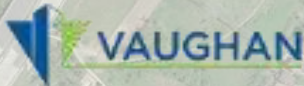


Dufferin Street and Centre Street Intersection Study

Public Open House
November 3, 2016



The Planning Partnership



Background/Purpose of the Study

- To develop land use and urban design policies for the Dufferin Street and Centre Street intersection area to guide its future evolution;
- To consider:
 - existing conditions;
 - current Provincial, Regional and City planning policies;
 - transportation initiatives;
 - development applications;
 - public input into the plan; and
- To prepare a Secondary Plan for consideration by Council.

What We Heard

At the June 28, 2016 Public Open House Kick-Off

- A desire to have no interchange with Highway 407
- Concerns about safety and the amount of traffic along the arterial roads
- A desire for a broader mix of retail commercial/restaurant uses
- A desire to have no additional road connections into/through the established residential neighbourhoods

Many of the issues and concerns raised are addressed by the draft concept plan

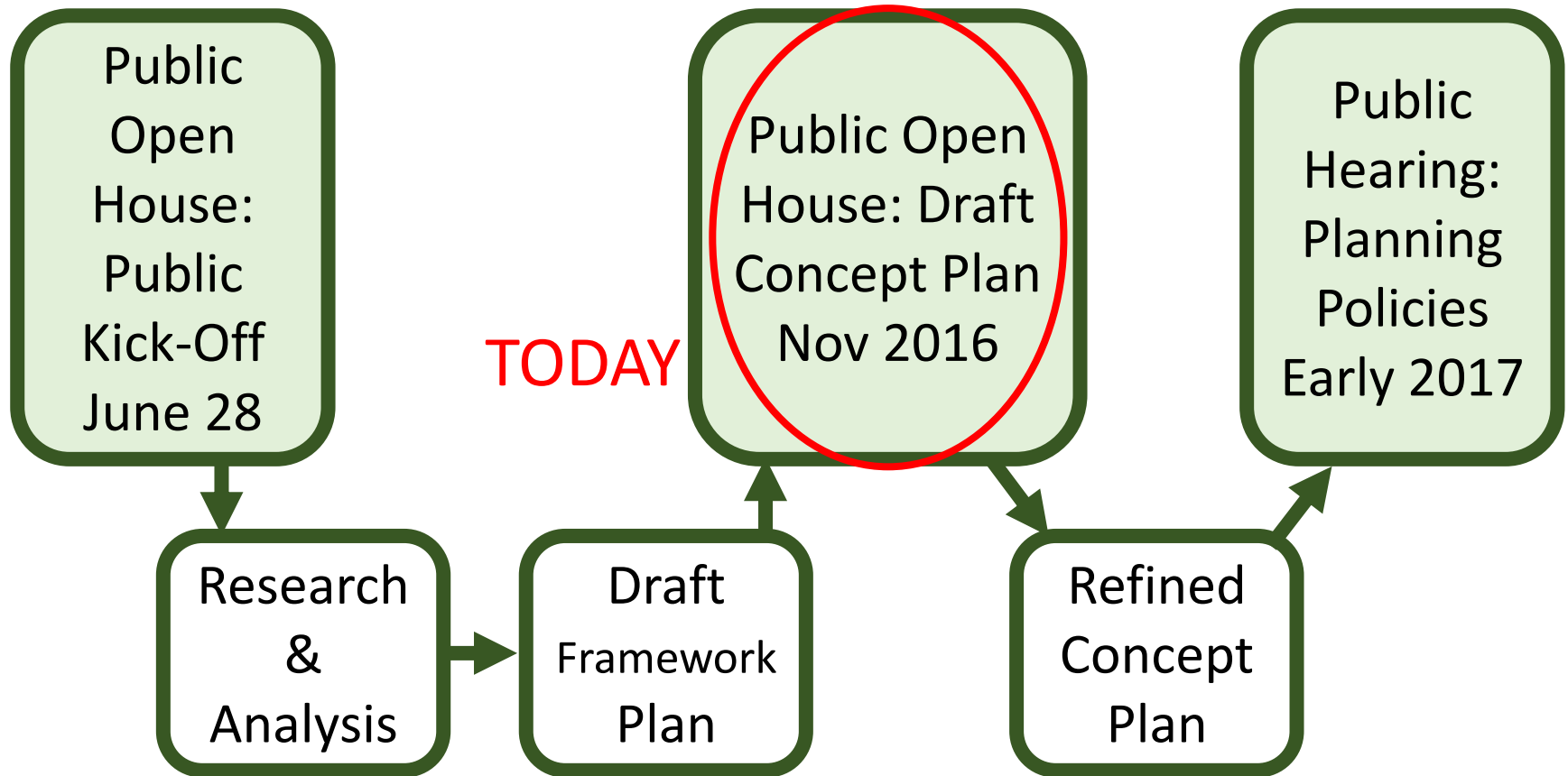
Purpose of Today's Public Open House

- To provide an update on the study's progress, including:
 - Status of 407 lands
 - Planning applications
 - The emerging transportation, land use, and height & density concept plan;
- To respond to questions and seek input and ideas and your views on the long term future of the intersection area; and
- Set out the process for going forward.



Process

Provisional Study Timelines





Patricia Kemp
Community
Centre

Study Area

Regional Road 7

Hydro Corridor

Creek

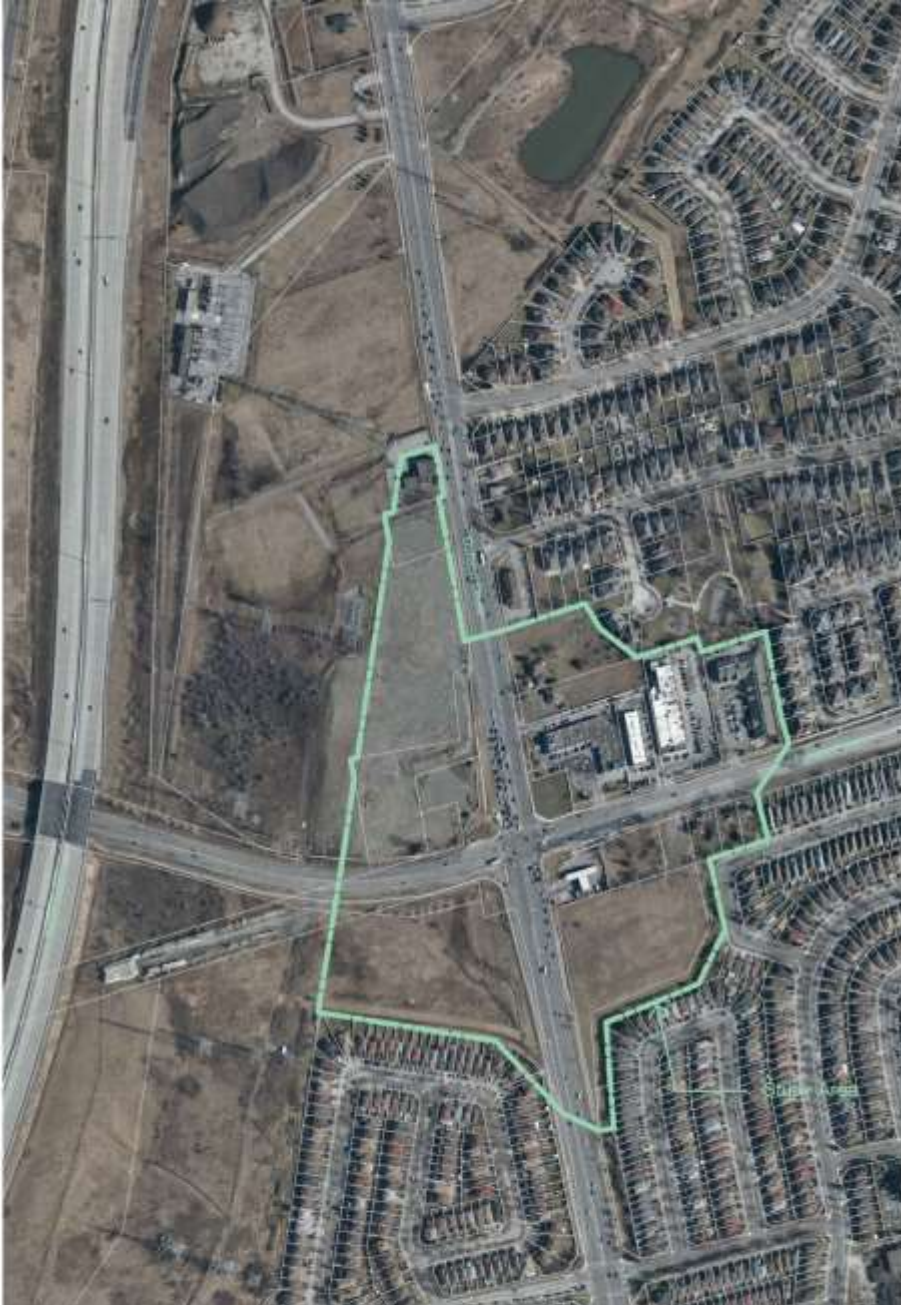
Fisherville

Centre Street

Dufferin Street

407

Existing Conditions



Stable residential
neighbourhoods

Gas station

Mixed commercial
development

Vacant lands controlled by
MTO

Transportation Context: 407

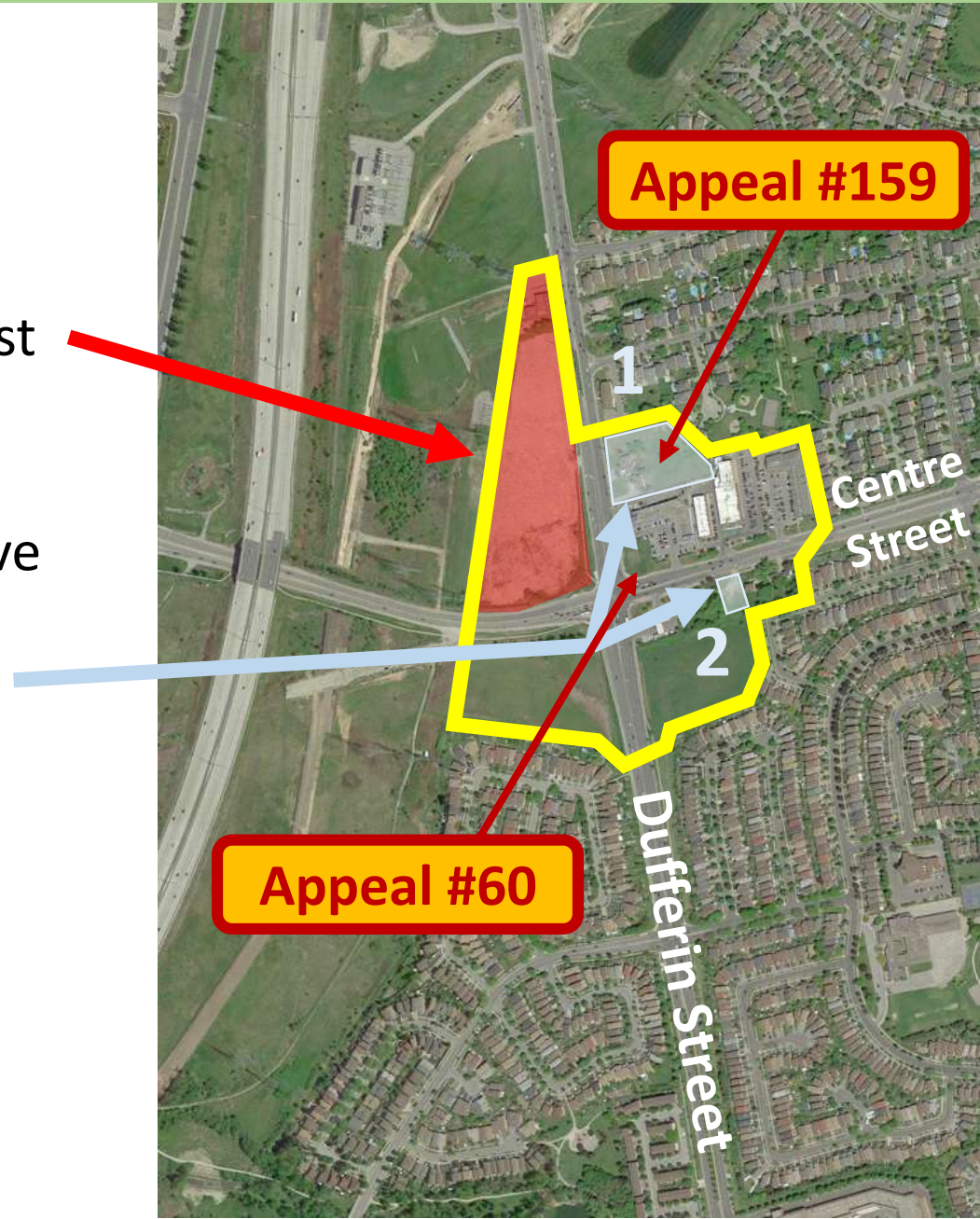
- 407 ETR is undertaking a study to determine the viability of constructing ramps at Centre Street and Highway 407;
- The 407 ETR study is expected to be completed before the end of next year; and
- The lands south of Centre Street, on both sides of Dufferin Street, are currently owned by the Province. If they are declared to be surplus (not needed for 407 ramps), they can be considered independently with guidance from this study.



Development Applications & Approvals

Council has approved a development on the northwest corner

Development applications have been received for two sites within the study area



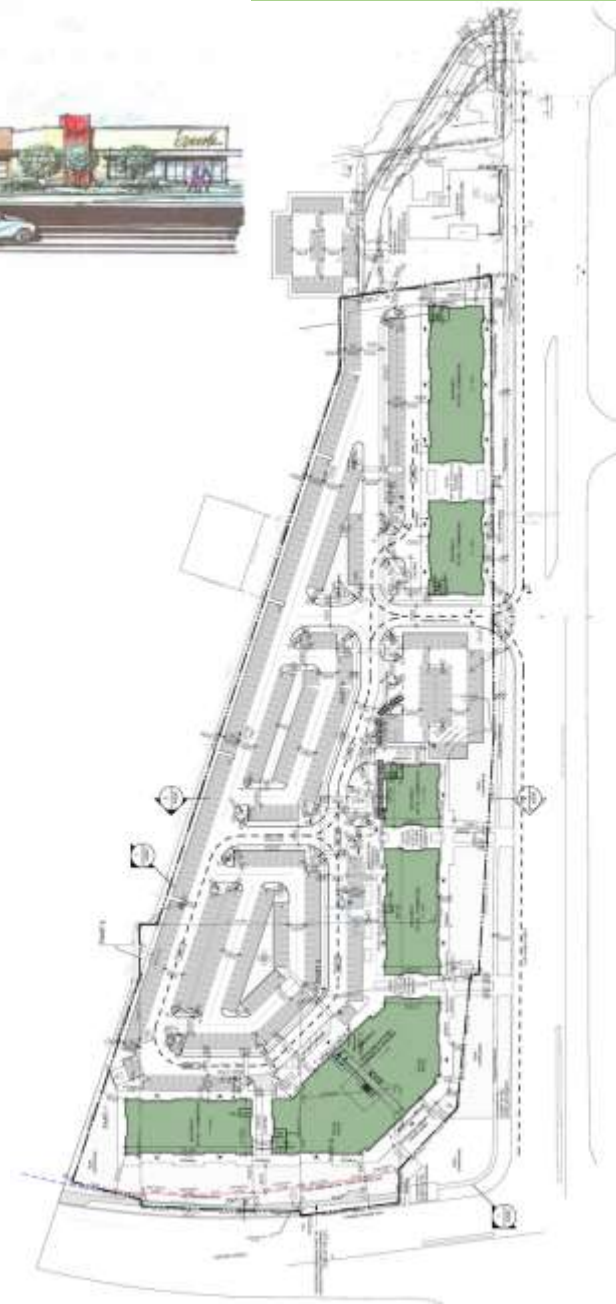
Development Approval



Mixed Use Office and Retail

4 storey office building
1 storey retail buildings

Approved by Council on
June 24, 2015



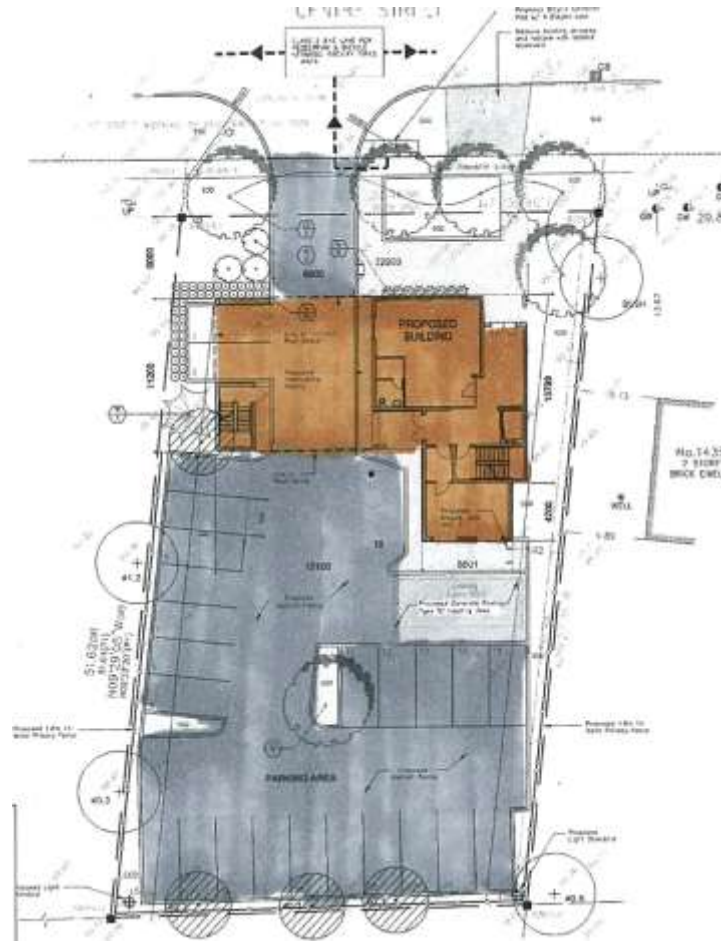
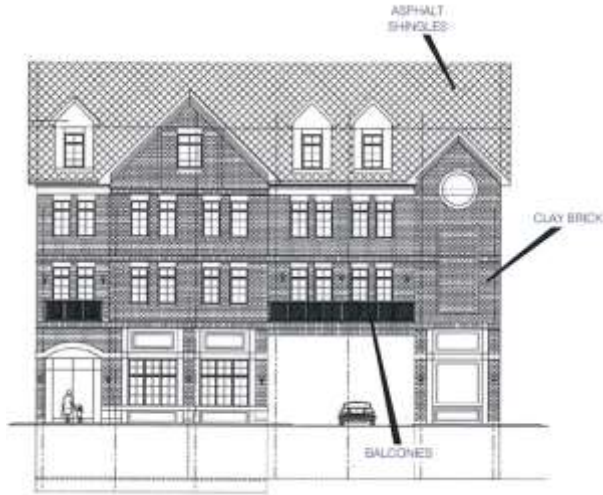
Development Applications

1. Townhouse Development (56 units)



Development Applications

2. Four Storey Office Building



Policy Areas



No Policy Change
Recognize Existing Approvals



MTO/IO Further Study Area
Policies to guide planning for this area should lands be declared surplus

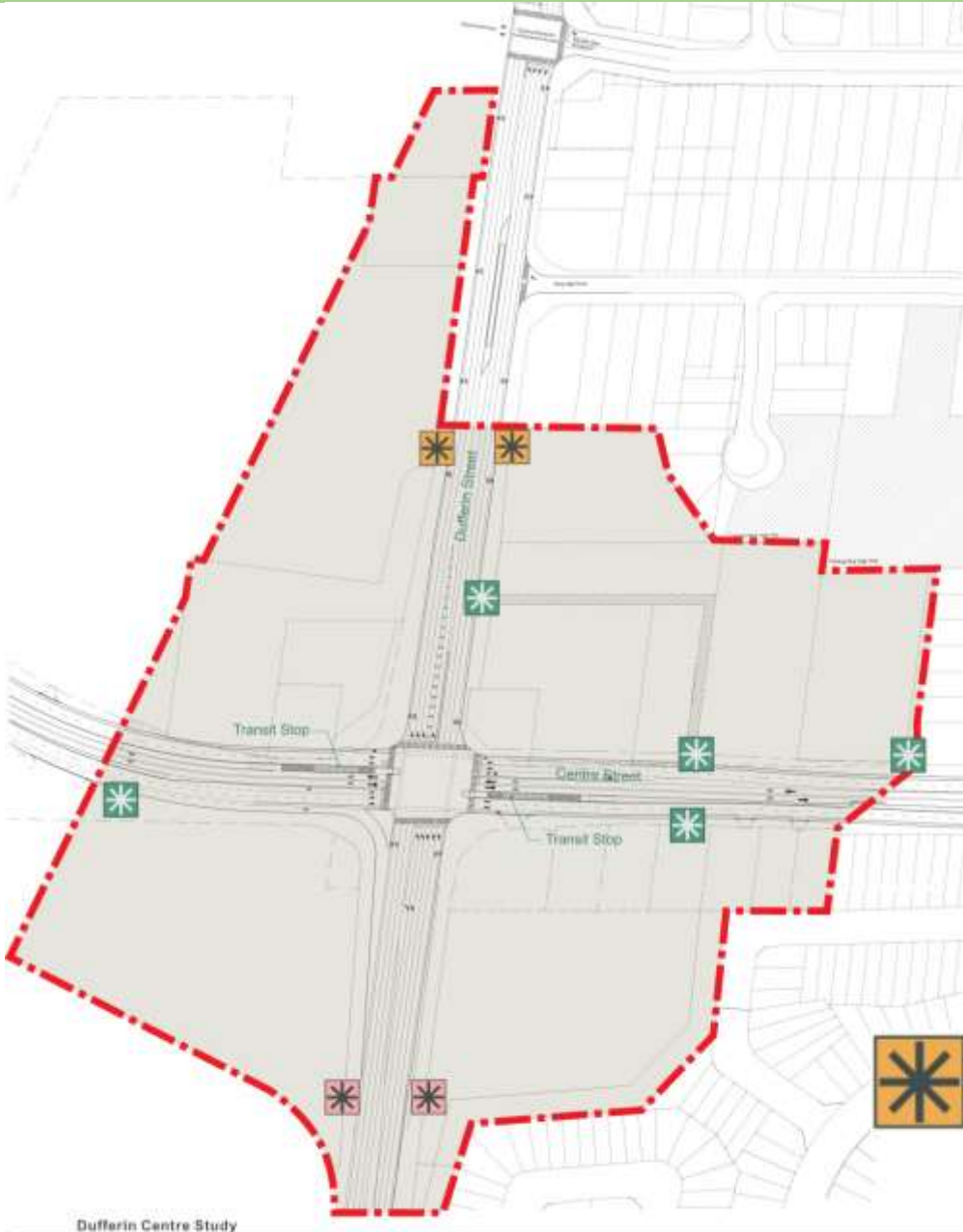


Mixed Use Corridor



**North East Quadrant
Mixed Use Node**

Points of Access



Offset new intersections from Centre/Dufferin intersection

Maximize distances between intersections

Regular intersection spacing

Signalized intersection where possible

Right-in right-out for other intersections due to transitway, and permitted spacing along Dufferin

Full Movement
Signalized Intersection



RIRO Access



RIRO Access
To be evaluated by York Region
for full movement signalization

Public Road Network



Connections to both Dufferin and Centre in each quadrant

Provide maximum connectivity within the study area – choice of routes and connections to arterials supportive of potential densities

Ability to create access to all development parcels over the long term



Full Movement Signalized Intersection



Public Road



Potential Public Road
Should the MTO lands
be declared surplus



RIRO Access



RIRO Access
To be valued by York Region
for full movement signalization

Land Use, Height and Density

Transit-supportive density along Centre Street and Dufferin

Transition to lower density at edges facing existing neighbourhoods



-  **Low-Rise Residential** (up to 6 storeys)
-  **Low-Rise Mixed Use** (up to 4 storeys)
-  **Mid-Rise Mixed Use** (6 to 12 storeys)
-  **Community Commercial Mixed-Use**
-  **Subject to ETR 407 Feasibility Study**
-  **Park**

Comprehensive Planning Framework



Provides for the long term evolution of the quadrant

Access points, transportation network, land use, and height and density create a rational urban structure for the study area

Comprehensive Planning Framework

Why plan comprehensively for this area?

- Provide for an effective transportation network;
- Transit-supportive and pedestrian-oriented forms of development consistent with applicable policies;
- Identify appropriate mix of uses, heights and densities;
- Recognition of the site's function as a community gateway;
- Ensure compatibility with adjacent land uses; and
- Consideration of the site as a whole, its relationship to surrounding streets and context, and how each property fits in, to avoid incremental decision making.

Questions

Next Steps

- Review comments from public;
- Confer with other City departments and external agencies (MTO, 407 ETR, Region) on the issues; and
- Prepare secondary plan policies for consideration at a public hearing in early 2017.

More Information

Website: www.vaughan.ca

Dufferin Street and Centre Street Intersection Study

- study information
- meeting notices
- related links and resources

Clement Chong or Farhad Jalili

Policy Planning, 905-832-8585