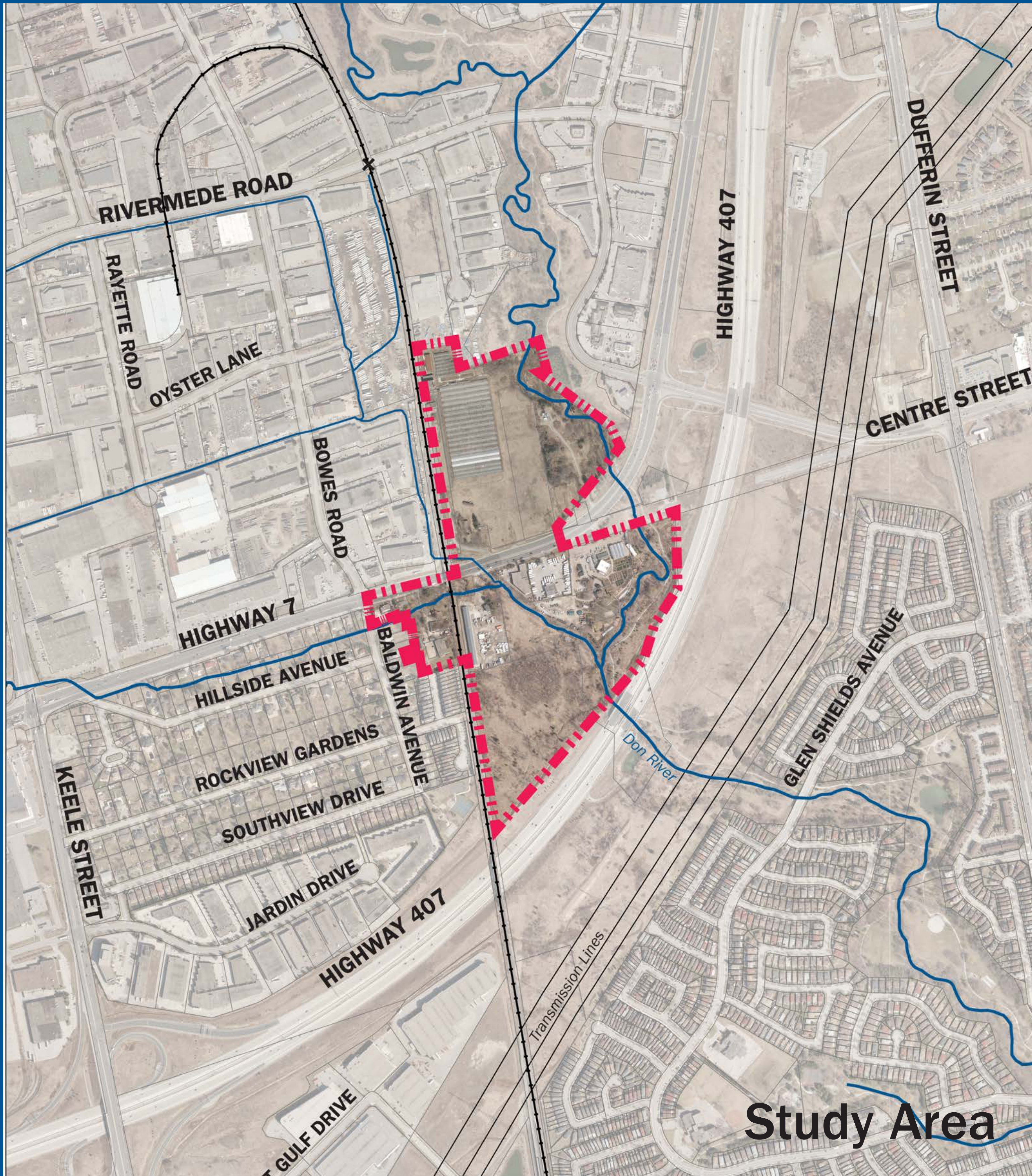


WELCOME

Vaughan Concord GO Centre Secondary Plan PUBLIC INFORMATION CENTRE #1 VISIONING WORKSHOP



Vaughan City Hall - Multi-Purpose Room
November 7, 2012
6:00pm - 9:00pm



STUDY OVERVIEW

The purpose of this study is to prepare a Secondary Plan and supporting Urban Design Guidelines for the Concord Go Centre Secondary Plan area for incorporation into the City’s Official Plan.

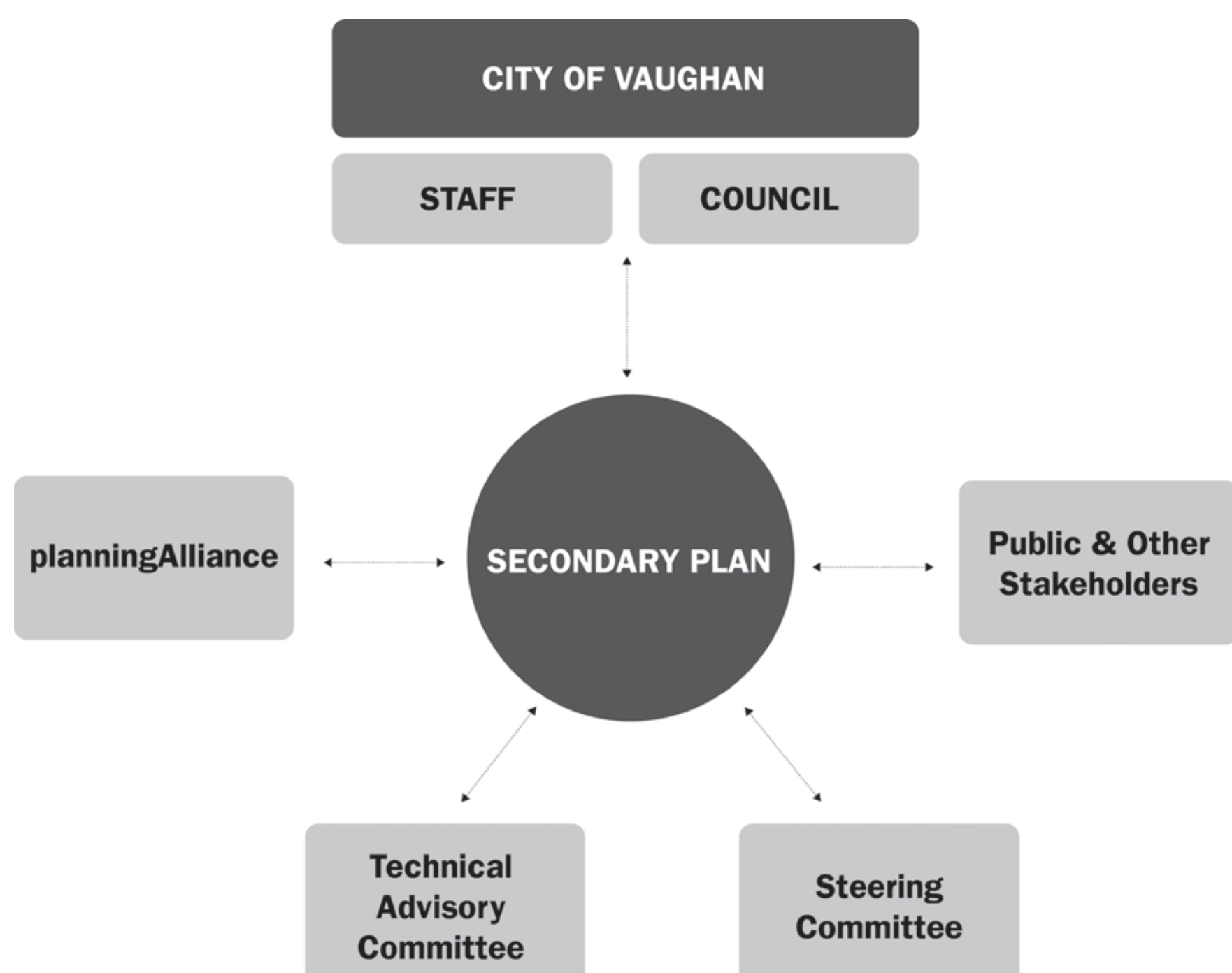
To complete the Secondary Plan, the City of Vaughan and its consultants will:

- Identify and address the opportunities and constraints imposed by current situation and emerging influences
- To evaluate the Study Area’s future potential to 2031 horizon
- Develop with community input, a long term vision for the Study Area as a basis for creating, testing, recommending, and implementing Secondary Plan policies and guidelines
- Prepare Secondary Plan policies, including transitional measures
- Identify infrastructure improvements
- Conduct a comprehensive public consultation process

Study Process



Key Consultation Participants



Study Timeline

Upcoming Dates

Winter 2013

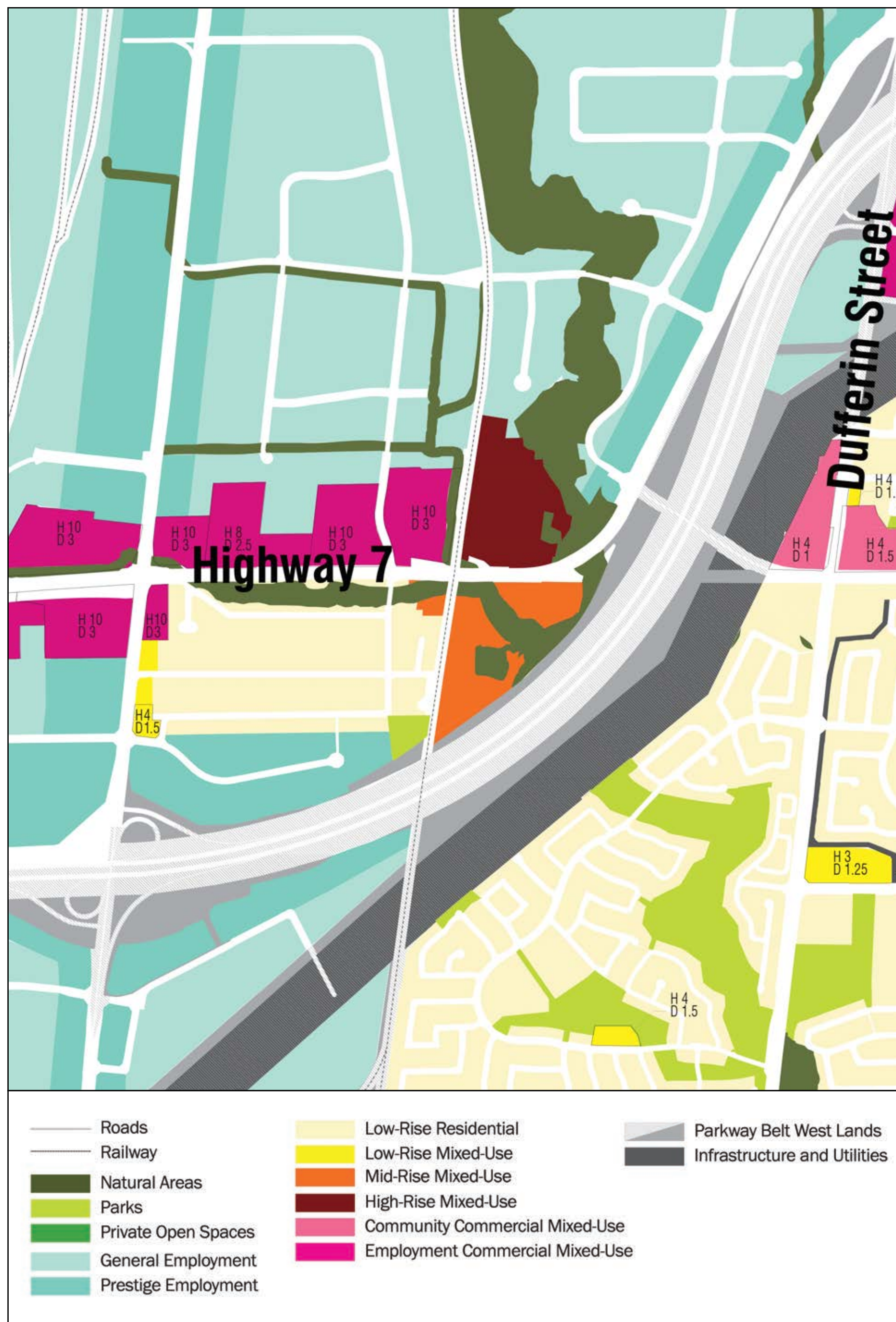
Development of Alternatives

- Technical Advisory Committee Meeting
- Steering Committee Meeting
- Public Meeting

Spring 2012

- Presentation of alternatives at the Committee of the Whole Meeting

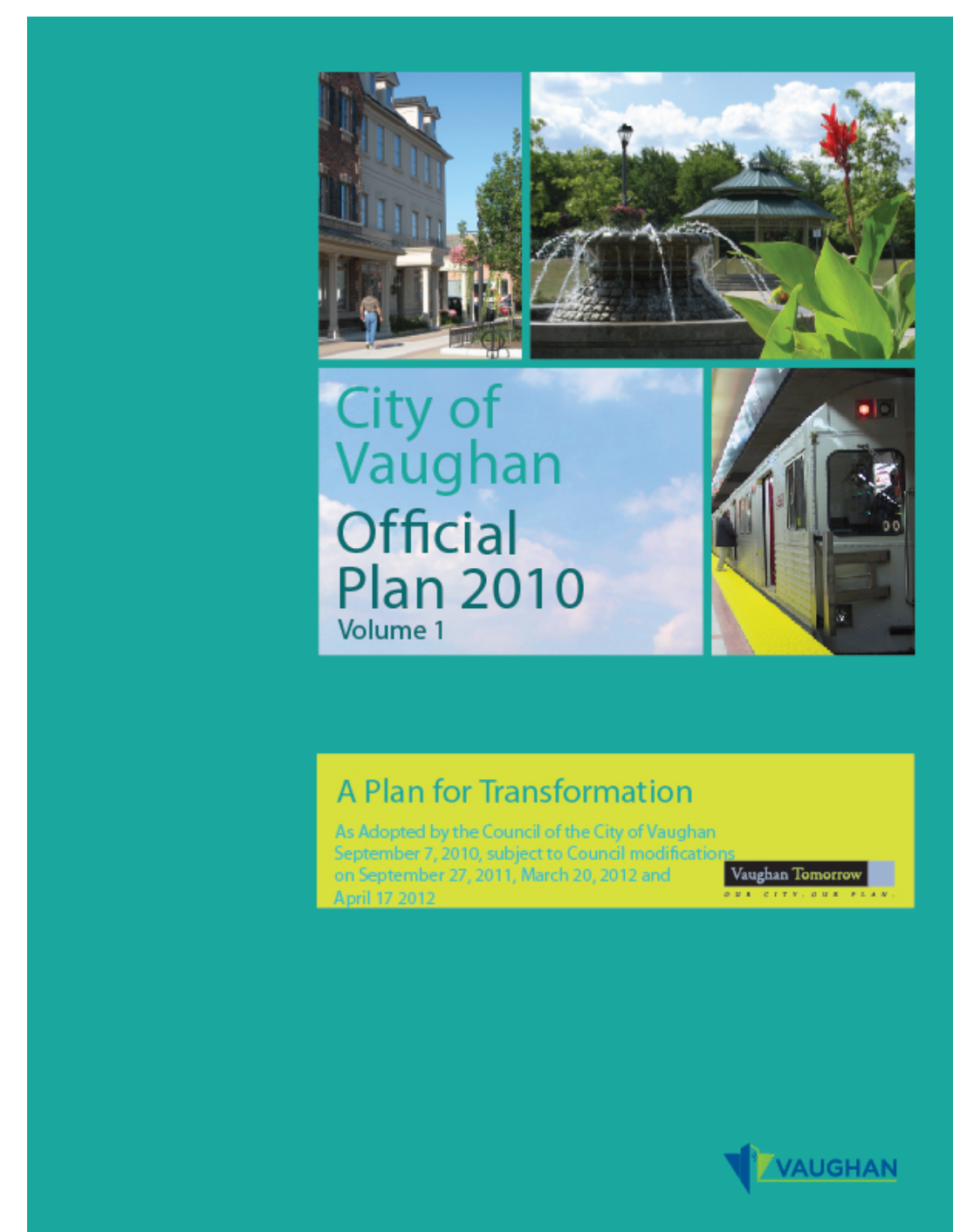
BACKGROUND REVIEW



City of Vaughan Official Plan (2010) Schedule 13 Land Use Designations

Land Use and Urban Design

- Identified as a Local Centre
- Mix of land uses in the Official Plan – including mid-rise mixed use, high-rise mixed use
- Height and density to be determined as part of Secondary Plan
- Includes the Don River valley and Bartley Smith Greenway



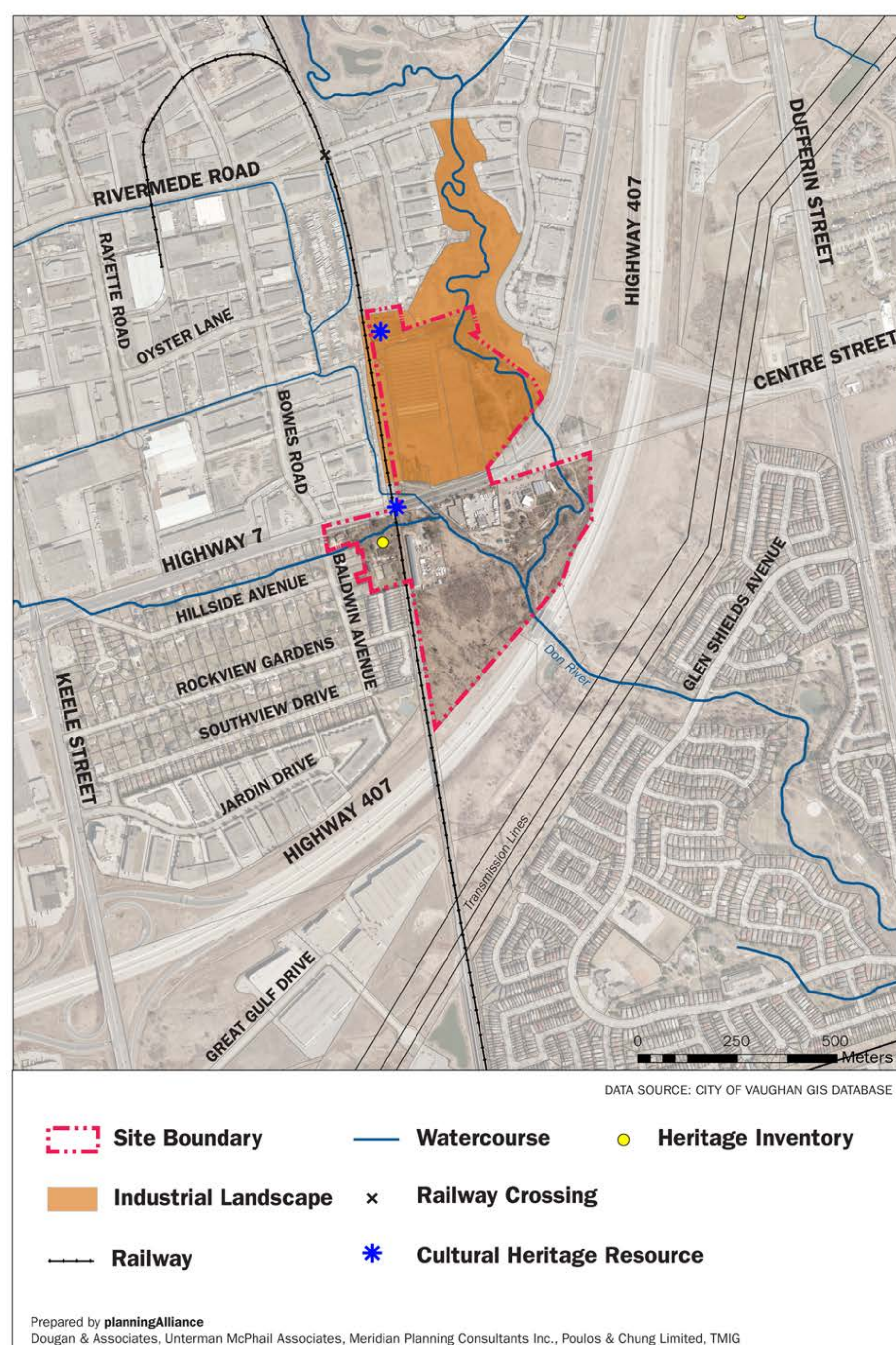
Cultural Heritage

Unterman McPhail Associates conducted background research and site visits, and identified the following:

- First settlers in the area mid 1800s
- Thornhill Train Station from late 1800s
- 1920s greenhouses built
- CN Rail line /GO Barrie Line crosses over Highway 7 on the 1963 rail bridge structure
- One listed heritage property and other built heritage resources / cultural heritage landscape features of interest within the study area

Listed Heritage Property

CN Rail Bridge



Prepared by planningAlliance
Dougan & Associates, Unterman McPhail Associates, Meridian Planning Consultants Inc., Poulos & Chung Limited, TMIG

BACKGROUND REVIEW

Natural Heritage

Policy Context

- York Region Official Plan: the riparian corridor is a part of Regional Greenlands System but not Greenlands System Vision
- The Vaughan Official Plan: designates the riparian corridor and a portion of the treed area in the south end as Core Features within the Natural Heritage System
- Portions of study area within TRCA Natural Heritage System (riparian corridor)
- Don River Watershed Plan ranks the ecological quality of the Watershed and Subwatershed as L4-Poor

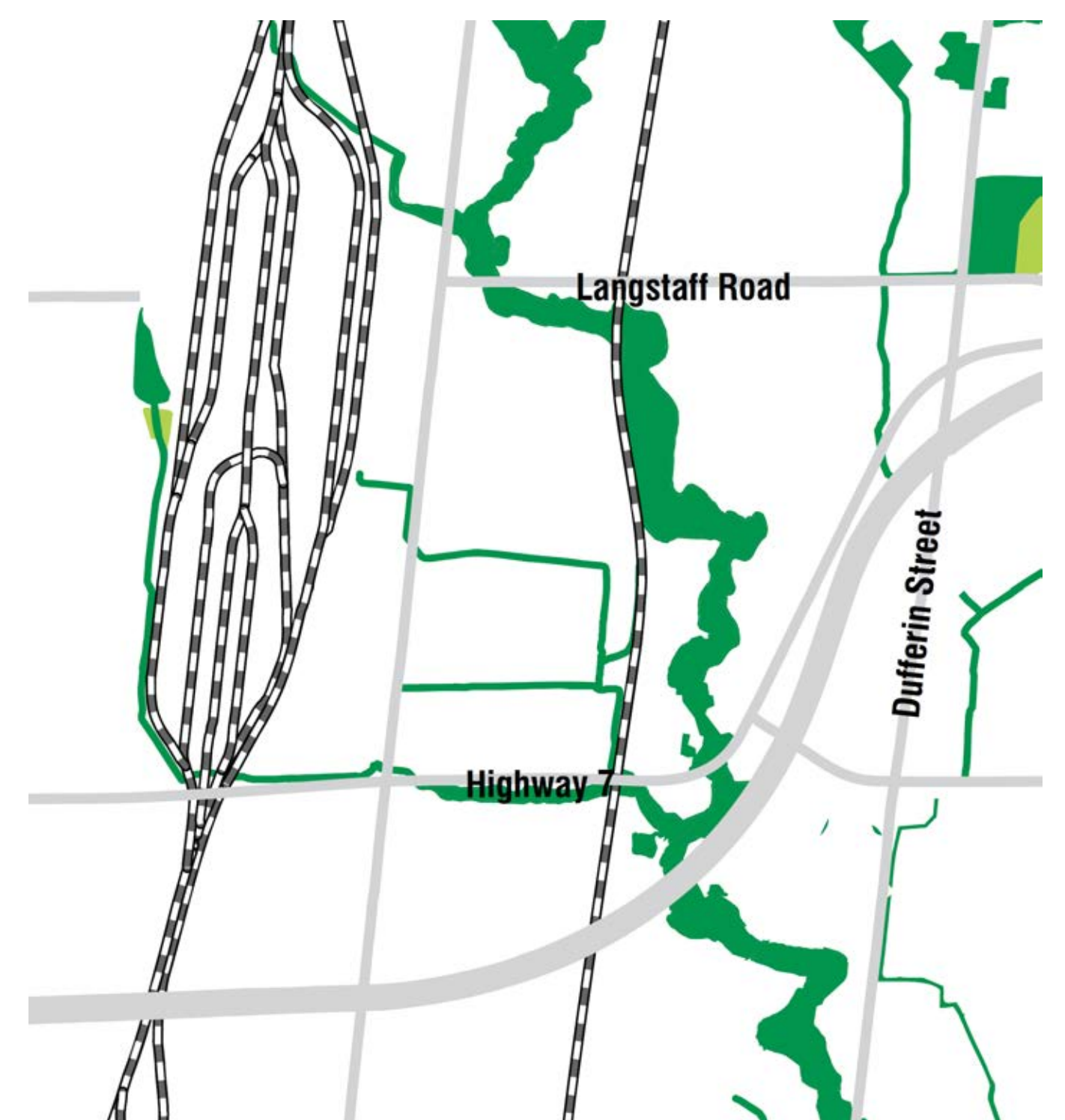
Preliminary Research Findings

Dougan & Associates completed a fall vegetation survey. Results are still being processed but preliminary findings include:

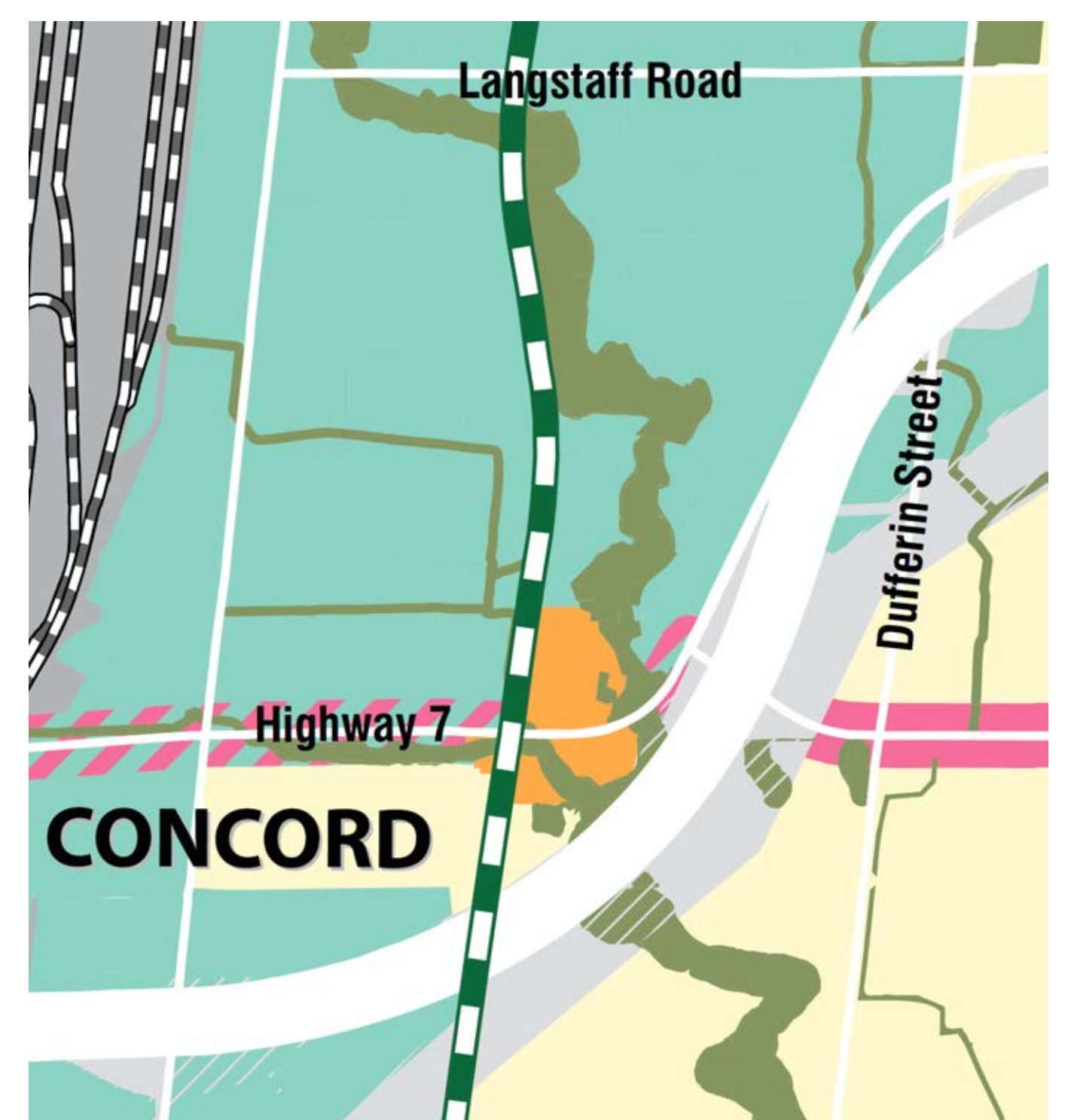
- Vegetation communities are all ‘cultural’ indicating young age and pervasive disturbance
- Species are dominated by invasive exotics
- Butternut discovered in the valleylands
- Most significant ecological feature and functions are associated with Don River corridor
- The corridor is disturbed but is the most intact remnant habitat
- The corridor functions as a migratory and landscape linkage
- The limits of the valley feature will be determined with the TRCA and City
- Restoration and enhancement of the valley would improve overall system and would diminish cultural community impacts
- Should the valleylands south of Highway 7 ever become public lands, restoration in this area could also occur

Habitat Suitability Analysis for Blanding’s Turtle completed by Dougan, preliminary results include:

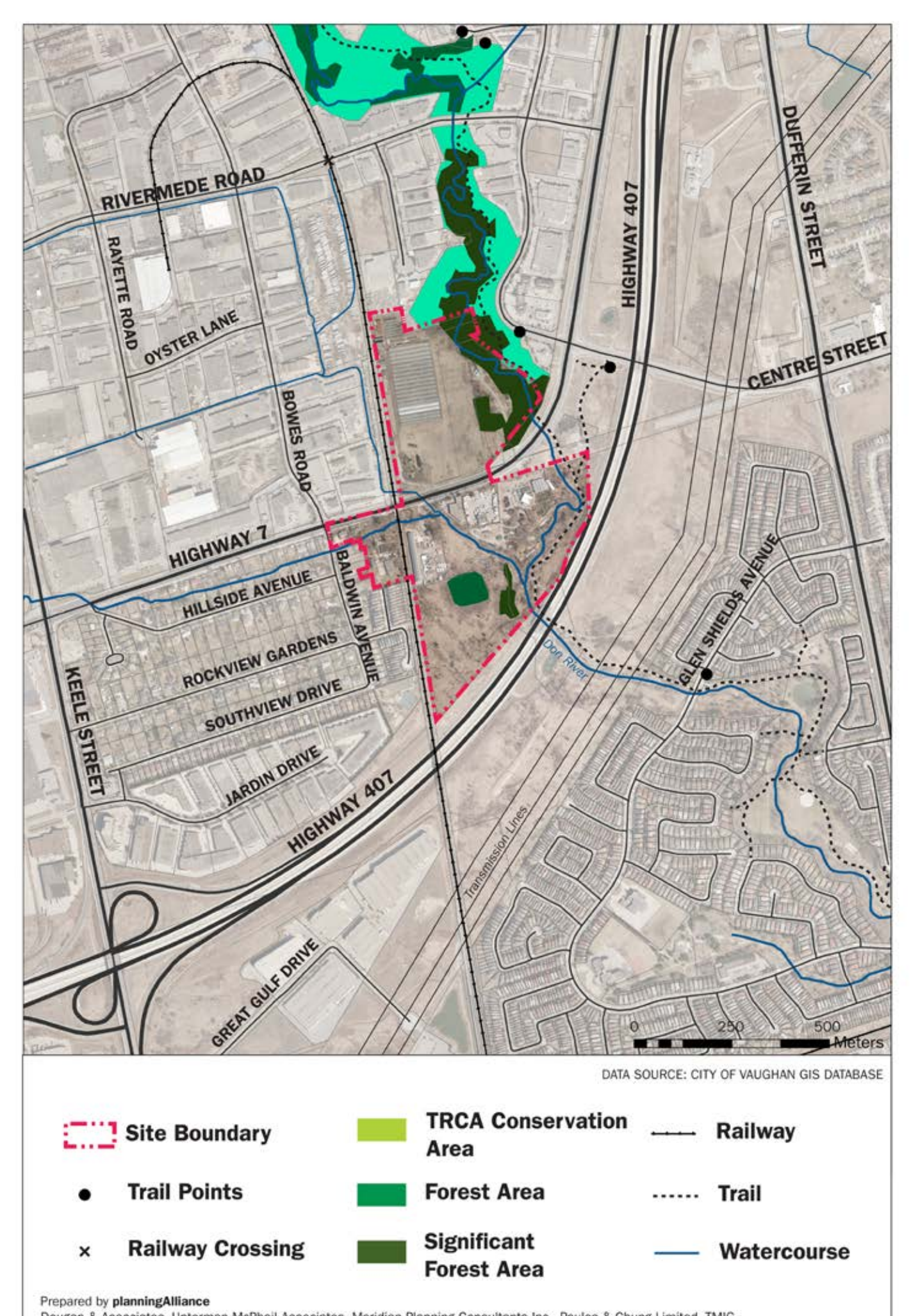
- There is no suitable overwintering habitat in the study area
- Most suitable nesting habitat seen in the area is associated with the rear yards of plant nursery and the rail embankments



City of Vaughan Official Plan (2010) Schedule 2



Schedule 13



BACKGROUND REVIEW

Transportation

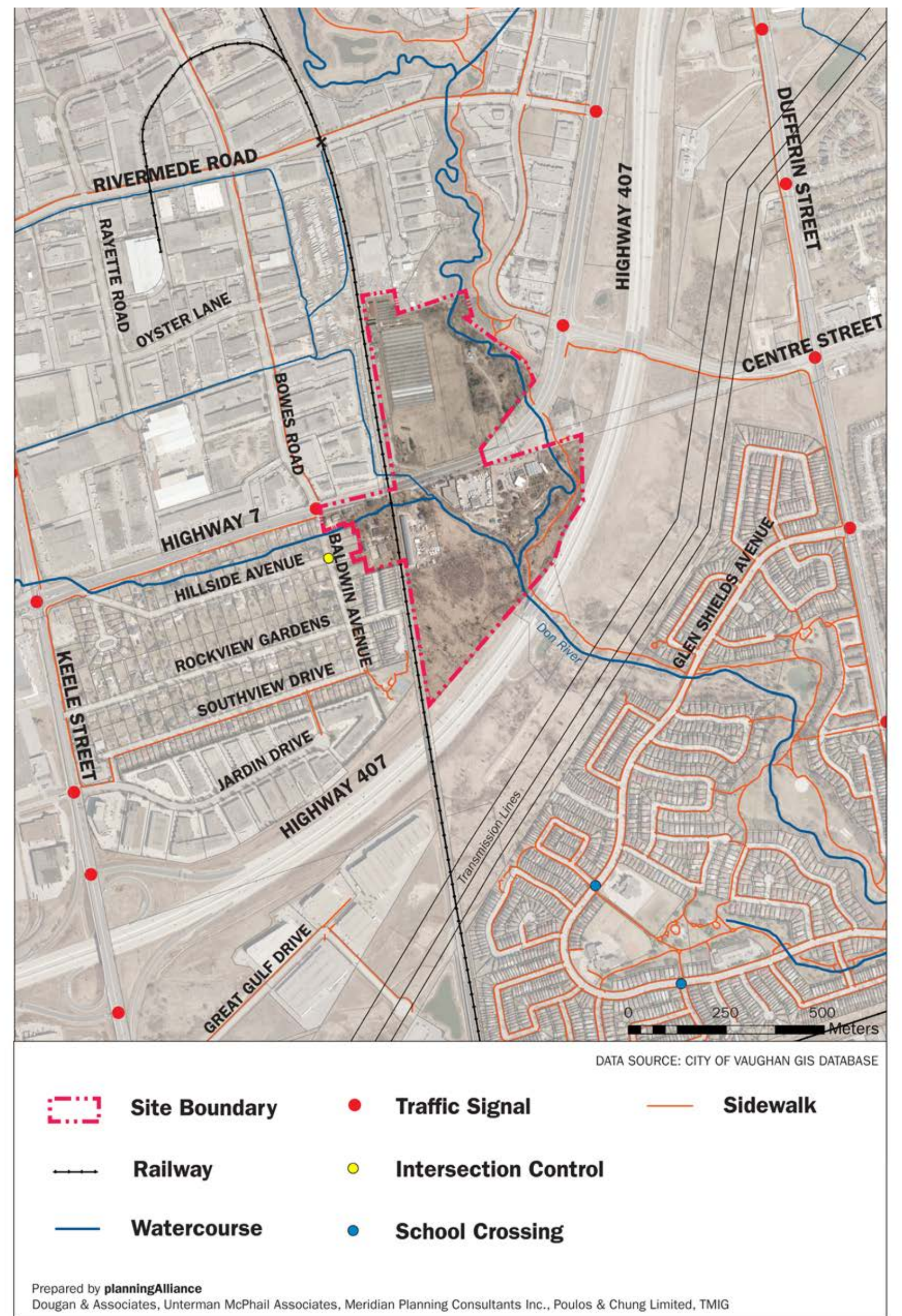
The transportation consultants from Poulos & Chung have started to review the transportation and transit related data, and the approved and proposed transit. When concepts are developed the analysis will include:

- Examine overall street and pedestrian network
- Assess traffic along Highway 7
- Review status and timing for transit infrastructure

Transit in the Study Area

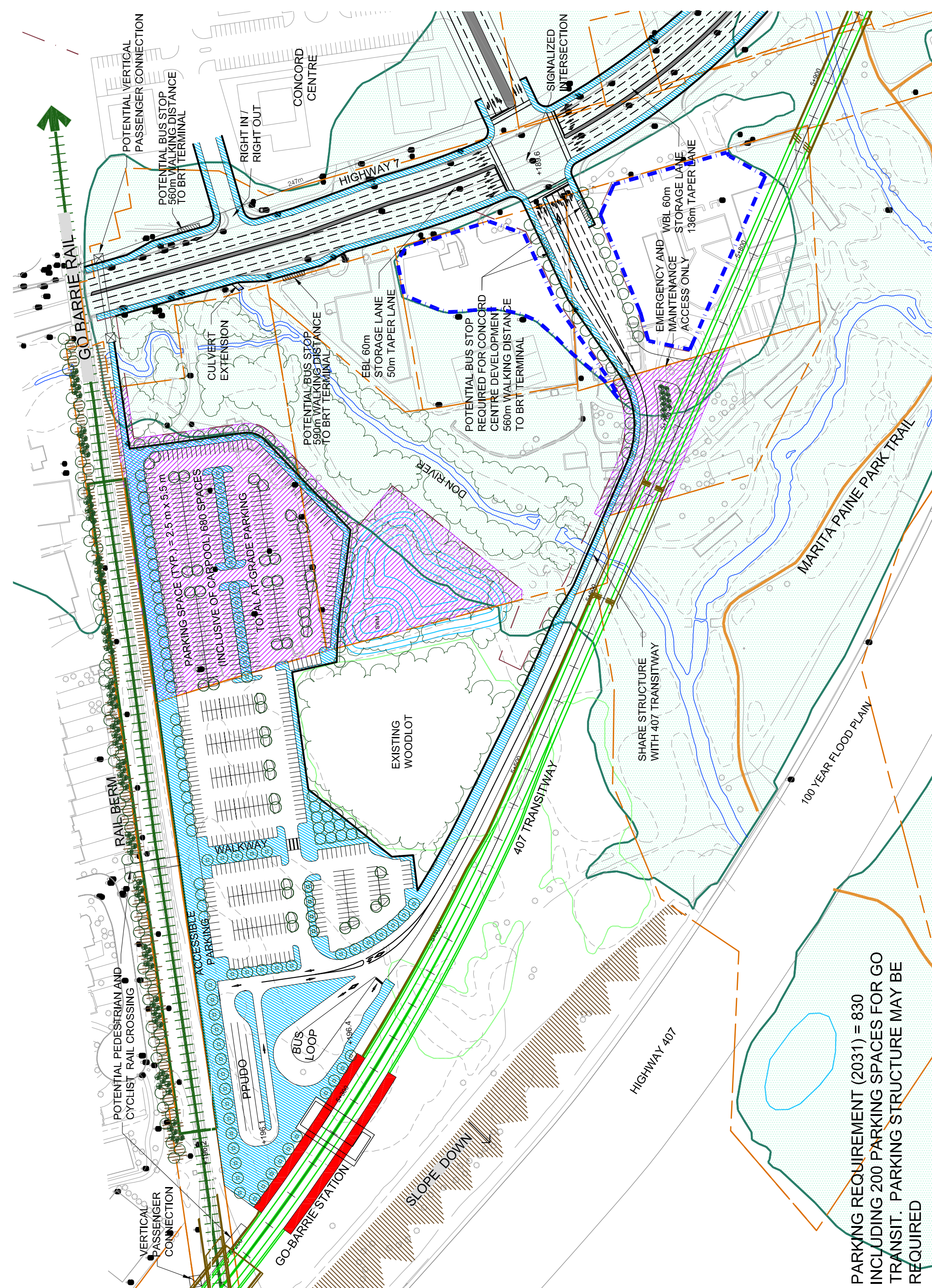
There are currently several transit proposals from multiple agencies that have been proposed to provide services to or near the study area, including:

- 407 Transitway (Ministry of Transportation)
- vivaNext Bus Rapid Transit (York Region Transit / Viva)
- GO Transit

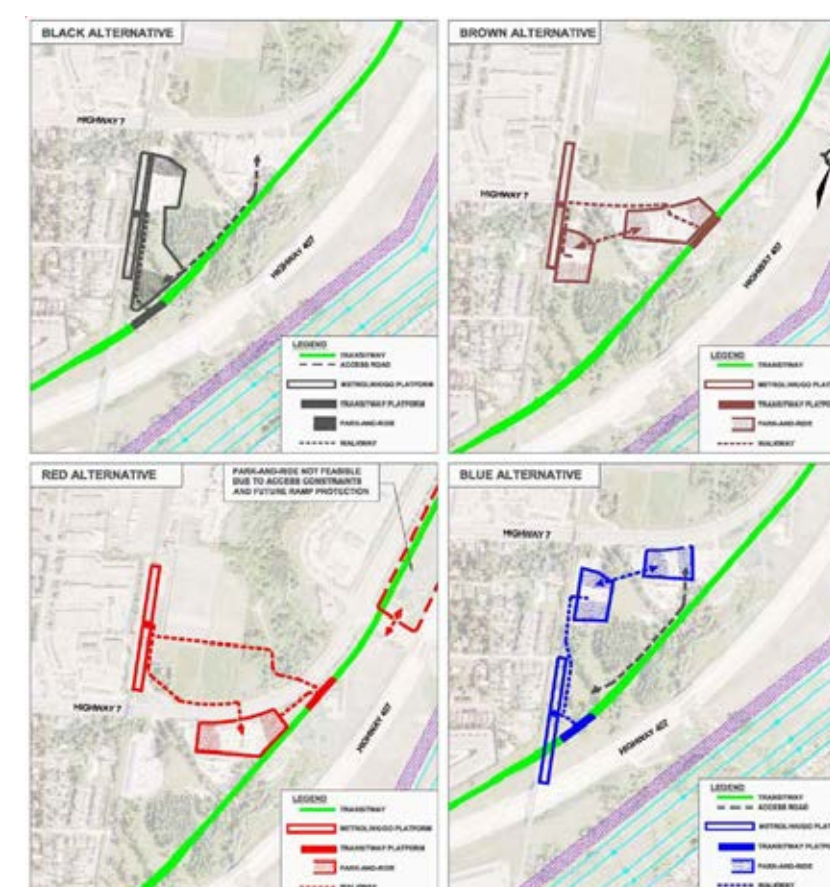


407 Transitway

Preferred Alternative



All Alternatives



Concord West Ratepayers Association Alternative

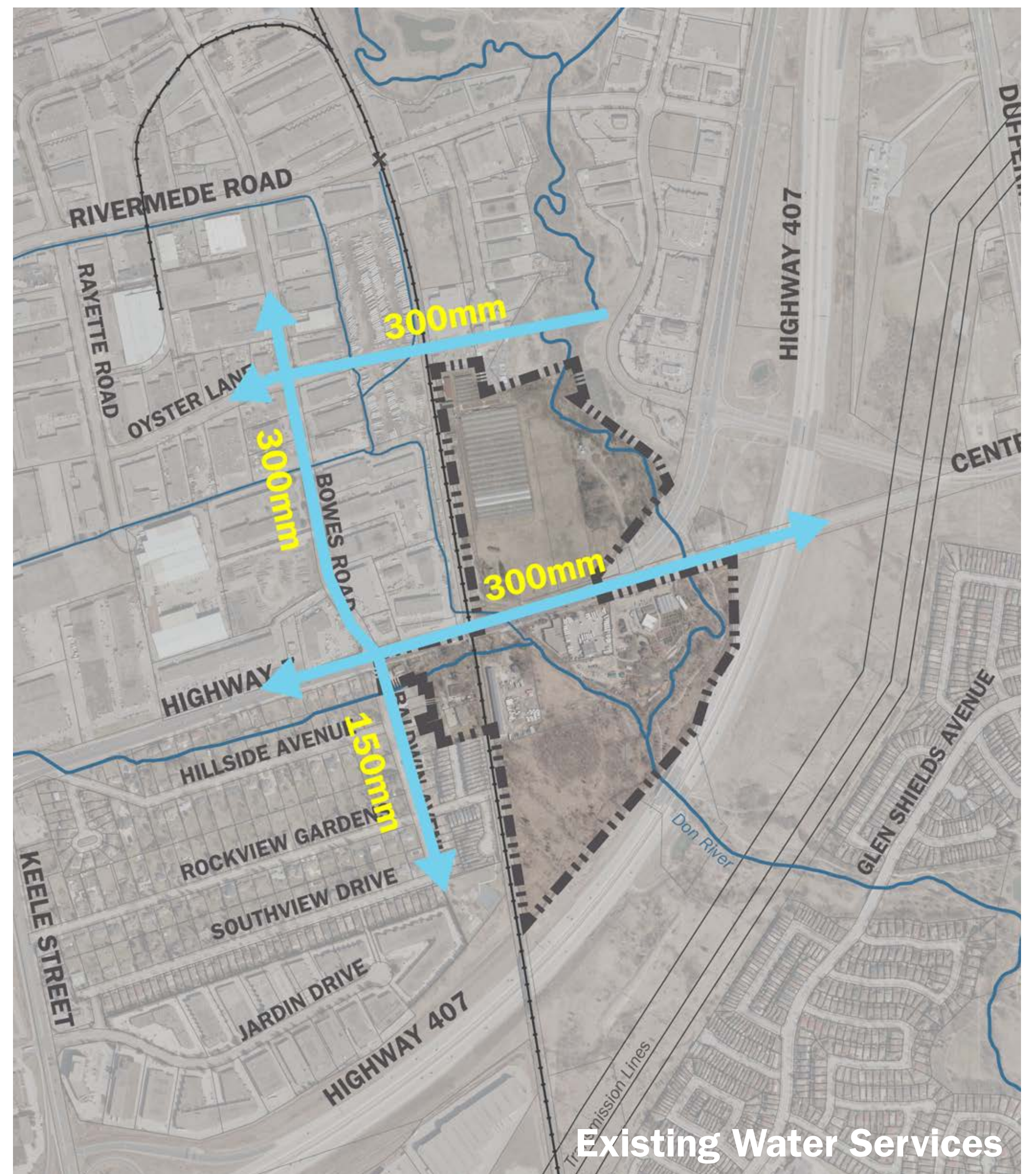
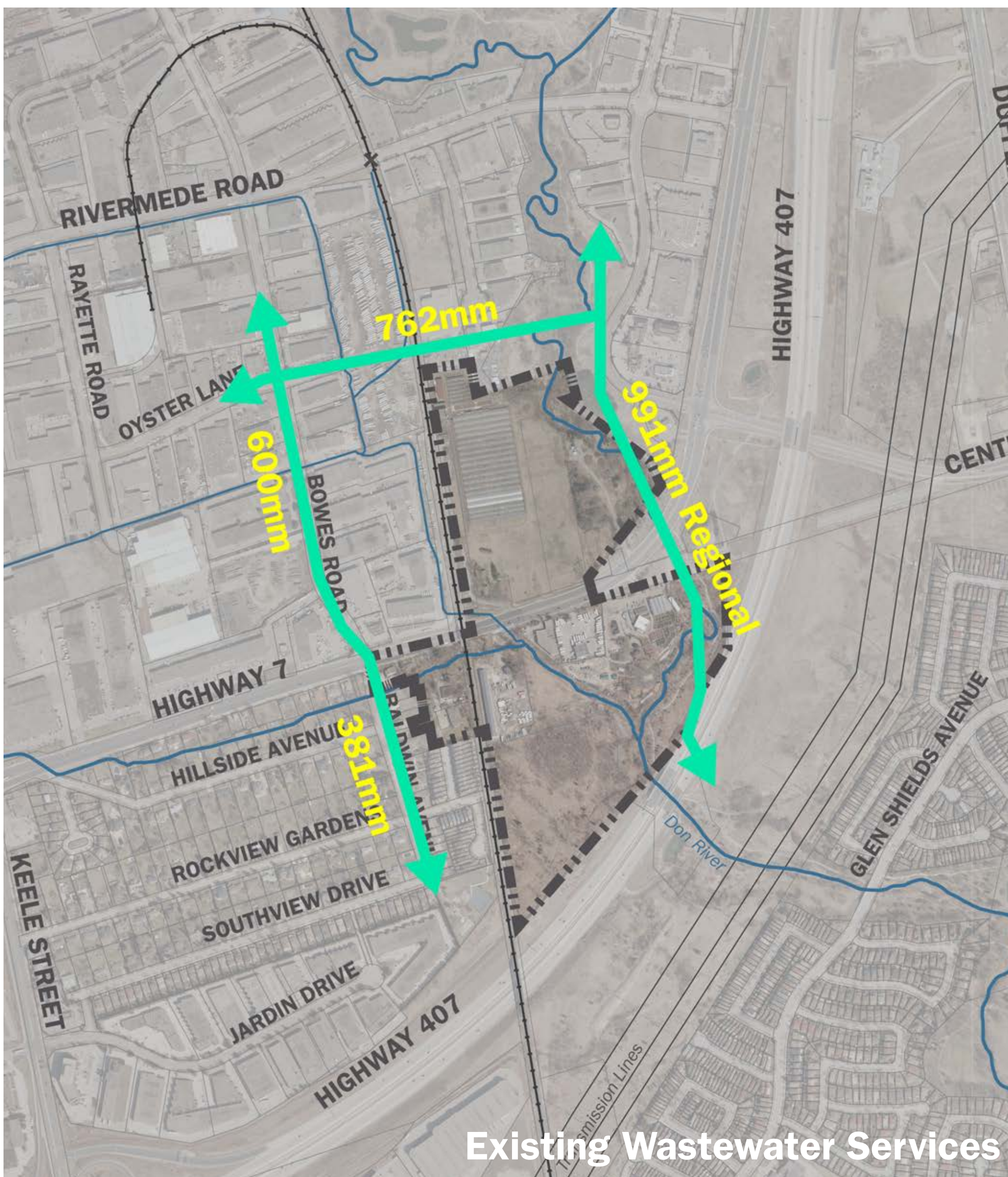


vivaNext Bus Rapid Transit



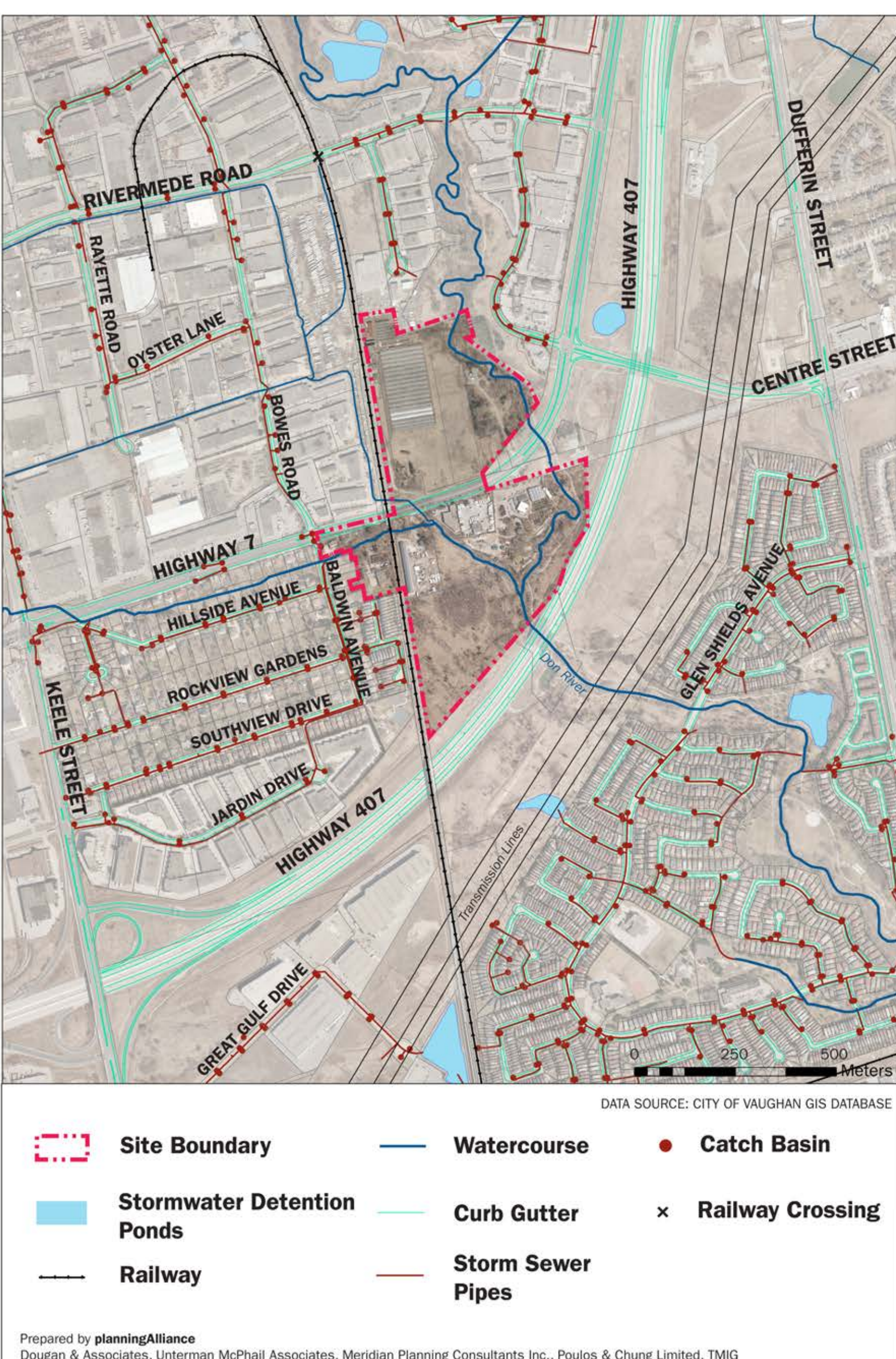
BACKGROUND REVIEW

Water and Wastewater Services



- Existing sanitary sewer trunks on Oster Lane, Baldwin Ave and to the east of the tributary
- Located within Pressure District 6 (PD6) with watermains along Oster Lane, Baldwin Ave and Highway 7 (including the old right-of-way)

Stormwater Management



Analysis conducted by The Municipal Infrastructure Group (TMIG) has identified:

- Development constraints associated with the tributaries, including the TRCA regulation limits
- The north parcel top of bank has been staked and resulted in a refinement of the floodlines
- Observations of flooding along Highway 7 towards the western limit of study area