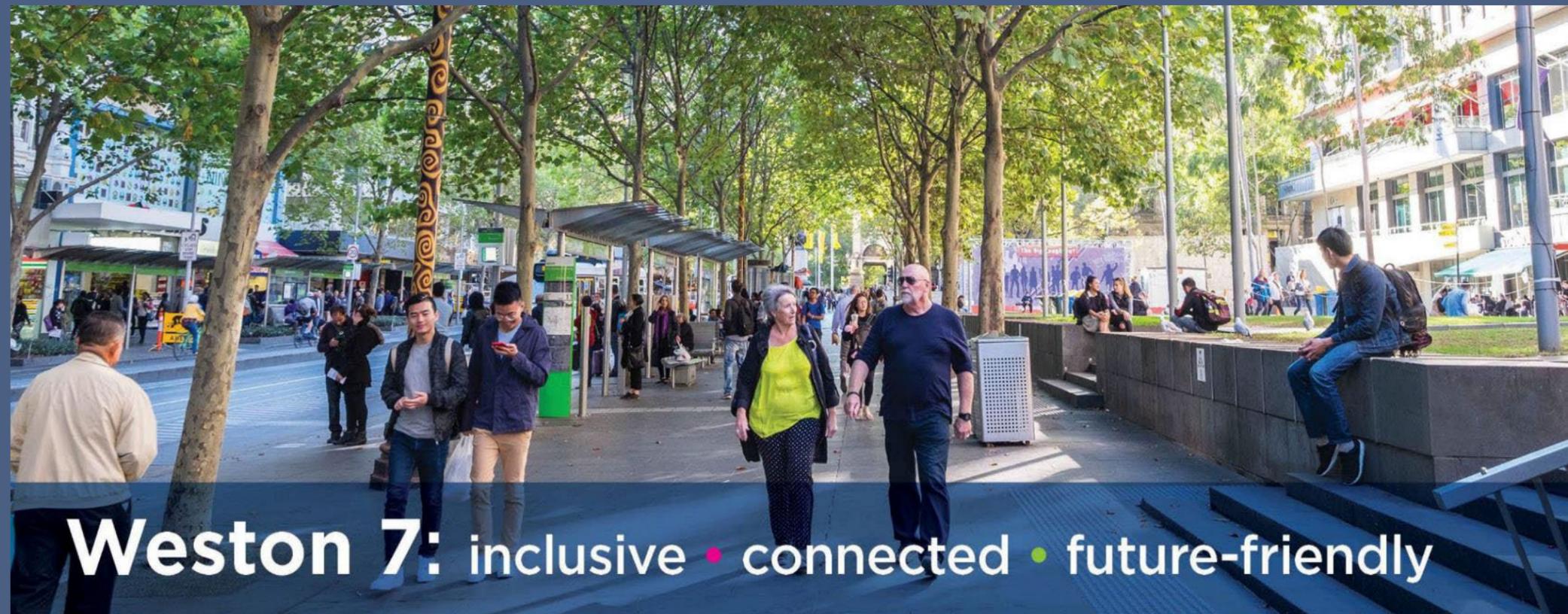


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Communication
CW(WS) – June 5, 2024
Item No. 2



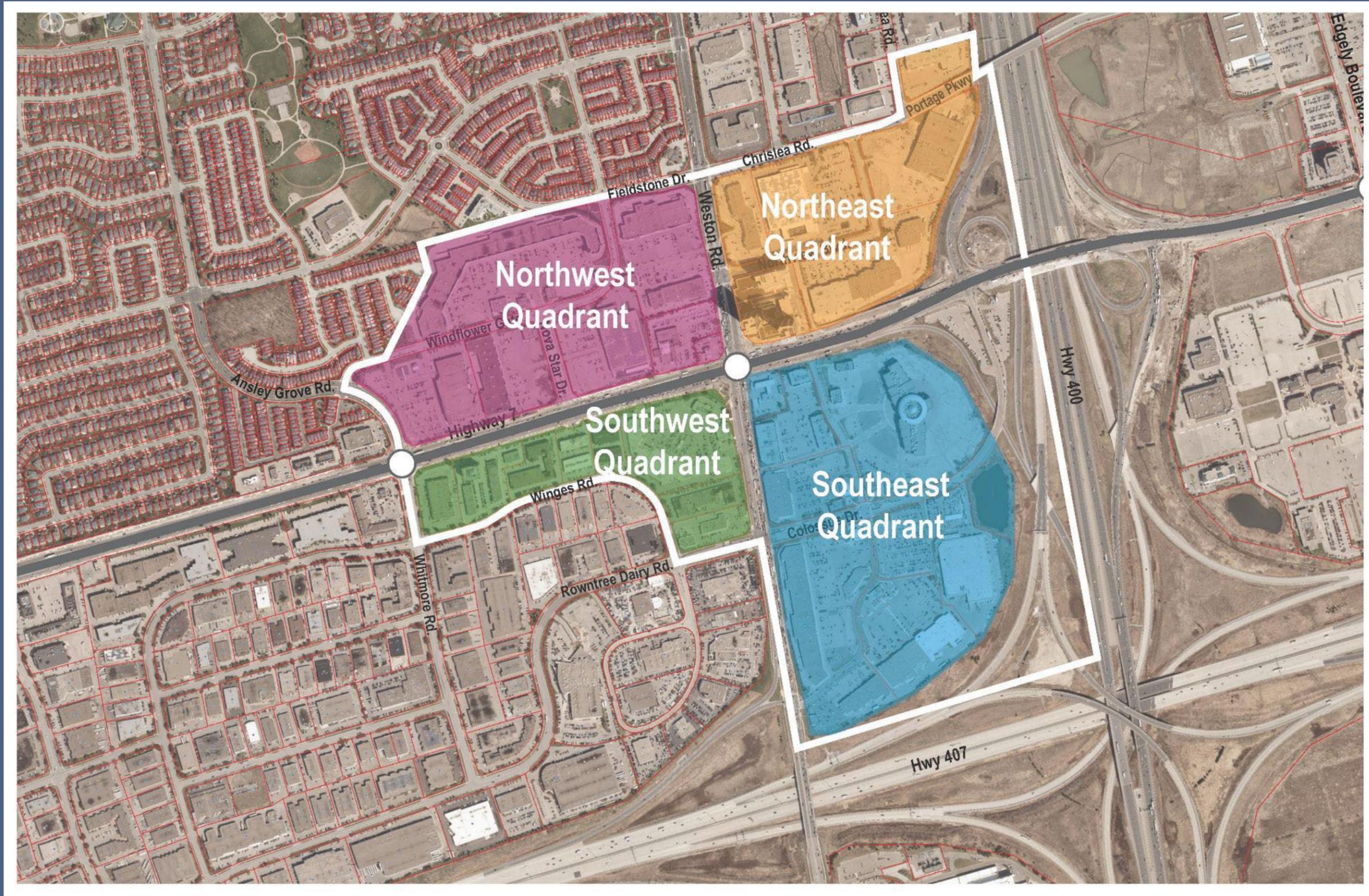
Committee of the Whole

June 5, 2024



Weston 7: inclusive • connected • future-friendly

Weston 7 Secondary Plan Quadrants



The purpose of this presentation is two-fold:

1. To update the Committee on the progress made on the Secondary Plan since the Statutory Public Meeting held on **November 1, 2023**
2. To review the key changes incorporated into DRAFT 3 of the WESTON 7 Secondary Plan

Since the last presentation to the Committee there have been a number of important components of our ongoing work:

1. Comprehensive comments of DRAFT 2 from the Region and from various City Departments, most of which have been implemented into DRAFT 3
2. A Landowners Group was formed following the Statutory Public Meeting. The purpose of the LOG is to collaborate with City staff to establish a fair and reasonable phasing strategy, and ensure appropriate agreements are in place to fund and develop the required municipal service infrastructure and transportation system improvements.

To date, staff have met with the LOG a total of 10 times between December of 2023, up to May 30, 2024.

The LOG has provided comprehensive comments on DRAFT 2 of the WESTON 7 Secondary Plan, many of which have been implemented into DRAFT 3, while others are subject to ongoing discussion.

Since the last presentation to the Committee there have been a number of important components of our ongoing work:

3. Integration of work carried out on the **Transportation Master Plan (TMP)** and the **Integrated Urban Water Plan (IUWP)**. As we are all aware, the capacity of existing and identified future improvements to municipal service infrastructure systems and the transportation system is a fundamental issue within WESTON 7.
 - > **The Transportation System** - There is currently no residual capacity in the City/Region transportation system to accommodate any future growth. The TMP identifies a host of improvements that are all required to facilitate growth to include up to approximately 15,000 new residents and up to approximately 10,000 new jobs, which is well below the estimated growth forecast by this Plan for WESTON 7.
 - > **The Municipal Service Infrastructure Systems** - There is currently some limited residual capacity in the City/Region water and wastewater systems to accommodate future growth. The IUWP identifies a list of water and wastewater system improvements that are required to accommodate up to 62,865 people (including employment equivalent), which is in excess of the estimated growth forecast by this Plan for WESTON 7.

1. The importance of comprehensive planning - Comprehensive planning supports the consideration of contextual implications of development on the achievement of the long-term vision for the surrounding community and the planning principles established to achieve that vision. Comprehensive planning ensures that:

- > An identifiable pattern of development is established to create community character and to manage impacts on adjacent properties
- > There are appropriate Pedestrian Realm and Active Transportation Networks that are highly interconnected
- > There are adequate and accessible public service facilities including community centres, schools and other educational, recreational and cultural opportunities embedded within the buildings and spaces throughout the community
- > There is a street and block pattern that supports appropriate forms of development throughout the community. The street and block pattern must be efficient and well connected
- > There is a direct and quantifiable link between the approval of development and the ability of the municipality to provide appropriate municipal service infrastructure and transportation system capacity

- 2. Establishing an appropriate planning policy framework** - Both the Regional Official Plan and the Vaughan Official Plan identify very specific requirements for the preparation and approval of Secondary Plans, and the WESTON 7 Secondary Plan is required to conform with those policies.

- 3. Establishing overall projections for growth, and policies for growth management** - To establish the direct link between the amount of growth anticipated and the ability to deliver municipal service infrastructure and transportation system improvements. Crucial to the concept is the establishment of phasing significant growth over time.

- 4. Managing building height and density** - Building height and density establish parameters for the ultimate built form within WESTON 7, linked back to the overall growth projections and policies for growth management, including the equitable distribution of limited municipal service infrastructure and transportation system capacity

- 5. Managing the mix of land uses** - WESTON 7 is expected to be a mixed-use centre. The intent of requiring a mixture of uses is to ensure that the community does not evolve into simply a major residential enclave, without appropriate supporting opportunities to work, to shop, to go to school and to enjoy a robust collection of community, recreational and cultural facilities

PART A: The Preamble

The Preamble provides introductory information about the nature and purpose of the WESTON 7 Secondary Plan. It includes commentary on:

- The overall **introduction** to the WESTON 7 Secondary Plan Area, including references back to the City of Vaughan Official Plan
- The **purpose** of the Secondary Plan
- A description of the **location** of WESTON 7
- The **policy context** affecting WESTON 7 and the general approach inherent to the policy framework included in the Secondary Plan
- A discussion of the parameters and **application** of the Secondary Plan

- The Preamble has been modestly edited. The key change was to remove much of the detail with respect to growth forecasts. It is now more general.
- The mapping has been adjusted to reflect a proposed minor expansion to the Weston 7 Secondary Plan boundary

PART B: The Secondary Plan

Section 1.0 Vision + Principles

- Section 1.0 articulates the overarching Vision for WESTON 7 and establishes 10 supporting Principles.
- The Vision and Principles set the stage for the more detailed policy framework that follows within the rest of the Secondary Plan
- Wording slightly adjusted to reflect specific wording in VOP with respect to the role of WESTON 7 in the City's urban structure
- Added minimum density targets in accordance with City policy for the 2 MTSA's – 200 and 250-people and jobs per hectare
- The rest of Section 1.0 has been modestly edited in response to comments from the LOG, the Region and City staff

Section 2.0 Growth Management

- Section 2.0 deals with the key issues of growth management. It establishes overall growth estimates, and subdivides those estimates by the defined 4 Quadrants
- Identifies the requirements for Block Planning and Development Concept Reports
- A host of policies that deal with the phasing of growth on the basis of the recent information provided by the TMP and the IUWP
- There are policies that talk to the important role of the Landowner's Group Agreement, and the opportunity to establish a Capacity Allocation Program
- Growth estimates articulated as targets
- Phasing linked to available capacity in municipal infrastructure and transportation system capacity
- Exceeding Secondary Plan wide growth estimates will require an OPA
- Requirements for Block Plans, Development Concept Reports and Land Owner Agreement clarified

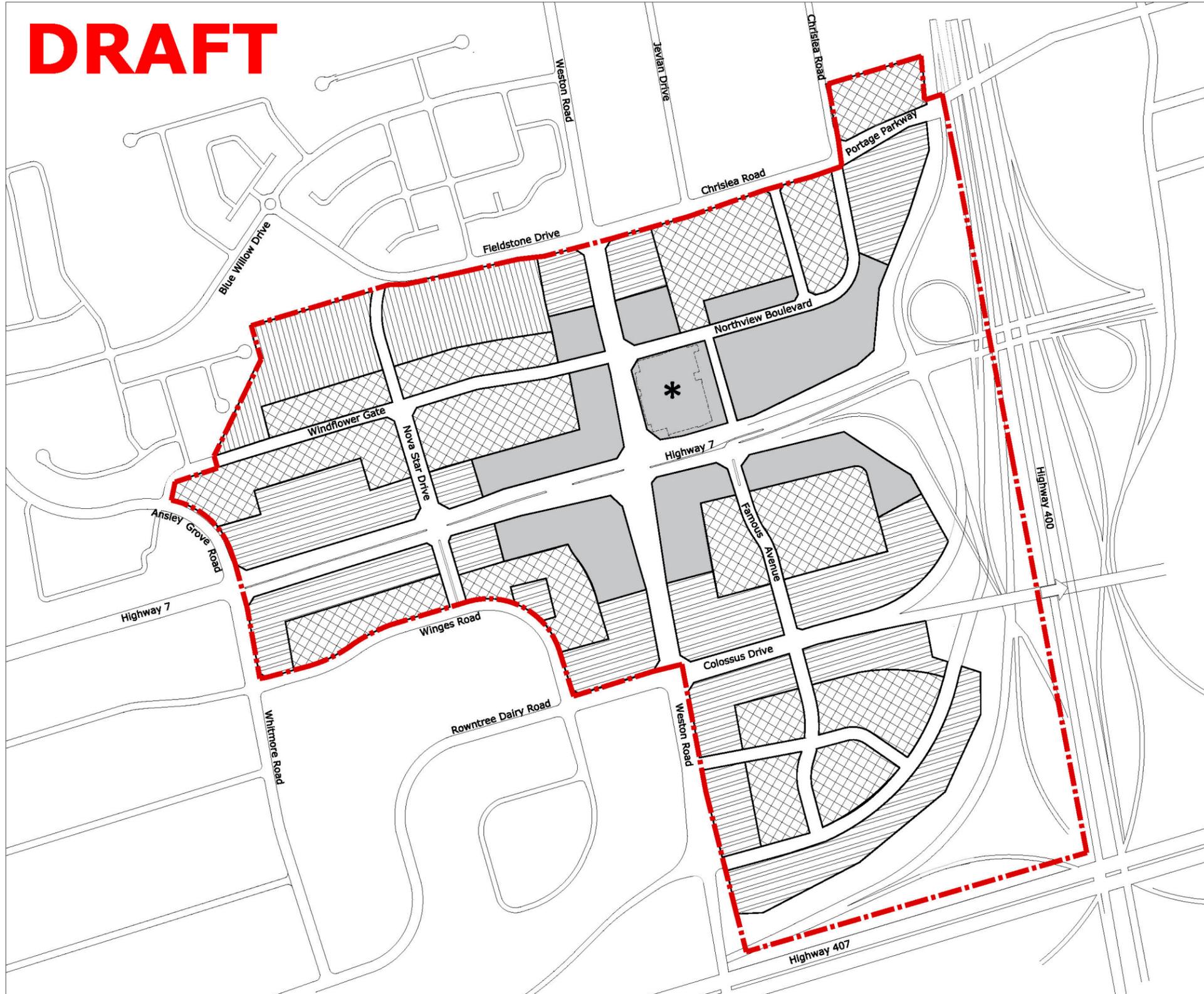
Section 3.0 Building a Successful Community

- Section 3.0 identifies a number of topic specific policies that apply to development throughout WESTON 7, including:
 - Providing Housing Options
 - Promoting a Strong Economy
 - Supporting a Healthy Community
 - Providing Public Service Facilities
 - Ensuring High Quality Design
 - Promoting Sustainability + Adapting to Climate Change

- Modest editing within this Section, as suggested by the Region, City staff and the LOG
- Reviewed Section on housing in the context of the identified OLT decision, some adjustments made, although the intent of the policies remain
- The location of community hub is still preferred (permissive policy)
- Policy refined for location of schools, but language about urban format school is kept

Section 4.0 Land Use + Built Form Policies

- Section 4.0 includes a substantial policy framework related to Land Use and to Built Form
- The intent is to identify these elements of City building in a comprehensive section, so that they do not have to be repeated within the land use designation identified in Section 5.0
- Provides detail on dealing with various permitted land uses and detail with respect to defining Low-Rise, Mid-Rise and High-Rise Buildings
- Built Form is linked to Schedule 2 – Building Height
- Uses permitted and uses not permitted have been clarified and refined, but these sections remain in the Plan
- Definitions of Floor Space Index, Gross Floor Area and Building Height included for clarity, provides density flexibility
- Minimum and maximum height regulations and maximum density provisions are retained
- Additional flexibility with respect to Low-Rise, Mid-Rise and High-Rise height restrictions added
- Requirements for compatibility refined

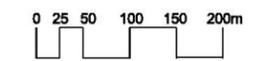


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Schedule 2 Weston 7 Building Height

Legend

-  Secondary Plan Area
-  Low-Rise
-  Mid-Rise
-  High-Rise I
-  High-Rise II
-  Existing Development (Centro Square)

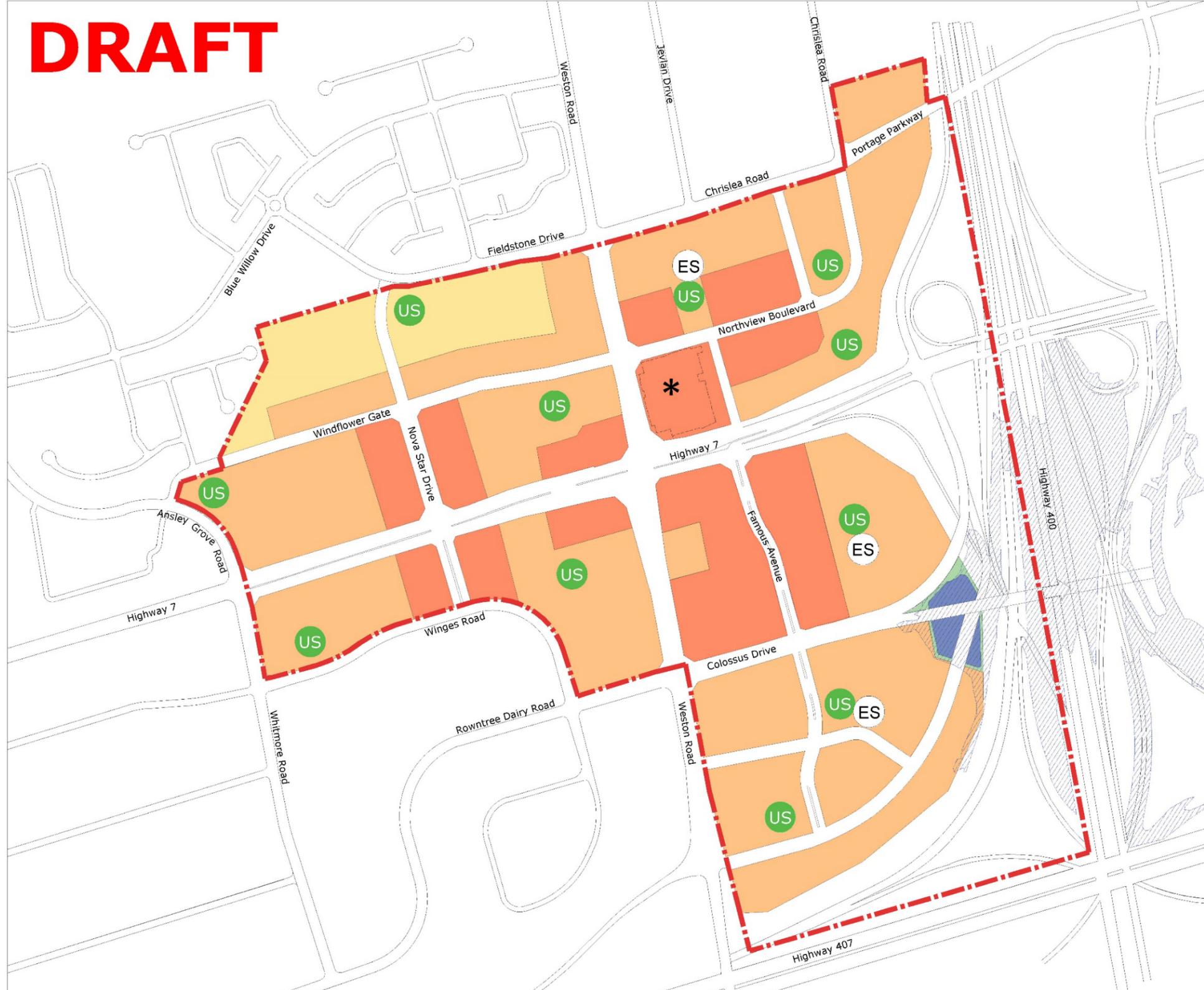


May 2024

Section 5.0 Land Use Designations

- Section 5.0 establishes the various Land Use Designations - the Residential I Designation, the Mixed-Use I Designation and the Mixed-Use II Designation
- Each Designation articulates intent, the list of permitted uses and a set of General Development policies
- Section 5.0 also includes two Overlays - the Flood Spill Overlay and the Colossus Drive Corridor Protection Overlay
- The Land Use Designations and Overlays are identified on Schedule 1 – Land Use Designations

- All land use designations retained
- Lists of permitted uses refined, but retained
- Non-residential GFA requirements retained, along with prohibition of residential units at-grade in Mixed-Use II
- Uses that support the residential uses and live work units are considered non-residential uses
- Colossus Drive policies added as suggested by the LOG

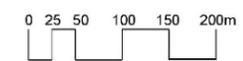


Schedule 1 Weston 7 Land Use Designations

Legend

-  Secondary Plan Area
-  Residential I
-  Mixed-Use I
-  Mixed-Use II
-  Urban Squares
-  Elementary School
-  Existing Stormwater Management Pond
-  Flood Plain Spill Area Overlay
-  Existing Development (Centro Square)

Quadrants

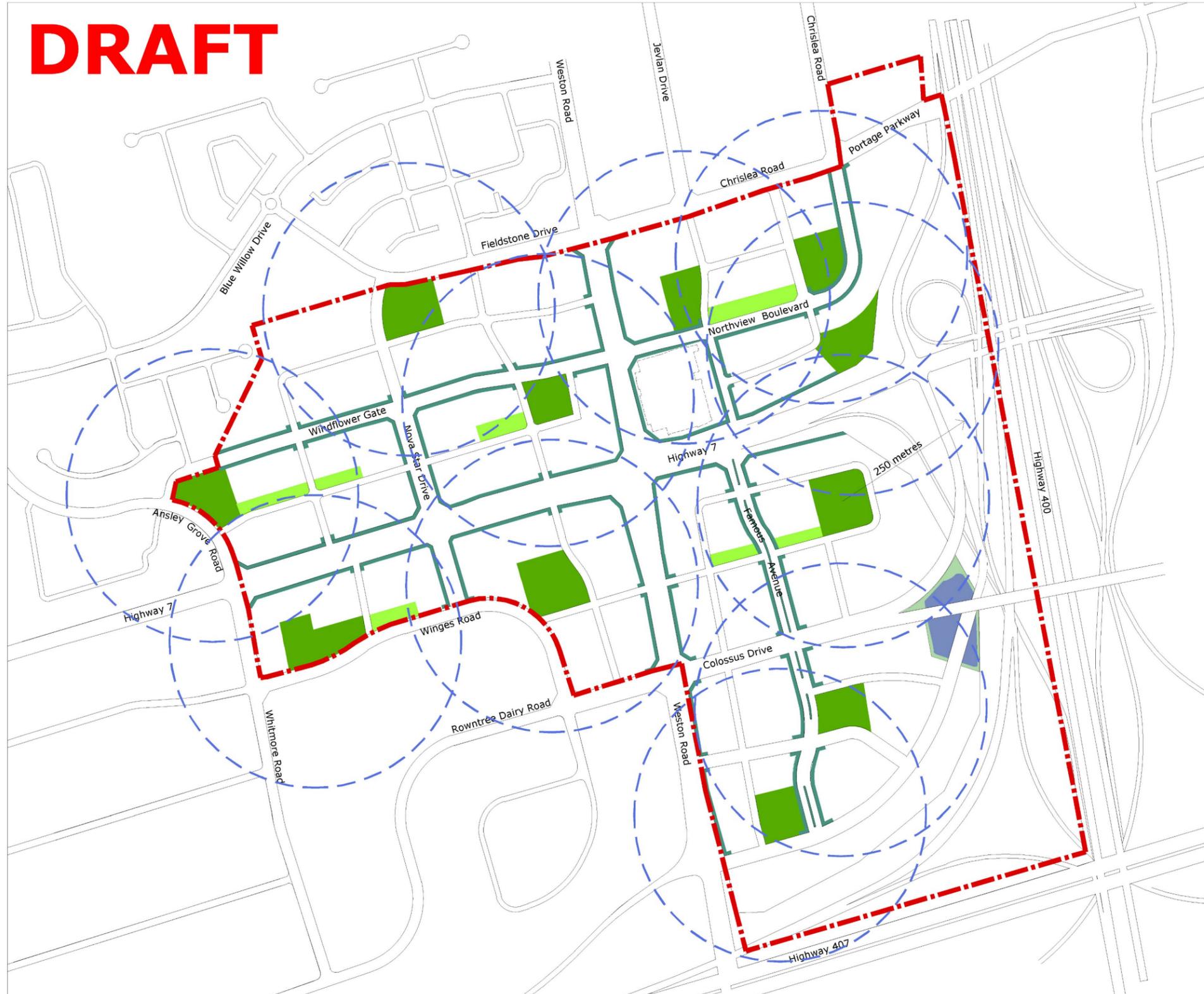


May 2024

Section 6.0 The Pedestrian Realm Network

- Includes a policy framework that articulates the Pedestrian Realm Network, including direction for Urban Park Spaces and Streetscapes
- The intent is to achieve a comprehensive network of spaces that work together and complement each other, leading to a well-connected, universally accessible Pedestrian Realm and Active Transportation Networks throughout WESTON 7
- Urban Park Spaces include a focus on Urban Squares, with opportunities for Promenades and Pocket Parks, as identified on Schedule 3 – Pedestrian Realm Network
- Streetscapes are identified in two categories – Enhanced Urban Streetscapes and Standard Urban Streetscapes, as identified on Schedule 3 – Pedestrian Realm Network
- A host of changes made in response to comments from the City staff and the LOG, although the policy framework has generally been retained with flexibility added, where appropriate
- New policy regarding offsite dedication (but within WESTON 7) included as suggested by LOG, included in Implementation section

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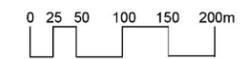


Schedule 3 Weston 7 Pedestrian Realm Network

Legend

-  Secondary Plan Area
-  Urban Squares
-  Promenades
-  Enhanced Urban Streetscape
-  Standard Urban Streetscape
-  Existing Stormwater Management Pond
-  250m Radius, 2-3 Minute Walking Distance

Note: Park Locations are Conceptual

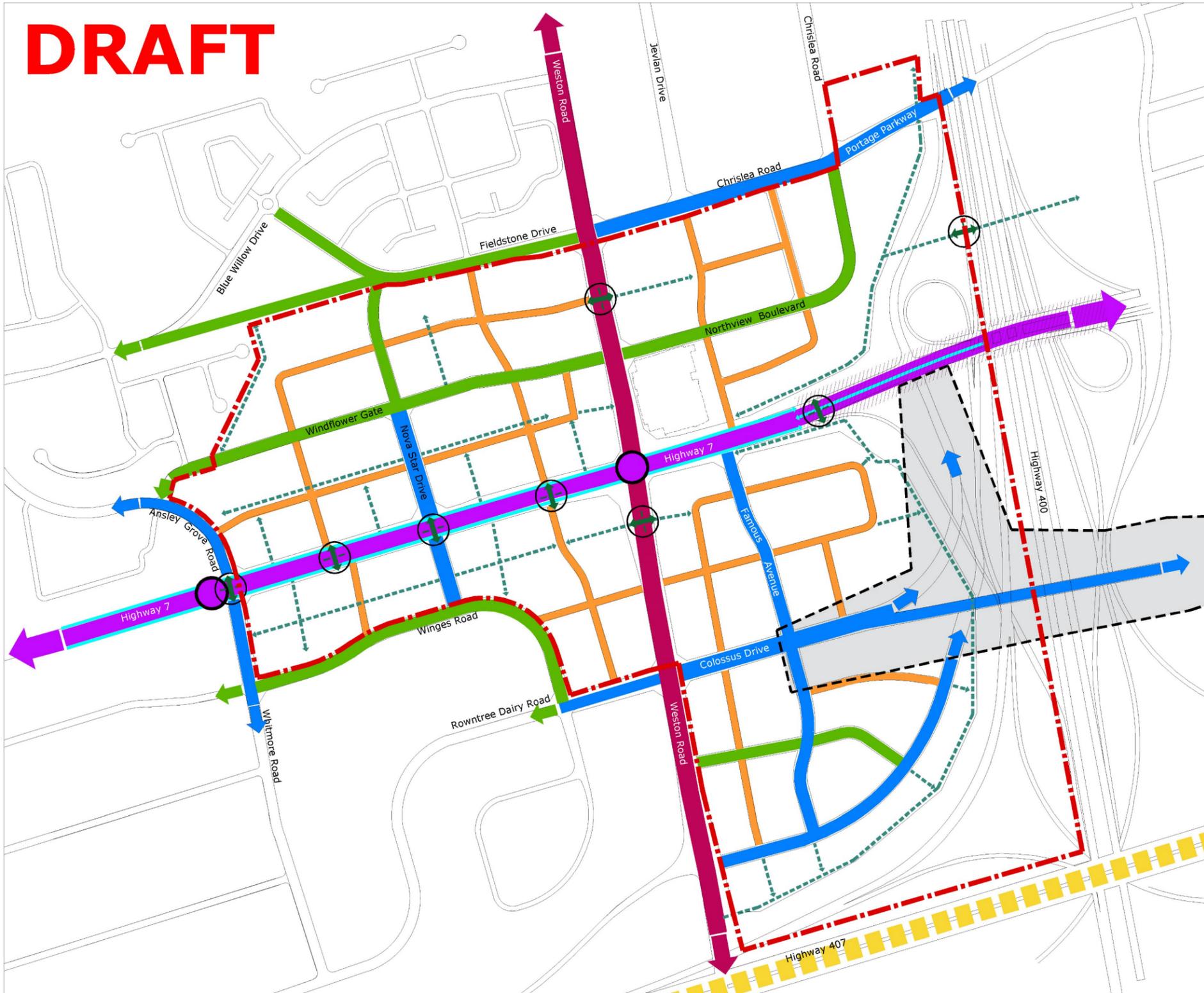


May 2024

Section 7.0 Transportation, Service Infrastructure + Utilities

- Section 7.0 includes a host of policies related to the establishment of a multi-modal Transportation System - The Active Transportation Network, the Road Network, Public Transit and Parking
- The Road Network included on Schedule 4 – Transportation is informed by the TMP
- Section 7.0 includes policy direction on Service Infrastructure + Utilities – Municipal water and wastewater, stormwater management and utilities and communications/telecommunications facilities

- A number of changes implemented from the Region, City staff and the LOG
- Interpretive flexibility added on Active Transportation policies
- ROW width changes informed by the TMP
- Reference to minimum parking requirements removed
- As per the TMP, improvements to the transportation system are required prior to facilitating new development

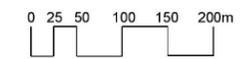


Schedule 4 Weston 7 Transportation System

Legend

-  Secondary Plan Area
- Street and Transit Network**
-  Existing Roads
-  Highway 7 - Regional Bus Rapid Transitway
-  Bus Rapid Transit (BRT) Stop
-  Regional Arterial Road
-  Major Collector
-  Minor Collector
-  Local Road
-  Colossus Drive Corridor Protection Area
-  Potential Enhancement Link to VMC
-  Potential 407 Transitway
- Active Transportation Network**
-  Existing Cycle Track
-  Active Transportation (AT) Link
-  AT Grade Separated Pedestrian Connection

Note: Alignments are Conceptual



May 2024

Section 8.0 Implementation + Interpretation

- Includes specific policy direction on a host of implementation tools that include – Secondary Plan Amendments, Implementing Zoning and Site Plan Approval, other tools include:
 - > Parkland Dedication/Cash-in-Lieu;
 - > Inclusionary Zoning;
 - > Community Benefits Charges;
 - > Development Charges; and
 - > The Community Planning Permit System.
- The interpretation section identifies where the Secondary Plan includes interpretive flexibility, and where specifically it does not
- Implemented a number of comments from the Region, City staff and the LOG, however all of the key concepts within the Secondary Plan are carried forward
- Wording adjusted to reflect appropriate tests – conformity vs. consistency
- Parkland policies related to Strata and POPS have been refined
- Only minor adjustments to the Secondary Plan are allowed without an OPA

1. Update Presentation to Committee of the Whole on **June 5th**
2. General release of DRAFT 3 of the WESTON 7 Secondary Plan to the LOG, Agencies, City Departments and the public
3. Technical Advisory Committee meeting
4. Commenting period open to the public
5. Continue to work with the WESTON 7 LOG
6. Present FINAL DRAFT of the WESTON 7 Secondary Plan to Committee of the Whole and request Council adoption in **September 2024 (tentative)**
7. Adopted plan to be submitted to Region for approval (according to current legislation)