

BLOCK 27

Secondary Plan Public Open House # 3

April 5, 2017



Macaulay Shiomi Howson Ltd.
Brook McIlroy Inc.

AMEC Foster Wheeler | Natural Resource Solutions Inc.
Hemson Consulting Ltd. | Tate Economic Research Inc.
Archaeological Services Inc. | Halsall Associates Ltd.

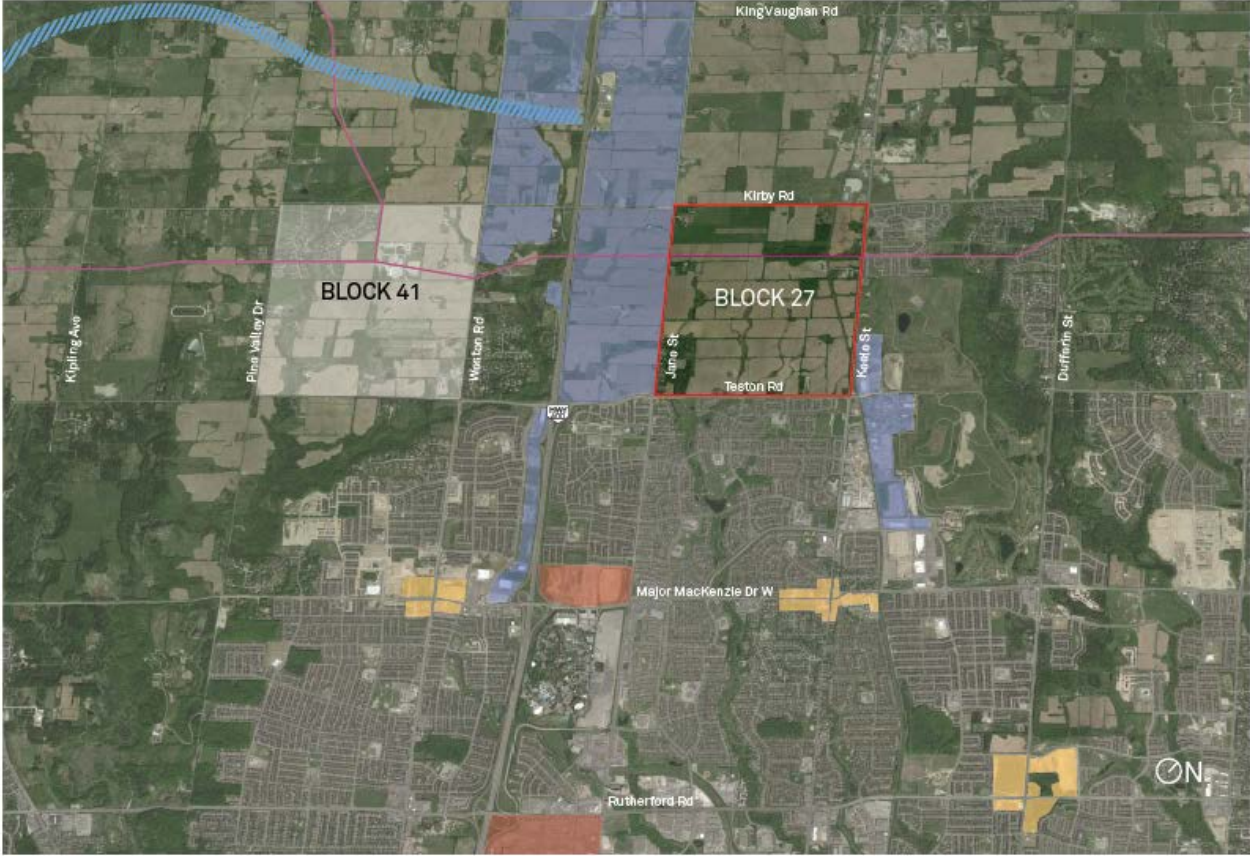
Presentation Outline

- Study Purpose
- Study Area
- Study Process and Status
- Supporting Studies
- Vision and Guiding Principles
- Key Structural Considerations
- Emerging Land Use Concept
- Evaluation

Study Purpose

To prepare a Secondary Plan for the New Community Area of Block 27. The Plan will guide future development of a community which will be primarily residential. It will have a mix of housing types, and will also include retail stores, restaurants, offices, parks, community facilities, and schools, as well as the new Kirby GO Rail Station.

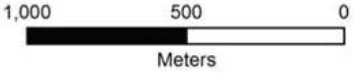
Study Area Context



- | | | | |
|---|----------------------|---|---|
|  | Study Area |  | Intensification Areas |
|  | TransCanada Pipeline |  | Primary Centre |
|  | Block 41 |  | Local Centre |
| Stable Areas | | | Part of the Potential GTA West Corridor (Provincial Study currently on hold). |
|  | Employment Area | | |

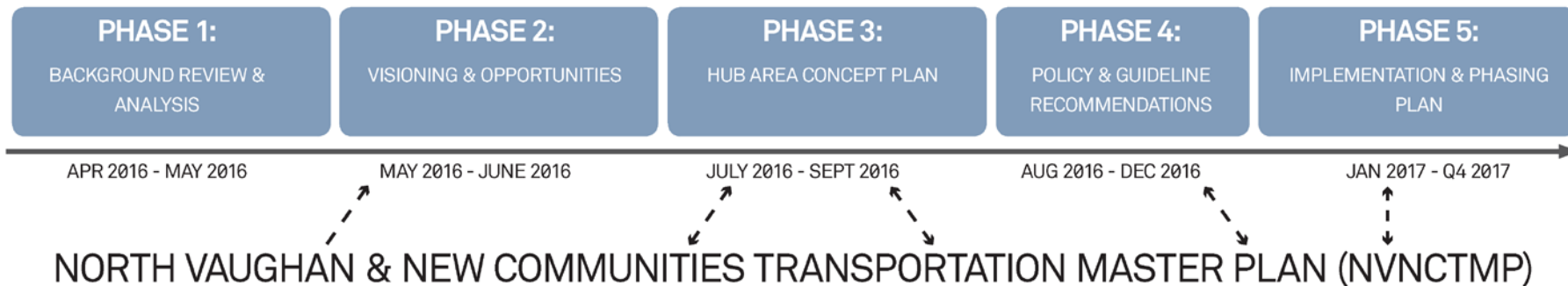
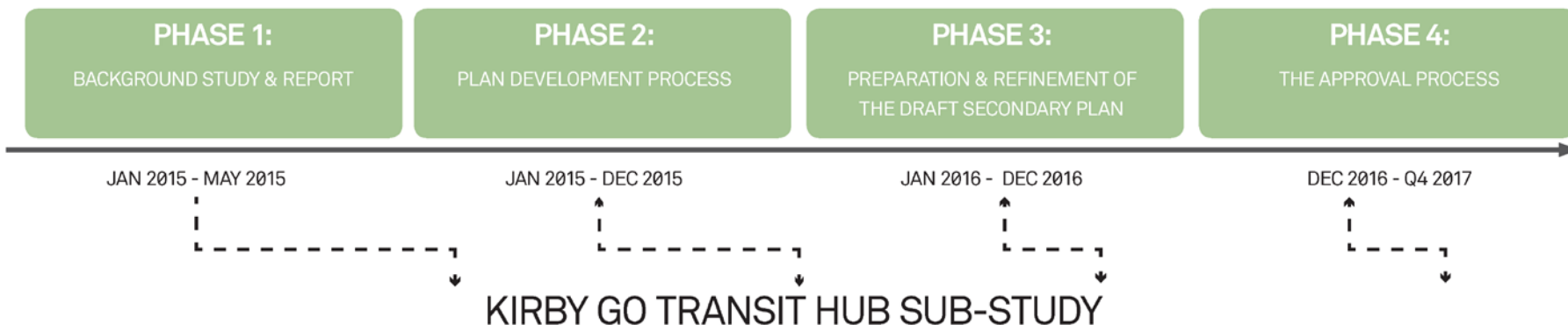
Note: For the exact location and size of Streets & Centres, please refer to Schedules in Vaughan Official Plan 2010.

Study Area Context



Study Process and Status

BLOCK 27 SECONDARY PLAN



Supporting Studies

- **Secondary Plan Background Studies** such as Land Budget/ Housing Mix Analysis and Community Services Needs Assessment
- **Kirby GO Transit Hub Sub-Study** to provide direction for the Local Centre to be developed around the proposed Kirby GO Transit Hub
- **North Vaughan & New Communities Transportation Master Plan** to develop a well-integrated and sustainable transportation network to accommodate growth in North Vaughan including the New Community Areas

Vision

Block 27 will be a complete community that prioritizes people, sustainability and livability with a high quality of urban design. The community will feature a range of low to mid-rise buildings that blend a variety of residential, commercial and institutional uses. It will be anchored by a local centre that features institutional uses such as schools, community facilities and a transit hub. Finally, building upon the area's abundant natural heritage features, a variety of parks and open spaces will provide residents with space for leisure and recreation.

Development Principles

- An intimate community character through the use of Low-Rise and Mid- Rise building form and scale
- Walkable, sustainable and amenity-rich community
- Design excellence
- Streetscape design will support a variety of uses and conditions, including automobile, cycling and pedestrian activity
- Block configurations will follow modified grid pattern
- Seamless integration of alternative modes of transportation

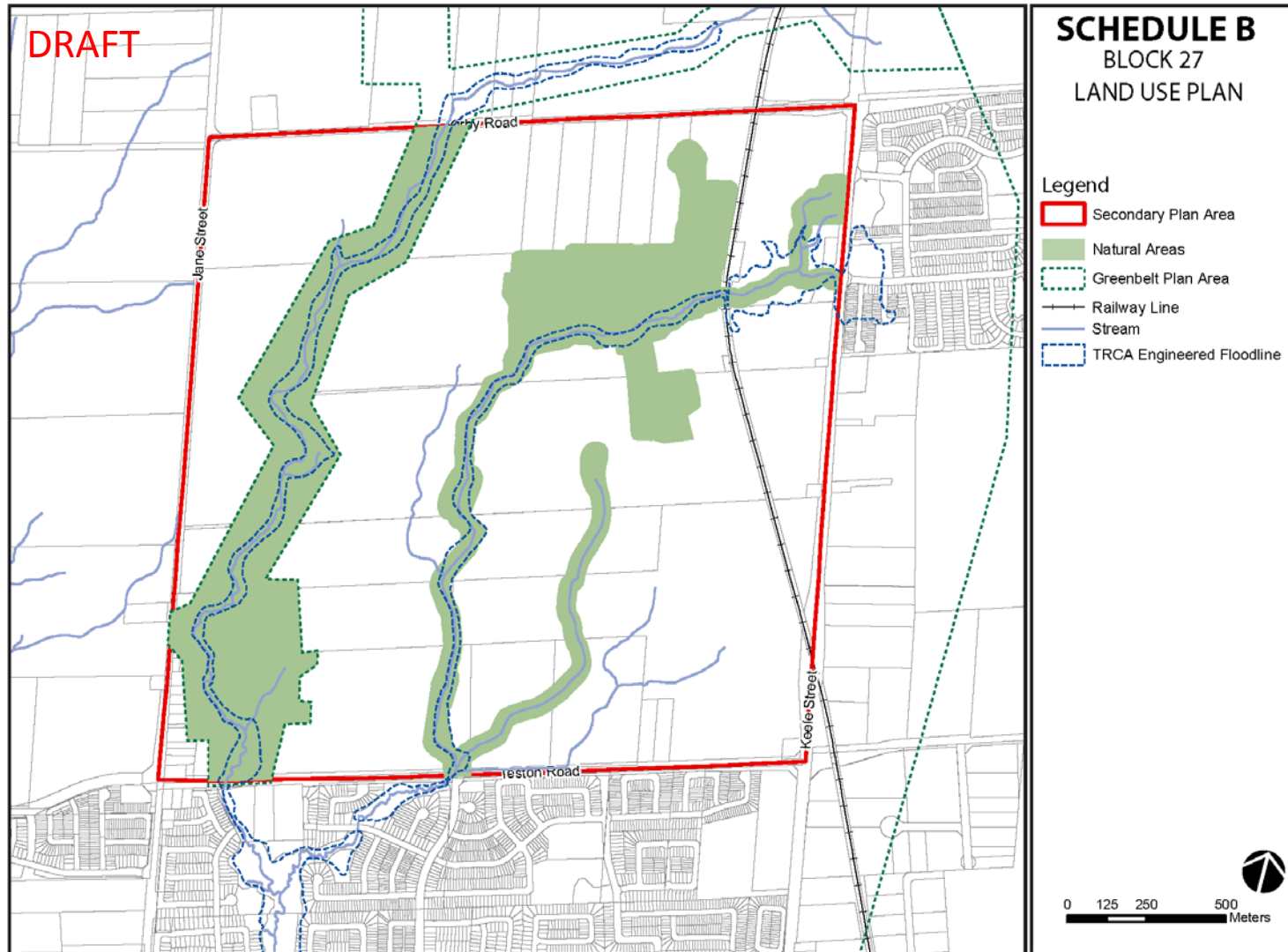
Development Principles

- Community facilities will be promoted and situated to create a social and cultural hub for the community
- A hierarchy of parks and open spaces with a range of programming opportunities
- Preservation of natural heritage features
- Sustainability will be encouraged through consideration of City guidelines

Secondary Plan Key Structural Elements

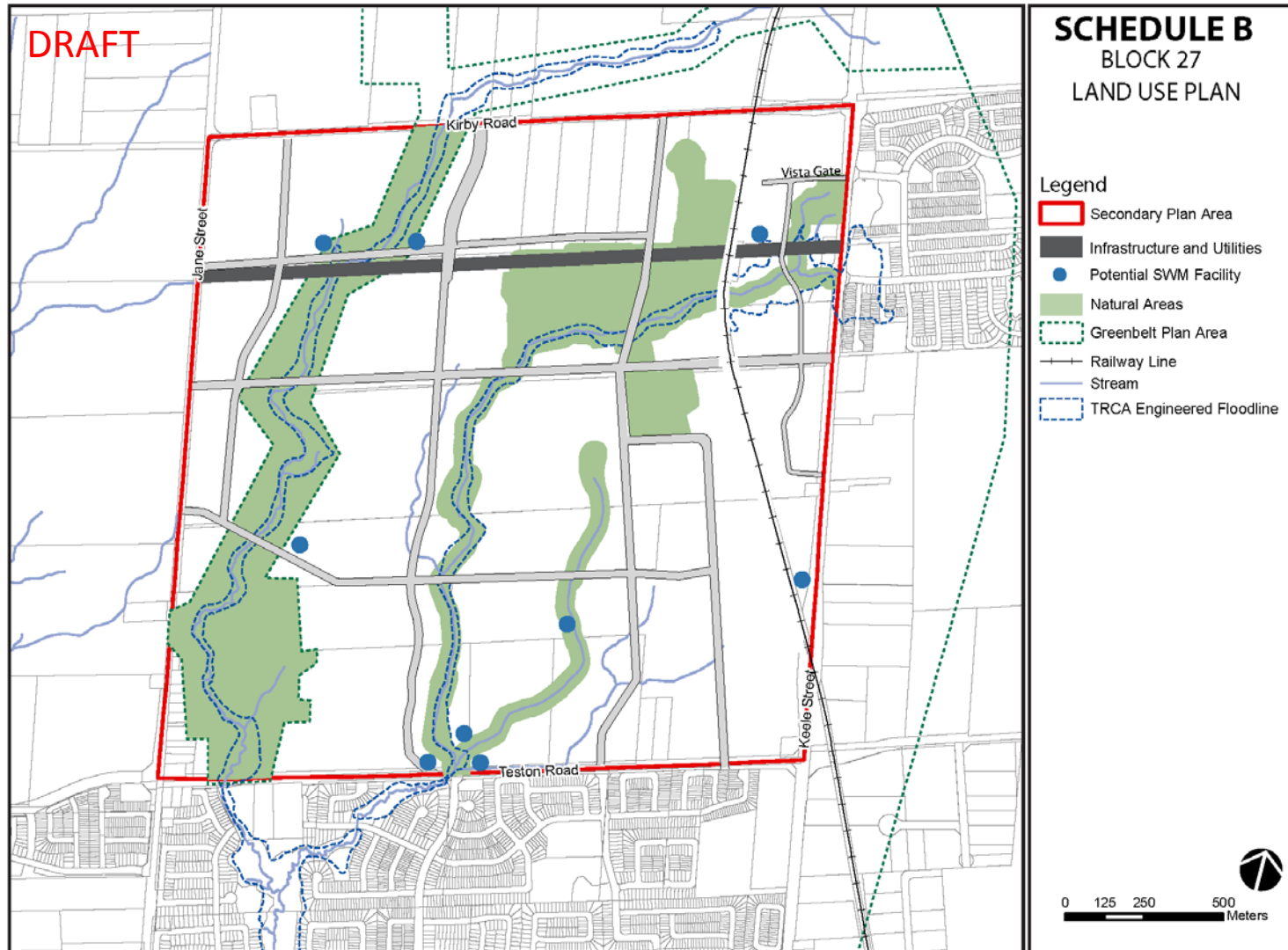
- Connected Natural Heritage Network
- Interconnected Grid-like pattern of streets and blocks that are walkable and cyclable
- Local Centre/GO Station
- High Quality integrated network of connected public parks and open spaces including connections to North Maple Regional Park east of Keele Street
- Provision for Community Hub, elementary schools and one secondary school
- Recognition of potential SWM locations

Secondary Plan : Land Use Plan



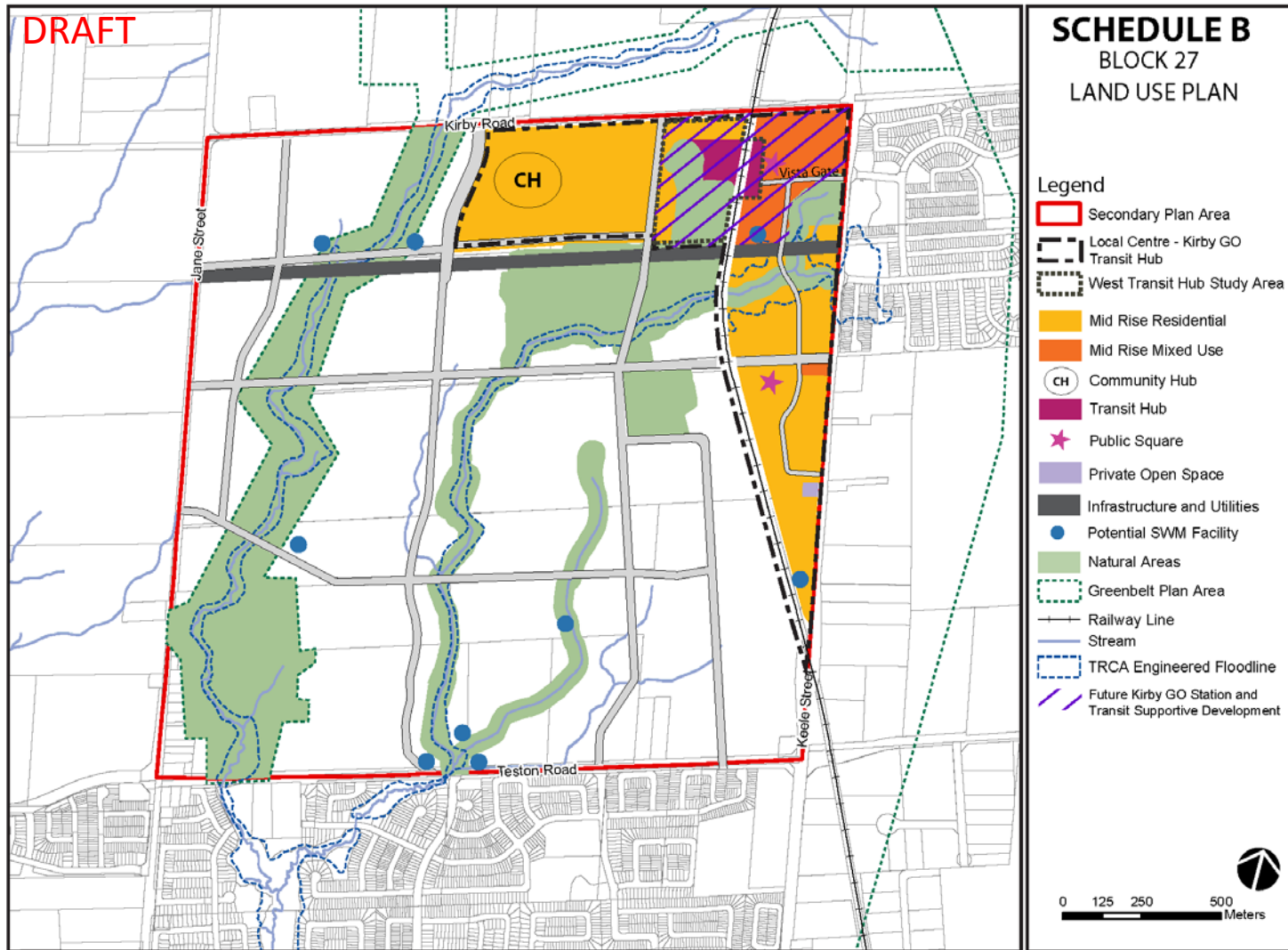
Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forth coming. Elements of Natural Heritage Network may change subject to an OMB appeal

Secondary Plan: Land Use Plan



Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forth coming. Elements of Natural Heritage Network may change subject to an OMB appeal

Secondary Plan: Land Use Plan

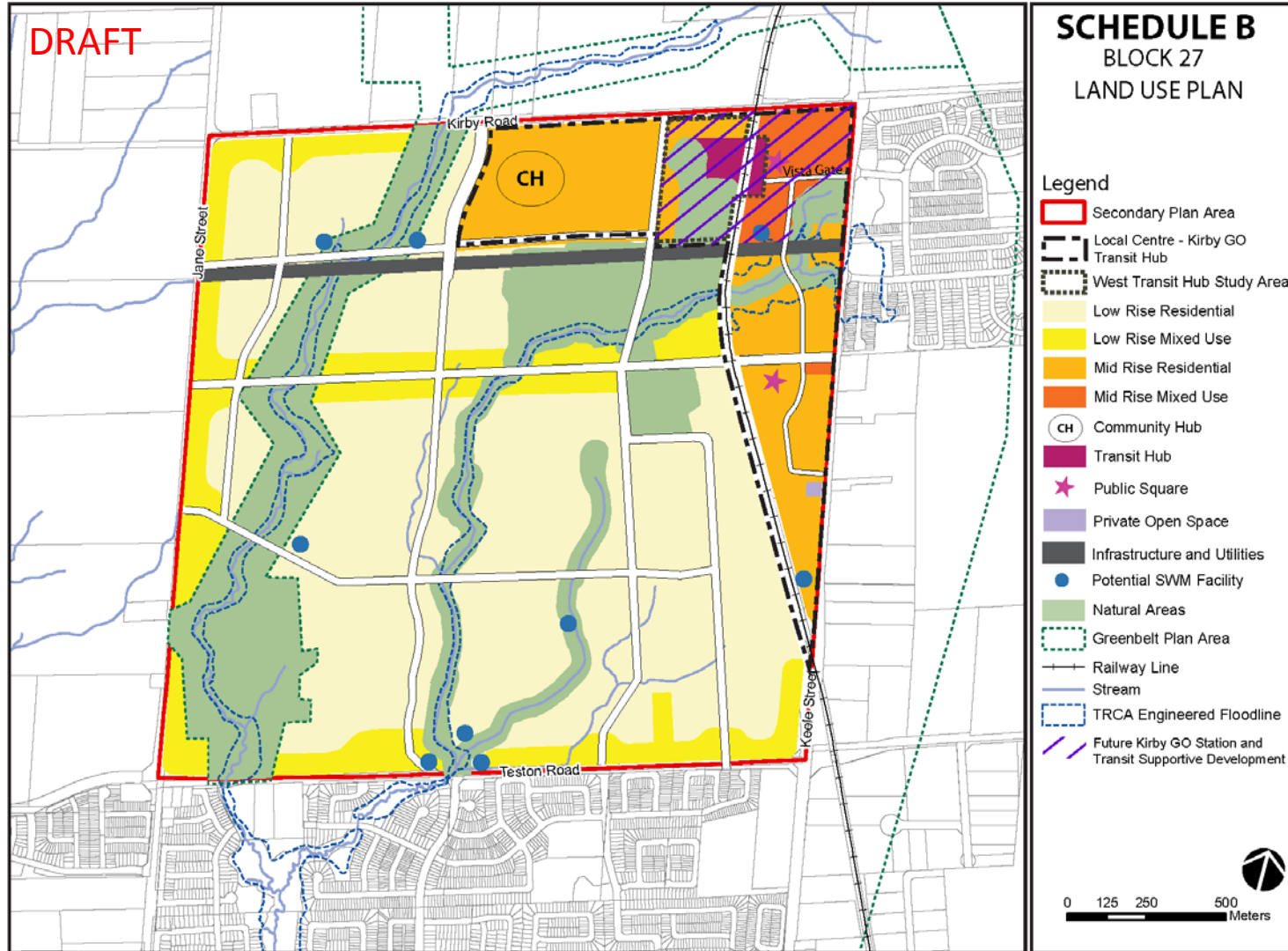


Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forthcoming. Elements of Natural Heritage Network may change subject to an OMB appeal

Local Centre/GO Station Precinct

- Area will develop as a Local Centre with:
 - Local retail, commercial, cultural and community services including a Community Hub;
 - Mid-Rise Mixed-Use in community core to the east of the tracks including residential and office uses as well as commercial uses
 - Mid-Rise Residential in other areas
 - Townhouses, stacked towns and low rise buildings may be located on the periphery adjacent to low and medium density residential

Secondary Plan: Land Use Plan



Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forthcoming. Elements of Natural Heritage Network may change subject to an OMB appeal

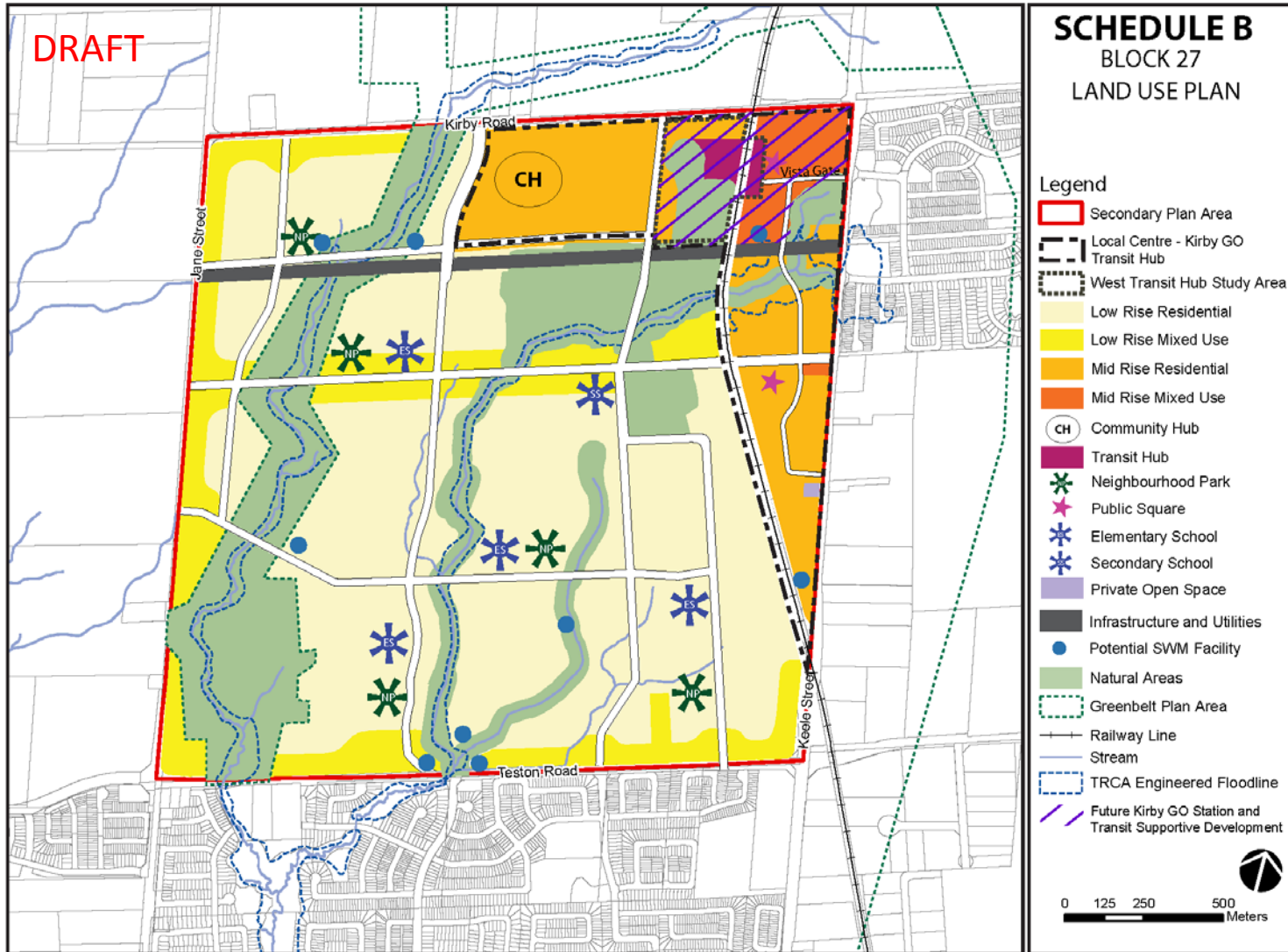
Low-Rise Residential

- Permitted uses:
 - Up to 3 storeys
 - Primarily Detached and Semi-Detached
 - Townhouses would also be permitted
 - Home occupations and private day care
 - Small-scale convenience retail

Low-Rise Mixed Use

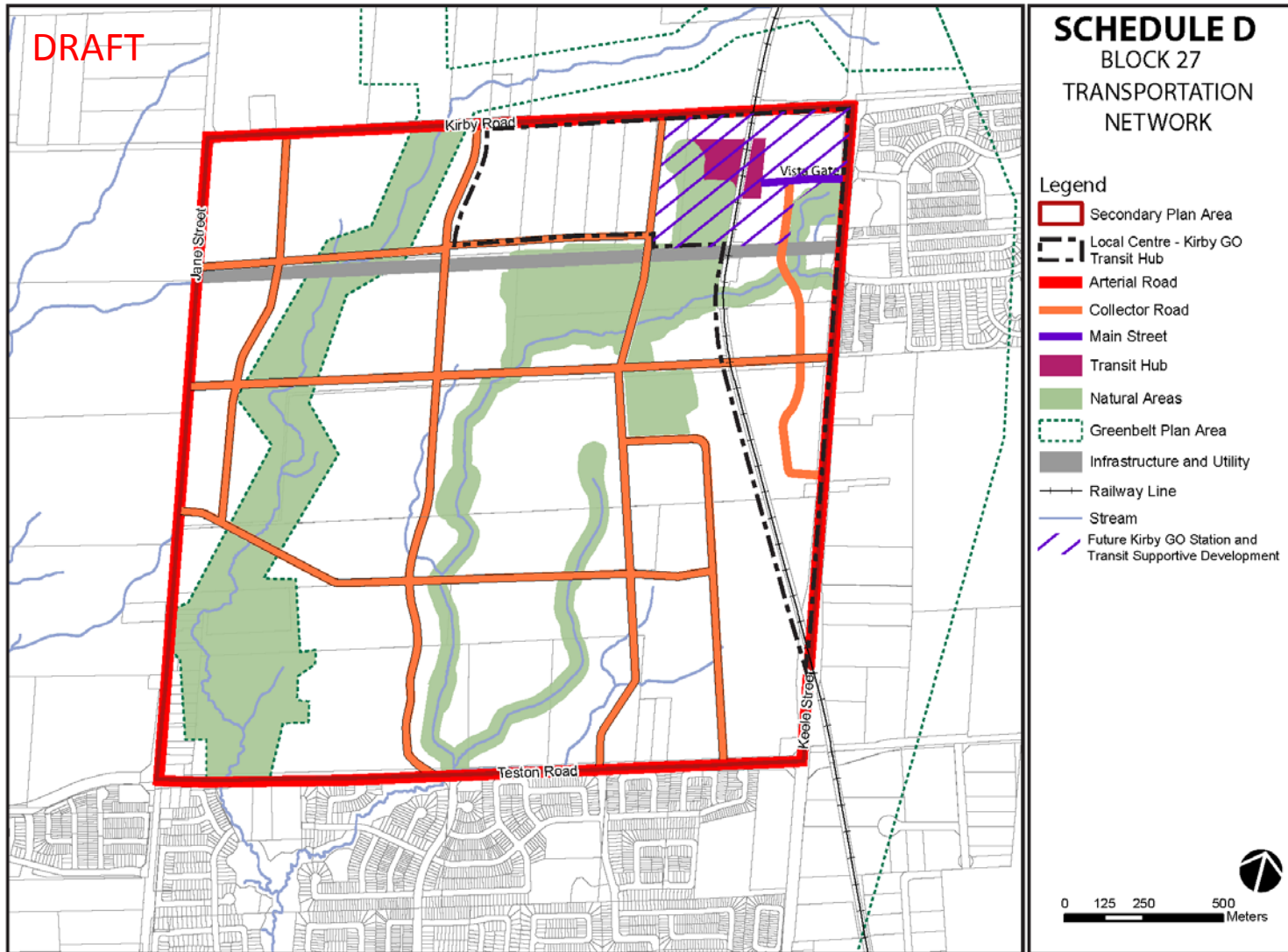
- Located along arterial roads and major east/west collector road
- Permits townhouses, stacked townhouses and Low-Rise Buildings as well as retail and office uses

Secondary Plan: Land Use Plan



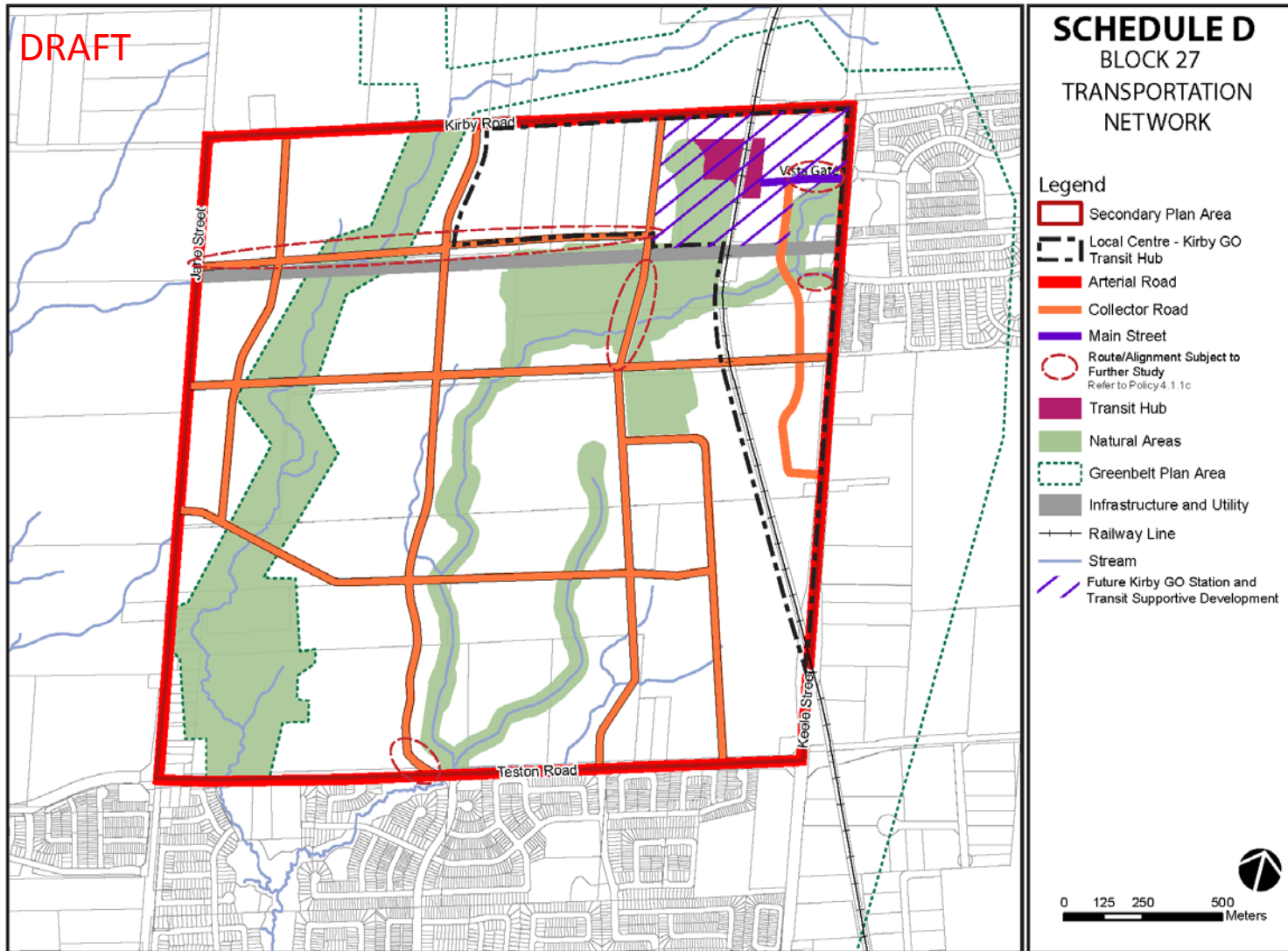
Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forthcoming. Elements of Natural Heritage Network may change subject to an OMB appeal

Secondary Plan: Transportation Network



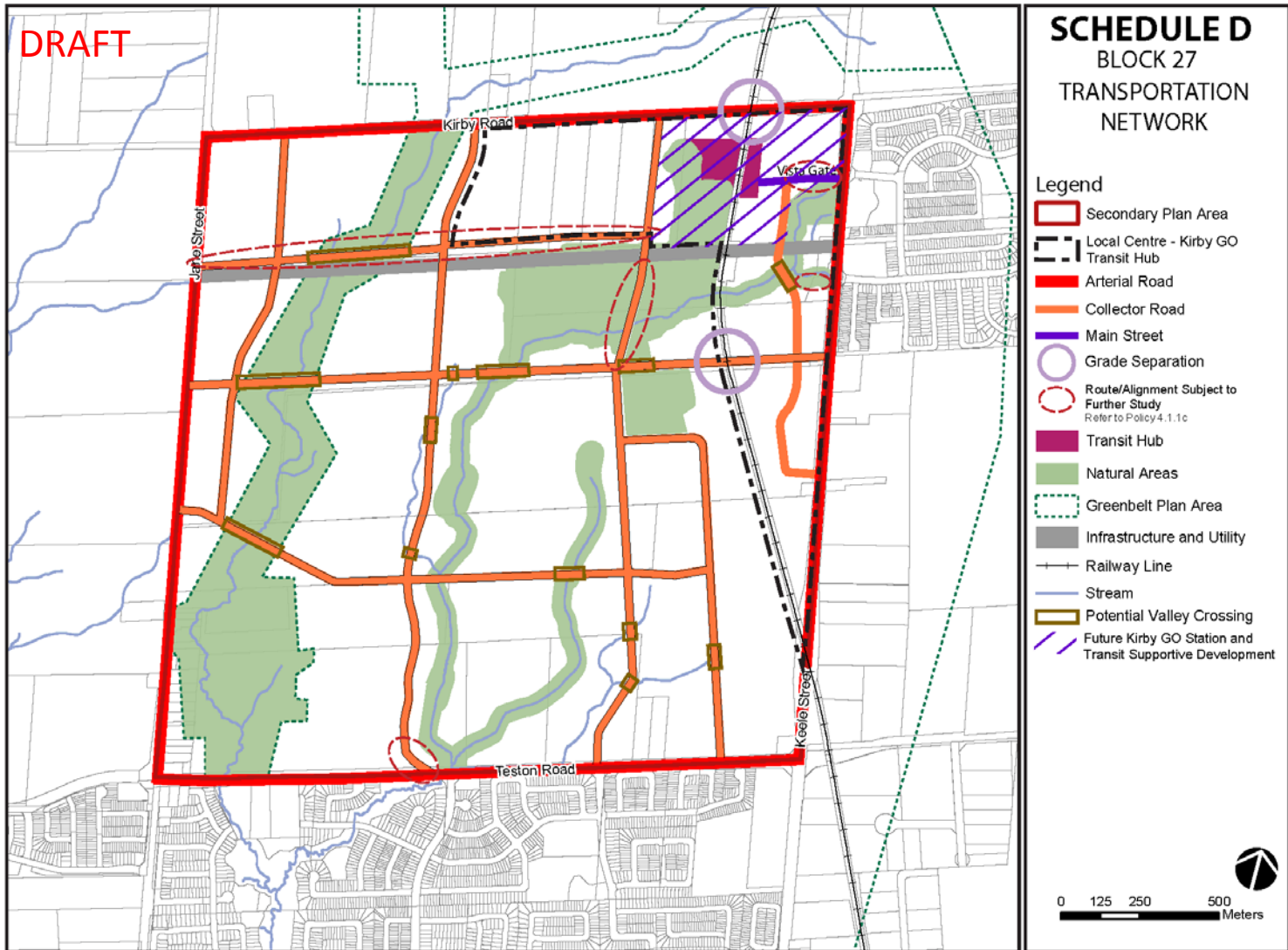
Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forthcoming. Elements of Natural Heritage Network may change subject to an OMB appeal.

Secondary Plan: Transportation Network



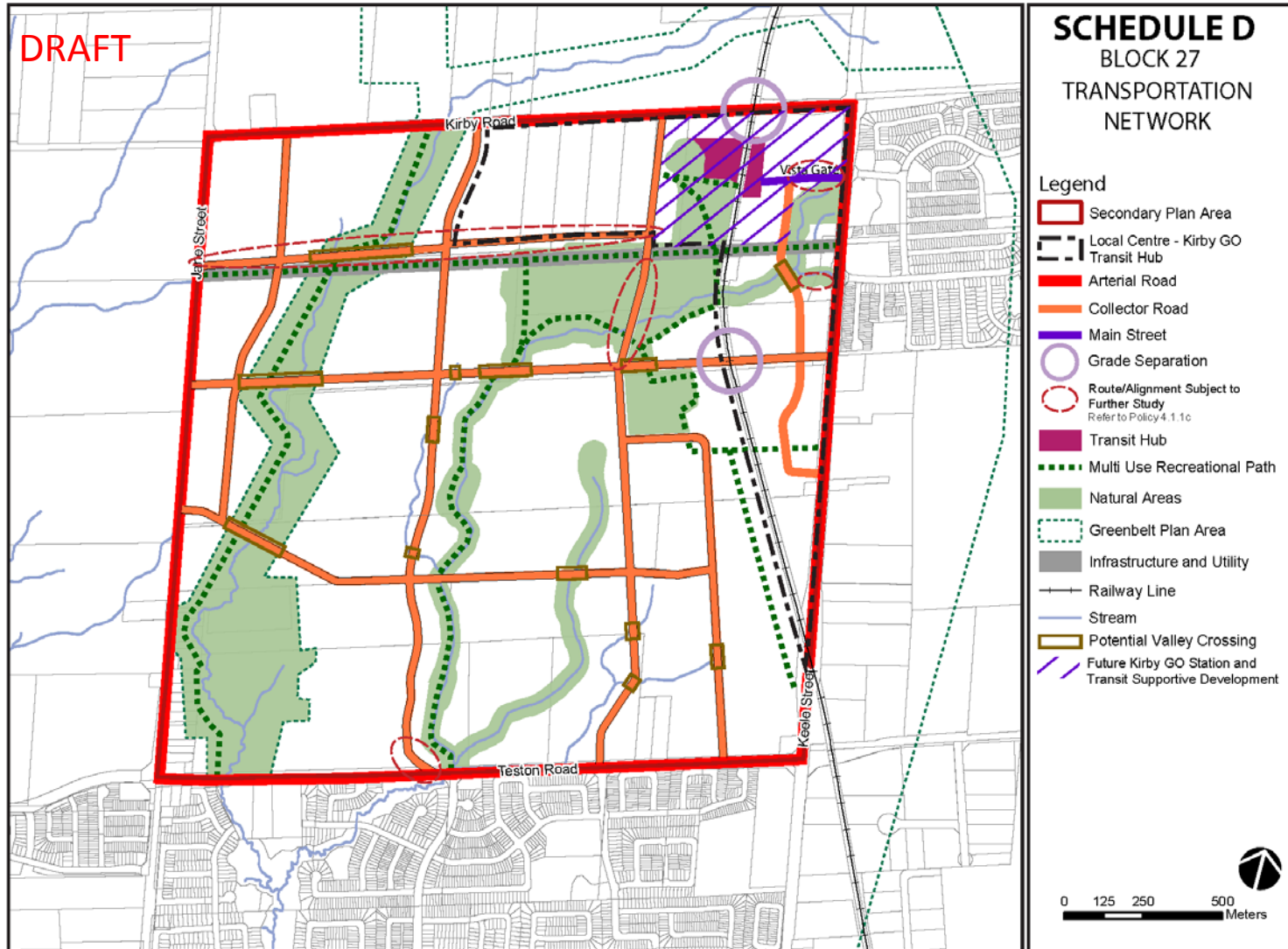
Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forthcoming. Elements of Natural Heritage Network may change subject to an OMB appeal

Secondary Plan: Transportation Network



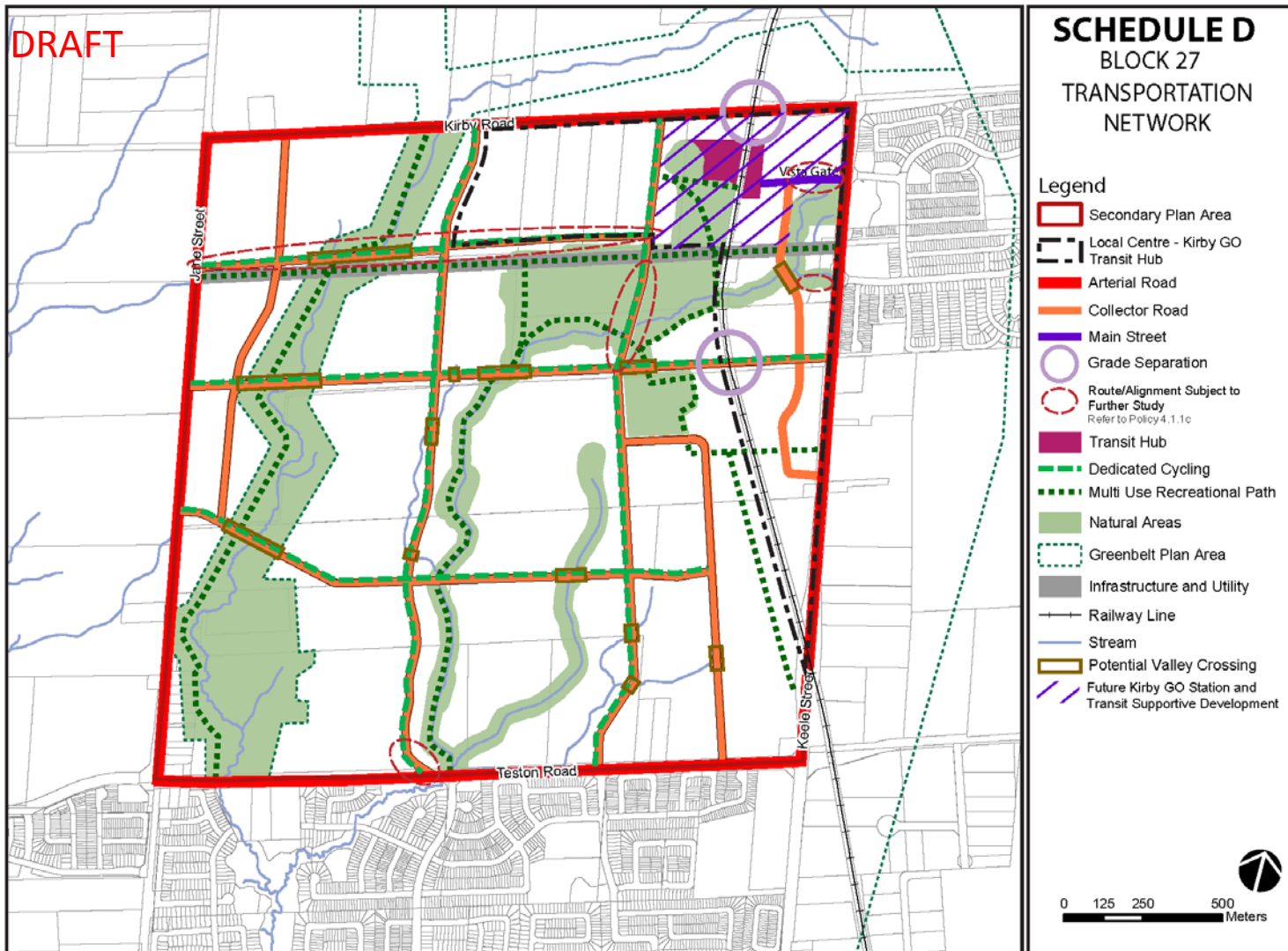
Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forthcoming. Elements of Natural Heritage Network may change subject to an OMB appeal.

Secondary Plan: Transportation Network



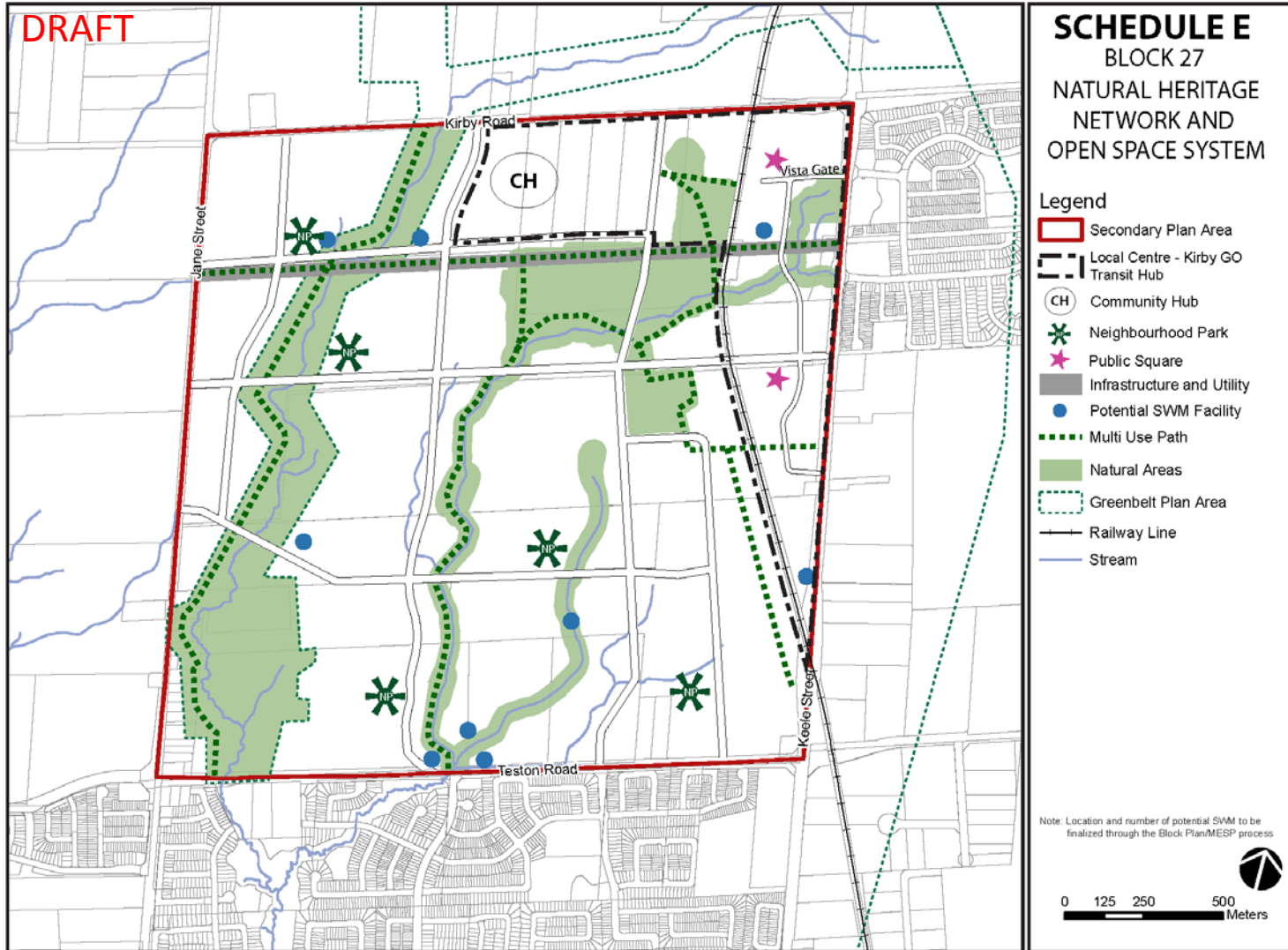
Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forthcoming. Elements of Natural Heritage Network may change subject to an OMB appeal

Secondary Plan: Transportation Network



Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forthcoming. Elements of Natural Heritage Network may change subject to an OMB appeal.

Secondary Plan: Open Space



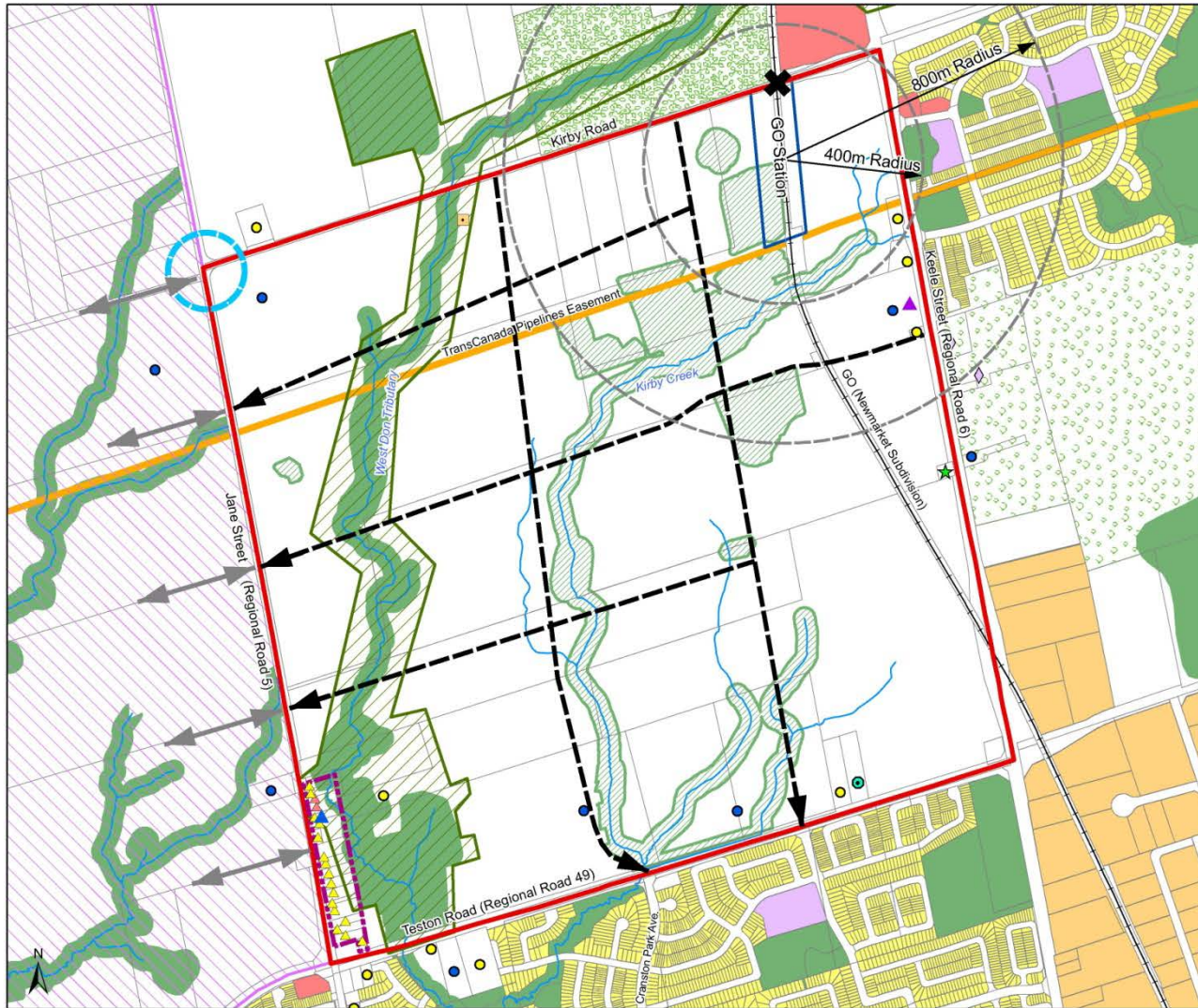
Note: Discussions with the Ministry of Natural Resources and Forestry and the Toronto and Region Conservation Authority are underway and refinements to the Natural Heritage Network may be forth coming. Elements of Natural Heritage Network may change subject to an OMB appeal

Next Steps

- Proposed Secondary Plan policies and schedules will be reviewed and refined based on public input
- Review process will also include ongoing discussion with Metrolinx and other agencies
- Draft Secondary Plan including the proposed Transit Hub will be presented to Committee of the Whole and Council for their consideration at a statutory public meeting(opportunity for public input)
- Public input will be reviewed and a final recommended Secondary Plan prepared
- Recommended Secondary Plan will be brought forward to Committee of the Whole and Council (further opportunity for public input)
- Final Secondary Plan (if adopted by Council) to be forwarded to Region of York for review and approval

THANK YOU

Opportunities and Constraints



Vaughan Block 27
Opportunities & Constraints
GO Station



Contextual Background

- Study Area Boundary
- TransCanada Pipelines Easement
- Greenbelt Plan Area
- 400 North Employment Area
- Teston Hamlet Area

Planning Influences

- Proposed Natural Heritage Network
- Preliminary Potential Natural Heritage Network
- Potential Park
- Potential Collector Road Network
- ▲ On Register of Cultural Heritage Values
- ▲ Designated Under Part IV of the Heritage Act
- ▶ Potential Collector Road Connection
- ▶ Planned Primary Road Connection
- Intersection Realignment
- ✕ Future Road/Rail Grade Separation
- Potential GO Station Area
- Mobility Hub 5 and 10 Minute Walking Radius