



Policy Planning/Urban Design
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www.vaughan.ca

OFFICE USE ONLY

FILE NUMBER BL _____
 APPLICATION FEE _____
 RECEIPT NUMBER _____
 DATE _____
 RECEIVED BY _____
 RELATED FILES _____

**BLOCK PLAN APPLICATION, OPA 600 URBAN VILLAGES AND
 WOODBRIDGE EXPANSION AREA**

Applications for Block Plans are submitted pursuant to Section 10.0 - Implementation of Amendment Number 600 (modified) to the Official Plan of the City of Vaughan Planning Area. The following information is required by the City with an accompanying fee, payable to the "Treasurer, City of Vaughan" prior to the processing of the application (please see attached Schedule "A" for fees).

1. BLOCK PLAN REPRESENTATIVE

(Owner/Prospective Owner/Lessee/Agent or Solicitor)

Firm/Company _____

Contact Person _____

Address _____

Postal Code _____

Telephone Number () _____ Fax Number () _____

E-Mail Address _____

NOTE: All correspondence will be forwarded to the Block Plan Representative.

LIST ALL REGISTERED OWNERS BY PARCELS FOR BOTH SECTION (2) 'PARTICIPATING OWNER' AND SECTION (3) 'NON PARTICIPATING OWNER'. Please attach additional pages for Sections 2 and 3 as required.

2. PARTICIPATING REGISTERED OWNER OF PROPERTY

Name _____

Mailing Address _____

Postal Code _____

Telephone Number () _____ Fax Number () _____

E-Mail Address _____

LOCATION OF PROPERTY

Lot _____ Concession _____ Lot Area _____ Assessment Roll # _____

Lot _____ Registered Plan _____ and/or Part _____ Reference Plan _____

Municipal Address (if applicable) _____

(To be completed for each Participating Owner)

3. NON-PARTICIPATING OWNER

Name _____

Mailing Address _____

Postal Code _____

Telephone Number (____) _____ Fax Number (____) _____

E-Mail Address _____

LOCATION OF PROPERTY

Lot _____ Concession _____ Lot Area _____ Assessment Roll # _____

Lot _____ Registered Plan _____ and/or Part _____ Reference Plan _____

Municipal Address
(if applicable) _____

(To be completed for each Non-participating Owner)

4. Please provide the following details respecting the proposed type and distribution of land use (s) within the Block Plan (METRIC).

Land Use Budget Summary Table

Land Uses	Participating Owners ¹⁾	Non-Participating ¹⁾	Total Block ¹⁾
1. Low Density Residential			
2. Low Density Moraine			
3. Estate Residential (proposed)			
4. Medium Density Residential/Commercial			
5. High Density Residential/Commercial			
6. Local Convenience Commercial			
7. Neighbourhood Commercial Centre			
8. District Commercial Centre			
9. General Commercial			
10. Elementary School			
11. Secondary School			
12. Other Proposed Institution			
13. Neighbourhood Park			
14. District Park			
15. Stormwater Management Area			
16. Greenway System			
17. Valley Lands			
18. Minor Stream Corridor			
19. Tableland Woodlots			
20. Primary Roads			

Land Uses	Participating Owners ¹⁾	Non-Participating ¹⁾	Total Block ¹⁾
21. Local Roads			
22. Other Road Requirements (eg. widenings/re-alignments/ Highway ramps)			
23. Other (Buffer, Hydro Corridor)			
24.			
25.			
26.			
27.			
28.			
29.			
TOTAL			

NOTES:

- 1) In each column, provide statistics for all the uses which may include: a) # of hectares; b) # of residential of hectares and residential units; c) commercial hectares and commercial gross floor area; and/or d) mixed residential/commercial hectares, residential units and commercial G.F.A.
- 2) Please do not double-count land area, for over-lapping land use in totals.
- 3) A Land Use Budget is required for each land ownership within the Block and must be attached as an appendix to the application.
- 4) Numbers 24 to 29 in the land uses column should be used for existing land uses as required.

5. SUPPORTING MATERIAL REQUIRED WITH APPLICATION

- a) Please refer to Appendix 'A' Framework for Preparation of Block Plan Submission.
- b) Please refer to Appendix 'B' Block Plan Review Process.
- c) Please refer to Appendix 'C' for City of Vaughan computer (CADD) format specifications for Block Plan Preparation and Submission.
- d) The submitted plans should not exceed, and be **folded to 8½" x 14"** (21.59cm x 35.56cm). The submission should consist of the following:
 - i) three (3) copies of the application form;
 - ii) twenty (20) copies of the Block Plan and individual Landowner Land Budget;
 - iii) a minimum of ten copies of all supporting documentation and required studies as identified in Appendix 'A'. Additional copies may be required for circulation purposes.

It is required that a graphical data submission be included with the application. Such submissions are required in AutoCAD Release 2000 compatible Drawing Files (.DWG) or Data Exchange Files (.DXF) on 3.5"HD diskette, or CDR and must be tied to control (NAD 83, 6° UTM, Zone 17).

NOTE(S): Additional information may be requested by the Planning Department following a preliminary review of the application.

All Information and reports submitted in support of this application may be disclosed to any individual.

CERTIFICATE (to be signed by Owner/and if applicable purchaser and/or lessee)

I/We _____ the owner/and/or purchaser _____ and/or lessee _____ (delete inapplicable words) of the above-noted lands hereby acknowledge that it is my/our responsibility to ensure that I/We are in compliance with all applicable legislative enactments, guidelines and other government directives pertaining to contaminated sites including, but not limited to, the Ministry of Environment's Guideline for Use at Contaminated Sites in Ontario, June 1996 as amended. I/We further acknowledge that the City of Vaughan and/or the Regional Municipality of York are not responsible for the identification and/or remediation of contaminated sites and in any action or proceeding for losses or damages related to environmental contamination or clean-up of contamination will not sue or claim over against the City of Vaughan and/or the Regional Municipality of York.

Affix Corporate Seal of registered owner of property. Processing will not commence until this is provided.

Dated at _____ this _____ day of _____ 20____.

SIGNATURE OF OWNER

(please print name)
(AFFIX Corporate Seal if applicable)

Dated at _____ this _____ day of _____ 20____.

SIGNATURE OF PURCHASER

(if applicable)

(please print name)
(AFFIX Corporate Seal if applicable)

Dated at _____ this _____ day of _____ 20____.

SIGNATURE OF LESSEE

(if applicable)

(please print name)
(AFFIX Corporate Seal if applicable)

DECLARATION

The processing of this application shall not commence until the following declaration is completed and commissioned.

I, _____ of the _____
of _____ in the _____
of _____, solemnly declare that:

All above statements contained in all of the exhibits transmitted herewith, are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the _____
of _____ in the _____
_____ of _____
this _____ day of _____, 2_____.

SIGNATURE OF OWNER OR AGENT

LOCATION OF COMMISSIONER OF
OATH'S STAMP OR SIGNATURE

Personal information on this form is collected under the legal authority of the Planning Act, R.S.O. 1990, Chapter P13 (as amended). This information will be used to process applications for exemptions from Part Lot Control. Questions about this collection should be directed to the Office Co-ordinator, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 (905) 832-8585.

CERTIFICATE

(to be signed by Owner, if Agent has been appointed.)

As of the date of this application, I am the Registered Owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf of:

(Please print name of Agent)

whom I have appointed as my Agent.

DATE _____

SIGNED _____
SIGNATURE OF OWNER

(Please print name)

Affix Corporate Seal of registered owner of property. Processing will not commence until this is provided.

DECLARATION

The processing of this application shall not commence until the following declaration is completed and commissioned.

I, _____ of the _____
of _____ in the _____
of _____, solemnly declare that:

All above statements contained in all of the exhibits transmitted herewith, are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the _____
of _____ in the _____
_____ of _____
this _____ day of _____, 2_____.

SIGNATURE OF OWNER OR AGENT

LOCATION OF COMMISSIONER
OF OATH'S STAMP OR SIGNATURE

Personal information on this form is collected under the legal authority of the Planning Act, R.S.O. 1990, Chapter P13 (as amended). Questions about this collection should be directed to the Office Co-ordinator, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 (905) 832-8585.

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(Please print name of Agent)

whom I have appointed as my Agent.

DATE _____

SIGNED _____
SIGNATURE OF OWNER

(Please print name)

Affix Corporate Seal of registered owner of property. Processing will not commence until this is provided.

APPENDIX "A"

FRAMEWORK FOR PREPARATION OF BLOCK PLAN SUBMISSION

OPA #600 provides that development of Vaughan's new communities proceed on the basis of Block Plans, generally encompassing areas of approximately 1,000 acres. Block Plan applications will include the Block Plan Report, with supporting statistical and mapped information, as well as the Master Environmental/Servicing Plan and Environmental Impact Study. Submissions will include a map indicating the names and addresses of all landowners within the Concession Block, and identifying those who are participants in the preparation of the Block Plan. Only complete submissions, as defined by the approved workplan, will be accepted.

Each Block Plan submission should identify a Project Leader who will co-ordinate preparation of submissions, meeting arrangements, etc. Block Plan requirements may change or expand in response to changing levels of knowledge and experience with this process. The intent however is clearly to resolve requirements and issues at the front end of the Block Plan process and thereby avoid unexpected issues near its end.

The Vaughan Planning Department has prepared a simple application form to be completed when a group of landowners wish to initiate preparation of a Block Plan. The 'Block Plan Application' will be submitted together with a 'Block Plan Fee' in accordance with the City's Fee By-law to cover the City's consulting costs, and costs of managing the process. Where specific issues arise requiring more detailed analysis, or which involve departures from the content of OPA #600 or the Environmental Management Guideline, extra costs will be attributed to the Block Plan.

The following list is intended to assist land owners and their consultants in structuring the information which they provide to the City in order to secure Block Plan approvals. This list is NOT intended to limit the professional contributions of participating consultants, NOR exhaustively reiterate all the requirements of OPA #600, NOR the City's opportunity to request further analysis in specific areas where appropriate.

Listed below are the key components which Block Plan applications will include in order to enable the City to determine whether the policy objectives of OPA #600 will be satisfied. However, the City's review and evaluation of Block Plan submissions will be based on the policy content of OPA #600 in its entirety, including the requirements of the Environmental Management Guideline and relevant Regional and Provincial policies.

1. BLOCK PLAN REPORT

A. Land Uses and Densities

The Land Uses and Densities component of the Block Plan report describes the spatial distribution of land use and density throughout the Block Plan, and gives physical representation to the community which will be the product of the Block Plan process, including:

Residential

- a. Distribution of Residential Uses and Densities
- b. Allocation of Housing by Density Category
- c. Identification of Mixed Use Development Areas

Retail Commercial

- a. Space Allocation to District and Neighbourhood Commercial Centres
- b. District Centre Commercial Space Allocation Between Blocks
- c. Location, Sizing and Spatial Distribution of Local Convenience Commercial Development

Parks, Schools and Open Space

Parkland Distribution

- a. Location, Sizing, Orientation, Distribution and General Configuration of Parkland - not detailed park plans
- b. Hierarchy of Parkland Distribution
- c. Comparison of Parkland Dedication per the Planning Act versus Parkland proposed by Block Plan, and the basis of the parkland calculation
- d. Delineation of Dedicated or Conveyed Parkland, Open Spaces, Greenways, etc.
- e. Location/Area Requirements of Schools (buildings and related major facilities) as they relate to Parks, Open Space and Greenway Corridors
- f. Dedication of and Public Access to Valley and Stream Corridors, ESAs, ANSIs, Wetlands and other Natural Features requiring Protection

Woodlots and Buffers

- a. Area Requirements
- b. Protective Measures
- c. Ownership, Management and Access

Stormwater Facilities

- a. Location and Area Requirements
- b. Integration within Greenways

Greenway Corridors

- a. General Location, Use, Public Access to/from Adjacent Public and Private Lands
- b. Continuity/Connectivity to Other Parks, Open Spaces and Adjacent Blocks

Other Uses and Sites

- a. Location/Area Requirements of Other Institutional Uses
- b. Identification and Protection of Heritage Properties, and Significant Archaeological Sites
- c. Bonusing for Achieved Planning Objectives

Mapping and Statistical Information

The Block Plan will be prepared at a scale of 1:3000, and provided in a computer (CADD) format consistent with the City's specifications. The Block Plan will include one or more maps accurately showing the following:

- a. Land Uses within the Block (including valleys, woodlots, greenways, parks, schools, local convenience and small scale retail sites)
- b. Land Ownership
- c. Development Density and Area of each Property
- d. Arterial, Primary and Local Roads
- e. Proposed Public Transit Routes
- f. Water and Sanitary Sewer Trunks and Sub-trunks
- g. Stormwater Management Facilities
- h. Staging/Sequencing of Major Infrastructure
- i. Land Use Legend
- j. Statistical Summary of Land Use Allocation (hectares)
- k. Statistical Summary of Residential Density (units per ha.)
- l. Statistical Summary of Commercial Space (GLA allocation)
- m. Summary of Right-of-Way Widths by Road Classification

Note: Statistical information shall be provided separately for:

- a) Landowners participating in preparation of the Block Plan
- b) Non-participating landowners
- c) The Block Plan as a whole

Top-of-bank and woodlot perimeters shall generally be staked on lands owned by participating landowners, to permit the developable area of each parcel to be determined.

B. Transportation and Public Transit

The Transportation and Public Transit component of the Block Plan report describes the network of transportation systems serving the Block Plan, the manner in which these systems will be integrated with the proposed land use, density and urban design elements of the Block Plan, including:

- a. Preliminary Layout of Vehicular Circulation System, Primary and Local Road Network
- b. Pedestrian and Bicycle Systems
- c. Integration of development with Public Transit Service and role of the 5-minute walk
- d. Identification of Preliminary Public Transit Network and Facility Requirements for Arterial, Primary and Local Roads
- e. Proposed Improvements To Existing Road Network
- f. Road Connectivity to Adjacent Blocks
- g. Road Crossings of and Connections to Major Highways (400/407/7)
- h. GO Transit Station Relocation, and Land Use/Transportation Network Requirements (Blocks #17 and #18 only)
- i. Relationship to City-Wide Transportation and Transit Network

C. Urban Design

Urban form and design elements establish a community image or identity for the Urban Village in general, and the Block Plan in particular. Establishing an identity or 'sense of place' for each Urban Village is considered to be the fundamental first step in creating the urban form and design plan. Once this is established, the full range of development standards can be created, ranging from the public realm (i.e., boulevard, park and greenway treatments) to the private realm (i.e., zoning standards, streetscape and urban design guidelines).

1. Community and Neighbourhood Structure

- a. General description and approach to creating community theme, identity and character, 'Sense of Place'
 - b. Initiatives to achieve compact form, land use/energy efficiency, consideration of Alternative Development Standards
- i) The Community/Urban Village
- a. Establishment of village identity
 - b. Description of neighbourhoods, distinctive characteristics
 - c. Identification/treatment of edges and gateways
 - d. Identification/treatment of significant views, landforms and focal points
- ii) The Neighbourhood/Block
- a. Identification/treatment of edges and gateways
 - b. Identity and describe noteworthy features
 - c. Focal points and meeting places
 - d. Main streets and neighbourhood streets
 - e. Views and vistas
 - f. Description (in generic terms) of techniques to be employed in preliminary layout of:
 - primary and local streets
 - pedestrian and bicycle circulation, including the greenway system, and relationship to pedestrian destinations (schools, parks, transit stops, crosswalks, commercial facilities)
 - preliminary lotting pattern, including the creation of focal points and treatment and orientation of:
 - buildings and public lands
 - significant environmental features, including buffering

- juxtaposition of residential with parks, schools, commercial, institutional or industrial uses, rail lines, arterial and primary roads, including reversed lots where necessary

2. Public Open Space Systems

Greenway Corridors

- a. Continuous systems: pedestrian bicycle paths and trails
- b. Layout, landscape treatment, tree planting, berming
- c. Integration of major uses in the greenway
- d. Interface of greenway with adjacent uses and streetscape
- e. Connectivity to natural features, Hydro Corridor, other blocks
- f. Individual uses: parks, schools, stormwater facilities, natural features
- g. Parks, parkettes and squares
 - uses
 - character
 - integration
 school/park campuses
 stormwater management facilities
 - character, treatment and siting
 - integration within greenway corridors
 - interface with adjacent uses
 natural features
 - integration
 - interface
 - buffer treatment

3. Neighbourhood Perimeter and Entries

- a. Planning and lotting configuration/orientation
- b. Street tree planting
- c. Landscape buffers
- d. Acoustic fence design
- e. Identity features
- f. Treatment of entrances and gateways

4. Arterial, Primary and Local Streets

- a. Street tree planting
- b. Hard and soft surface treatment, landscaping
- c. Distinctive street lights, signage and furniture
- d. Crosswalks, transit stops, and community mail boxes
- e. Service pedestals, transformer, switchgear
- f. Median landscapes/boulevard treatment
- g. Treatment of arterial and primary road streetscapes, greenway relationships
- h. Traffic calming devices
- i. On-Street and Off-Street parking
- j. Deviations from Vaughan's physical design standards (for roads and physical infrastructure in the road allowance)
- k. Alternative Development Standards

5. Built Form Relationships

- i) Built Form
 - a. Types of buildings and innovations
 - b. Preliminary lot configurations and corner lots
 - c. Relationships between buildings and building-to-street
 - d. Heights, setbacks of buildings
 - e. Primary public entrances to buildings

- ii) Parking
 - a. On-Street and Off-Street parking
 - b. Garages
 - c. Driveways On-Street and Off-Street
- iii) Integration and Varied Streetscapes
 - a. Mixes of types
 - b. Distribution
- iv) Recommended Zoning Standards
 - a. Innovations
 - b. Changes
- D. Conformity of the Block Plan With OPA #600

The lead consultant will confirm that, in their professional opinion, the proposed Block Plan conforms to the policy requirements of OPA #600.

Architecture and Landscape Design Guidelines

To ensure that the theme and identity of each community and/or block is implemented as agreed in the Block Plan process, architecture and landscape guidelines for development on private lands will likely be desirable. Such guidelines would be established and the implementation process determined during the subdivision plan and site development process. As such they do not form part of the Block Plan process however they do reflect the City's intentions in this regard. The guidelines would typically address the following:

Neighbourhood Theme

- a. Architecture
- b. Landscape

Site Planning for Low Density Residential Buildings

- a. Housing clusters
- b. "T" road junctions
- c. Curved streets, cul-de-sacs, and street elbows
- d. Corner lots and gateway houses
- e. Rear yard architecture
- f. Street windown architecture

Low Density Residential Architecture

- a. Elevations
- b. Massing
- c. Front entries
- d. Porches
- e. Roofs and chimneys
- f. Masonry details
- g. Treatment of garages
- h. Corner lot architecture
- i. Materials and colours
- j. Special conditions

Guidelines for Medium and High Density Residential/Commercial Blocks

- a. Site planning and urban design
- b. Landscaping
- c. Vehicular access, parking and servicing
- d. Signage

District and Neighbourhood Centres, and Other Mixed Use Areas

- a. Co-ordination/Integration/Connectivity of Structures in Mixed Use Areas
- b. Design and Landscape Treatment of Mixed Use Areas

Design Review Process

- a. Submissions for approvals
- b. Orientation meeting
- c. Information package
- d. Design review process
- e. Revisions to approval drawings
- f. Site Inspections

NOTE: In addition to the foregoing, drawings illustrating the concepts will also be required to provide a more complete picture of the proposed approach to urban design.

Financial Implications of the Block Plan

Block Plan applications should include identification of the full range and costs of facilities, infrastructure and other items implicit in the development of the block which would be considered as "Development Charge" items.

2. MASTER ENVIRONMENTAL/SERVICING PLAN (ME/SP)

The ME/S will address the complete range of relevant natural features and functions as provided for by OPA #600, subject to the specific study requirements identified in the ME/S workplan.

The ME/S will provide the foundation for the layout of the Block Plan by identifying the areas of environmental priority, and by defining the means of protecting and enhancing these significant environmental features. All elements of the Block Plan, such as the transportation and servicing networks, will be required to conform to the standards and requirements of the approved ME/S.

Study requirements shall generally follow the specifications established in the City's Environmental Management Guidelines (EMG) and shall be tailored to the needs of the Block Plan study area, in consultation with MNR and MTRCA. Reference should also be made to the Hydrologic Technical Appendix to the EMG, prepared by Gartner Lee, in undertaking surface and groundwater analysis.

The ME/S document will include:

- a. Scope and Focus of Workplan
- b. Study Boundaries and Justification
- c. Overview of Existing Information (based on Gartner Lee's work and other sources)
- d. Description and Analysis of Natural Systems, Functions and Components requiring Protection, Rehabilitation or Enhancement, including:
 - i. Ground Water Resources, Soils and Contaminated Sites
 - ii. Water Quality
 - iii. Flood and Erosion Control
 - iv. Aquatic Habitat and Fisheries Resources
 - v. Valley and Stream Corridors
 - vi. Wetland Resources
 - vii. Terrestrial Resources
 - viii. Environmentally Significant Areas (ESAs)
 - ix. Areas of Natural and Scientific Interest (ANSIs)
 - x. Landform Conservation
- e. Study/Justification of Development Limits/Boundaries, Locations/Widths of Setbacks and Buffers (based on assessments of stream corridors, woodlot functions, flood studies, top-of-bank, geotechnical studies, erosion analysis, contaminated soils, grading requirements)

- f. Description of Proposed Development and required Infrastructure
 - i Servicing Connectivity to adjacent Blocks
 - ii Route Diagrams for all Sewer/Watermains, Sewage Flow and Drainage Direction
 - iii Phasing/Sequencing of Major Infrastructure
 - iv Preliminary Siting and Sizing of Stormwater Management Facilities
 - v Feasibility of Implementing Alternative Development Standards
- g. Preliminary Site Preparation/Grading Plan (where special measures are needed i.e., steep slopes, lands surrounding major woodlots)
- h. Identification of Items Financed via DCA versus Developer Agreement Other Servicing Issues

3. ENVIRONMENTAL IMPACT STATEMENT (EIS)

The applicant's environmental consultant will review the draft ME/S and Block Plan and prepare an Environmental Impact Statement (EIS) evaluating the proposed development, forecast impacts and achievement of City environmental goals, objectives and policies, and addressing the requirements of Regional and Provincial policy.

The Environmental Impact Statement (EIS) will include:

- a. Quantification and assessment of separate and cumulative environmental impacts (direct and indirect) of all land use changes and related Infrastructure
- b. Description of alternative and preferred mitigation methods and measures
- c. Description of proposed environmental management strategy
- d. Identification of rehabilitation and enhancement opportunities
- e. Description of proposed monitoring program
- f. Conformity with OPA #600 Goals, Objectives and Policies Consistency with Provincial Policies

APPENDIX "B"

BLOCK PLAN REVIEW PROCESS

The Block Plan process as outlined on the attached flow chart will be carried out pursuant to the policies of OPA #600, the Environmental Management Guideline, and in accordance with pertinent Provincial policy, and is comprised of three major components:

STAGE 1: APPROVAL OF BLOCK PLAN WORK PROGRAM

Stage #1 is the drafting of the work plan for the Block Plan, Master Environmental/Service Plan (ME/S), and Environmental Impact Study (EIS). Landowners will be responsible for drafting the work plan to address the requirements of the Block Plan as outlined in the Framework for the Preparation of Block Plans. A Block Plan Review Team (BPRT) comprised of affected City Departments will provide feedback on the work plan as it evolves, and give final approval to the work plan prior to commencement of its specific tasks. The Ministry of Natural Resources and MTRCA will be actively involved with the BPRT in the review of the workplan for the required environmental studies.

The estimated time required for Stage #1 is two months, assuming 4-6 weeks for BPRT review. Stage #1 will conclude with the BPRT approving the Block Plan Work Program.

STAGE 2: PREPARATION OF DRAFT BLOCK PLAN AND SUPPORTING DOCUMENTS

Stage #2 is the preparation of the draft Block Plan, draft ME/S and EIS. Stage #2 will entail regular meetings between the BPRT and landowner representatives. These meetings will keep the BPRT informed of progress on the workplan, provide feedback from the BPRT on the conduct of the work, and facilitate integration of the draft Block Plan elements.

The estimated time required for Stage #2 is 6 months, assuming 12-14 weeks for BPRT review. Stage #2 will conclude with the BPRT decision to circulate the draft Block Plan, draft ME/S, EIS and background reports, and schedule a public meeting for their presentation to the public.

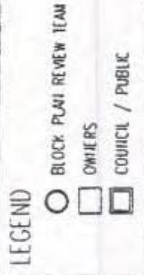
STAGE 3: PUBLIC REVIEW AND APPROVALS

Stage #3 is the process of public review, revision and final approval of the Block Plan, ME/S and EIS. These documents will be presented to a public information meeting, following which they will be reviewed by the applicant and the BPRT. The Block Plan proposal and supporting documentation will be reviewed by the City's staff and consultants, to assess conformity with the policies of OPA #600, and to recommend modifications if necessary. Following a Council Public Hearing the Block Plan, ME/S and EIS will be finalized for formal Council Approval.

The estimated time required for Stage #3 is four months, assuming 8-10 weeks for BPRT review. Stage #3 will conclude with Council approval of the final Block Plan, ME/S and EIS.

Note that, throughout the Block Plan process, it is in the interests of all concerned that all landowners within the Block Plan area, whether they are contributing and participating actively in the process or not, should be kept informed as the Block Plan evolves. Landowners (or their representatives) participating in Block Plans are requested to assume responsibility for ensuring that this information dissemination occurs.

PROPOSED BLOCK PLAN REVIEW PROCESS OPA 600



STAGE 1

PREPARE BLOCK PLAN REVIEW PROCESS AND REQUIREMENTS



BPRT MEETS WITH OWNERS TO PRESENT BLOCK PLAN REVIEW PROCESS

DRAFT/REVISE WORK PLAN

OWNERS PREPARE WORK PLAN TO MEET REQUIREMENTS OF THE BLOCK PLAN REVIEW PROCESS

INITIAL MEETING BLOCK PLAN REVIEW TEAM - OWNERS AND THEIR REPRESENTATIVES

2 MONTHS

STAGE 2

BPRT PROVIDES TECHNICAL COMMENTS ON DRAFT ME/SP, BLOCK PLAN AND ENVIRONMENTAL IMPACT STUDY



PRESENTATION TO BPRT

PREPARE DRAFT ME/SP, BP & EIS FOR SUBMISSION

FINALIZE DRAFT ME/SP, BP & EIS FOR SUBMISSION

OWNERS PRESENT DRAFT ME/SP, BLOCK PLAN AND EIS TO BPRT. PRESENTATION COVERING TOPIC AREAS WITH ADDITIONAL MEETINGS AS REQUIRED

PREPARATION OF DRAFT ME/SP, BLOCK PLAN AND EIS

6 MONTHS

STAGE 3

RECEIPT AND FORMAL CIRCULATION OF DRAFT ME/SP, BLOCK PLAN AND EIS. BPRT SCHEDULES PUBLIC MEETING



RECEIVE PUBLIC INPUT

REVISE ME/SP, BLOCK PLAN AND EIS

REVISE ME/SP AND BLOCK PLAN IN ACCORDANCE WITH EIS AND COUNCIL DECISION

REVIEW OF DRAFT ME/SP, BLOCK PLAN AND EIS BY BPRT AND AGENCIES

SUBMIT STAFF REPORT TO COUNCIL

PREPARE COUNCIL STAFF REPORT

COUNCIL PUBLIC HEARING COUNCIL DECISION

PUBLIC REVIEW AND APPROVALS

4 MONTHS

APPENDIX "C"

SPECIFICATIONS FOR BLOCK PLAN DRAWINGS

The initial submission will consist of:

- i) 20 full sets of paper prints at a scale of 1:3000;
- ii) 1 full set (electronic copy) on 3.5"HD or CDR in DXF format

The topographical and planimetric base mapping will conform to Province of Ontario's 1:10,000 OBM series maps. The layering convention will be the same as that used in the City of Vaughan Spatial Database Layering Guide (attached as Appendix 1).

The Block Plan layers will follow the Spatial Database Layering Guide, although a new category, new groups and layer names will be incorporated (plus all other land uses identified on (4) Land Use Budget Summary Table).

New Main Category	B	Block Plan
New Major Groups	LU	Land Use
	LO	Land Ownership
	TR	Transportation
	SV	Servicing
	EV	Environmental
New Single Layers	LDR	Low Density Residential
	MDR	Medium Density Residential
	ELS	Elementary School
	SES	Secondary School
	DIS	District Park
	NHB	Neighbourhood Park
	DCC	District Commercial Centre

The above-noted layer list is only an example. The City of Vaughan layering convention will be followed as closely as possible. A more comprehensive list of layers will be available soon after the Block Plan review process begins.

All text for items pertaining to basemapping and Block Plan mapping will be done in "STANDARD" font.

Land use colours will be consistent with those in the published version of OPA #600 (Schedules "B", "C" and "D").

APPENDIX "1"

SPATIAL DATABASE LAYERING GUIDE

MAPPING DATABASE - LAYER LIST

MAIN CATEGORY P (Planning)

MAJOR GROUPS CA (Cadastral)
ST (Site Features)
TP (Topographic)
VG (Vegetation)
WC (Watercourses)

SINGLE LAYERS

P-CA-ADD	(Municipal Address)	P-TP-CTP	(Primary Contour)
AMN	(Abutting Municipality Names)	CTS	(Secondary Contour)
ASN	(Assessment Roll Number)	SPT	(Spot Height)
CLL	(Concession Lot Line)	VCP	(Vertical Control Point)
CLN	(Concession Lot Number)		
CNA	(Conservation Authority Areas)	P-VG-HDG	(Hedge, Hedgerow)
CNU	(Concession Numbers)	NUR	(Nursery)
CPL	(Condominium Plan Boundary Lines)	ORC	(Orchard)
DIM	(Property Dimensions other than frontage)	WLT	(Woodlot, Wooded Area)
EAS	(Easement)		
FRT	(Property Frontage)	P-WC-DAM	(Dam)
GEO	(Geographic Township Names)	LAK	(Lake or Pond)
IST	(Institutional Names)	MAR	(Marsh, Swamp)
MON	(Monument - Horizontal Control)	RAP	(Rapids)
MPL	(Registered M-Plan Boundary Lines)	RIV	(River, Creek, Stream)
MUN	(Municipal)		
PRI	(Private Road Allowance)		
PRK	(Park Boundary)		
PRL	(Property Line)		
PUB	(Public Road Allowance)		
ROW	(Right-of-Way)		
RSL	(Registered Survey Line)		
RWY	(Railway Allowance)		
UTM	(UTM Grid)		
VIL	(Village Names)		
P-ST-BDG	(Building)		
BRG	(Bridge)		
CUL	(Culvert)		
FEA	(Feature Outline)		
FNC	(Fence)		
HYD	(Hydro Transmission Line)		
LWY	(Laneway, Driveway)		
PIT	(Pit - Outline)		
PKL	(Parking Lot)		
PTL	(Petroleum Storage Tank)		
RES	(Reservoir)		
ROD	(Road-Centreline)		
RTK	(Racetrack, highschool track)		
RWY	(Rail Line, single or multiple)		
TNK	(Water Tank)		
TRA	(Trail, access way)		

The above list is proposed. Layers names can be added, deleted or changed.

Please note the use of the modifier, i.e.:

River Name P-WC*RIV (text related to the layer with the same name)

Proposed property line P*CA-PRL (indicates a proposed status for the layer with the same name)

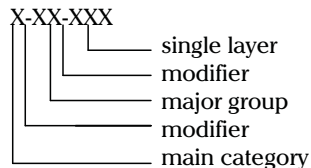
CITY OF VAUGHAN SPATIAL MAPPING DATABASE

Layering Guide

The mapping database will be adopting the "named layers" approach as recommended by Public Works Canada, Architectural and Engineering Services, 1990 (see Appendix 1).

In the alphanumeric layer naming approach, each layer name is divided into sections separated by the hyphen "-" modifier as illustrated below:

NAMING TEMPLATE:



The layer sections are described as follows:

- i) Main category will be the initial indicator determining the creator and/or owner. There will be four main categories:

- P Planning
- E Engineering
- R Parks & Recreation
- H Hydro

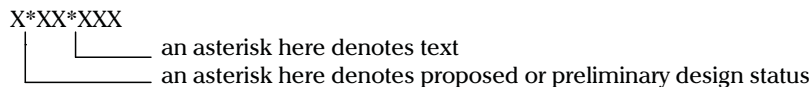
- ii) Major groups are divisions within the main categories which generally reflect a logical data group. For example, the Planning category is divided into the following major groups:

- CA Cadastral
- TP Topographical
- ST Site Features
- WC Watercourses
- VG Vegetation

- iii) Single layers are divisions of the major groups. The single layer reduces the data to a single entity or field. For example, in the Planning category, the major group named Site Features (ST) would have the following single layers:

- BDG Building
- FNC Fence
- TNK Water Tank
- PTL Petroleum Storage Tank
- RTK Racetrack or highschool track
- ROD Road
- RWY Rail Line (single or multiple)
- PKL Parking Lot
- HYD Hydro Transmission Line

- iv) Modifiers are indicated as an asterisk (*) and are used in place of the hyphen, as follows:



If the modifier is not used, then the feature is assumed to be an existing entity and/or non-text.

This layer naming approach is meant to be open-ended, meaning if an appropriate layer does not exist for a particular entity, one could be created using the principles outlined above. For smaller projects, some of the data contained on separate layers could be combined into a single layer. These decisions can be made on a project-specific basis.

FEE CALCULATION WORKSHEET

**THIS FORM MUST BE COMPLETED BY APPLICANT FOR CALCULATION OF FEES
 (PLEASE READ IN ITS ENTIRETY AND FILL IN ACCURATELY)**

BREAKDOWN OF FEES FOR BLOCK PLAN APPLICATION	
<u>STAFF USE ONLY</u>	
File Name: _____ File No.(s) _____	
Related File(s) _____ Total Amount Submitted \$ _____	
CALCULATIONS	TOTAL
Block Plan Fee:	
Block Plan and Secondary Plan _____ ha x \$490.00	\$ _____
TOTAL BLOCK PLAN FEE:	\$ _____
<p>NOTE: (1) The required Vaughan Application Fee must be paid in full, before any processing of the application will commence. (2) If a cheque is submitted for an incorrect amount, the incorrect cheque will be returned to the Applicant, and a new cheque with the correct amount will be required to be submitted.</p>	
TOTAL FEE AMOUNT	\$ _____
<u>STAFF USE ONLY</u>	
VERIFICATION OF FEES:	
Indicate Correct Total \$ _____ (Vaughan Application Fees Only)	
Planner's Name _____	Date _____

SCHEDULE "B" TO BY-LAW 48 - 2011

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS

(2012)

APPLICATION TYPE	BASE FEE	ADDITIONAL FEE DETAILS	
MAJOR OFFICIAL PLAN AMENDMENT ⁸ MINOR OFFICIAL PLAN AMENDMENT ⁷	\$22,165.00 \$10,380.00	SURCHARGE, IF APPLICATION APPROVED SURCHARGE, IF APPLICATION APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$5,590.00 \$3,115.00 \$3,640.00
BLOCK PLAN & SECONDARY PLAN	\$535.00/ha	SURCHARGE NOT APPLICABLE	
ZONING BY-LAW AMENDMENT	\$5,765.00	Plus: if for a change of zone (e.g., R1 Zone to R3 Zone) a) Singles, Semis, Townhouses b) Multiple Unit Blocks (e.g., Apartment Units) c) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces) d) Private Open Space (e.g., golf course, cemetery) Maximum fee for Private Open Space SURCHARGE IF APPLICATION IS APPROVED REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹	\$475.00/unit \$160.00/unit \$6,285.00/ha \$3,140.00/ha \$162,610.00 \$2,885.00 \$3,640.00
By-law to remove Holding Symbol (H)	\$3,905.00	SURCHARGE NOT APPLICABLE	
PART LOT CONTROL BY-LAW	\$1,775.00	SURCHARGE NOT APPLICABLE	
INTERIM CONTROL BY-LAW AMENDMENT	\$4,400.00	SURCHARGE NOT APPLICABLE	
SITE DEVELOPMENT	\$6,815.00	Plus: a) Industrial/Office/Private Institutional Portion of GFA over 4,500m ² b) Commercial (Service, Retail Warehouse) Portion of GFA over 4,500m ² c) Residential - Singles, Semis, Townhouses Or, if previously paid in Subdivision application - Multiple Units (e.g., Apartment Units) Or, if previously paid in Subdivision application COMPLEX REVISION TO A SITE PLAN AGREEMENT/LETTER OF UNDERTAKING EITHER APPROVED BY COUNCIL, OR A PREVIOUSLY APPROVED SITE DEVELOPMENT REQUIRING CIRCULATION AND/OR COUNCIL APPROVAL REVISION TO APPLICATION REQUIRING RECIRCULATION ⁹ SIMPLE REVISION TO PREVIOUSLY APPROVED SITE DEVELOPMENT NOT REQUIRING CIRCULATION AND NOT REQUIRING COUNCIL APPROVAL	\$1.90/m ² \$0.70/m ² \$6.25/m ² \$1.55/m ² \$955.00/unit \$635.00/unit \$315.00/unit \$210.00/unit Full Application Fees Applicable \$3,640.00 \$3,405.00
DRAFT PLAN OF CONDOMINIUM (Residential, Commercial, Industrial)	\$11,625.00		
DRAFT PLAN OF SUBDIVISION	\$14,495.00	Plus: a) Single, Semi, Townhouse Units b) Multiple Unit Blocks (e.g., Apartment Units) c) Part Lots for Residential Use d) Non Residential or Mixed Use Blocks (excluding parks/open space, stormwater management, roads, buffer spaces)	\$245.00/unit \$85.00/unit \$120.00/part lot \$3,365.00/ha
		Revision to Draft Approved Plan, requiring Circulation Revision to Condition(s) of Draft Approval Extension of Draft Plan Registration of Each Additional Phase of a Plan	\$3,640.00 \$3,640.00 \$1,815.00 \$1,830.00

NOTES

1. Any application fees paid prior to the date this By-law comes into force, shall be credited to the amount(s) due under this By-law.
2. If an application is withdrawn in writing by the Applicant:
 - a) prior to a technical report proceeding to Committee of the Whole, 30% of the fee may be refunded;
 - b) prior to a Public Meeting, 50% of the fee may be refunded.
3. Should the Applicant request that a Public Meeting be cancelled (after Notices have been mailed out) and held at a later date, the total cost incurred for the second mailing of a Public Meeting Notice shall be borne by the applicant.
4. An appeal of any of the above-noted Development Applications to the Ontario Municipal Board shall be subject to a \$625.00 Planning Department Administrative fee, to be paid by the Appellant.
5. Site Development applications for new individual (excluding new single-detached residential dwelling developments(s) proceeding through the plan of subdivision approval process) single-detached dwellings that are to be constructed within the Kleinburg-Nashville Heritage Conservation District Study and Plan, as defined by OPA No. 200, as amended by OPA No. 658, are subject only to the Simple Revision fee for Site Development Applications, and will require Council approval of the application.
6. For Mixed Use development, where more than one use is proposed on a site, the applicable Site Development fee shall be the Base fee, plus the total of the fees for each individual use added together.
7. Minor Official Plan Amendment: A "Minor" Official Plan amendment is an Official Plan amendment that:
 - i) proposes a small-scale exception to a specific Official Plan standard (e.g., minor changes to the number of permitted units; building height; gross floor area; or to add a site-specific use limited in scale);
 - ii) proposes a minor change to a specific policy that is limited in scope and typically to one property;
 - iii) maintains the intent and purpose of the Official Plan; and,
 - iv) shall have limited impact or policy implications beyond the subject lands.
8. Major Official Plan Amendment: A "Major" Official Plan amendment is an Official Plan amendment that:
 - i) proposes a redesignation or change in land use for a property(ies);
 - ii) requires many changes to the policies and schedules of the Official Plan;
 - iii) is more significant in scale and scope than a minor Official Plan amendment, and which may have greater impact or policy implications beyond the subject lands. Applications relating to more than one property would normally be in this category;
 - iv) a site-specific application representing a large scale development/redevelopment or a change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category; and,
 - v) an Official Plan amendment within a Heritage Conservation District.
9. Official Plan and Zoning By-law Amendment and Site Development Applications – Recirculation fee applicable when substantial changes are initiated by the applicant that requires a full recirculation for review and comment prior to Council approval. When more than one related application (e.g., Official Plan and Zoning By-law Amendment) is filed, the fee shall only be applied for one of the related applications.

OTHER GENERAL FEES

\$415.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file).