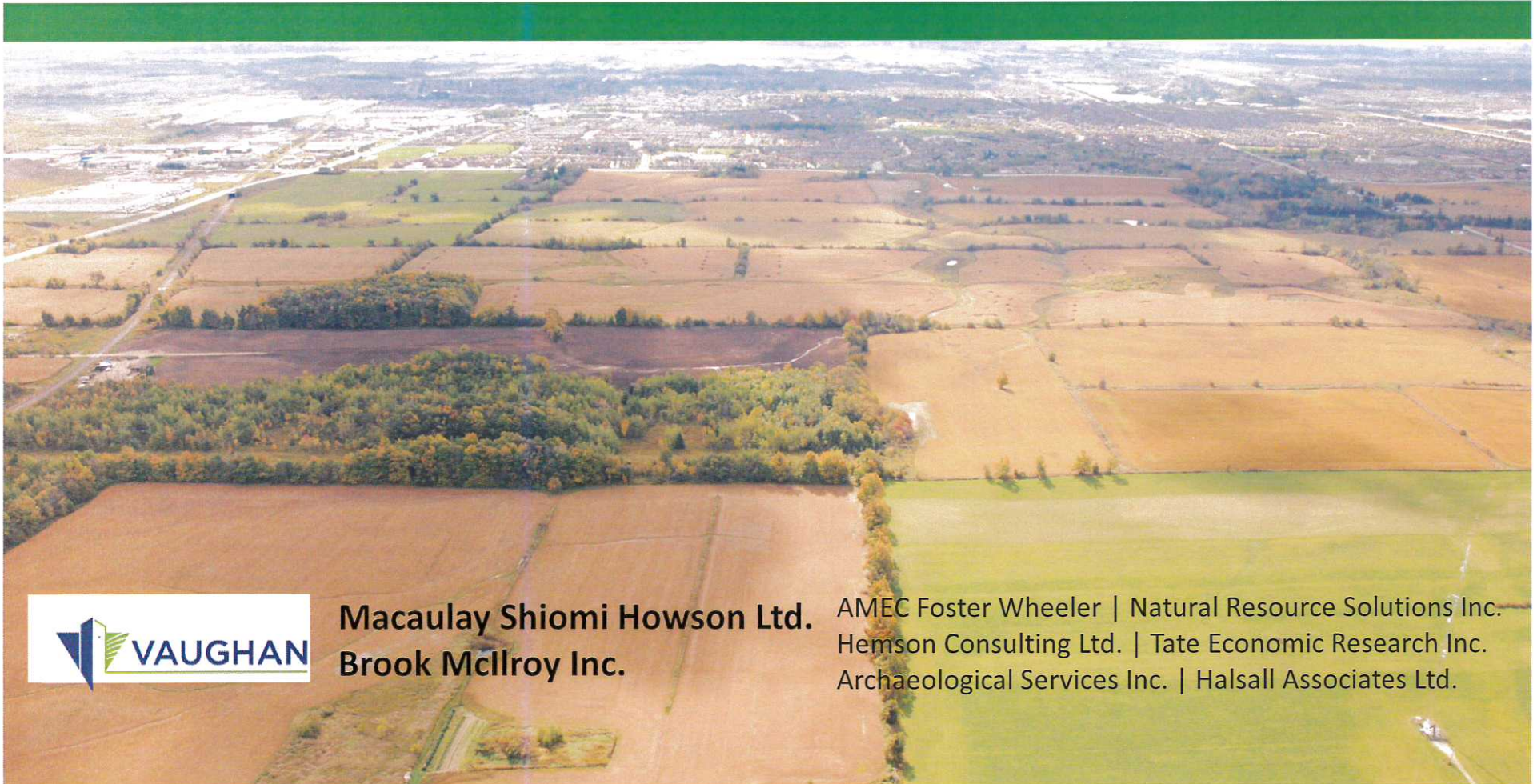


BLOCK 27

Committee of the Whole (Working Session)
Status/Scope of Work Update
January 18, 2016



Macaulay Shiomi Howson Ltd.
Brook McIlroy Inc.

AMEC Foster Wheeler | Natural Resource Solutions Inc.
Hemson Consulting Ltd. | Tate Economic Research Inc.
Archaeological Services Inc. | Halsall Associates Ltd.

Presentation Outline

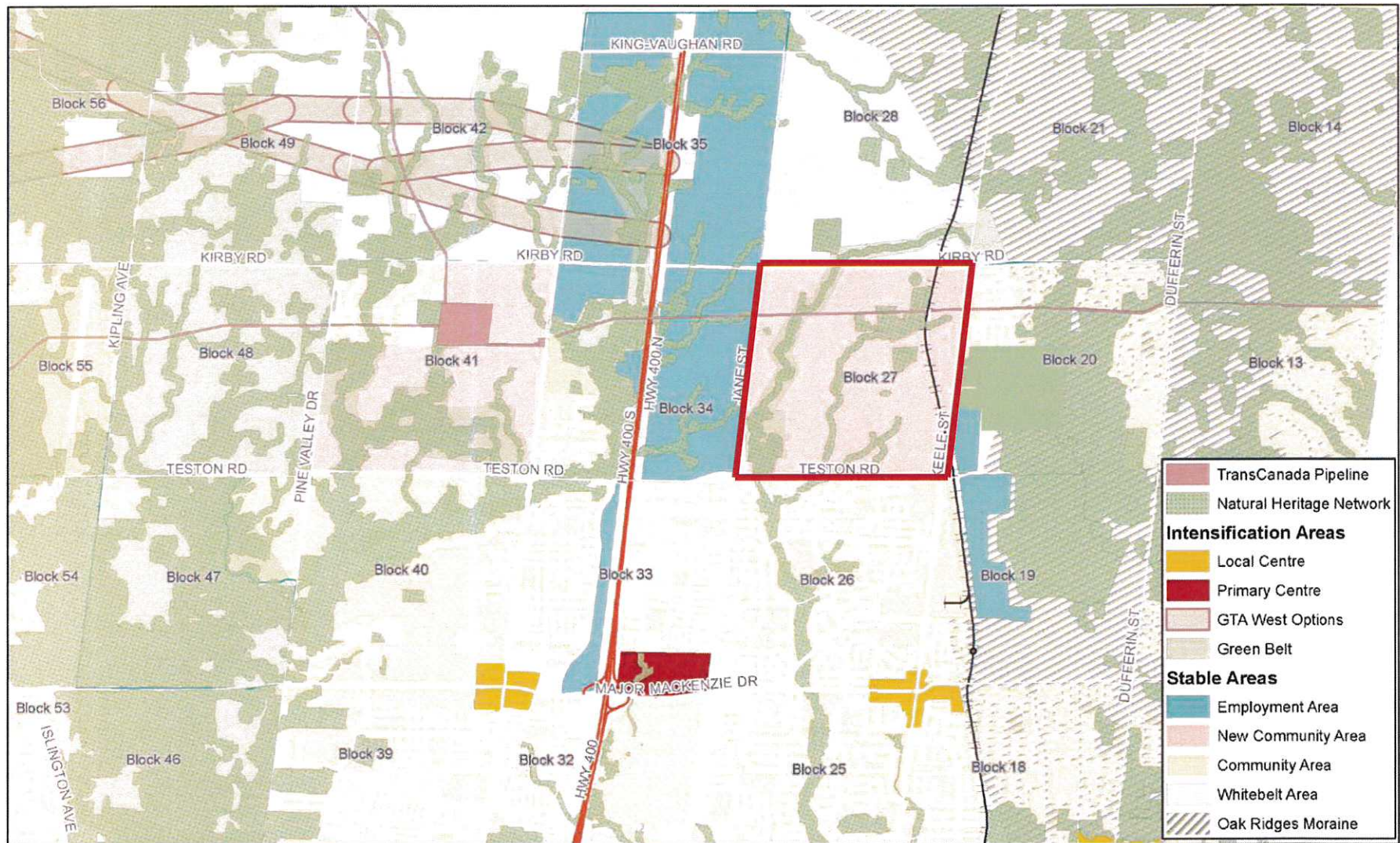
- Study Context and Status
- Background Analysis and Consultation
- Vision and Guiding Principles
- Key Structural Considerations
- Emerging Land Use Concept
- Evaluation
- Status of related studies
- Next Steps



Study Purpose

To prepare a Secondary Plan for Block 27 which will result in development of a complete community, including a potential GO Transit Station/Local Centre.

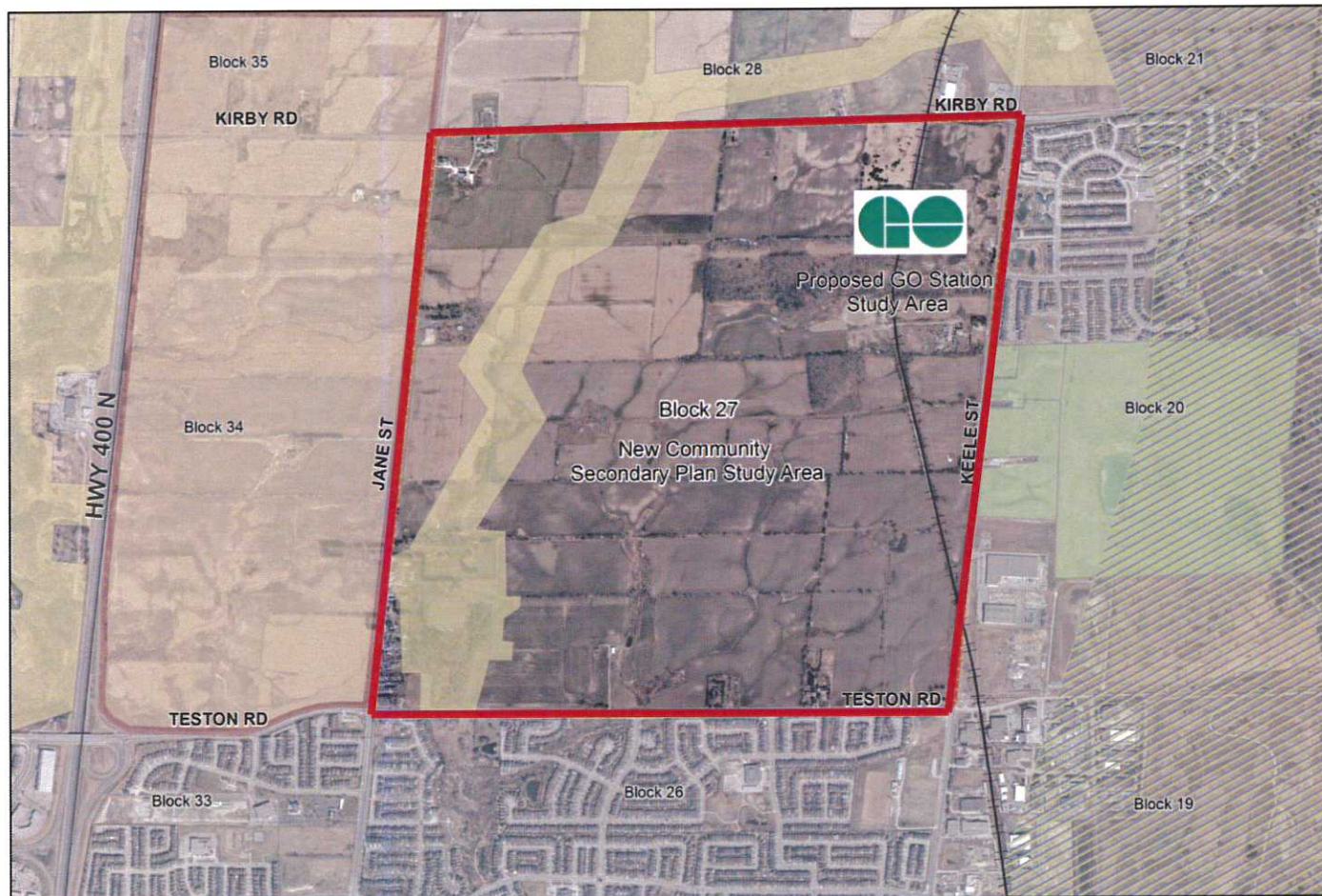
Study Area Context



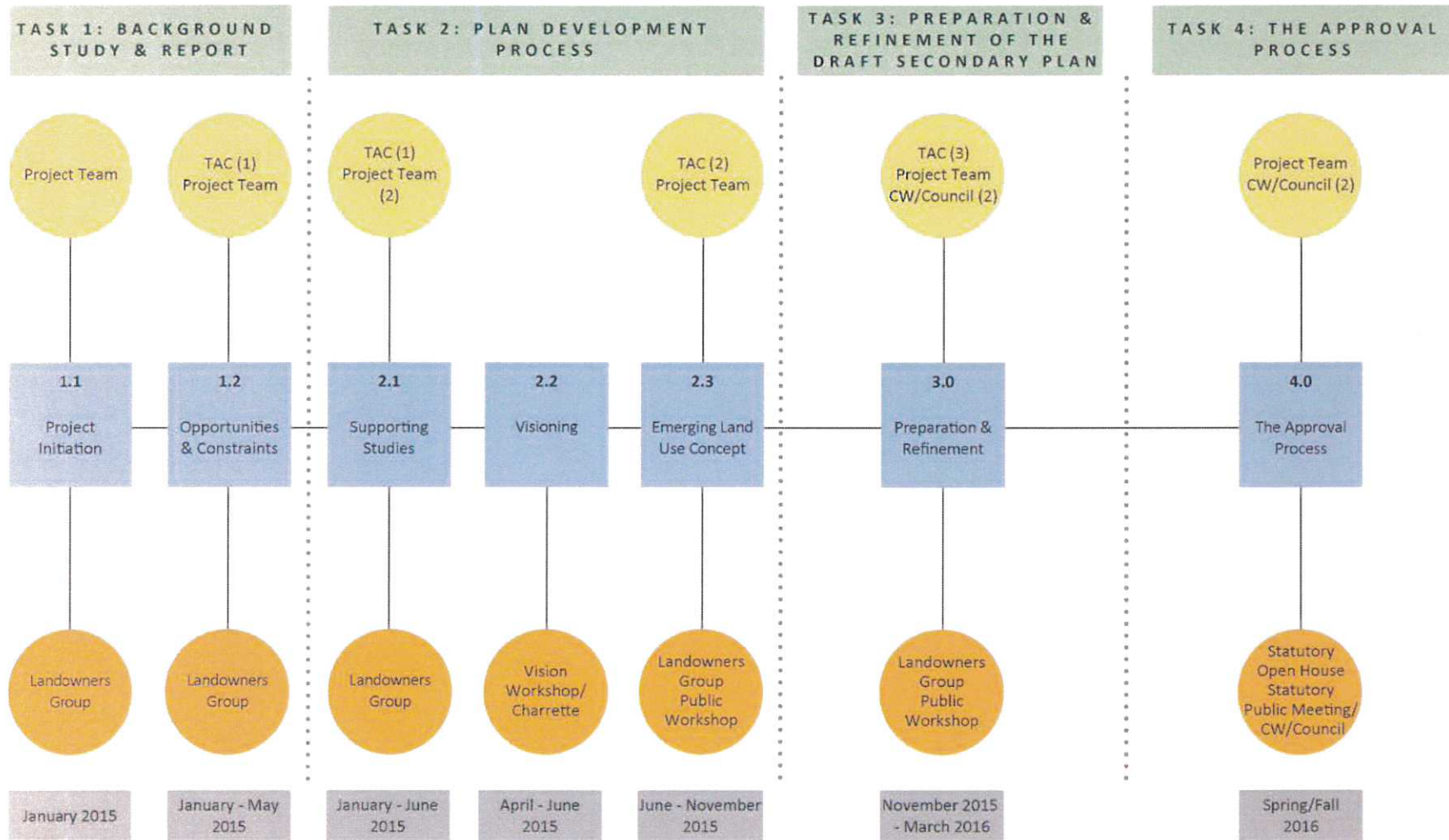
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Date: 3/24/2015

Study Area Context



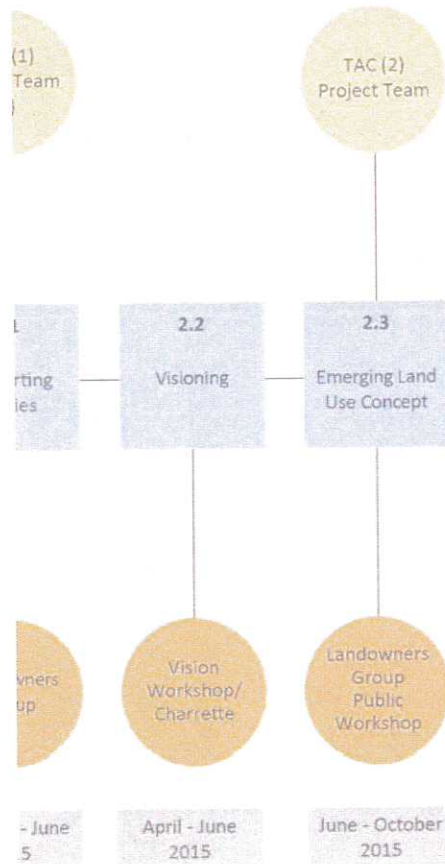
CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM



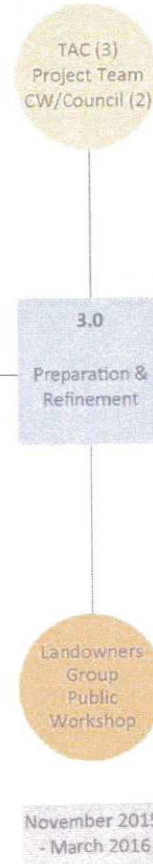
TAC - Technical Advisory Committee
CW/Council - Committee of the Whole/Council

CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM

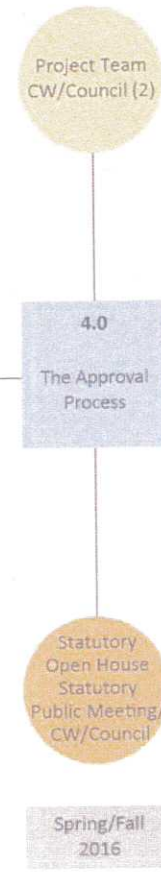
TASK 2: PLAN DEVELOPMENT PROCESS



TASK 3: PREPARATION & REFINEMENT OF THE DRAFT SECONDARY PLAN

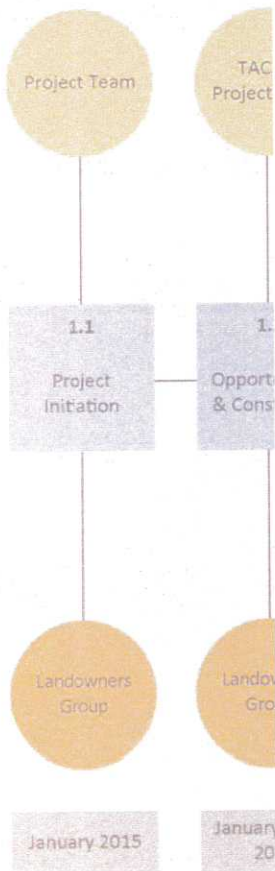


TASK 4: THE APPROVAL PROCESS



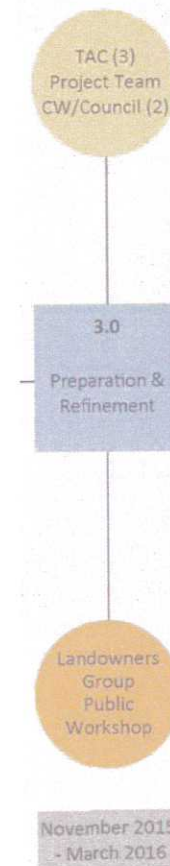
CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM

TASK 1: BACKGROUND STUDY & REPORT

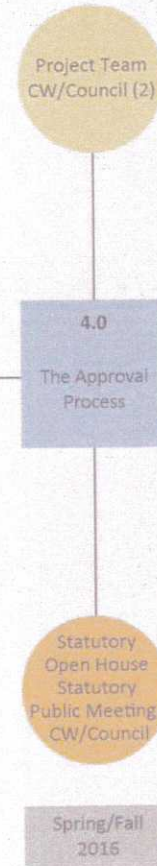


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CW/Council - Committee of the

3: PREPARATION & IMPLEMENTATION OF THE SECONDARY PLAN

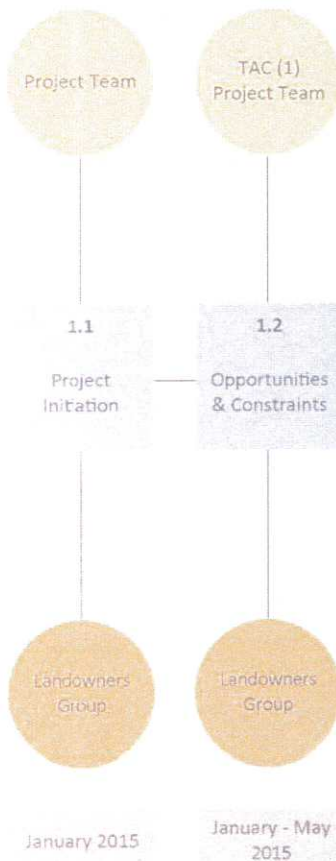


TASK 4: THE APPROVAL PROCESS

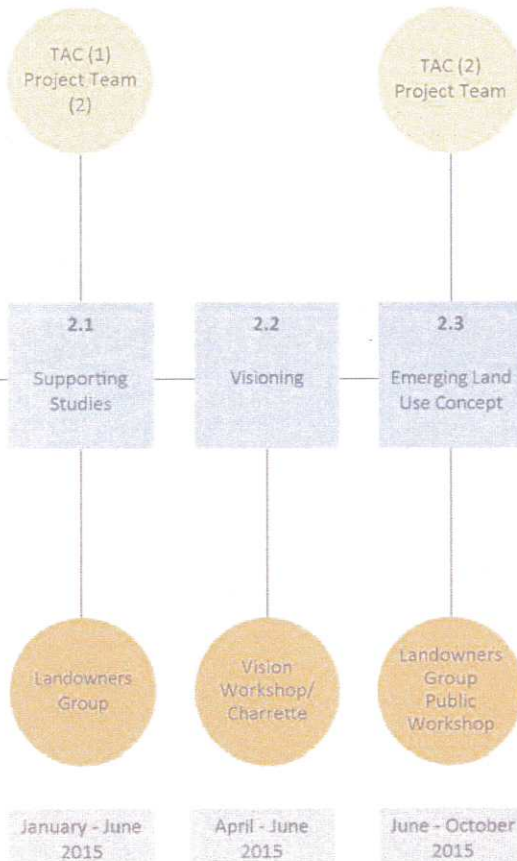


CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM

TASK 1: BACKGROUND STUDY & REPORT



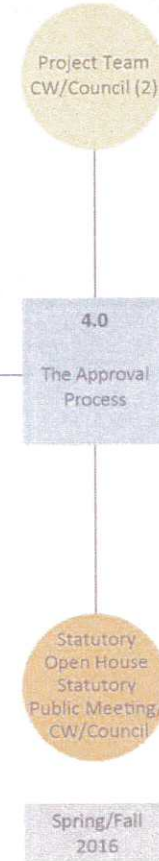
TASK 2: PLAN DEVELOPMENT PROCESS



TASK 3: RE DRA

FIN & HE PLAN

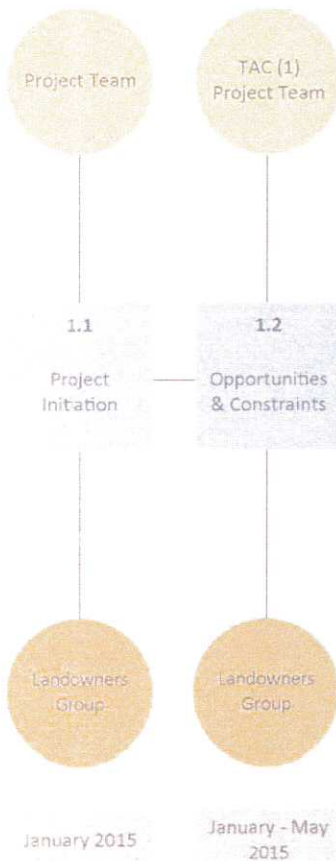
TASK 4: THE APPROVAL PROCESS



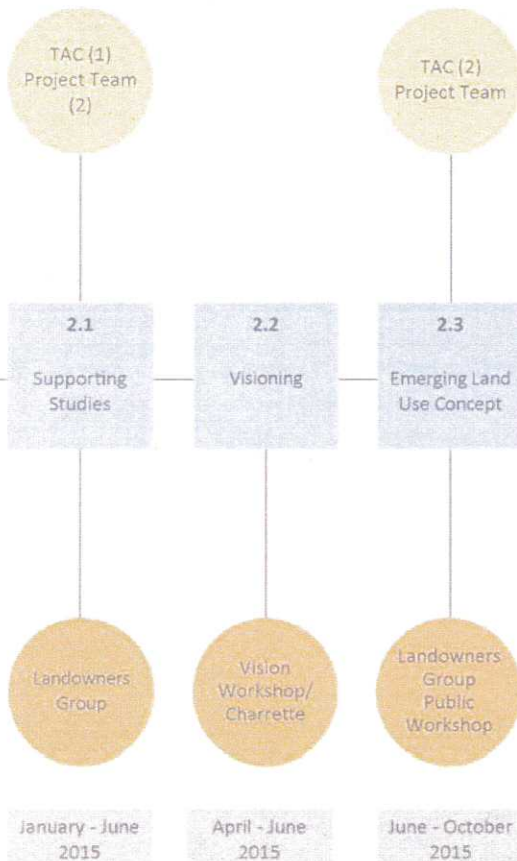
TAC - Technical Advisory Committee
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CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM

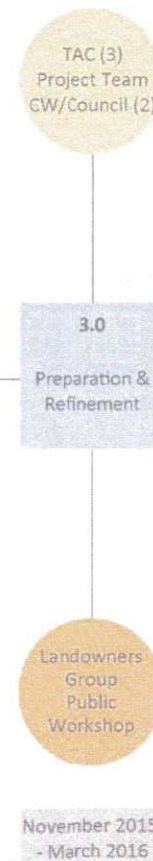
TASK 1: BACKGROUND STUDY & REPORT



TASK 2: PLAN DEVELOPMENT PROCESS



TASK 3: PREPARATION & REFINEMENT OF THE DRAFT SECONDARY PLAN



TAS

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TAC - Technical Advisory Committee
CW/Council - Committee of the Whole/Council

Policy Framework

- Provincial Policy Statement 2014
- Places to Grow -Provincial Growth Plan
- The Greenbelt Plan
- The Big Move, 2008 (Metrolinx) Regional Transportation Plan
- Metrolinx Mobility Hub Guidelines
- York Region Official Plan
- York Region New Community Guidelines
- Vaughan Official Plan 2010

Consultation Process

- 2 memos to Council
- 2 meetings with TAC
- 1 workshop and 2 meetings with Metrolinx
- 1 meeting with School Boards
- 5 meetings with Landowners Group
- Information/1 meeting First Nations & Metis
- 2 Public Open Houses – Visioning Summit and Emerging Land Use Concept
- Bus Tour of new communities for LOG, Council and Staff

Vision

Block 27 will be a complete community that prioritizes people, sustainability and livability with a high quality of urban design.

The community will feature:

- a range of low to mid-rise buildings, residential, commercial and institutional uses
- will be anchored by a local centre that features schools, joint use community facilities and a transit hub
- a variety of parks and open spaces will provide residents with space for leisure and recreation

*The vision was a result of the review/integration of comments provided by landowners and surrounding community at the Visioning Summit Workshop.

Guiding Principles

- An intimate community character through the use of low and mid rise building form and scale
- Walkable, sustainable and amenity-rich community
- Streetscape design will support a variety of uses and conditions, including automobile, cycling and pedestrian activity
- Block configurations will follow modified grid pattern
- Seamless integration of alternative modes of transportation

Guiding Principles

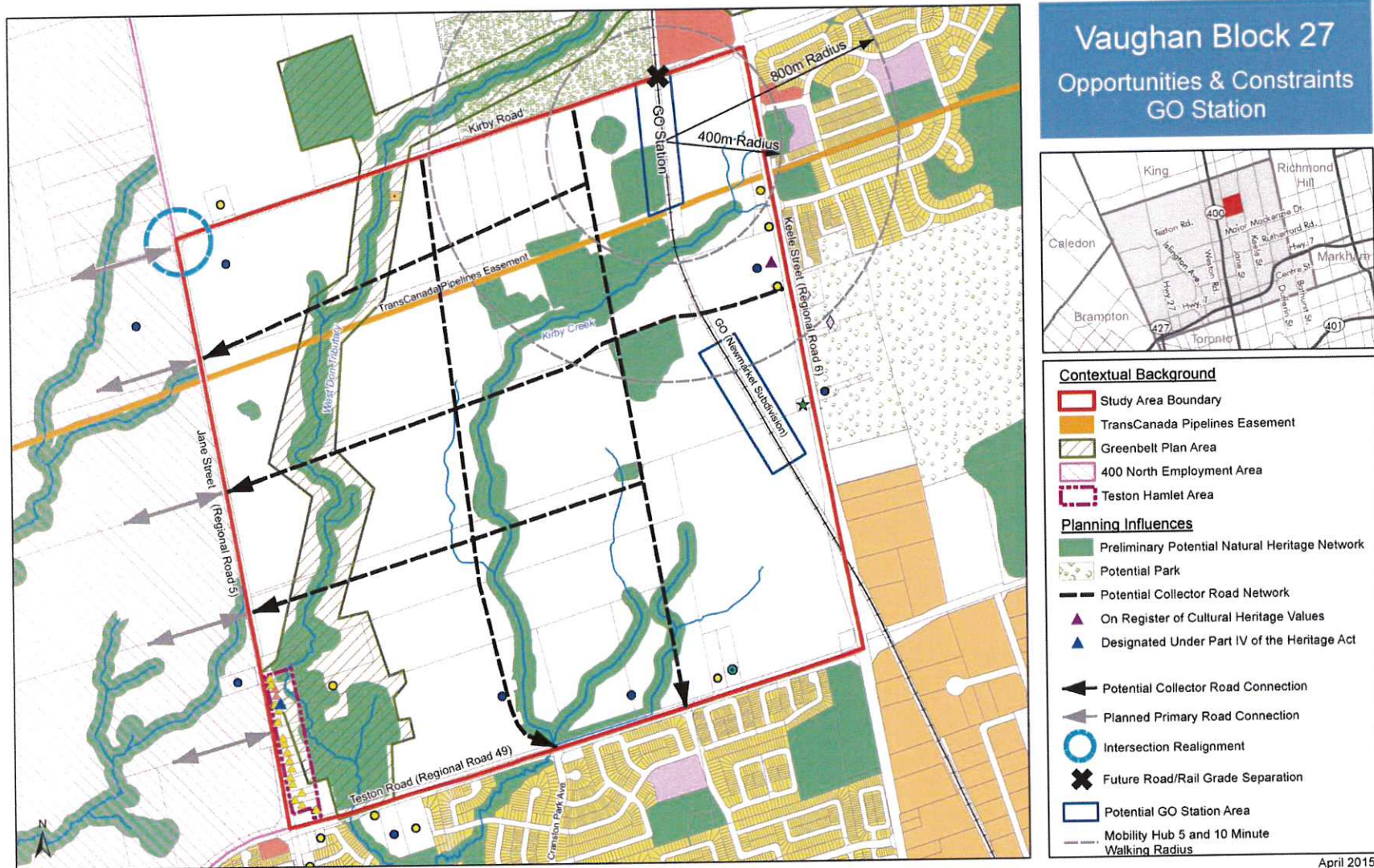
- Community facilities will be situated to create a social and cultural hub for the community
- A hierarchy of community parks and open spaces with a range of programming opportunities
- Preservation of natural heritage features
- Sustainability will be encouraged through a range of initiatives



Study Progress: Background Review

- Work Plan/Consultation Plan finalization
- Existing Condition Review
- Opportunities/Constraints Assessment

Study Progress: Opportunities/Constraints



Study Progress: Supporting Analysis

- Land Budget/Housing Mix Analysis
- Commercial Needs Assessment
- Environmental Report
- Transportation and Transit
- Parks and Open Space
- Archaeological and Heritage Resources
- Environmental (Noise and Site Contamination)
- Community Services Needs Assessment
- Sanitary Sewers, Water and SWM
- Sustainability and Community Energy Planning
- Special Areas

Background Analysis Key Conclusions

- Secondary Plan will build on Provincial, Regional and City policy framework to create a complete community
- In context of the identified opportunities & constraints, Secondary Plan will address considerations such as:
 - Density requirements
 - Range & mix of housing types, sizes & affordability
 - Local Centre/Potential GO Station & Mobility Hub
 - Human service needs
 - Urban design/sustainable urban design policy framework
 - Master Environment and Servicing Plan
 - Mobility Plan
 - Greenlands System Plan
 - Phasing Plan
 - Community Energy Plan


Emerging Land Use Concept:

Key Structural Elements

- Mainly low rise residential community
- Potential GO Station/Local Centre Precinct in north east portion of the Block
- Low-Rise mixed use along major roads
- Variety of new neighbourhood parks linked to a network of recreational trails
- Provision for 7 elementary schools and one secondary school



Emerging Land Use Concept: Key Structural Elements

- Provision for community facilities and commercial/mixed use nodes
 - Integrated street network connecting homes and community facilities and adjacent communities
 - Linked Natural Heritage System which defines neighbourhood boundaries
 - Provision for infrastructure and utilities
- 

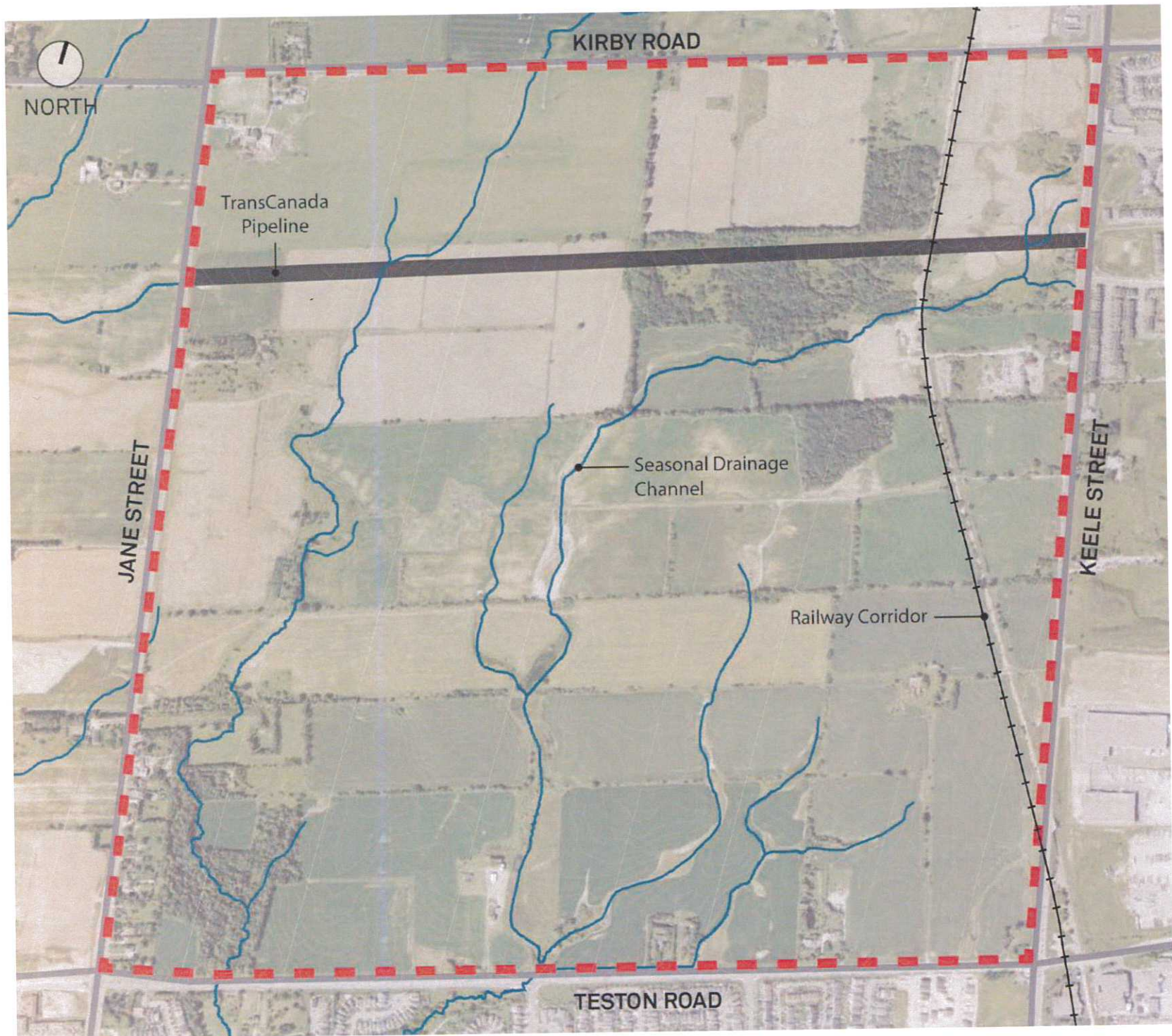
Emerging Land Use Concept:

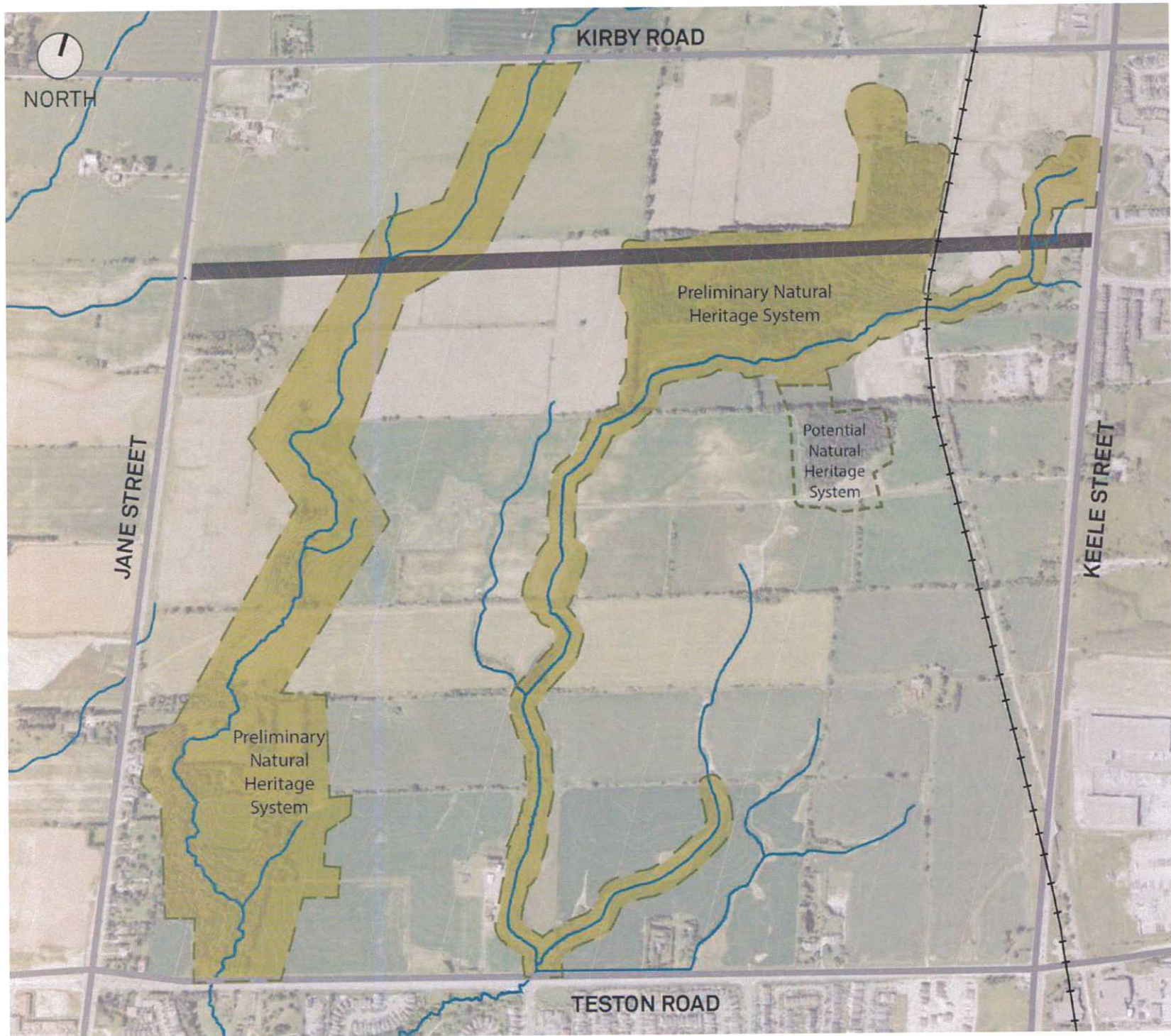
Population and Employment

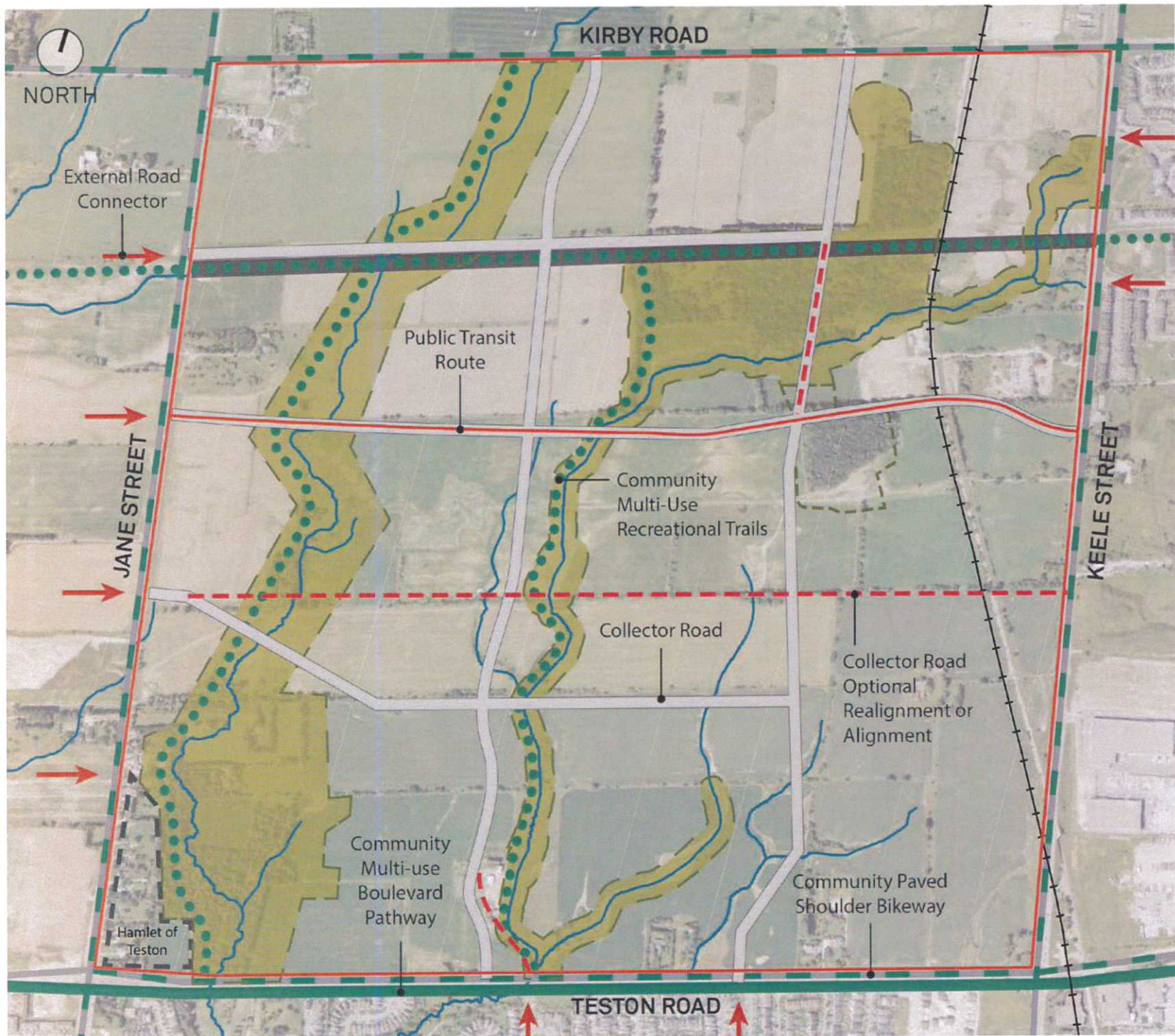
- In keeping with minimum Regional requirement of 70 people and jobs per ha
- Total Units: 6,217-8,729
- People: 19,158-26,691
- Jobs: 1,535-2,135

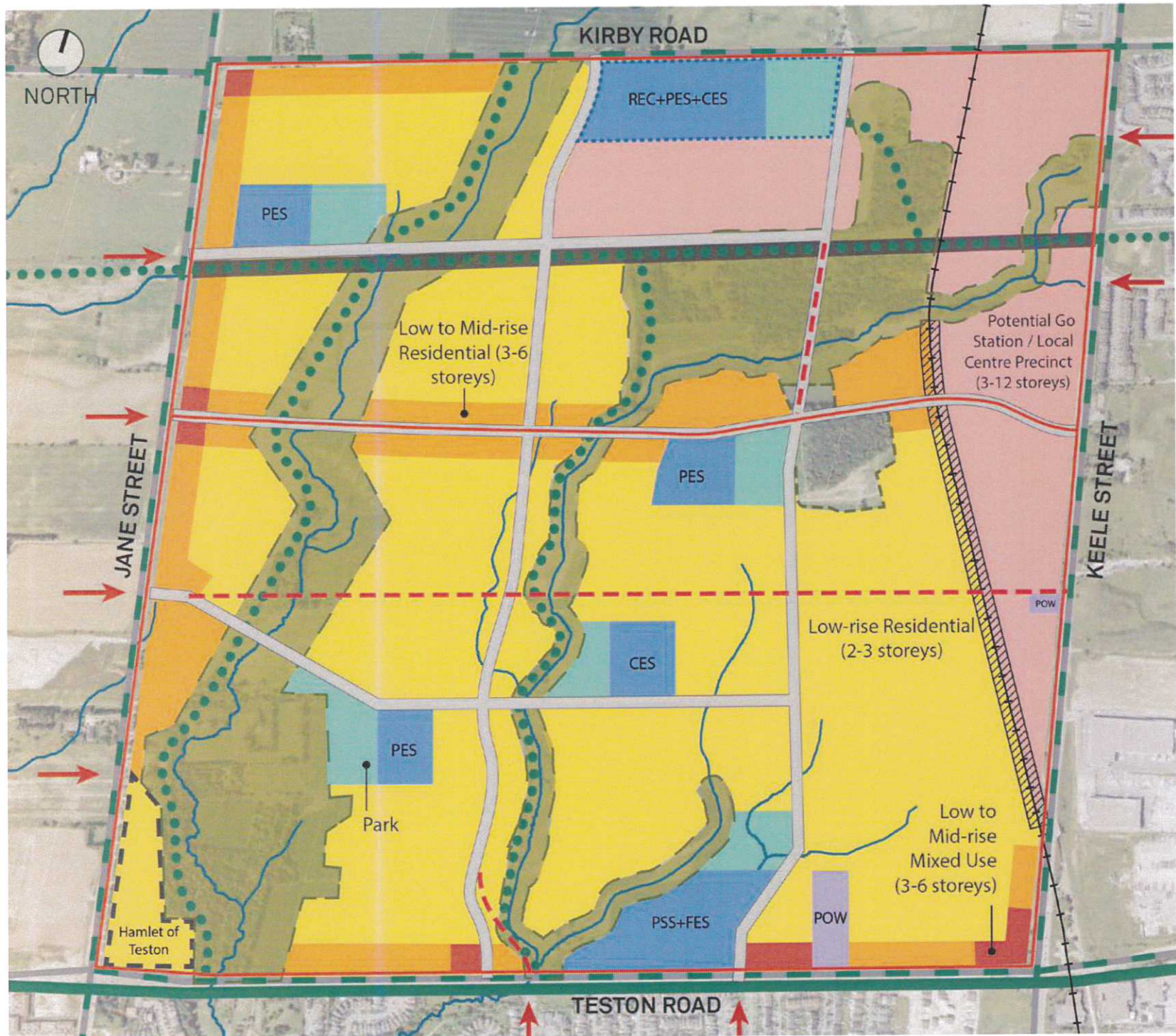
GO Station/Local Centre Precinct

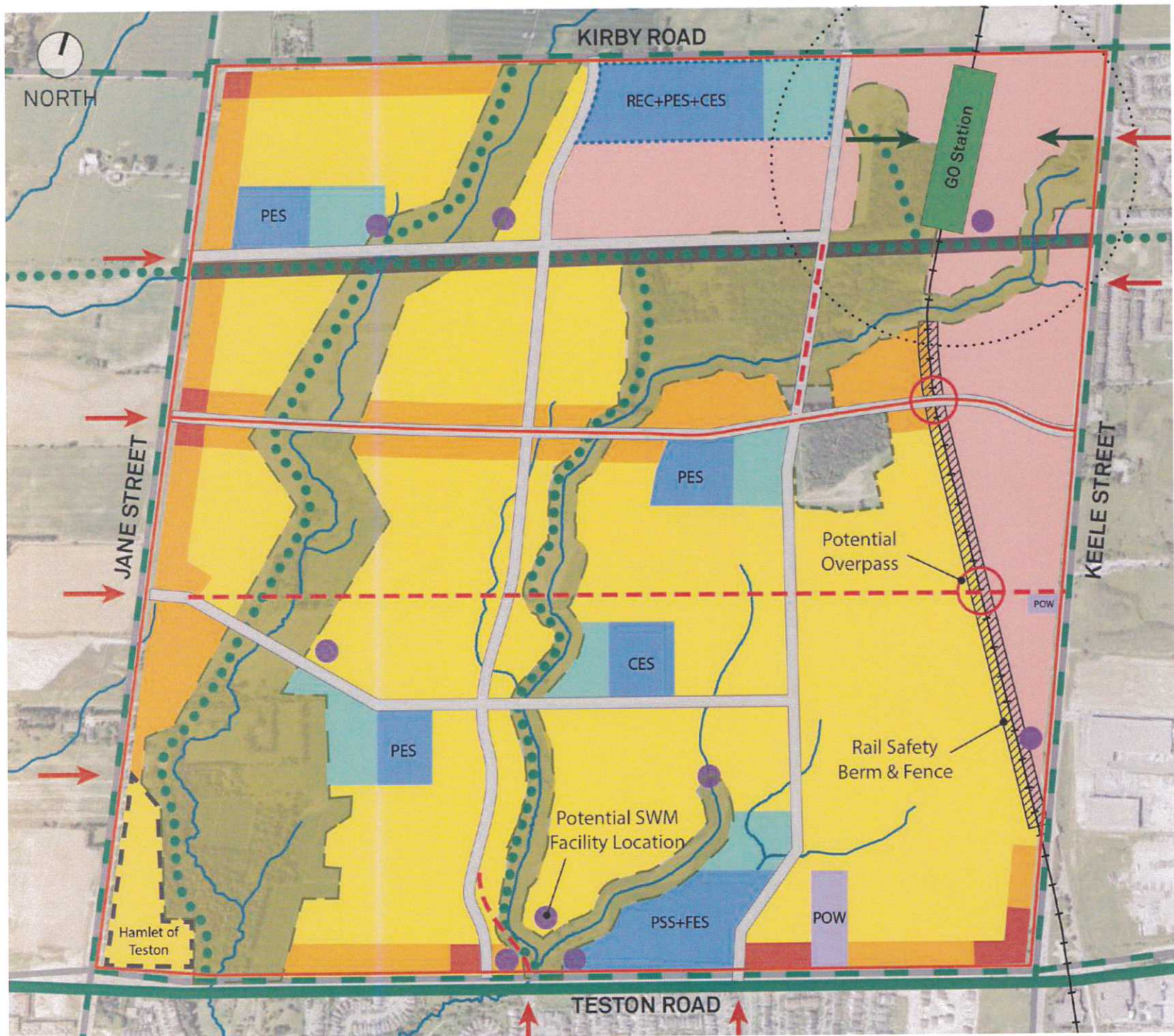
- Total Units: 1,981-2,972
- People: 4,720-7,080
- Jobs: 1,065-1,490







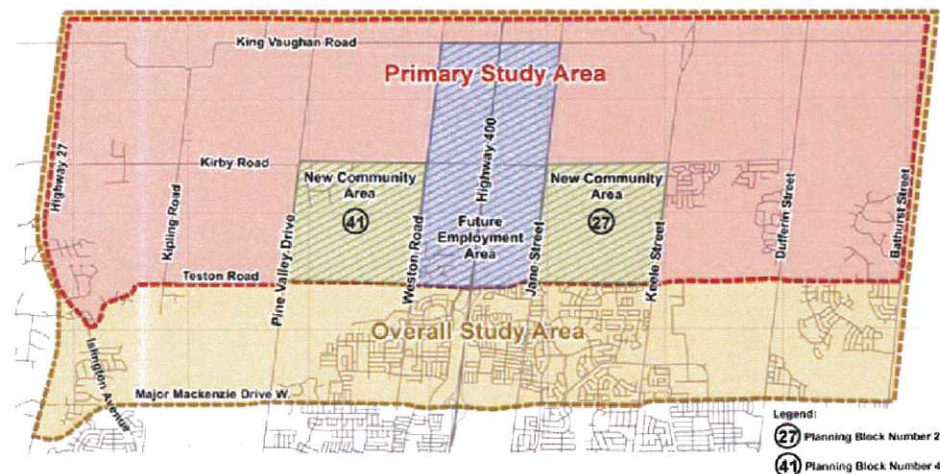




Related Study Status: North Vaughan & New Communities Transportation Master Plan

NVNCTMP study team is considering the integration of the Block's internal transportation network with the existing and planned networks in the greater north Vaughan area.

The Primary Study Area for the NVNCTMP is bound by Highway 27 to the west, the northern City of Vaughan limits to the north, Teston Road to the south, and Bathurst Street to east, encompassing the New Community Area of Block 27.



Study is being carried out in 2 phases:

- Phase 1 (Complete) will assess existing conditions, context and challenges
- Phase 2 (Underway) will develop network plans, identify triggers for infrastructure needs, phasing of projects and an action plan.

Related Study Status: North Vaughan & New Communities Transportation Master Plan

Communication and Consultation:

- Key component of the Study is communication with stakeholders including Landowners', ratepayers, First Nation and Métis communities, Vaughan Bicycle Users' group, regulatory agencies, and general public.
- Consultation occurs through Stakeholder Workshops, and Technical Advisory Committee meetings, Public Information Centre, Community Outreach events and Community Workshop.
 - Public Information Centre #1 Completed Oct 2015
 - Community Outreach Events Completed: Binder Twine Festival and Woodbridge Fair 2015
 - Upcoming Community Workshop in Winter 2015/2016 and PIC #2 in Spring 2016

NVNCTMP is ongoing and the expected completion date is Q4 of 2016. Conclusions and recommendations will be considered in determining appropriate development area for Block 27.

Related Study Status: Block 27 Sub-watershed Study

- Consultant: Cole Engineering
- Proponent: Landowners Group
- Peer Review: City's Consultant Team
- Status: Individual draft reports completed for:
 - Floodplain impacts
 - Downstream erosion protection
 - Hydrogeology
 - Water Balance
 - Natural Heritage Network
- City and TRCA staff have completed review
- Final SWS first quarter 2016

Related Study Status: Metrolinx New Station Analysis Review

- Stage 1 (Complete) – Identify initial list of 120 sites using key site/network considerations
- Stage 2 (Complete) – Scoped list to 50 sites
- Stage 3 (Fall/Winter 2015) – Stakeholder engagement
- Stage 4 (On-going)- Evaluation of 50 sites
- Stage 5 (Winter 2015/16) – Moving to Shortlist
- Stage 6(Winter 2015/16) – A business case analysis of shortlisted sites
- Recommendation on new stations-Spring 2016

Potential GO Station Mobility Hub

Sub-Study

- Complex issues have been identified respecting the proposed GO Station Mobility Hub area and may result in time delays
- Additional detailed work is required to address these issues and advance the planning for this area in particular:
 - Integration of a mix of land uses and required GO Station infrastructure in a relatively confined area
 - Accommodating Metrolinx Mobility Hub Guidelines
 - Requirements for internal road connectivity in the Hub and to the remainder of the Block
 - Consideration of the Natural Heritage Network-resolving issues with MNRF/TRCA

Potential GO Station Mobility Hub

Sub-Study

- Additional work also allows:
 - City's interests to be clearly identified so as to form part of the related Class Environmental Assessments (Kirby Rd., Go Transit) and other processes
 - consideration of the Region's Municipal Comprehensive Review
- Hub Study timeline can be generally aligned with the established Block 27 timeline for the Secondary Plan Study, with a projected delay of approximately 3-4 months
- It is noted that Landowners, City and Metrolinx are in agreement on a Memorandum of Cooperation (MOC) to advance the GO Station. The Region is currently reviewing the MOC

Block 27 Servicing

- Full build-out of the New Community Areas will be dependent upon construction of the York Region (YR) Northwest Vaughan water and waste water servicing solution.
- Phase 1 of the YR Environmental Assessment (EA) study is underway.
- Conclusions of the EA may require a large Regional Sanitary Trunk Sewer along Jane Street and water supply system improvements to service full build out of Block 27.
- YR current Capital Construction Program identifies the construction of this required infrastructure by 2028.
- YR advised that interim servicing capacity is available for approx. 3,000 units (Jane and Rutherford and Maple Sewersheds).
- Available residual capacity within the City's network maybe able to accommodate the initial phase(s) of development within Block 27 subject to further study.
- Residual local capacity will need to be confirmed in conjunction with the Block 27 Block Plan and MESP approval process.

Secondary Plan - Next Steps

The following timelines are proposed targets dependent on completion of the proposed Mobility Hub Sub-study:

- Subject to authorization, finalize work plan for Mobility Hub sub-study and initiate study (March 2016)
- Review and refine Emerging Land Use Concept based on public and agency input (January – March 2016)
- Prepare draft Secondary Plan – (March – July 2016)
- Review and refine Secondary Plan based on public and agency input (July 2016 – 1st Quarter of 2017)

Key Out Standing Issues

The following matters will need to be addressed and remain as project timing risks:

- Delineation of NHN – confirming significant wetlands, wildlife habitats with MNRF, TRCA, and stakeholders
- Confirming street network, rail crossings, utility requirements
- Integrating GO Station Mobility Hub Sub-study with Secondary Plan and NVNCTMP Studies
- Confirmation from School Boards, City Parks and Recreation Departments regarding Community Hub Site and other joint use sites

Secondary Plan – Next Steps

- Statutory Public Open House
Original Work Plan – June 2016
Integrating Mobility Hub Sub-study- October 2016
- Statutory Public Hearing
Original Work Plan – September 2016
Integrating Mobility Hub Sub-study - December 2016
- Presentation of final draft Secondary Plan to COW
Original Work Plan – November 2016
Integrating Mobility Hub Sub-study- 1st Quarter of 2017



QUESTIONS?

THANK YOU