

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 2, Report No. 4, of the Committee of the Whole (Working Session), which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2013, as follows:

By receiving the following Communications:

- C3. Ms. Mary Flynn-Guglietti, dated January 21, 2013; and***
- C4. Mr. Frank Vinodolac, dated January 21, 2013.***

2 VAUGHAN MILLS CENTRE SECONDARY PLAN STUDY – UPDATE PRESENTATION BY DIALOG ONTARIO INC.

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2013, be approved; and**
- 2) That the deputation of Ms. Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto, and Communication C4, dated January 21, 2013, be received.**

Recommendation

The Commissioner of Planning recommends:

- 1. That the presentation by Dialog Ontario Inc. entitled “Vaughan Mills Centre Secondary Plan Committee of the Whole Working Session (January 22, 2013)” be received;
- 2. That the Vaughan Mills Centre Secondary Plan: Phase 1: Public Engagement Summary Report (October 2012) be received (attachment 2);
- 3. That Policy Planning Staff and Dialog Ontario Inc. proceed to complete the Vaughan Mills Centre Secondary Plan Study based on input received during this working session and Council’s further direction.

Contribution to Sustainability

This report is consistent with the Green Directions Vaughan:

Objective 2.1. “To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City’s Consolidated Growth Management Strategy – 2031, and by ensuring that the strategy is subject to periodic renew and renewal”.

Objective 2.2. “To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth”, Action 2.2.1. “through the policies in the new Official Plan, create a Vaughan in 2031 that has more intensification with increased height and density and mixed use in thoughtfully developed nodes and along transit corridors”.

Economic Impact

There is no economic impact associated with the receipt of this report.

Purpose

The purpose of this presentation and covering report is to update Council on the work completed to-date, the public consultation process and introduce Committee members to the emerging development concepts. The presentation will provide a project and status update, introduce the overall guiding vision and principles; and proposed “big moves”.

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Background – Analysis and Options

Council approved the Terms of Reference and Budget for the Vaughan Mills Centre Secondary Plan on September 27, 2011.

On March 20, 2012, Council approved staff's recommendation to retain Dialog Ontario Inc. to undertake the Vaughan Mills Centre Secondary Plan Study, as required by VOP 2010.

On June 11, 2012, the project team and work plan were introduced at the Priorities and Key Initiatives Committee.

Location

The Vaughan Mills Centre Secondary Plan Study Area is bounded on the north by Rutherford Road; on the west by Weston Road; on the South by Bass Pro-Mills Drive; on the east by Jane Street including the lands at the southeast corner of Rutherford Road and Jane Street as shown on Attachment 1. The study area is bisected by Highway 400. The portion of the Study Area east of Highway 400 has an area of 91.8 ha +/- and the lands west of Highway 400 has an area of 54.6 ha +/- for a total area of 146.4 ha (361 acres), which excludes the Highway 400 right-of-way.

Study Overview

The Vaughan Mills Centre Secondary Plan Study Area is an important, prominently located parcel of land at the geographic centre of the City. Well served by the local and provincial street and highway networks, with plans for improved transit in the Jane Street Corridor, it is and will be an important component of the City's evolving urban structure. The study area is anchored by the Vaughan Mills Primary Centre, which is a shopping destination of regional significance. Being an intensification area identified in the Vaughan Official Plan 2010, it is expected to evolve over time to accommodate greater densities and a broader range of uses. The study area generally includes three distinct areas: lands west of Highway 400 designated for employment and commercial uses; the central area including the Vaughan Mills mall and out parcels, and lands east of Vaughan Mills Mall, east of Jane Street that includes two parcels. The portions of the study area to the east of the Jane Street were re-designated by Council on June 26, 2012 and approved by the Regional Council on June 28, 2012 as "High-rise Mixed-use" under VOP 2010. The secondary plan will provide the basis for the area's long term evolution.

There are currently four OMB appeals proceeding for lands within the secondary plan boundaries. An OMB Hearing for one of these appeals is scheduled to commence in May 2013. Staff continue to make every effort to ensure that the study area is looked at comprehensively through the secondary plan process.

The study is divided into three phases over the course of approximately 12 months:

- Phase 1: A background review, analysis, and reconnaissance.
- Phase 2: Development of the guiding principals, vision, and preferred development concept and plan development and testing.
- Phase 3: Final secondary plan and development approvals. It is expected that in portions of the study area where there is alignment with the study findings, efforts will be made to expedite policy approvals.

Process and Public Consultation To-Date

Phase 1 of the study is now complete. This phase included due diligence research and consultation with stakeholders and the public.

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A series of interviews were conducted with various members of the public such as developers, citizen groups, retailers / Chamber of Commerce, major landowners, TRCA and Vaughan Mills Centre Secondary Plan Technical Advisory Committee (which includes City and Regional staff members and government agency representatives), along with individual interviews with Mayor and Members of Council during the months of June to September 2012. The objective of the interviews was to elicit the key issues, concerns, opportunities, and constraints as perceived by the community. The results of this consultation process are summarized in the “Phase 1: Public Engagement Summary Report” (refer to Attachment 2).

A Public Kick-Off: A Visioning Workshop and Design Charrette was held at the Vaughan City Hall on September 10, 2012. The objectives of the Kick Off Meeting included the introduction of the consultants and the study process; providing an opportunity for residents and stakeholders to provide input and feedback; and engaging the community in developing the principles, big moves and vision that will guide development in the Vaughan Mills Centre Secondary Plan Area. The public participated in a design charrette for the purposes of eliciting ideas and helping to create development concepts. City staff together with Dialog Inc. held a two-day internal workshop in September and October 2012 to consolidate the feedback from the interviews and public consultation meetings and to develop guiding principles for and the creation of a ‘vision’ for the Secondary Plan Area.

Emerging Principles:

A total of 9 common principles emerged as a result of the Public consultation process Plan and include:

1. Mix of uses – establish a mix of residential, commercial and employment and amenity uses that foster diversity, social interaction and supportive pedestrian activity encouraging residents to live, work and play.
2. Quality of Place – development should contribute to a new identity, uniqueness and quality of place.
3. Housing Diversity – provide for a diverse range of housing options that can accommodate high-, mid- and lower-rise buildings to support variation in incomes, family types and age groups.
4. Employment Hub – creation of a unique and diverse employment and commercial environment that is accessible, walkable, diverse, active and visible.
5. Walkable – design for pedestrians as a priority for all seasons and accessibility for all. Cycling and pedestrian circulation should be a priority for this area.
6. Integrated Public Realm – ensure that new development is adequately served by community amenities such as parks, urban squares, recreational facilities, and other community amenities.
7. Natural Heritage – efforts should be taken to conserve, restore and enhance natural features and cultural heritage features and resources.
8. Mobility – the transportation network should support a range of users including pedestrians, cyclists, public transit and private vehicles, including a multi-modal facility, and the creation of ‘complete’ streets designed for a variety of abilities and safe and efficient modes of movement.

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9. Sustainable and Resilient – the evolution of development in this Plan should be socially, economically and environmentally sustainable. This includes versatility in design to accommodate the evolution of the community, while ensuring efficient use of infrastructure, energy and resources, and a high environmental standard.

Emerging 'Big Moves':

In order to implement the principles, a set of emerging "big moves" were established to be a framework for the future planning and development of the lands in this Secondary Plan. They include:

1. Pedestrian-Oriented Streets – provide a 'green' streetscape that includes intimately-scaled spaces, uses, and design; well connected and landscaped boulevards and pathways.
2. Strong Connections – establish continuous trails/paths for pedestrian and bicycle use with links to the West Don River Valley; and provide new connections to Weston Road, Rutherford Road and Jane Street to relieve traffic congestion.
3. Community Gathering Places – provide community gathering places with active frontages to create vibrancy in the community.
4. Increased Density – allow Vaughan Mills Mall to expand and evolve in to a mix of retail and residential development, including the potential for mid-rise development along the Ring Road and Bass Pro Mills drive, and concentrate taller buildings along major transit supportive arterials such as Rutherford Road and Jane Street.
5. Employment District – create a unique employment area west of Highway 400 that is vibrant, walkable, with high quality urban design.
6. Jane Street and Rutherford Road Transit Hub/Gateway – identify the Rutherford Road and Jane Street intersection as a major gateway node and potential transit hub by providing enhanced architectural features, active at-grade uses and gathering spaces.
7. Black Creek Greenway – create a 'greenway' using the Black Creek set back area as a multi-use pedestrian pathway and cycling trail, while incorporating future stormwater management facilities.
8. Enhanced Destination – enhance the Vaughan Mills Centre as a destination by introducing other entertainment and cultural uses, and provide connectivity to Canada's Wonderland to the north.
9. Outdoor Retail Formats – encourage the development of outdoor format retail uses with direct pedestrian access to the street and spill-over areas through design alternatives that support variability in use overtime.
10. Pedestrian Bridge – examine the opportunity and potential development of a mid-block pedestrian bridge over Highway 400.

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Emerging Design Ideas:

The study is currently in Phase 2. The preparation of concept designs, based on the background review and the feedback received from the public, the TAC members and commenting agencies is now underway.

Staff together with Dialog Inc. held a two day workshop to establish development concepts and options for the Secondary Plan taking into account the development principles and potential 'big moves' to achieve the desired vision. Using VOP 2010 as a basis, concept plans were developed to examine alternative scenarios for the location of land uses, streets, block patterns, open spaces for the short to mid term (development of lands outside the ring-road with the existing Vaughan Mills Mall format); and long-term (development of lands including the potential intensification and redevelopment of the Vaughan Mills Mall within the ring road), as shown in Section 4 of Attachment 2.

Lands West of Highway 400:

Lands west of Highway 400 are envisioned to be a pedestrian-oriented Employment District supportive of fine grain connections and linkages providing alternatives for traffic and pedestrian routes. Density will be focused along the Highway 400 corridor with a gradient sensitive to the residential community to the west. The majority of uses will focus on employment (as per VOP 2010) through development of office, technology and other employment uses in a high quality urban setting, with focus on reducing ecological impacts through sustainable development practices. Development will focus on the enhancement of the existing Black Creek feature through the creation of an integrated open space and stormwater management feature within a north-south greenway.

Lands East of Highway 400:

Lands east of Highway 400 are envisioned to evolve as a 'complete community' that will continue to support the core retail business by taking advantage of the existing traffic flows, while creating new retail experiences; residential areas and amenities through a phased approach. The introduction of new internal streets and a potential transit/mobility hub will provide efficient access to and through the site for ease of circulation. Retail frontages will be pedestrian oriented and support active at-grade uses, including a phased system of public squares, parks and amenities to support a growing community as the neighbourhood evolves over time.

Next Steps:

Staff are in the process of compiling and consolidating comments from commenting agencies on draft design concepts and background information. Staff along with Dialog Inc. continue to meet with commenting agencies and TAC members such as School Boards, TRCA, Community Services, Parks Development, Economic Development, Urban Design, and Transportation, and other agency representatives to assess future requirements and needs.

Staff and consultants also continue to consult with landowners, stakeholders and the public through each phase of the process. A third public forum is scheduled for March 19, 2013.

Relationship to Vaughan Vision 20/20

This presentation supports the "Plan & Manage Growth & Economic Viability" objective of the Vaughan Vision 20/20 Strategic Plan.

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Regional Implications

Staff from the Region of York have been consulted and continue to participate in the study process as members of the Technical Advisory Committee. Representatives from Transportation and Community Planning Departments have been involved throughout the process to-date.

Conclusion

The Consulting Team is currently in Phase 2 of the work plan, Development concepts are being prepared in order to obtain input from the public and commenting agencies. Therefore, it is an appropriate time to provide an update and receive feedback from Committee of the Whole on the status of the project, and the draft design concepts being prepared for the Plan.

Attachments

1. Location Map
2. Vaughan Mills Centre Secondary Plan Phase 1: Public Engagement Summary Report
3. Vaughan Mills Centre Committee of the Whole Working Session Meeting Presentation, January 22, 2013
4. Vaughan Mills Centre Secondary Plan Draft Emerging Concept Plan

Report prepared by:

Melissa Rossi, Senior Policy Planner, ext. 8320
Roy McQuillin, Manager of Policy Planning, ext. 8211

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

C 3
Item # 2
Report No. 4
Council - January 29/13

Mary Flynn-Guglietti
416.865.7256
mary.flynn@mcmillan.ca
201539
January 21, 2013

The purpose of the presentation and report is to update Council on the work completed to-date, the public consultation process and to introduce Committee members to the emerging development concepts. The presentation is intended to provide a project and status update, introduce the overall guiding vision and principles and proposed "big moves". According to the staff report City staff, together with Dialog Inc. held a two-day internal workshop in September and October 2012 to consolidate the feedback from the interviews and public consultation meetings and to develop guiding principles for and the creation of a "vision" for the Secondary Plan Area and potential "big moves" to achieve the desired vision.

Further the Consulting Team is currently in Phase 2 of the work plan that includes the preparation of Development concepts being prepared in order to obtain input from the public and commenting agencies. Accordingly the Consulting Team believed it was appropriate to provide an update and receive feedback from Committee of the Whole on the status of the project and the draft design concepts being prepared for the Plan.

We understand that one of the visions and principles is to introduce new internal streets to provide future connections to the internal ring road from Jane Street and Bass Pro Mills Road. The original development concepts for the Mammone/Casertano lands did not envision internal public streets. Accordingly our client's Architects have reviewed their plans and prepared "draft" sketches introducing public roads that would connect to and through the development parcels that are in keeping with the visions and principles identified in the report. As well the draft sketches demonstrates appropriate density for both Casertano and Mammone that are consistent across the two parcels. Lastly the park should be maintained as originally shown by Casertano and Mammone at the north/west corner of Jane Street and Bass Pro Mills.

We therefore request that Committee of the Whole receive the proposed sketches attached to this letter and request that Policy Planning Staff and Dialog Ontario Inc. proceed to complete the Vaughan Mills Centre Secondary Plan Study based on not only the input received in the October 2012 report but also consider the draft sketches and this correspondence.

Yours truly,



Mary Flynn-Guglietti

/sb

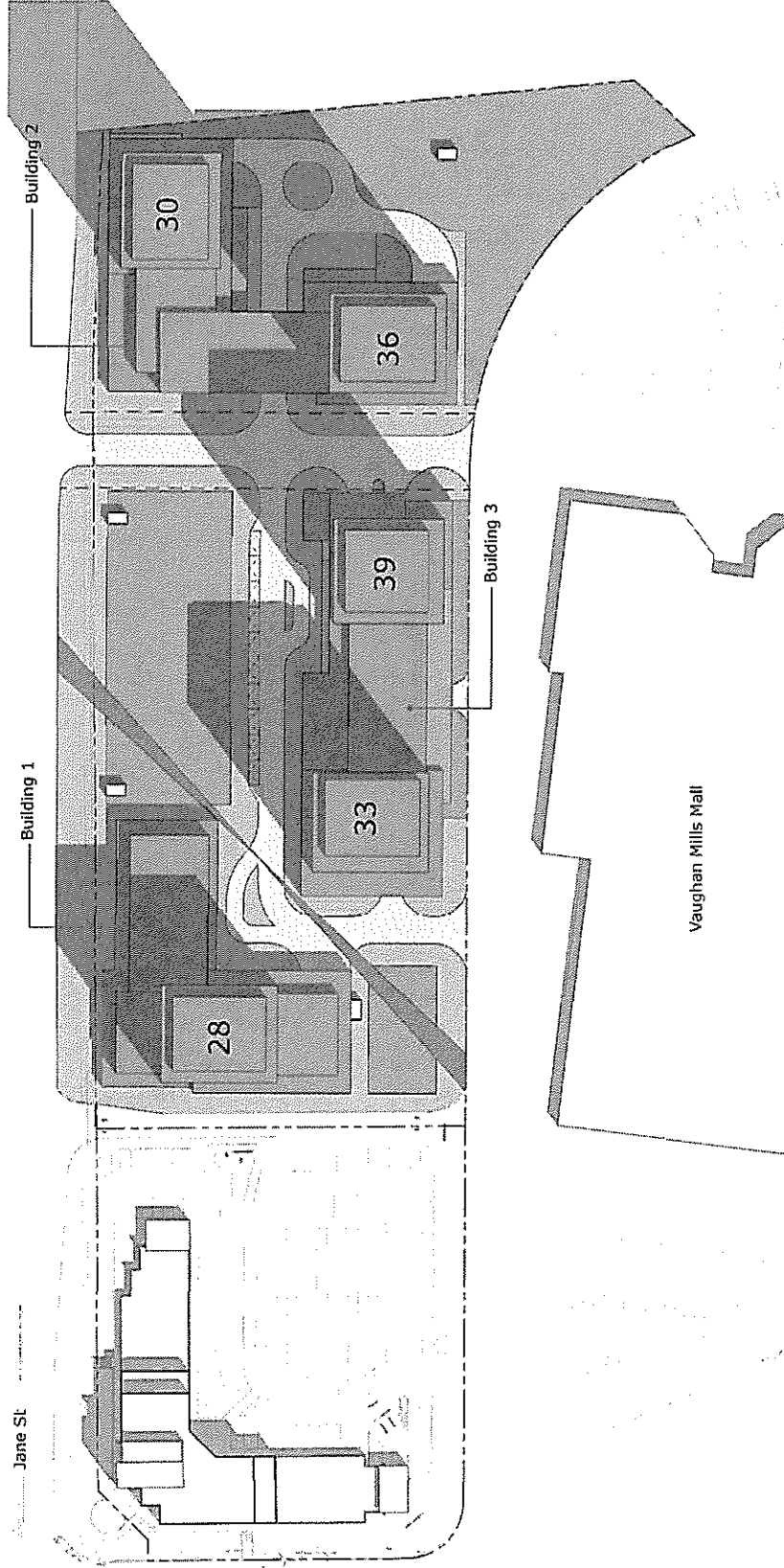
c.c. Joe Di Giuseppe
Sandra Mammone
Ted Wine
Alan Young
Tim Jessop

CASERTANO

MIXED USE RESIDENTIAL | VAUGHAN, ON
GREENPARK

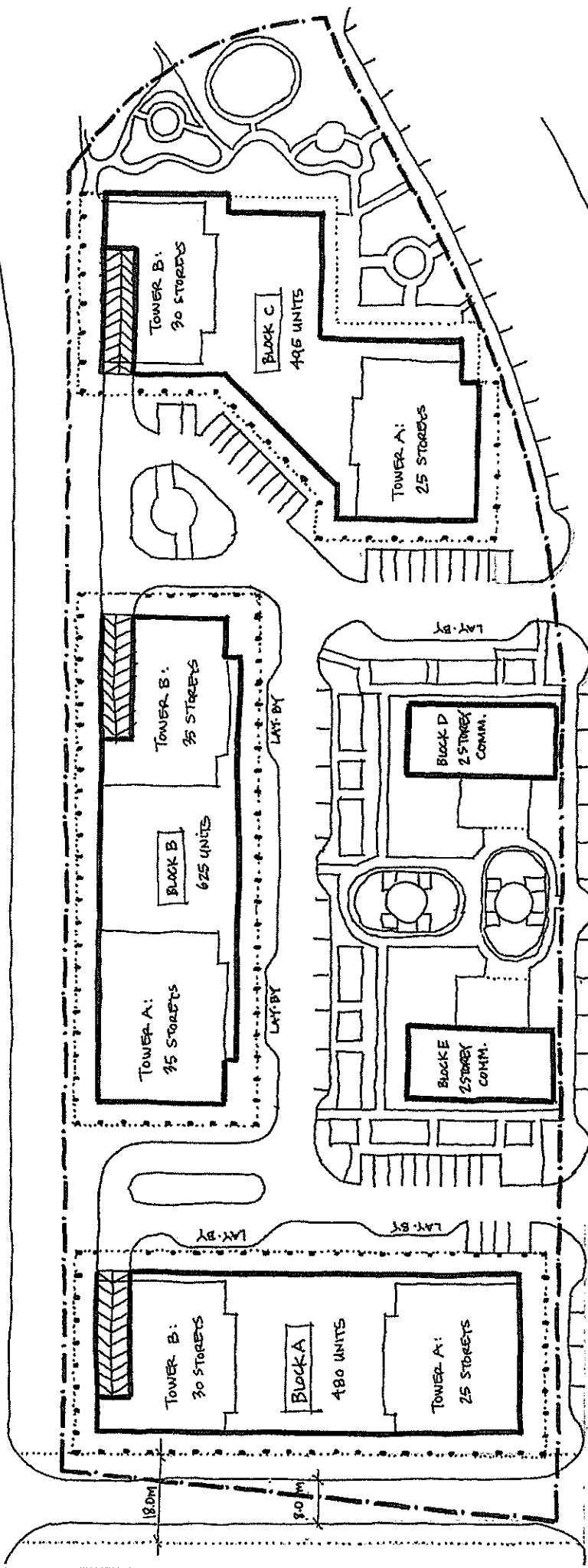
PROJECT NO. 12115
DECEMBER 19, 2012

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SITE PLAN

CASERTANO
MIXED USE RESIDENTIAL | VAUGHAN, ON
GREENPARK



1600 TOTAL RESIDENTIAL UNITS
SRN ARCHITECTS INC.
JANUARY 21 2013

ROMANA DRIVE

BASS PRO MILLS



**Ivanhoe
Cambridge**

Caisse de dépôt et placement
du Québec

C	<u>4</u>
Item #	<u>2</u>
Report No.	<u>4</u>
Council - January 29/13	

Ivanhoe Cambridge

95 Wellington Street West, Suite 300
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www.ivanhoecambridge.com

January 21, 2013

City Clerk
Vaughan City Hall
2141 Major Mackenzie Drive, Level 100
Vaughan, ON
L6A 1T1

City Clerk,

RE: Vaughan Mills Secondary Plan

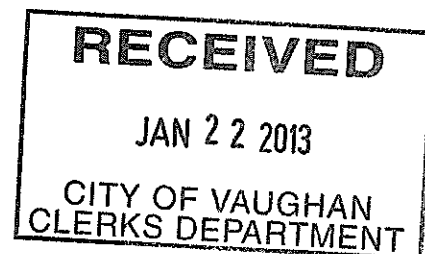
Ivanhoe Cambridge is the owner of Vaughan Mills Mall and as such we have a direct interest in the Vaughan Mills Secondary Plan. We understand there will be a presentation to the Committee of the Whole on January 22, 2012. Unfortunately, we may not be able to attend this meeting.

Please accept this letter in lieu of our attendance and note that will submit formal comments on the Vaughan Mills Secondary Plan in the near future.

Feel free to contact me regarding any questions or concerns.

Regards,
IVANHOE CAMBRIDGE

Frank Vinodolac
Development Manager, Central Region
Office: 416-369-4446



c <u>4</u>
Communication
cw(w/s) <u>Jan 22/13</u>
Item: <u>2</u>

Reply to the Attention of	Mary Flynn-Guglietti
Direct Line	416.865.7256
Email Address	mary.flynn@mcmillan.ca
Our File No.	201539
Date	January 21, 2013

Delivered by E-mail (clerks@vaughan.ca)

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Clerks Department
Vaughan, ON
L6A 1T1

Attention: Chair and Members of the Committee of the Whole

Dear Chair and Members of the Committee of the Whole:

**Re: Vaughan Mills Centre Secondary Plan Study –
Update Presentation by Dialog Ontario Inc.
Item No. 2 of the January 22, 2013
Committee of the Whole (Working Session) Agenda
Our clients: Sandra Mammone (3.99 h at 8940 Jane Street) and
Casertano Development Corporation (3.9 h at 9060 Jane Street)**

We act on behalf of Sandra Mammone (“**Mammone**”) and Casertano Development Corporation (“**Casertano**”) owners of adjoining parcels with a combined area of approximately 7.0 hectares on the west side of Jane Street, north of future Bass Pro Mills Drive extension, in the City of Vaughan. Our clients are owners of a large parcel of land situated within the Vaughan Mills Centre Secondary Plan and as such have participated in the public forums held to date regarding the Secondary Plan.

By way of background the Mammone and Casertano applications for official plan amendments and rezonings, to permit high-density residential/commercial development on its lands is the subject of appeals currently before the Ontario Municipal Board (“OMB”) under file no. PL110419. At a second Pre-hearing held on November 21, 2011 our clients agreed, on consent, that the OMB stand down the appeals as the Vaughan Mills Centre Secondary Plan approval process was underway and was anticipated to be completed by December 2012. The OMB has requested an update on the status of the Secondary Plan by the end of January 2013 in relation to our clients’ appeals.

We understand that the Committee of the Whole will be considering an update Presentation by Dialog Ontario Inc. together with Vaughan Mills Centre Secondary Plan: Phase I: Public Engagement Summary Report dated October 2012 at its meeting on January 22, 2012.

The purpose of the presentation and report is to update Council on the work completed to-date, the public consultation process and to introduce Committee members to the emerging development concepts. The presentation is intended to provide a project and status update, introduce the overall guiding vision and principles and proposed "big moves". According to the staff report City staff, together with Dialog Inc. held a two-day internal workshop in September and October 2012 to consolidate the feedback from the interviews and public consultation meetings and to develop guiding principles for and the creation of a "vision" for the Secondary Plan Area and potential "big moves" to achieve the desired vision.

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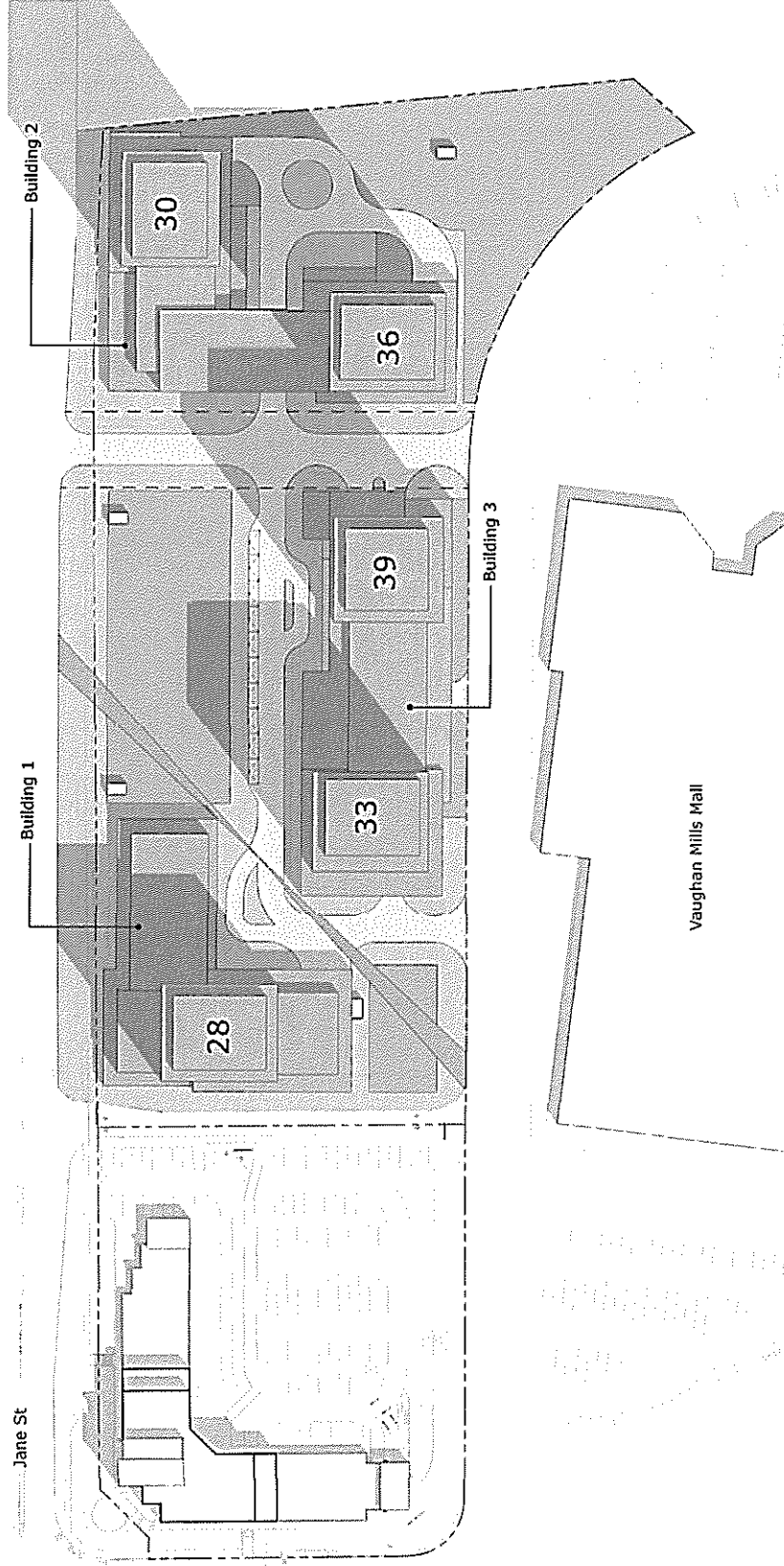
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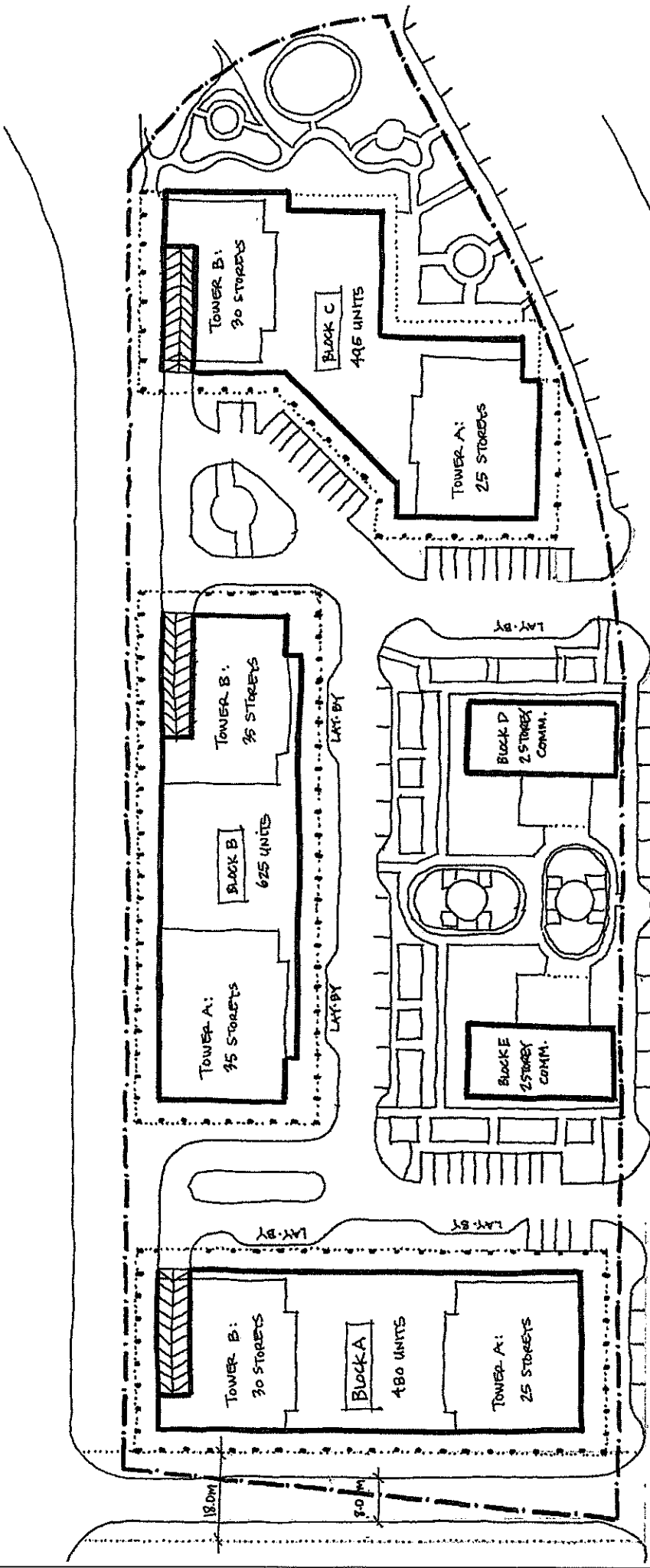
PROJECT NO. 12115
DECEMBER 19, 2012

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SRN ARCHITECTS INC.
JANUARY 21 2013

ROMANA DRIVE

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COMMITTEE OF THE WHOLE (WORKING SESSION) JANUARY 22, 2013

VAUGHAN MILLS CENTRE SECONDARY PLAN STUDY - UPDATE PRESENTATION BY DIALOG ONTARIO INC.

Recommendation

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4. Increased Density – allow Vaughan Mills Mall to expand and evolve in to a mix of retail and residential development, including the potential for mid-rise development along the Ring Road and Bass Pro Mills drive, and concentrate taller buildings along major transit supportive arterials such as Rutherford Road and Jane Street.
5. Employment District – create a unique employment area west of Highway 400 that is vibrant, walkable, with high quality urban design.
6. Jane Street and Rutherford Road Transit Hub/Gateway – identify the Rutherford Road and Jane Street intersection as a major gateway node and potential transit hub by providing enhanced architectural features, active at-grade uses and gathering spaces.
7. Black Creek Greenway – create a ‘greenway’ using the Black Creek set back area as a multi-use pedestrian pathway and cycling trail, while incorporating future stormwater management facilities.
8. Enhanced Destination – enhance the Vaughan Mills Centre as a destination by introducing other entertainment and cultural uses, and provide connectivity to Canada’s Wonderland to the north.
9. Outdoor Retail Formats – encourage the development of outdoor format retail uses with direct pedestrian access to the street and spill-over areas through design alternatives that support variability in use overtime.
10. Pedestrian Bridge – examine the opportunity and potential development of a mid-block pedestrian bridge over Highway 400.

Emerging Design Ideas:

The study is currently in Phase 2. The preparation of concept designs, based on the background review and the feedback received from the public, the TAC members and commenting agencies is now underway.

Staff together with Dialog Inc. held a two day workshop to establish development concepts and options for the Secondary Plan taking into account the development principles and potential ‘big moves’ to achieve the desired vision. Using VOP 2010 as a basis, concept plans were developed to examine alternative scenarios for the location of land uses, streets, block patterns, open spaces for the short to mid term (development of lands outside the ring-road with the existing Vaughan Mills Mall format); and long-term (development of lands including the potential intensification and redevelopment of the Vaughan Mills Mall within the ring road), as shown in Section 4 of Attachment 2.

Lands West of Highway 400:

Lands west of Highway 400 are envisioned to be a pedestrian-oriented Employment District supportive of fine grain connections and linkages providing alternatives for traffic and pedestrian routes. Density will be focused along the Highway 400 corridor with a gradient sensitive to the residential community to the west. The majority of uses will focus on employment (as per VOP 2010) through development of office, technology and other employment uses in a high quality urban setting, with focus on reducing ecological impacts through sustainable development practices. Development will focus on the enhancement of the existing Black Creek feature through the creation of an integrated open space and stormwater management feature within a north-south greenway.

Lands East of Highway 400:

Lands east of Highway 400 are envisioned to evolve as a 'complete community' that will continue to support the core retail business by taking advantage of the existing traffic flows, while creating new retail experiences; residential areas and amenities through a phased approach. The introduction of new internal streets and a potential transit/mobility hub will provide efficient access to and through the site for ease of circulation. Retail frontages will be pedestrian oriented and support active at-grade uses, including a phased system of public squares, parks and amenities to support a growing community as the neighbourhood evolves over time.

Next Steps:

Staff are in the process of compiling and consolidating comments from commenting agencies on draft design concepts and background information. Staff along with Dialog Inc. continue to meet with commenting agencies and TAC members such as School Boards, TRCA, Community Services, Parks Development, Economic Development, Urban Design, and Transportation, and other agency representatives to assess future requirements and needs.

Staff and consultants also continue to consult with landowners, stakeholders and the public through each phase of the process. A third public forum is scheduled for March 19, 2013.

Relationship to Vaughan Vision 20/20

This presentation supports the "Plan & Manage Growth & Economic Viability" objective of the Vaughan Vision 20/20 Strategic Plan.

Regional Implications

Staff from the Region of York have been consulted and continue to participate in the study process as members of the Technical Advisory Committee. Representatives from Transportation and Community Planning Departments have been involved throughout the process to-date.

Conclusion

The Consulting Team is currently in Phase 2 of the work plan, Development concepts are being prepared in order to obtain input from the public and commenting agencies. Therefore, it is an appropriate time to provide an update and receive feedback from Committee of the Whole on the status of the project, and the draft design concepts being prepared for the Plan.

Attachments

1. Location Map
2. Vaughan Mills Centre Secondary Plan Phase 1: Public Engagement Summary Report

3. Vaughan Mills Centre Committee of the Whole Working Session Meeting Presentation, January 22, 2013
4. Vaughan Mills Centre Secondary Plan Draft Emerging Concept Plan

Report prepared by:

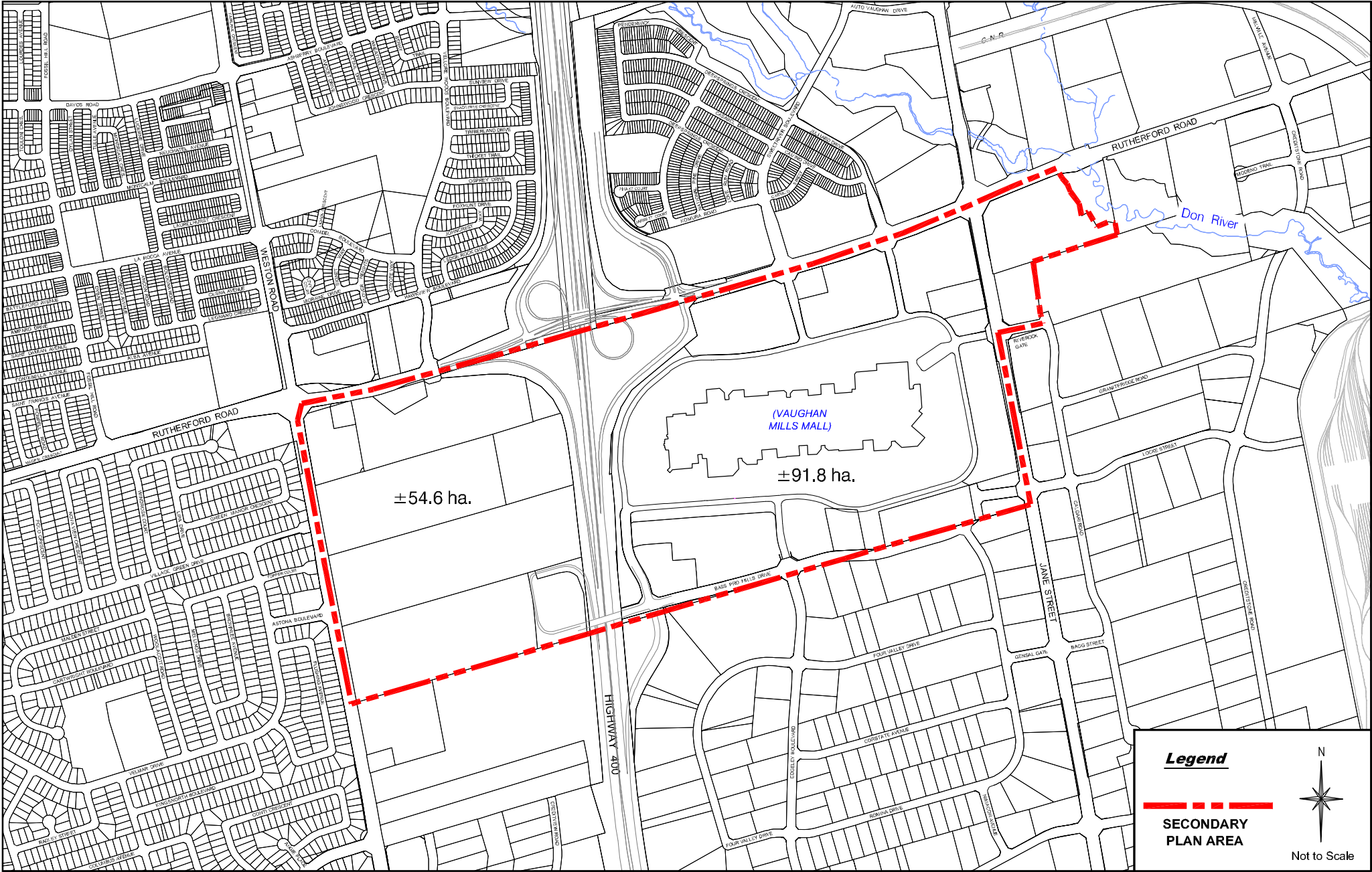
Melissa Rossi, Senior Policy Planner, ext. 8320
Roy McQuillin, Manager of Policy Planning, ext. 8211

Respectfully submitted,

John MacKenzie
Commissioner of Planning

Diana Birchall
Director of Policy Planning

/lm



Vaughan Mills Centre Secondary Plan Study Area

Applicant: City of Vaughan
Location: Part of Lots 13, 14, & 15
Concession 5



Attachment

File: 26.1

Date: January 15, 2013

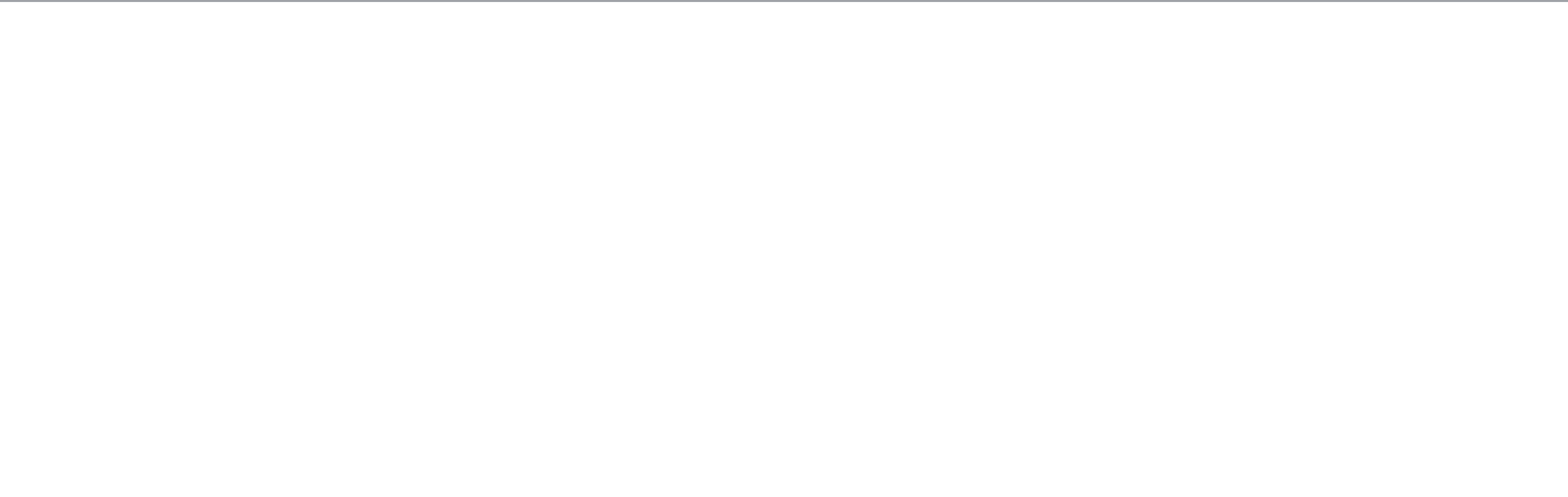
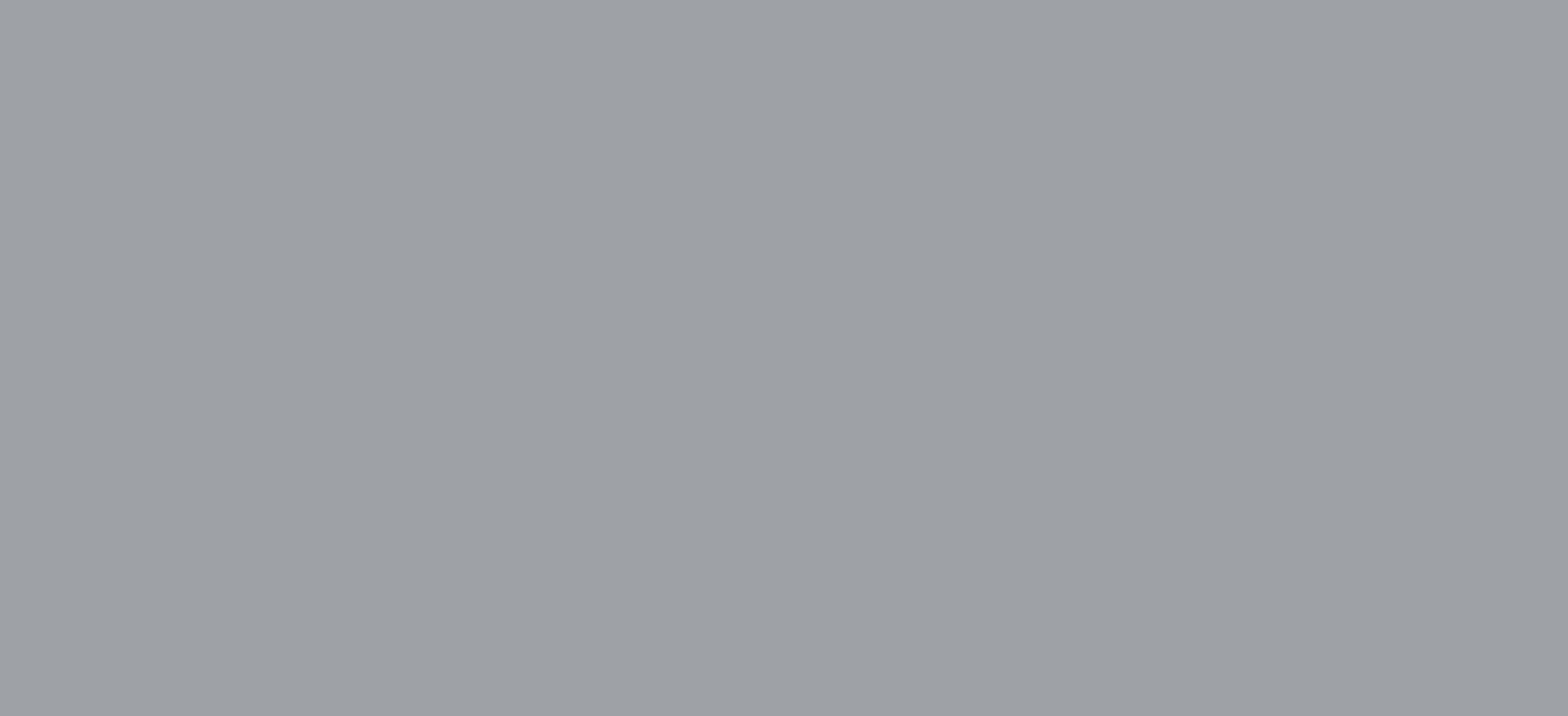
VAUGHAN MILLS

Plan
Secondary
Vaughan
Centre
Mills

CENTRE SECONDARY PLAN//Phase 1: Public Engagement Summary Report

ATTACHMENT 2





SUMMARY REPORT

Introduction.....	1
What We Were Told (Stakeholder Interviews)	2
Forum #1 Visioning Workshop Overview	5
Consolidated Principles	6
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Interactive Panels	
Group Design Concepts	





Introduction

Prepared for the City of Vaughan, this document summarizes the Principles and Emerging Ideas and Big Moves developed at the Forum 1 Public Kick-off: **Visioning Workshop and Design Charrette**, and is intended to inform and direct the forthcoming Vaughan Mills Centre Secondary Plan.

The **Public Kick-off: Visioning Workshop and Design Charrette** was held at Vaughan City Hall, Multipurpose Room No.1 on September 10, 2012, 6:00 p.m. - 9:00 p.m. Over the course of the event, participants from the community, DIALOG, MMM Group, and the City of Vaughan converged to explore opportunities for the long-term success of the Vaughan Mills Centre Secondary Plan area. The objectives of the Public Kick-Off event included: introducing the consultants and the study process; providing an opportunity for residents and stakeholders to provide input and feedback; engaging the community in developing the Principles, Big Moves, and a Vision that will guide the development of the Vaughan Mills Centre Secondary Plan area for the future; and, participating in a design charrette for the purposes of creating development concepts. This document is a summary of the public engagement process for Phase 1 of the Study. The Appendix includes presentation panels used in the Visioning Workshop, as well as development concepts created by Workshop participants.



Vaughan Mills Centre Secondary Plan Area

What we were told

(Stakeholder Interviews - June 08, 2012)



Prior to the Forum #1 Visioning Workshop and Design Charrette, DIALOG staff met with a broad range of stakeholders from the community, and members of City Council to discuss their concerns, questions, and issues with respect to the Vaughan Mills Centre area. The following is a summary of observations and suggestions resulting from these meetings.

Opportunities and Assets to Build on

- The Plan should improve quality of life through designing complete communities, with high quality residential areas and open space.
- Make the areas around the Vaughan Mills Mall area adjacent to Rutherford Rd. and Jane St. more developable, and increase the allowable GFA and density.
- Provide additional street connections with the surrounding areas.
- Provide an additional access/interchange to Highway 400.
- Support the development of mid-rise prestige office, and high quality mixed-use office/commercial uses, and long-term employment opportunities.
- Incorporate a street network that keeps traffic infiltration away from neighbourhoods.
- Support rapid transit to the Vaughan Mills Centre.
- Improve pedestrian safety, provide opportunities for cycling, and provide connections to the surrounding trails and pathways system.
- Create an inviting and walkable commercial/employment area on lands closer to Weston Road.
- Provide community facilities and amenities to support future residential development.
- Direct residential development towards the edges of the Mall area, and push higher densities towards the arterial streets.
- Expand the Mall with additional retail outlet centres, and ensure future expansion is included in the final Secondary Plan development framework.
- Reinforce the unique identity of Vaughan Mills Centre as a regional draw, and retail, jobs, and tourist centre.
- Enhance the Transit Terminal as an asset for Vaughan Mills Centre.
- Encourage the development of a convention centre to attract major events and tourists.
- Develop the area as a vibrant urban centre, with more hotels and tourist uses.
- Ensure a high quality design standard for all development within Vaughan Mills Centre, and require development to be reviewed through the Vaughan Design Review Panel process.
- From a retail point of view, there is a desire to make the area more vibrant for smaller format retail and businesses.
- Green the parking lot with high quality landscaping and pedestrian facilities.
- Aim to achieve a net ecological gain through enhanced riparian ecological areas, and solar energies, etc.
- Provide water balance, reuse, and reduced volumes on the Humber River/Black Creek side of the Study Area, with on-site treatment. East of Highway 400 in the Study Area, provide water quality, balance, and other similar water management mechanisms.
- Protect the watershed.
- Repair the natural stream course, and incorporate it with the open space system.

- Ensure a diverse mix of housing types and tenures in support of more affordable housing options.
- Encourage development intensification and mixed-use development.
- Provide a Highway 400 crossing between Rutherford Road and Bass Pro Mills Drive.

Key Issues and challenges to overcome

- There is pressure to convert employment areas to allow for retail/residential uses to occur.
- Need a clear vision about what the existing employment lands are intended to be used for (low-scale industrial or high quality office areas).
- Traffic throughout the Vaughan Mills Centre area is a major concern. Traffic between Langstaff Road and Rutherford Road is often bumper-to-bumper. Residents feel that any new street connections intended to relieve congestion should be directed away from Weston Road (i.e., no new street connections with the Weston Downs neighbourhood to the west of Weston Road).
- Concerns with traffic infiltrating through

the Weston Downs neighbourhood to get to residential areas north of Rutherford Road.

- The current job market is focused towards low-wage part-time employment within Vaughan Mills Mall. Future employment uses should consider more high quality office jobs within Vaughan Mills Centre.
- Development charges are too high to provide a 'competitive' environment for attracting high quality office developments to the area.
- Need to maintain and enhance the existing Mall retail format and function, while planning for future development.
- The current Mall layout and design configuration needs to be considered in future development concepts for the Study Area.
- Mall parking is at capacity now. Future parking area layouts and form will need to balance the desires for a more walkable, pedestrian accessible environment, while maintaining parking for the Mall.
- Vaughan Mills Centre needs streetscape enhancements and a new street profile, including improved sidewalk conditions, reduced curb cuts (access/egress points) to improve pedestrian circulation, address safety concerns, parking, and cycling lanes.
- Future residential development will need to

support City and Regional affordable housing policy within the Study Area.

- Environmental management for the Study Area will need to consider updated design standards, which have changed since the original development of the Mall 10 years ago.
- Need to identify environmental and socially sustainable features as a requirement of all new development in Vaughan Mills Centre.
- Vaughan Mills Centre has limited destinations other than the shopping mall and related small format retail plazas - nothing to walk to.
- Future commercial development should focus on creating spaces for smaller 'boutique' style retail, and attract niche enterprises that thrive on being located in a more urban and pedestrian-oriented setting.



Forum 1: Workshop and Charrette Overview

(September 10, 2012)

The **Visioning Workshop and Design Charrette** was held to kick-off the project with the community, and present preliminary analysis and best practices in planning and urban design as they relate to the Study Area and community planning. The event provided the opportunity to share information with the community, to provide a forum for brainstorming ideas towards developing a vision, guiding principles, and strategic moves to inform the development of the Vaughan Mills Centre Secondary Plan.

The event kicked-off with an introduction to the process, a presentation on best practices and a 'fresh eyes' opportunities and constraints analysis. Following the presentations, participants gathered into groups to participate in a Visioning Workshop to brainstorm a Vision, Guiding Principles, and key "Big Moves". Following the Visioning Workshop, participants engaged in a Design Charrette to conceptualize and illustrate their ideas on paper. Following the Workshop and Design Charrette, each group reported their outcomes to the larger group.

To conclude with the event, the community was provided the opportunity to ask questions and provide comments regarding the Secondary Plan.



- complete community
- quality of place
- diverse mix of housing
- commercial centre
- pedestrian priority
- enhanced open space
- cultural vibrancy
- mobility options
- Sustainable and Resilient



The following Consolidated Principles provide direction and support for the development of a Vision and represent the fundamental objectives that must be considered when making planning related decisions. These principles influence the form and structure of the Secondary Plan. Through the public consultation process and site analysis, the following nine guiding principles have been derived to ensure the successful evolution of the Vaughan Mills Centre area:

Consolidated Principles



Workshop participants were asked to assist in developing principles to support the development of a Vision. The following is a consolidation of the Principles derived from the workshop.

1. Principle - Create a Vibrant, Complete, Mixed-Use Urban Centre

The Vaughan Mills Centre Secondary Plan area should accommodate and encourage a mix of uses to support a vibrant, compact, complete community and urban hub.

Objectives:

- Establish a mix of land uses including compatible residential, commercial, employment, and amenity uses that fosters diversity, creates a pedestrian-oriented environment, encourages social interaction, and a mix of demographics, while encouraging residents to live, work, and play in the area.
- Provide opportunities for an urban form of gathering places, destinations, and amenities within close proximity to residential areas.
- Provide uses to support a diverse demographic, including youth and seniors; ensure visitors and tourists have places to stay; provide citizens with interesting,

unique commercial areas focused towards pedestrians; and, encourage both residents and visitors to linger in fabulous public spaces.

2. Principle - Foster High Quality of Place, Design Excellence, and Sustainability

Development should contribute to creating a new identity, uniqueness, and quality of place for Vaughan Mills Centre.

Objectives:

- Develop an approach to urban design that provides a high quality pedestrian realm and built form environment, and creates inspiring and memorable places.
- Ensure development that is “human scaled” - welcoming, accessible, and appropriate to its context, and creates a comfortable pedestrian environment.
- All development will aim to enhance or benefit the city, and enhance Vaughan Mills Centre as a vibrant urban environment.
- Provide appropriate transition to surrounding neighbourhoods to the north and west, and to employment areas to the south and east.
- All development should be at a high environmental standards to ensure the City’s

sustainability objectives are achieved.

3. Principle - Provide a Diverse Range of Housing Options in Vaughan Mills Centre

The Secondary Plan should provide for a diverse range of housing options in high-rise, mid-rise, and lower-rise buildings to support a variety of incomes, family types, and age groups that allows people to live in the Vaughan Mills Centre area through all stages of their lives.

Objectives:

- Encourage a diverse mix of housing and tenures within compact residential areas in order to provide options for people of all ages in more urban housing forms, and allow for housing in mixed-use developments to ensure that the street is active and alive all days of the week, and all times of the day.

4. Principle - Enhance the Role of Vaughan Mills Centre as a ‘Centre’ of Economic Activity, Jobs, and Commerce in the Region

Create a unique employment and commercial environment that is vibrant, walkable, diverse, active, visible, and accessible, and that is based on a financially and socially viable commercial plan that is supportable in the local market.



Objectives:

- Create a commercial environment that will draw high visitor traffic, and that provides compelling reasons to visit.
- Create a commercial base that can respond to the ever-changing needs and preferences of its customer base and local residents, and that appeals to all demographics, from teenagers to young families and seniors.
- Create a commercial environment that is highly visible and accessible to all modes of transportation, providing sufficient parking for cars and bicycles, and an attractive and active public realm and pedestrian environment.
- Support the development of high quality employment uses designed to provide a lasting amenity for workers, businesses, and residents, integrated into the community with a high quality public realm, open spaces, streetscapes, landscaping, public parks, and community focused retail and amenity uses.

5. Principle - A Walkable Urban Environment

The identity of Vaughan Mills Centre will be strengthened by its walkability and accessibility through the development of high quality, pedestrian-oriented streetscapes that are safe,

welcoming, accessible, and create a distinct public realm environment.

Objectives:

- Design for pedestrians as a priority, for all seasons, and accessible to all. Prioritize pedestrian movement, ensure adequate cycling facilities.
- Provide well-linked and safe pedestrian connections through mews and well lit and safe linkages to amenities throughout Vaughan Mills Centre.
- Maintain efficient access for vehicles through Vaughan Mills Center while incorporating transit oriented design measures.
- Explore alternatives to large surface parking areas.
- Ensure streets are designed with appropriately scaled street lighting, street trees, landscaping, and generous sidewalks with an emphasis on 'greening' Vaughan Mills Centre to distinguish and unify the character of the area.
- Provide centrally located amenities (retail and community facilities and gathering spaces) within a 5-10 minute walking distance to residential areas.
- Ensure that traffic along surrounding arterial

and local residential streets move at safe speeds, and are pedestrian and bicycle friendly.

- Ensure new developments includes adequate setbacks for sidewalks, walkways, and mews.
- Improve pedestrian connections across Highway 400.

6. Principle - Provide High Quality Open Spaces

Development in Vaughan Mills Centre should provide a balanced approach to built form, and high quality open spaces.

Objectives:

- Ensure that new development is adequately served by community amenities such as public parks and urban squares, recreational facilities, and other community amenities.
- Provide a defined network of open spaces, parks, and trails that are connected through a network of attractive pedestrian walkways, mid-block connections, and urban plazas.
- Enhance existing open space corridors (i.e. the Black Creek Subwatershed and the West Don River Valley), and ensure they are well connected with the over all pedestrian



network.

- Design parks that reflect the scale and form of development, and provide an amenity to the area through providing activities for a range of demographics.
- Where possible, use existing heritage and stormwater management features as active/passive park space.

7. Principle - Protect, Restore, and Enhance Natural and Cultural Heritage Resources

All new development will respect Vaughan's natural and cultural heritage assets and contribute to its natural heritage character.

Objectives:

- Conserve, restore, and enhance natural heritage areas such as the Black Creek Subwatershed and the West Don River Valley in the Study Area.
- Ensure that new development will not have an adverse impact on the conservation of natural heritage features and increase the risk of downstream flooding.

8. Principle - Create a Multi-Modal Transportation Network

The design of the transportation network should support a range of users including pedestrians, cyclists, public transit, and private vehicles.

Objectives:

- Provide for a multi-modal transit hub at Vaughan Mills Mall that connects to other hubs and destinations.
- Develop a well connected street network.
- Create streets that are 'complete', and designed for a variety of abilities and modes of travel that provides safe, and efficient movement for a diversity of users.
- Design streets and the public realm to ensure pedestrian safety and comfort as a priority.
- Provide a safe and well-connected pedestrian and cycling network that facilitates movement throughout the Study Area, as well as to surrounding areas.
- Ensure that safe pedestrian pathways, mews, and sidewalks are provided to ensure safe and comfortable pedestrian movement through the Vaughan Mills Mall parking area.
- Explore safe, attractive, comfortable, and multi-modal crossing opportunities over Highway 400.

9. Principle - Sustainable and Resilient

The development and evolution of Vaughan Mills Centre should be socially, economically, and environmentally sustainable in the long-term, while making efficient use of infrastructure, energy, and other resources.

Objectives:

- Provide for a socially diverse community and ensure the efficient use of land through mix-use development with a full range of uses, housing types, and tenures, and amenities to support a growing community.
- Support economic and employment growth through providing a wide range of commercial, employment, and office activities to provide residents with the ability to walk or cycle to a broad range of activities.
- Ensure that Vaughan Mills Centre is accessible by transit, vehicles, pedestrians, and cyclists in permitting a full range of mobility choices, in support of an efficient transportation, transit, and active transportation system.
- Develop sites, buildings, and structures that reduce environmental impacts. Provide energy conservation improvements, and resource efficient buildings throughout a buildings full life-cycle.

Emerging Ideas

The Vaughan Mills Centre Secondary Plan 'Emerging' Ideas are the key design moves that support the Guiding Principles, and will assist in defining the Secondary Plan Concept.

1. Enhance mobility and circulation for a variety of modes and resolve traffic congestion on major arterials through providing more street connections, transit, and active transportation opportunities.
2. Create an integrated cycling and pedestrian network that is safe, comfortable, and connected with the larger city network.
3. Reconfigure the Vaughan Mills Mall parking areas, in concert with new development on the edges, to improve the pedestrian environment, provide direct access to retail areas, and increase site density.
4. Create a connected street network to complete connections between areas, including a multi-modal east-west street connection across Highway 400, and new connections to Weston Road.
5. Add entrance/exit ramps from Highway 400 north to relieve traffic congestion.
6. West Area: (West of Highway 400)
 - Create a north-south green corridor that provides a public amenity designed with parks, multi-use paths, and pedestrian linkages with the surrounding areas.
 - Extend Bass Pro Mills Drive to Weston Road.
 - Create a central urban square surrounded by retail/office uses that can function as a community gathering place.
 - Focus taller buildings along Highway 400, and low-to-mid-rise buildings along Weston Road.
7. Central Area: (Highway 400 to Jane Street)
 - Encourage the development of more high-end retail uses in the area, provide direct pedestrian access to retail stores from the street, and encourage more outdoor retail formats, with retail and cafe spill-over areas.
 - Reduce surface parking areas by building structured parking to allow increased density on-site.
 - Create a pedestrian realm with enhanced sidewalks, paths, landscaping, and street trees along all streets.
 - Increase the width of the Ring Road right-of-



way to provide sufficient space for sidewalks and other public realm enhancements.

- Provide a mixed-use commercial residential frontage along the Ring Road, and Bass Pro Mills Drive, with retail at-grade and residential above to create an active, pedestrian-oriented streetscape.
- Intensify development along Rutherford Road through increasing development densities, and orienting development closer to the street
- Provide a high quality community amenity, entertainment facility, museum, or other cultural use within Vaughan Mills Centre - possibly around the transit hub.
- Create a community 'piazza' or urban square as a central gathering place for Vaughan Mills Centre linked by pedestrian connections, and anchored by retail uses.
- Provide a pedestrian bridge over Highway 400.

8. East Area: (East of Jane Street)

- Create an iconic landmark development with a mix of uses, high to mid-rise residential development, surrounding a public park, and an active retail frontage along Jane Street and Rutherford Road.
- Provide pedestrian/cycling connections that

links the West Don River Valley system with Vaughan Mills Centre.

- Provide public access to the open space system.
- Create an integrated street network that ensures safe, accessible, and ease of movement for pedestrians and vehicles.



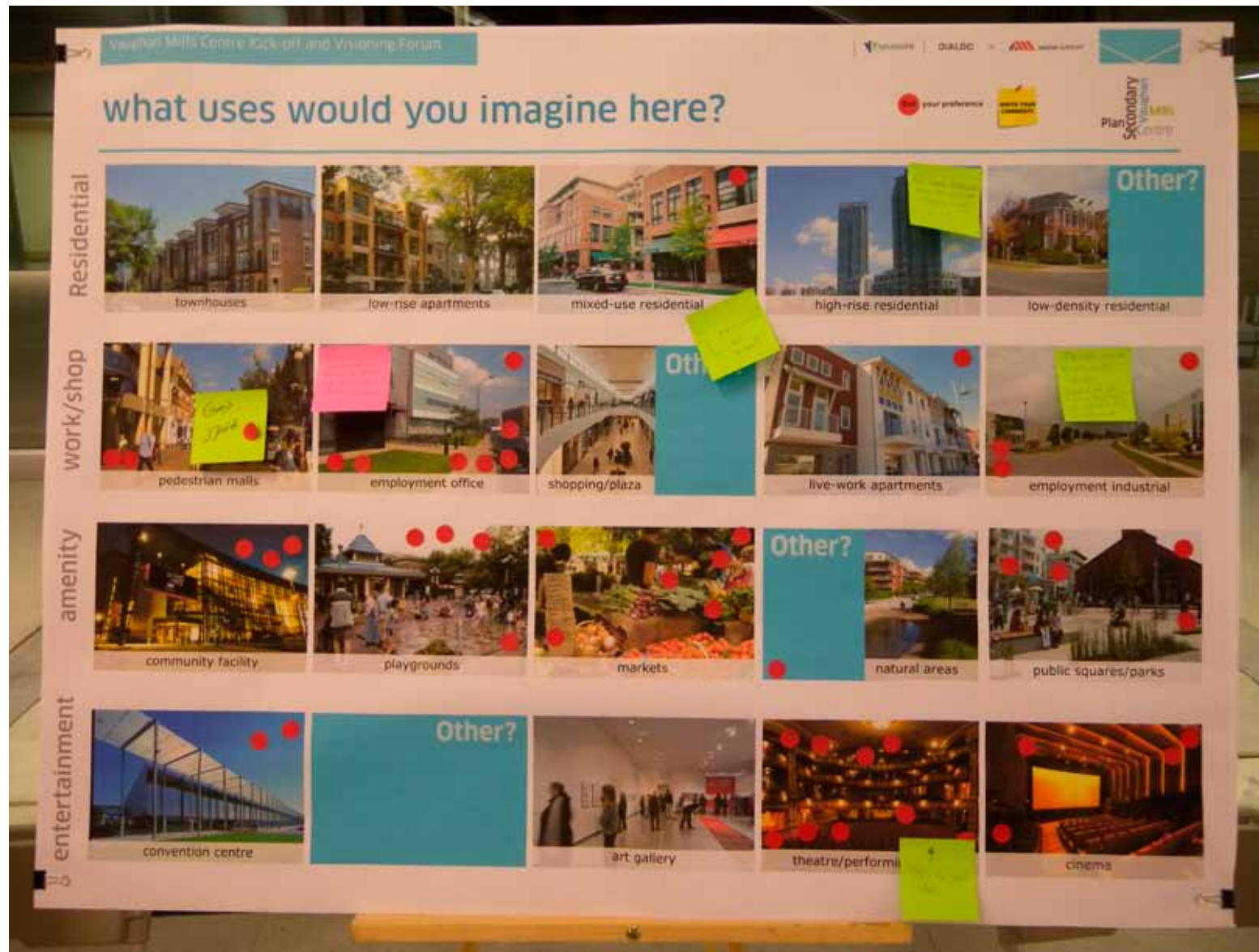
Interactive Panels

The following interactive panels from the Forum #1 Public Kick-off and Workshop documents the completed 'dotmocracy' process, and illustrates the areas of common interest as identified by the workshop participants.

Must Haves?



What uses would you imagine here?



What improvements to open space would you imagine here?



What sustainability strategies should be considered?

Vaughan Mills Centre Kick-off and Visioning Forum

what sustainability strategies should be considered?

Sustainability Development: is about development that aims to use resources to build human communities, while minimizing the environmental and economic impacts that may be felt. In getting Vaughan Mills Centre towards a sustainable precinct, a number of considerations will need to be addressed including the need of development density, the layout, transit options, and energy efficient development, the built form, and what we live, accessibility and how people get around Vaughan Mills Centre and the green technologies and practices that will be used to build and sustain.

A number of planning, urban design, and architectural considerations, and their possible applications for creating a sustainable Vaughan Mills Centre.


Compact Development
Reduce development costs and use infrastructure more efficiently through higher density development which is built within existing infrastructure and is more efficiently served by transit and other community services.

Green Technologies
Create buildings and sites that reduce environmental impacts, using building materials and systems for people and deliver their goals in an economical way. Provide sustainable energy technologies, improvements and resource-efficient buildings throughout a building's life cycle.

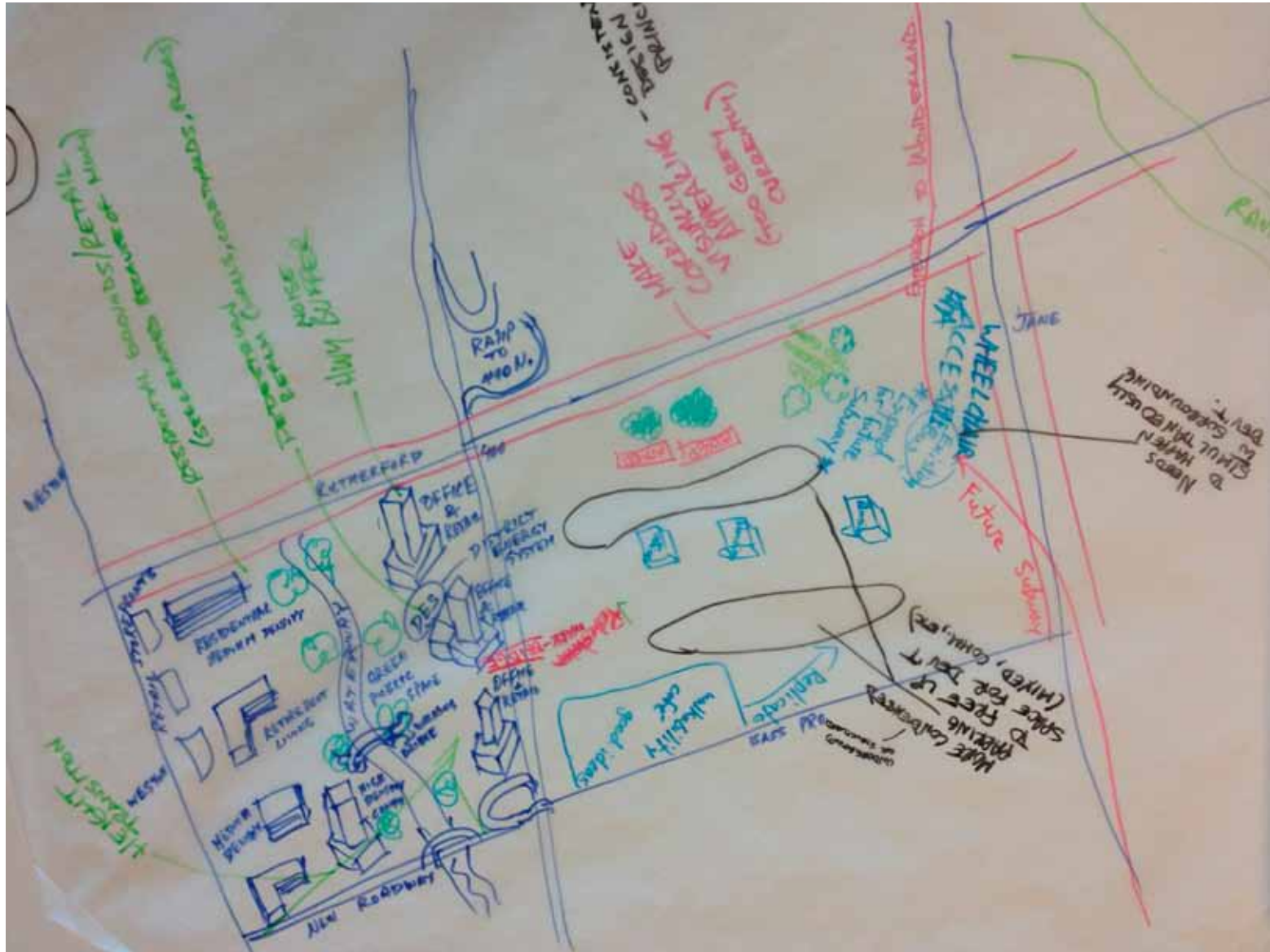
Transit
Expand transit to serve a growing community including enhanced service levels, transit facilities, and transit-oriented development.

Mixed Use
Create buildings and neighbourhoods for more than one purpose with a variety of uses all in one area: jobs, housing, and commercial activities are located close together, increasing the level of activity, creating a more vibrant place, and increasing density around the transit.

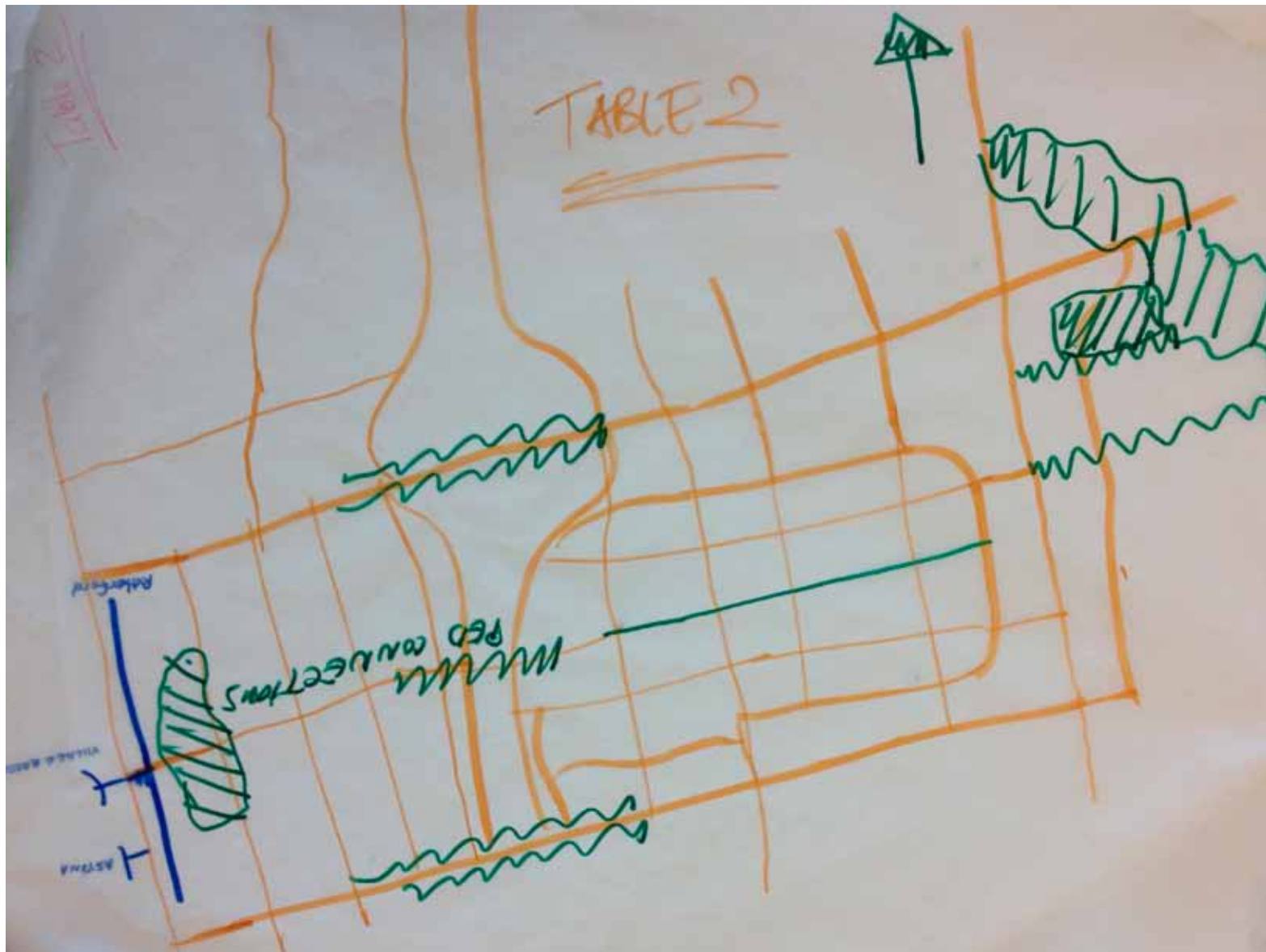
Active Transportation
Provide access for pedestrians, cyclists, and other modes of travel to provide better trip experience for all people throughout Vaughan Mills Centre, and to improve connections with surrounding areas.



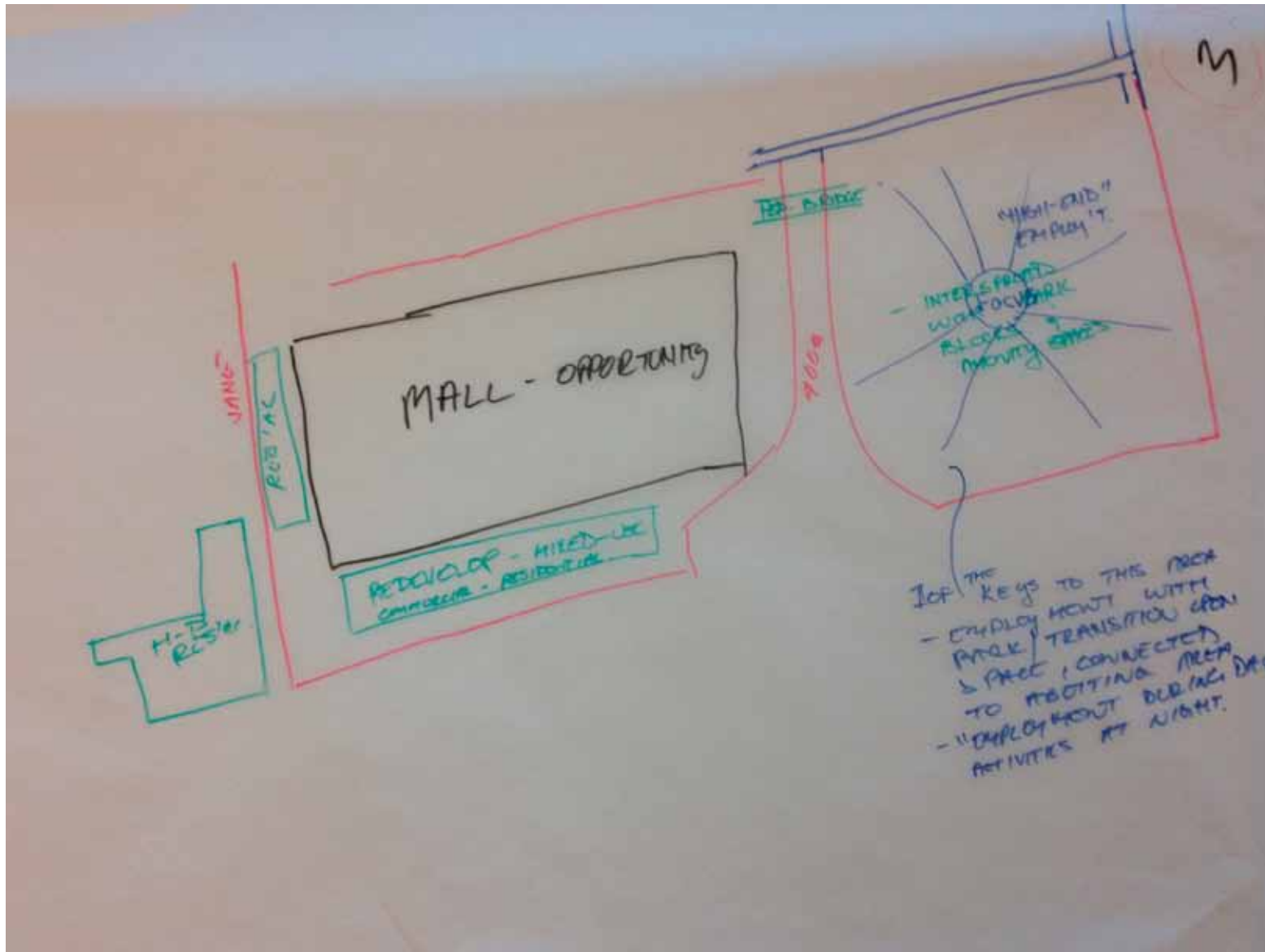
Group Concept Plans



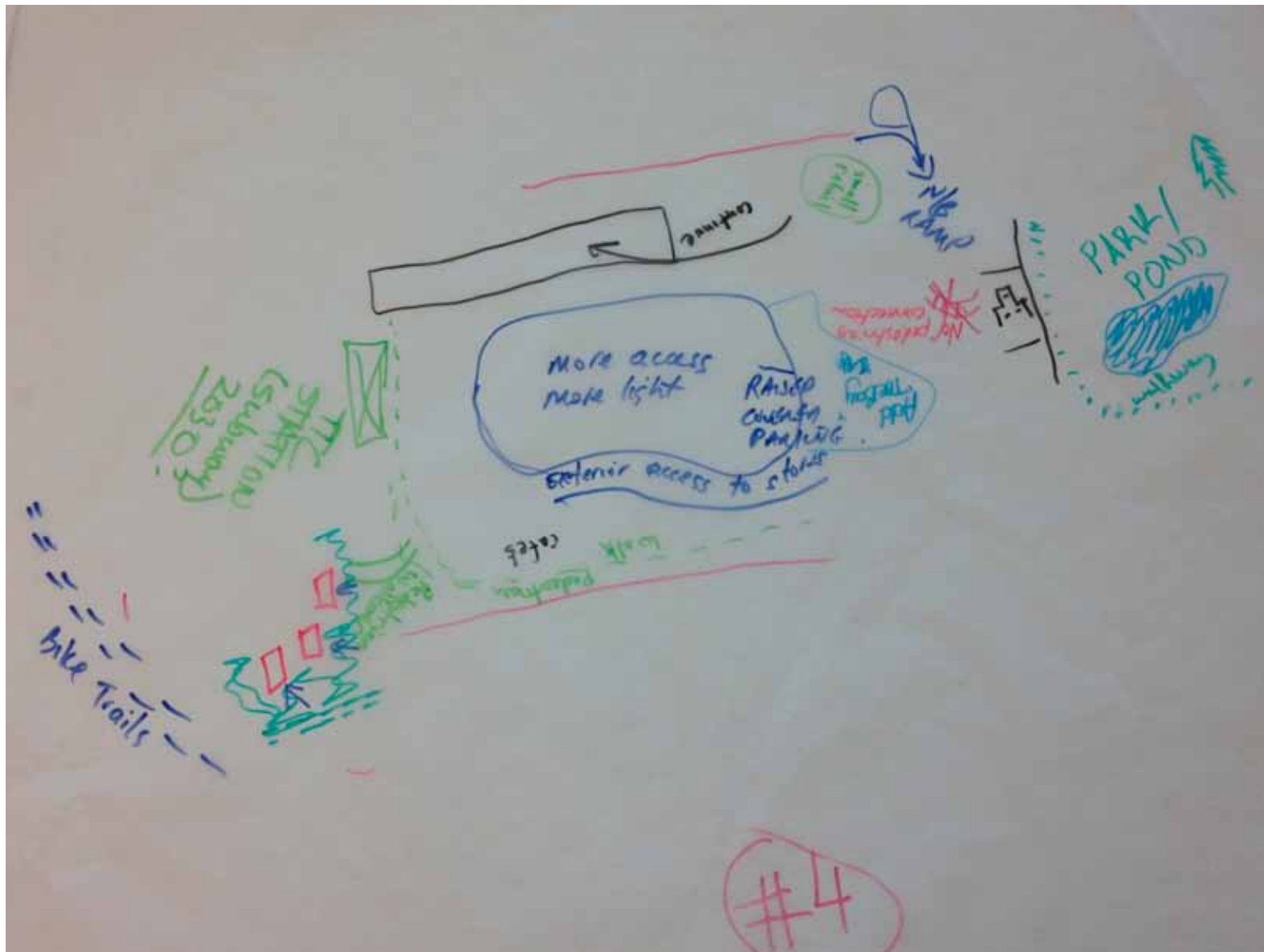
Group 1



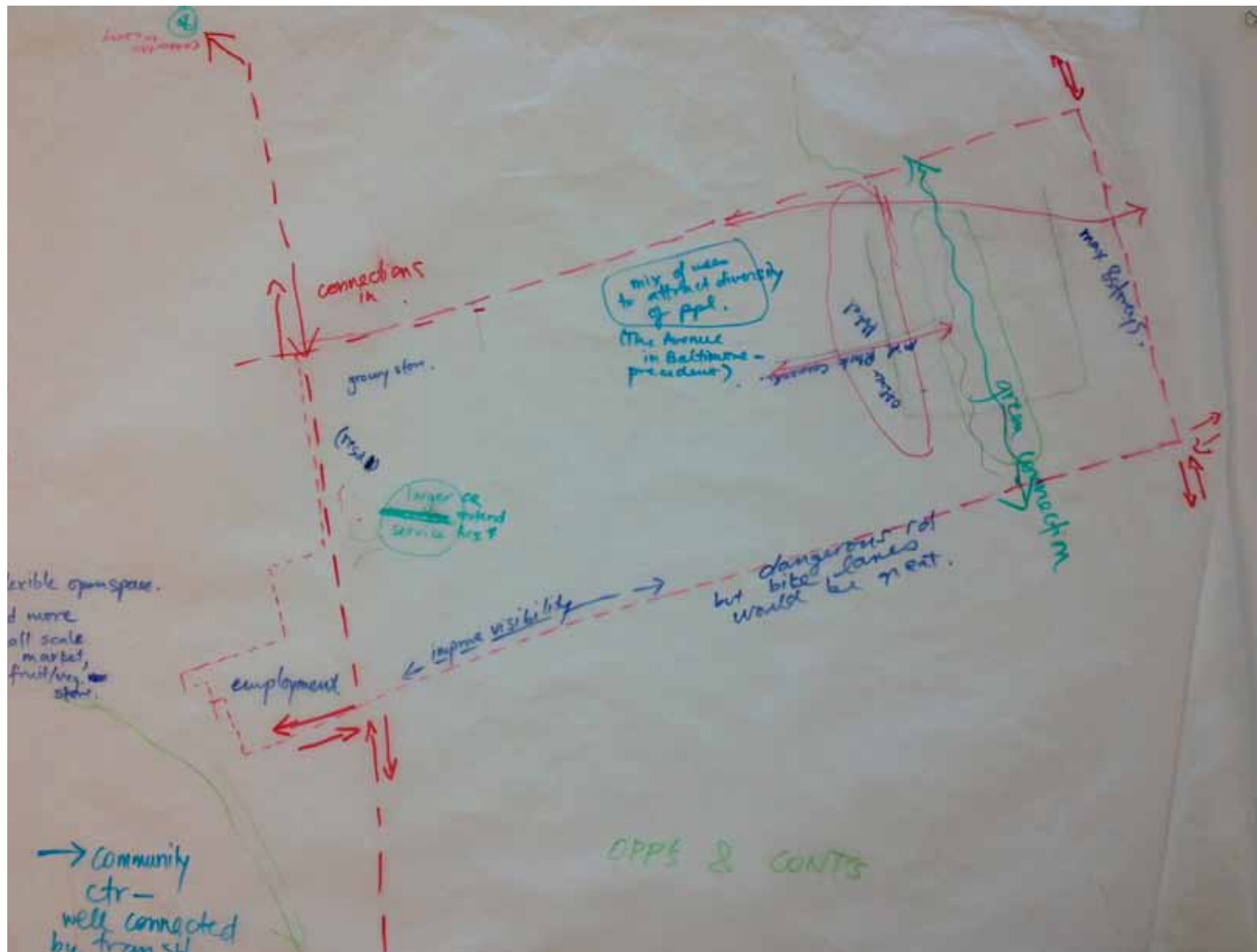
Group 2



Group 3



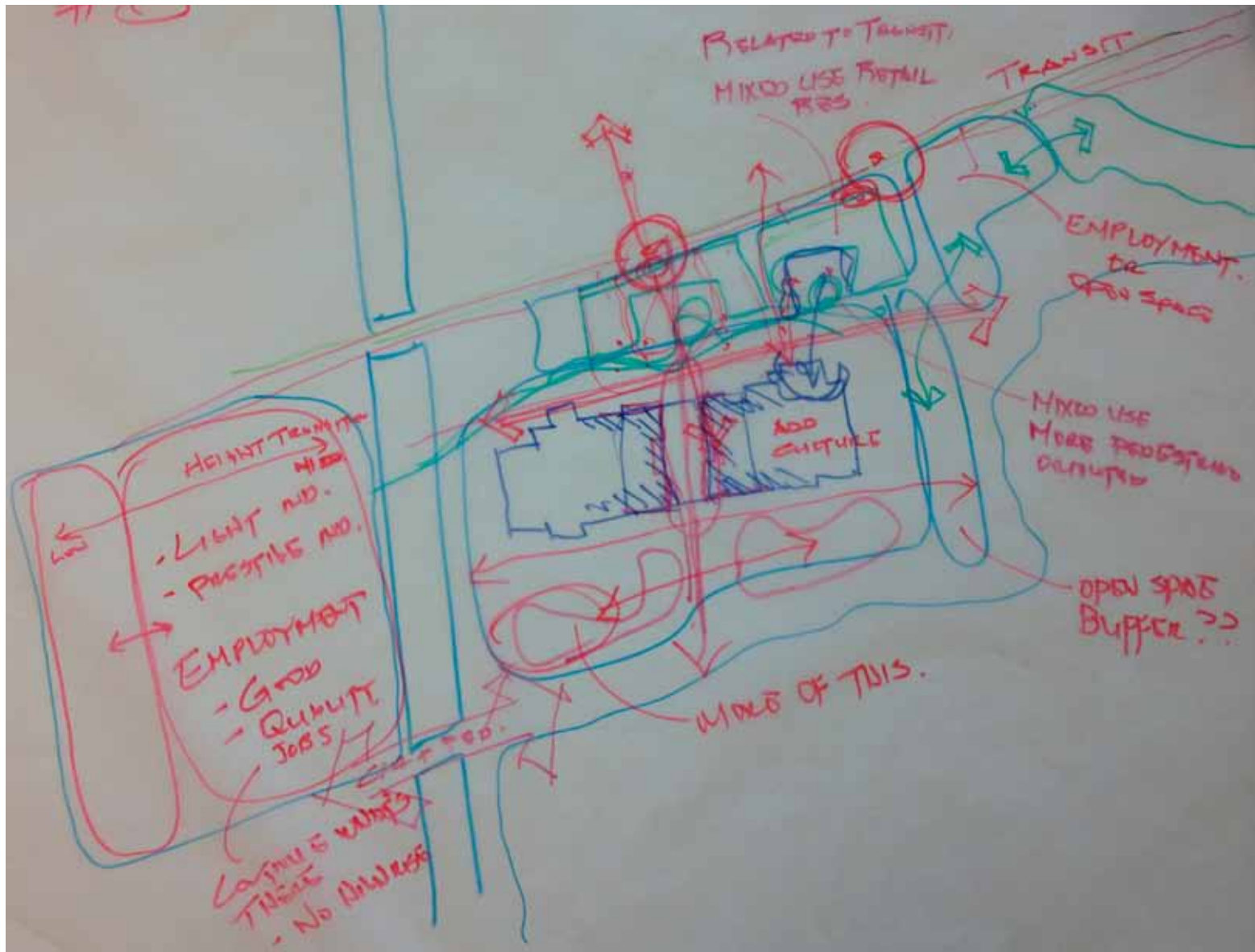
Group 4



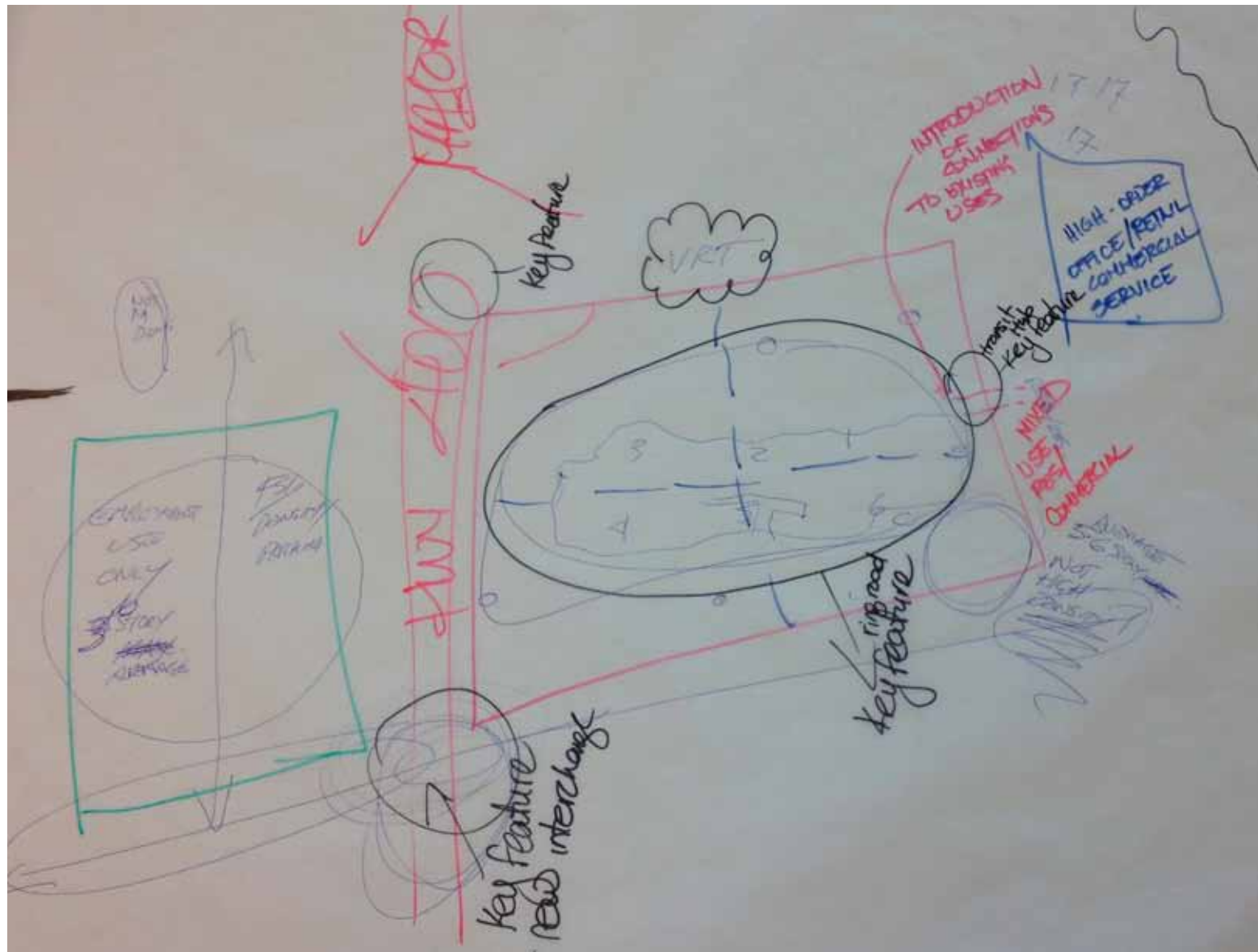
Group 6



Group 7



Group 8



Group 9

VAUGHAN MILLS

Plan
Secondary
Vaughan
Mills
Centre

CENTRE SECONDARY

PLAN//Phase 1: Public Engagement Summary Report

Plan Secondary Vaughan Mills Centre

ATTACHMENT 3

Committee of the Whole Working Session Meeting

Jan | 22 | 2013

Agenda

Committee of the Whole Working Session Meeting

01

Project Update and Process Overview

02

Creating a Vision for Vaughan Mills Centre

03

Emerging Principles and 'Big Moves'

04

Emerging Design Ideas

05

Emerging Development Concept

06

Next Steps

Project Update: Process Overview

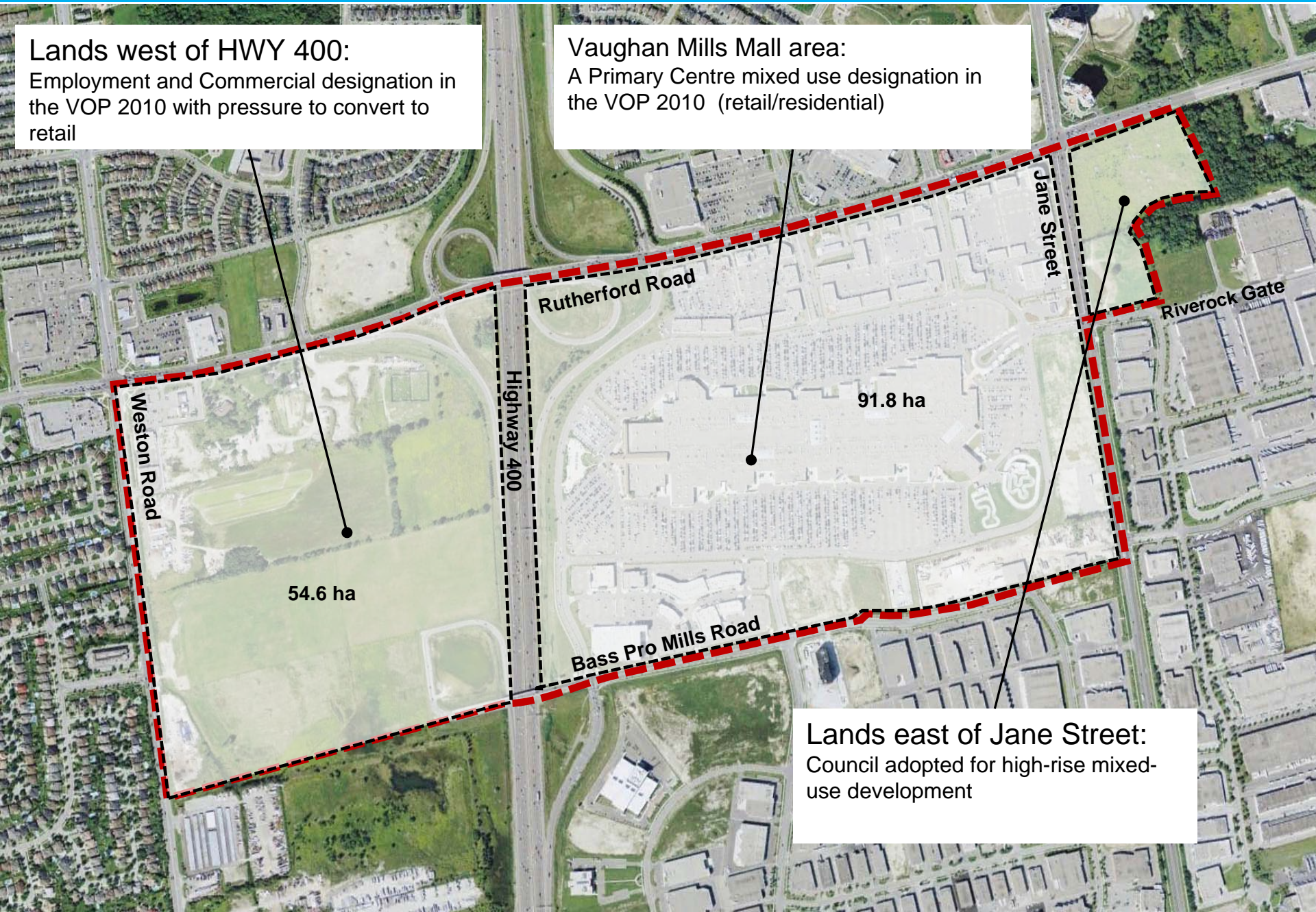
Project Update: Vaughan Mills Centre Secondary Plan

Lands west of HWY 400:

Employment and Commercial designation in the VOP 2010 with pressure to convert to retail

Vaughan Mills Mall area:

A Primary Centre mixed use designation in the VOP 2010 (retail/residential)

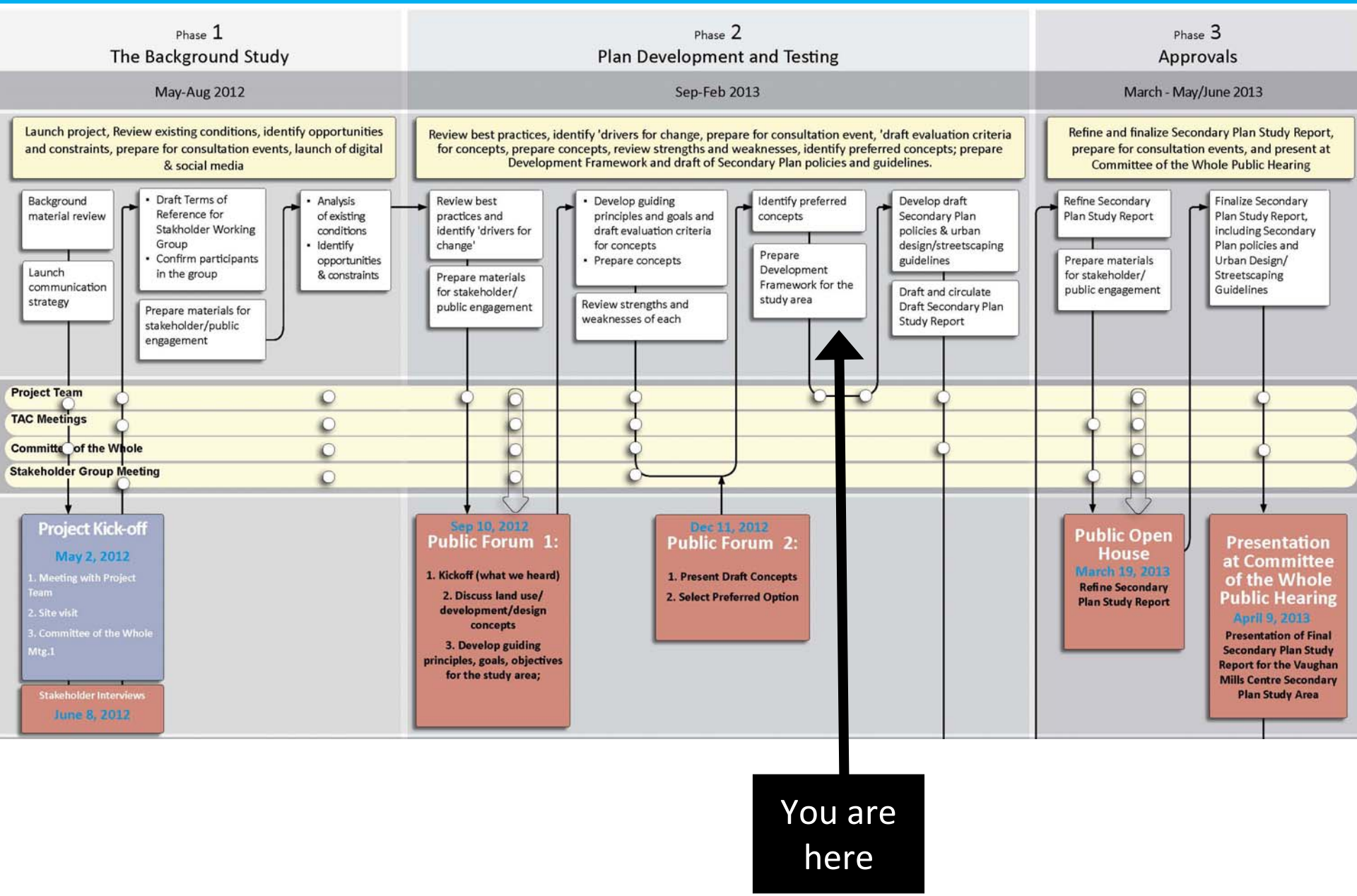


54.6 ha

91.8 ha

Lands east of Jane Street:
Council adopted for high-rise mixed-use development

Project Update: Work Program



Event Summary:
Forum 1 Visioning Workshop
September 11, 2012

Event Summary: Forum 1 Kick-off and Visioning Forum



Event Summary: What We Heard



What We Heard: Emerging Guiding Principles

1

Mixed-Use

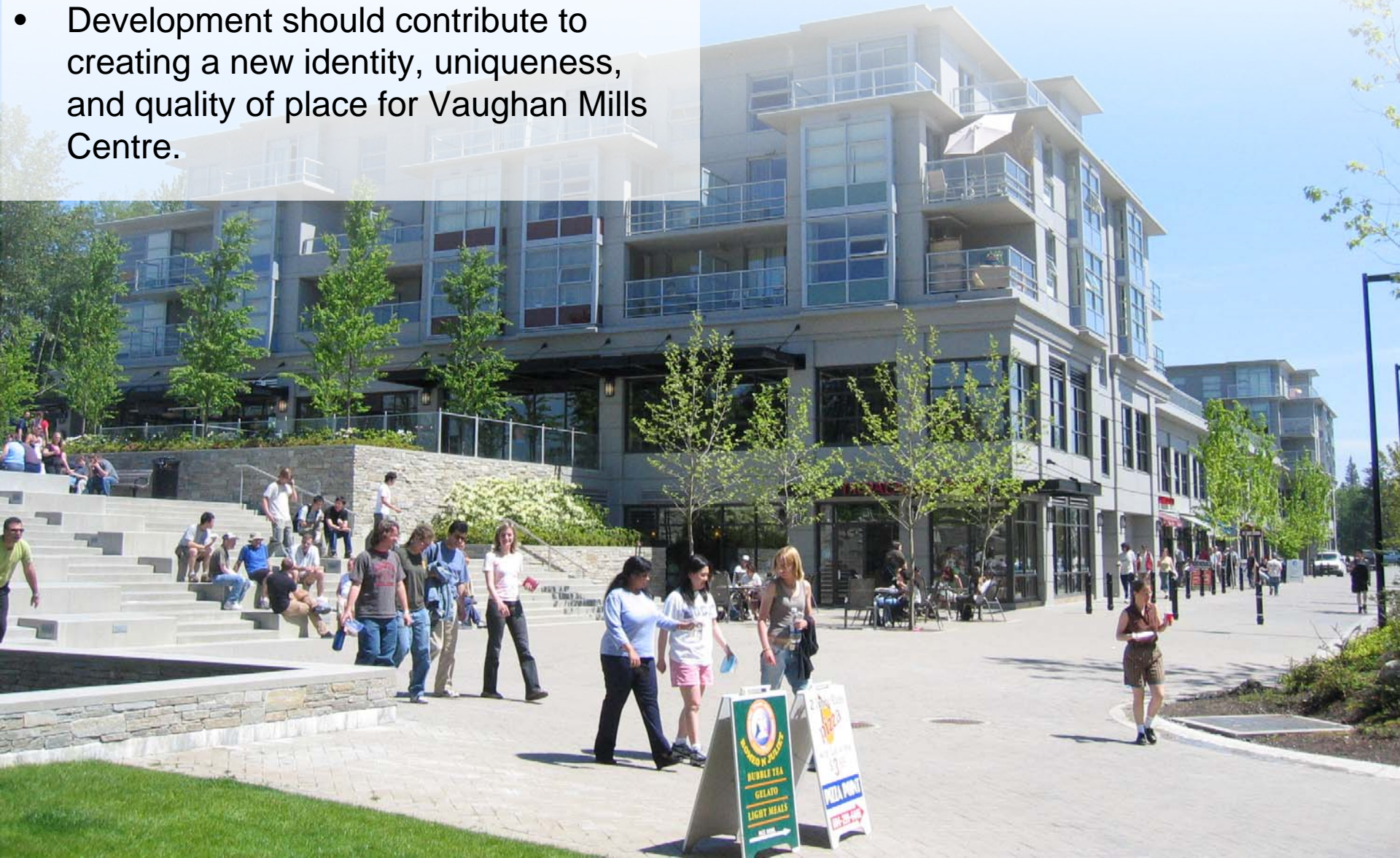
- Establish a mix of land uses including residential, commercial, employment, and amenity uses that fosters diversity, creates a pedestrian-oriented environment, encourages social interaction, and a mix of demographics, while encouraging residents to live, work, and play in the area.



2

Quality of Place

- Development should contribute to creating a new identity, uniqueness, and quality of place for Vaughan Mills Centre.



3 Housing Diversity

- Provide for a diverse range of housing options in high-rise, mid-rise, and lower-rise buildings to support a variety of incomes, family types, and age groups that allows people to live in the Vaughan Mills Centre area through all stages of their lives.



4

Employment Hub

- Create a unique and diverse employment and commercial environment that is vibrant, walkable, diverse, active, visible, and accessible.



5

Walkable

- Design for pedestrians as a priority, for all seasons, and accessible to all. Prioritize pedestrian movement, and ensure adequate cycling facilities.



6

Integrated Public Realm

- Ensure that new development is adequately served by community amenities such as public parks and urban squares, recreational facilities, and other community amenities.
- Provide a defined network of open spaces, parks, and trails that are connected through attractive pedestrian walkways, mid-block connections, and urban spaces.



7

Natural Heritage

- Conserve, restore, and enhance natural and cultural heritage features and resources.



8

Mobility

- The transportation network should support a range of users including pedestrians, cyclists, public transit, and private vehicles.
- Plan for a future multi-modal facility.
- Create streets that are 'complete', and designed for a variety of abilities and modes of travel that provides safe, and efficient movement for a diversity of users.



9

Sustainable and Resilient

- The development and evolution of Vaughan Mills Centre should be socially, economically, and environmentally sustainable, while making efficient use of infrastructure, energy, and other resources.
- All development should be at a high environmental standard to ensure the City's sustainability objectives are achieved.



What We Heard: Emerging 'Big Moves'

1

Pedestrian-Oriented Streets

- Provide a green streetscape
- Include intimately-scaled open spaces, active at-grade uses, gathering spaces, safe and well-connected boulevards and pathways, and various landscape forms.
- Use appropriately-scaled buildings



2

Strong Connections



- Pedestrian and bicycle connections
- Continuous trails/paths throughout Vaughan Mills Centre, with links to the West Don River Valley area from Rutherford Rd. and Jane St.
- Provide new pedestrian connections to Weston Rd., Rutherford, Rd., and Jane St., to relieve traffic congestion and provide more vehicular/pedestrian connections throughout.

3

Community Gathering Places

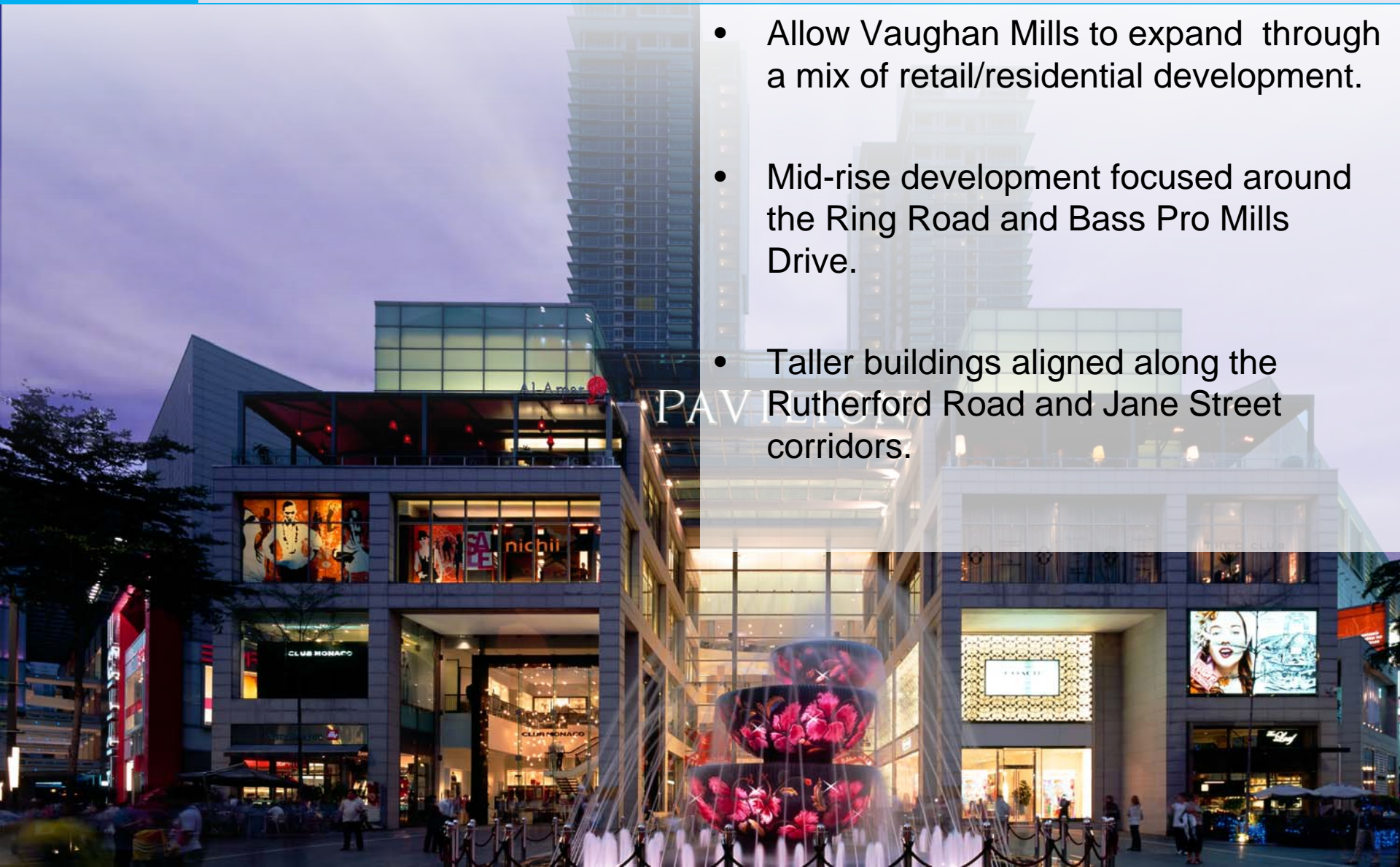
- Provide community gathering places as the central focus for the area.
- Front gathering places with active frontages (retail/commercial) to create a vibrant street level environment.



4

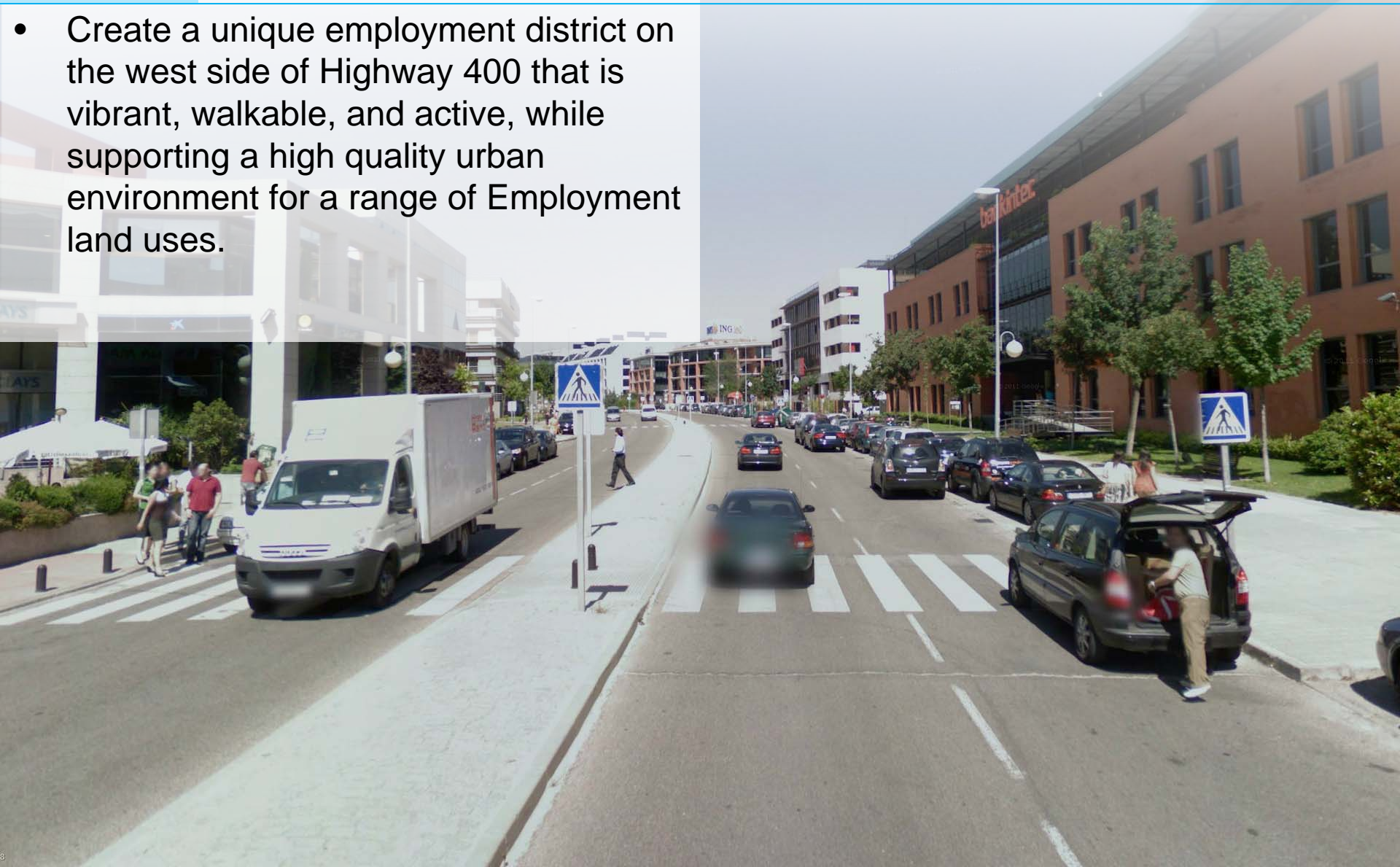
Increased Density

- Allow Vaughan Mills to expand through a mix of retail/residential development.
- Mid-rise development focused around the Ring Road and Bass Pro Mills Drive.
- Taller buildings aligned along the Rutherford Road and Jane Street corridors.



5 Employment District

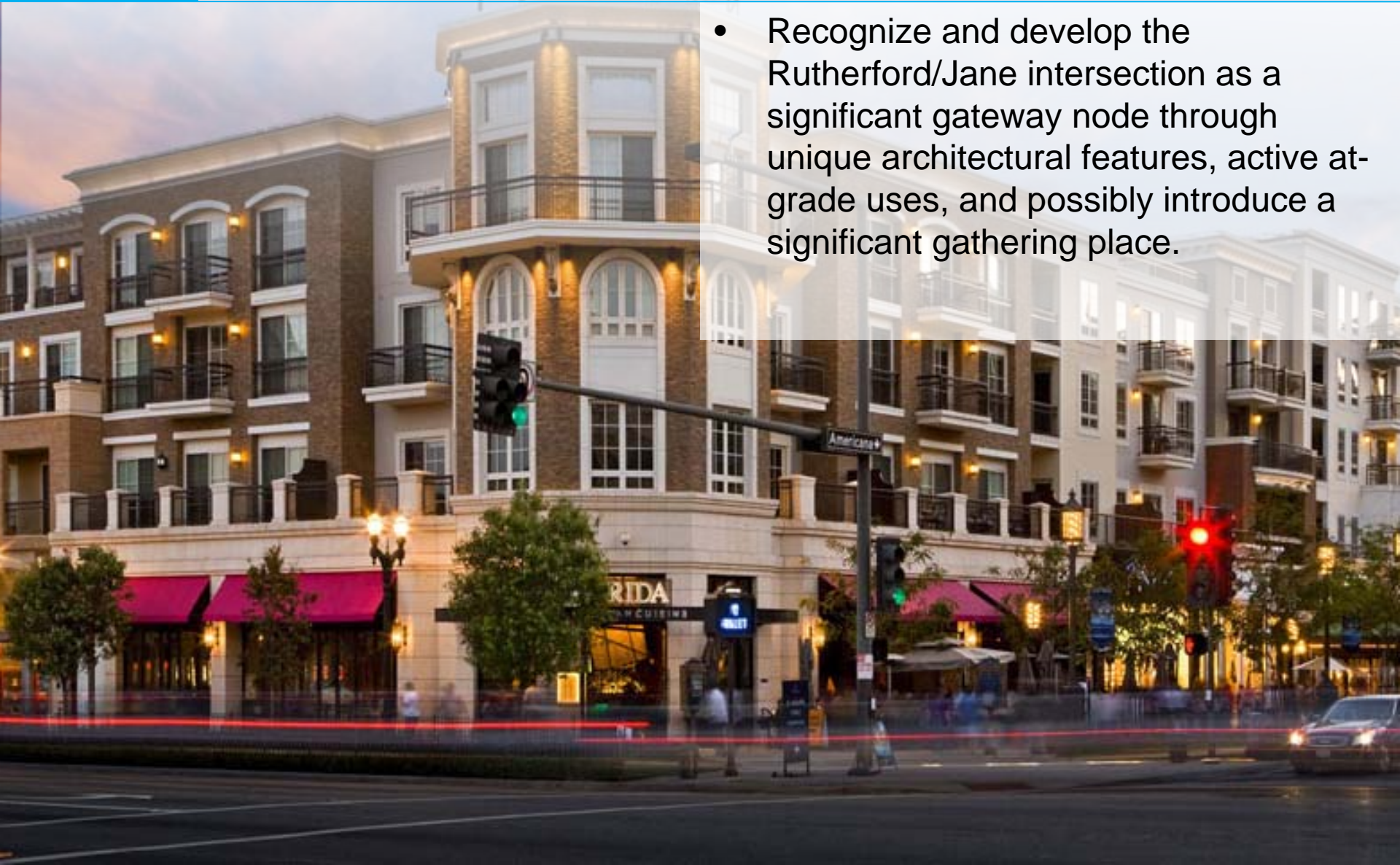
- Create a unique employment district on the west side of Highway 400 that is vibrant, walkable, and active, while supporting a high quality urban environment for a range of Employment land uses.



6

Jane and Rutherford Transit Hub Gateway

- Recognize and develop the Rutherford/Jane intersection as a significant gateway node through unique architectural features, active at-grade uses, and possibly introduce a significant gathering place.



7

Black Creek Greenway

- Create a 'greenway' using the Black Creek buffer area as a multi-use pedestrian pathway and cycling trail fronted by development.
- Incorporate future stormwater management facilities.



8

Enhanced Destination

- Vaughan Mills Centre is already a destination that can be enhanced through a variety of other entertainment and cultural uses (theatre, performing arts, museum,. recreation/sports etc.).
- Connectivity with other tourist uses such as Canada's Wonderland.



9

Outdoor Retail Formats

- Encourage the development of outdoor format retail uses, with direct pedestrian access from the street, and spill-over areas.



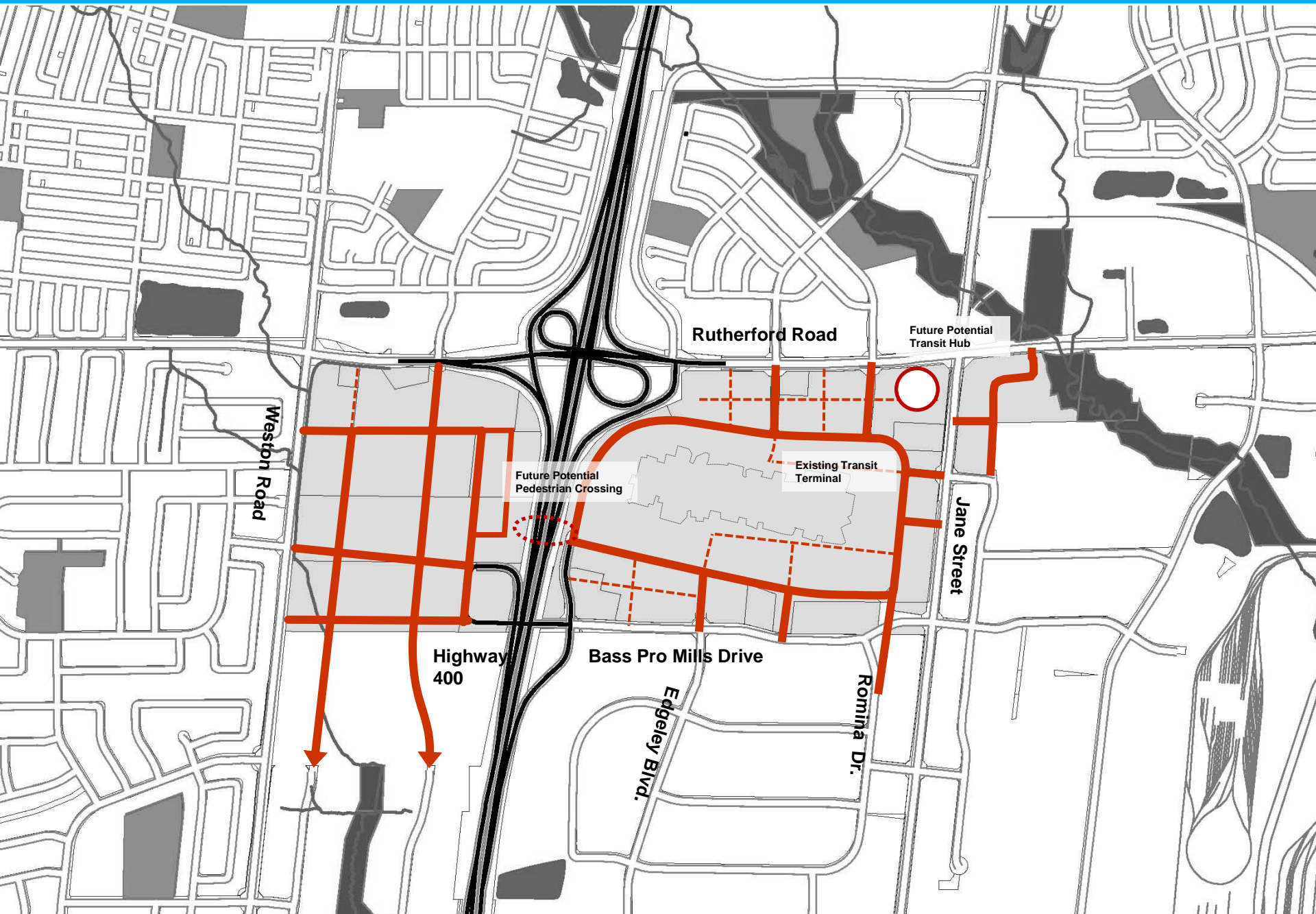
10 Pedestrian Bridge

- Provide a pedestrian bridge over Highway 400.

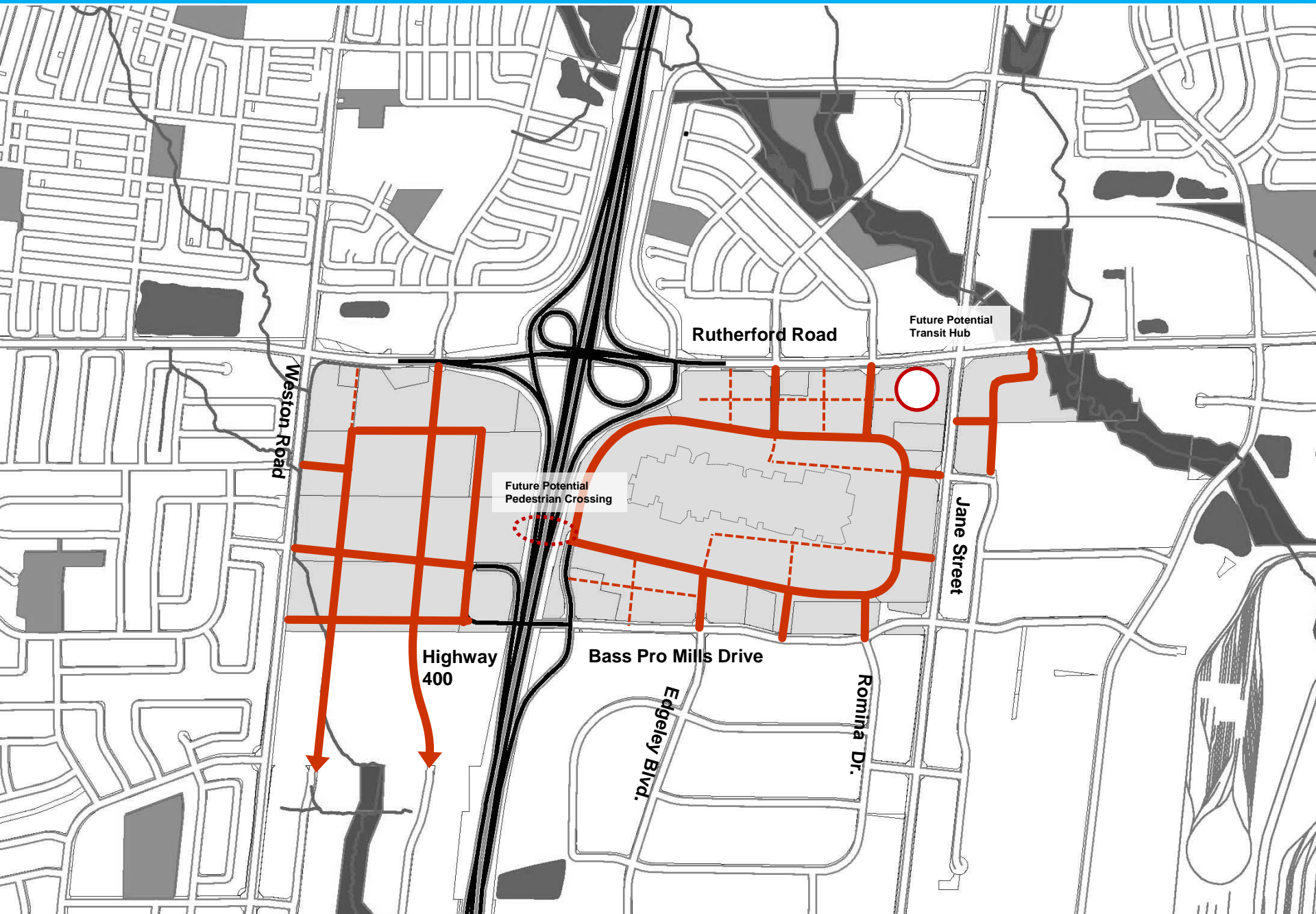


Emerging Design Ideas (Short-Mid-Term):

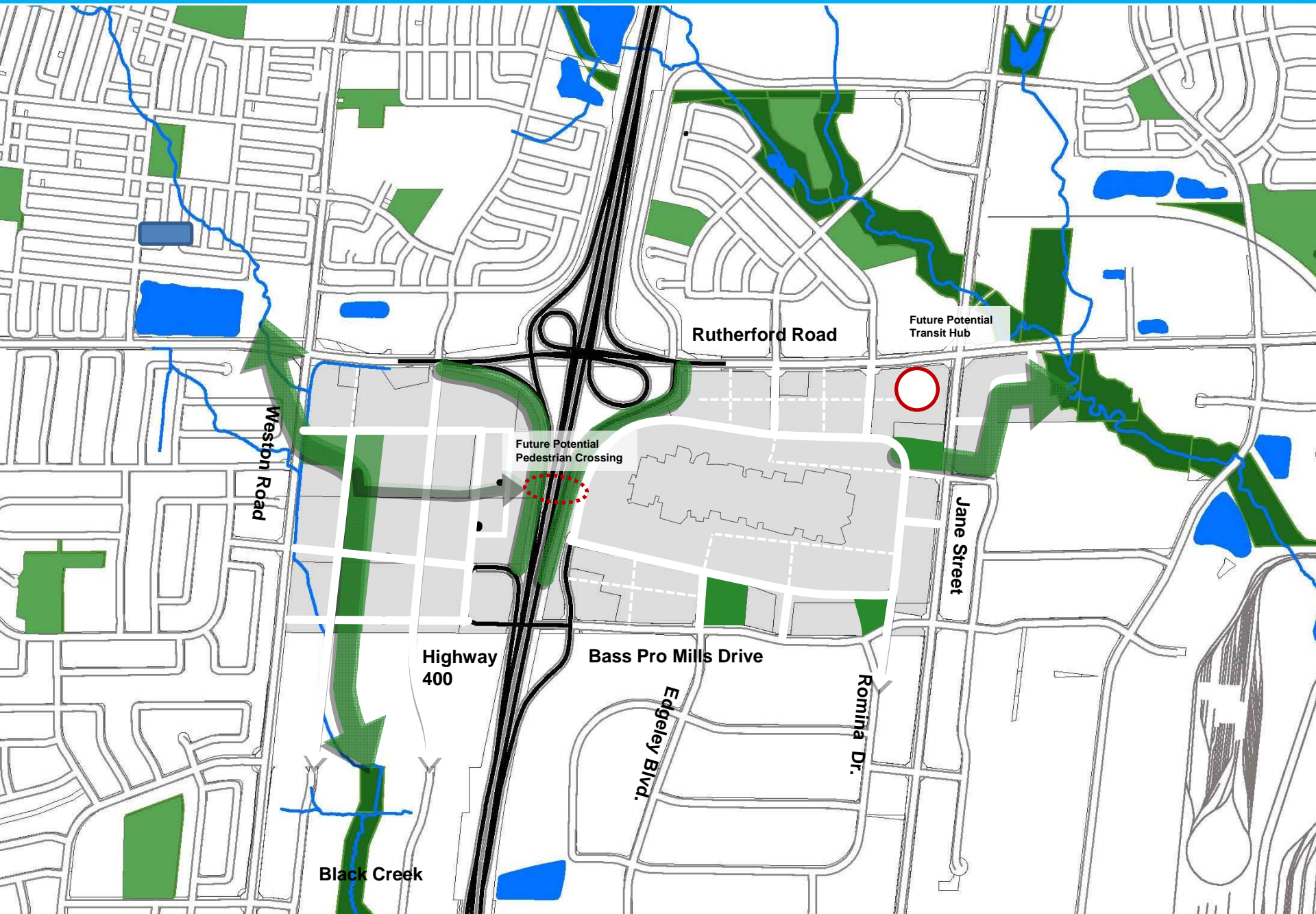
Street and Block Pattern: Short-Mid-Term 1



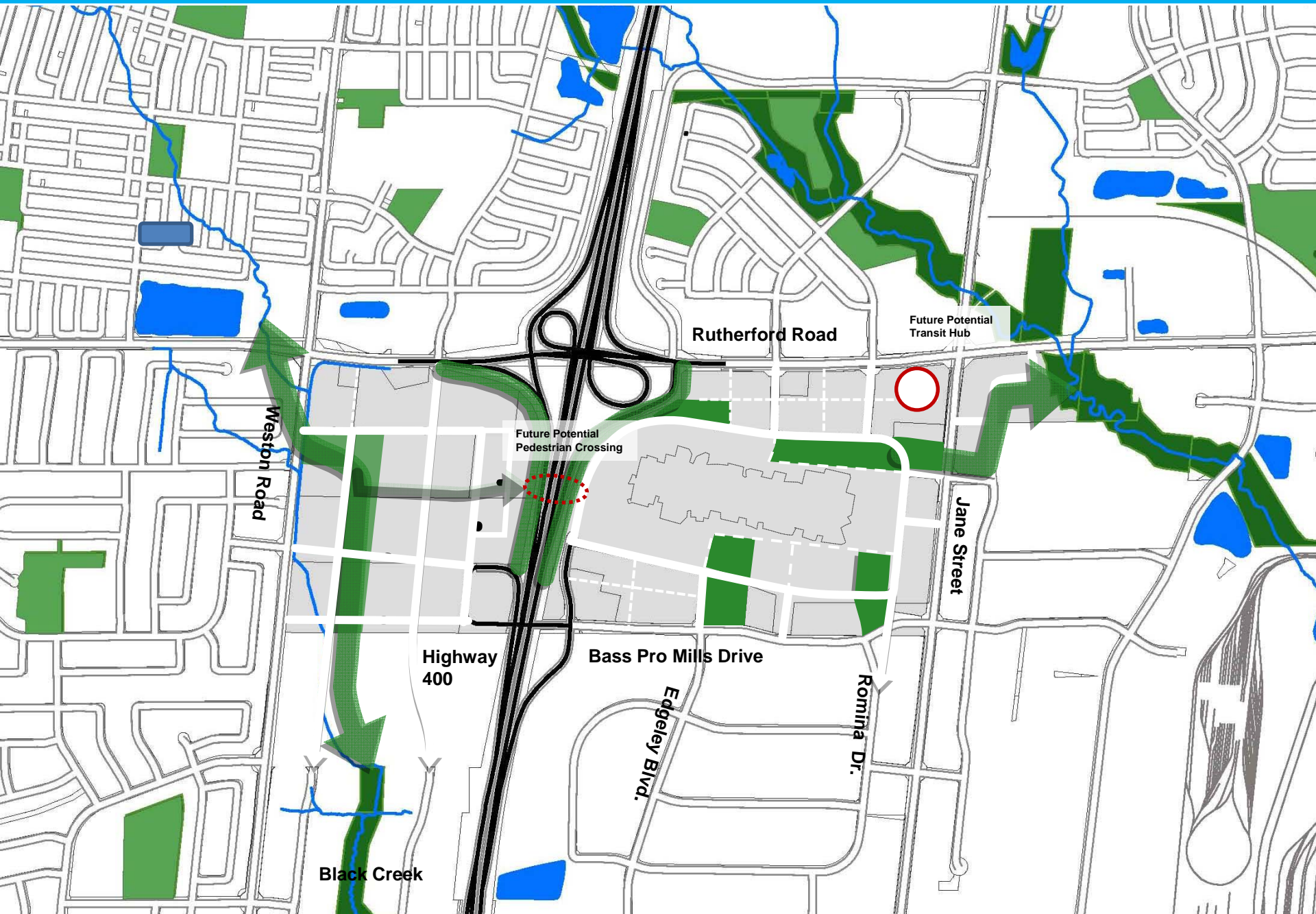
Street and Block Pattern: Short-Mid-Term 2



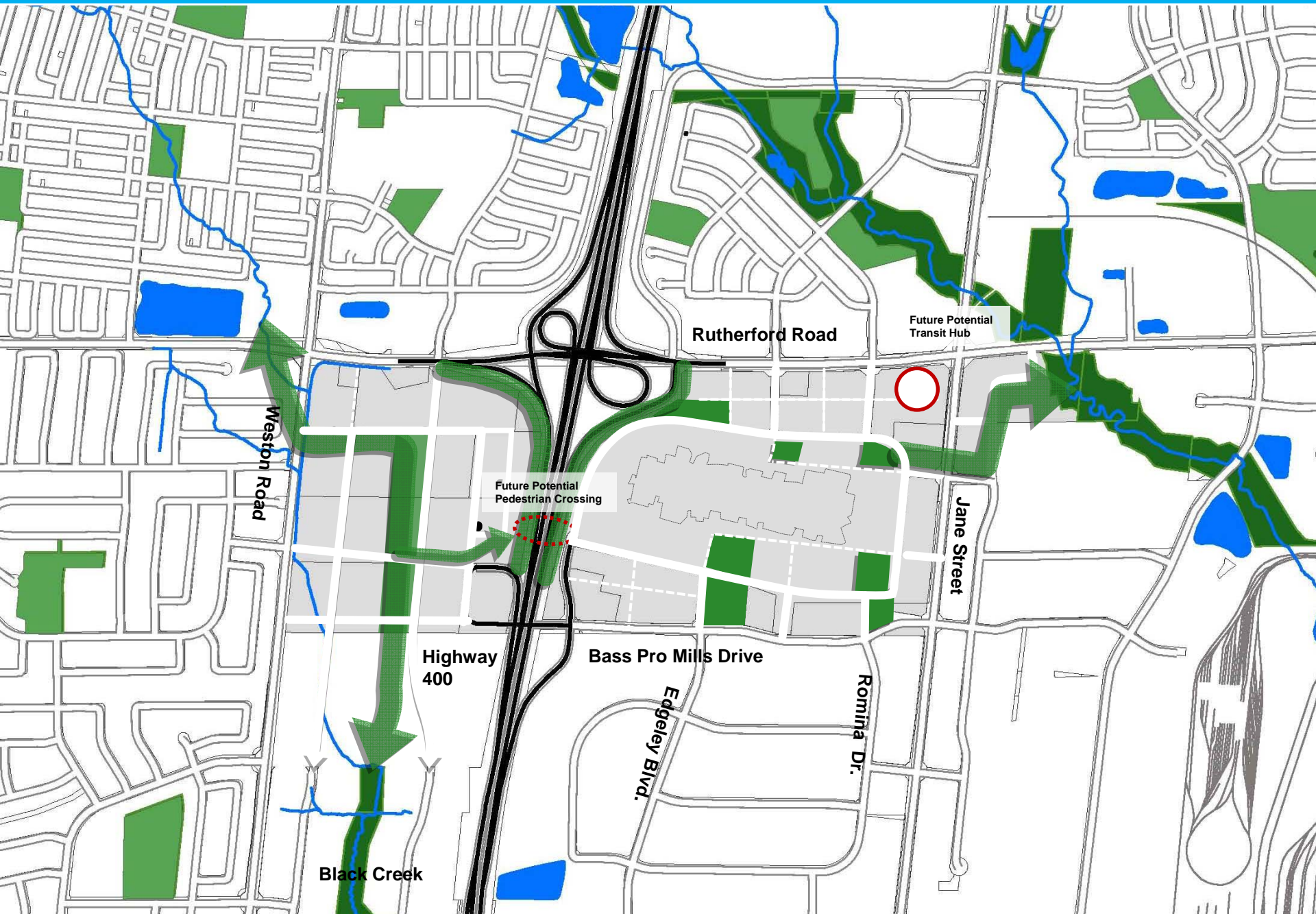
Open Space: Short-Mid-Term 1



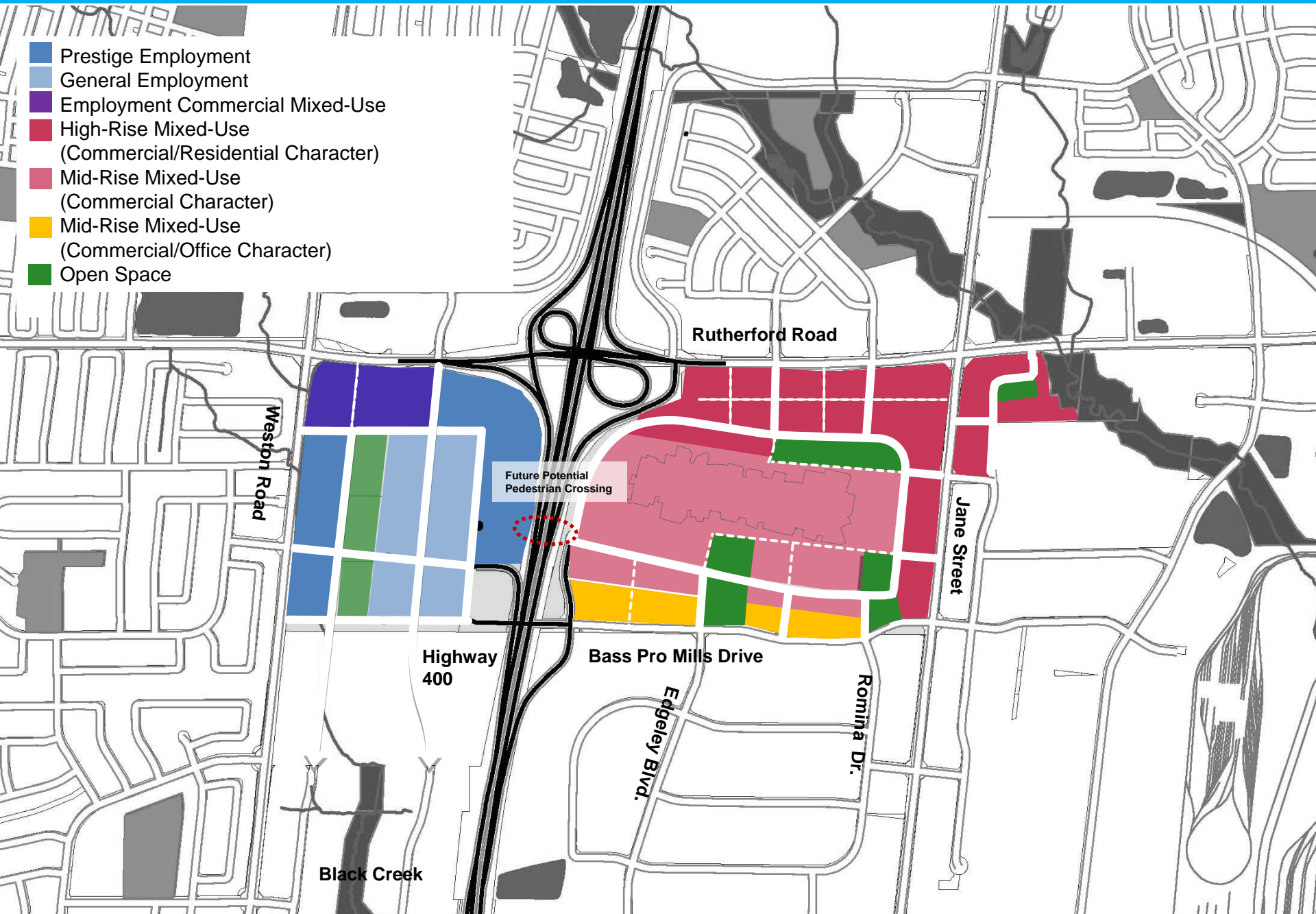
Open Space: Short-Mid-Term 2



Open Space: Short-Mid-Term 2

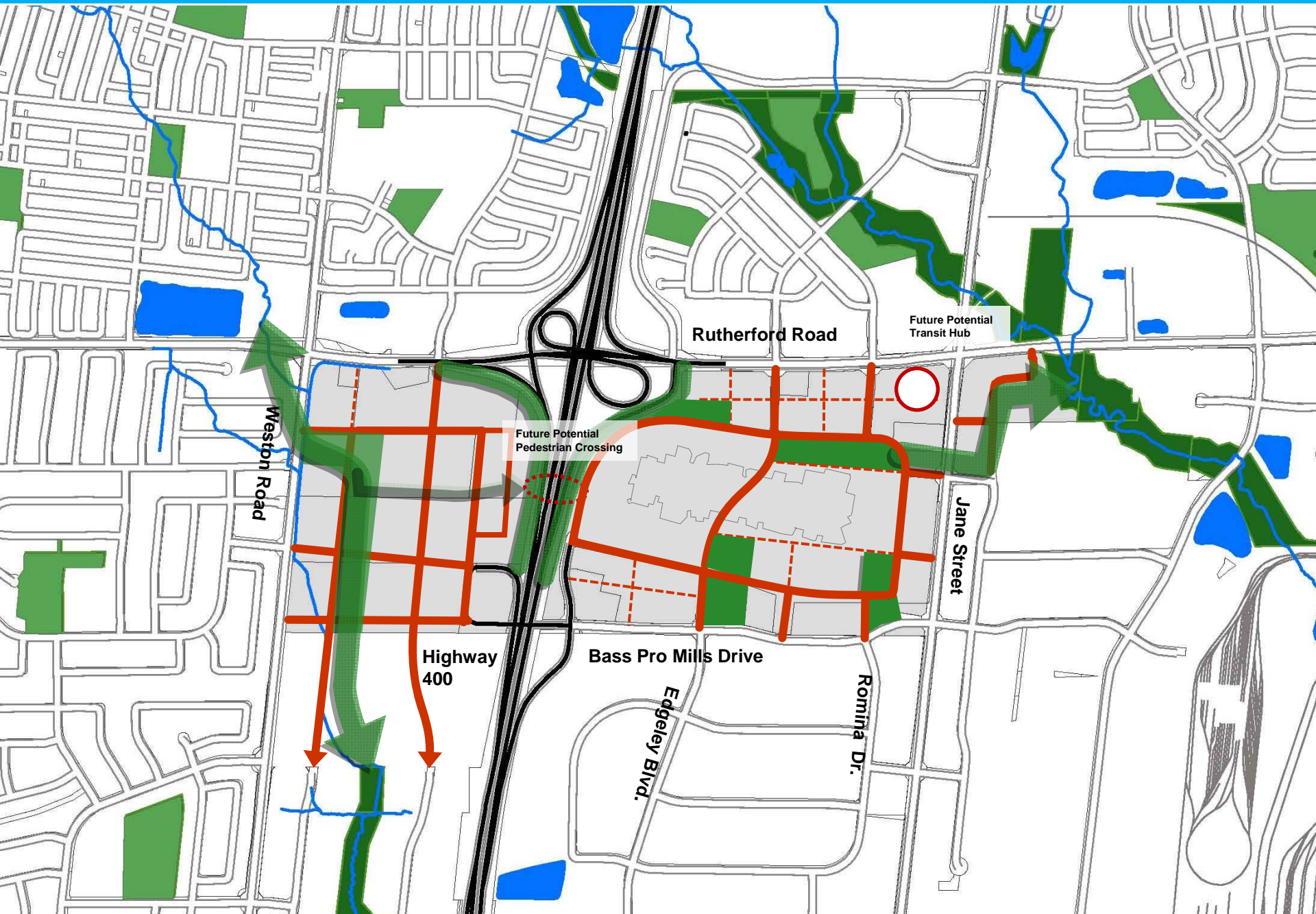


Land Use Example: Short-Mid-Term

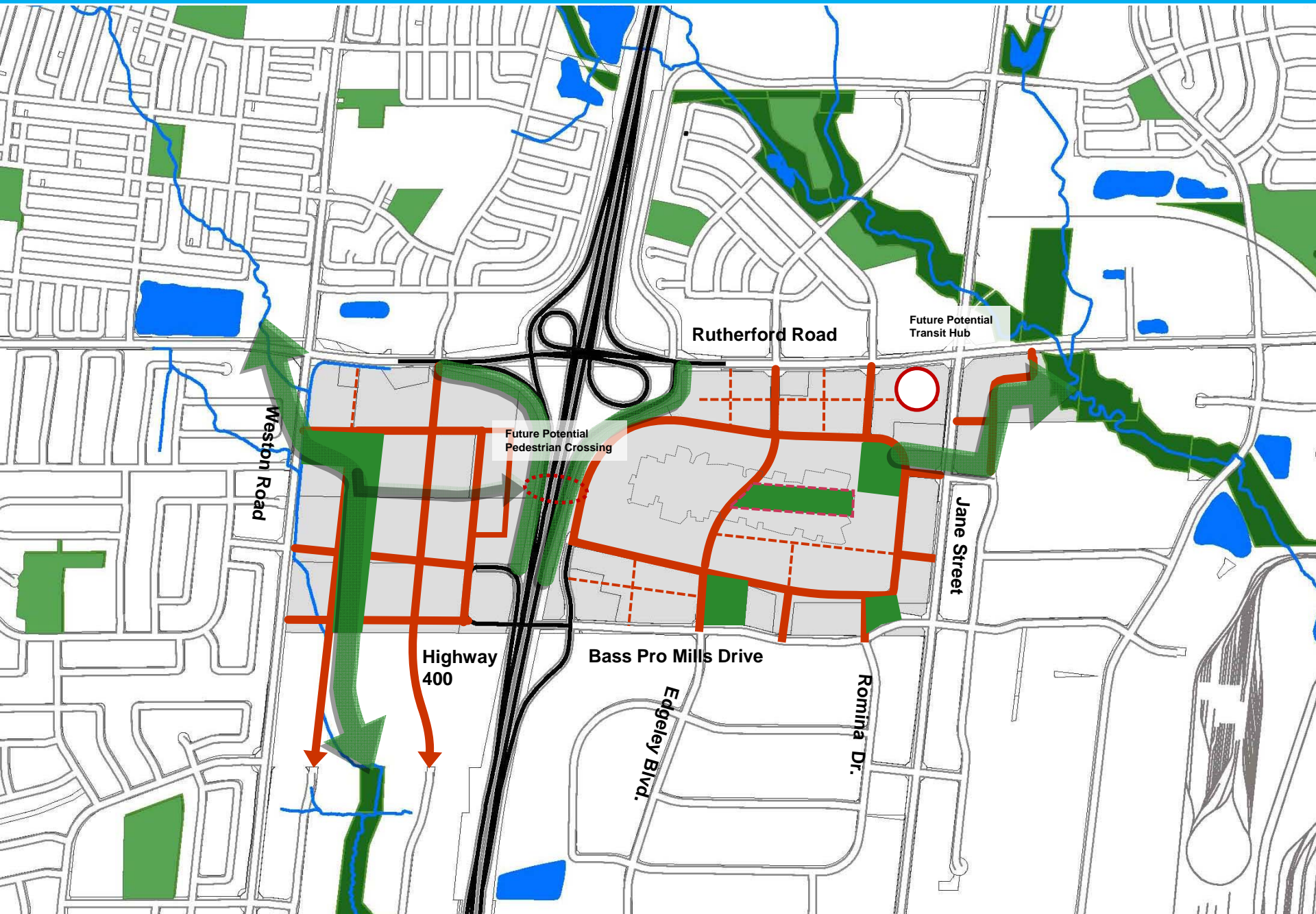


Emerging Design Ideas(Long-Term):

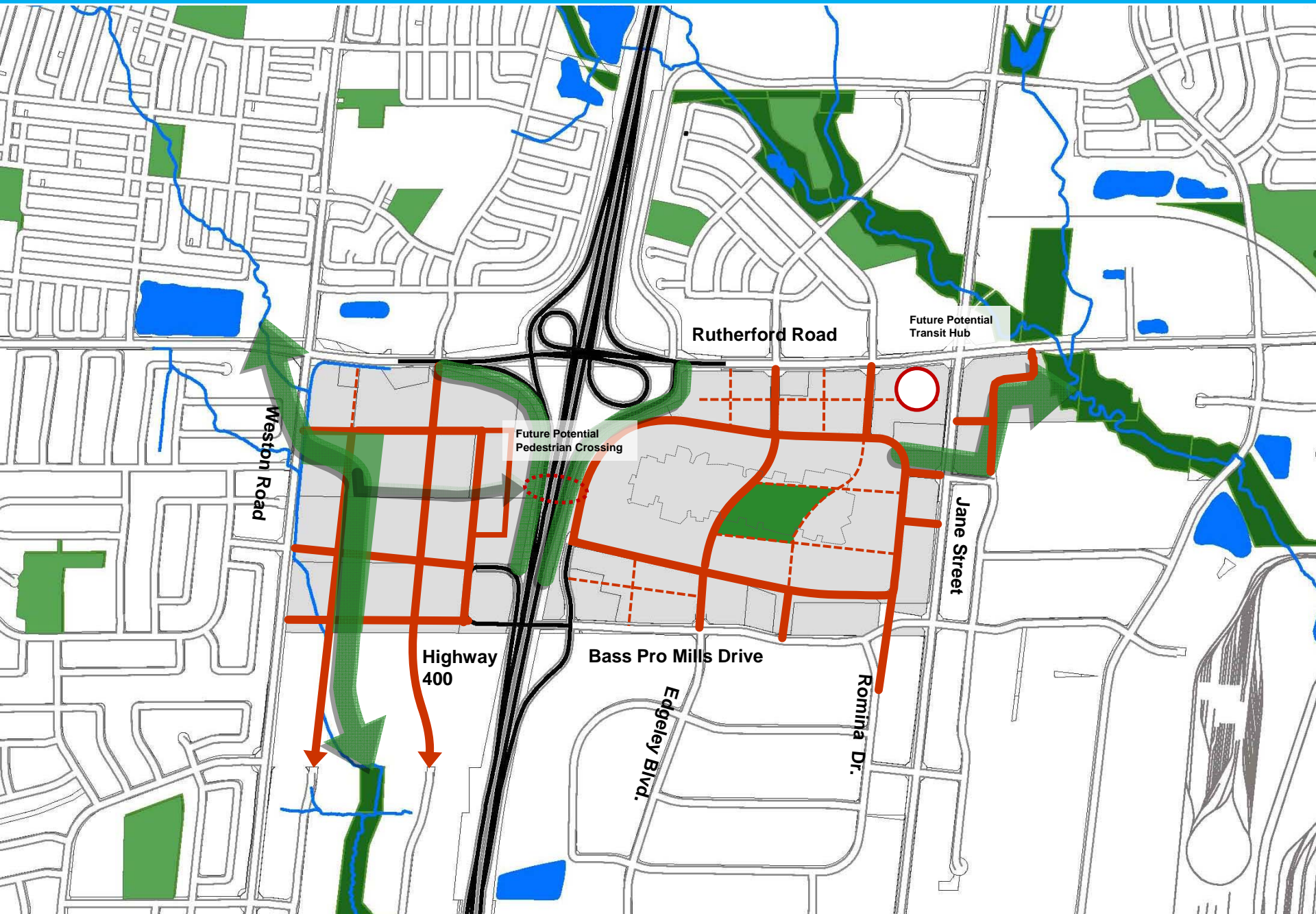
Streets, Blocks, and Open Space: Long-Term 1



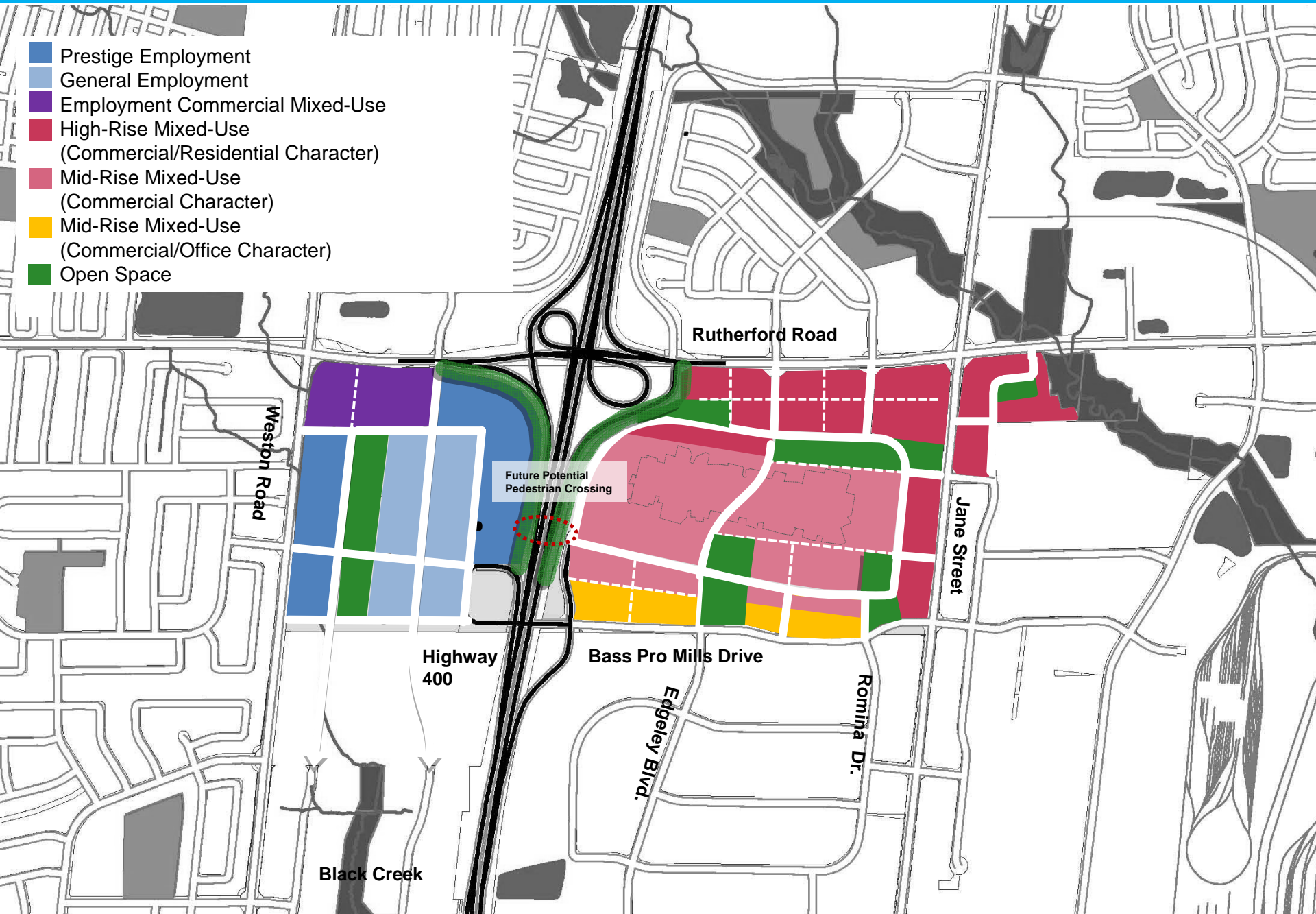
Streets, Blocks, and Open Space: Long-Term 2



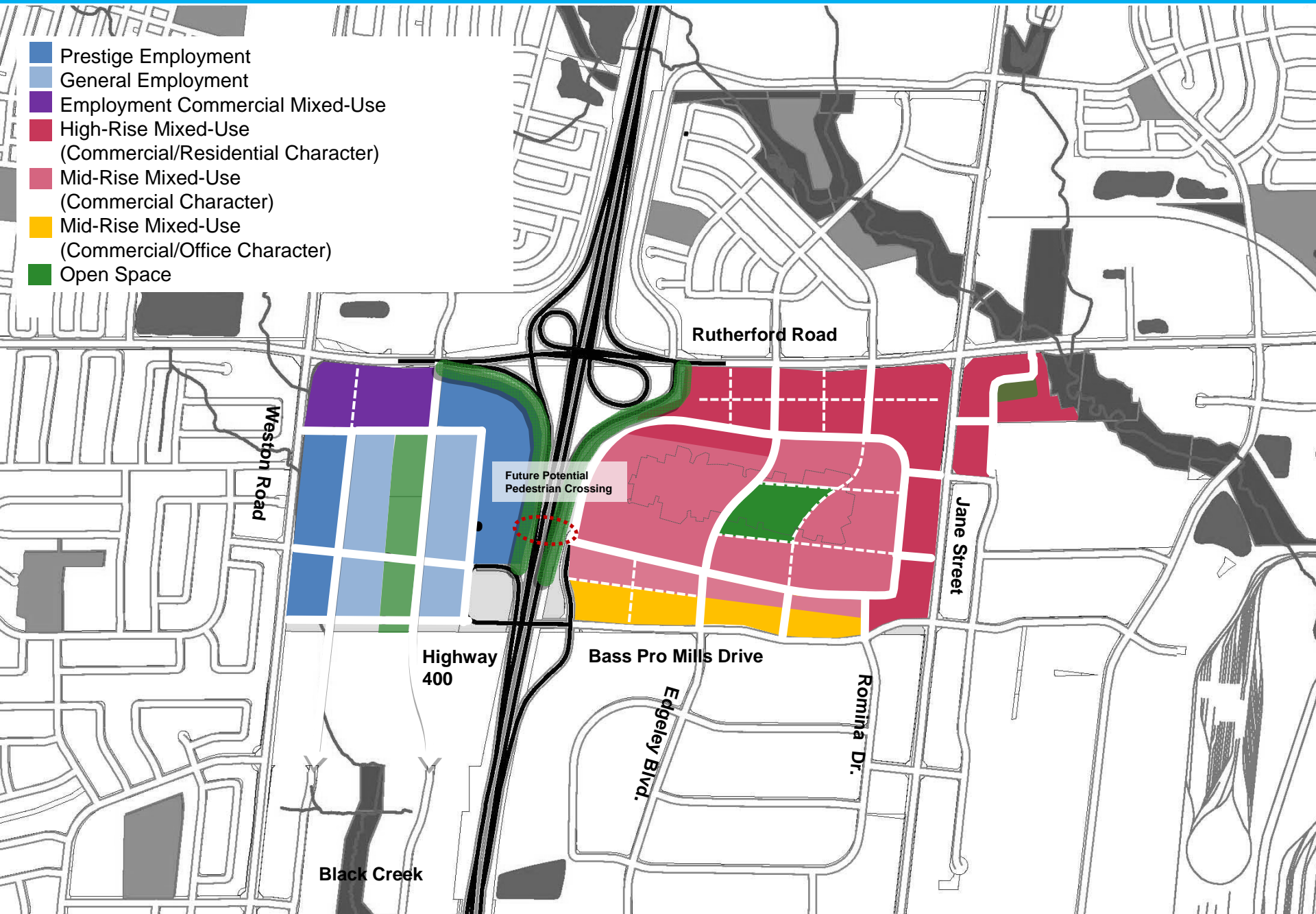
Streets, Blocks, and Open Space: Long-Term 3



Land Use Example: Long-Term

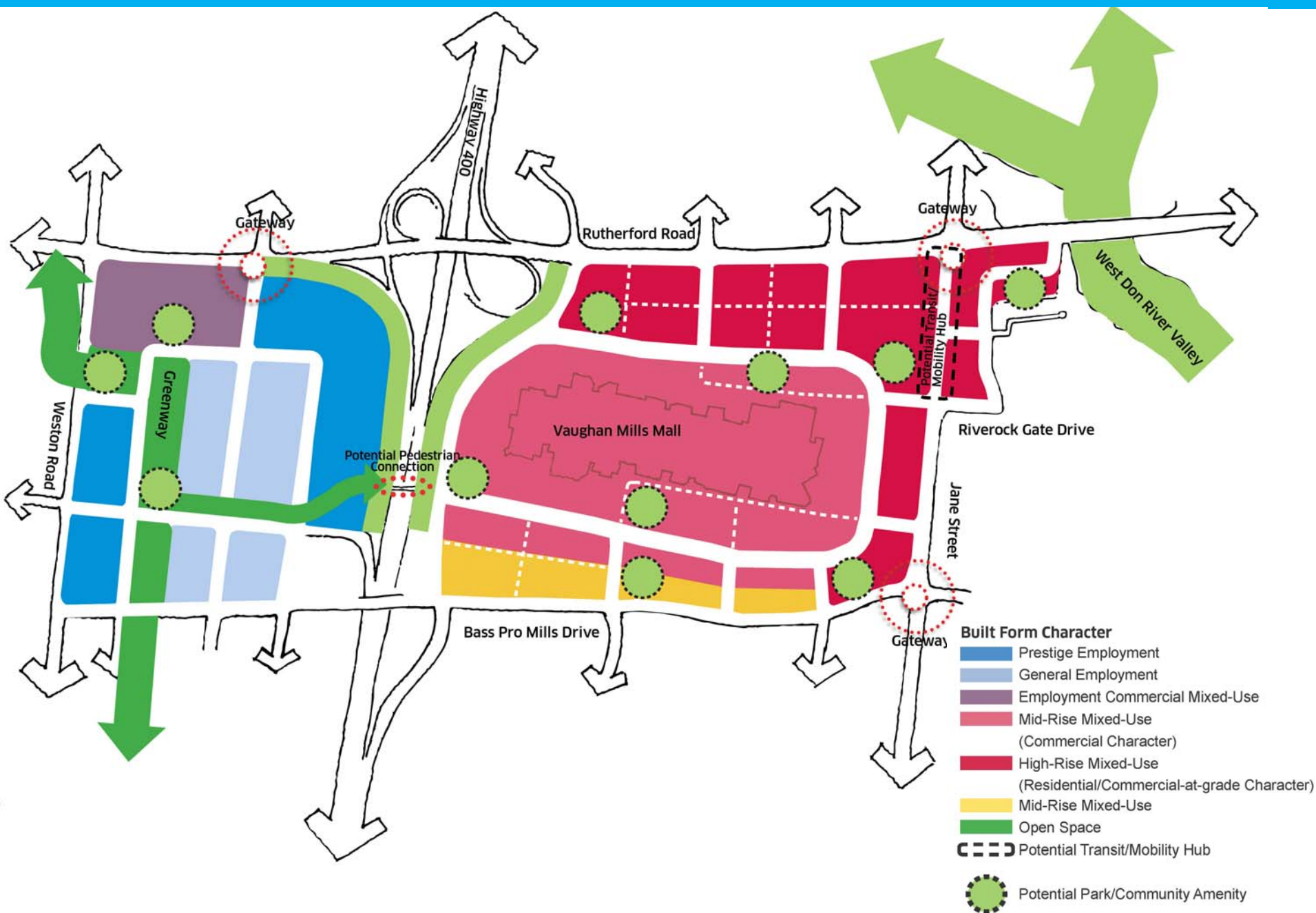


Land Use: Transition to a System of Urban Blocks



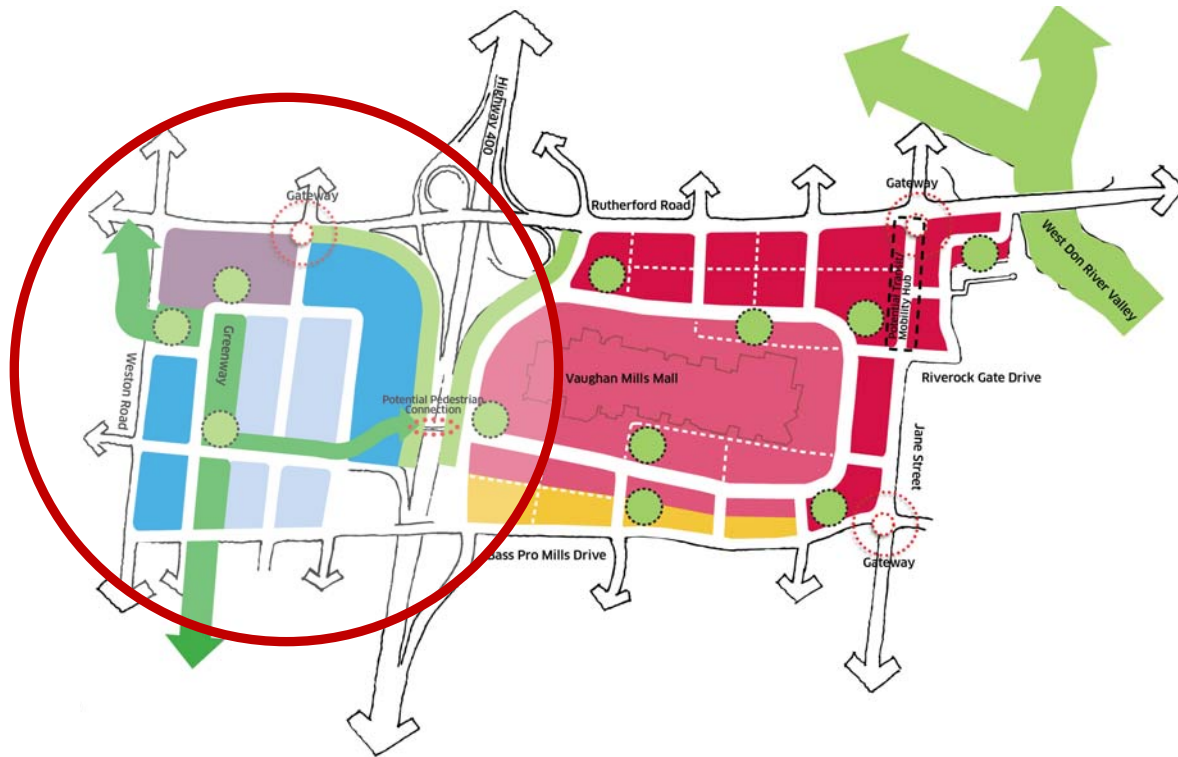
Emerging Concept Plan:

Emerging Concept Plan



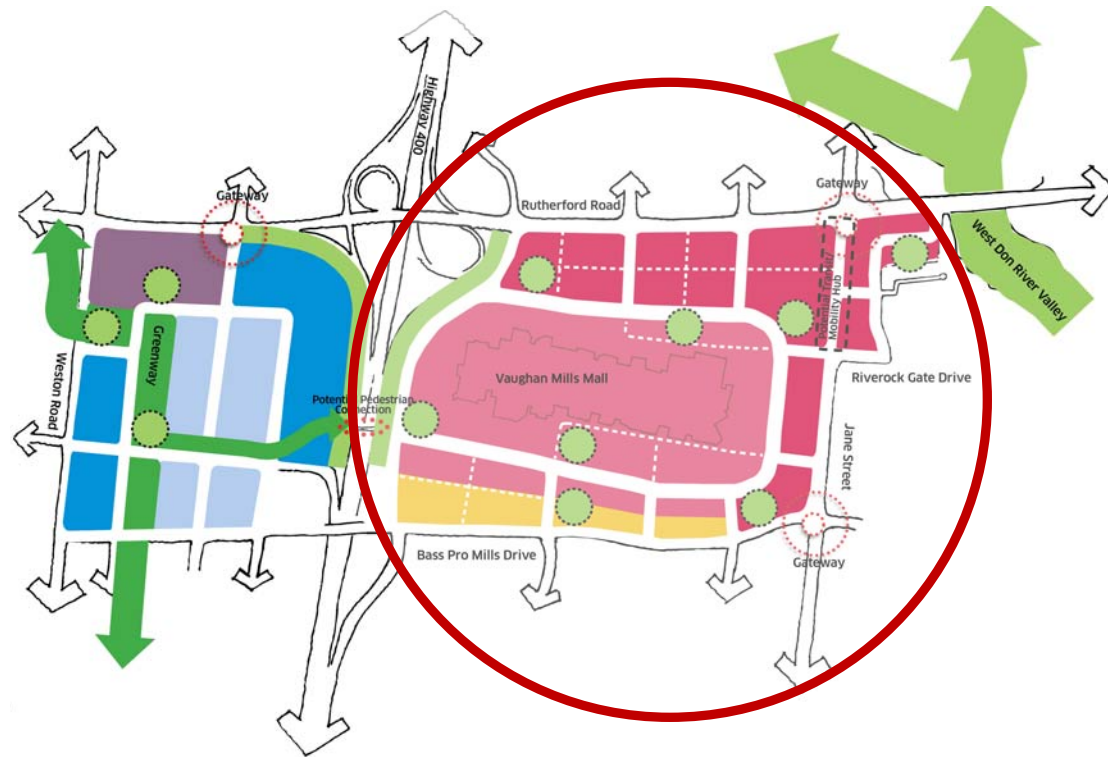
East of Highway 400: Pedestrian-oriented Employment District

- A unique business district with a fine grain block and street pattern providing new connections and linkages for enhanced traffic and pedestrian flows.
- Employment growth through the development of office, technology, and other employment uses in a high quality urban setting.
- Development focused towards reducing ecological impacts through sustainable “green” development practices.
- Provide pedestrian-oriented retail frontages with buildings set close to the street to serve local business with amenity retail, cafe, restaurant, and other neighbourhood amenities.
- Stewardship of the Black Creek through creating an integrated open space and stormwater management within a north-south “greenway”.
- Focus higher density office development along the Highway 400 corridor.



West of Highway 400: A Complete Community for Vaughan Mills Centre

- Continue to support the core retail business and take advantage of existing traffic flows, entrances, and view lines to locate future retail uses.
- Provide a phased approach to mall expansion over time towards building a complete community and creating new retail experience, residential areas, and amenities.
- New internal streets provides efficient access to/through the site, leading visitors to the Mall, and linking directly to the adjacent street network.
- Provide pedestrian-oriented retail frontages with buildings set close to the street to serve local business with amenity retail, cafe, restaurant, and other neighbourhood amenities.
- Provide a system of public squares, parks, and amenities to support a growing community and ensure that parks and amenities are phased-in as Vaughan Mills Centre develops over time.
- Focus the highest development intensity along major transit corridors (Jane Street and Rutherford Road).



Event Summary:
Forum 2 Emerging Concepts Workshop
December 11, 2013

Event Summary: Forum 2 Emerging Concepts Workshop



We asked participants to:

1. Reaffirm the **Vision, Principles, and Big Moves** generated at the Forum 1 Visioning event ;
2. Evaluate the **emerging design ideas** with respect to three built form and land use, transportation, and open space; and
3. Workshop a **preferred development concept**.

What We Heard:
Emerging Design Ideas and
Preferred Concept

1 Reaffirming Vision, Principles, and Big Moves

- A general acceptance of the Vision, Principles, and Big Moves by a majority.
- Mixed-use was generally not supported for the lands along the east side of Highway 400 - this should be reflected in the Principles.
- There was a general interest in supporting a more urban development format overall.

2 Evaluating Emerging Design Ideas

Land Use and Built Form

- General overall support for land use structure.
- Concentration of high density along Jane Street and Rutherford Road.
- Allow densities similar to the Vaughan Metropolitan Centre for areas around the transit hub and future potential subway area.
- General support for a Transit Hub on site.
- Provide for appropriate height transitions between land uses.
- A general acceptance that the Mall will remain a Mall well into the future.
- Integrate active at-grade retail along major retail streets and publically accessible private amenity spaces.
- Employment conversion was generally not supported.

2 Evaluating Emerging Design Ideas

Transportation and Connections

- Traffic from the development of the lands along the western edge of Highway 400 was a major concern.
- Concern raised that tighter streets as a result of increased pedestrian facilities within the ROW equates to more traffic.
- Concern raised around the east-west road connection to Altona Road and generally traffic infiltration into the Westendowns neighbourhood. It was proposed to move the connection north.
- General support for the Transit Hub and a future potential subway. But the subway entrances should be located closer to Vaughan Mills Mall.
- Suggested protection for a future public right-of-way for the internal ring road.
- General support for enhancing Bass Pro Mills with improved pedestrian facilities and increased setbacks from the employment areas to the south.
- Future connections to the internal ring road from Jane Street was supported.

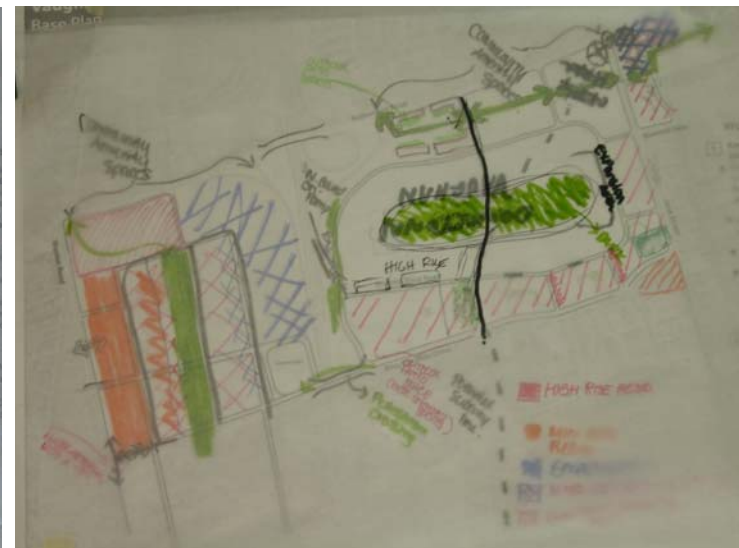
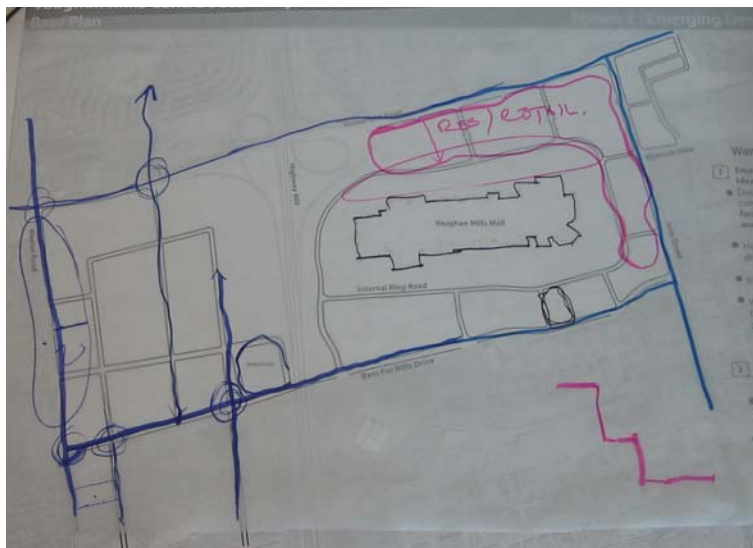
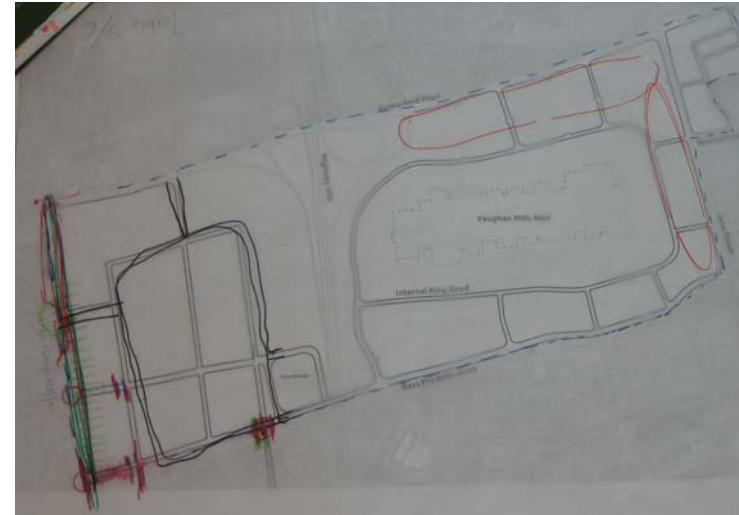
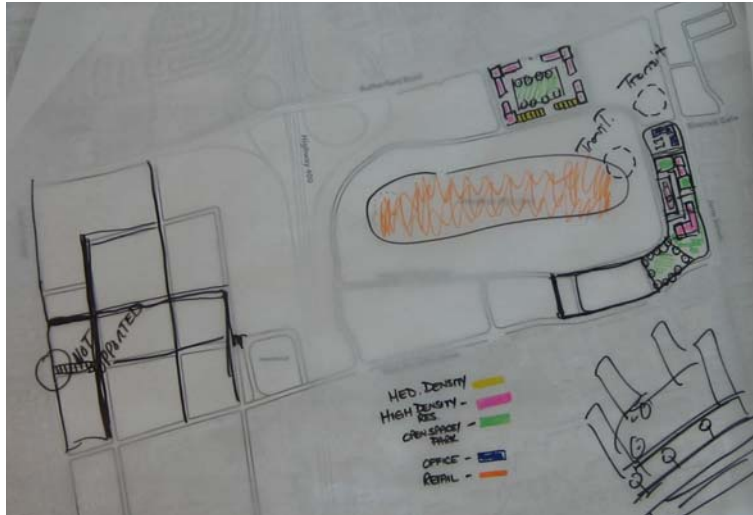
2 Evaluating Emerging Design Ideas

Open Space and Parks

- General consensus around the need for additional parks and open space with increased residential and employment growth, especially on the eastern block.
- Support for mid-block green connections to arterials roads and open spaces.
- Provide more parks internal to the blocks adjacent to Rutherford Road.
- Encourage more underground structured parking and promote strata parking under public plazas and parks.

What We Heard: Outcomes

3 Workshop Design Concepts



Next Steps:

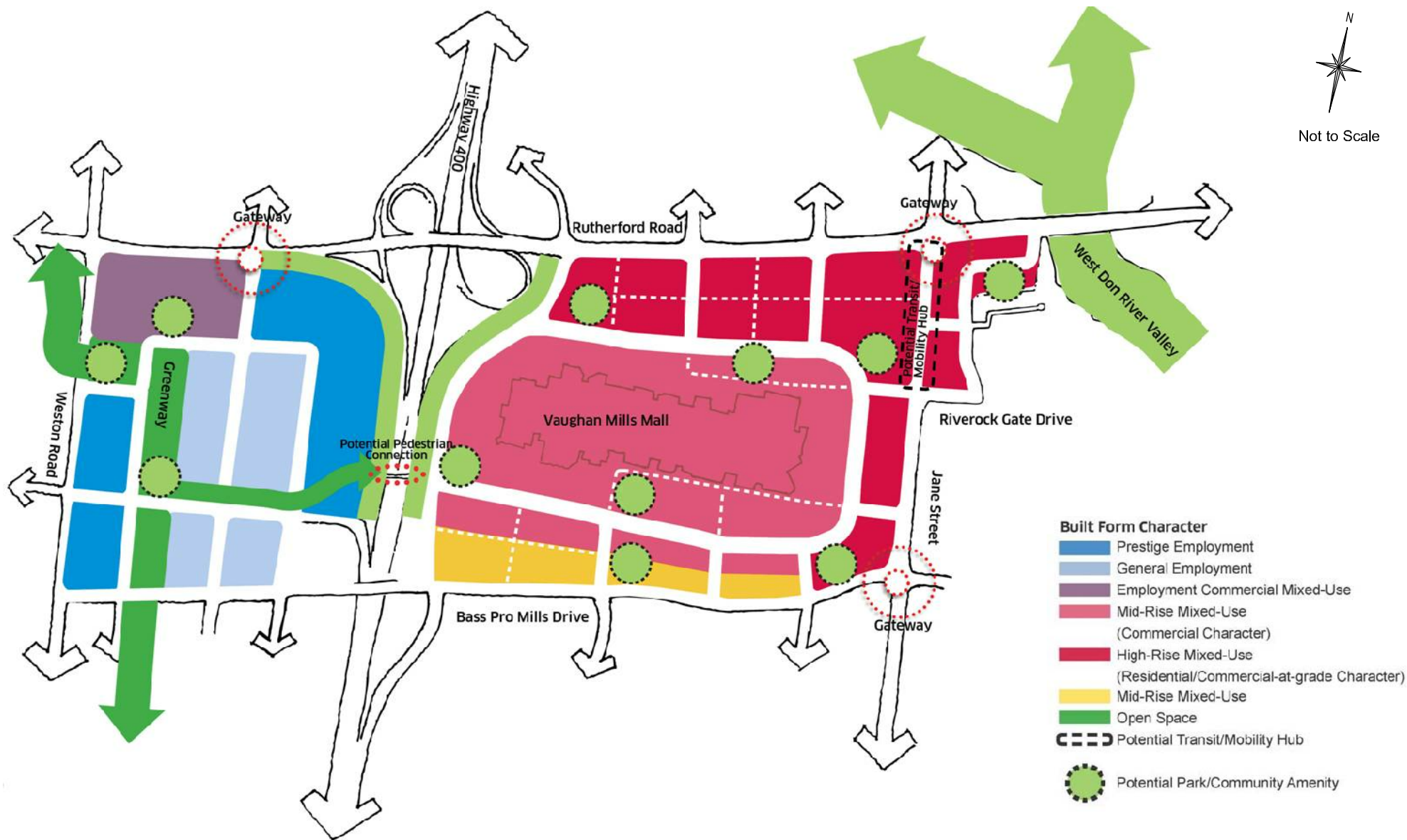
- | | |
|--------------------------|--|
| February 20, 2013 | TAC meeting #3
(Present Draft Secondary Plan) |
| March 19, 2013 | Public Forum #3
(Present Draft Secondary Plan) |
| April 09, 2013 | COW Meeting – Public Hearing
(Present Draft Secondary Plan) |
| April 30, 2013 | COW Meeting –
(Present Draft Secondary Plan) |
| May 14, 2013 | Council
(Statutory Public Meeting) |

The End:
Thank You!

Plan Secondary Vaughan Mills Centre

Committee of the Whole Working Session Meeting

Jan | 22 | 2013



Vaughan Mills Centre Draft Emerging Concept Plan

Applicant: City of Vaughan
Location: Part of Lots 13, 14, & 15
Concession 5



Attachment

File: 26.1

Date: January 15, 2013

4