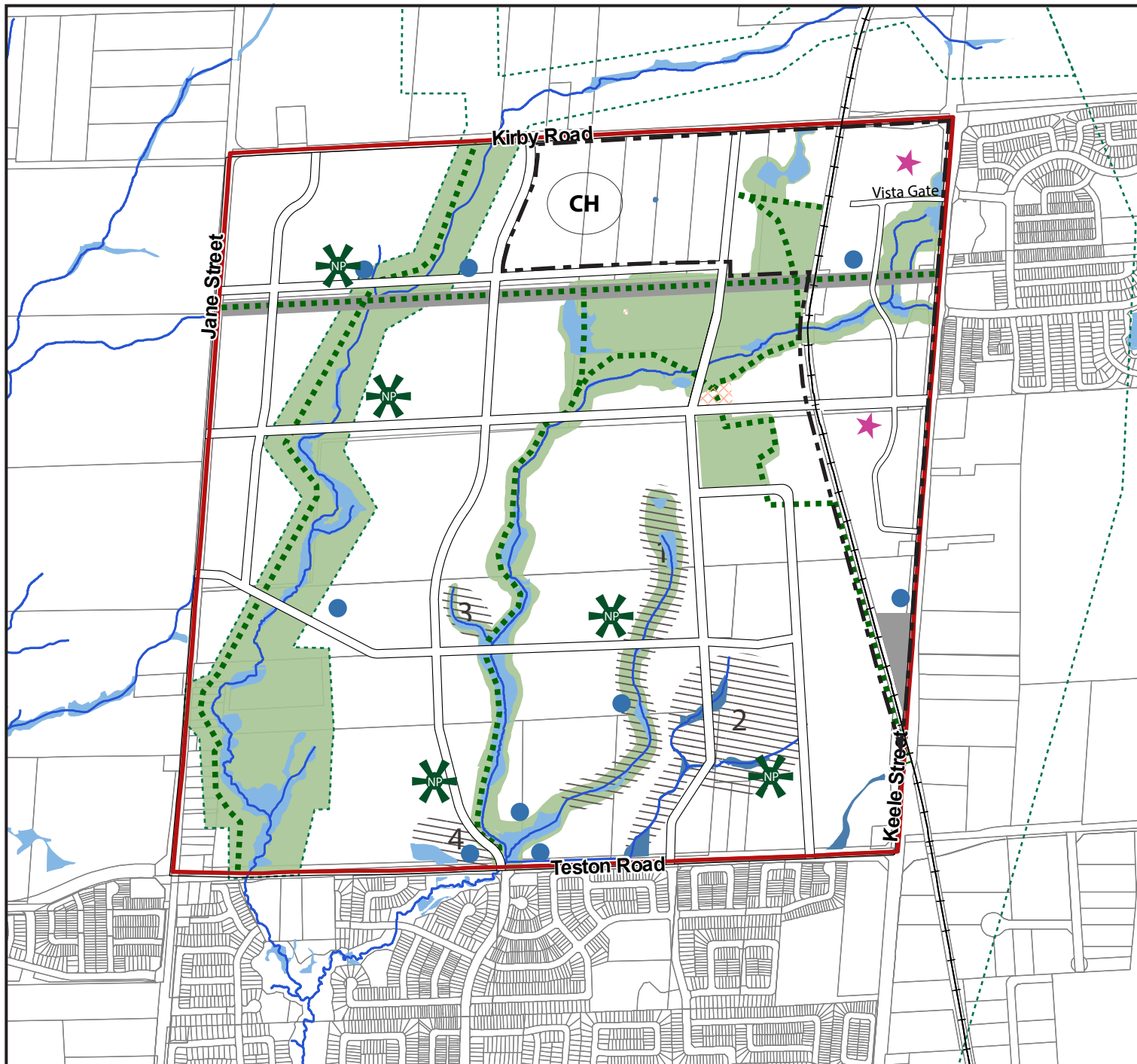


# SCHEDULE E BLOCK 27 NATURAL HERITAGE NETWORK AND OPEN SPACE SYSTEM

## Legend

-  Secondary Plan Area
-  Kirby GO - Transit Hub Centre
-  Community Hub
-  Neighbourhood Park
-  Public Square
-  Infrastructure and Utilities
-  Potential SWM Facility
-  Multi-Use Path
-  Natural Areas
-  Potential Enhancement Areas
-  Natural Areas - Provincially Significant Wetlands
-  Natural Areas - Evaluated Wetlands
-  Greenbelt Plan Area
-  Railway Line
-  Stream
-  Natural Areas Special Study Areas

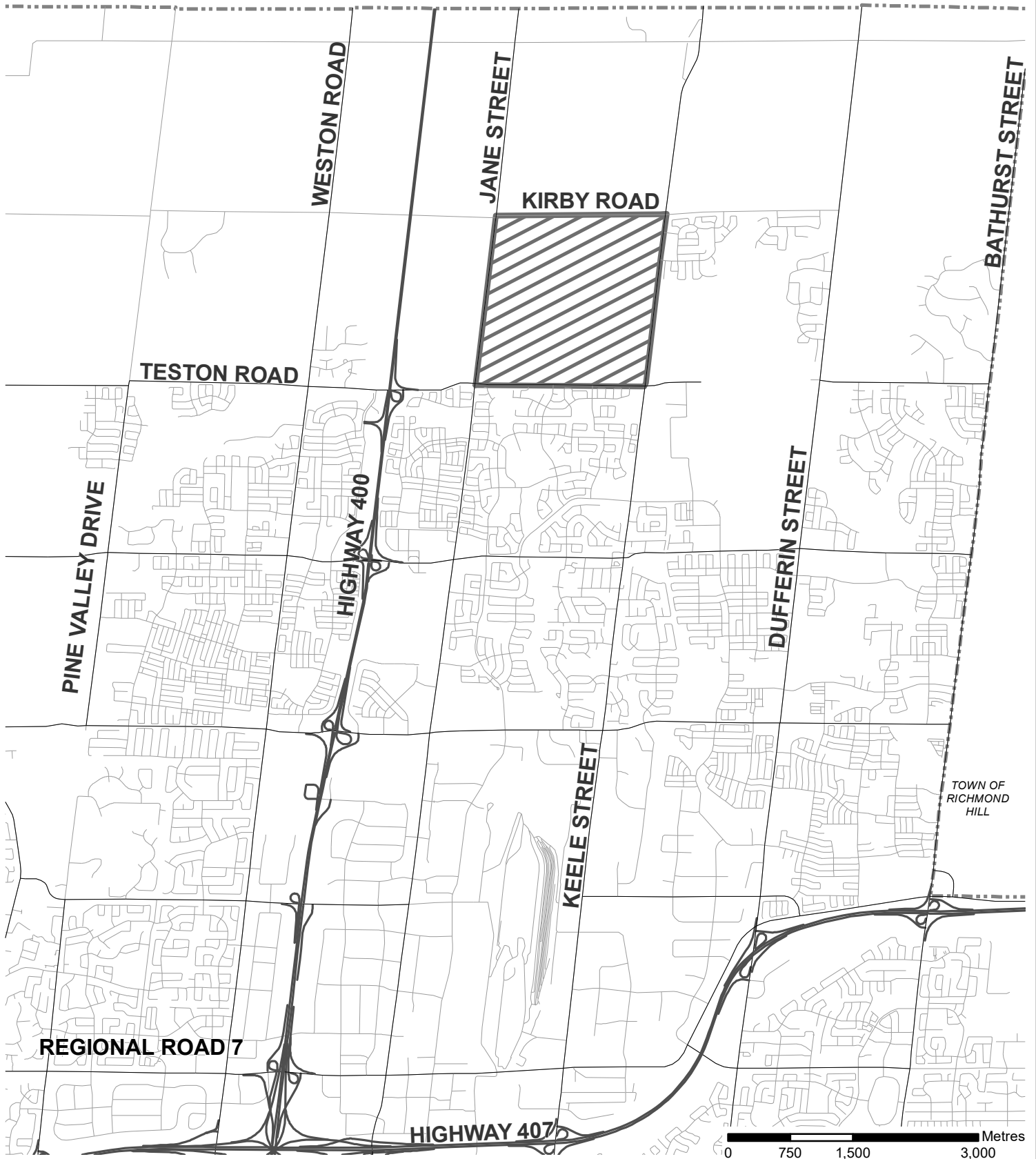
Note: Location and number of potential SWM to be finalized through the Block Plan/MESP process







TOWNSHIP  
OF KING



**LOCATION MAP  
TO AMENDMENT NO. 33  
ADOPTED THE \_\_\_\_ DAY OF \_\_\_\_, 2018**

FILE: 26.4.1

LOCATION: LOTS 26 TO 30, CONCESSION 4

APPLICANT: NEW COMMUNITY AREAS - BLOCK 27 SECONDARY PLAN  
CITY OF VAUGHAN



AREA SUBJECT TO  
AMENDMENT NO. 33