



# Weston 7

Draft Land Use Scenarios  
Public Workshop

March 25, 2019



# Future Project Phases



Community Input  
Residents  
Stakeholders  
Neighbouring Communities  
Land Owners  
Business Groups

**PHASE I**  
Vision & Planning Framework  
2018 - 2019

Other Studies  
Vaughan Metropolitan Centre (VMC) Secondary Plan  
VivaNext Highway 7 - West Woodbridge/Vaughan  
York Region Transportation Master Plan  
The 2041 Regional Transportation Plan (Metrolinx)  
Green Directions Vaughan  
Active Together Master Plan

## Future Phases of Work

**PHASE 2**  
Preferred Land Use & Draft Secondary Plan  
2019

**PHASE 3**  
Final Secondary Plan  
Public Hearing & Council Decision

**We Are Here**

# Why is the City interested in planning for Weston 7?

Vaughan is growing! There are a lot interest in the Weston 7 area and we want to 'get ahead' of this development to make sure we create a great place that can benefit all residents of Vaughan.

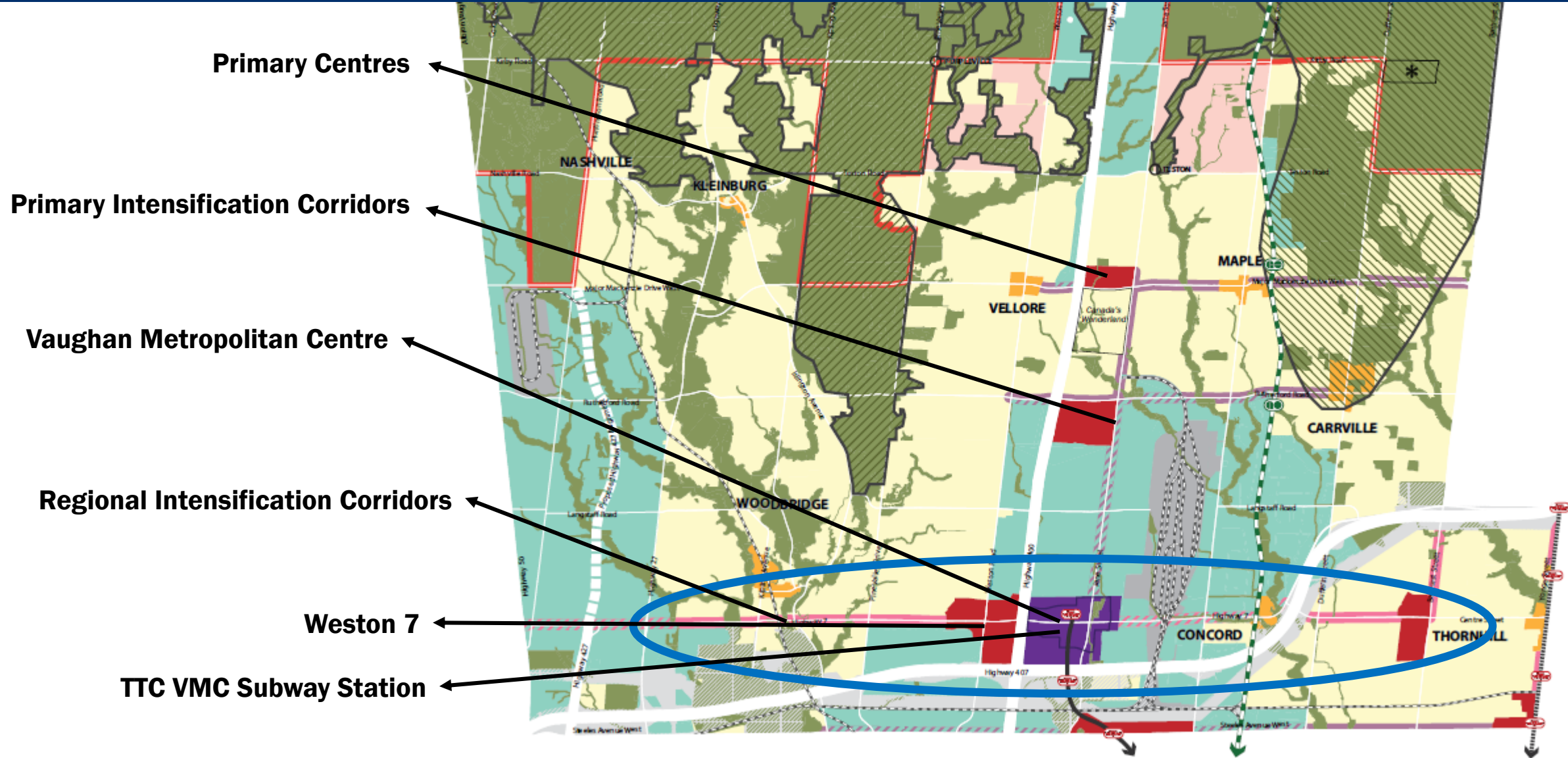
**Recent VMC Development**



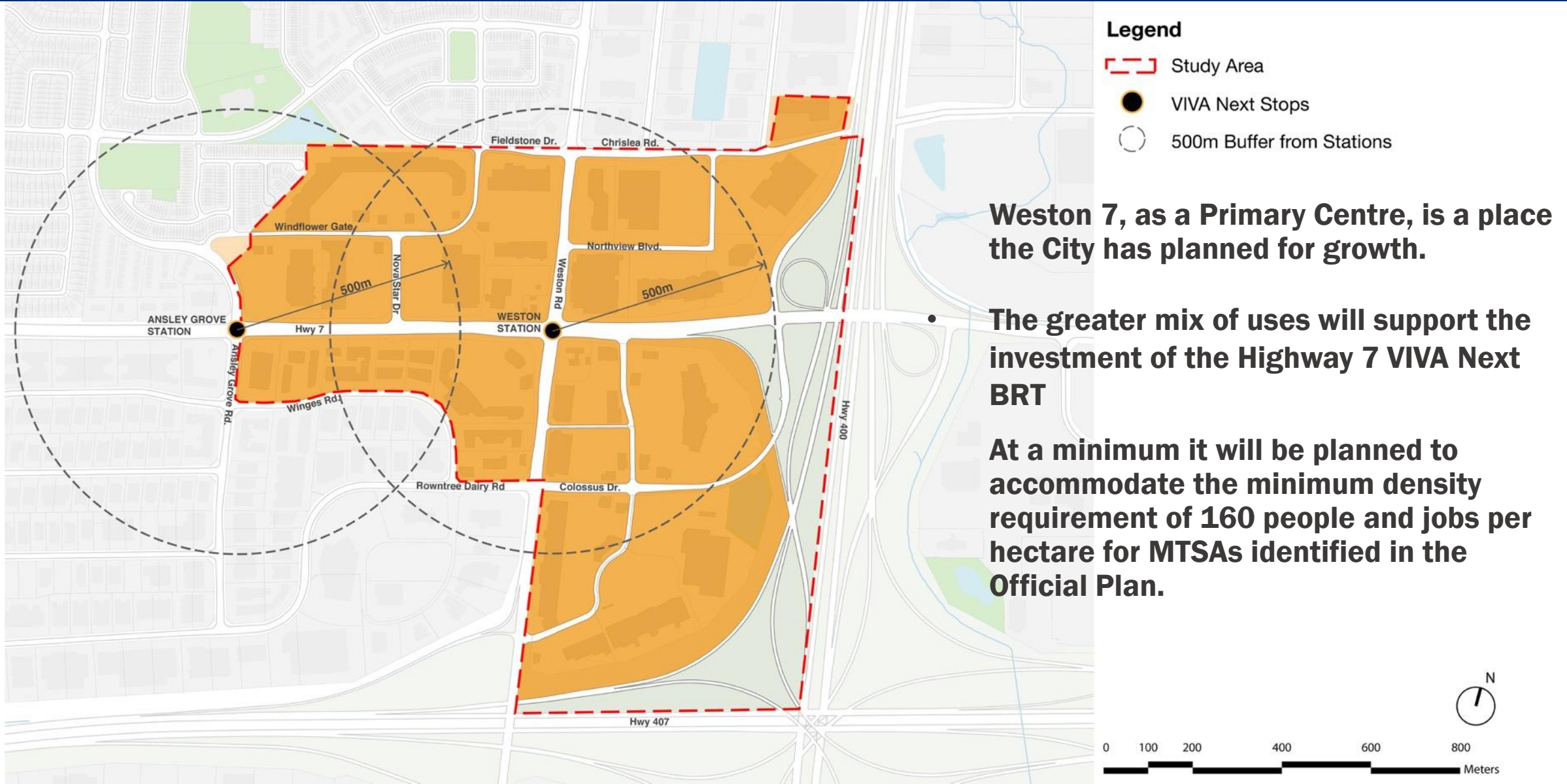
**Recent Weston and Hwy 7 Development**



# The Study area is located on the west side of Highway 400, north of Highway 407 on the busy Highway 7 corridor, close to the Vaughan Metropolitan Centre (VMC)



**Weston 7 is made up of 31 properties, approximately 104 hectares, includes two proposed Major Transit Station Areas and is a place the City has identified for growth.**

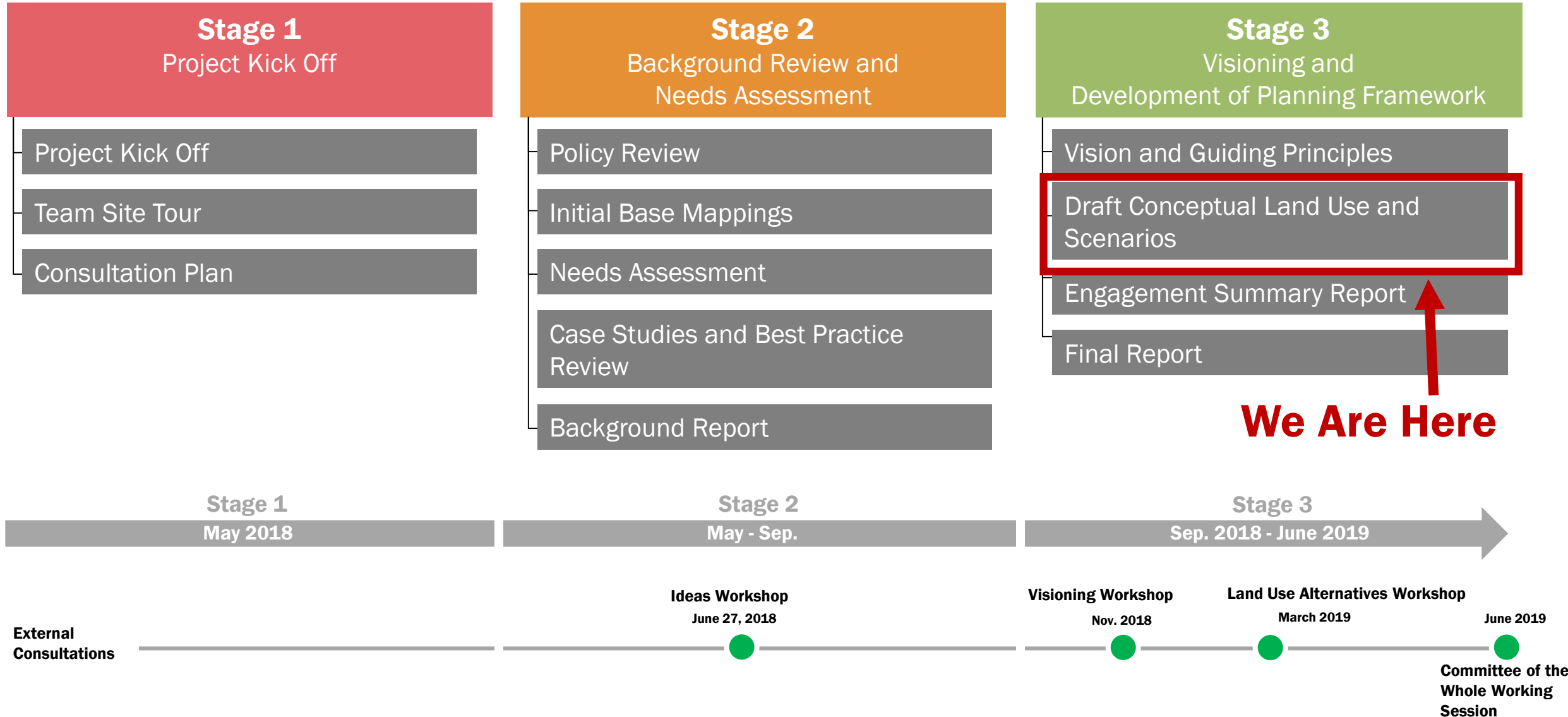


# Weston 7 may change very gradually.

**No one can force development: private landowners will come forward with applications when they feel the time is right. What you see today could be in place for a long period of time**



# Phase 1 Work has included Stakeholder Interviews, Background Review, Visioning and Draft Land Use Scenarios



# Process Highlights: Stakeholder Interviews

**From June-October 2018, Landowners and stakeholders such as the City of Vaughan VMC Team, City of Vaughan Economic Development, York Region Transit were interviewed.**

## **What we've heard:**

- **Weston 7 should be a destination with cultural institutions, entertainment, shopping, parks and public space**
- **Greater density is desirable, but not as high as VMC**
- **Today there is a strong focus on the automobile**
- **Mix of short and longer term development interests**
- **Concerns with transition policies to Neighbourhood areas**
- **Some landowners expressed an interest in re-thinking the big box format and moving to true mixed use development**



# Process Highlights: June 13, 2018- TAC Roundtable Summit

**Attendees included:**  
**City of Vaughan-**  
**Policy Planning**  
**Environmental Sustainability**  
**Cultural Heritage**  
**Community Development**  
**Economic Development**  
**Infrastructural Delivery**  
**Public Libraries**  
**Development Engineering**  
**York Region**  
**Toronto Region Conservation Authority**  
**VivaNext**  
**York Region Transit**  
**York Catholic District School Board**  
**York Region District School Board**



# Process Highlights: June 13, 2018- TAC Roundtable Summit

## **Street Network**

**Create a Finer Grid and Support Active Transportation**

## **Land Use**

**Increasing the mix of uses while retaining commercial**

## **Intensification**

**Focus on the Highway 7 and Weston Road intersection**

## **Capitalizing on BRT Route**

**Create a 7 Day Destination**

## **Relationship with VMC**

**A companion area to the downtown**

## **Parks Space/Green Space**

**Assembling land will be a challenge**

## **Community Infrastructure**

**Focus on co-location**

## **Environment/Sustainability**

**LID and sustainability principles should be foundational**



# Process Highlights: June 27, 2018- Ideas Workshop

- Reviewed the study purpose
- Established the context for growth and change
- Heard from you about your likes and dislikes about the area today
- Collected your ideas for how this place should change in the future



# Process Highlights: June 27, 2018- Ideas Workshop



I'd like more places to eat and shop

Make it safer for pedestrians

Protected bike lanes

Get rid of surface parking areas

A gateway to the VMC

Needs more places to walk

High and mid rise buildings and a mix of uses

A place that compliments the VMC

Weston 7 has a lot of potential

Adopt a European village

Quiet places and green space

An entertainment destination

Improve the traffic conditions

Make it inviting

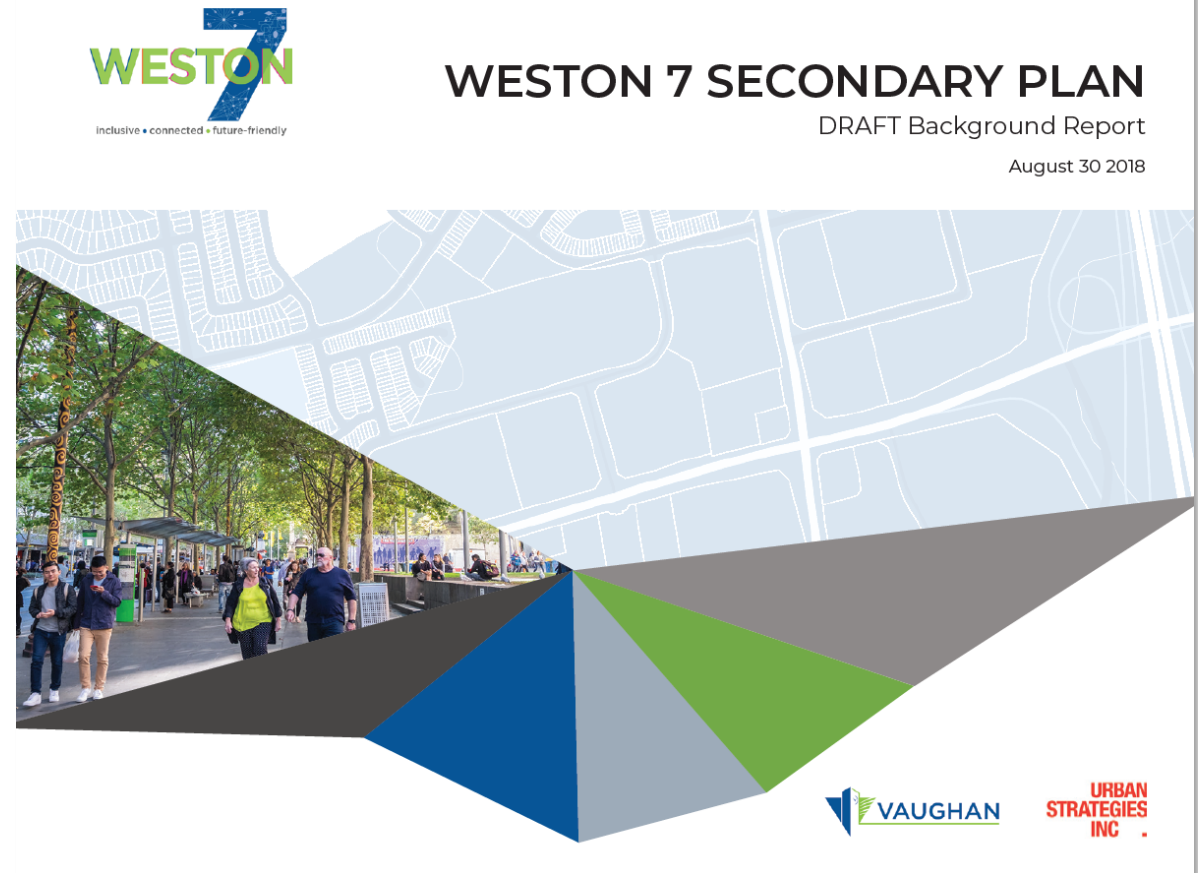
Mid rise with adaptable retail

A good place for higher density development

# Process Highlights: Background Report

## Our consultant team has completed a background assessment of Weston 7

- **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**



# Background Report: What We Learned

## Transportation Needs Assessment Report, HDR

- Plenty of potential to improve traffic and transportation over time through new streets, blocks and transit use

## Population and Employment, Hemson Consulting

- The need to balance employment, residential use and density requires city-wide coordination through the Official Plan Review.

## Sustainability Analysis, Urban Equation

- Sustainability directions need to occur at all stages of work

## Community Energy Plan, Urban Equation

- The City of Vaughan has a long-term goal to become a net zero carbon city. As plans for Weston 7 evolve they should be assessed against the City's Sustainability Performance Metrics.



# Background Report: What We Learned

## Planning Policy Analysis, Urban Strategies

- The policy context for Weston 7 identifies the study area as a place for growth and intensification and currently provides some direction for land uses and building heights.

## Community Facilities and Services Study, Urban Strategies

- Parks, Open Space and community facilities will need to be reflective of ultimate population growth.

## Preliminary Water, Wastewater and Stormwater Servicing Analysis, TMIG

- Servicing infrastructure upgrades will be dependent on the target population.

## Telecommunications Memo, RTG Systems

- Telecommunications service will extend as development occurs.



# Process Highlights: Vision and Principles





# Process Highlights: Vision and Principles

## Vision

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. The area 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.**

# Process Highlights: Principles

## Role



Develop a significant commercial, cultural, and entertainment destination that builds upon current assets and strengthens the local economy

## Multi-Modal



Establish a connected multi-modal community that supports choice of movement for cars, pedestrians, cyclists and transit users

## Public Realm



Create a diverse and a high quality public realm that supports urban vibrancy and civic gathering

## Housing



Encourage variety in housing types and tenures to meet the life cycle needs of people of all ages

# Process Highlights: Principles

## Well-Being

Encourage an inclusive community with a built environment that fosters social connection and cohesion



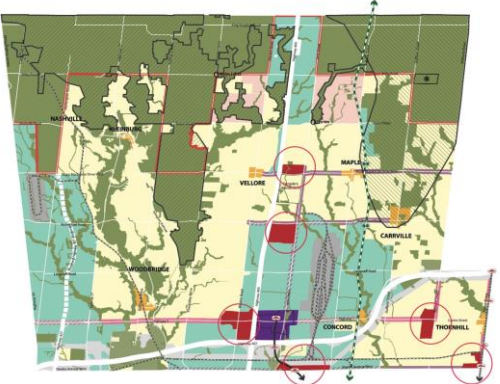
## Sustainable

Create a place that is rooted in sustainability and considers impacts to future generations



## Balanced Intensification

Develop a balanced approach to growth and density that capitalizes on transit investment while respecting the ability of other Vaughan centres to also grow and evolve



## Design Excellence

Focus on high quality place making and design excellence to distinguish Weston 7 within the region and Greater Toronto Area



# Process Highlights: Vision and Principles Workshop

Need senior independent living apartments that could include care and meal plans

Greater canopied trees on boulevards for shade

Protected bike lanes

Would be nice to see parks breaking up large blocks to make Weston more walkable

A gateway to the VMC

Needs more places to walk

These ideas are wonderful on paper. In reality this will mean more years of construction

Alleviate traffic at Weston

Weston 7 has a lot of potential

Adopt a European village

Love the cultural destination idea!

Recent approvals tend to be massive condos. Where are the mid-rise buildings?

European feel, outdoor patio, walk among greenery

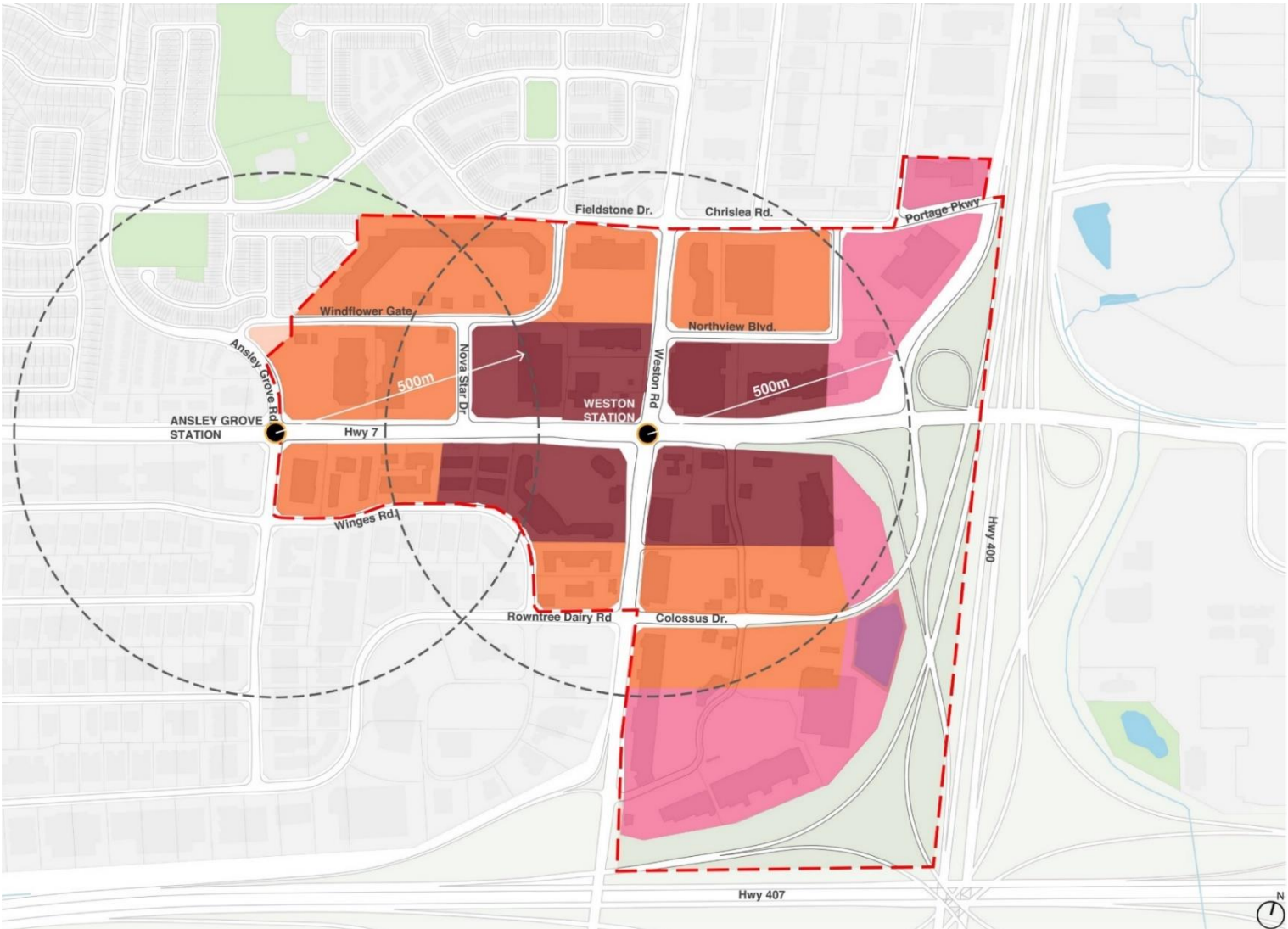
Make it inviting

Desperately need more open space – too much congestion!

How do we address the needs of people in distress? Low income, illness, isolated, mobility, etc.

# Draft Land Use Scenarios: What the Scenarios Examine

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

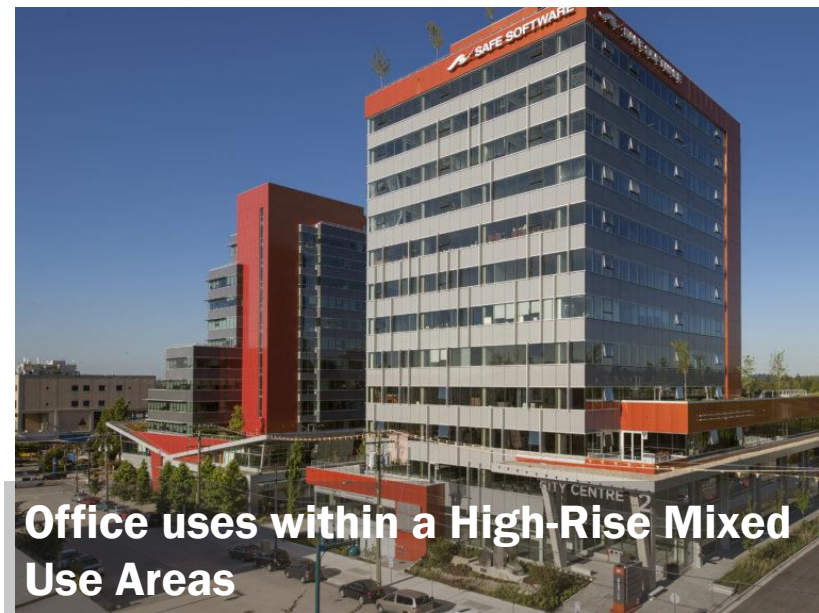
# Draft Land Use Scenarios: What the Scenarios Examine

With the Official Plan as the basis, the draft Land Use Scenarios then explore the potential role of Weston 7 in Vaughan. They take the core elements of the vision and look at different ways those ideas can be expressed on the ground.

The Scenarios focus on where different elements of a mixed-use community might be located such as:



**Entertainment Precinct**



**Office uses within a High-Rise Mixed Use Area**

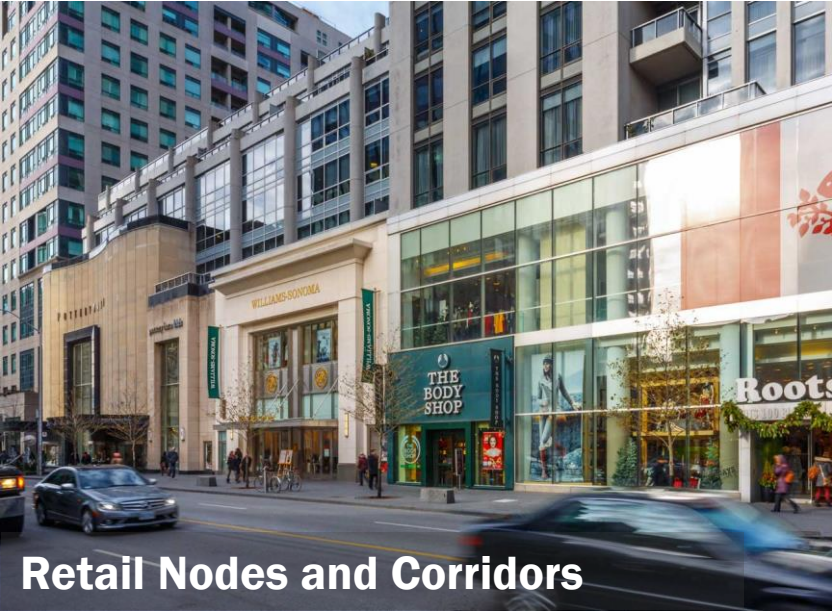


**Low-Rise Transition Area**

# Draft Land Use Scenarios: What the Scenarios Examine

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The Scenarios focus on where different elements of a mixed-use community might be located such as:



# Draft Land Use Scenarios: What will be evaluated in Phase 2

The Phase 1 scope of work will result in the identification of land use scenarios and the primary role of the Centre – What we are here to discuss with you tonight.

Phase 2 will involve detailed analysis and testing of a preferred scenario into a comprehensive plan.

Phase 2 will investigate:

## Character and Role

Phase 1 will identify three scenarios that can achieve the vision for Weston 7

Phase 2 will identify a *preferred* character and role, through additional consultation and testing





# Draft Land Use Scenarios: What will be evaluated in Phase 2

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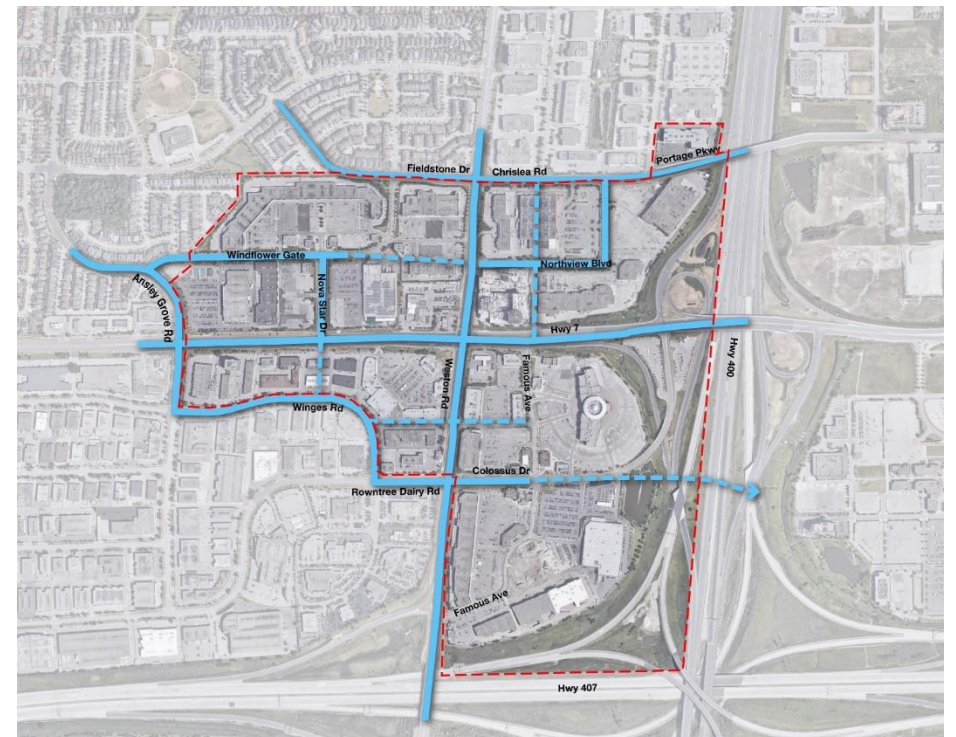
Phase 2 will involve detailed analysis and testing of a preferred scenario into a comprehensive plan.

Phase 2 will investigate:

## Transportation Network

Phase 1 has assumed a basic primary street network for the area.

Phase 2 will evaluate the future population density and test the capacity of the primary street network and what additional streets, pedestrian mews and other connections are necessary to support the planned growth.



# Draft Land Use Scenarios: What will be evaluated in Phase 2

**Phase 2 will investigate:**

**Parks and Open Space**

**Phase 1 land use scenarios have identified conceptual locations for parks.**

**Phase 2 will confirm the target population density and associated Parks and Open Space.**



# Draft Land Use Scenarios: What will be evaluated in Phase 2

**Phase 2 will investigate:**

**Building Height + Density**

**Phase 1 relies on the Official Plan and the Growth Plan for height and density minimums**

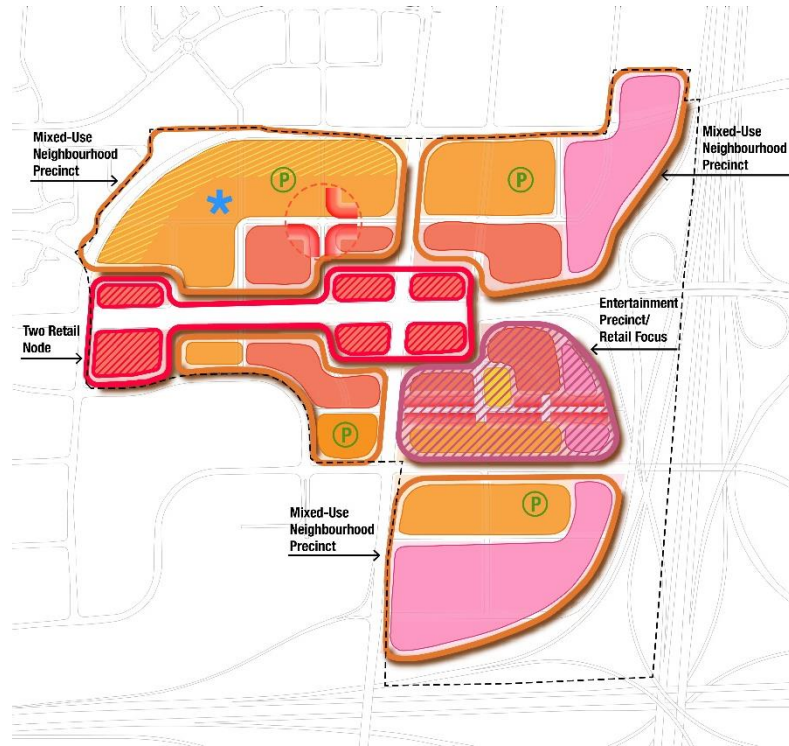
**Phase 2 will determine the ultimate density with input from City-wide Major Transit Station Area study and the Official Plan Review. Building heights and forms will be tested in correlation with the ultimate density**



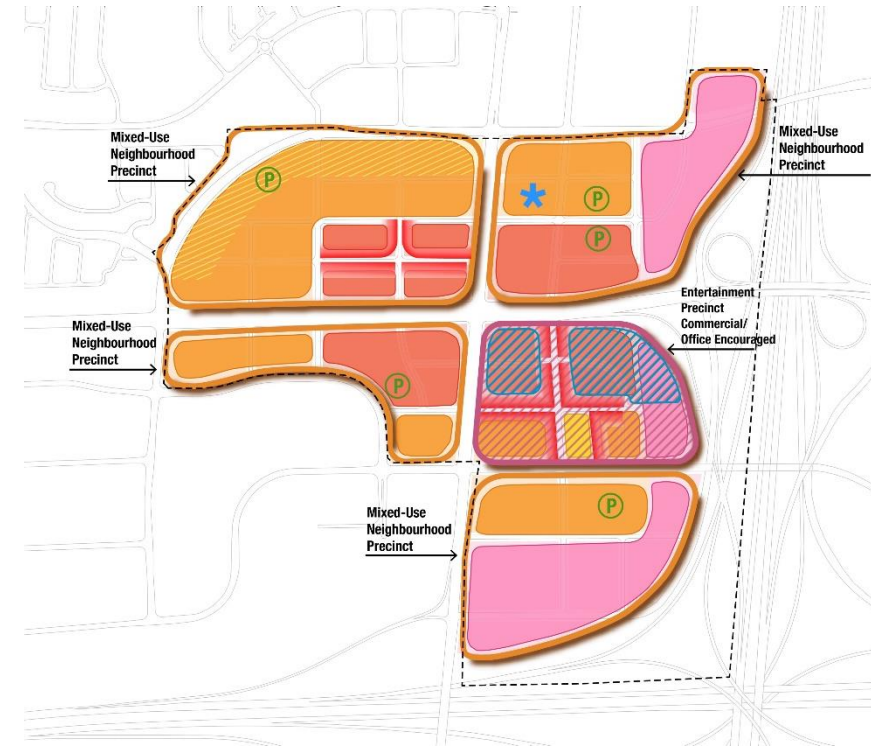
# Draft Land Use Scenarios: Overview



**Scenario 1 –  
Four Corners Central  
Node**



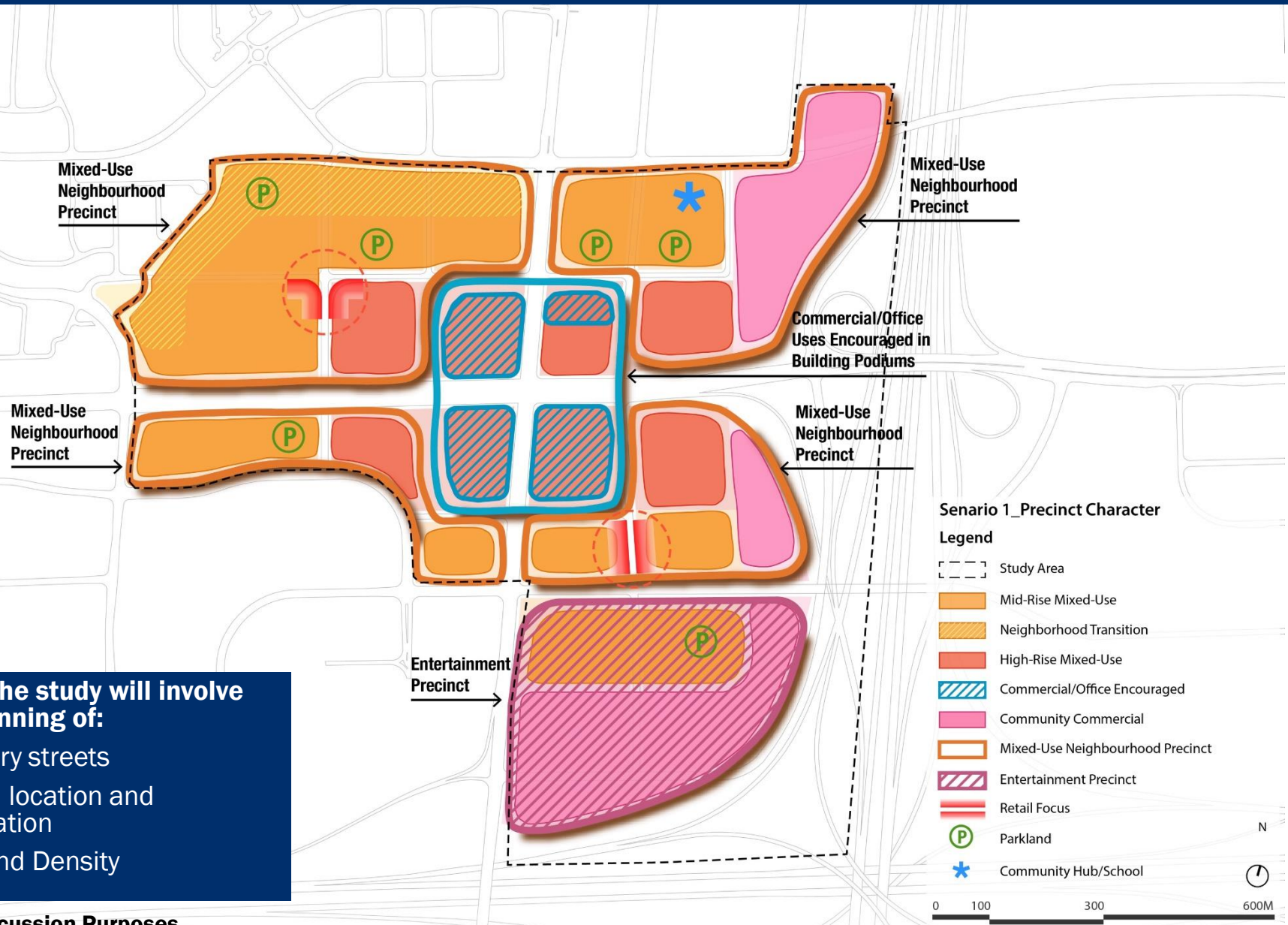
**Scenario 2-  
Two Nodes Retail Focus**



**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

# Land Use Scenario 1: Precinct Character



## Scenario 1- Four Corners Central Node

A single four-corner node is located at the intersection of Weston Road and Highway 7, surrounded by high-rise mixed use, and transitioning to mixed-use neighbourhood precincts further from the intersection.

Office uses in podium levels of high rise mixed use buildings are encouraged at the four corners.

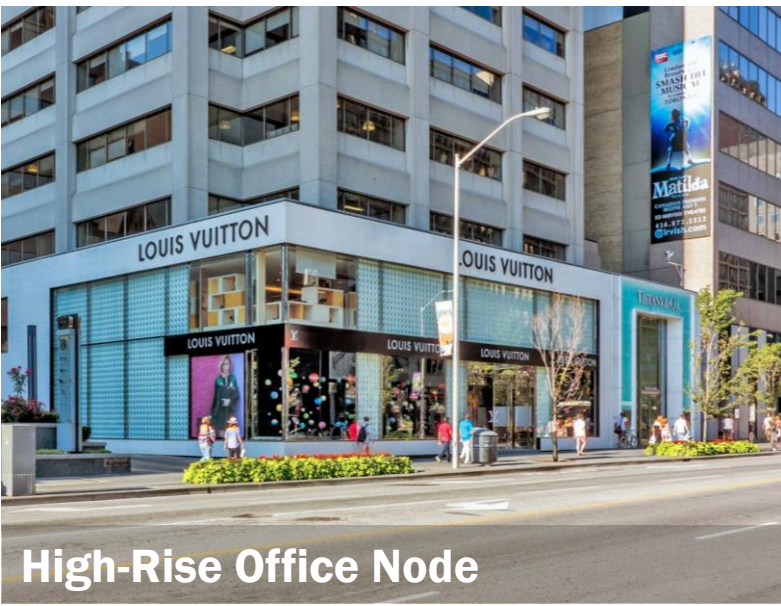
Retail is focused in two locations on the primary transportation network- two corners in the northwest quadrant, and a 'high street' in the southeast quadrant.

An entertainment precinct is located in the lower southeast quadrant, and includes mid-rise mixed use.

**Phase 2 of the study will involve detailed planning of:**

- Secondary streets
- Parkland location and configuration
- Height and Density

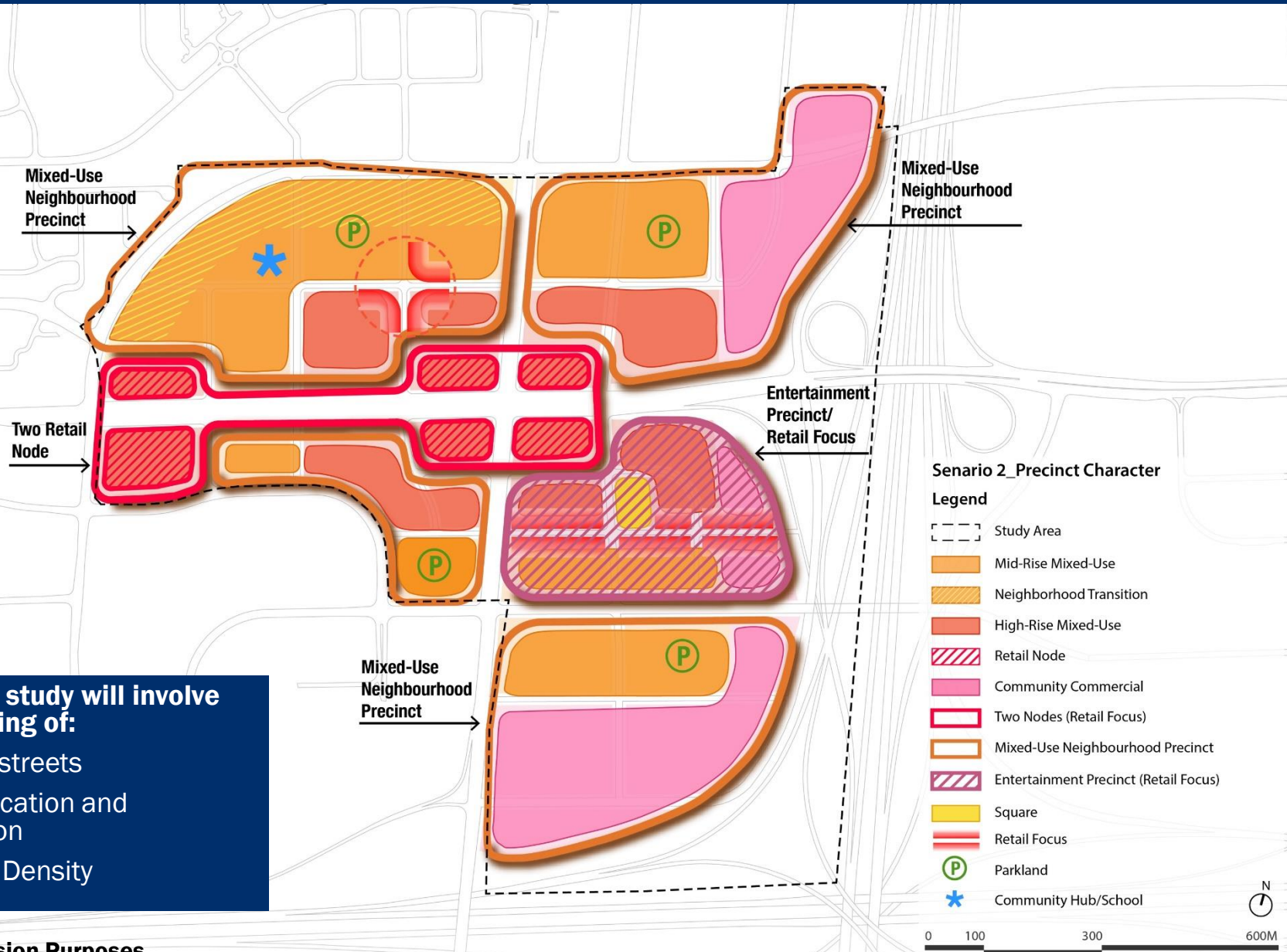
# Land Use Scenario 1: Precedent Images



# Land Use Scenario 2: Precinct Character

**Phase 2 of the study will involve detailed planning of:**

- Secondary streets
- Parkland location and configuration
- Height and Density



## Scenario 2- Two Retail Nodes Linked by a Corridor

Two retail nodes, located at the intersection of Weston Road and Highway 7, as well as Ansley Grove and Highway 7, are linked by a corridor with retail at-grade.

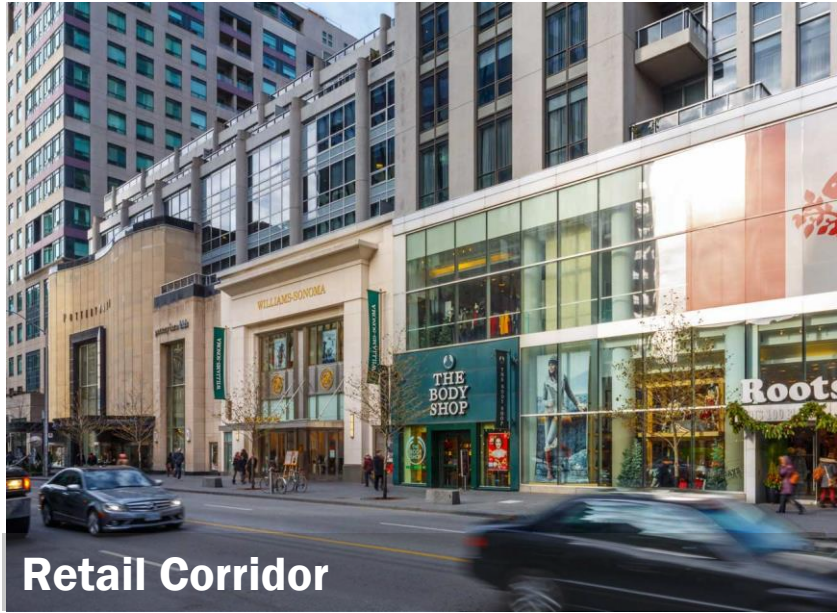
An entertainment precinct is located in the upper southeast quadrant, and includes a retail high street and public plaza, with high-rise and mid-rise mixed use.

The retail nodes are surrounded by high-rise mixed use, transitioning to mixed-use neighbourhood precincts further from the nodes. A three-corners retail area is included in the northwest quadrant.

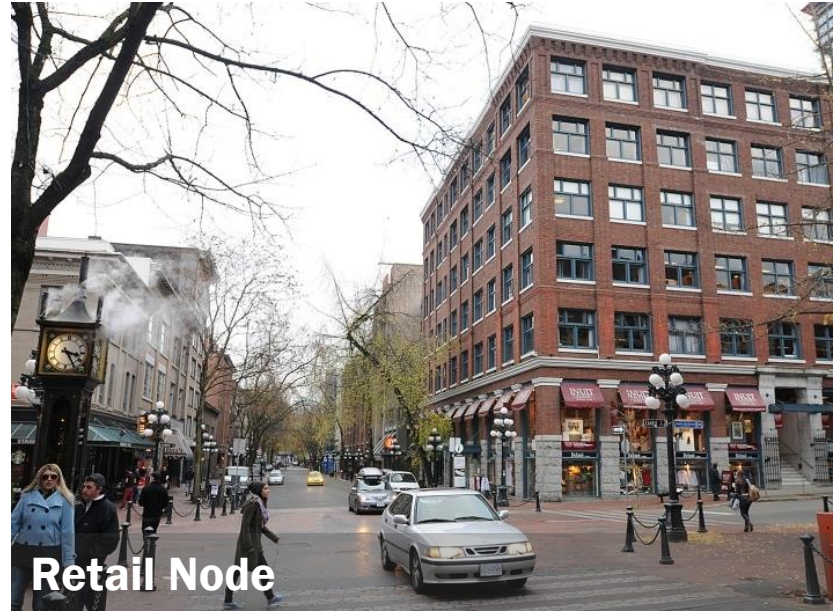
# Land Use Scenario 2: Precedent Images



Entertainment-Retail Precinct



Retail Corridor



Retail Node



# Land Use Scenario 3: Precinct Character

## Scenario 3- Southeast Mixed Use Entertainment Precinct

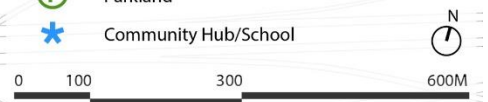
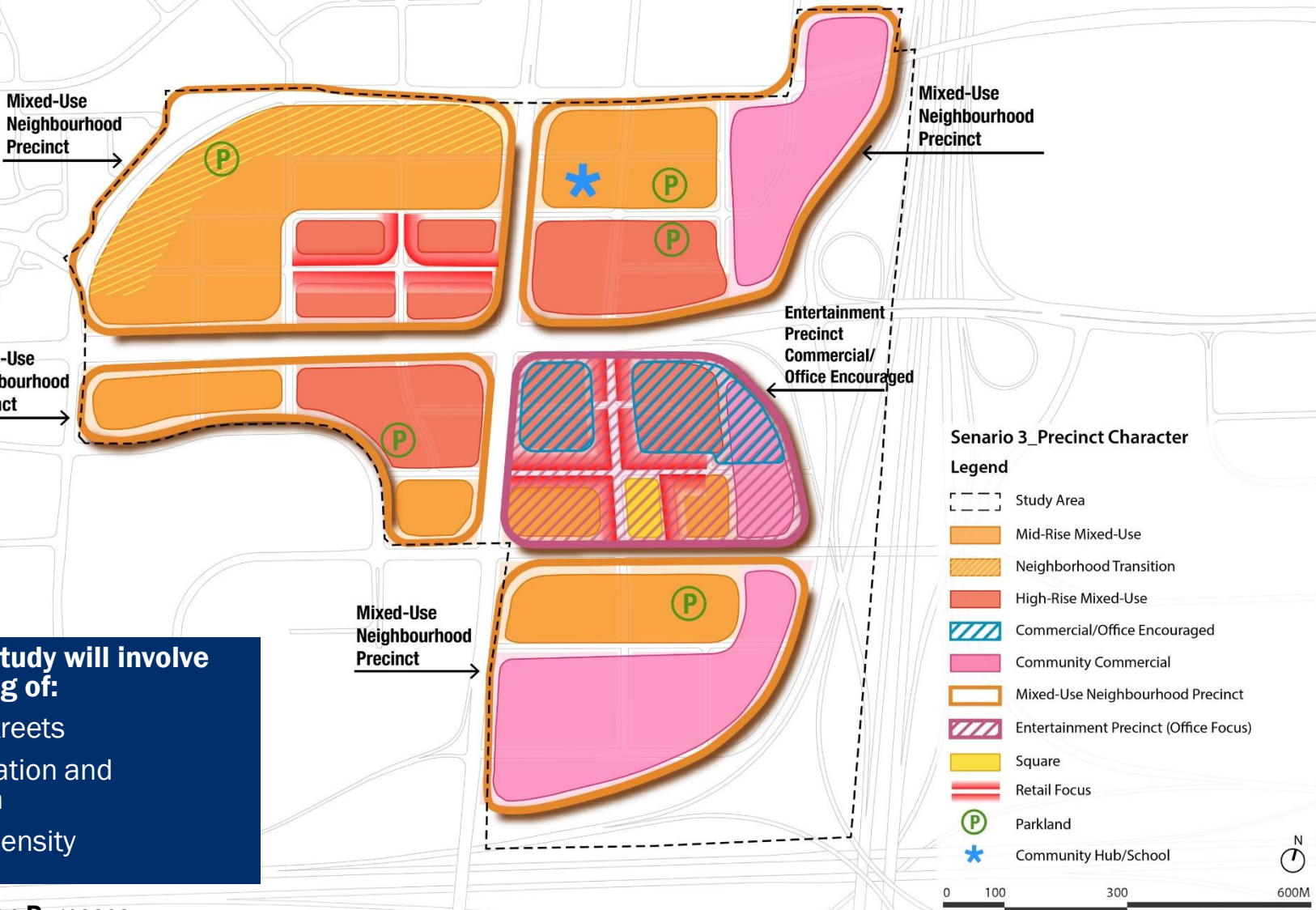
The upper southeast precinct is the focus for the most complex mix of uses, and includes office areas, entertainment uses, and at-grade retail high streets along the primary transportation network.

Other precincts in scenario three are mixed-use neighbourhood precincts, with both high- and mid-rise mixed use areas. A retail high street is also included on the northwest quadrant.

**Phase 2 of the study will involve detailed planning of:**

- Secondary streets
- Parkland location and configuration
- Height and Density

**DRAFT for Discussion Purposes**



# Land Use Scenario 3: Precedent Images



# Open House

**We'd like to get your input!**

**Review the Panels and Give us Your Feedback**

- **Review the land use scenarios**
  - **What works?**
  - **What does not work?**
  - **What is missing from the scenarios as you see them? What would you add or refine?**
- **Use sticky notes provided to add your comments, talk to us in person, or provide comments to Frank Marzo, Senior Planner by March 29<sup>th</sup> at [Frank.Marzo@Vaughan.ca](mailto:Frank.Marzo@Vaughan.ca)**

# Next Steps

- **Final Report- Late March-April, 2019**
- **Committee of the Whole Working Session Presentation- June 05, 2019**