

Committee of the Whole (Working Session) Report

DATE: Wednesday, June 5, 2024

WARD: 3

TITLE: WESTON 7 SECONDARY PLAN: FILE NO. 26.2, VICINITY –
WESTON ROAD AND HIGHWAY 7

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To provide an update on the Weston 7 Secondary Plan process and present the draft Weston 7 Secondary Plan. When approved, the Weston 7 Secondary Plan will establish the framework to guide land use, building heights, densities, transportation, urban design and parks and open space, as well as the phasing and the implementation of the Secondary Plan. This report will be supplemented by a presentation of the draft Weston 7 Secondary Plan that will be delivered at the Committee of the Whole (Working Session) on June 5, 2024.

Report Highlights

- An update of the Weston 7 Secondary Plan process.
- A Statutory Public Meeting was held on November 1, 2023, to receive feedback on the draft Weston 7 Secondary Plan released on October 13, 2023.
- Outline of key revisions to the draft Weston 7 Secondary Plan.
- Technical report to be prepared by the Policy Planning and Special Programs Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Staff Report and presentation regarding the Weston 7 Secondary Plan (File 26.2) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a future comprehensive technical report to the Committee of the Whole; and

2. THAT Council endorse the expansion of the Weston 7 Secondary Plan Area boundary as identified on Schedule 14-A of VOP 2010, to include all the lands located within the Weston 7 Secondary Plan Study Area as shown on Attachment 1.

Background

The Weston 7 Secondary Plan Study (herein referred to as the “Study”) is a City-initiated study intended to establish the appropriate land use designations and policy framework for the lands surrounding the intersection at Weston Road and Highway 7 (herein referred to as “Weston 7” or the “Study Area”). The Study process will produce a Secondary Plan (herein referred to as the “Plan”) that provides a policy framework to guide the transformation of this area into a complete, vibrant, and active community.

The Study Area is bounded by Fieldstone Drive and Chrislea Road to the north; the Highway 400 corridor to the east; the Highway 407 corridor, Rowntree Dairy Road and Wings Road to the south; and Whitmore Road and Ansley Grove Road to the west, as shown on Attachment 1.

Weston 7 is identified as a Primary Centre in the Vaughan Official Plan 2010 (VOP 2010) and is located within two Protected Major Transit Station Areas (PMTSA); the Weston BRT PMTSA (PMTSA 68) which is required to meet a minimum density target of 250 residents and jobs per hectare, and the Ansley Grove BRT PMTSA (PMTSA 52) which is required to meet a minimum density target of 200 residents and jobs per hectare.

Weston 7 is an important component of the City’s Urban Structure and is envisioned as a transit-oriented, pedestrian-friendly urban destination that includes a mix of uses in a variety of building types.

Comprehensive public and stakeholder consultation played a significant role in the Weston 7 Secondary Plan Study process

The Weston 7 Secondary Plan was informed by an extensive public and stakeholder consultation process as detailed in the November 1, 2023 staff report. Staff continue to engage with key participants including the Weston 7 Technical Advisory Committee, the Weston 7 Landowners Group, the residents and landowners within Weston 7 and surrounding areas, in addition to other stakeholders. Staff have also engaged with the Indigenous Communities.

Staff are currently seeking the public’s input on the latest draft Secondary Plan which is available for review until June 14, 2024 on the project’s webpage at www.vaughan.ca/Weston7.

A Statutory Public Meeting for the Weston 7 Secondary Plan was held on November 1, 2023

The Weston 7 Secondary Plan Statutory Public Meeting provided an opportunity to receive feedback from community members, stakeholders and the Committee of the Whole on the draft Weston 7 Secondary Plan that was released on October 13, 2023.

A staff report was brought forward at the Statutory Public Meeting that included a comprehensive overview of the study process, and the consultation and engagement efforts completed to-date. The report summarized the Provincial, Regional and municipal planning policy context and provided a summary of the active development applications received within the Study Area. The staff report also included details of the draft Secondary Plan vision, guiding principles and key policy elements. A link to the staff report can be found in the “Previous Reports/Authority” section of this report.

At the Statutory Public Meeting, Council resolved that the Weston 7 Secondary Plan not proceed in advance of transportation and servicing plans for the area being considered by Council.

The Weston 7 Landowners Group Inc. was formed following the Weston 7 Secondary Plan Statutory Public Meeting

The Weston 7 Landowners Group Inc. includes landowners representing almost 70% of the Weston 7 Secondary Plan Area. Since December 2023, staff have engaged with the Weston 7 Landowners Group Inc. to establish a fair and reasonable phasing strategy, and ensure appropriate agreements are in place to fund and develop the required municipal service infrastructure. The Weston 7 Landowners Group Inc. has also requested to discuss other items related to the draft Secondary Plan, including height and density and the associated projected growth, as well as items related to the proposed built form, land uses, the transportation network and parkland.

The Weston 7 Secondary Plan has been informed by several background studies and ongoing City-wide studies

The Weston 7 Secondary Plan has been informed by several studies as detailed in the November 1, 2023 staff report. The studies include, but are not limited to, the Weston 7 Transportation Master Plan and the Integrated Urban Water Plan.

Weston 7 Transportation Master Plan

The Weston 7 Transportation Master Plan (TMP) Study was carried out concurrently with the Weston 7 Secondary Plan Study. The final Draft TMP is also being considered concurrently with the Weston 7 Secondary Plan at the June 5, 2024 Committee of the Whole (Working Session) under a separate item.

The draft TMP concludes that transportation and transit improvements are needed to accommodate the planned growth in Weston 7. The draft TMP identifies a multi-modal network and policy elements, including a phased approach to development that links the transportation and transit networks improvements to population growth which, in turn, informs the proposed phasing strategy of the draft Secondary Plan.

City of Vaughan Integrated Urban Water Plan

The Integrated Urban Water Plan (IUWP) is a city-wide plan that establishes the framework for sustainable water, wastewater and stormwater infrastructure and provides directions for future servicing-related studies, projects, initiatives, and policies. The IUWP, which was presented to the Committee of the Whole on May 8, 2024, identifies specific infrastructure needs for Weston 7 in a Functional Servicing Strategy report.

The IUWP concludes that significant upgrades to the water and sanitary networks will be necessary to accommodate the planned growth in Weston 7. The plan recommends a phased implementation strategy that informs the proposed phasing strategy of the draft Secondary Plan.

Public Notice was provided in accordance with Council's Notification Protocol

In advance of this Committee of the Whole (Working Session) Meeting, a courtesy notice was sent via email to the Weston 7 Secondary Plan Study Contact List. A hardcopy courtesy notice was also mailed to residents and landowners within 750 m of the Study Area, in addition to all those who requested further information regarding the Secondary Plan, including the Pine Valley Village Community Association and Weston Downs Ratepayers' Association.

The courtesy notice was also posted on the project's webpage at www.vaughan.ca/Weston7.

Previous Reports/Authority

The following have been prepared in reference to the Weston 7 Secondary Plan.

Re-Allocation of Funds for Secondary Plan Studies, Finance and Administration Committee Report, Item 3, Report 1 - January 31, 2012
https://meetingarchives.vaughan.ca/extracts_2012/pdf/01Finance0116ex-12.pdf

Response to Requested Report on Options to Initiate Work on the Weston Road and Highway 7 Secondary Plan (File # 26.2), Committee of the Whole, Item 1, Report No. 17 – May 2, 2017 https://www.vaughan.ca/sites/default/files/CW0502_17_1.pdf?file-verison=1681324015298

Capital Budget Amendment for Weston Road and Highway 7 Secondary Plan PL-9023-11, Finance, Administration and Audit Committee Report, Item 8, Report No. 4 – April 3, 2018 https://www.vaughan.ca/sites/default/files/Finance_0403_18_8.pdf?file-verison=1689782686654

Weston Road And Highway 7 Secondary Plan Study– Phase 1 Status Update (File 26.2), Committee of the Whole (Working Session) Report – June 5, 2019.
<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=17110>

Weston 7 Secondary Plan File No. 26.2, Vicinity – Weston Road and Highway 7, Committee of the Whole (Public Meeting), Report – November 1, 2023
<https://pub-vaughan.escribemeetings.com/Meeting.aspx?Id=4f15453e-e0c6-41a4-8432-d1a0d5096d51&Agenda=PostAgenda&lang=English&Item=11&Tab=attachments>

Analysis and Options

At the Weston 7 Secondary Plan Statutory Public Meeting, staff received direction from Council not to proceed in advance of the transportation and servicing plans for the area being considered by Council. Staff also received extensive verbal and written comments in response to the draft Weston 7 Secondary Plan that was released on October 13, 2023. As a comprehensive planning document, the feedback addressed a wide range of policy areas contained in the draft Secondary Plan.

Staff have reviewed the feedback and revised the draft Secondary Plan, where appropriate. Staff have also worked closely with the TMP and IUWP teams to ensure that the studies' findings inform the draft plan policies. The following section provides an outline of the revisions to the draft Weston 7 Secondary Plan. Minor revisions to the draft Secondary Plan, including structural and administrative changes that do not alter policy meaning or intent are not described below, however, these changes are captured in the revised Secondary Plan.

Minor expansion to the Weston 7 Secondary Plan boundary

The current Weston 7 Secondary Plan boundary is identified on Schedule 14-A of the VOP 2010. The current boundary cuts through the property located at the southeast corner of the intersection at Ansley Grove Road and Windflower Gate, excluding an area of approximately 3,145 square metres.

In response to the landowner's request, and for clarity purposes, staff recommend including the whole property within the Weston 7 Secondary Plan Study Area boundary as shown on Attachment 1.

Revisions to the draft Secondary Plan

Informed by the transportation and the servicing plans, and by Council and stakeholder feedback, the draft Secondary Plan includes changes to the following elements:

- Growth Management and Phasing
 - Establish a phased approach to development, directly linking development with infrastructure improvements identified by the TMP and the IUWP.
 - Establish implementation tools that promote quadrant and/or area wide coordination, i.e. cost sharing agreements and block plans.
- Land Use and Built Form
 - Provide flexibility in policies related to urban design and built form, where appropriate.
 - Refine policies related to ensuring compatibility of future development with the existing and planned context.
 - Refine policies related to existing uses and development to allow for extension, expansion, and re-integration in urban formats within future development.
- Pedestrian Realm Network
 - Clarify requirements for Privately-Owned Public Space (POPS) and Strata Parks.
- Multi-modal Transportation Network
 - Refine policies related to the Road Network, including the consideration of private, mid-block mews or laneways.
 - Refine parking policies related to establishing a maximum vehicular parking standards.

Further information on the changes is included in the presentation that will be delivered at the Committee of the Whole (Working Session) on June 5, 2024.

Financial Impact

There is no financial impact to the City arising from the consideration of this report.

Operational Impact

A Technical Advisory Committee, that includes Vaughan staff and external agencies, is consulted throughout the Secondary Plan Study process. Staff will continue to work with other departments and external agencies towards the finalization of the Weston 7 Secondary Plan.

Broader Regional Impacts/Considerations

York Region is currently the approval authority for all lower-tier municipal Secondary Plans and requires an Official Plan Amendment to the VOP 2010, as adopted by the City of Vaughan Council, to formalize the approval process of the Weston 7 Secondary Plan. York Region has been actively involved and engaged as a member of the Weston 7 Technical Advisory Committee. The City will continue to work with York Region to ensure the Weston 7 Secondary Plan achieves the policy objectives of the York Region Official Plan.

Conclusion

The draft Weston 7 Secondary Plan is intended to guide future development in the Weston7 area to ensure the creation of a highly urban complete community. Comments received from the public, stakeholders, agencies, and Committee Members at this Committee of the Whole (Working Session) Meeting or subsequently submitted in writing will be addressed by staff in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Lina Alhabash, Senior Planner, Policy Planning and Special Programs department, at extension 8077.

Attachment

1. Location Map - Weston Road and Highway 7 Secondary Plan Study Area

Prepared by

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