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**PLANNING ANALYSIS**  
**10240 Pine Valley Drive, Vaughan, ON**

**Part Lot 22, Concession 7, Vaughan**

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# Summary

Malone Given Parsons Ltd. (MGP) was retained to provide a planning analysis for approximately 62 hectares (153 acres) of land municipally known as 10240 Pine Valley Drive in the City of Vaughan (the “Subject Lands”). The Subject Lands are located on the west side of Pine Valley Drive and approximately 350 metres north of Major Mackenzie Drive. The lands are adjacent to the Vaughan Urban Area Boundary and are currently used for agricultural purposes. The owners currently operate a farm (Upper Cold Creek Farms) on the Subject Lands but have recently sold the cattle operation given increased urban pressures and conflicts from the surrounding communities. The Subject Lands contain vegetated and wooded areas, tributaries of Cold Creek, agricultural fields and structures, and residential buildings.

The Subject Lands are within the Greenbelt Plan as Protected Countryside and as such, not permitted for urban development. To the immediate north of the Subject Lands, the adjacent lands are within the Urban Area of Vaughan and are developing for a residential community (Block 47). On the east side of Pine Valley Drive, the lands are within the Urban Area of Vaughan and contain primarily residential uses but also community uses, parks and natural open space. To the south and west of the Subject Lands, these lands are within the Greenbelt Plan given that over 200 hectares (~500 acres) were previously conveyed to the Ontario Heritage Trust by the grandfather of the owner, J. Grant Glassco. As such, the lands contain the last remaining farm in the area and are surrounded by urban development or public lands.

The owners of the Subject Land have requested a Planning Analysis in consideration of the Subject Lands removal from the Greenbelt Plan boundary. In this context, this report provides an analysis of the Subject Lands and their suitability for inclusion within the Urban Area of Vaughan, should they ever be considered for removal from the Protected Countryside of the Greenbelt Plan. This analysis reviews the policies contained in the Provincial Policy Statement 2020 and A Place to Grow: A Growth Plan for the Greater Golden Horseshoe 2020 (‘Growth Plan’). Given that a detailed development proposal has yet to be prepared, the analysis is based on high level criteria that capture the intent of the settlement expansion policies of these plans.

The Subject Lands represent a logical extension of the existing settlement area as they are adjacent to lands that are within Vaughan’s Urban Boundary and are on the edge of the Greenbelt Plan area boundary. The Subject Lands are surrounded by urban development given their general geographic location in the centre of Vaughan. The Subject Lands are capable of being easily serviced in the near term due to their proximity to existing urban areas and recent development, including local servicing and transportation infrastructure investments, specifically those planned along Major Mackenzie Drive and Highway 413 to the north. It is our opinion that, subject to additional work, the Subject Lands can conform to Provincial policies related to settlement area boundary expansions.

The Subject Lands provide a strategic opportunity to realize the creation of a complete neighbourhood adjacent to the current urban boundary of Vaughan. Approximately 25 hectares of the Subject Land are not encumbered by natural heritage features and as such, it is contemplated that the Subject Lands could be development for a range of housing and community uses, specifically long-term care facilities and seniors-oriented housing. Furthermore, the owners of the Subject Lands have been contacted by hospice providers expressing interest in the Subject Lands for a hospice facility and would like the opportunity to explore the construction of a hospice facility within the Subject Lands as another family legacy project, leveraging the family gift of the 500 acres to the community 50 years ago. This range and mix of housing could easily be provided in the near term on the Subject Lands.

Significant environmental features will be identified and protected from development. Preliminary analysis estimate that approximately 37.4 hectares of the Subject Lands contain environmental features or associated buffers. Should the lands be removed from the Greenbelt Plan area and permitted for development; these natural heritage lands will be conveyed to the public for long term protection and thereby increasing the public's access across the Subject Lands. Given the location of natural features, there is an opportunity to incorporate the natural heritage lands into the existing public recreation and active transportation network in the area (such as the Boyd Trail and/or Vaughan Super Trail). This would enable residents to move through the neighbourhood without the use of automobiles and to travel to existing Vaughan neighbourhoods, including nearby community uses.

**Figure 1:** Air Photo of the Subject Lands



 Subject Lands - 10240 Pine Valley Dr, Vaughan

## 1.1 Introduction

Malone Given Parsons Ltd. (“MGP”) has been retained to provide a planning analysis for approximately 62.1 hectares (153.5 acres) of land municipally known as 10240 Pine Valley Drive in the City of Vaughan, (the “Subject Lands”).

This report provides an analysis of the Subject Lands regarding their suitability for inclusion within the Urban Boundary of Vaughan, should they ever be considered for removal from the Protected Countryside of the Greenbelt Plan.

This analysis reviews the policies contained in the Provincial Policy Statement 2020 (‘PPS’) and A Place to Grow: A Growth Plan for the Greater Golden Horseshoe 2020 (‘Growth Plan’). Given that a detailed development proposal has yet to be prepared, the analysis is based on high level criteria that captures the intent of the settlement expansion policies of these plans.

## 1.2 Existing Context

The Subject Lands are comprised of two adjacent parcels of land as shown on **Figure 1** and legally described in the Table below.

Owners Name	Municipal Address	Legal Description	Area (ha)
Party To: Evans, Jean Gay; Evans, John R	10240 Pine Valley Drive, Vaughan	Part Lot 22 Con 7 Vaughan as in VA69456; Pt Lt 23 Con 7 Vaughan as in VA50989 Except VA68884; S/T & T/W VA69496; Vaughan	48.8
Evans, Jean Gay	N/A	Part Lot 22 Con 7 Vaughan as in R619576; S/T & T/W R619576; Vaughan	13.4
<b>Total Area</b>			<b>62.2</b>

The Subject Lands are currently used for agricultural purposes, and in addition to farm-related uses and structures, contain vegetated areas, two tributaries of Cold Creek, and residential buildings. The Subject Lands are designated “Agricultural” and “Natural Areas” in the Vaughan Official Plan 2010. Most of the Subject Lands are zoned Agriculture and a portion is zoned Open Space Conservation Zone, generally associated with the tributary.

The Subject Lands are adjacent to Vaughan’s Urban Boundary and generally surrounded by urban development. The neighbourhood known as Block 47, part of the Block 40/47 Secondary Plan Area, is immediately north of the Subject Lands and is currently under construction for residential uses. It comprises primarily of single detached and townhouse dwellings but also parkland and natural heritage areas. The lands on the east side of Pine Valley Drive are also within the Urban Boundary and consist of established and new residential community that include a range of housing types, parks, community uses and natural heritage lands.

To the south and west of the Subject Lands, these lands are also within the Greenbelt as they were previously conveyed by J. Grant Glassco (owner of the Subject Lands grandfather) to the Ontario Heritage Trust for natural heritage and agricultural conservancy over 50 years ago.

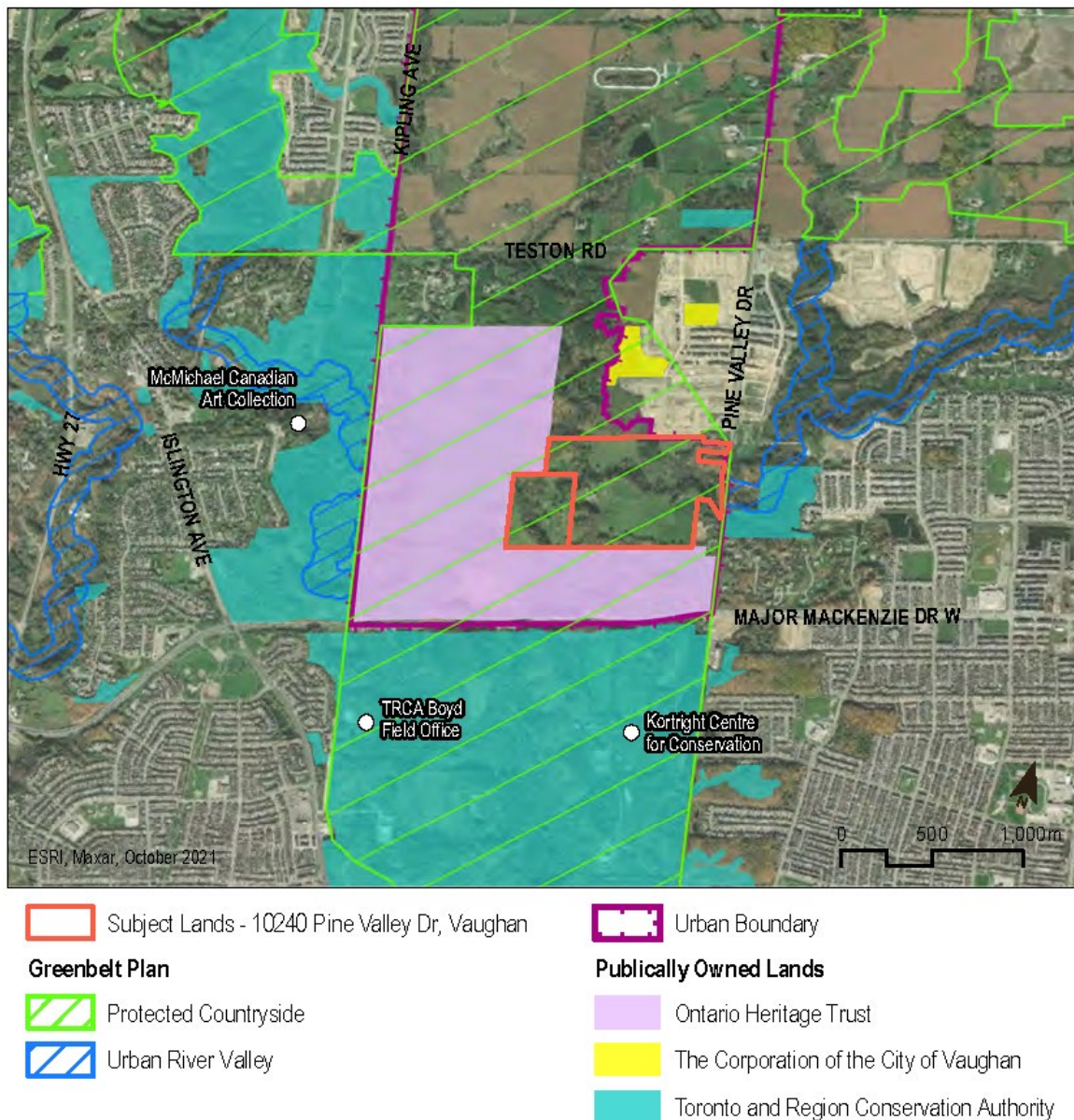
The Subject Lands are in proximity to Kleinberg Village (to the west) centred on Islington Road and defined by residential, natural heritage, and park uses.

The Subject Lands have direct frontage on the west side of Pine Valley Drive and are approximately 350 metres north of Major Mackenzie Drive. Teston Road is located to the north of the Subject Lands. These

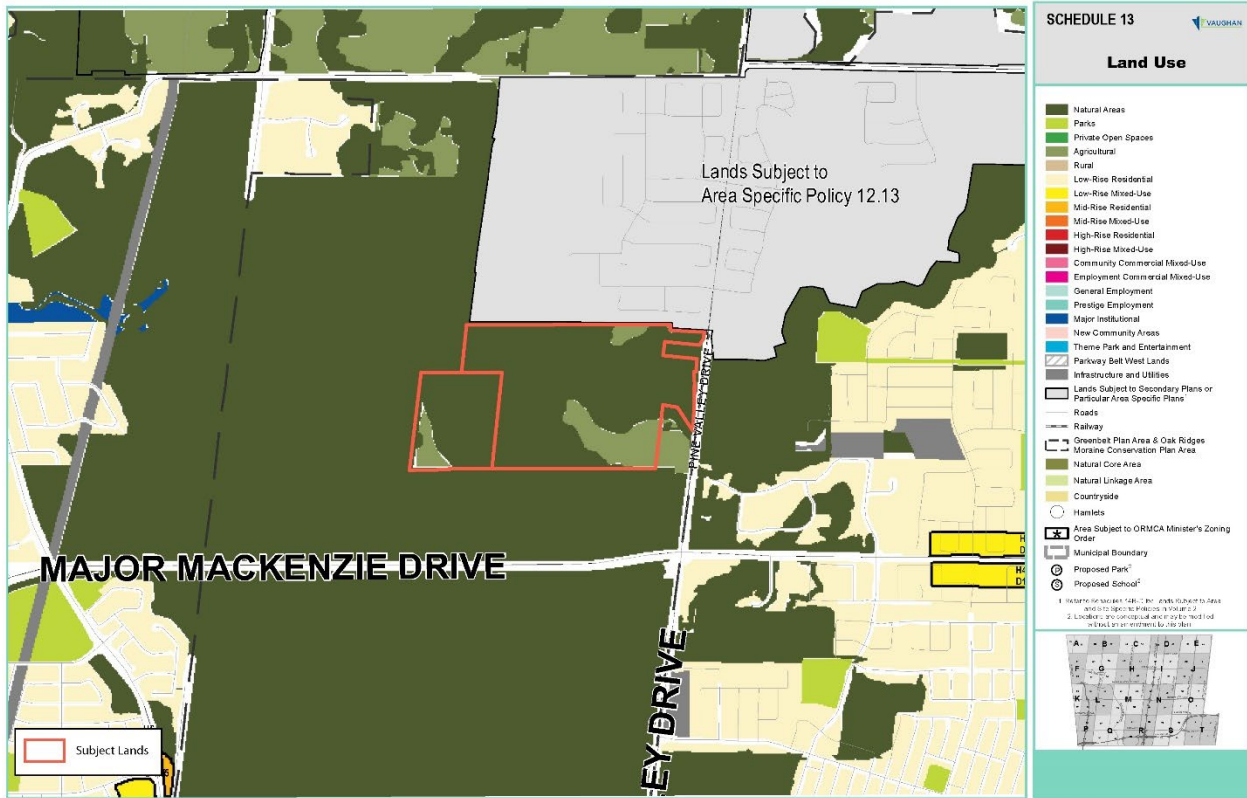
roads are Major Regional Arterial Roads. Major Mackenzie Drive has six travel lanes, whereas Teston Road is planned to widen to four lanes. Major Mackenzie Drive connects to Highway 427 (to the west) and Highway 400 (to the east). It also connects to various services and amenities within a short distance including the Kortright Centre, Kleinburg Village, schools, parks, recreational areas, and retail/service commercial. Major Mackenzie Drive is identified as a Transit Priority Network, where frequent bus service is provided by York Regional Transit (Local Route #4). Highway 413 is planned just one concession block north between Kirby Road and King-Vaughan Road, ultimately providing Pine Valley Drive with a direct connection to a Provincial Highway.

The current uses and designations are illustrated in the following Figures. Figure 2 illustrates the Subject Lands in the context of Greenbelt Plan to surrounding uses and publicly owned lands. Figure 3 illustrates the City of Vaughan Official Plan designations for the Subject Lands and surrounding areas and Figure 4 illustrates the location of the Subject Lands in the York Region Official Plan 2022 Regional Structure.

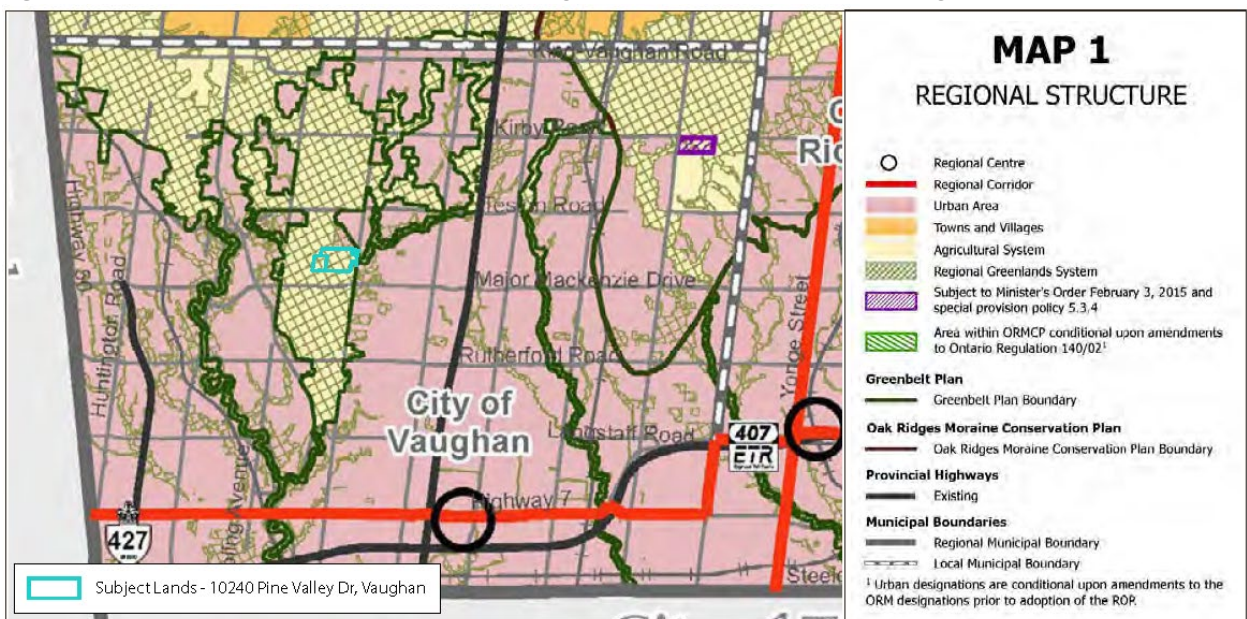
**Figure 2: Subject Lands and the Greenbelt Plan and Lands within public ownership**



**Figure 3: Designation of the Subject Lands on Schedule 13 – Land Use, City of Vaughan Official Plan (2010)**



**Figure 4: Location of the Subject Lands in the York Region Official Plan, 2022 Map 1 – Regional Structure**



### 1.3 Building a Complete Community

The Provincial Policy Statement 2020 and Growth Plan both emphasize the need to manage and direct land uses to achieve efficient and resilient development and land use patterns. Healthy, liveable, safe, and complete communities are built by promoting efficient development and land use patterns, accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, multi-unit housing, affordable housing, and housing for older persons). They should also accommodate institutional, recreation, parks, open space, and other uses to meet long-term needs and promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The following text provides a summary of policies / criteria that must be considered, at a minimum, in assessing whether the Subject Lands could be added to the settlement area and support the development of a complete community that uses land efficiently.

**The Subject Lands are adjacent to a lower-tier municipal settlement area that:**

- 1. Has a delineated built-boundary;**
- 2. Has existing or planned municipal water and wastewater systems; and,**
- 3. Has no other reasonable lands to accommodate the proposed uses.**

The Subject Lands represent a logical extension of an existing settlement area as they are adjacent to lands which are within Vaughan's Urban Boundary and are on the edge of the Greenbelt Plan area boundary. The Subject Lands can be serviced in the near term due to their proximity to existing urban areas and recent development, including recent infrastructure investments. The Vaughan settlement area has a delineated built-up area, and there are no remaining opportunities to expand the urban area within the City of Vaughan beyond the areas currently identified as Urban Area without expansion in the Greenbelt or Oak Ridges Moraine.

York Region has adopted an update to its Official Plan to the 2051 planning horizon and all lands in Vaughan are now within the settlement area boundary to accommodate growth to this horizon. There are no additional lands within the Vaughan settlement area that could easily accommodate additional residential growth, and new communities within Vaughan are located further north near the edge of the Vaughan municipal boundary.

**The lands can be cost effectively and efficiently serviced in the near term by the proponent and there is sufficient capacity in existing and planned infrastructure and public service facilities.**

The Subject Lands are close to Major Mackenzie Drive, which is identified as a Rapid Transit Corridor in the York Region Official Plan and currently contains six travel lanes in each direction. East of Pine Valley Drive, Major Mackenzie Drive has existing cycling facilities and cycling facilities are planned for all Regional roads. Teston Road is planned to be widened in the near term to four lanes. Highway 413 is proposed to the north which will ultimately provide a direct connection to a provincial highway from Pine Valley Drive.

The Subject Lands also benefit from proximity to existing and planned public service facilities, schools, parks, large-format retail, and social services to the east, south and west within the City of Vaughan. The Subject Lands also provide a key opportunity to connect new neighbourhoods to the north and east to the Humber Trail via the William Granger Greenway. The Subject Lands could help to complete a trail and active transportation network extensions for the planned Super Trail from points north and east to points



south and west such as the Kortright Centre, Boyd Conservation Area and the McMichael Canadian Art Collection.

Sanitary and water servicing are currently provided for the lands under development to the immediate north and east. Servicing of the Subject Lands represents a logical and efficient extension of the existing and planned servicing system for Vaughan. The Subject Lands can accommodate growth in a manner that extends roads and municipal servicing infrastructure in a logical and cost-effective manner.

**The lands will be developed at a minimum density that supports the achievement of minimum density targets of the upper -tier municipality.**

The Subject Lands can be developed at a density that exceeds the minimum designated greenfield area density established in the York Region Official Plan.

**Significant natural heritage and hydrological features within the Subject Lands will be protected.**

Significant natural heritage and hydrological features on the Subject Lands can be protected, including the provision of appropriate buffers to these features.

**The lands can comply with the minimum distance separation formulae.**

Given the nature of the surrounding uses, it is assumed the lands will comply with the MDS formulae.

**They will support the achievement of complete communities by:**

- 1. Featuring a diverse mix of land uses including residential and employment uses;**
- 2. Having convenient access to:**
  - i. A range of transportation options including transit and active transportation;**
  - ii. Public service facilities;**
  - iii. An appropriate supply of open spaces, parks, trails, and other recreational facilities;**
  - and,**
  - iv. Healthy and affordable food options, including urban agriculture.**
- 3. Providing a range and mix of housing options, including additional residential units and affordable housing.**

The Subject Lands can provide an appropriate range and mix of uses that will contribute to the creation of a complete community, particularly in providing for a range of higher density housing types than exist in this area today, local commercial and seniors housing, and opportunities for long-term care and hospice facilities.

The site is well served by existing transportation and transit system via Pine Valley Drive, Major Mackenzie Drive and Teston Road. The development is within a short commute to a range of transportation choices, including regional higher-order transit along Major Mackenzie Drive and the Maple GO Train station at Keele Street and Major Mackenzie Drive. The continuation of a trail system along natural heritage lands will achieve active transportation connections to the existing community and nearby public service facilities.

In addition to nearby recreation opportunities, the Subject Lands can provide for parks and recreational facilities that will serve both residents on these lands and nearby residents. This can include the provision of new parks that are part of a connected open space system. A full range and mix of housing options can be provided on the Subject Lands, including more attainable forms of housing (e.g. townhouses of all forms, secondary units and apartments) and dedicated seniors housing.