

C5.  
Communication  
CW(PM) – November 1, 2023  
Item No. 4

# Public Meeting

November 1, 2023



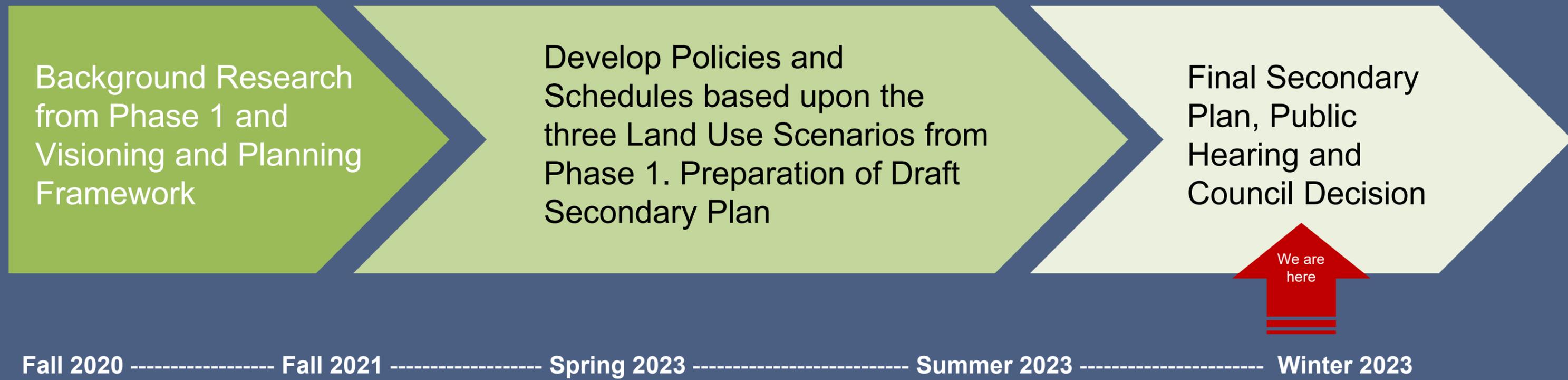
# WESTON



**Weston 7: inclusive • connected • future-friendly**

- **Draft 1** – presented at the **Public Open House** on September 6, 2023.
- **Draft 2** – presented at the **Statutory Public Meeting** on November 1, 2023.

## Secondary Plan Phase 2 & 3



## From the Public

- > Development potential is too much for this area
- > Not enough parks or community facilities to serve the new population
- > Traffic congestion, lack of parking
- > Loss of existing retail facilities

## From the Developers

- > Development potential is too low, does not achieve their aspirations
- > Policy framework is too prescriptive
- > Development phasing - Who goes first?
- > Too many roads, too much parkland

## The link between development approvals and the ability to provide infrastructure is a fundamental issue.

- > There is generally a lack of municipal service infrastructure (sewer, water, transportation) to accommodate **ANY** development
- > Mechanisms are required to:
  - Understand the details of the constraints and to promote comprehensive solutions
  - Ensure appropriate agreements amount the developers are in place to fund and develop the required municipal service infrastructure
  - Establish a fair and reasonable phasing strategy



## Covering approximately 70% of the Gross Land Area

	<b>Developers 73 ha (70%)</b>	<b>Secondary Plan 104 ha (100%)</b>
<b>HEIGHTS</b>	range from 8 to 68 storeys	range from 3 to 32+ storeys
<b>TOTAL GFA PROPOSED</b>	2,765,333 m <sup>2</sup>	2,500,000 m <sup>2</sup>
<b>ESTIMATED DWELLING UNITS</b>	34,000 units	18,500 - 21,450 units
<b>ESTIMATED POPULATION + JOBS</b>	64,600 people <u>2,800 jobs</u> 67,400	40,750 people <u>13,750 jobs</u> 54,500
<b>DENSITY</b>	923 p+j/ha	524 p+j/ha

**WESTON 7** will be a **vibrant and inclusive** place for all people from Vaughan and surrounding cities to gather, shop, live, work, and enjoy. As one of the City's primary growth centres, it will be a **distinct urban place** with a variety of commercial, cultural, and entertainment destinations, providing housing options and jobs within walking distance to the Highway 7 Rapidway.

**WESTON 7** will evolve into a place that is **universally accessible**; providing convenient options for everyone to comfortably and safely get around by walking, biking, taking transit or driving.

**WESTON 7** will strive to be a **low-carbon, healthy community** defined by a network of pedestrian oriented, well-connected streets, parks and gathering places that becomes a distinguished, **landmark destination** of choice in Vaughan.

- PRINCIPLE 1** Recognize WESTON 7 as a Vibrant Urban Community
- PRINCIPLE 2** Support Intensification
- PRINCIPLE 3** Ensure WESTON 7 is a Complete Community
- PRINCIPLE 4** Provide a Full Range of Housing Options
- PRINCIPLE 5** Promote High Quality Design
- PRINCIPLE 6** Be a Healthy and Diverse Community
- PRINCIPLE 7** Respond to a Changing Climate
- PRINCIPLE 8** Establish Integrated Pedestrian Realm + Active Transportation Networks
- PRINCIPLE 9** Support Public Transit
- PRINCIPLE 10** Focus the Funds Generated into WESTON 7

## Successful Community Policies

- > Providing Housing Options
- > Promoting a Strong Economy
- > Supporting a Healthy Community
- > Providing Public Service Facilities
- > Ensuring High Quality Urban Design
- > Promoting Sustainability + Adapting to Climate Change





## Land Use Specific Policies

- > Land Uses Permitted / Prohibited in All Land Use Designations
- > Sensitive Land Uses
- > Additional Needs Housing
- > Live-Work Units
- > Home-Based Businesses
- > Short-Term Accommodations
- > Day Care Facilities
- > Institutional Uses, Entertainment Uses, and Places of Worship
- > Public Service Facilities, including Elementary Schools

## Land Use Designations

### The Low-Rise Residential Designation

- > Generally townhouses and low-rise apartments
- > No non-residential is required

### Mixed-Use I Designation

- > Mid-rise and high-rise buildings
- > Mixture of uses, min. 20% of GFA
- > Non-residential required at-grade, 75% of GFA

### Mixed-Use II Designation

- > Mid-rise and high-rise buildings
- > Mixture of uses required 15% of GFA
- > No specific requirement for non-residential at-grade uses



## Land Use Designations

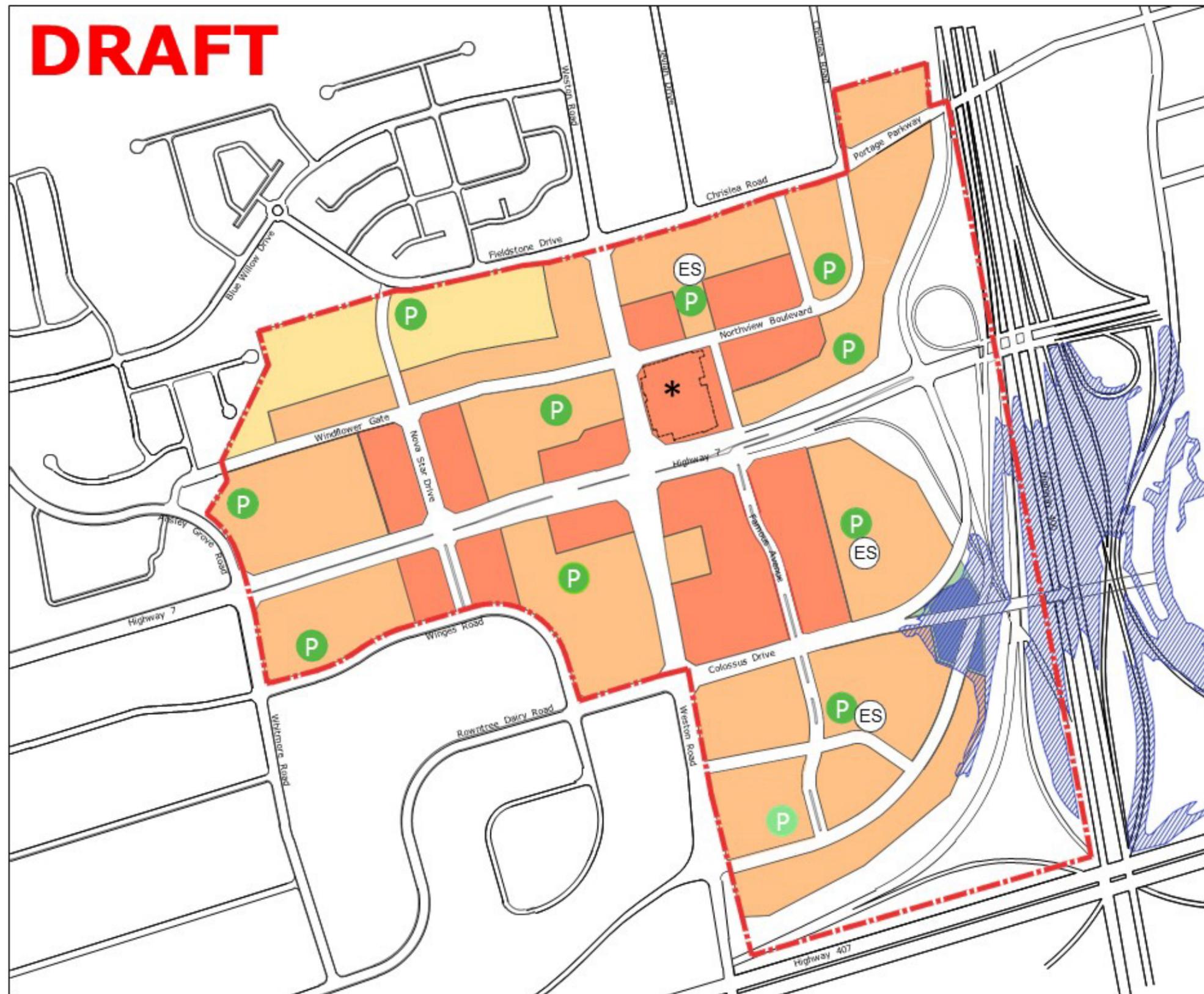
### Flood Spill Area Overlay

- > Requirement for a site-specific hydraulic analysis prior to development

### Colossus Drive Corridor Protection Area Overlay

- > Preclude the consideration of any application for development until such time as a future Environmental Assessment has identified and defined an appropriate corridor for the required Colossus Drive Extension

# Secondary Plan – Schedule 1: Land Use



## Schedule 1 Weston 7 Land Use Designations

### Legend

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

### Quadrants



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## Built Form Specific Policies

### Low-Rise Buildings

- > Maximum 3 storeys or 11 metres
- > Maximum Density – 1.5 FSI

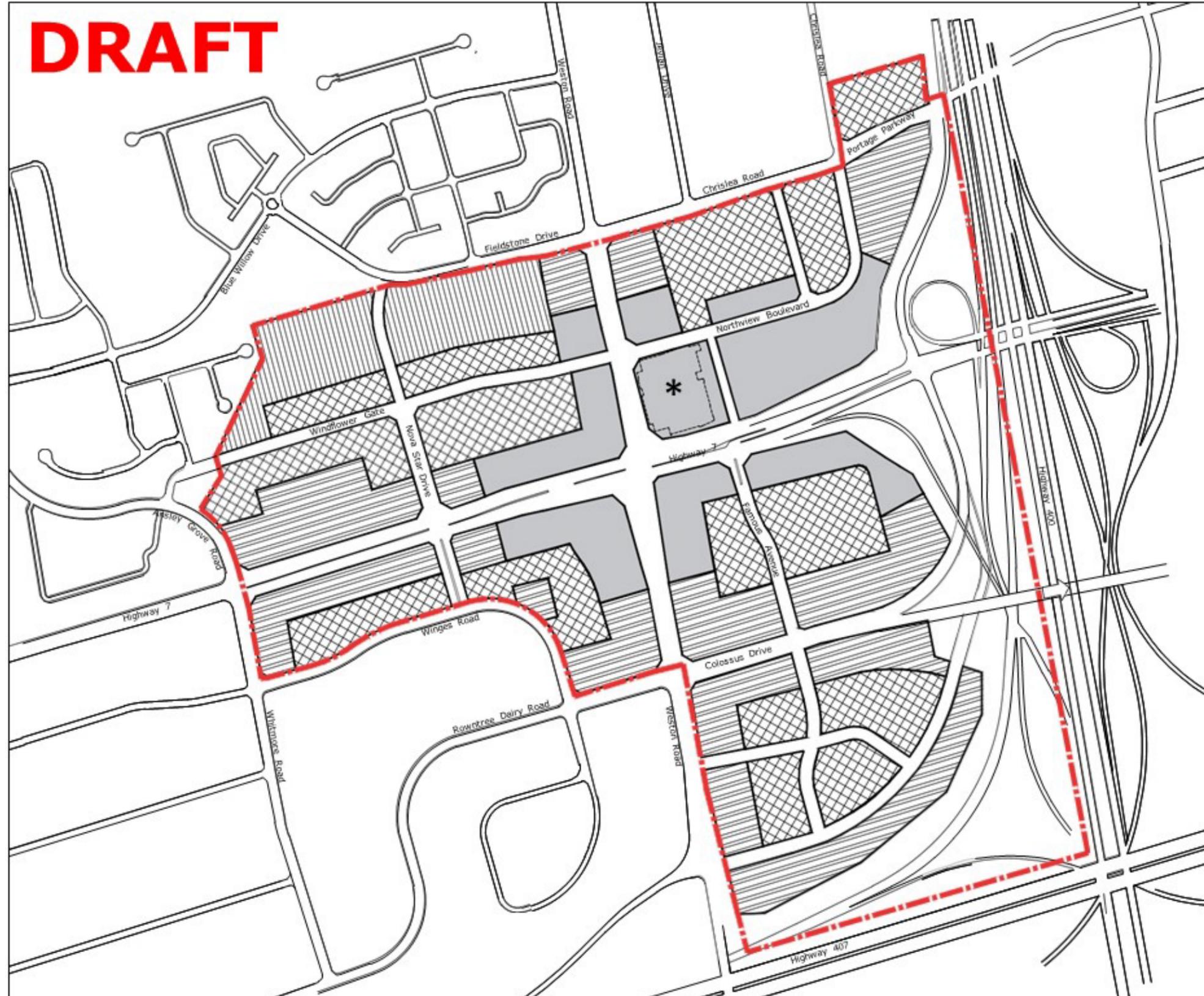
### Mid-Rise Buildings

- > Minimum 3 storeys, maximum 8 storeys or 27 metres
- > Maximum Density – 3.75 FSI

### High-Rise Buildings

- > High-Rise I - Maximum 18 storeys, or 62 m, Maximum Density 6.0 FSI
- > High-Rise II – Maximum 32 storeys, or 110 m, Maximum Density 7.5 FSI

# Secondary Plan – Schedule 2: Building Height



## Schedule 2 Weston 7 Building Height

### Legend

-  Secondary Plan Area
-  Low-Rise - up to 3 Storeys
-  Mid-Rise - up to 8 Storeys
-  High-Rise I - up to 18 Storeys
-  High-Rise II - 19+ storeys
-  Existing Development (Centro Square)



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## Elements of the Pedestrian Realm Network:

### Urban Park Spaces

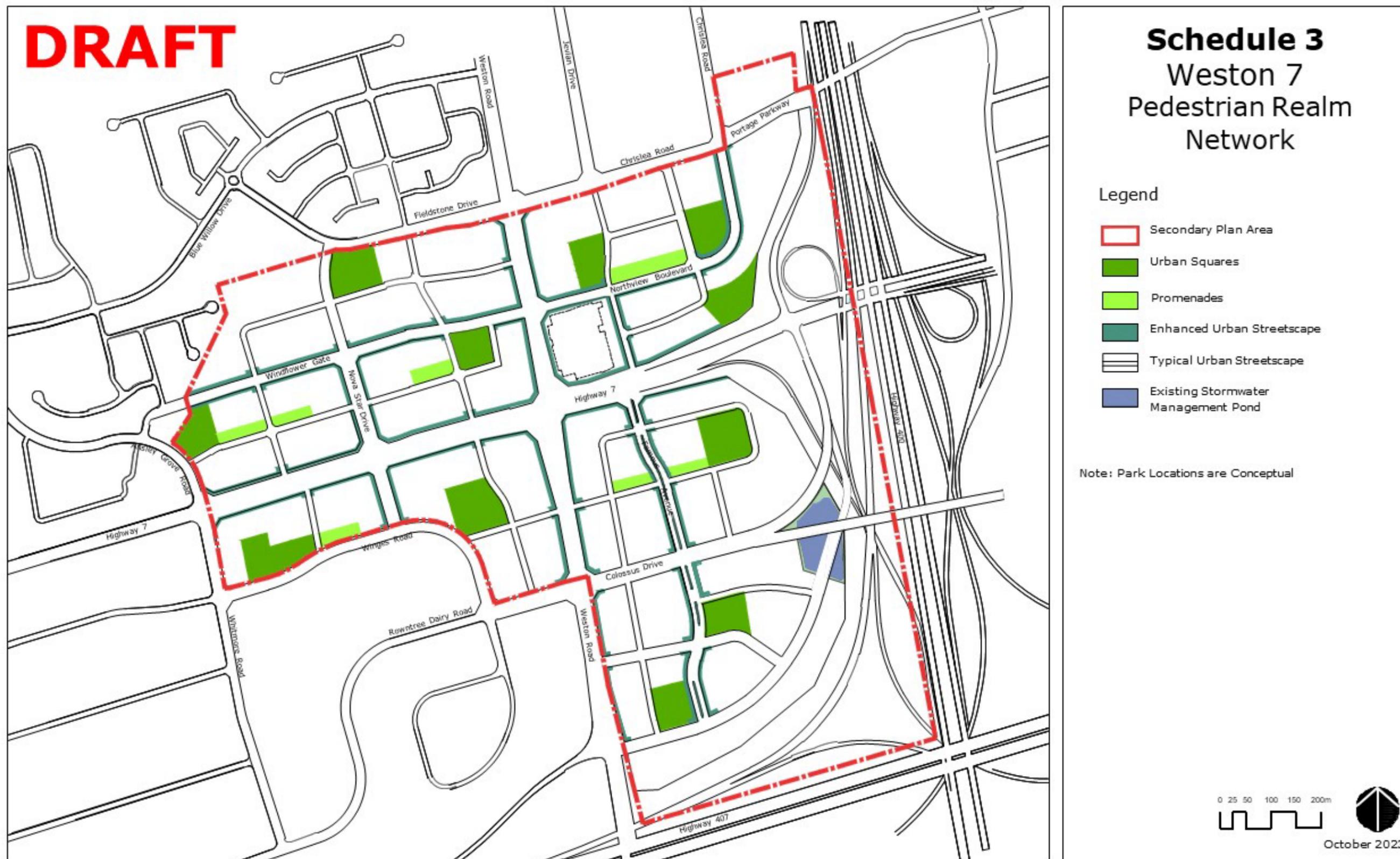
- Urban Squares
- Promenades
- Pocket Parks

### Streetscapes

- Enhanced
- Typical



# Secondary Plan – Pedestrian Realm Network



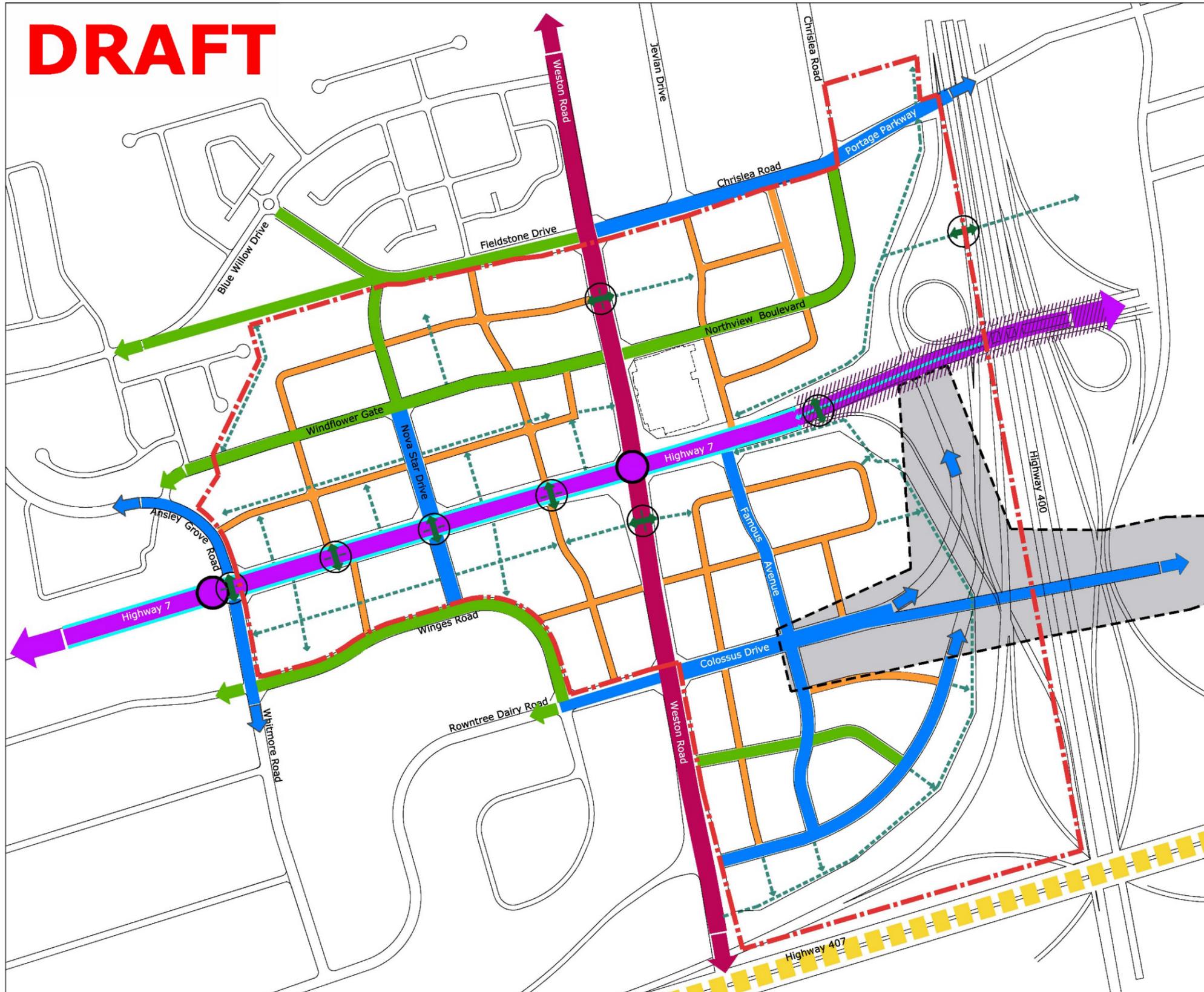


## A Multi-Modal Transportation System

- > The Active Transportation Network
- > The Road Network
- > Public Transit
- > Parking, Access, and Service Facilities
- > Transportation Demand Management



# Secondary Plan – Schedule 4: Transportation System

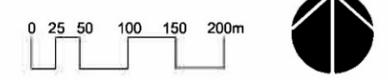


## Schedule 4 Weston 7 Transportation System

### Legend

-  Secondary Plan Area
- Street and Transit Network**
-  Existing Roads
-  Regional Road 7 - Regional Bus Rapid Transitway
-  Bus Rapid Transit (BRT) Stop
-  Major 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



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## Service Infrastructure + Utilities

- > General Policies
- > Municipal Water and Wastewater Servicing Infrastructure
- > Stormwater Management Infrastructure
- > Utilities and Telecommunications Facilities



## Implementation

- > This Plan
  - Plan Review
  - Monitoring
  - Amendments to this Plan
  - Technical Revision to this Plan
- > Development Applications
- > Implementing Zoning By-laws
- > Site Plan Approval
- > Existing Uses
- > Existing Development Approvals
- > Other Planning Tools
- > Conveyance/Acquisition of Lands
- > Municipal Finance

## Interpretation

- > Land Use Boundaries and Roads
- > Numeric Standards
- > Subsequent Legislation/Companion Documents

## Next Steps

1. Continue to review DRAFT Secondary Plan and prepare appropriate revisions
2. Work with the Transportation Master Plan and Integrated Urban Water Master Plan Teams to understand constraints related to municipal service infrastructure constraints
3. Explore appropriate implementation/phasing tools
4. Prepare Final DRAFT of the Secondary Plan
5. Present the Final DRAFT to Committee of the Whole – **December 5, 2023**

**For additional information please visit:**

**[www.vaughan.ca/weston7](http://www.vaughan.ca/weston7)**

**or contact:**

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