



# Block 41 Secondary Plan / Visioning Summit

April 22, 2014



# WELCOME

41

## Visioning Summit Agenda

7:00 – 7:30 Presentation

7:30 – 8:00 Table Activity #1 Visioning

8:00 – 8:30 Table Activity #2 Principles



# WELCOME

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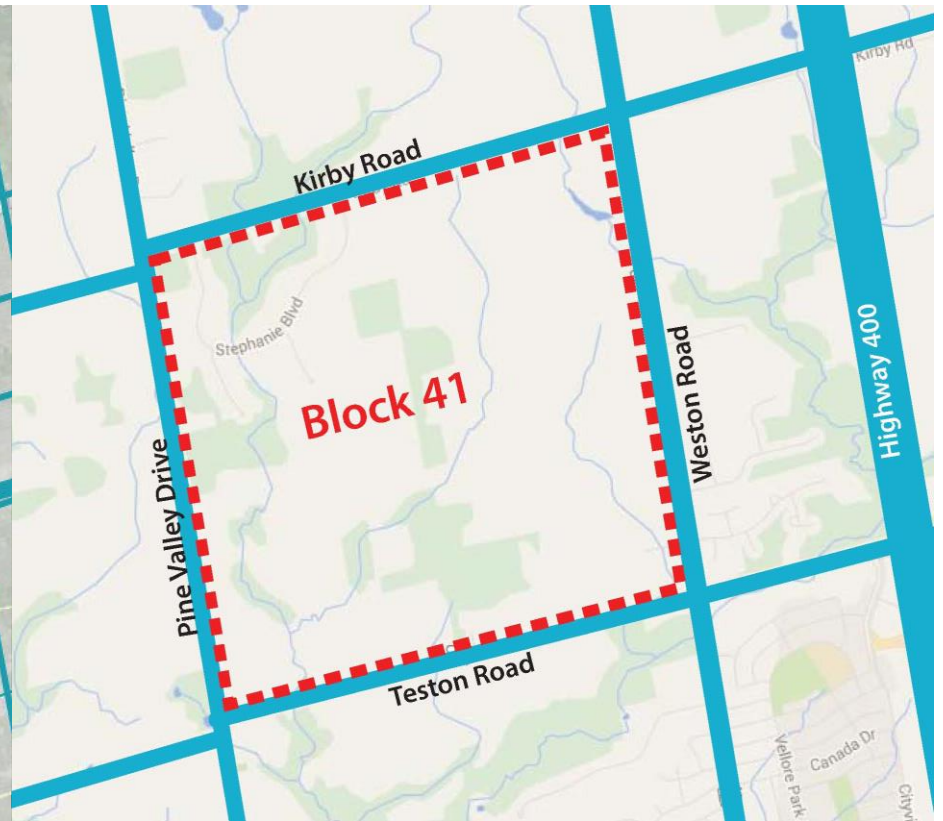
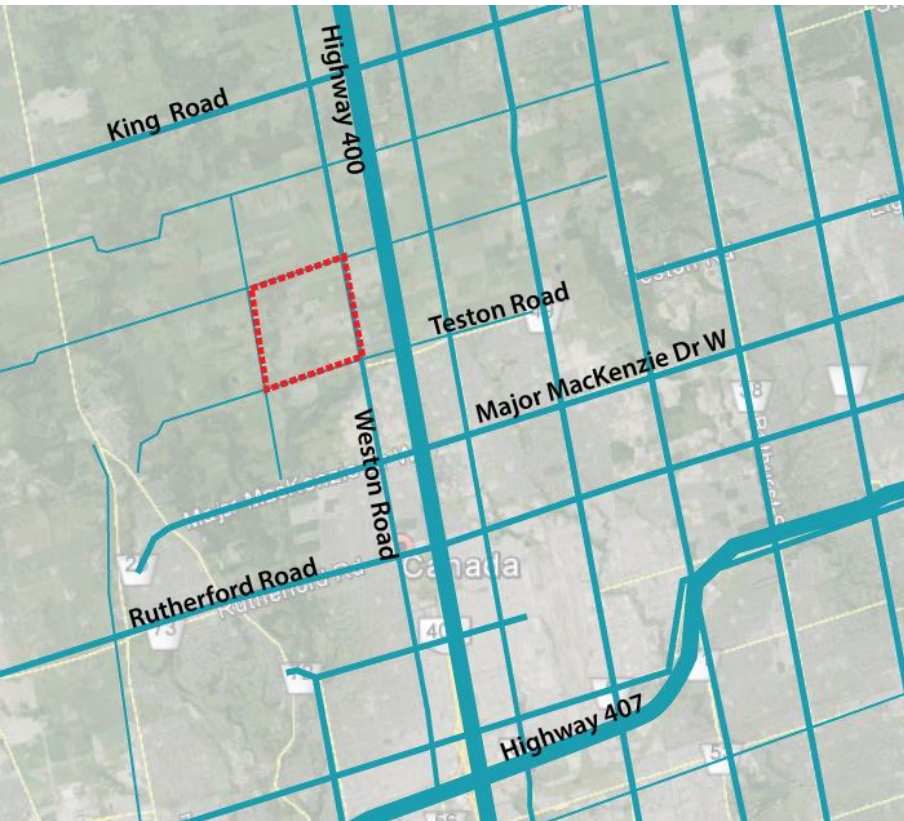
## Presentation Overview

1. Study Overview
2. Planning Policy Framework
3. Existing & Planned Conditions
4. Community Design
5. Principles
6. Next Steps
7. Stay Connected
8. Workshop Activities

# STUDY OVERVIEW

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## Location of Block 41





# STUDY OVERVIEW

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## Purpose

- The purpose of this study is to develop a Secondary Plan that will guide future development in Block 41 in accordance with Provincial, Regional and local requirements.
- Key considerations and components of the Secondary Plan will include:
  - housing, employment, and retail/service amenities;
  - built form and urban design;
  - community services and facilities, parks and open space;
  - transportation facilities and servicing;
  - the natural heritage framework; and,
  - community energy planning.
- When completed, the Secondary Plan for Block 41 will become part of the City of Vaughan's Official Plan.

# STUDY OVERVIEW

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## The Project Team

<p><b>The Planning Partnership</b> <i>Lead Consultant</i> Land Use Planning Urban Design Sustainable Development Consultation &amp; Communication</p>	
<p><b>PLAN B Natural Heritage</b> <i>Sub-consultant</i> Natural Heritage System Planning</p>	<p><b>Halsall Associates</b> <i>Sub-consultant</i> Community Energy Planning</p>
<p><b>Archaeological Services Inc.</b> <i>Sub-consultant</i> Archaeology &amp; Heritage Resource Planning</p>	<p><b>Tate Economic Research</b> <i>Sub-consultant</i> Commercial Needs Assessment &amp; Fiscal Impact Assessment</p>
<p><b>Dionne Bacchus &amp; Associates</b> <i>Sub-consultant</i> Civil Engineering &amp; Transportation</p>	<p><b>Jade Acoustics</b> <i>Sub-consultant</i> Acoustics Engineering</p>

# STUDY OVERVIEW

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## Study Process



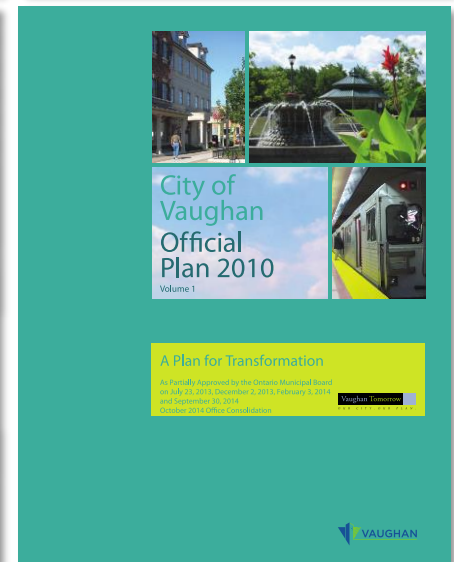
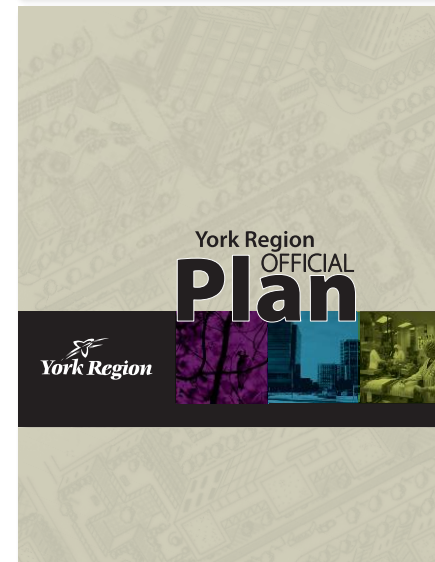
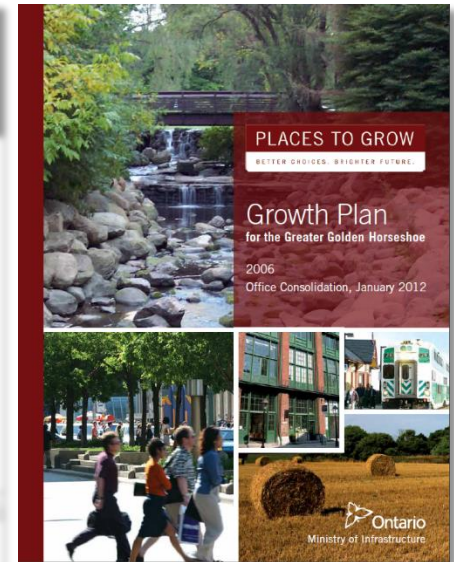
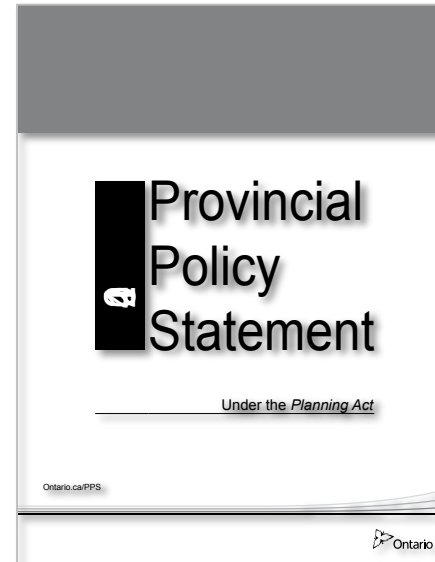
<b>PHASE 1</b>	<b>Project Initiation</b>	Jan - Feb 2015
<b>PHASE 2</b>	<b>Background Analysis and Visioning</b>	Jan - Jun 2015
<b>PHASE 3</b>	<b>Foundation Studies</b>	Apr - Sept 2015
<b>PHASE 4</b>	<b>Emerging Land Use Concept Report + Supporting Analysis</b>	July - Nov 2015
<b>PHASE 5</b>	<b>Draft Secondary Plan</b>	Dec 2015 - Nov 2016

# PLANNING POLICY FRAMEWORK

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## An Integrated Framework

- The Province, Region and City have adopted an integrated policy framework for managing growth and development.
- This policy framework requires responsible growth management, with a focus on creating complete communities that are socially, fiscally, economically and environmentally stable over the long-term.



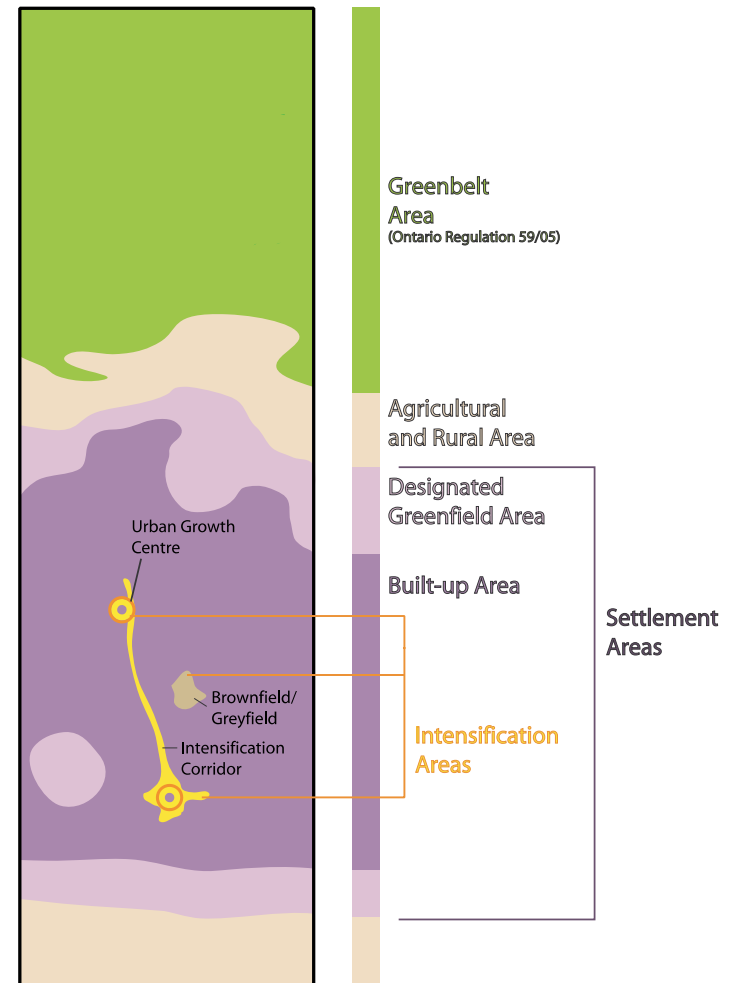


# PLANNING POLICY FRAMEWORK

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## Provincial Land Use Designations for Block 41

- Under Places to Grow (P2G), Block 41 is a **Designated Greenfield Area**, meaning it is primarily undeveloped land *within* the settlement boundary, where future growth is planned.
- Block 41 also includes lands within the **Greenbelt Area** where most types of development are prohibited.
- These designations are recognized in the York Region Official Plan (YROP) and the Vaughan Official Plan (VOP).



Places to Grow, Appendix 2: Illustration  
Diagram: Growth Plan Land-Use Terminology

# PLANNING POLICY FRAMEWORK

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## Minimum Density Requirements

- To promote efficient development patterns, P2G requires new development in Designated Greenfield Areas to achieve a **minimum density** of 50 residents and jobs combined per hectare.
- The YROP establishes a higher minimum density for Greenfields than P2G.
- Under the YROP, Block 41 is required to achieve a minimum density of **70 residents and jobs per hectare**.



Hypothetical Streetscape Depicting P2G's Density Targets for Designated Greenfield Areas

# EXISTING + PLANNED CONDITIONS

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## Land Use - Existing

- Block 41 currently includes agricultural land, estate residential development, remnant natural areas and core natural areas.
- The existing rural residential estates are concentrated in the northwest quadrant, at the intersection of Kirby Road and Pine Valley Drive.
- The Block also includes a restricted industrial area internal to the northeast quadrant where a compressor station for the TransCanada Canadian mainline is located.



Existing agricultural lands

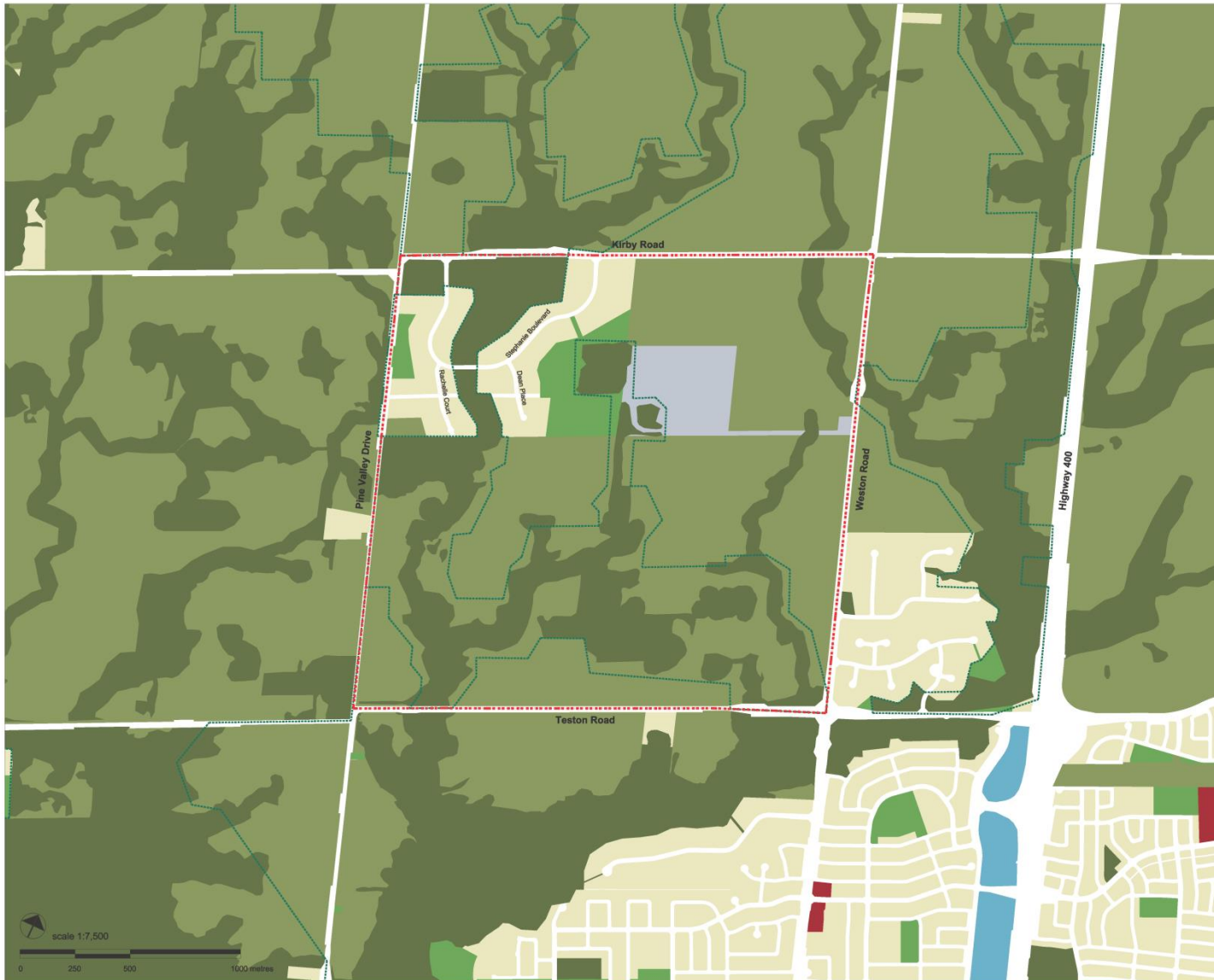


Existing estate residential neighbourhood

# EXISTING + PLANNED CONDITIONS

41

## Land Use - Existing

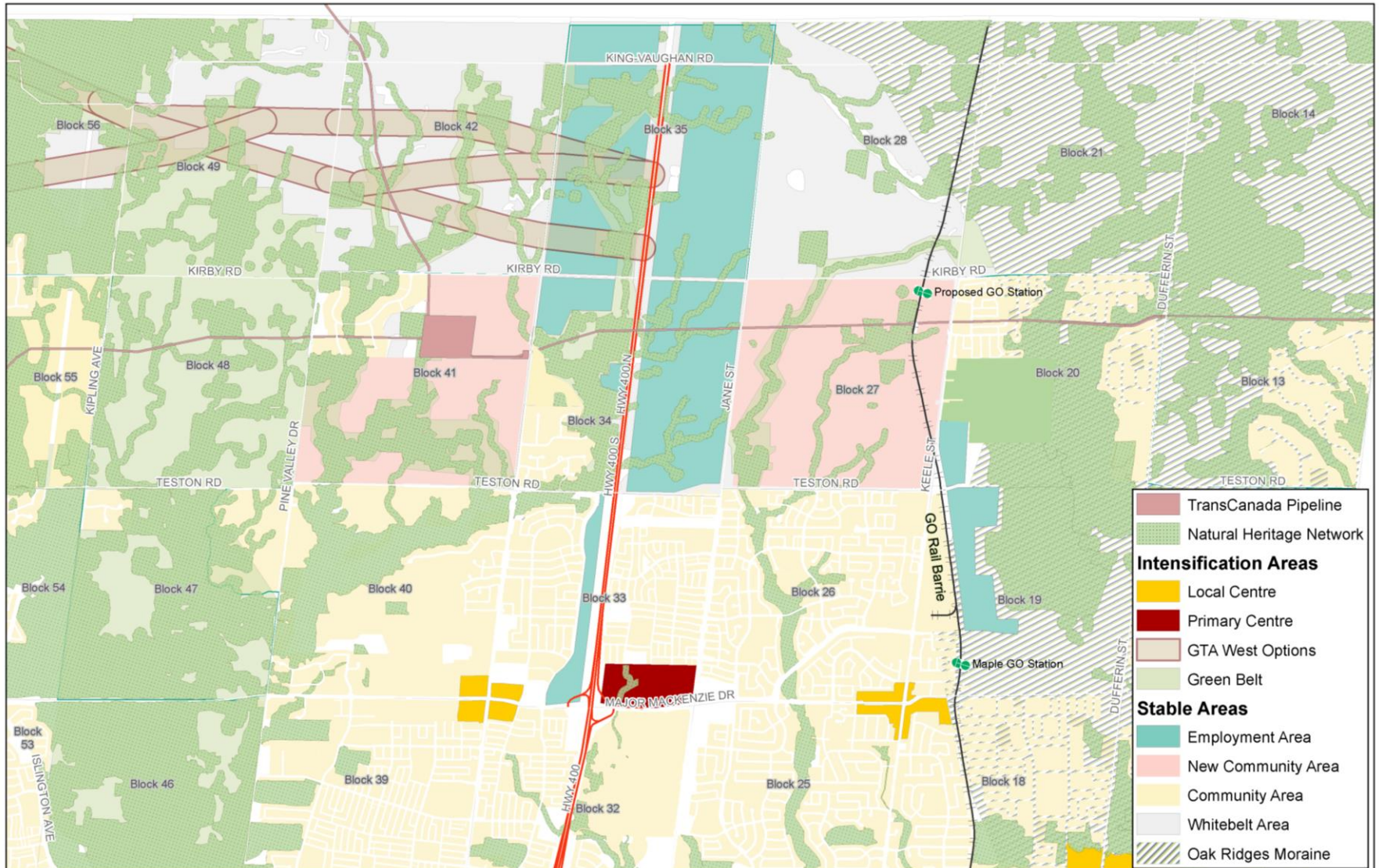


- Greenbelt Boundary
- Natural Areas
- Parks & Open Space
- Agricultural
- Residential
- Commercial
- Employment
- Restricted Industrial
- Study Area

# EXISTING + PLANNED CONDITIONS

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## Broader Land Use Context



Source: Planning Department Copier, Schedule 1

# EXISTING + PLANNED CONDITIONS

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## Land Use - Planned

- The existing urban structure and land use designations under the Vaughan Official Plan (VOP) will be amended through the Secondary Plan process.

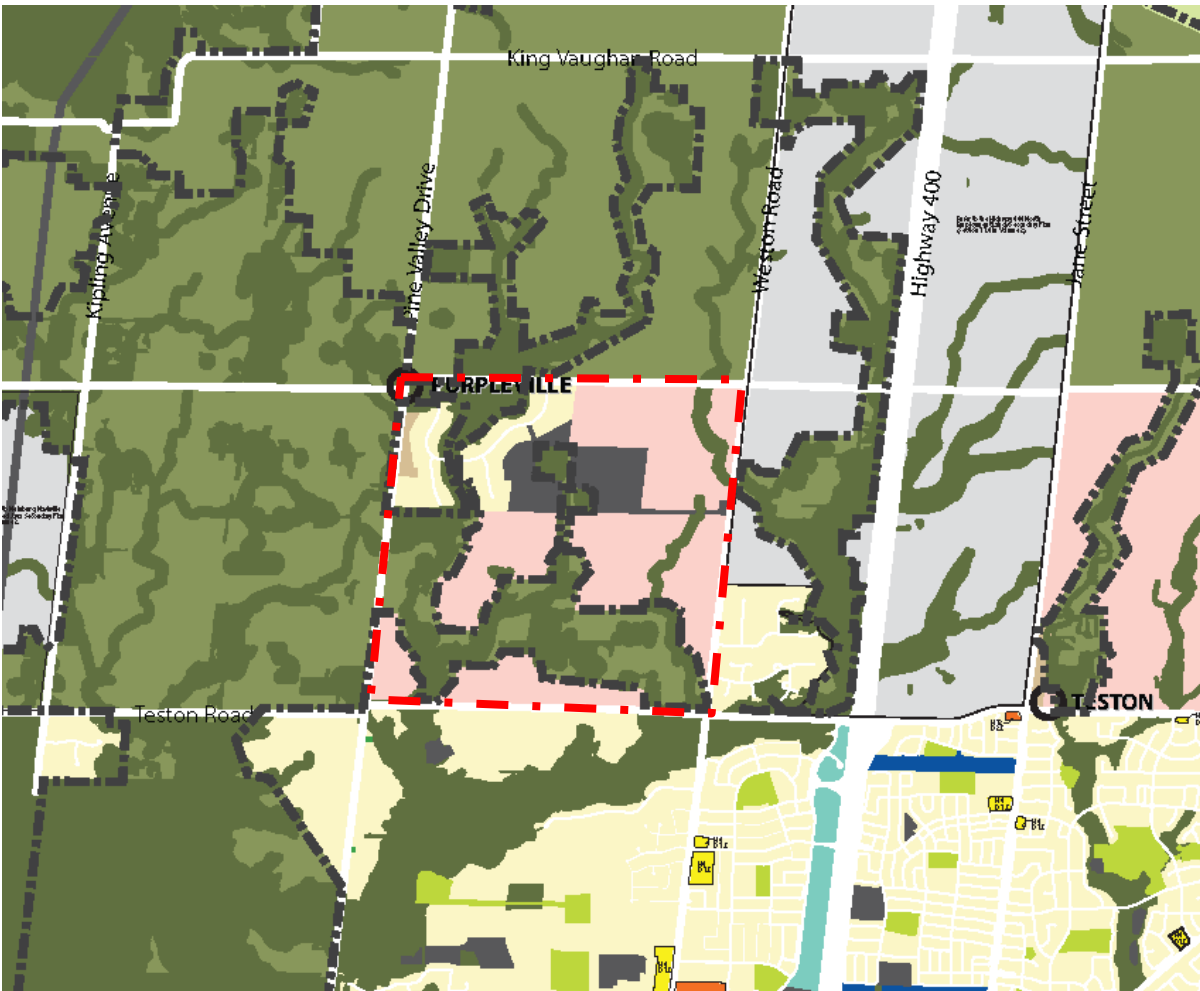
**Table 1. Existing Designations for Block 41 under the Vaughan Official Plan**

URBAN STRUCTURE	LAND USE	APPLIES TO:
<b>Community Area</b>	<b>Low-rise residential</b>	Existing estate residential
	<b>Infrastructure and Utilities</b>	Existing TransCanada compressor station
<b>Natural Areas + Countryside</b>	<b>Natural Areas</b>	Remnant and core natural areas, including coldwater stream
	<b>Agricultural</b>	
<b>New Community Areas</b>	<b>New Community Areas</b> (land use designations to be determined through the Secondary Plan study)	Primarily existing agricultural lands

# EXISTING + PLANNED CONDITIONS

41

## Land Use - Planned



- Natural Areas
- Parks
- Private Open Spaces
  
- Agricultural
- Rural
  
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
  
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 14A)
  
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
  
- Hamlet
- Minister's Decision on ORMCP Designation Deferred
- Municipal Boundary

Source: Vaughan Official Plan, Schedule 13



# EXISTING + PLANNED CONDITIONS

41

## Land Use - Planned

- As part of the Secondary Plan study, the new designations and supporting policy framework will be developed in accordance with Policy 9.2.2.14 of the VOP for New Community Areas.
- This policy reflects local, regional and provincial directives for ensuring new communities are:
  - Complete
  - Compact
  - Cost effective
  - Sustainable



# EXISTING + PLANNED CONDITIONS

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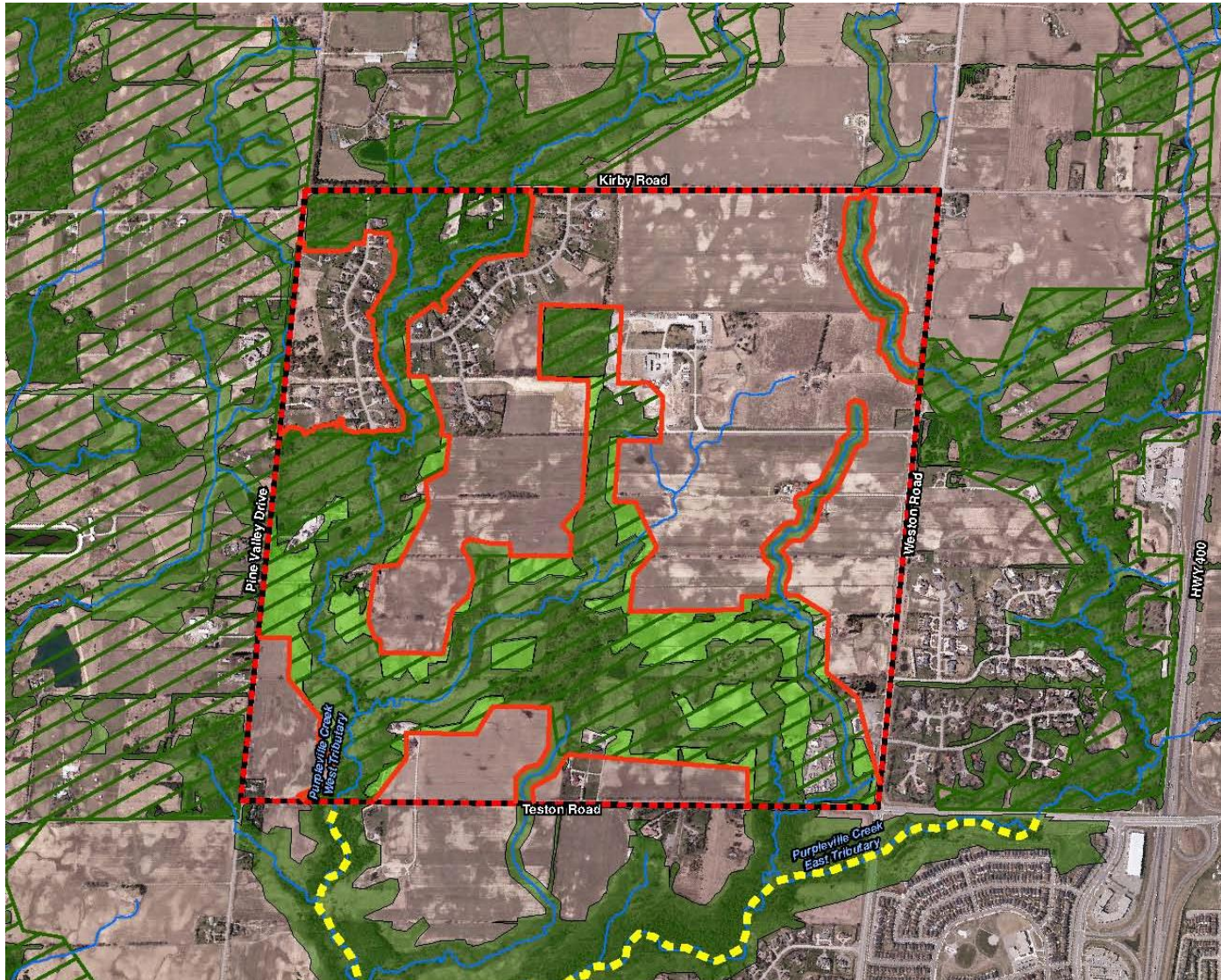
## Natural Heritage

- The natural heritage system for Block 41 is comprised of key natural heritage and key hydrologic features, including:
  - Significant woodlands;
  - Significant wetlands;
  - Significant wildlife habitat;
  - Fish habitat;
  - Purpleville Creek system; and,
  - Habitat of endangered and threatened species.
- The natural heritage system also includes unevaluated wetlands, disturbed/degraded woodlands, and ephemeral watercourses that would benefit from restoration and enhancement.
- The Greenbelt Plan policies require a minimum 30 m buffer within the Greenbelt boundaries, or the appropriate buffer as determined through a Subwatershed Study based on the actual character and function of the natural heritage features.

# EXISTING + PLANNED CONDITIONS

41

## Natural Heritage



### Legend

- Block 41
- Watercourse (CA)
- Greenbelt Plan River Valley Connections (2010)
- Natural Heritage System
- Greenbelt Plan NHS (City)
- Core Environmental Feature (City of Vaughan 2010, 2014)
- Enhancements to Core Environmental Feature and Corridors

# EXISTING + PLANNED CONDITIONS

41

## Natural Heritage

- More fieldwork will be undertaken this spring and summer to refine the natural heritage system boundary, particularly for unevaluated wetlands and headwater drainage features.
- The natural heritage system will provide a framework for the Block 41 Secondary Plan which will integrate the natural and open space systems with the other elements of the plan.
- The natural heritage system boundary and buffers may be further refined during subsequent phases in the planning process when more detailed information becomes available.

# EXISTING + PLANNED CONDITIONS

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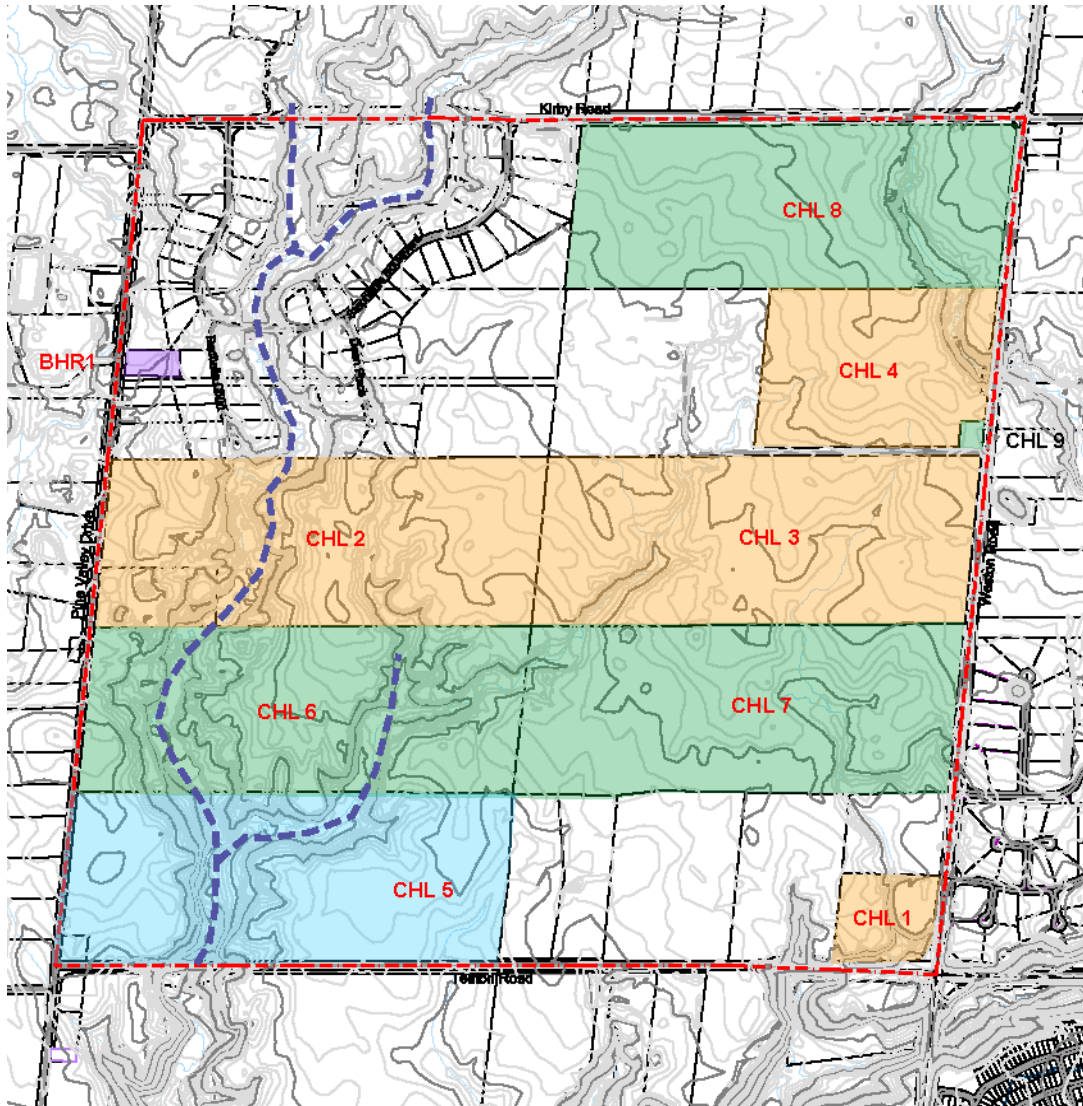
## Cultural Heritage + Archaeological Resources

- Based on a literature review and preliminary field review, 11 cultural heritage resources have been identified within Block 41, including:
  - one built heritage resource (BHR); and,
  - ten cultural heritage landscapes (CHL).
- All ten cultural heritage landscapes require further research
  - potential evaluation following Regulation 9/06 of the Ontario Heritage Act and/or
  - the development of appropriate mitigation measures and recommendations.
- Further work will be undertaken to identify archaeological resources within the study area this spring.

# EXISTING + PLANNED CONDITIONS

41

## Cultural Heritage



### Legend

- Identified: CHL Study
- Identified: Field Review
- Inventory: of Interest
- Register
- Identified: CHRS (approx. location)
- Study Area

# EXISTING + PLANNED CONDITIONS

41

## Transportation – Streets + Transit

- Block 41 is currently bordered and served by a network of arterial roads.
- A number of street network improvements are planned in and around Block 41 (all are subject to Environmental Assessments):
  1. Elimination of ‘jogged’ intersections of Pine Valley Drive at Kirby Road and at Teston Road
  2. Widening Teston Road from 2 to 4 lanes (Pine Valley Drive to Weston)
  3. GTA West Corridor to the north of Block 41
  4. Construction of ‘missing link’ on Teston between Keele and Dufferin
- No major transit services are planned within Block 41.



Arterial road (Kirby Road east of Pine Valley Drive)

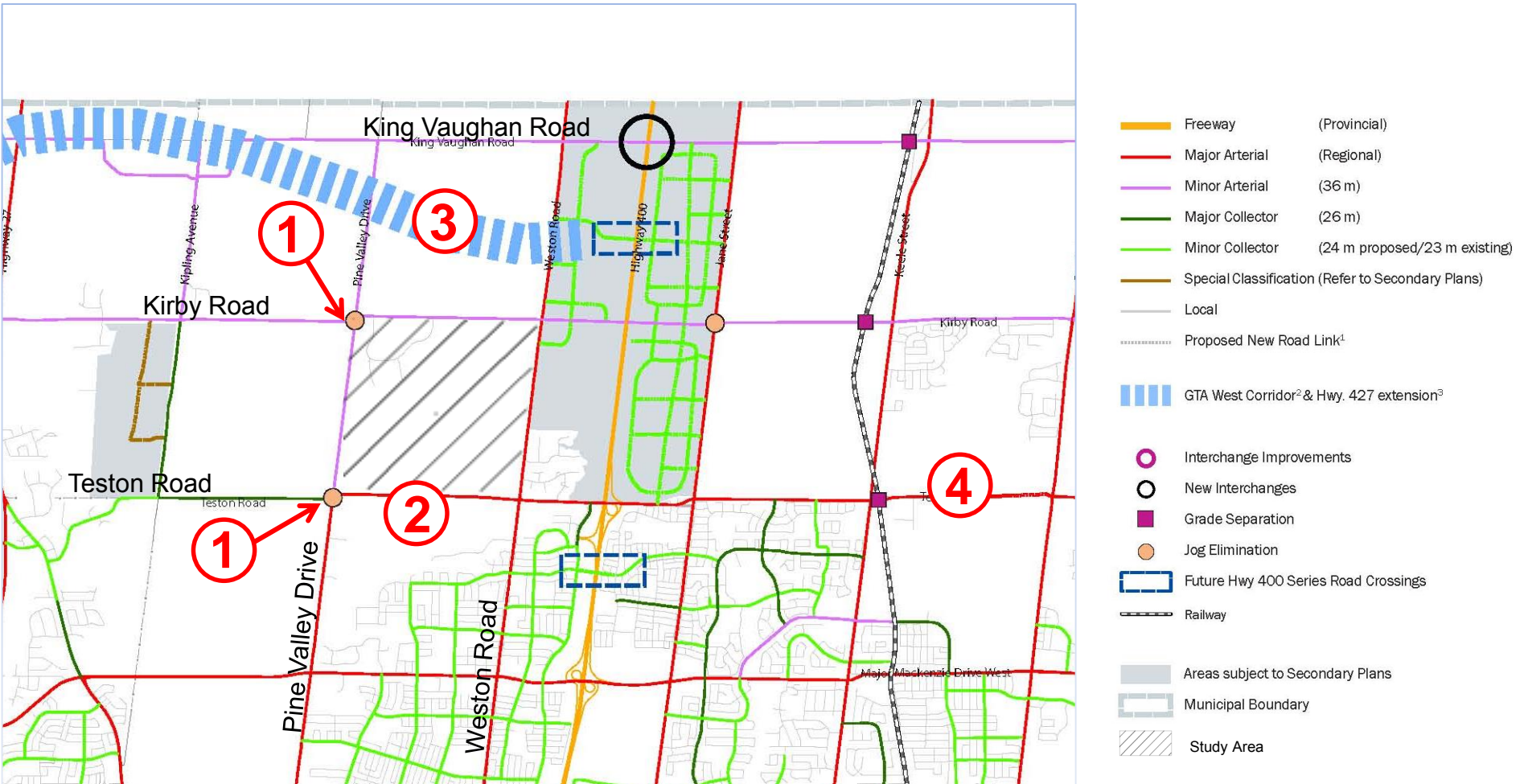


Local road (Stephanie Boulevard) in existing estate residential neighbourhood

# EXISTING + PLANNED CONDITIONS

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## Transportation – Future Transportation Network



# EXISTING + PLANNED CONDITIONS

41

## Transportation – Major Transit Network





# EXISTING + PLANNED CONDITIONS

41

## Transportation – Walking + Cycling

- Bicycle facilities are planned along Block 41's bounding arterial roads, including:
  - Bike lanes on Weston Road, Kirby Road and Pine Valley Drive; and,
  - A paved shoulder and Multi-use Boulevard Pathway on Teston Road.
- The proposed “Pipeline Trail”, a Multi-Use Recreational Pathway, is also planned to cross the interior of the study area.



Example of multi-use trail

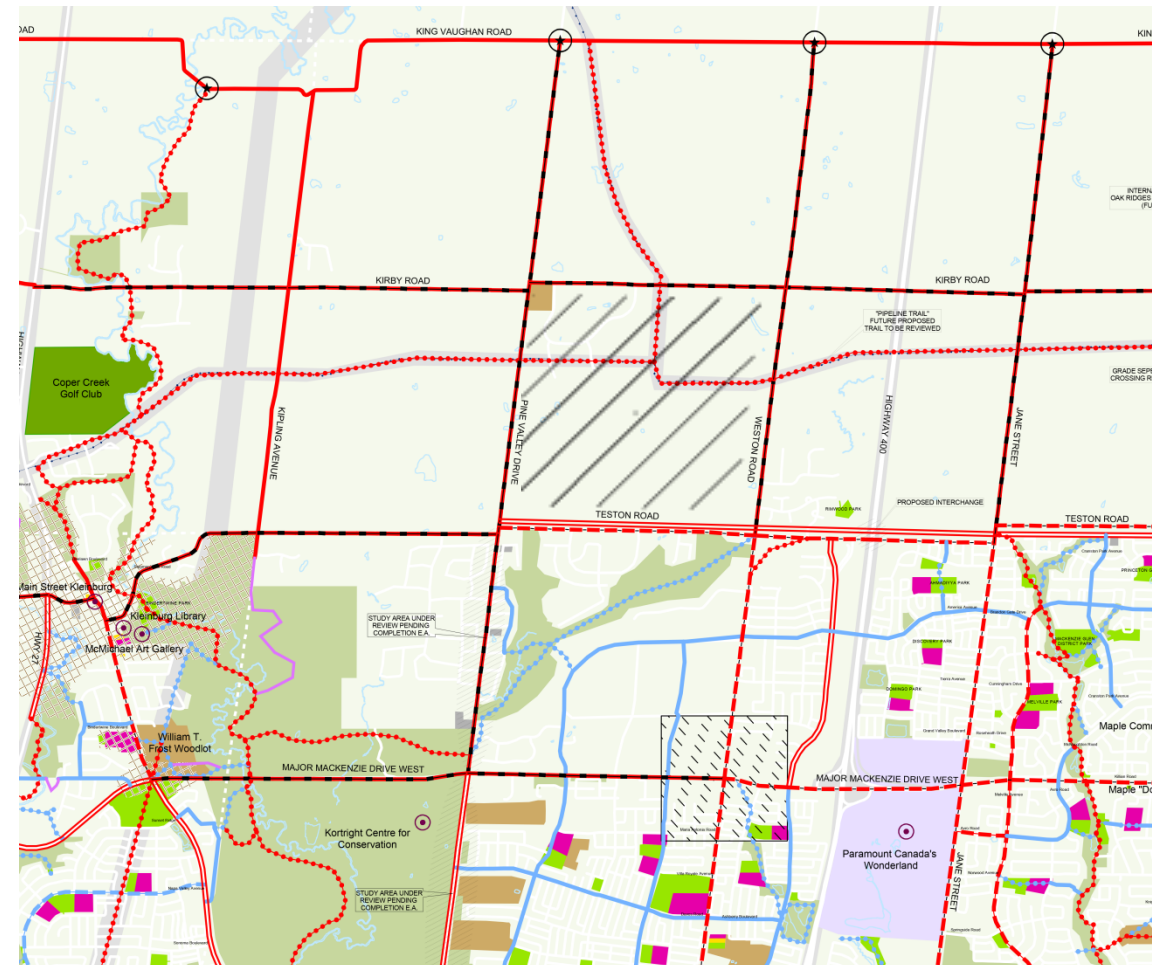


Example of Multi-Use Boulevard Pathway

# EXISTING + PLANNED CONDITIONS

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## Transportation – Pedestrian + Cycling Network



### Class 1 Multi-use Recreation or Boulevard Pathway

- Community Multi-use Recreational Pathway (CMRP)
- Neighbourhood Multi-use Recreational Pathway (NMRP)
- ==== Community Multi-use Boulevard Pathway (CMBP)

### Class 2 Bike Lane / Paved Shoulder / Sidewalk

- - - - - Community Bike Lane - Formal pavement marking and signing (CL - NO WIDENING)
- - - - - Community Bike Lane - Formal pavement marking and signing (CL - WIDENING)
- - - - - Neighbourhood Bike Lane - Formal pavement marking and signing (NL - NO WIDENING)
- - - - - Neighbourhood Bike Lane - Formal pavement marking and signing (NL - WIDENING)
- - - - - Community Paved Shoulder Bikeway - Signed as bike route (CSB)

### Class 3 Bicycle Signed Route / Sidewalk

- ==== Neighbourhood Signed Bike Route - No formal facility or pavement markings (NR)
- ==== Community Signed Bike Route - No formal facility or pavement markings (CR)

### Class 4 Trail Facility

- ==== Footpath / Hiking Trail

Study Area

# EXISTING + PLANNED CONDITIONS

41

## Servicing – Water Supply + Distribution

- Block 41 is predominantly located in Pressure District 7 (PD7).
- Existing estate residential in the north-west quadrant of the study area are on wells.
- Relevant infrastructure upgrades that are planned and required before development can proceed include:
  - New regional watermain (along Jane Street, from Teston Road to King Road)
  - New regional reservoir (near Jane Street and King Road)
  - New trunk watermain along Weston Road for local distribution

# EXISTING + PLANNED CONDITIONS

41

## Servicing – Trunk + Local Sanitary Sewers

- Block 41 is a tributary to the Maple Service Area of the York-Durham Sewage System.
- Existing estate residential in the north-west quadrant of the study area are on septic systems.
- Relevant infrastructure upgrades that are planned and required before full development can occur:
  - New Northeast Vaughan Collector sewer (along Jane Street corridor – construction tentatively planned to start in 2017)
  - Teston Road Sub-Trunk Sanitary Sewer & Pumping Station
  - Weston Road Sub-Trunk Sanitary Sewer
  - Block 41 SPS, Forcemain and Sanitary Sewer
- Interim capacity may permit the development of parts of the Block.

# EXISTING + PLANNED CONDITIONS

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## Stormwater Management (SWM)

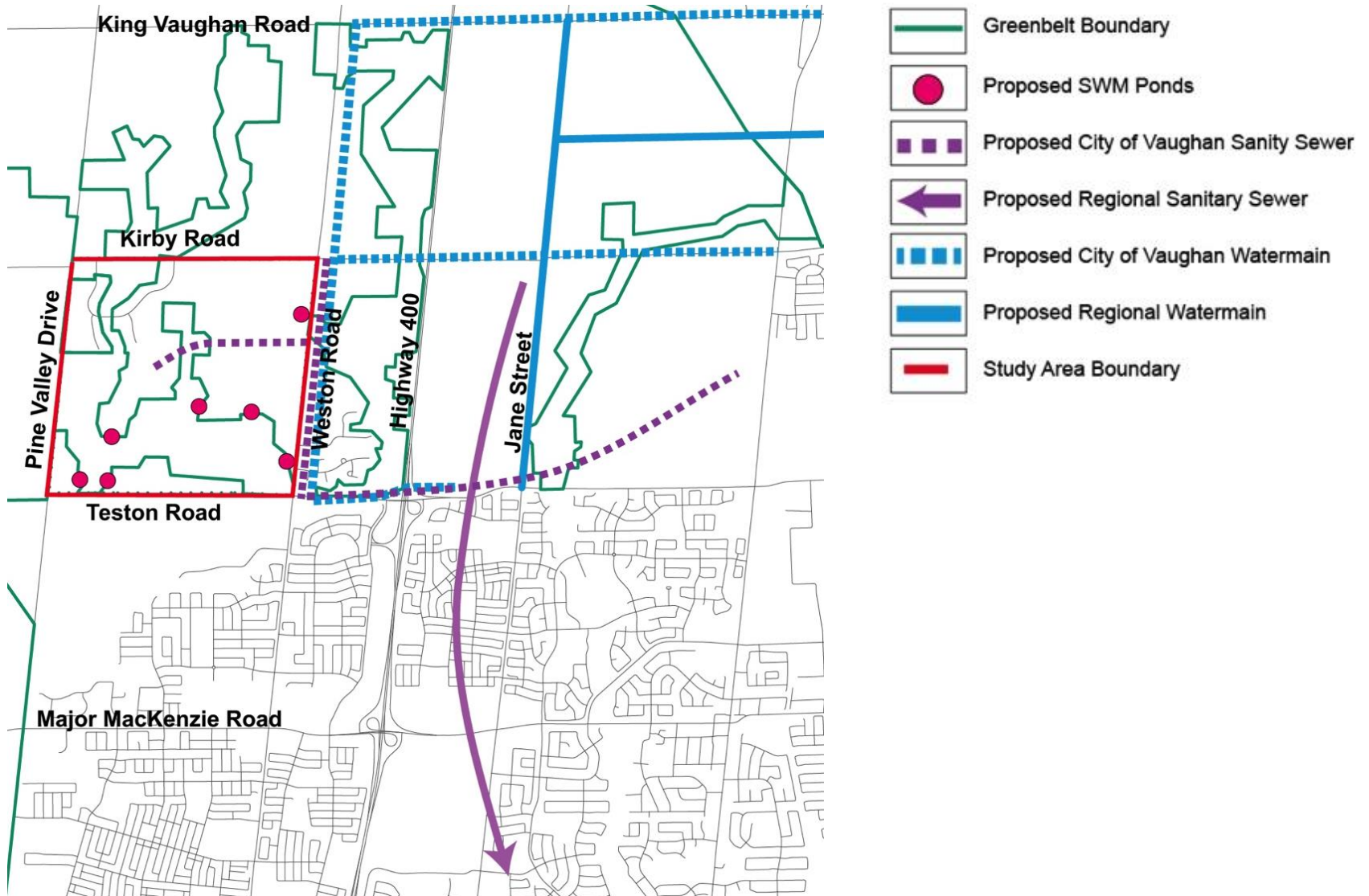
- Block 41 is part of the East Humber watershed, and drainage within the Block is generally southerly, draining to Block 40 through a set of culverts along Teston Road.
- Drainage features within Block 41 consist primarily of natural channels and drainage ditches.
- There are currently no SWM ponds in Block 41; six SWM ponds are proposed in the functional SWM plan.
- Although Low Impact Development (LID) practices can be used to minimize runoff and enhance water quality, soil conditions make it unlikely that infiltration LID's will be effective.



# EXISTING + PLANNED CONDITIONS

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## Proposed Servicing Infrastructure + Stormwater Management Ponds



# COMMUNITY DESIGN

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## Issues Relating to Existing Communities

- Rising Costs of Energy, Water, Waste
  - Finite Resources
- Aging Population
  - In 20 years, 1 in 4 Canadians will be 65+
- Public health
  - Last 20 years has seen a 2 or 3 times increase in diseases: asthma, diabetes, depression, heart disease
- Climate Change
  - CO<sub>2</sub> levels are the highest in 500,000 years and growing



**All of these issues are linked to how we design and build our communities**

**With the convergence of these issues, we have just one generation to make serious change before things get out of hand.**

# COMMUNITY DESIGN

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## Health Issues in the Region of York

- Physical Activity
  - Overweight or obese - 46% of adults (18+) in York Region were overweight or obese (Statistics Canada 2010).
  - Among York Region residents in 2009, 5.1% of people aged 12 and over had diabetes while 18.2% had high blood pressure.

*Source: Health Profile of York Region Residents: Preliminary Review of Findings for Discussion, 2010*

- Aging population
  - The number of York Region residents over the age of 65 will increase from 121,000 to 311,000 in 2031
  - By 2031, 21% of York Region residents are expected to be 65 or older. In contrast, the growth of the population aged 0 -14 years is relatively steady

*Report No. 9 of the Community and Health Services Committee Regional Council Meeting of November 15, 2012*





### Market Place Realities

- Housing drives the market of community development:
  - In the 1950's and 60's lots were big, 50' x 120' and the houses were modest
  - 1,500 ft<sup>2</sup> and a single car garage was adequate



### Market Place Realities

- Consequences:
  - Vanishing house and degraded streetscape
  - An old model of house building trying to adapt to new economic realities



# COMMUNITY DESIGN

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## History of the Suburbs

### Market Place Realities

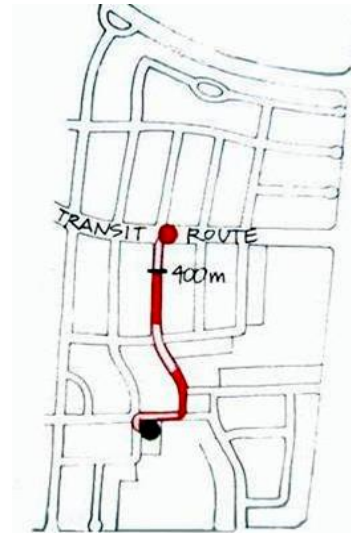
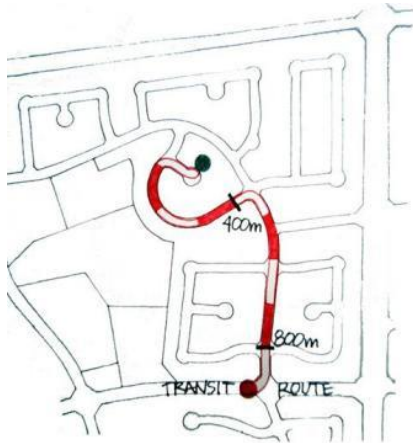
- Evolution of house design and garage placement through design guidelines and architectural control guidelines



# COMMUNITY DESIGN

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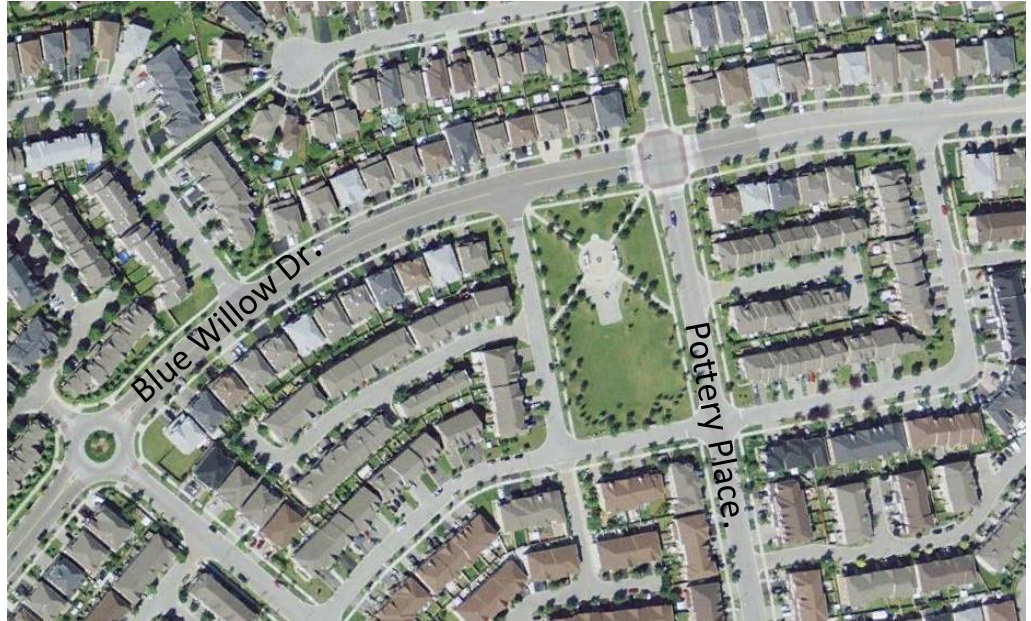
## Street Connectivity



# COMMUNITY DESIGN

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## Open Space



# COMMUNITY DESIGN

41

## Street Right-of-Way



# COMMUNITY DESIGN

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## Finding the Answers - Sustainable Programs

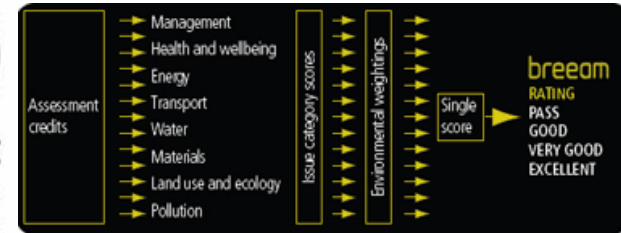
HOMES
NEIGHBORHOOD DEVELOPMENT (IN PILOT)
COMMERCIAL INTERIORS
CORE AND SHELL
NEW CONSTRUCTION
SCHOOLS, RETAIL, HEALTHCARE

OBC  
2012

PILOT VERSION  
LEED for Neighborhood Development  
Rating System



Developed through a partnership of the Congress for New Urbanism, Natural Resources Defense Council and the U.S. Green Building Council



EXISTING BUILDINGS



breeam:buildings

The quality mark for environmentally sound buildings

Winner - 'Best Program' Award at the 2005 Tokyo World Sustainable Building Conference

The Government's Code for Sustainable Homes

Delivering a step change in home building practice

Green Globes Design Environmental Assessment For New Buildings

Multi Unit Residential PILOT



Energy Star, OBC 2012, LEED-ND, LEED-H, LEED-NC, BREEAM, Green Globes, Green Star, One Planet Living.

The race is on to improve built and natural environments before the damage is out of control...

# COMMUNITY DESIGN

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## Walkability - Community Form



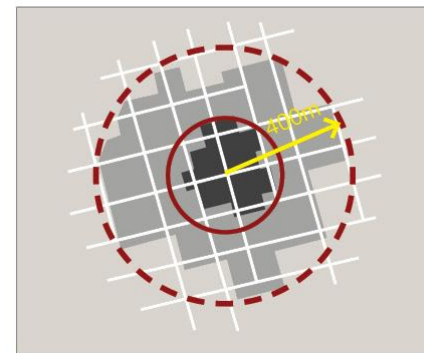
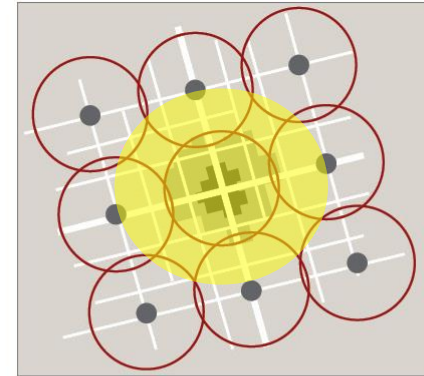
**800m  
walking  
distance**

**10 minutes**

Community core

Higher order  
transit

Increased variety  
of services





# COMMUNITY DESIGN

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## Walkability - Community Form



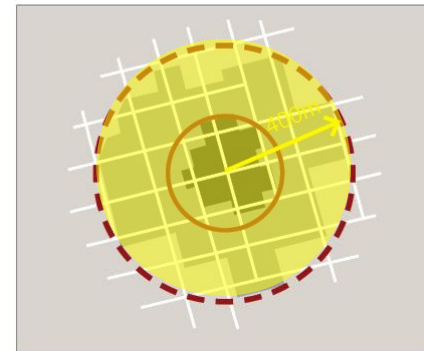
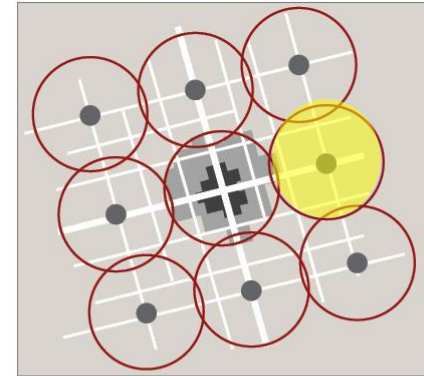
**400m  
walking  
distance**

**5 minutes**

Neighbourhood  
park

Transit and  
modest  
services

Daily activities



# COMMUNITY DESIGN

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## Walkability - Community Form



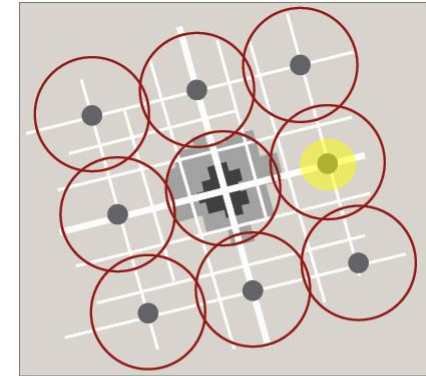
**200m**  
**walking distance**

**2-3 minutes**

Sub-  
neighbourhood  
focal point

Passive recreation

Parkette



# COMMUNITY DESIGN

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## Walkability - Diversity

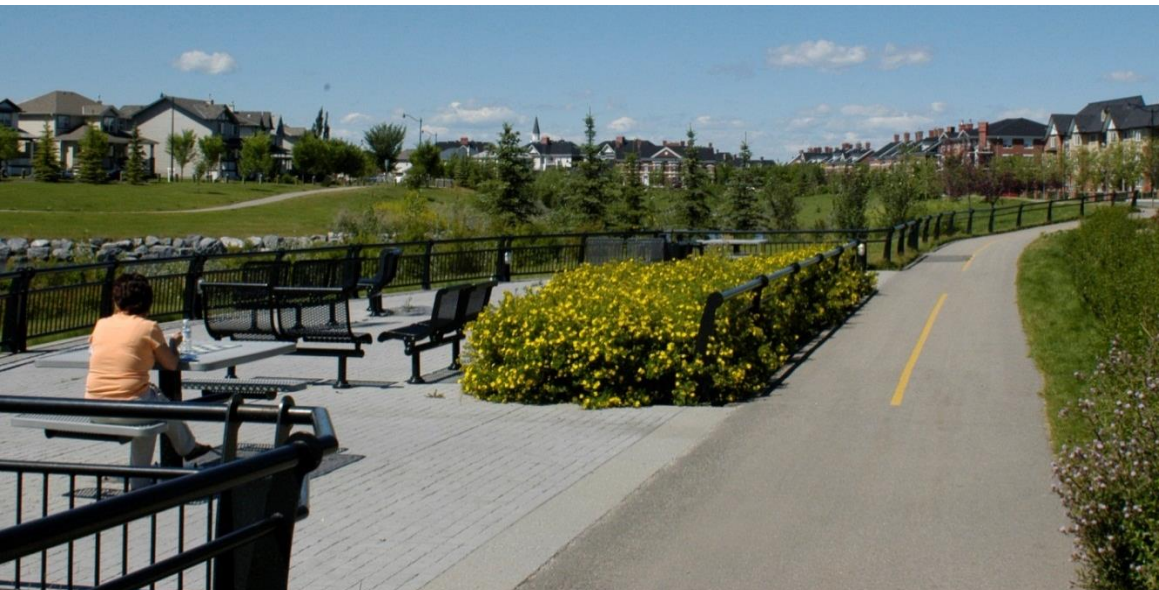


- Mix and diversity of land uses
- Variety of housing types and tenure

# COMMUNITY DESIGN

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## Natural Environment - Open Space

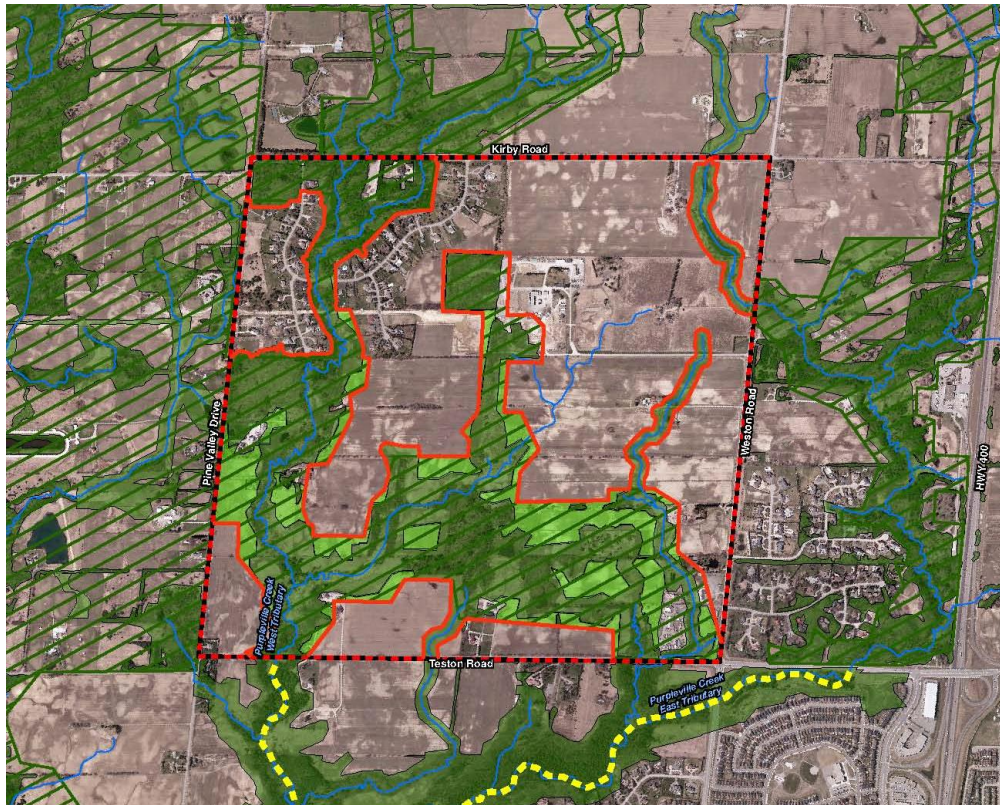


- Parks, pathways and trails
- Connected and accessible open space system
- Incorporate natural environment with open space and trail system

# COMMUNITY DESIGN

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## Natural Heritage - Trails + Walkways, Woodlots + Valleys



# COMMUNITY DESIGN

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## Natural Heritage

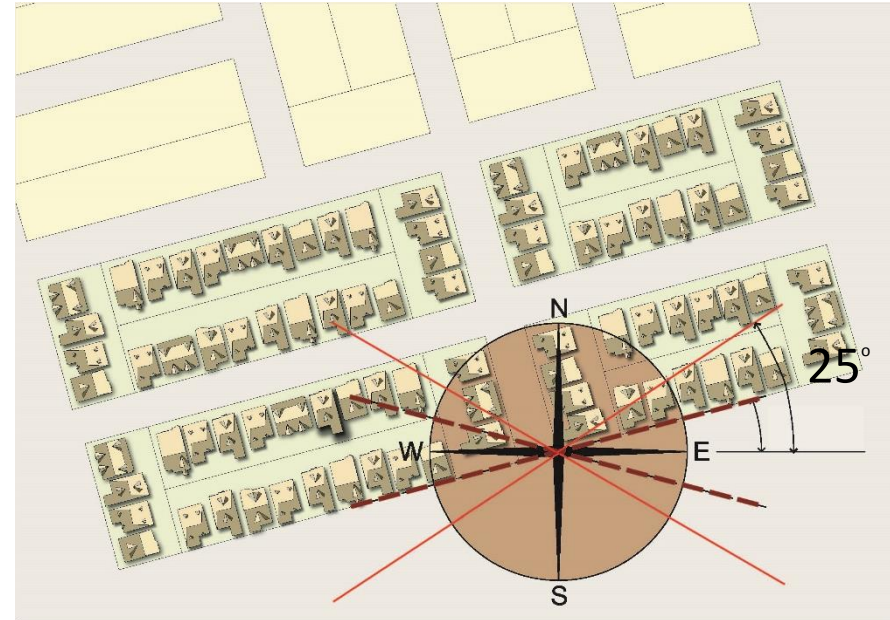
- Open
- Visible
- Accessible
- Linked



# COMMUNITY DESIGN

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## Green Infrastructure + Building - Energy Conservation



- Passive solar orientation:
- Street and block alignment designed within 25 degrees of geographic east-west

# COMMUNITY DESIGN

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## Green Infrastructure + Building - Water + Waste Reduction



- Innovative stormwater water management design
- Bioswales, green roofs, porous or permeable pavement



# COMMUNITY DESIGN

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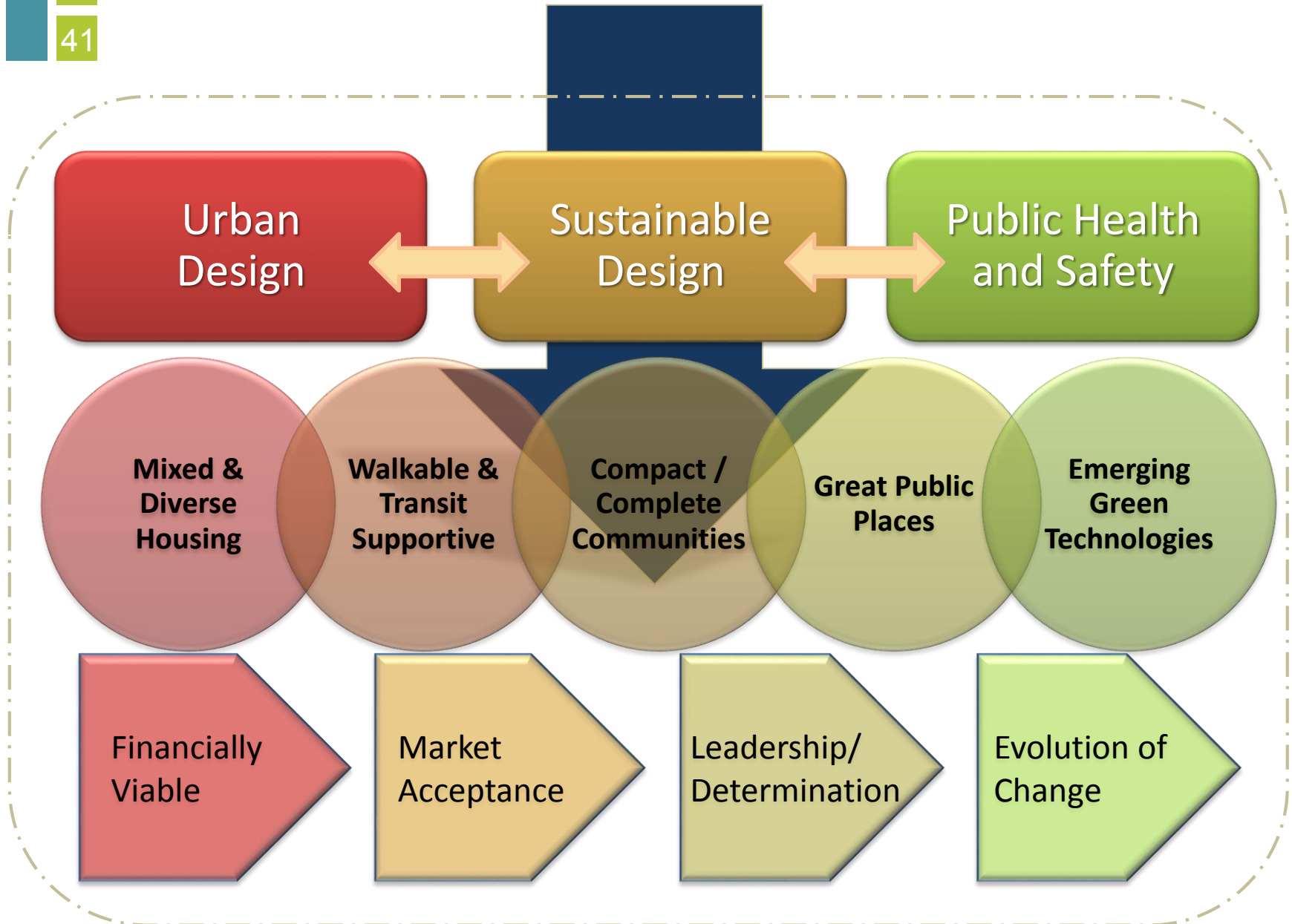
## Case Study - Angus Glen, Markham

- Modest mixed use
- Edge location
- Transit access
- Provides local services within 5-10 minute walk



# COMMUNITY DESIGN

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## 10 Principles that will guide the Block 41 Secondary Plan exercise:

1. Create a complete, compact and vibrant community
2. Promote efficient development patterns and standards
3. Conserve and protect natural and built heritage
4. Set a high standard of sustainability: waste reduction and energy and water efficiency
5. Provide a linked greenspace system that includes parks, open spaces, trails and natural areas

6. Provide a range of housing types, e.g. singles, semis, townhouses, multi-unit dwellings and opportunities for affordable housing
7. Include accessible human services and community facilities, e.g. libraries
8. Provide a local centre that serves the community
9. Ensure mobility choices and the sharing of streets for motorists, pedestrians, cyclists and transit riders
10. Strive for design excellence: buildings, streets and open spaces



# NEXT STEPS

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- Final Background Report – May 2015
- Complete supporting technical reports on environment, cultural heritage and archaeology – Spring & Summer 2015
- Emerging Concept Plan & Supporting Studies – Summer 2015
- Block 41 Concept Plan Workshop – September 2015



# STAY CONNECTED

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Thank you for joining us tonight!

- To stay connected:
  - Visit the project website: [www.vaughan.ca/newcommunityareas](http://www.vaughan.ca/newcommunityareas)
  - Sign up to be on our email list at: [policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca)
  - Watch for our regularly issued newsletters

For more information on the Secondary Plan Study contact: Arminé Hassakourians, Senior Planner at 905-832-8585 ext. 8368 or by email at [armine.hassakourians@vaughan.ca](mailto:armine.hassakourians@vaughan.ca)



# WORKSHOP ACTIVITIES

41

## Vision Statement

- A vision statement is an overarching sentence or two that describes an optimal condition or aspiration. For example:
  - The City’s Vision is *“a city of choice that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable”*.
- Discuss in your table group. Make a list of a few key words or phrases that should be captured in a vision statement for the new community to be developed in Block 41.



# WORKSHOP ACTIVITIES

41

## Principles

- Review the principles. Discuss at your table group and record additional principles that should be considered.