



Public Open House

Sept. 6, 2023



Weston 7: inclusive • connected • future-friendly

- **Draft 1** – presented in the **Public Open House** on September 6, 2023. The draft will be available online for review and comments. Comments will be due by September 13, 2023.
- **Draft 2** – presented at the **Statutory Public Meeting** on November 1, 2023.

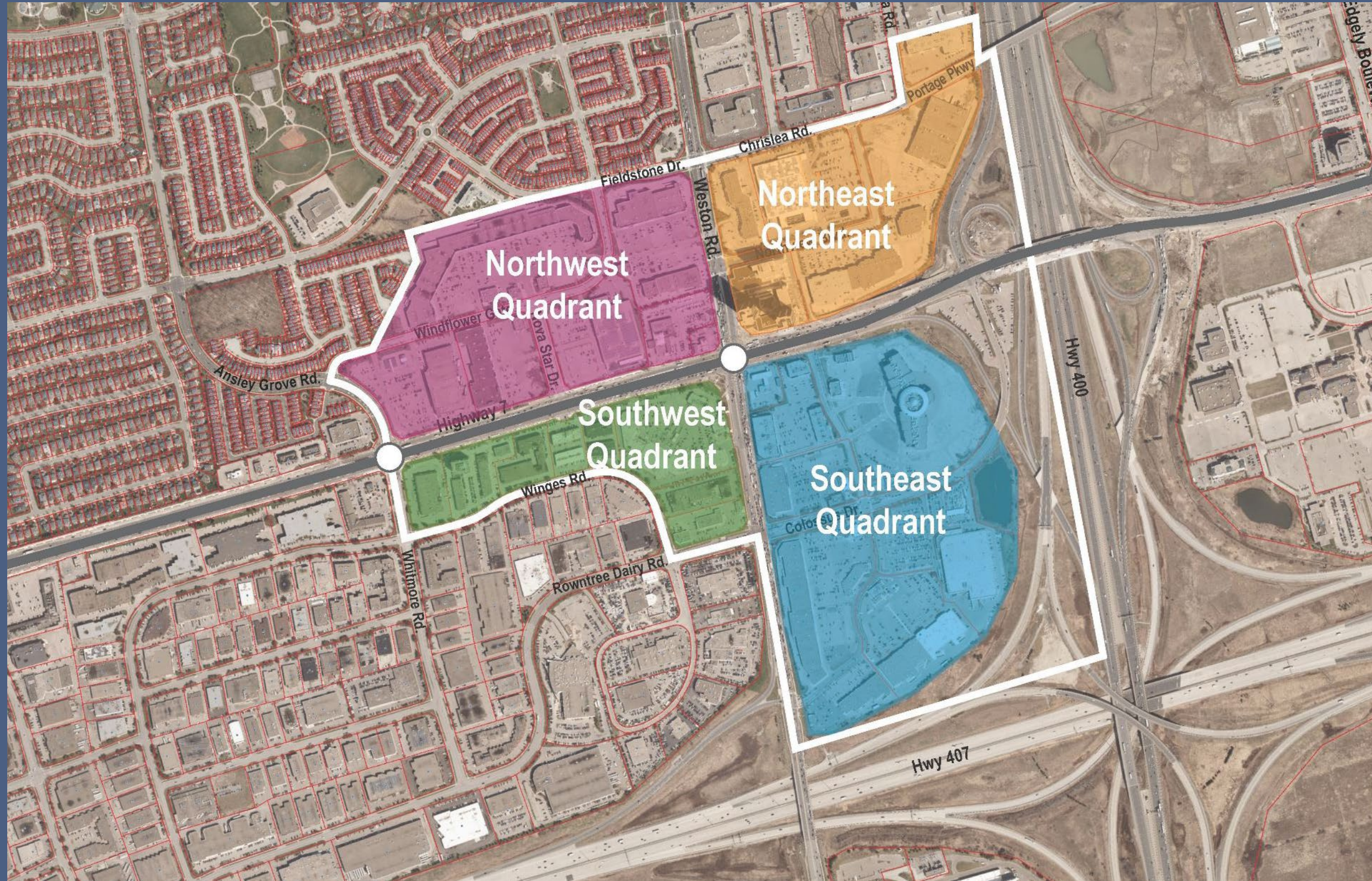
WESTON 7 aspires to be a **healthy** and **complete** community that is inclusive, accessible, compact and **well connected** through all modes of travel – and prioritizes active transportation. WESTON 7 will be a **beautiful** and **diverse** urban community that fulfills its role in the urban structure of the City and includes a full array of opportunities to live, work, learn and play in proximity. WESTON 7 will be recognized as **an excellent community to invest in.**

- Principle 1** Recognize WESTON 7 as a Mixed-Use and Highly Urban Community
- Principle 2** Promote Intensification
- Principle 3** Provide a Full Range and Mix of Land Uses
- 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 Local and Regional Transit
- Principle 10** Focus the Funds Generated into WESTON 7

Table 1 - Allocations of Growth by Quadrant - Long-Term*

	Gross Land Area (ha)	Population (people)	Employment (jobs)	Combined (p+j)	Density (p+j/ha)
Northwest Quadrant	30 ha	11,210 people	3,610 jobs	14,820 p+j	494 p+j/ha
Southwest Quadrant	15 ha	5,995 people	1,935 jobs	7,930 p+j	529 p+j/ha
Northeast Quadrant	24 ha	9,640 people	3,740 jobs	13,380 p+j	557 p+j/ha
Southeast Quadrant	35 ha	13,905 people	4,465 jobs	18,370 p+j	525 p+j/ha
TOTALS	104 ha	40,750 people	13,750 jobs	54,500 p+j	524 p+j/ha

Secondary Plan – Map 3 – Weston 7 Secondary Plan Quadrants



KEY ISSUES

- > Growth linked to the capacity of the municipal service infrastructure systems and the transportation system
- > Current capacity limitations (sewer, water and transportation systems) will **NOT** facilitate the full build-out of this Plan.

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



Capacity Allocation Criteria

- > Achieves Transit Supportive Development, the efficient use of land and orderly development;
- > Delivers attainable and/or assisted housing;
- > Delivers needed Public Service Facilities, including the key elements of the Pedestrian Realm and Active Transportation Networks;
- > Promotes economic development and achieves defined non-residential floor area requirements;
- > Considers compatibility, community impacts and community benefits; and
- > Integrates sustainable development elements.

Successful Community Policies

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

Land Use Specific Policies

- > Land Uses Permitted in All Land Use Designations
- > Land Uses 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
- > Places of Worship
- > Public Service Facilities

Land Use Designations

The Low-Rise Residential Designation

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

Mixed-Use I Designation

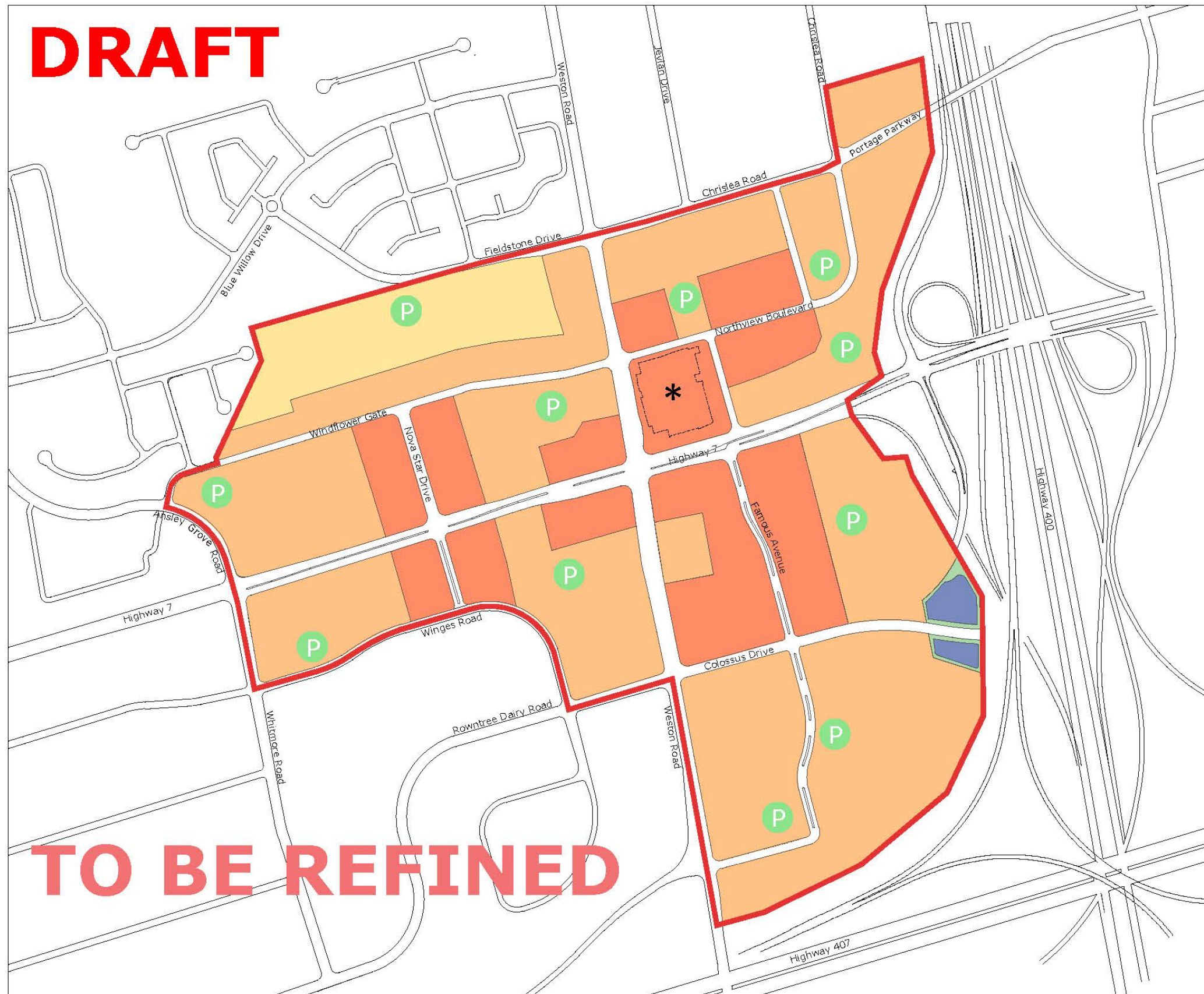
- > Mid-rise and high-rise buildings
- > Mixture of uses required 20% of GFA
- > Non-residential required at-grade

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 - Permitted




Secondary Plan – Schedule 1: Land Use

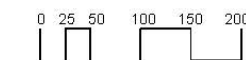
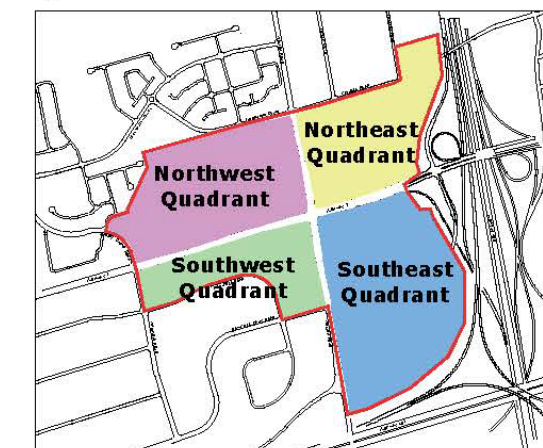


Schedule 1 Weston 7 Land Use Designations

Legend

-  Secondary Plan Area
-  Low-Rise Residential
-  Mixed-Use II
-  Mixed-Use I
-  Parks
-  Existing Stormwater Management Pond
-  Existing Development (Centro Square)

Quadrants



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Built Form Specific Policies

High Quality Development

Low-Rise Buildings

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

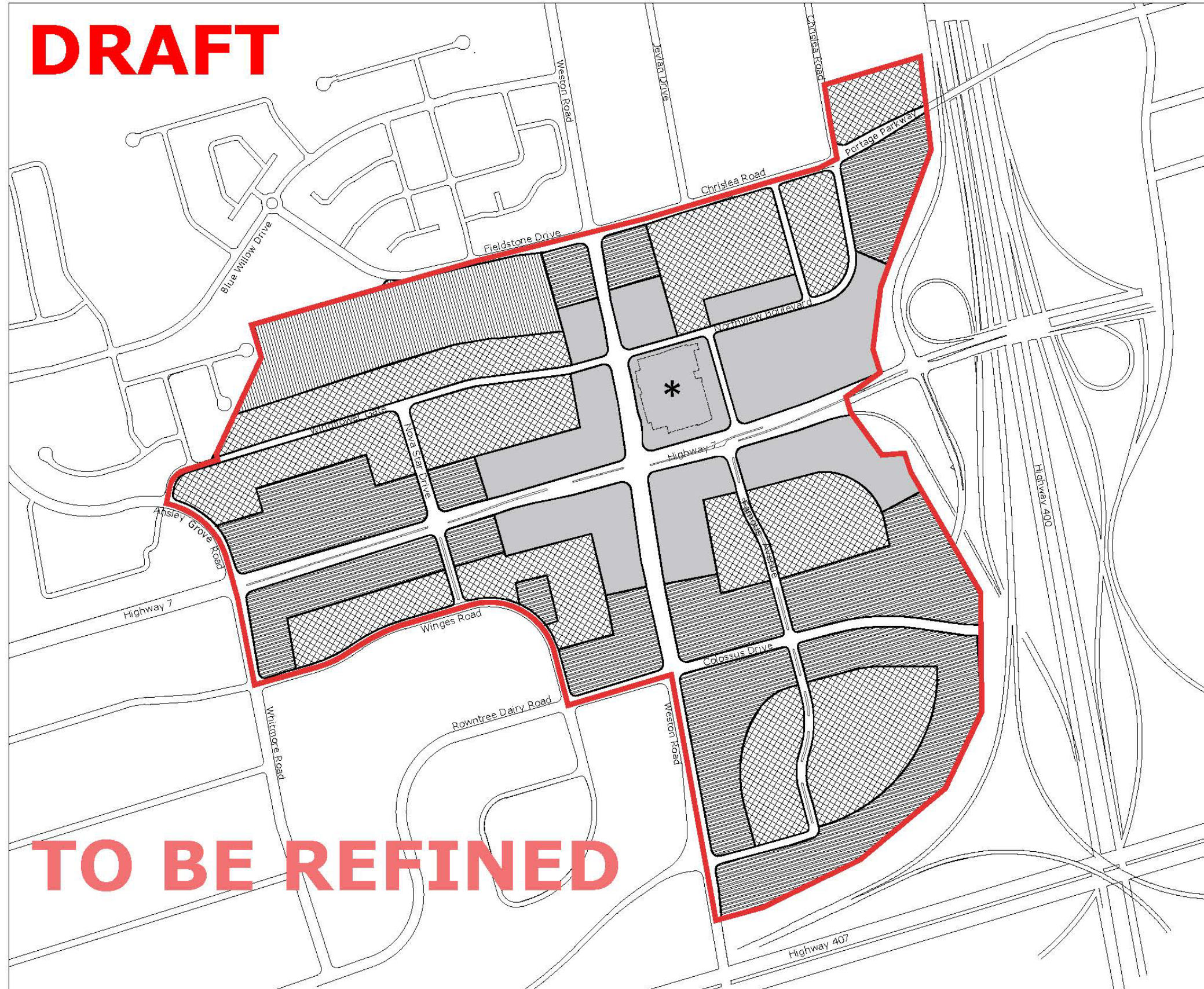
Mid-Rise Buildings

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

High-Rise Buildings

- > Minimum 8 storeys, maximum 32 storeys, or 110 metres
- > Maximum Density 7.5 FSI

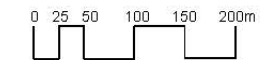
Secondary Plan – Schedule 2: Building Height



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)



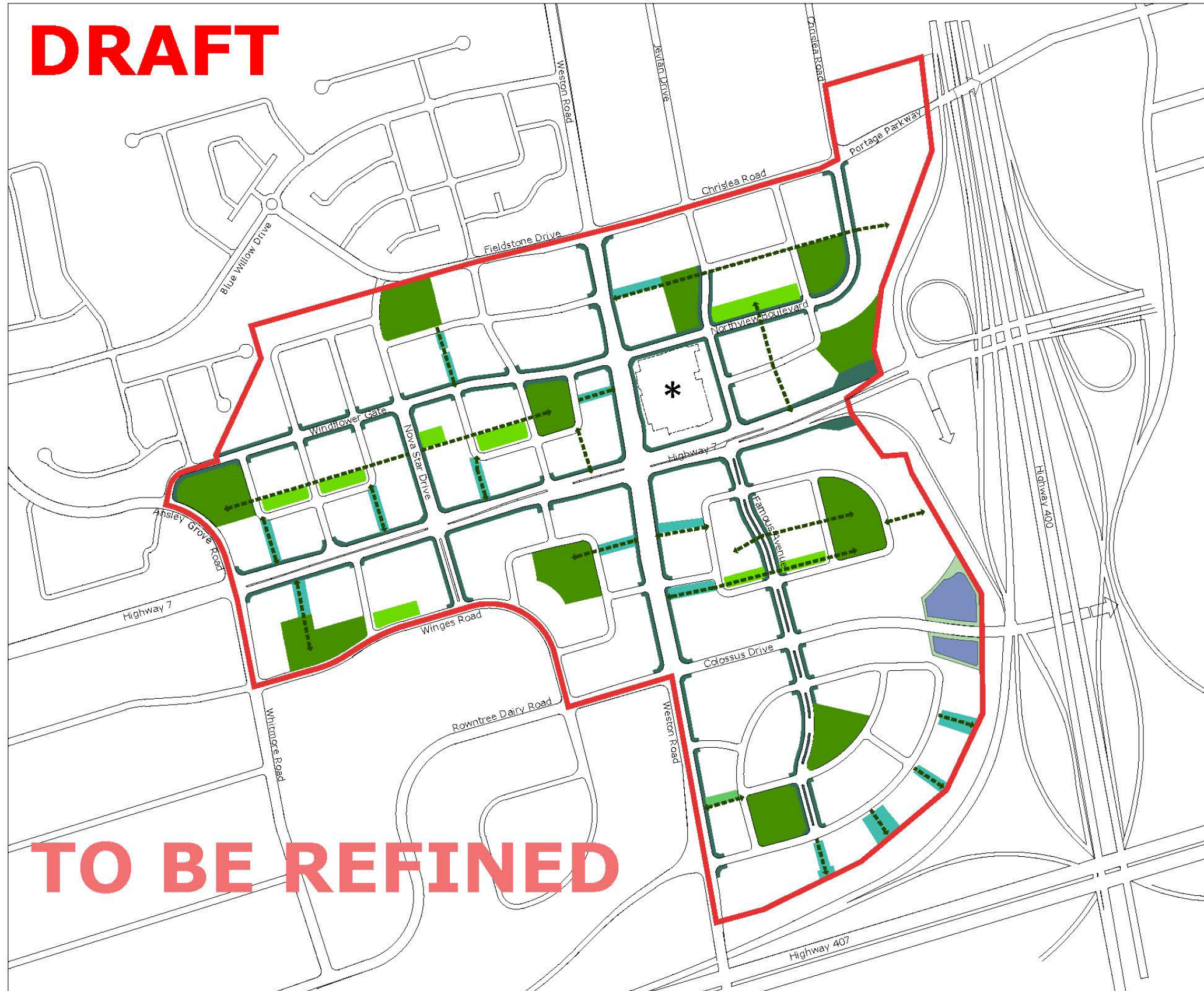
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Elements of the Pedestrian Realm Network:

- > **Urban Park Spaces** – Urban Squares and Sliver Parks/Promenades
- > **Connecting Links and Courtyards**
- > **Streetscapes**



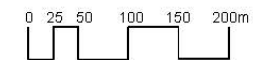
Secondary Plan – Pedestrian Realm Network



Schedule 3 Weston 7 Pedestrian Realm Network

Legend

- Secondary Plan Area
- Urban Squares
- Sliver Parks/Promenades
- Connecting Links/Courtyards
- Pedestrian Connection
- Enhanced Urban Streetscape
- Typical Urban Streetscape
- Existing Stormwater Management Pond



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Urban Squares are conceptually identified on **Schedule 3**, generally in accordance with **Table 2** below:

Table 2: Urban Squares - Distribution by Quadrant

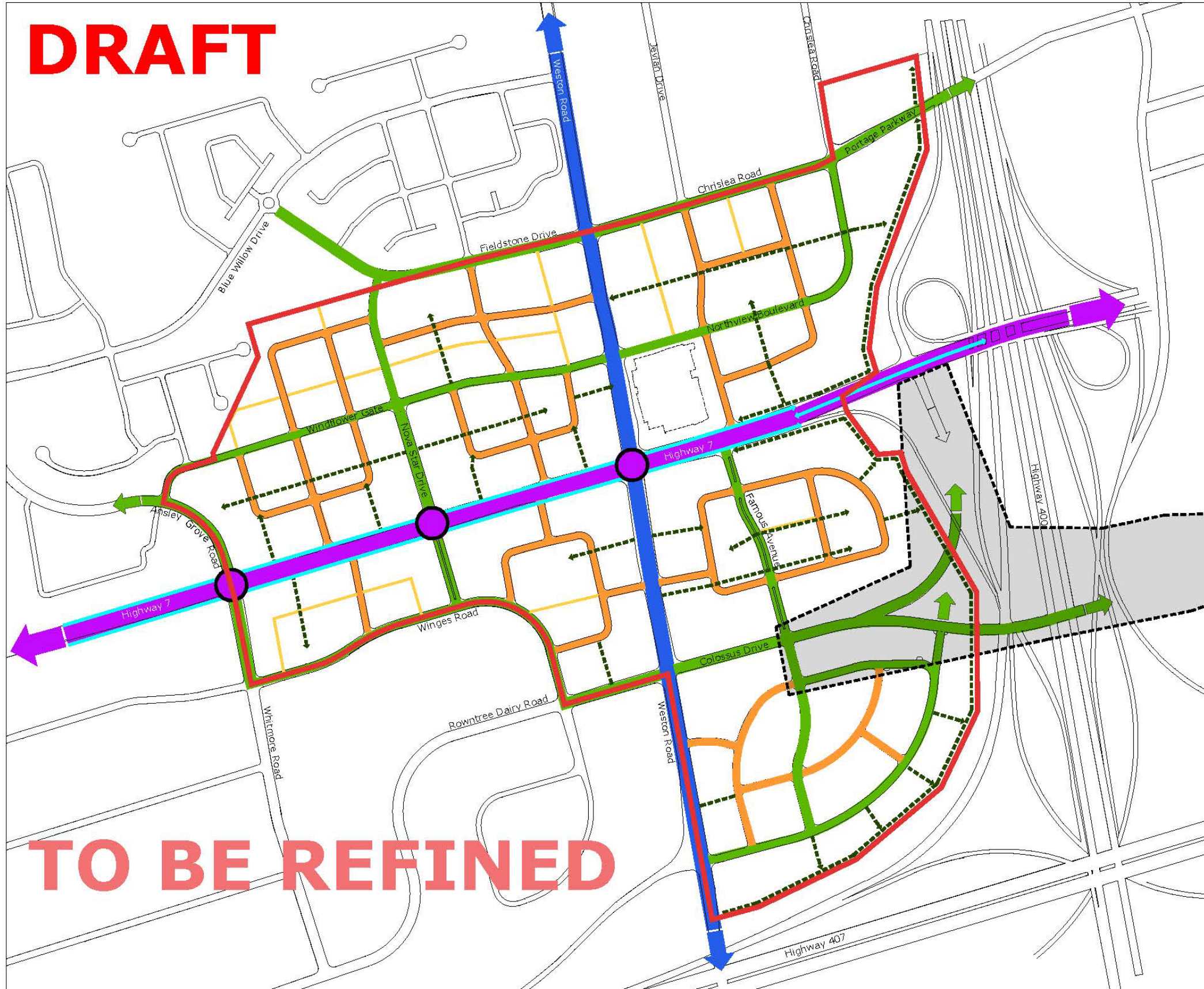
	Gross Land Area (ha)	Dedicated Urban Squares	Percent of Gross Land Area	Minimum Size of an Urban Square	Minimum Number of Urban Squares
Northwest Quadrant	30 ha	1.7 ha	5.7%	0.5 ha	3 Urban Squares
Southwest Quadrant	15 ha	1.6 ha	10.7%	0.8 ha	2 Urban Squares
Northeast Quadrant	24 ha	1.9 ha	7.9%	0.5 ha	3 Urban Squares
Southeast Quadrant	35 ha	2.3 ha	6.6%	0.6 ha	3 Urban Squares
TOTALS	104 ha	7.5 ha	7.2%		11 Urban Squares

A Multi-Modal Transportation System

- > The Active Transportation Network
- > The Road Network
- > Colossus Drive Protection Area
- > Parking, Access and Service Facilities
- > Travel Demand Management
- > Implementation of the Transportation System



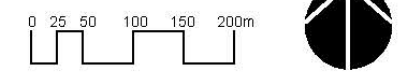
Secondary Plan – Schedule 4: Transportation System



Schedule 4 Weston 7 Transportation System

Legend

- Secondary Plan Area
- Road and Transit Network**
- Existing Roads
- Regional Road 7 - Regional Rapid Transit Corridor
- Bus Rapid Transit (BRT) Stop
- Weston Road - Major Arterial Road
- Collector Road
- Local Road
- Laneway
- Active Transportation Network**
- Existing Cycle Track
- Active Transportation Link
- Colossus Drive Corridor Protection Area



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Service Infrastructure + Utilities

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



Implementation

- > Upper Tier Legislation/Plans
- > Infrastructure
- > This Plan
 - Plan Review
 - Monitoring
 - Amendments to this Plan
 - Technical Revision to this Plan
- > Development Applications
 - Pre-Consultation Meeting
 - Application Requirements
 - Complete Application Submission Requirements
 - Application Deemed Complete or Incomplete

- > Implementing Zoning By-laws
- > Site Plan Approval
- > The Committee of Adjustment
- > The Subdivision of Land
- > Existing Uses
- > Other Planning Tools

Interpretation

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

Questions?

For additional information please visit:

www.vaughan.ca/weston7

or contact:

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