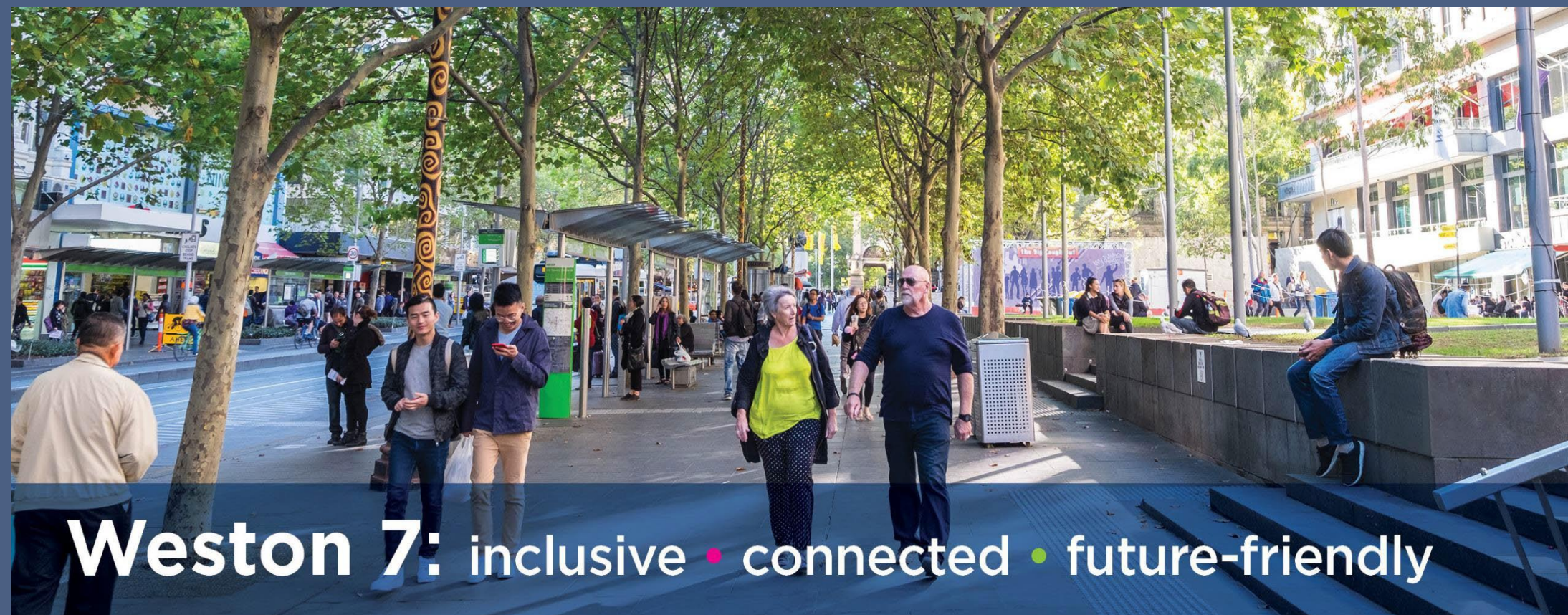




# Public Open House

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.****

- |                     |  |
|---------------------|--|
| <b>Principle 1</b>  | Recognize WESTON 7 as a Mixed-Use and Highly Urban Community           |
| <b>Principle 2</b>  | Promote Intensification  |
| <b>Principle 3</b>  | Provide a Full Range and Mix of Land Uses                              |
| <b>Principle 4</b>  | Provide a Full Range of Housing Options                                |
| <b>Principle 5</b>  | Promote High Quality Design  |
| <b>Principle 6</b>  | Be a Healthy and Diverse Community                                     |
| <b>Principle 7</b>  | Respond to a Changing Climate  |
| <b>Principle 8</b>  | Establish Integrated Pedestrian Realm + Active Transportation Networks |
| <b>Principle 9</b>  | Support Local and Regional Transit                                     |
| <b>Principle 10</b> | 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

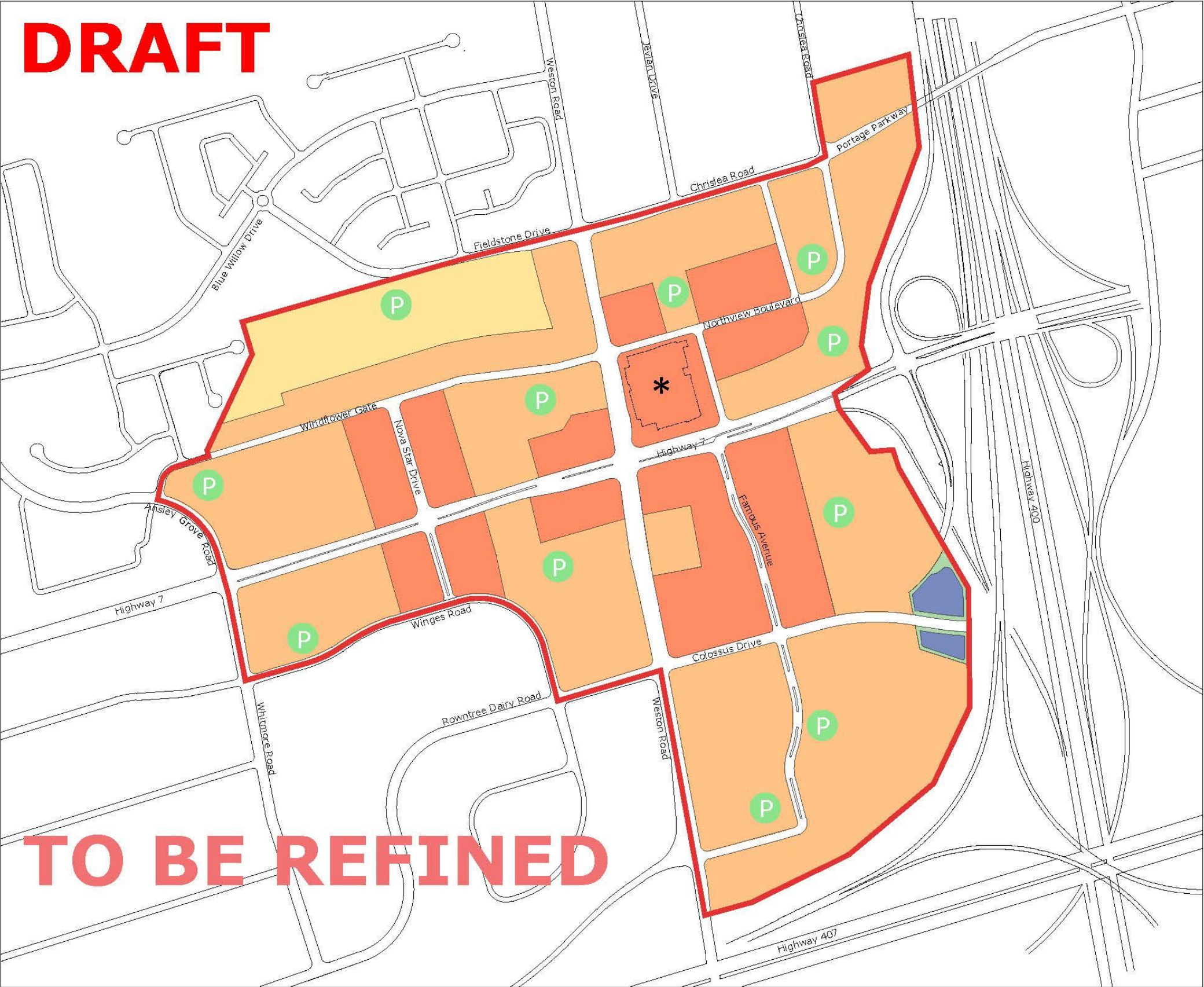
- > Mid-rise and high-rise buildings
- > Mixture of uses required 20% of GFA
- > Non-residential required at-grade

### 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





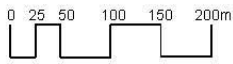
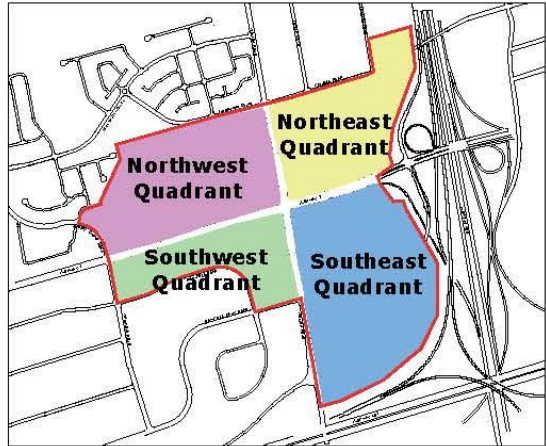


## Schedule 1 Weston 7 Land Use Designations

### 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

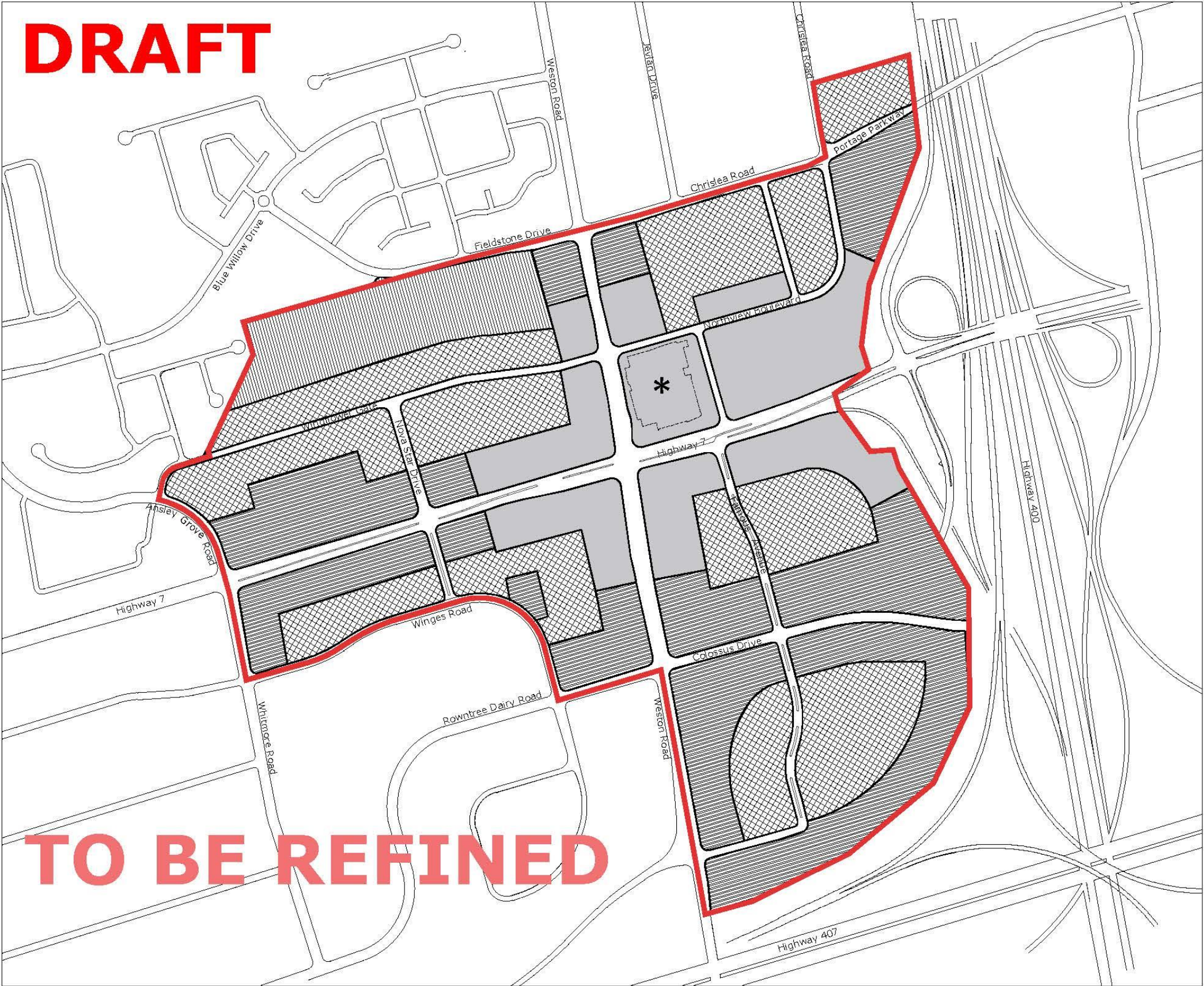
- > Minimum 3 storeys, maximum 8 storeys or 27 metres
- > Maximum Density – 3.75 FSI

#### High-Rise Buildings

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



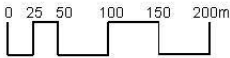
# Secondary Plan – Schedule 2: Building Height



## 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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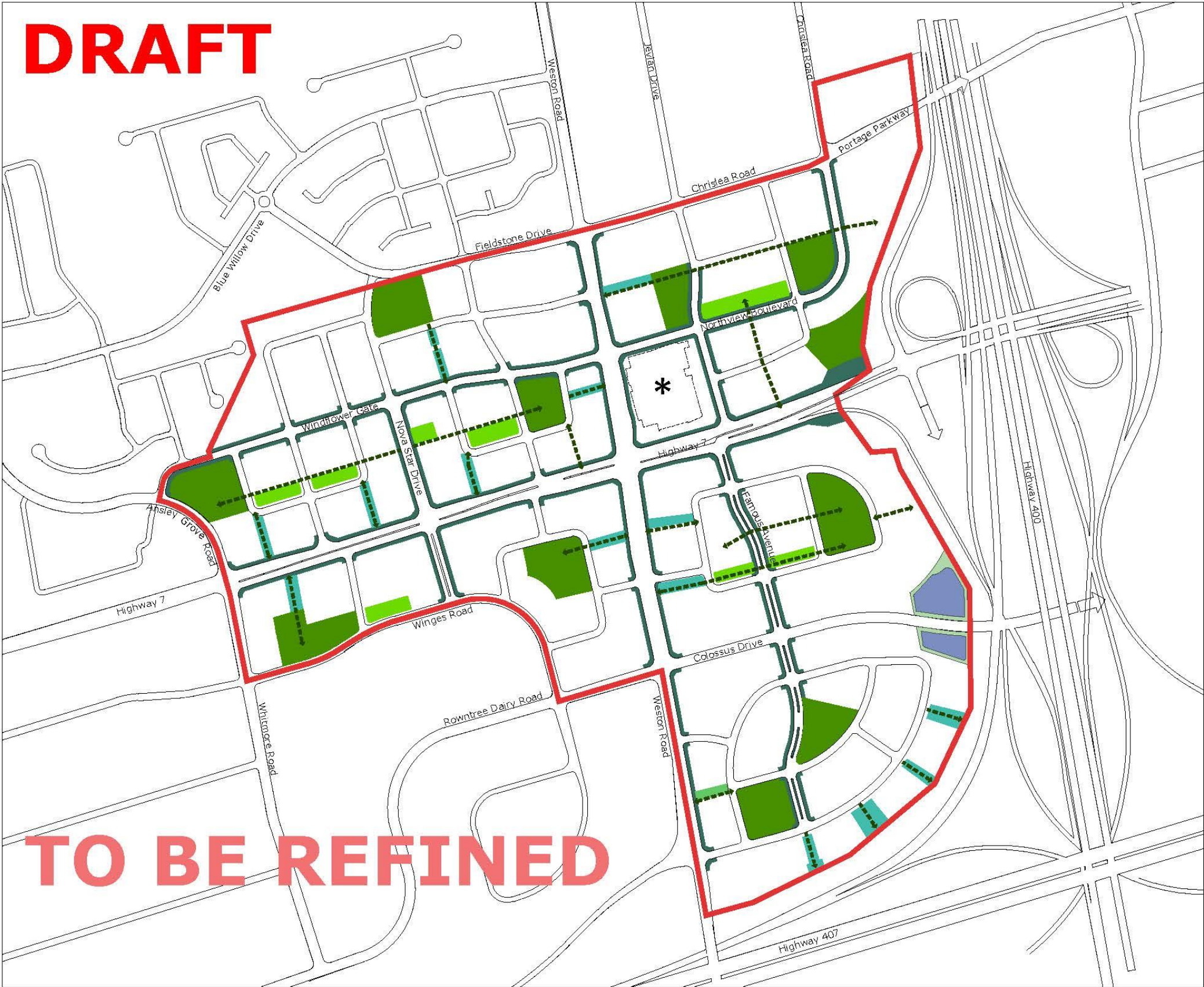
## Elements of the Pedestrian Realm Network:

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





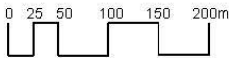
# Secondary Plan – Pedestrian Realm Network



## 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

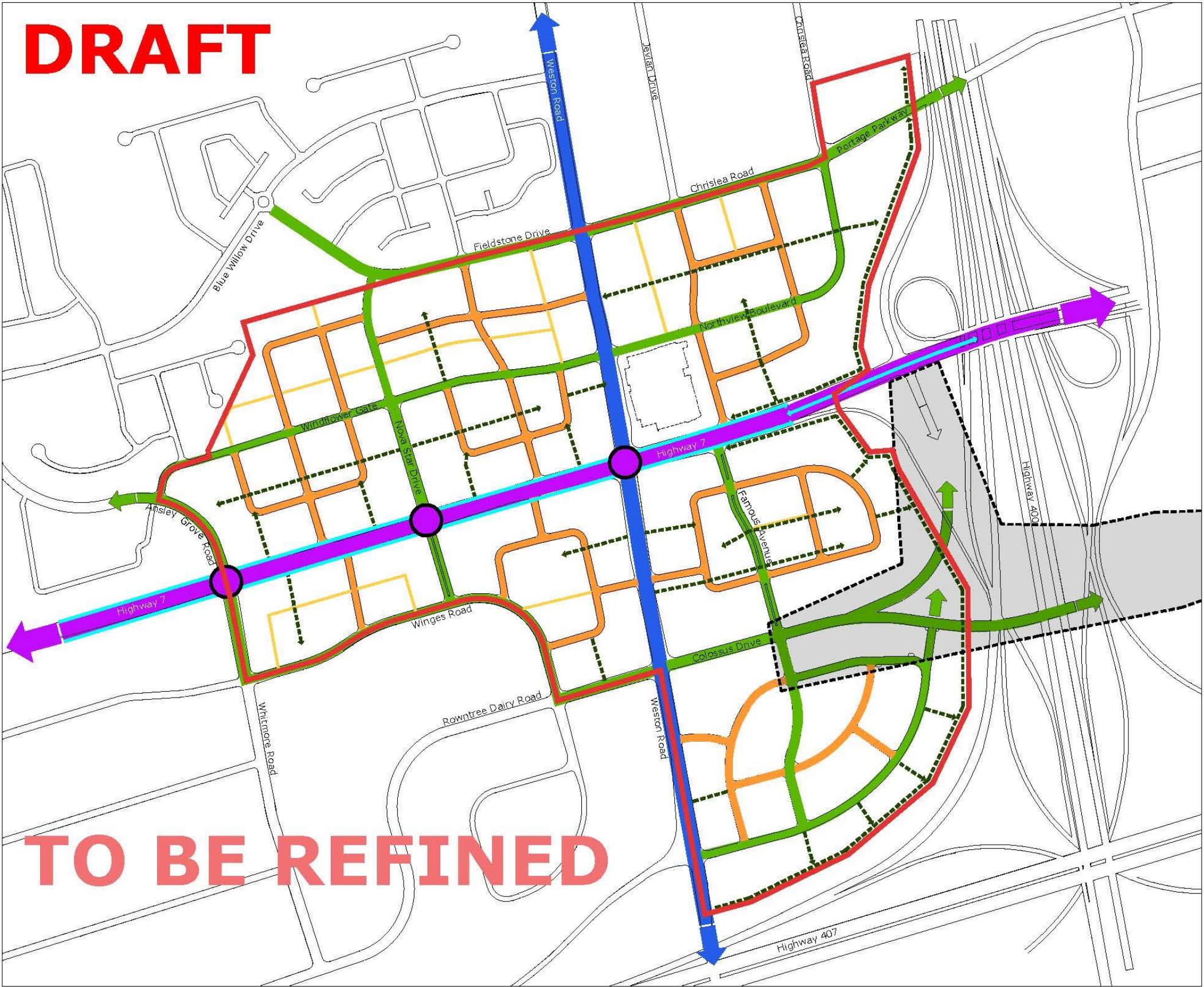
## A Multi-Modal Transportation System

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





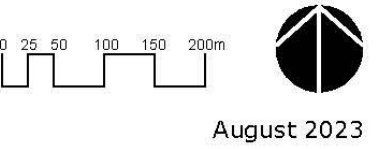
# Secondary Plan – Schedule 4: Transportation System



## 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](http://www.vaughan.ca/weston7)**

**or contact:**

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905-832-8585 ext. 8077

