

# BLOCK FORTY-ONE SECONDARY PLAN Public Open House #3

February 12, 2019



*The Planning Partnership*

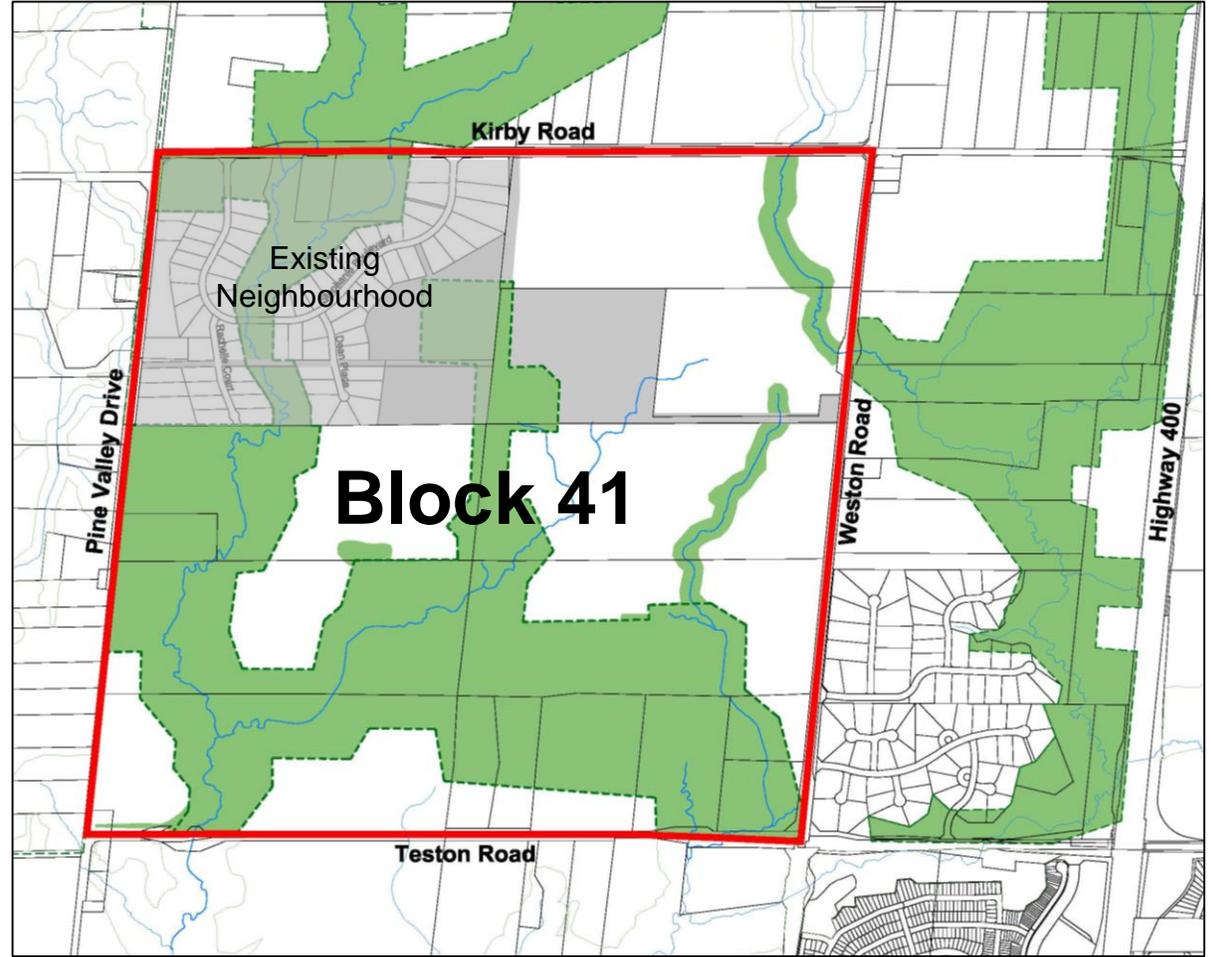
# AGENDA

## Public Open House POH #3

- 6:30 Welcome and Introductions
- 6:40 Presentation
- 7:00 Discussion

# SECONDARY PLAN AREA

## Block 41



# BLOCK 41

## Land Area

<b>Block 41</b>	
<b>Developable Land Area</b>	<b>178</b>
<b>Non-developable Land Area</b>	<b>256</b>
TransCanada Compressor Station	28
TransCanada Pipeline	3
Greenbelt and Natural Areas	181
Existing Development	44

# PROJECT UPDATE

## Study Timeline



PHASE ONE	Project Initiation	Jan-Feb 2015
PHASE TWO	Background Analysis and Visioning	Jan-June 2015
PHASE THREE	Foundational Studies	Apr-Sept 2015
PHASE FOUR	Emerging Land Use Concept and Report	Jul 2015-Jan 2016
<b>PHASE FIVE</b>	<b>Draft Secondary Plan</b>	<b>Feb 2019</b>
PHASE SIX	Committee of the Whole (Public Meeting)	April 2019

**Phase 1** was the initiation of the study and finalization of work plan and consultation strategy.

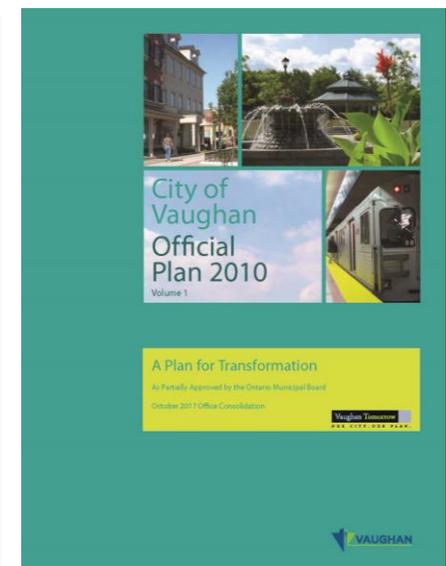
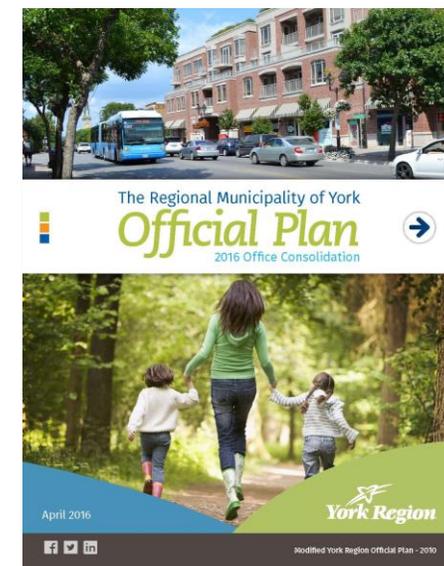
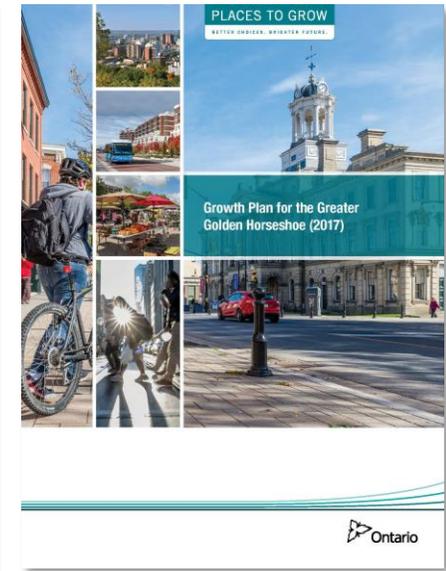
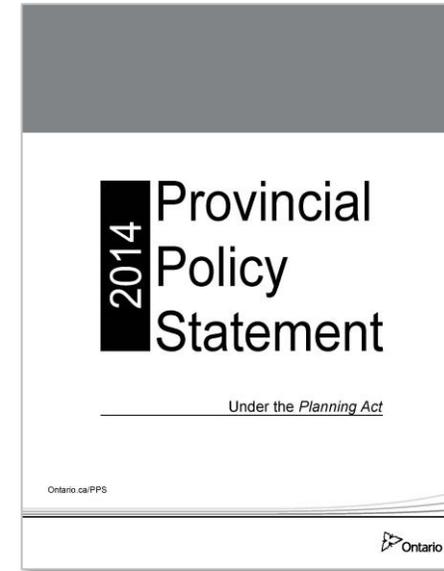
**Phases 2 and 3** included a background review and a community visioning workshop, as well as an assessment of the Block’s built heritage and cultural landscapes and natural heritage features.

**Phase 4** included the preparation of the emerging land use concept and the supporting urban design strategy, commercial needs assessment, servicing infrastructure and stormwater management strategy, and sustainability and community energy strategy. Phase 4 included Public Meeting #2 and an update report to Committee of the Whole (Working Session).

# PLANNING POLICY FRAMEWORK

## An Integrated Framework

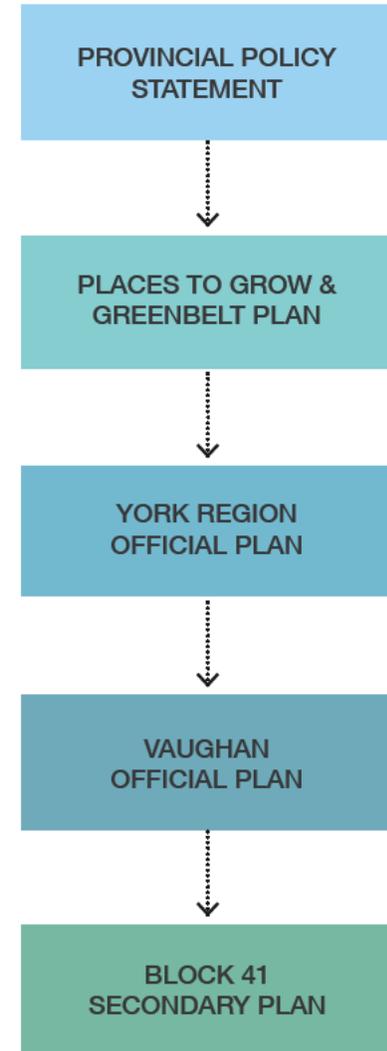
- The Province, Region and City have adopted a **policy framework** for managing growth and development.
- This policy framework requires **managing growth responsibly**, with a focus on creating complete communities that are socially, fiscally, economically and environmentally stable over the long-term.



# PLANNING POLICY FRAMEWORK

## Regional and Local Planning Requirements

- Block 41 is recognized as a **New Community Area** under the York Region Official Plan (YROP) and Vaughan Official Plan (2010).
- Under the YROP, Block 41 is required to achieve a minimum density of **70 residents and jobs per hectare**.
- Secondary Plans will **support the achievement** of sustainable, well-designed, pedestrian friendly, and transit supportive places for people to interact, learn, work, play, and reside.
- The policies for **New Community Areas** under Section 9.2.2.14 of the VOP 2010 are consistent with the Provincial and Regional policies.



# WHAT IS A SECONDARY PLAN?

- A **policy document** prepared under the *Planning Act*.
- A document that includes a vision, principles, and detailed local development policies that **guide growth in a defined area**.
- A Secondary Plan establishes:
  - a land use plan with an appropriate mix of uses;
  - the built form of development;
  - the road network, as well as trails and transit routes;
  - the parkland system; and,
  - protection for the natural heritage system.

# VISION STATEMENT

## New Community

Block 41 is a sustainable new community, where residents enjoy the conveniences of urban living near the countryside. Distinct neighbourhoods are connected to each other and adjacent communities by a permeable street network and an integrated trail system that follows the Purpleville Creek system and Pipeline corridor.

The area's rich natural and cultural heritage is celebrated, protected, and leveraged to create a unique sense of place. Harmonious transitions and compatible, high quality design ensure newer homes and businesses complement those existing in the community.

# GUIDING PRINCIPLES

1. Create a **complete, compact,** and **vibrant** community.
2. Promote **efficient** development patterns and standards.
3. **Conserve** and **protect** natural and built heritage.
4. Set a high standard of **sustainability**: waste reduction, and energy and water efficiency.
5. Provide a **linked greenspace system** that includes parks, open spaces, trails, and natural areas.



# GUIDING PRINCIPLES

6. Provide a **range of housing types** and opportunities for affordable housing.
7. Include **accessible** human **services** and community **facilities**.
8. Provide a **Community Core** that serves the community.
9. Ensure **mobility choices** and the sharing of streets for motorists, pedestrians, cyclists, and transit riders.
10. Strive for **design excellence**: buildings, streets, and open spaces.



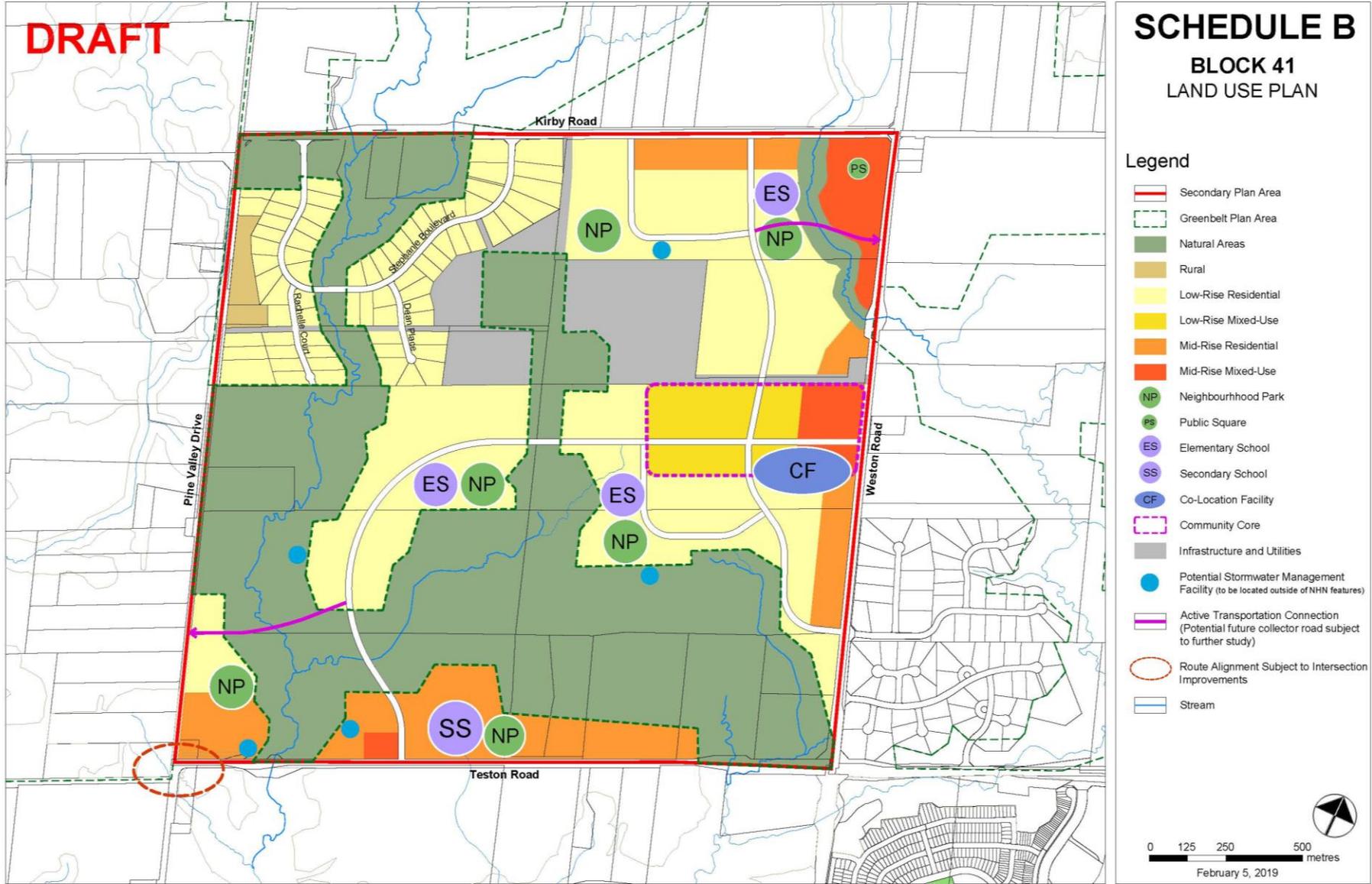
# COMMUNITY STRUCTURE

## Five Key Elements

1. Five distinct **neighbourhoods**, served by strategically located community facilities and commercial/mixed use nodes, including a Community Core;
2. An integrated **street network** to connect homes, schools, shops, and adjacent communities;
3. A connected **parks & trails network** that compliments the street-based circulation network, providing both utilitarian and recreational amenities that support active and healthy living;
4. An extensive system of **natural areas** that define neighbourhood boundaries while providing opportunities for placemaking, conservation, and nature appreciation; and,
5. Infrastructure and utilities, including a natural gas compressor station and pipelines, a telecommunications tower, and stormwater management ponds.

# LAND USES

## Land Use Designations



# LAND USES

## Land Use Designations

---

### **Low-Rise Residential**

- Residential, home occupations, private home day care, and small scale convenience retail
- Max. 3 storeys

---

### **Low-Rise Mixed Use**

- Residential, home occupations, small scale hotels, retail, office uses
- Max. 5 storeys

---

### **Mid-Rise Residential**

- Residential, home occupations, small scale convenience retail, and community facilities
- Max. 12 storeys

---

### **Mid-Rise Mixed Use**

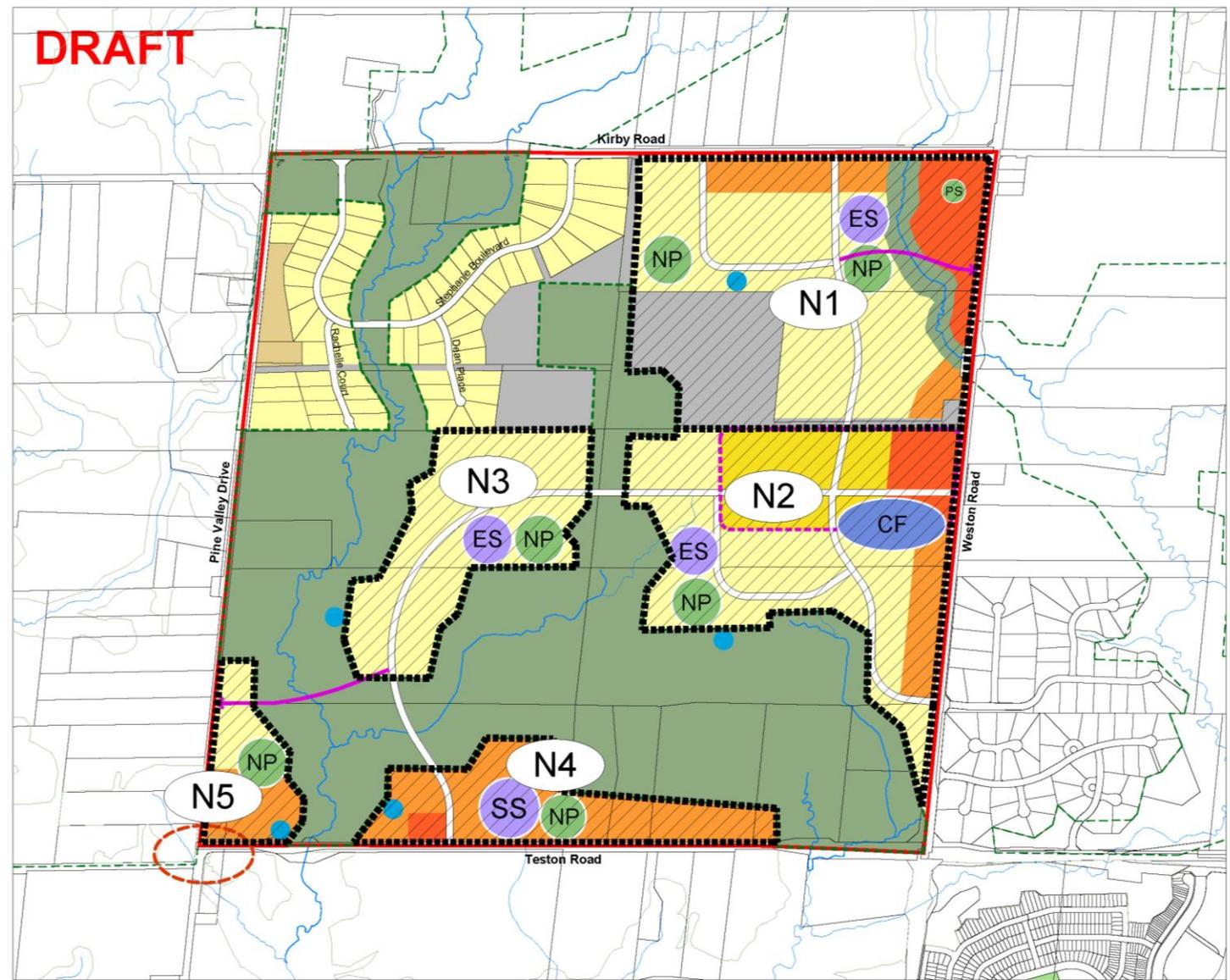
- Residential, home occupations, community facilities, cultural uses, retail, office uses, parking garages, hotels, and gas stations
  - Ground floor retail required along arterials and collectors
  - Max. 12 storeys
- 

**The Land Use plan also includes Parks, Schools, Natural Areas, and Infrastructure & Utilities**

# NEIGHBOURHOODS

## Five Distinct Neighbourhoods

**DRAFT**



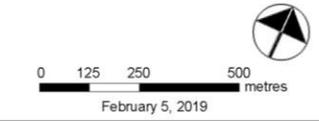
### SCHEDULE C

#### BLOCK 41

#### NEIGHBOURHOODS

**Legend**

- Secondary Plan Area
- Neighbourhood
- Greenbelt Plan Area
- Natural Areas
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Neighbourhood Park
- Public Square
- Elementary School
- Secondary School
- Co-Location Facility
- Community Core
- Infrastructure and Utilities
- Potential Stormwater Management Facility (to be located outside of NHN features)
- Active Transportation Connection (Potential future collector road subject to further study)
- Route Alignment Subject to Intersection Improvements
- Stream



# NEIGHBOURHOODS

## Five Distinct Neighbourhoods

---

### **N1 - Neighbourhood One**

- Low-Rise Residential
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Parks, school

---

### **N2 - Neighbourhood Two**

- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Parks, schools, community centre, library

---

### **N3 - Neighbourhood Three**

- Low-Rise Residential
- Parks, school

---

### **N4 - Neighbourhood Four**

- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Park, secondary school

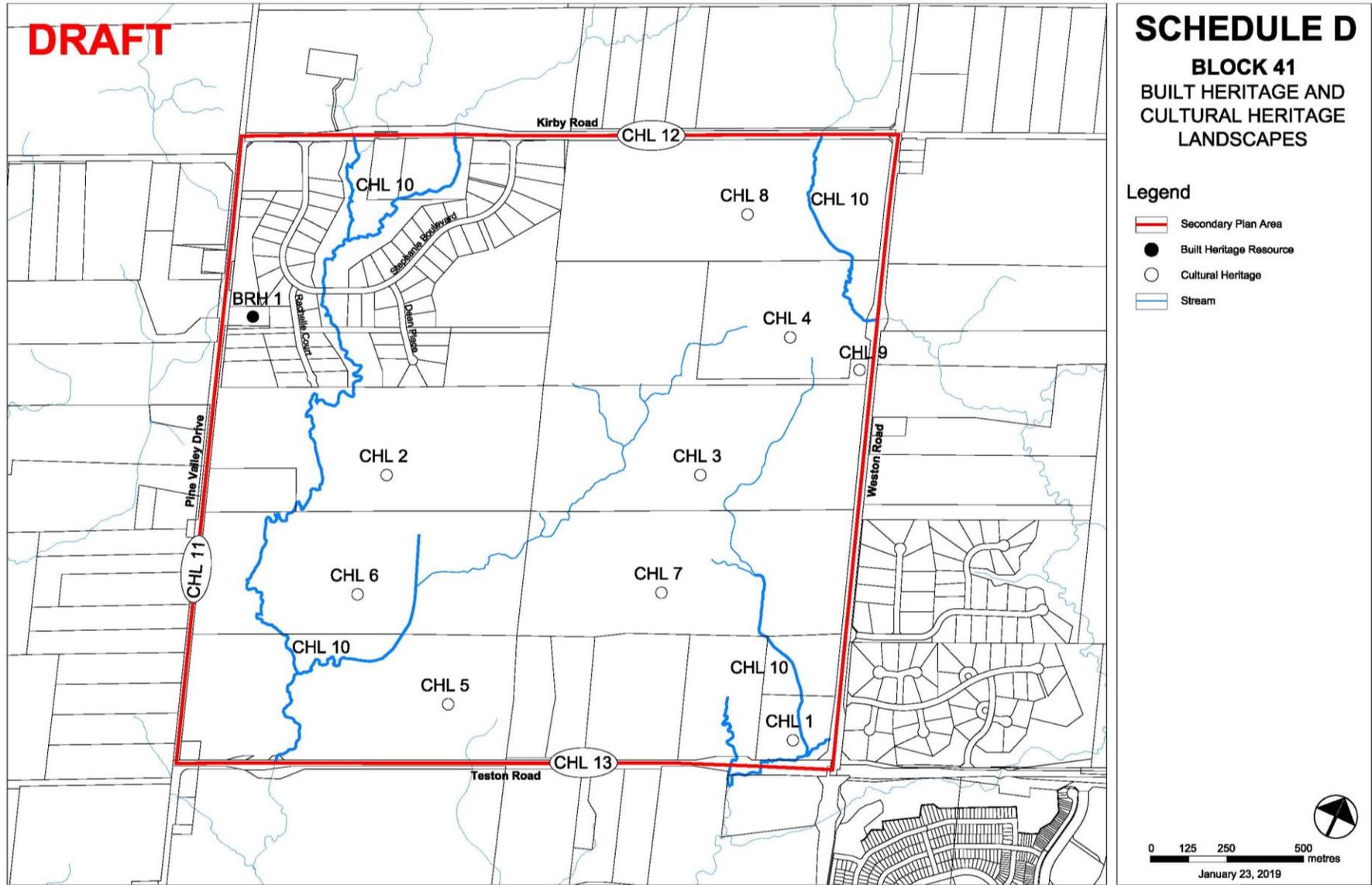
---

### **N5 - Neighbourhood Five**

- Low-Rise Residential
  - Mid-Rise Residential
  - Park
-

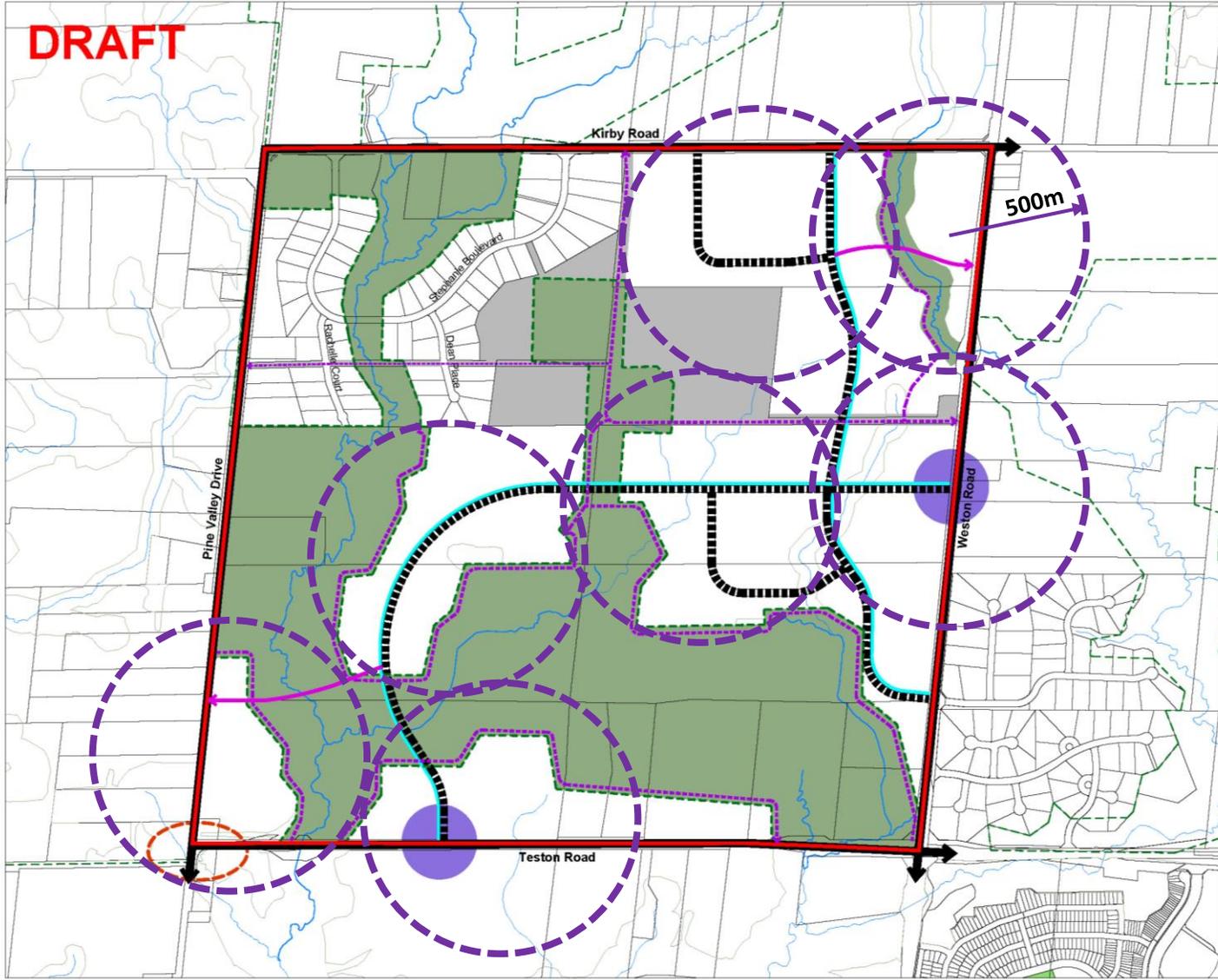
# BUILT + CULTURAL HERITAGE

## Heritage Landscapes



# TRANSPORTATION NETWORK

## Multi-modal Network



**DRAFT**

### SCHEDULE E

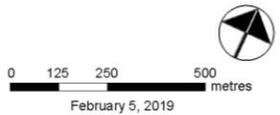
#### BLOCK 41 MULTI-MODAL TRANSPORTATION NETWORK

**Legend**

- Secondary Plan Area
- Arterial Street
- Collector Street
- Separated Cycling Facilities
- Multi-use Recreational Path
- Active Transportation Connection (Potential future collector road subject to further study)
- Route Alignment Subject to Intersection Improvements
- Gateway
- Greenbelt Plan Area
- Natural Areas
- Infrastructure and Utilities
- Stream

500m (5 minute walking distance) from centre to edge

Note: See NVNCTMP for description of streets



# TRANSPORTATION NETWORK

## Multi-modal Network

---

### Arterials

- Teston Road, Weston Road, Kirby Road, and Pine Valley Drive

---

### Minor Collectors

- 24.0 metre right-of-way, two traffic lanes + bike lanes
- Continuous street with moderate traffic volumes
- Focus on active transportation, sidewalks on both sides
- Accommodate transit

---

### Local Streets

- Residential streets that connect to collectors
- Sidewalks
- Connections to schools, transit stops, parks, and other community amenities

---

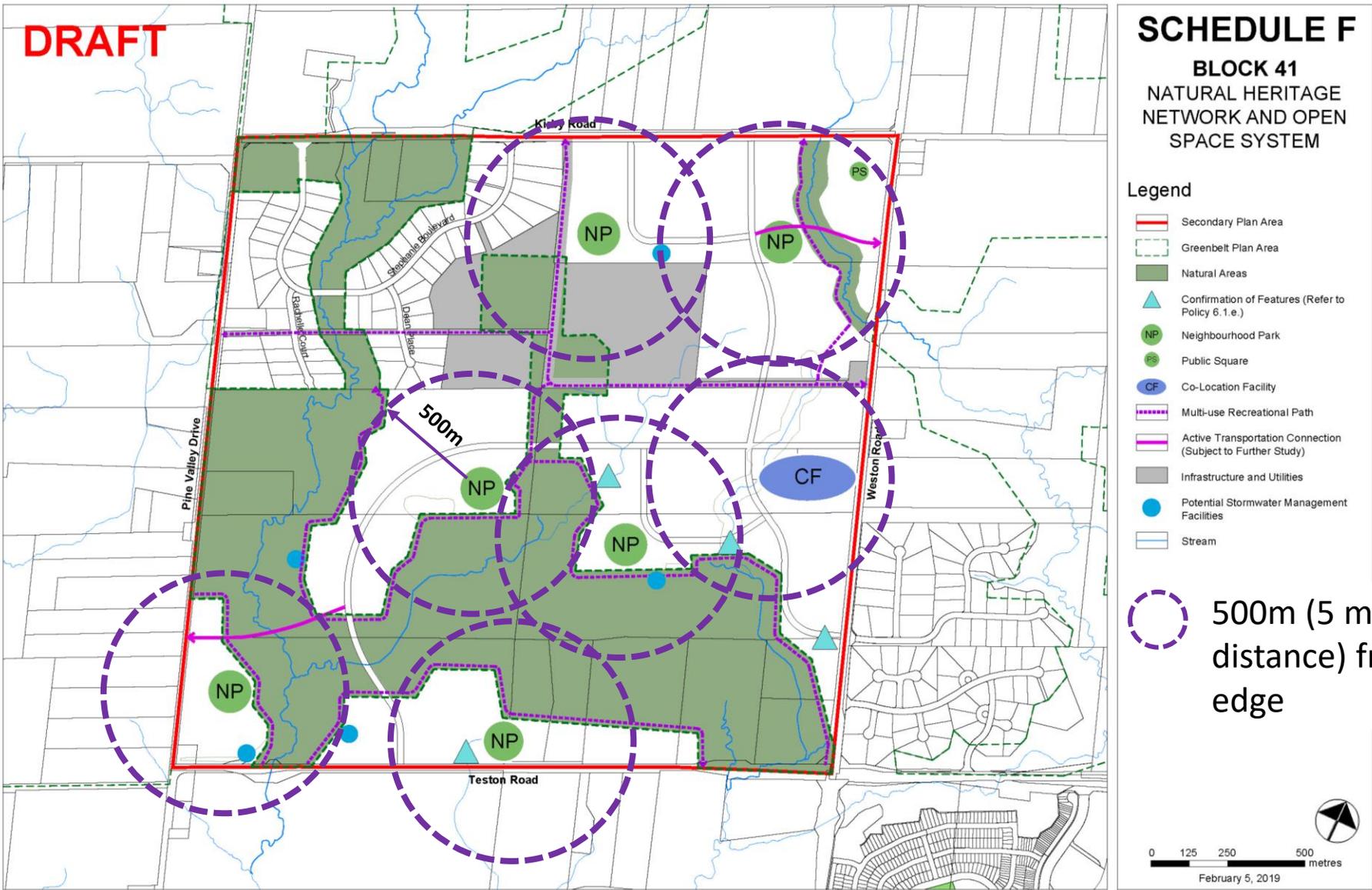
### Multi-use

### Recreational Path

- Connect neighbourhoods, parks, and schools
  - Located within the Natural Areas and along TransCanada pipeline
  - Lighting, bike facilities, signage, benches
-

# NATURAL HERITAGE + OPEN SPACE

## Natural heritage, parks, and trails



# NATURAL HERITAGE + OPEN SPACE

## Natural heritage, parks, and trails

---

### District Park

- Located adjacent to the community centre and library
- Serves the community
- Part of the Co-location Facility

---

### Neighbourhood Parks

- 6 neighbourhood parks
- Located within each neighbourhood
- Five minute walk
- Range from 0.75 to 2.0 hectares in size

---

### Multi-use Recreational Path

- Connect neighbourhoods, parks, and schools
- Located within the Natural Areas and along TransCanada pipeline
- Lighting, bike facilities, signage, benches

---

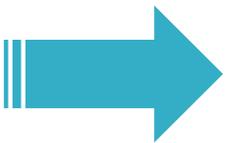
### Natural Areas

- Natural amenities
  - Trail system
  - Protected natural environment
  - Greenbelt lands
-

# Next Steps

## Study Timeline

PHASE ONE	Project Initiation	Jan-Feb 2015
PHASE TWO	Background Analysis and Visioning	Jan-June 2015
PHASE THREE	Foundational Studies	Apr-Sept 2015
PHASE FOUR	Emerging Land Use Concept and Report	Jul-Nov 2015
PHASE FIVE	Draft Secondary Plan	Feb 2019
<b>PHASE SIX</b>	<b>Committee of the Whole (Public Meeting)</b>	<b>April 2019</b>



- **Meetings with Landowners Group and Technical Steering Committee**
- **Consolidate all comments and feedback**
- **Final Draft Secondary Plan**

# QUESTIONS