



Weston 7

Secondary Plan Phase 1

Committee of the Whole
Working Session

June 5, 2019



Today's Presentation

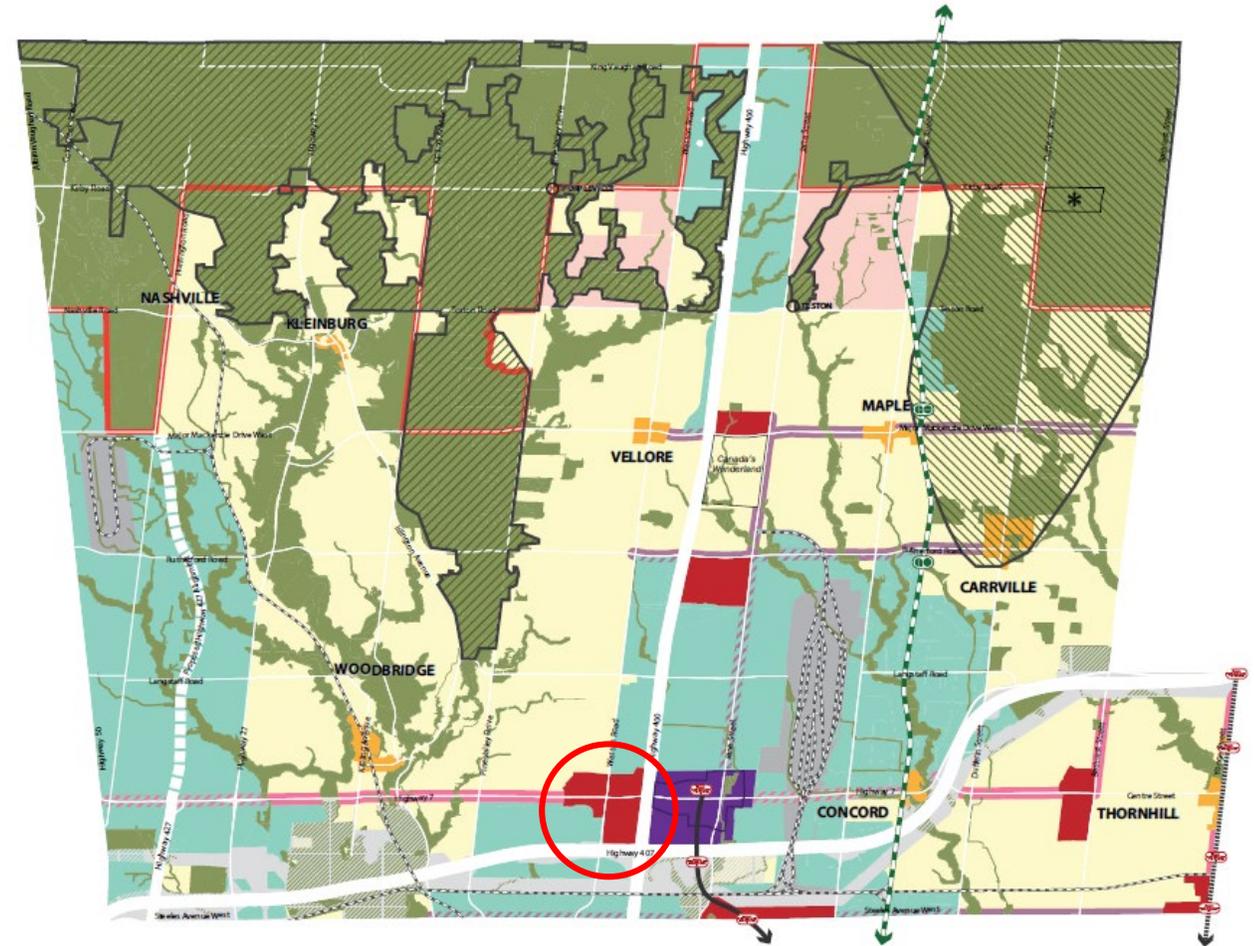
Intent and Outcome of the Study

The Role of the Study

Study and Process Highlights

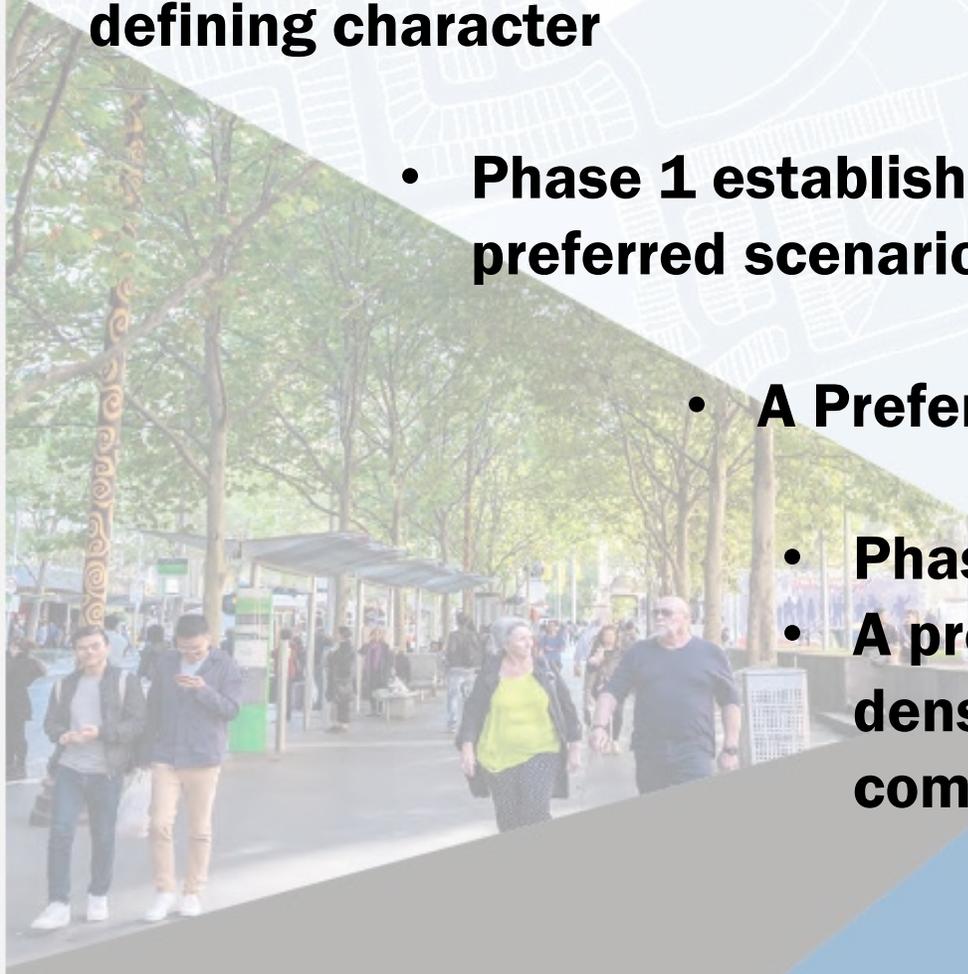
Draft Land Use Scenarios

What to Expect from Phase 2



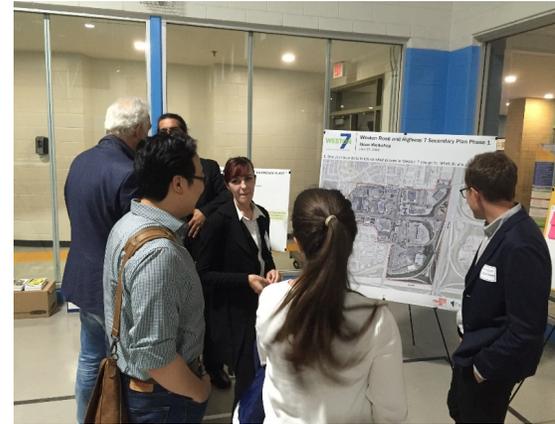
Intent and Outcome

- **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**



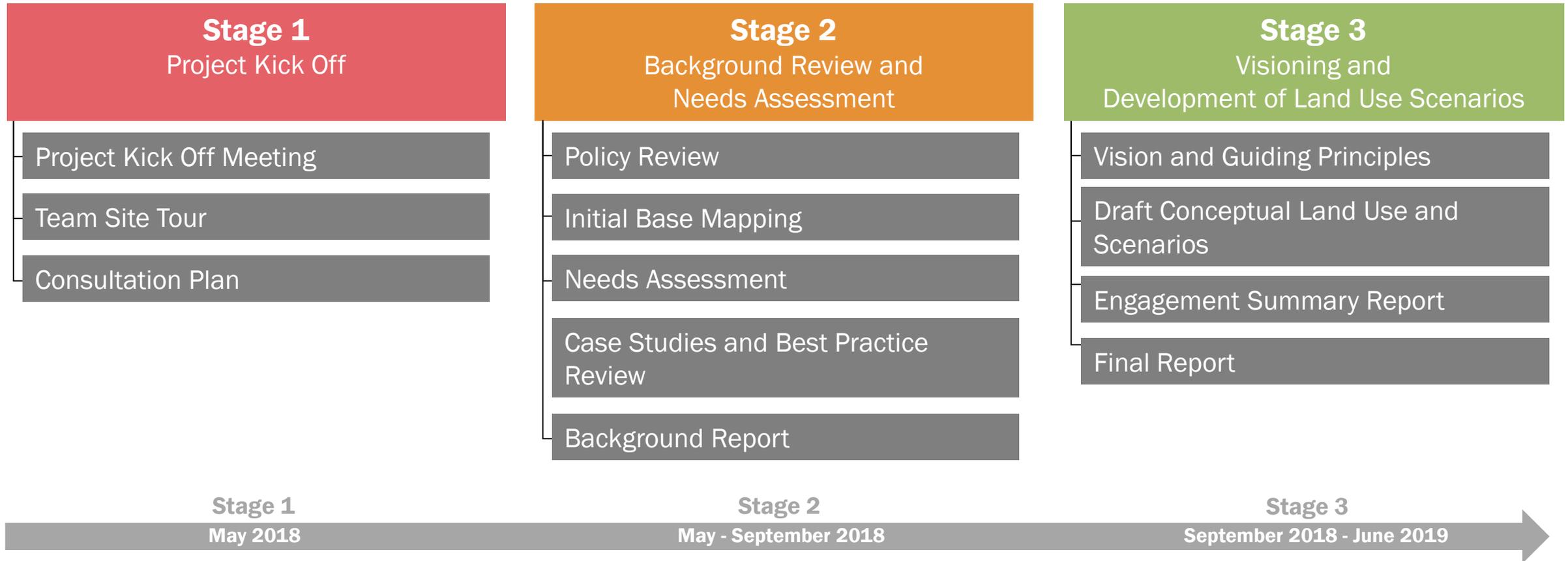
The Role of the Study

- **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.**

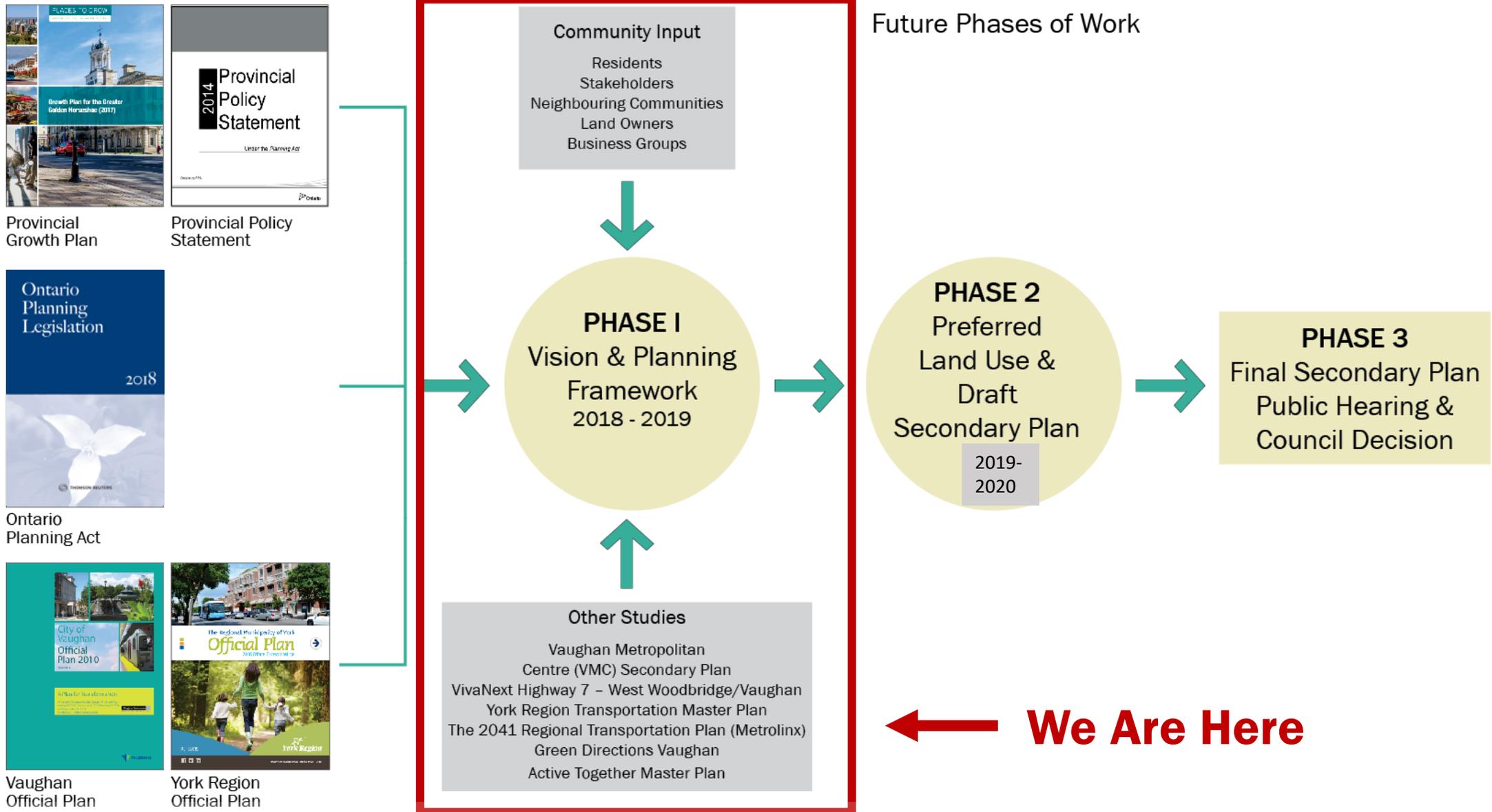


Role of the Study: Work Plan Overview

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



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



← We Are Here

Study and Process Highlights- May 2018-September 2018

- Stakeholder interviews
- TAC Roundtable Summit
- Public Ideas Workshop



TAC Roundtable
June, 2018

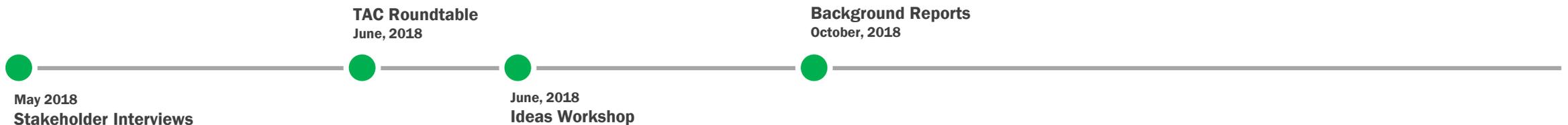
May, 2018
Stakeholder Interviews

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



Study and Process Highlights- Vision and Principles- November 2018



Role



Multimodal



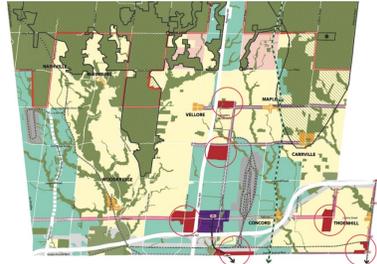
Public Realm



Well-Being



Balanced Intensification



Housing



Sustainable



Design Excellence



TAC Roundtable
June, 2018

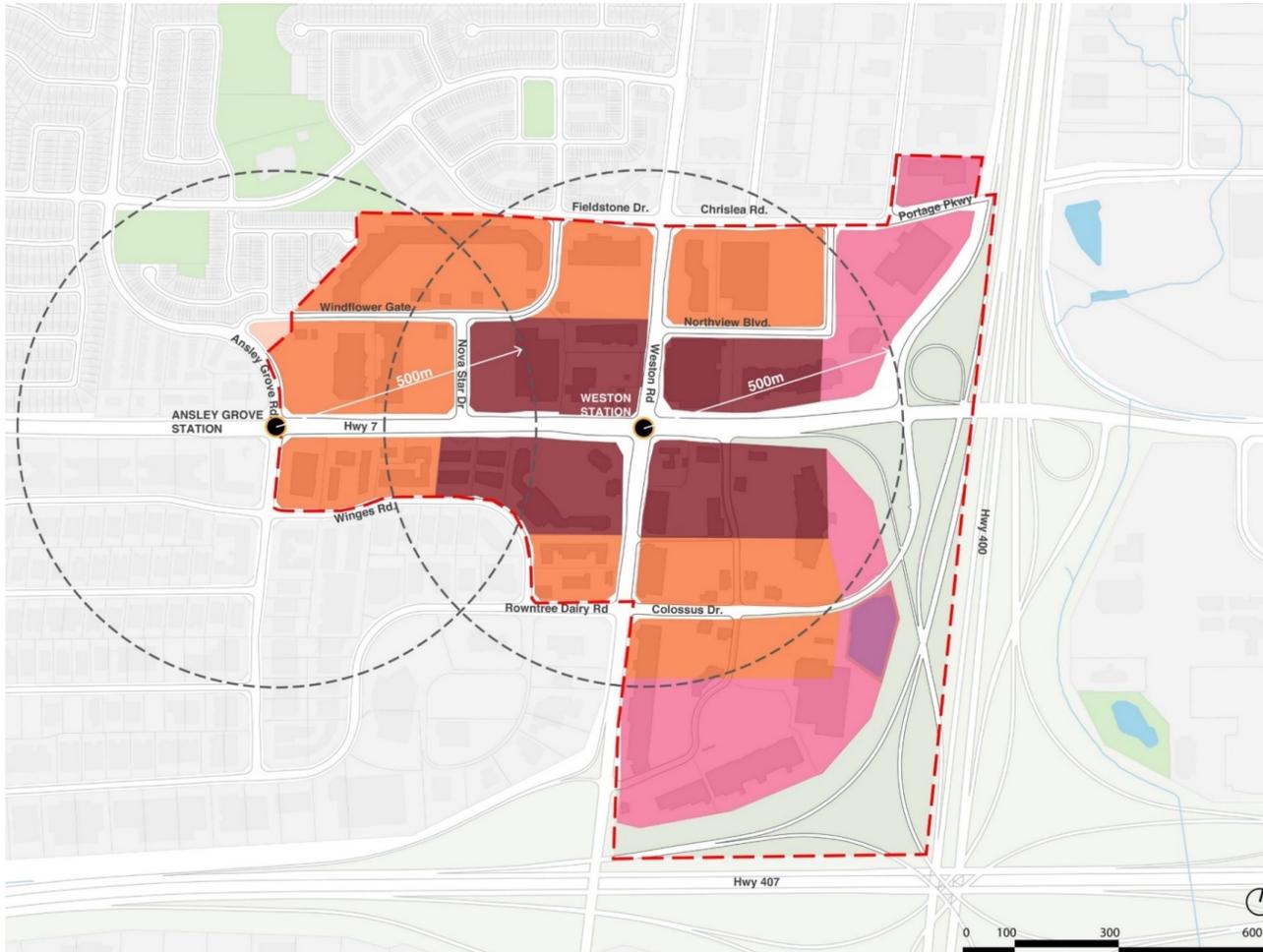
Background Reports
October, 2018

May 2018
Stakeholder Interviews

June, 2018
Ideas Workshop

November, 2018
Vision and Principles

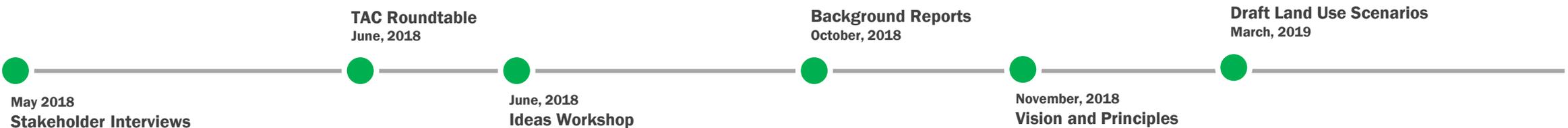
Study and Process Highlights- Draft Land Use Scenarios: Vaughan Official Plan 2010 Land Use Designations



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



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 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

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.**



