





Welcome!

Vaughan Mills Centre Secondary Plan Study Area



... and thank you for attending today's Public Open House

The City of Vaughan is embarking on a planning process to develop the Vaughan Mills Centre Secondary Plan. Vaughan Mills Centre has been identified as a major shopping area, tourist draw, and amenity for the city. The secondary plan will establish the context, planning framework, and policies that will guide development of the Vaughan Mills Centre Secondary Plan area to the 2031 planning horizon. It will be used by the City, the Region of York and various public agencies as the basis for planning and designing infrastructure, community facilities and services, and other public projects in the Vaughan Mills Centre area.

The purpose of today's event is to provide an opportunity for the public to review the outcomes from the Public Kick-off and Visioning Workshop which took place on September 10, 2012, and to participate in a facilitated exercise to evaluate emerging development concepts for Vaughan Mills Centre. We invite you to engage with the Project Team and to actively participate and contribute your ideas today, and throughout the process.



Please participate and Let us know what you think by...

SIGNING

POSTING
your comments

5

your ideas on comment sheets

SKETCHING
your ideas and
development
concepts on the
trace paper

SHARING your ideas across the team contacting
a team member
via email or
on the project
website

process and timeline

The process includes three phases involving a public engagement process, major tasks, and deliverables as outlined below.



PHASE 1 (May 2012 to September 2012)

- Policy Review
- Existing Conditions Analysis
- Stakeholder Interviews
- Background Study
- Public Forum #1 (Kick-off and Vision)

PHASE 2 (September 2012 to January 2013)

- Refine Vision and Guiding Development Principles
- Prepare and Evaluate Development Concepts
- Public Forum #2 (Present Draft Development Concepts)
- Develop Draft Policies and Development Framework

PHASE 3 (February 2013 to Spring 2013)

- Prepare Draft Secondary Plan Document
- Prepare Draft Urban Design Guidelines
- Stakeholder and Public Engagement and Final Public Open House
- Finalize Secondary Plan

next steps

Over the coming months the project team will prepare a preferred development concept that responds to the feedback, themes, and ideas discussed at today's event. Please make sure you leave us your contact information to be informed of future events.

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FORUM 1 OUTCOMES TO

What was Forum 1 about?

The Forum 1 Visioning Workshop and Design Charrette was held on September 10, 2012 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 first part of the event focused on developing a Vision, Guiding Principles, and key "Big Moves". The second half of the event included a Design Charrette to conceptualize and illustrate ideas on paper. Following the Workshop and Design Charrette, each group reported their outcomes to the larger group.

The following presents a summary of the input received and the work produced during the Forum 1 event.









GUIDING PRINCIPLES



Mixed-Use

Establish a mix of land uses that fosters diversity, creates a pedestrianoriented environment, encourages social interaction, while encouraging people to live, work, and play in the area.



Urban Employment Hub

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



Natural Heritage

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



Ouality of Place

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



Walkable

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



Mobility

The transportation network should support a range of users including pedestrians, cyclists, public transit, and private vehicles. Create streets that are 'complete', and designed for a variety of users.



Housing Diversity

Provide for a diverse range of housing options 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.



Integrated Public Realm

Ensure that new development is adequately served by community public parks, urban squares, recreational facilities, and other community amenities.



Sustainable and Resilient

The development and evolution of Vaughan Mills Centre should be socially, economically, and environmentally sustainable, making efficient use of infrastructure, energy, and other resources.

DIALOG + MMM GROUP

DRAFT - For Discussion Purposes Only

EMERGING DESIGN IDEAS

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 north-south "greenway".

Rutherford Road Riverock Gate Drive Vaughan Mills Mall Bass Pro Mills Drive Prestige Employment General Employment Employment Commercial Mid-Rise Mixed-Use High-Rise Mixed-Use

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.

Emerging 'Big Moves'



Pedestrian-Oriented Streets



Jane & Rutherford Transit Hub Gateway



Strong Connections



Black Creek Greenway



Community Gathering Places





Mixed-Use Development



Outdoor Retail



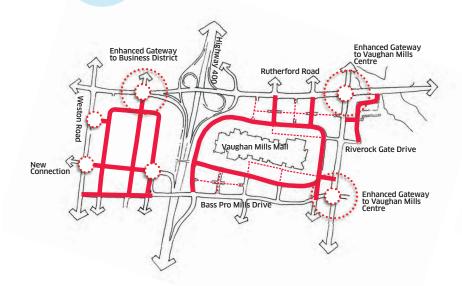
Urban Employment District



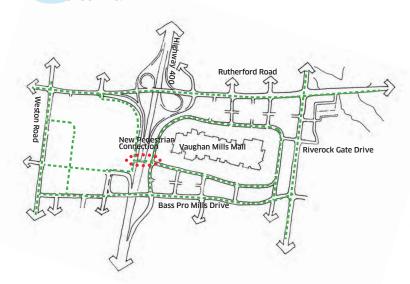
Pedestrian Connectivity



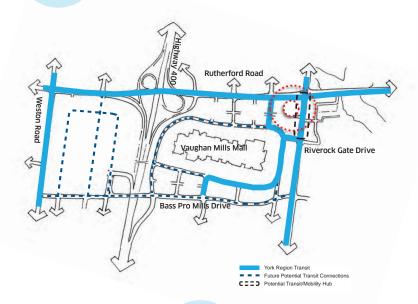
New and enhanced street grid and connections for improved traffic and pedestrian safety and flow.



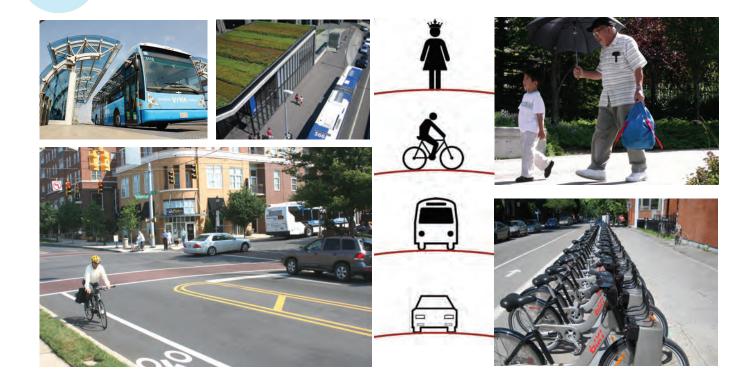
A connected pedestrian and bike pathway system with supportive facilities; Enhanced connections throughout Vaughan Mills Centre.



Efficient and accessible transit network.



"Complete Streets" with multiple transportation options



New efficient and integrated parking





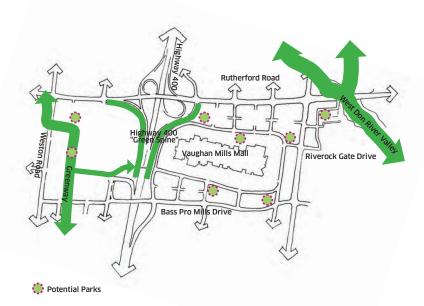
Traffic calming strategies.



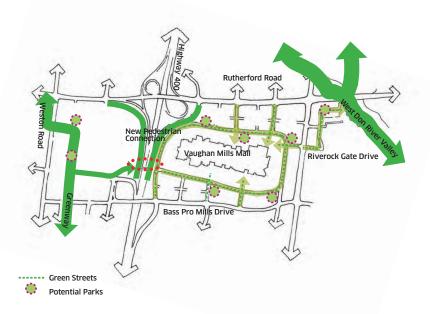


OPEN SPACE, PARKS, AND STREETSCAPES

New north-south "greenway", building on the existing Black Creek south. A "green spine" along the Highway 400 edge as an enhanced path and gateway feature for Vaughan Mills Centre.



Enhanced boulevard & mid-block connections for improved pedestrian flow and safety; integrated neighbourhood parks, open spaces, green streets, and linkages.





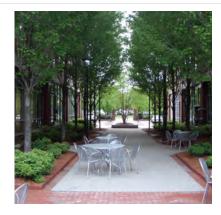
























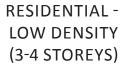








BUILDING AND USE TYPOLOGIES



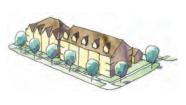












RESIDENTIAL -MID RISE (4-11 STOREYS)

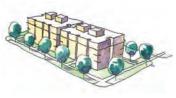


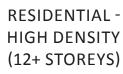


























MIXED USE -RESIDENTIAL/RETAIL (4+ STOREYS)

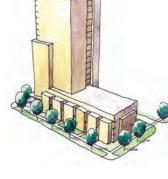














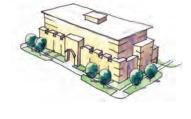














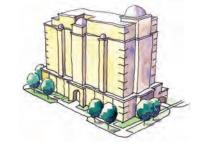
















SUSTAINABILITY OPPORTUNITIES

Complete Streets

Support complete streets designed to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, public transport users and motorists of all ages and abilities.





District Energy heat, hot water, and electricity

Explore opportunities for community based energy solutions such as district energy and combined heat and power in Vaughan Mills





Stormwater Management

Manage rainwater by reducing pavement and providing more opportunities for infiltration such as rain gardens and bioswales. Treat rainwater run-off before it enters the water system.





Ecology and Green Space

Provide active green spaces that function as public space, and support an environmental function.





Green Building

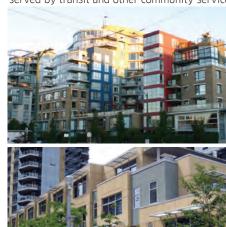
Create buildings that reduce environmental impacts through energy and water conservation, and resource-efficiency throughout a building's life-cycle.





Compact Development

Reduce development costs and use infrastructure more efficiently through higher density development which in turn makes housing more affordable, and is more efficiently served by transit and other community services.



Transportation Options

Allow for opportunities to use alternate modes of transportation by providing a fully integrated multimodal transportation system.



Community Destinations

Create community destinations that act as anchors for urban centres with activity and vibrancy.

