

# BLOCK 27

# PUBLIC OPEN HOUSE

NOVEMBER 25, 2015



**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.

## Welcome!

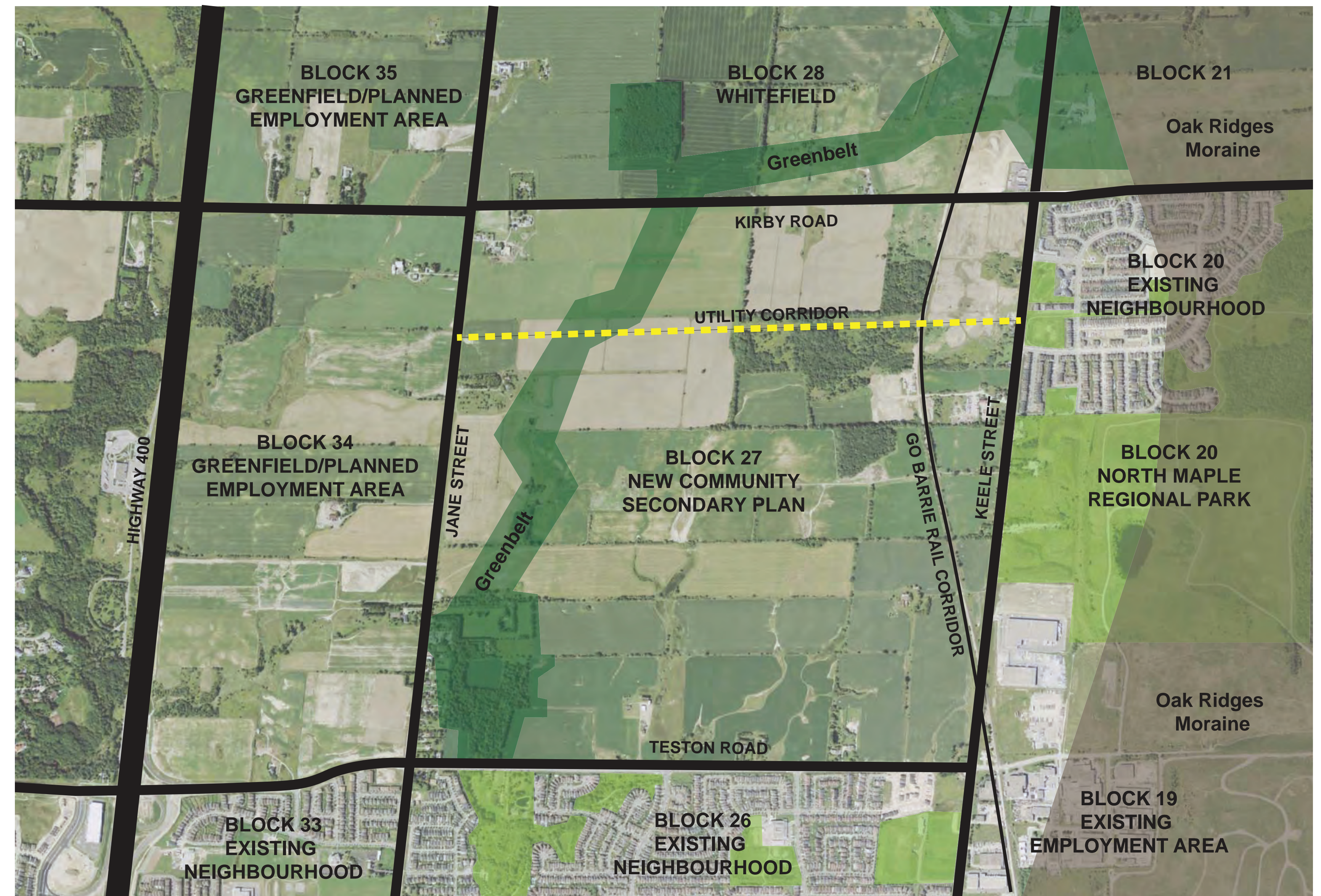
# Thank you for attending today's Block 27 Secondary Plan Public Open House

## Study Purpose:

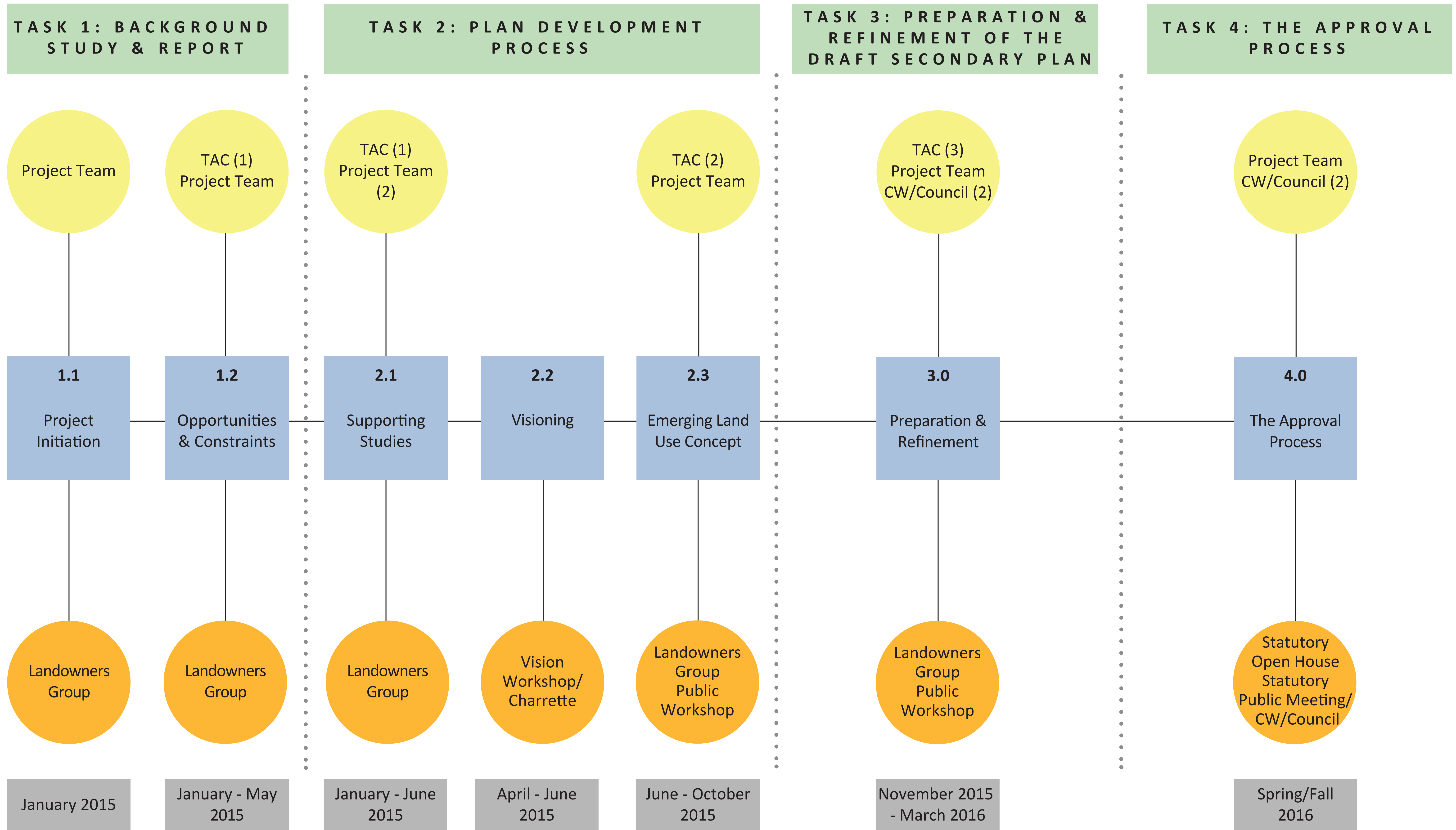
To prepare a Secondary Plan for Block 27 which will result in development of a complete community, including a potential GO Transit Station/Local Centre. A community which will prioritize people, sustainability and livability, with high quality design.

## Open House/Workshop Purpose:

- To engage and inform the public about planning for the future of Block 27
- To present and seek input on the Emerging Land Use Concept



# CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM



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

## POLICY FRAMEWORK

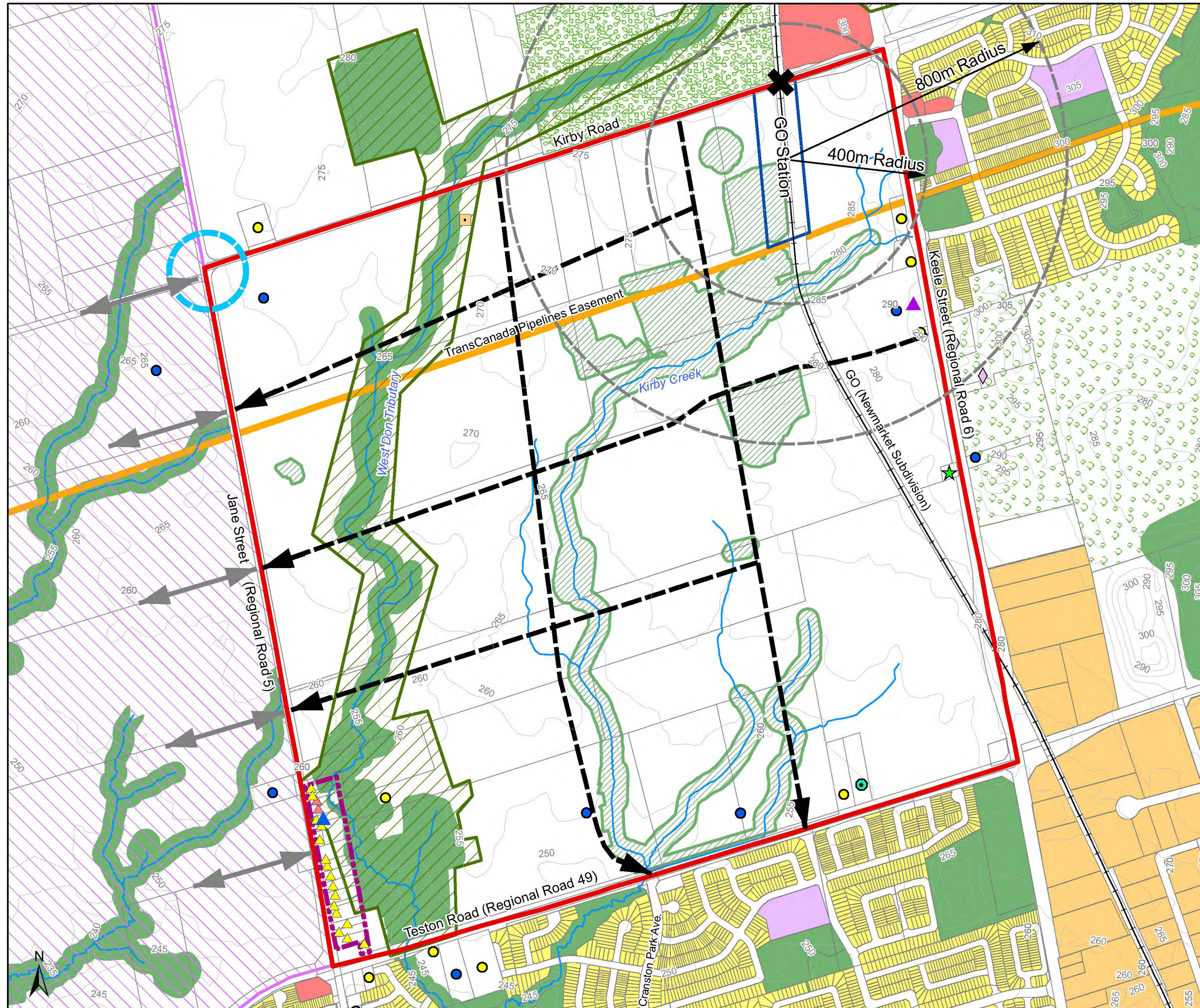
- Broad policy direction provided by:
  - Provincial Policy Statement 2014 (PPS)
  - Places to Grow: The Growth Plan for the Greater Golden Horseshoe
  - Greenbelt Plan
  - York Region Official Plan
- Additional direction found in Big Move Regional Transportation Plan, including Metrolinx Regional Express Rail Review, and the Region's New Community Guidelines
- City of Vaughan Official Plan 2010 provides key detailed policy directions



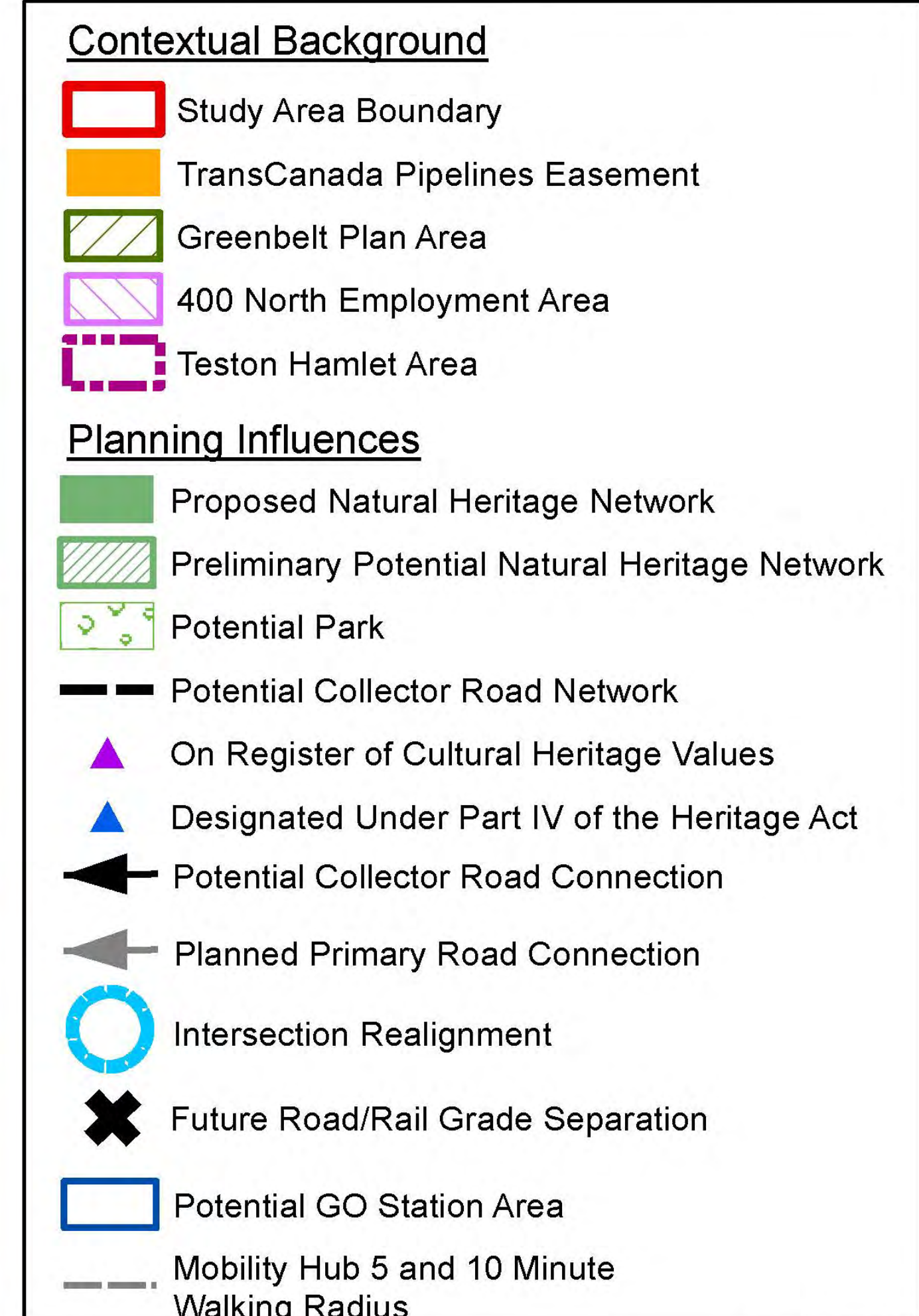
## RELEVANT SPECIFIC POLICY DIRECTIONS

- Minimum 20 residential units per ha/70 residents and jobs per ha in the developable areas
- Plan for complete community with compact urban form
- Promote public transit use
- Protect and enhance Regional Greenlands System/establish local greenlands systems
- Establish a culture of design excellence
- Establish community core areas that are focus of retail/service uses
- Affordable housing strategy
- Encourage special needs and affordable housing close to transit
- Phasing plan
- Parking management strategy
- Community Energy Plan

# CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN



## Vaughan Block 27 Opportunities & Constraints



# CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN

*Through the collection and summarization of input received throughout the course of the Visioning Summit, the following key findings have emerged.*

## 1 BUILDING AND USE TYPOLOGIES

### What We've Heard

Ensure future development consists of low to mid-rise residential, commercial, institutional and mixed-use buildings. High-rise developments and large-scale commercial outlets are not desirable. Provide an appropriate mix of uses with a focus on community amenities including places of worship, and recreation / community centres. Elementary and secondary schools are highly desirable.



Low to mid-rise residential buildings.



Street-oriented small-format low to mid-rise commercial and residential mixed-use buildings.



Elementary or secondary schools, libraries and/or recreational centres.



Bus stops with pedestrian enclosures and seating.



Streets with multi-use trails to accommodate shared pedestrian and cyclist movement.



Multi-modal transit hub.

## 2 STREETSAPES AND MOBILITY

### What We've Heard

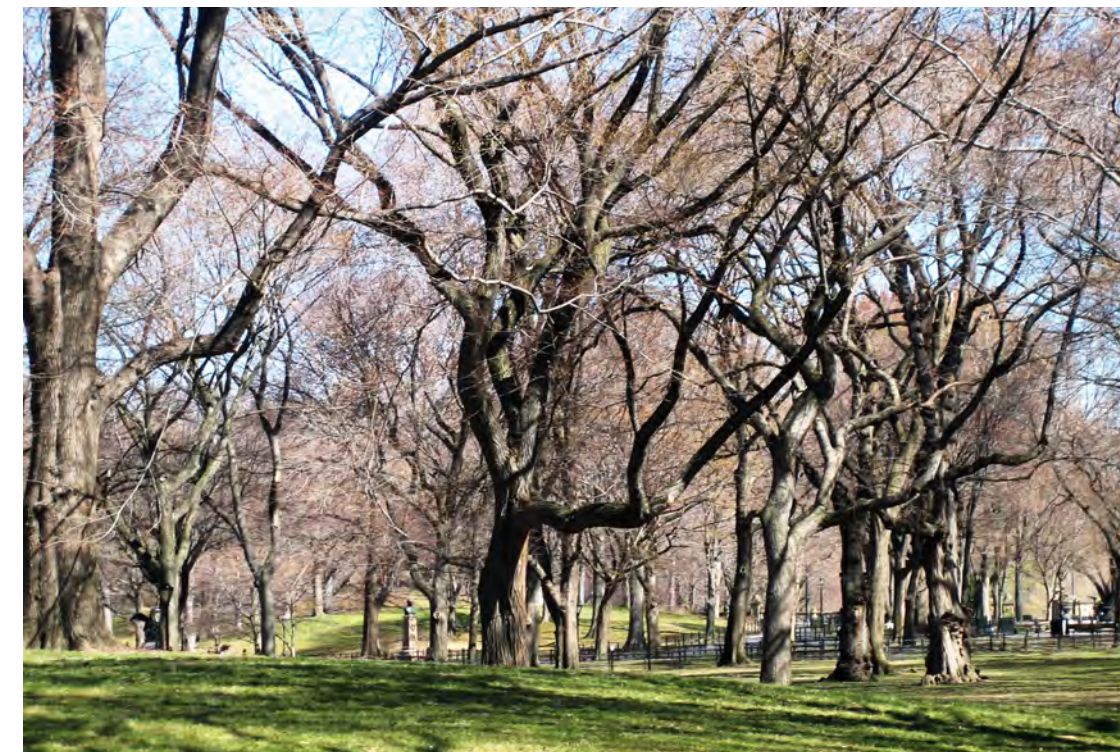
Manage vehicle congestion along peripheral arterial roads. Active transportation facilities including pedestrian, cyclist and multi-use trails should be included with a preference for separated lanes. Public transit options should be expanded including bus lines with stops and shelters along new collector roads, and a multi-modal transit hub which combines commuter train and bus service with a suitable amount of parking.

*Through the collection and summarization of input received throughout the course of the Visioning Summit, the following key findings have emerged.*

## 3 PARKS AND OPEN SPACE

### What We've Heard

Significant green spaces including neighbourhood parks, parkettes, open space linkages and trail networks should be included, where appropriate. Urban spaces including squares, plazas, active outdoor spaces and community gardens should also be included, where appropriate.



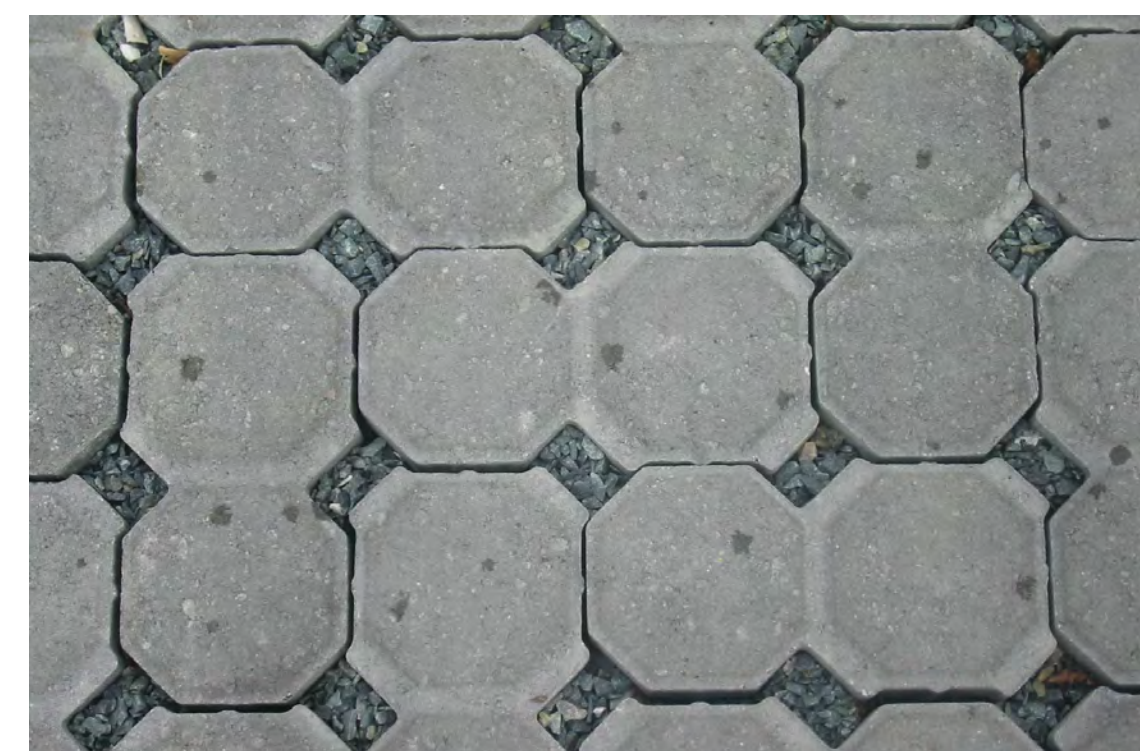
Grand public parks with seating areas, mature trees, open fields, picnic areas, trails, water features, and public art.



Preservation of significant natural heritage features with trails and boardwalks.



Urban squares with splash pads, skating rinks, public art, seating areas, and street trees.



Permeable surface materials.



Boulevards designed for stormwater retention.



Sustainable building design.

## 4 SUSTAINABILITY OPPORTUNITIES

### What We've Heard

Sustainable site design elements such as bio-swales, storm water retention ponds, landscaped boulevards, permeable surface materials and landscaping should be included, where appropriate. Sustainable building design elements such as passive solar design, should be incorporated into new development so as to mitigate heat gain, maximize natural light, and optimize energy use.

# CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN

*The following Vision and Guiding Principles have been developed in response to the key findings obtained throughout the course of the Visioning Summit.*

## 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 that blend a variety of residential, commercial and institutional uses. It will be anchored by a local centre that features schools, community facilities and a transit hub. Finally, building upon the area's abundant natural heritage features, a variety of parks and open spaces will provide residents with space for leisure and recreation.



Mid-rise residential apartment and/or mixed-use buildings.



Bio-swales for on-site storm water retention.

## GUIDING PRINCIPLES

1. An intimate community character will be encouraged through the use of low to mid-rise building form and scale.
2. New development will blend a combination of residential, commercial and institutional uses to create a walkable, sustainable and amenity-rich community.
3. Streetscape design will support a variety of uses and conditions including automobile, cycling and pedestrian activity.
4. Block configurations will follow a modified grid pattern, encouraging compact and sustainable development.
5. Seamless integration of alternative modes of transportation will expand local and regional transportation options and access, while encouraging environmental sustainability.
6. Community facilities such as schools, places of worship and community centres will be promoted and situated in a way that creates a social and cultural hub for the community.
7. A hierarchy of community parks and open spaces with a range of programming opportunities will provide the community with a variety of rich and vibrant urban and natural spaces for recreation.
8. Preservation of natural heritage features will provide an opportunity for views and access to nature.
9. Sustainability will be encouraged through the conscientious selection of building materials and finishes, surface treatments, blue-green infrastructure and other green features.



# CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN

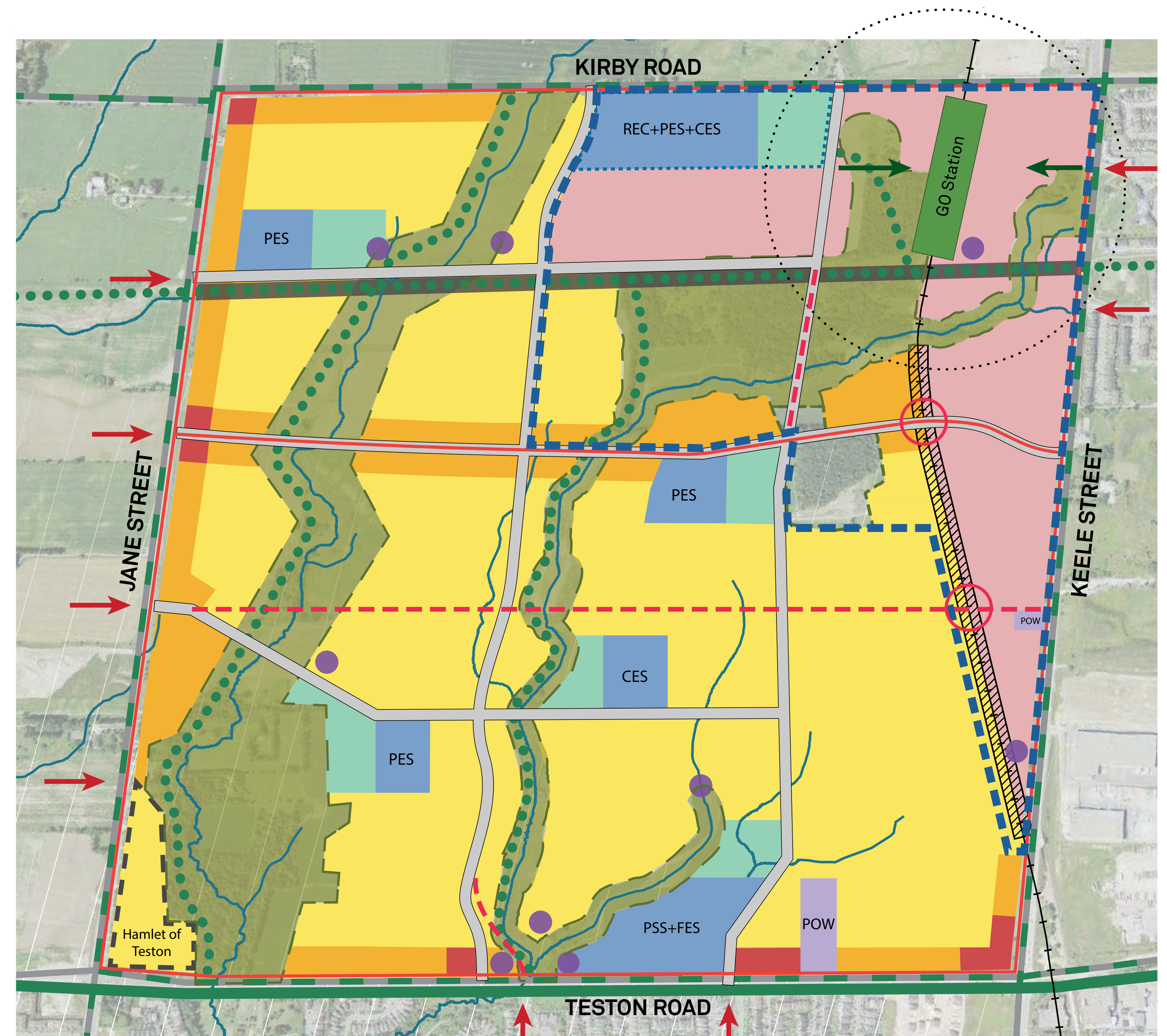
The following Concept Plan was prepared in response to the Vision and Guiding Principles, and from input obtained throughout consultations with City Staff, key stakeholders and the public.

## WHAT DO YOU THINK?

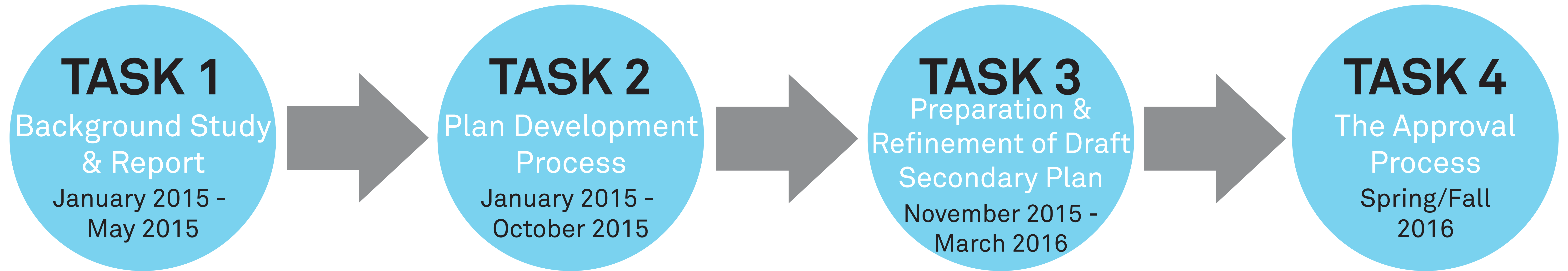
Please give us with your feedback using the post-it notes and pencils provided.

### Legend

- |  |   |  |   |  |  |
|--|---|--|---|--|--|
|  | Railway Line  |  | Preliminary Natural Heritage Network  |  | External Road Connector                |
|  | Stream  |  | Potential Natural Heritage Network  |  | Potential GO Station Driveway Access   |
|  | Community Paved Shoulder Bikeway - Signed as Bike Route (CSB)   |  | TransCanada Pipeline  |  | Potential GO Station Location          |
|  | Community Multi-use Recreational Pathway (CMRP)   |  | Collector Road  |  | 400 m Walking Radius                   |
|  | Community Multi-use Boulevard Pathway (CMBP)  |  | Hamlet Character Area   |  | Potential SWM Facility or LID Location |
|  | Public Transit Route  |  | Station Precinct Study Area   |  | Place of Worship/Cemetery              |
|  | Community Hub   |  | Rail Safety Berm & Fence  |  | Potential Overpass                     |
|  | Collector Road Optional Realignment or Alignment  |  | Low to Mid-Rise Residential (3-6 Storeys)   |  |  |
|  | Schools:<br>PES: Public Elementary School<br>CES: Catholic Elementary School<br>FES: French Elementary School<br>PSS: Public Secondary School<br>REC: Recreational Facility |  | Low to Mid-Rise Mixed Use (3-6 Storeys)   |  |  |
|  | Park  |  | Potential GO Station/<br>Local Centre Precinct<br>(3-12 Storeys)<br>Public Square<br>Main Street<br>Mid-Rise Mixed Use<br>Station Parking |  |  |
|  | Low - Rise Residential (2-3 Storeys)  |  |   |  |  |



# CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN




PLEASE PARTICIPATE BY...

LET US KNOW WHAT YOU THINK!

1  **SIGNING-IN**

4 **WRITING**  
your ideas on  
comment sheets

2  **DOTTING**  
your responses  
on the panels

5 **CONTACTING**  
a team member  
via email

3  **SHARING**  
your ideas  
in the group  
discussion

Please continue to participate over the coming months as the project team develops concepts which respond to the themes and ideas discussed today. We want your continued input. Please leave your contact information so the City can inform you about future opportunities to provide your thoughts and ideas.

**Contact:** Melissa Rossi, MES(PL), MCIP, RPP  
Senior Policy Planner  
melissa.rossi@vaughan.ca  
Tel: 905-832-8585

Policy Planning  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, Ontario L6A 1T1

Anna Sicilia, MCIP, RPP  
Project Manager, New Communities  
anna.sicilia@vaughan.ca  
Tel: 905-832-8585