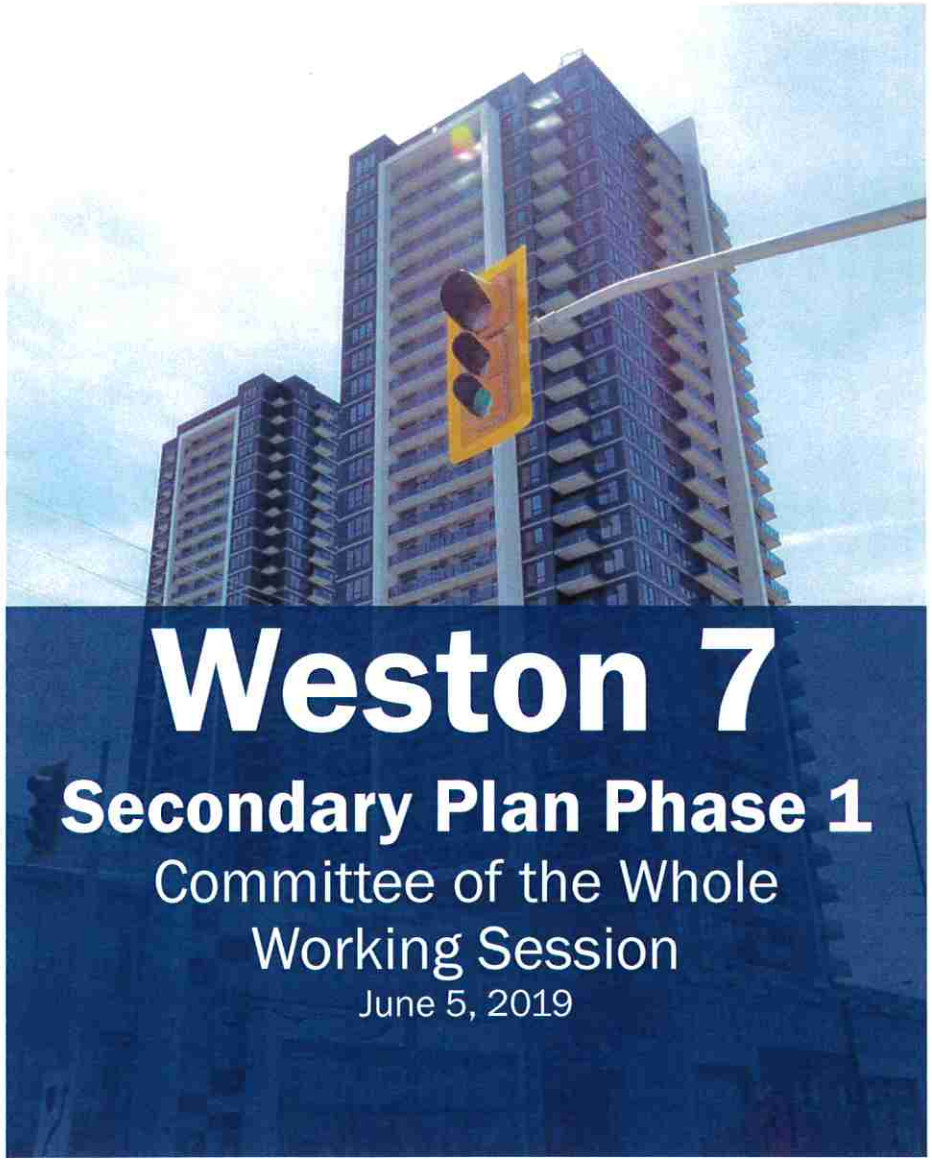
C 2
COMMUNICATION
CW (WS) - June 5/2019
ITEM - 1



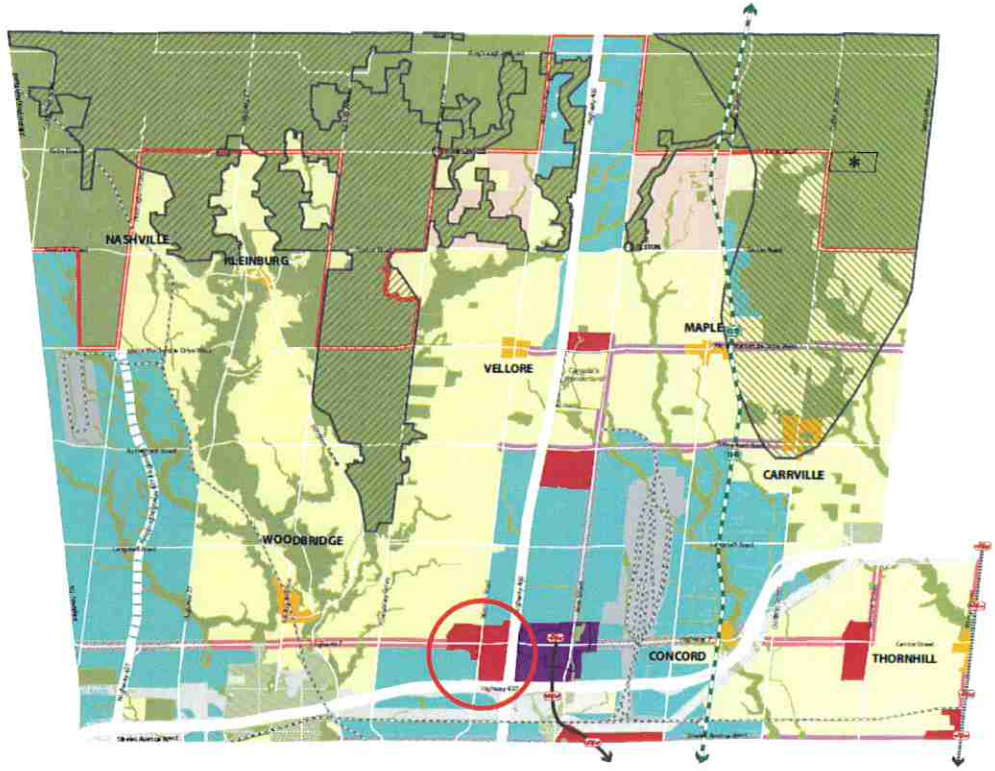
Weston 7

Secondary Plan Phase 1

Committee of the Whole
Working Session
June 5, 2019

Today's Presentation

- Intent and Outcome of the Study
- The Role of the Study
- Study and Process Highlights
- Draft Land Use Scenarios
- What to Expect from Phase 2



Intent and Outcome

- Phase 1 process has focused on establishing a background understanding and defining character
    - Phase 1 establishes land use elements that can be considered for a preferred scenario in Phase 2
        - A Preferred Scenario is *not* an outcome of Phase 1
            - Phase 2 will confirm:
            - A preferred land use strategy and associated heights, densities, transportation network, urban design principles, community services, parks and open space

The Role of the Study

- A Secondary Plan is required for Weston 7 as defined in the VOP 2010.
- A secondary plan will establish the vision and development expectations for this area, defining the form, function and role of the community within the city as a whole.

Role of the Study: Work Plan Overview

Stakeholder Interviews, a Background Report, Visioning and Draft Land Use Scenarios

Stage 1
Project Kick Off

- Project Kick Off Meeting
- Team Site Tour
- Consultation Plan

Stage 2
Background Review and Needs Assessment

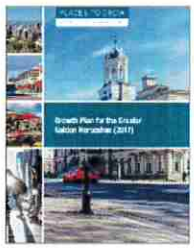
- Policy Review
- Initial Base Mapping
- Needs Assessment
- Case Studies and Best Practice Review
- Background Report

Stage 3
Visioning and Development of Land Use Scenarios

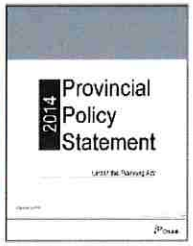
- Vision and Guiding Principles
- Draft Conceptual Land Use and Scenarios
- Engagement Summary Report
- Final Report

Stage 1	Stage 2	Stage 3
May 2018	May - September 2018	September 2018 - June 2019

Role of the Study: A Three Phase Process to a Secondary Plan

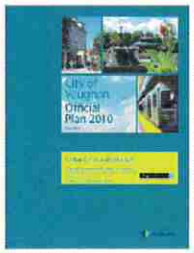


Provincial Growth Plan



Provincial Policy Statement

Ontario Planning Act



Vaughan *Official Plan*

York Region *Official Plan*

Community Input

Residents
Stakeholders
Neighbouring Communities
Land Owners
Business Groups

PHASE I
Vision & Planning Framework
2018 - 2019

Other Studies

Vaughan Metropolitan Centre (VMC) Secondary Plan
VivaNext Highway 7 – West Woodbridge/Vaughan
York Region Transportation Master Plan
The 2041 Regional Transportation Plan (Metrolinx)
Green Directions Vaughan
Active Together Master Plan

Future Phases of Work

PHASE 2
Preferred Land Use & Draft Secondary Plan
2019-2020

PHASE 3
Final Secondary Plan Public Hearing & Council Decision

We Are Here

DRAFT for Discussion Purposes

Study and Process Highlights- May 2018-Septemeber 2018

- Stakeholder interviews
- TAC Roundtable Summit
- Public Ideas Workshop

TAC Roundtable
June, 2018

May, 2018
Stakeholder Interviews

June, 2018
Ideas Workshop

Study and Process Highlights- Background Reports October 2018

Background Reports

- Transportation Needs Assessment Report, HDR
- Population and Employment Outlook and Commercial Use Assessment, Hemson Consulting
- Sustainability Analysis, Urban Equation
- Community Energy Plan, Urban Equation
- Planning Policy Analysis, Urban Strategies
- Community Facilities and Services Study, Urban Strategies
- Preliminary Water, Wastewater and Stormwater Servicing Analysis, TMIG
- Telecommunications Memo, RTG Systems

May 2018
Stakeholder Interviews

TAC Roundtable
June, 2018

June, 2018
Ideas Workshop

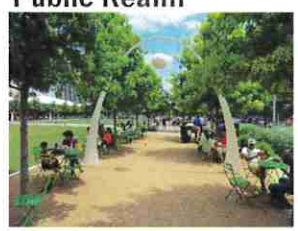
Background Reports
October, 2018

Study and Process Highlights- Vision and Principles- November 2018

Role

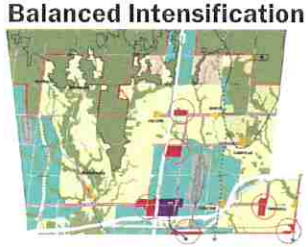
Multimodal

Public Realm



Well-Being

Balanced Intensification



Housing

Sustainable

Design Excellence

May 2018
Stakeholder Interviews

TAC Roundtable
June, 2018

June, 2018
Ideas Workshop

Background Reports
October, 2018

November, 2018
Vision and Principles

Study and Process Highlights- Draft Land Use Scenarios: Vaughan Official Plan 2010 Land Use Designations

The draft Land Use Scenarios begin with the existing in-force Official Plan Land Use as a base assumption.

The in-force Official Plan Land Use shapes where the draft Scenarios show High-Rise Mixed Use areas, Mid-Rise Mixed Use areas and Community Commercial Areas.

- Study Area
- VIVA Next Stops
- 500m Buffer from Stations
- Mid-Rise Mixed-Use
- High-Rise Mixed-Use
- Community Commercial Mixed-Use

May 2018
Stakeholder Interviews

TAC Roundtable
June, 2018

June, 2018
Ideas Workshop

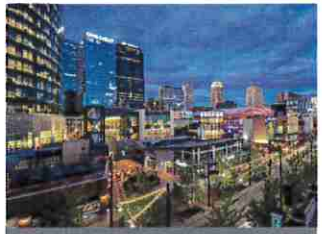
Background Reports
October, 2018

November, 2018
Vision and Principles

Draft Land Use Scenarios
March, 2019

DRAFT LAND USE SCENARIOS : What the Scenarios Examine

The Scenarios focus on where different elements of a mixed-use community might be located such as:



Entertainment Precinct

Office uses within High-Rise Mixed Use Areas

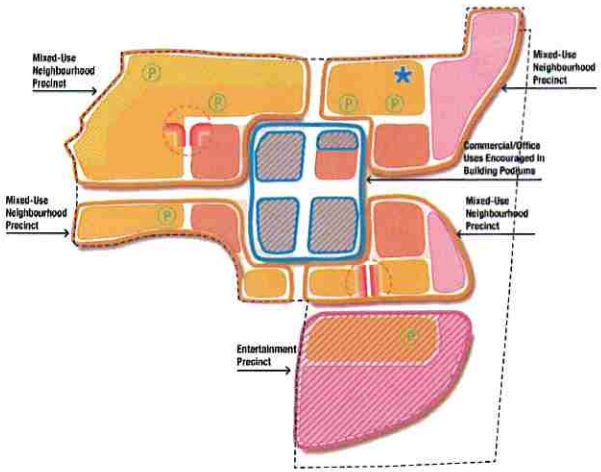
Low-Rise Transition Area

Retail Nodes and Corridors

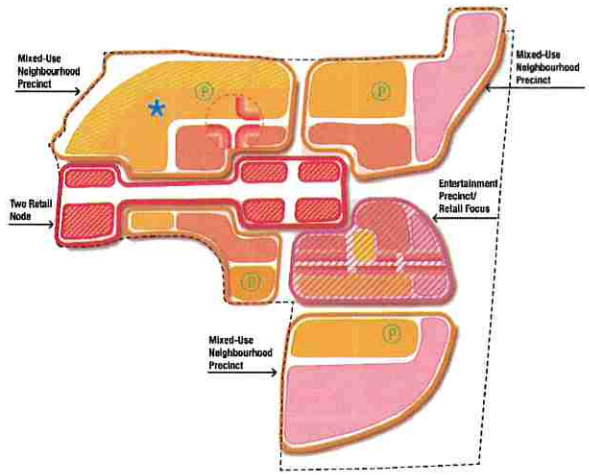
Mid-Rise Mixed Use Areas

School or Community Facility

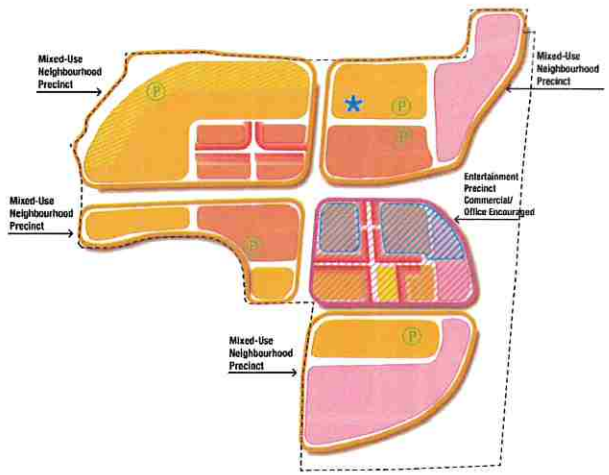
DRAFT LAND USE SCENARIOS : Overview



Scenario 1
Four Corners Central Node



Scenario 2
Two Nodes Retail Focus



Scenario 3
Mixed Use Entertainment Precinct

Location, size, and configuration of Parks and Open Space and required community facilities will be refined through detailed analysis in Phase 2

DRAFT for Discussion Purposes

Draft Land Use Scenarios: Stakeholder and Public Engagement

In March 2019, the Technical Advisory Committee, Area Landowners, and the General Public provided feedback on the draft land use scenarios:

- TAC Workshop- March 12th
- Landowners Workshop- March 18th
- Public Open House- March 25th

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What we've heard:

- **Widespread support for public gathering places** in the preferred scenario to be identified in Phase 2- this should be located close to public transit along the Highway 7 corridor.
- **Question of the amount of office and non-residential development** to be encouraged. Potential competition with the VMC's planned intent as the City's focus for office employment.
- The **finer-grained transportation network** and more complex mix of uses in Scenario 3 was generally supported, but needs more testing.
- Concerns were raised regarding **achieving an appropriate mix of uses and transitioning** between incompatible uses, as well as phasing the transformation of Weston 7 so as not to inhibit current commercial uses.
- Transportation network changes along Highway 7 will require consultation and **coordination with MTO**.

What to expect from Phase 2

Phase 2 will result in the identification of a preferred land use concept and undertake additional testing and analysis in a number of topic areas.

Character and Role: How can policy be used to assist in the realization of the area character?

Land Use: What, if any, modifications will be needed to existing designations to support growth as envisioned?

Density: What is the appropriate minimum and maximum densities for Weston 7? How does density connect to character?

Height: what typologies should be encouraged and where?

Transportation: What transportation network is necessary to support the character, density and desired role of Weston 7?

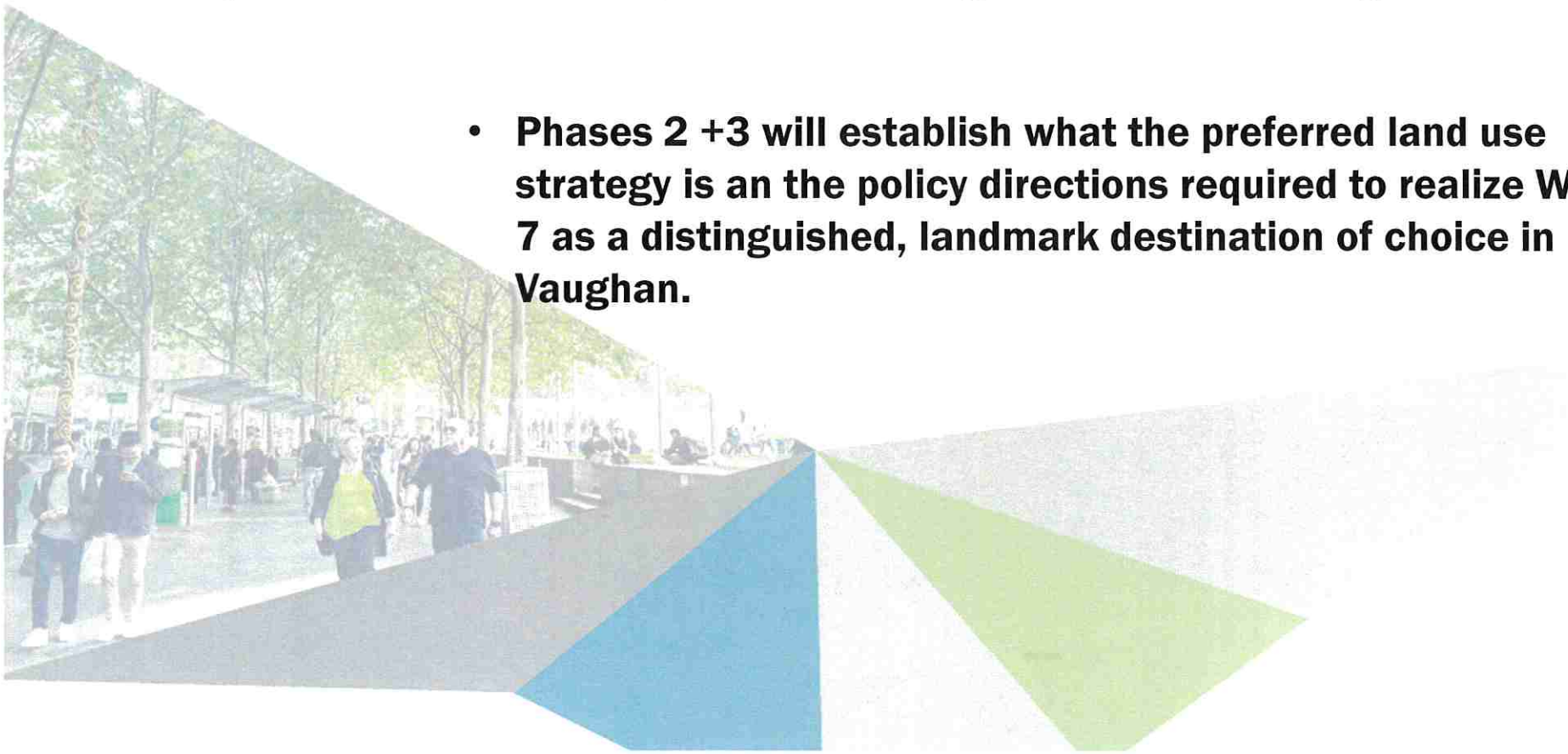
Servicing: What servicing improvements are necessary to support future growth?

Community Services: What are the impacts of the planned densities on what services will be required?

Parks and Open Space- What is the right long term parkland provision target for the area? What is the preferred network?

Thank You

- **Phase 1 process defined a comprehensive background understanding of Weston 7**



- **Phases 2 +3 will establish what the preferred land use strategy is an the policy directions required to realize Weston 7 as a distinguished, landmark destination of choice in Vaughan.**