

BLOCK 27

Secondary Plan Statutory Public Meeting

March 6, 2018



Macaulay Shiomi Howson Ltd.
Brook McIlroy Inc.

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

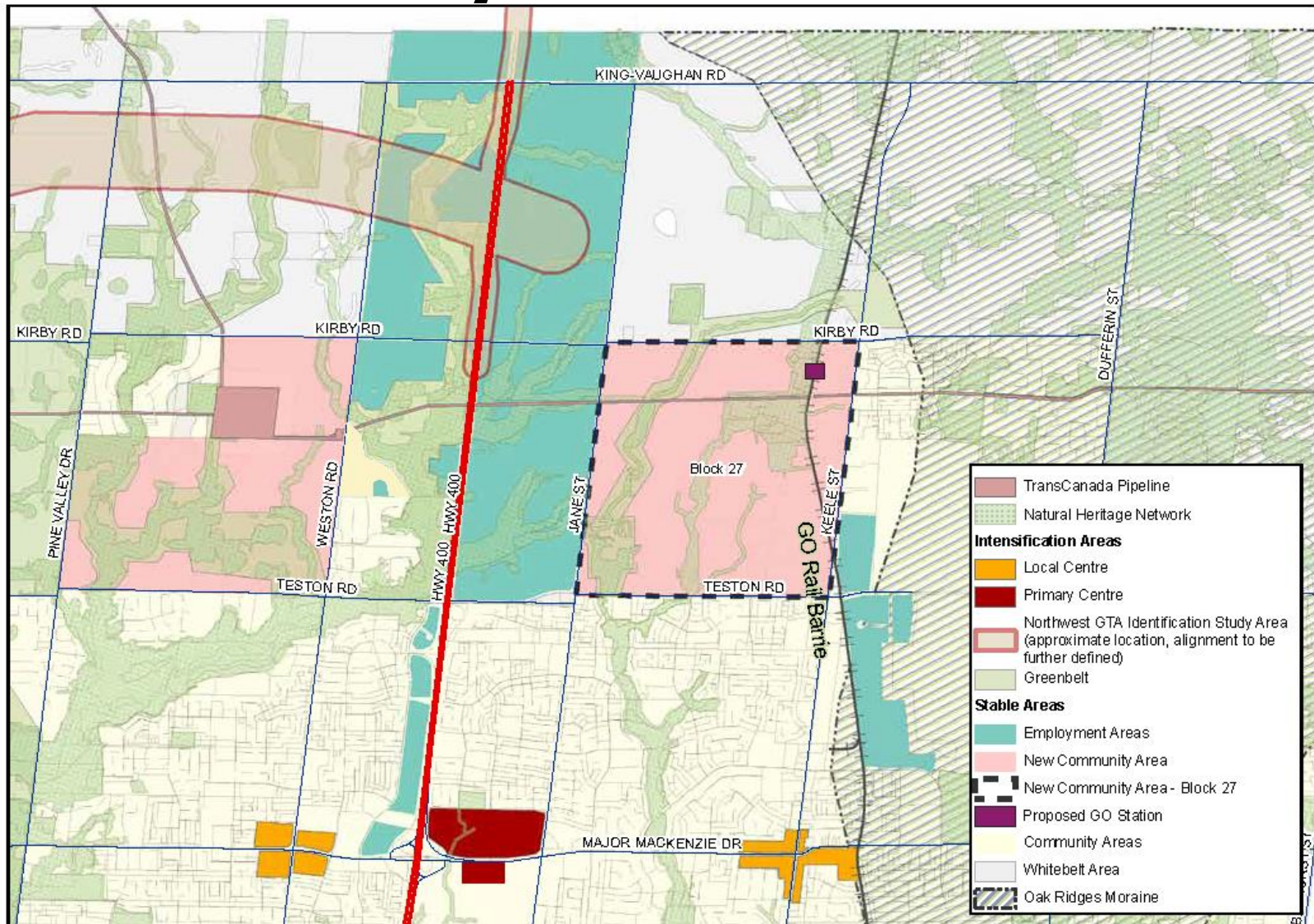
Presentation Outline

- Secondary Plan Purpose
- Secondary Plan Area Context
- Study Process and Status
- Background Analysis
- Secondary Plan Organization
- Vision and Guiding Principles
- Key Structural Elements
- Secondary Plan Framework
- Next Steps

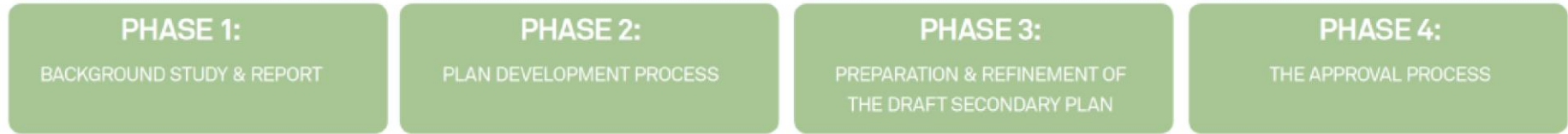
Secondary Plan Purpose

- The proposed Secondary Plan for Block 27 provides a policy framework and land use plan to guide the development of a complete community, with a local centre that includes the proposed Kirby GO Station. A community which will prioritize people, sustainability and livability, with high quality urban design.

Secondary Plan Area Context



BLOCK 27 SECONDARY PLAN



JAN 2015 - MAY 2015

JAN 2015 - DEC 2015

JAN 2016 - DEC 2016

DEC 2016 - Q2 2018

KIRBY GO TRANSIT HUB SUB-STUDY



APR 2016 - MAY 2016

MAY 2016 - JUNE 2016

JULY 2016 - SEPT 2016

AUG 2016 - DEC 2016

JAN 2017 - Q2 2018

NORTH VAUGHAN & NEW COMMUNITIES TRANSPORTATION MASTER PLAN (NVNCTMP)



MAY 2015 - JUL 2016

JUL 2016 - DEC 2016

JAN 2017 - MAR 2017

APR 2017 - Q2 2018

Background Analysis

- Land Budget/Housing Mix Analysis
- Commercial Needs Assessment
- Natural Environment Report
- Upper West Don Subwatershed Study City of Vaughan
- North Vaughan and New Communities Transportation Master Plan
- Parks, Open Space and Community Facilities
- Archaeological and Heritage Resources
- Sanitary Sewers and Water
- Sustainability and Community Energy Planning
- Kirby GO Transit Hub Sub-Study

Secondary Plan Organization

- Vision and Guiding Principles Block 27 and Local Centre – Kirby GO Transit Hub
- Community Structure
- Transportation and Mobility
- Parks and Open Space
- Natural Heritage Network
- Community Facilities
- Services and Sustainable Development
- Implementation and Interpretation
- Schedules

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, retail and institutional uses. It will be anchored by a local centre that features both institutional uses such as schools, community facilities and the Kirby GO transit hub. The community will also provide an integrated and connected multi-modal on and off-road transportation system including transit, walking and cycling. 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.

Guiding Principles

- A distinct community character through the use of low-rise to mid-rise building form and scale
- Walkable and sustainable community with a range of amenities
- Buildings will achieve design excellence
- Streetscape design will support a variety of uses and conditions, including pedestrian, transit, cycling and automobile activity
- Block configuration will follow a modified grid pattern
- Seamless integration of all modes of transportation will ensure local and regional connectivity, while encouraging environmental sustainability

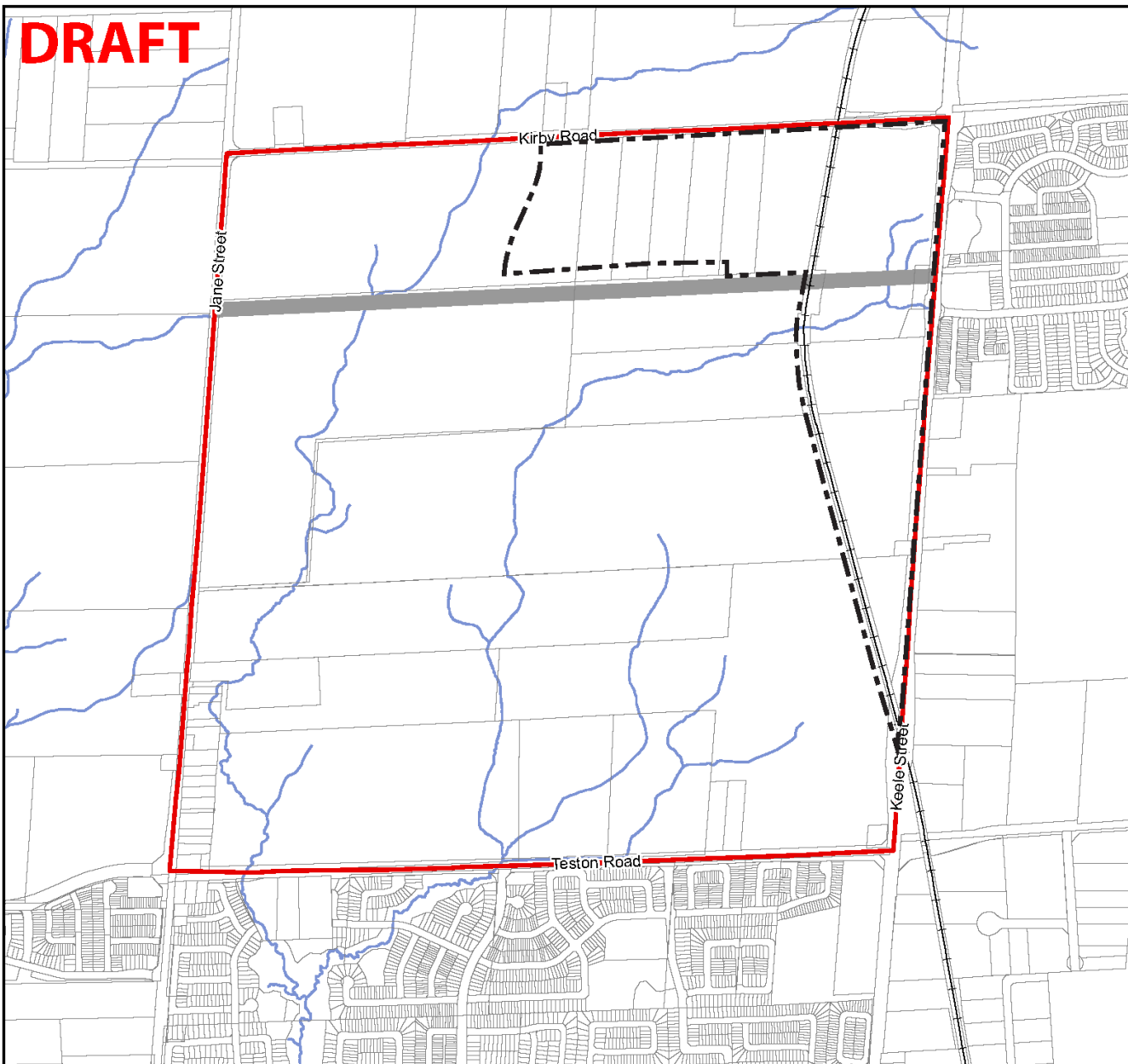
Guiding Principles

- Community facilities will be situated to create a social and cultural centre for the community
- A hierarchy of parks, urban squares and open spaces with a range of programming opportunities
- Preservation of natural heritage features as part of a Natural Heritage Network
- Sustainability will be encouraged through a range of initiatives
- Water and wastewater will be planned to reduce life cycle costs and be consistent with Regional and City master plans

Secondary Plan: Key Structural Elements

- Local Centre – Kirby GO Station will be a local centre for the community
- Connected Natural Heritage Network
- Integrated network of connected public parks and open spaces including connections to North Maple Regional Park east of Keele
- Interconnected grid-like pattern of streets and blocks that are walkable and cyclable
- Provision for elementary schools and one secondary school
- Recognition of potential SWM locations

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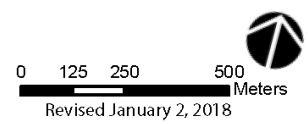


SCHEDULE A

BLOCK 27

SECONDARY PLAN AREA

- Legend**
- Secondary Plan Area
 - Local Centre - Kirby GO Transit Hub
 - Infrastructure and Utilities
 - Railway Line
 - Stream

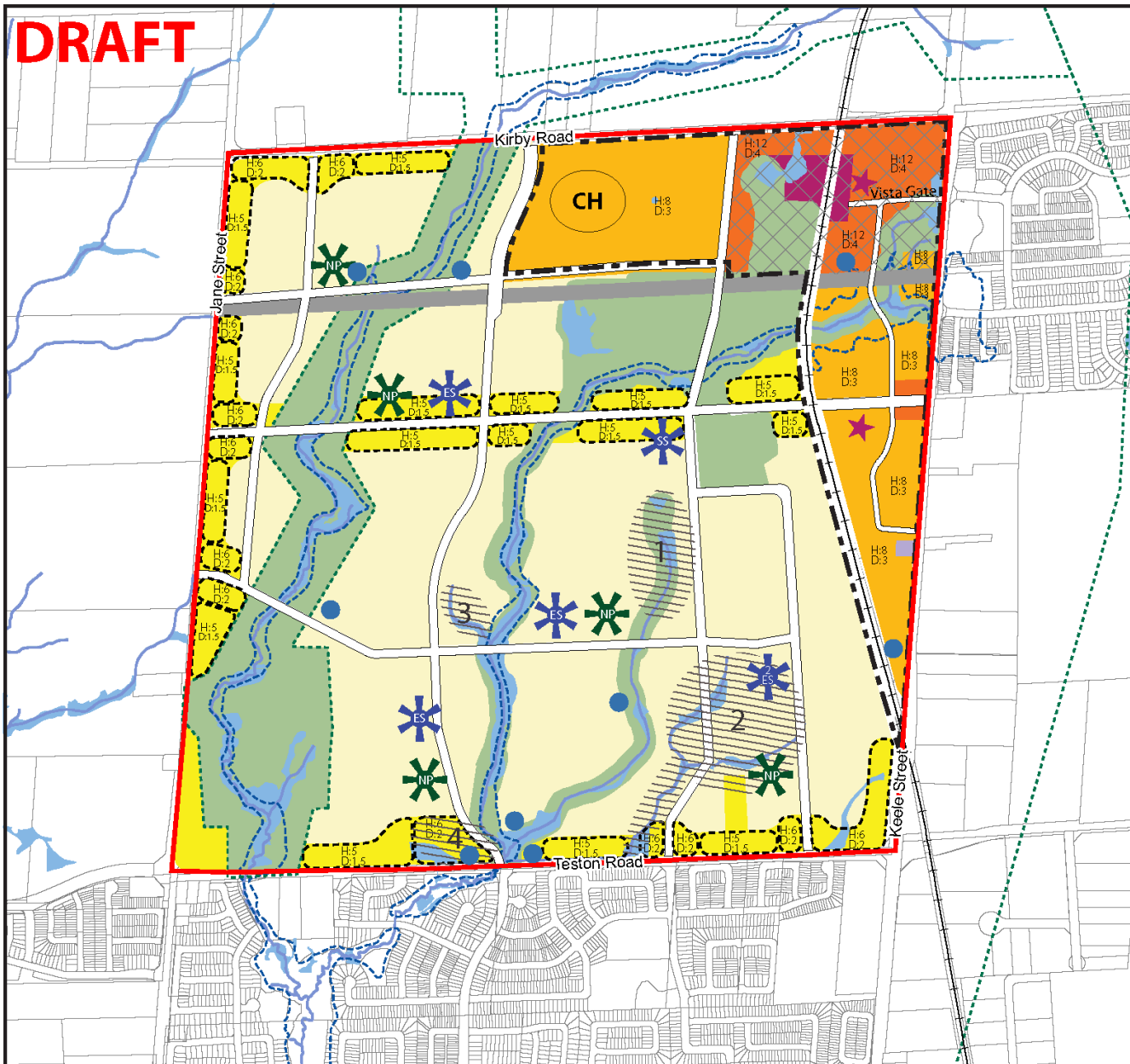


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**SCHEDULE B
BLOCK 27
LAND USE PLAN**

Legend

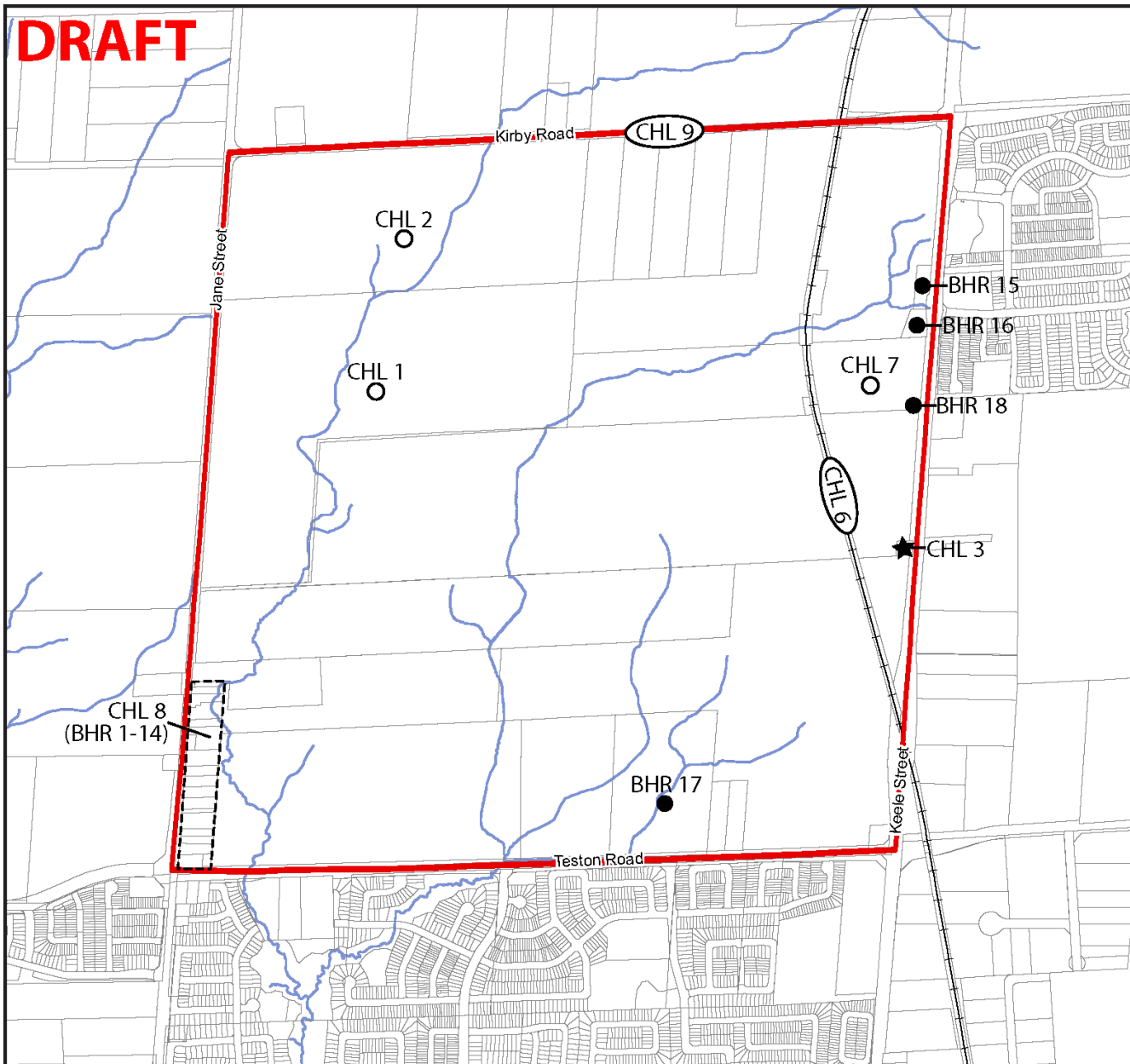
- Secondary Plan Area
- Local Centre - Kirby GO Transit Hub
- Transit Hub Special Study Area
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- CH Community Hub
- Transit Hub
- ✱ Neighbourhood Park
- ✱ Public Square
- ✱ Elementary School
- ✱ Secondary School
- Private Open Space
- Infrastructure and Utilities
- Potential SWM Facility
- Natural Areas
- Natural Areas - Evaluated Wetlands
- Greenbelt Plan Area
- Railway Line
- Stream
- Engineered Floodline
- Natural Area Special Study Area
- H Maximum Height
- D Maximum Density



0 125 250 500 Meters
Revised February 13, 2018










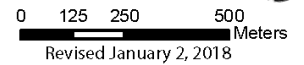
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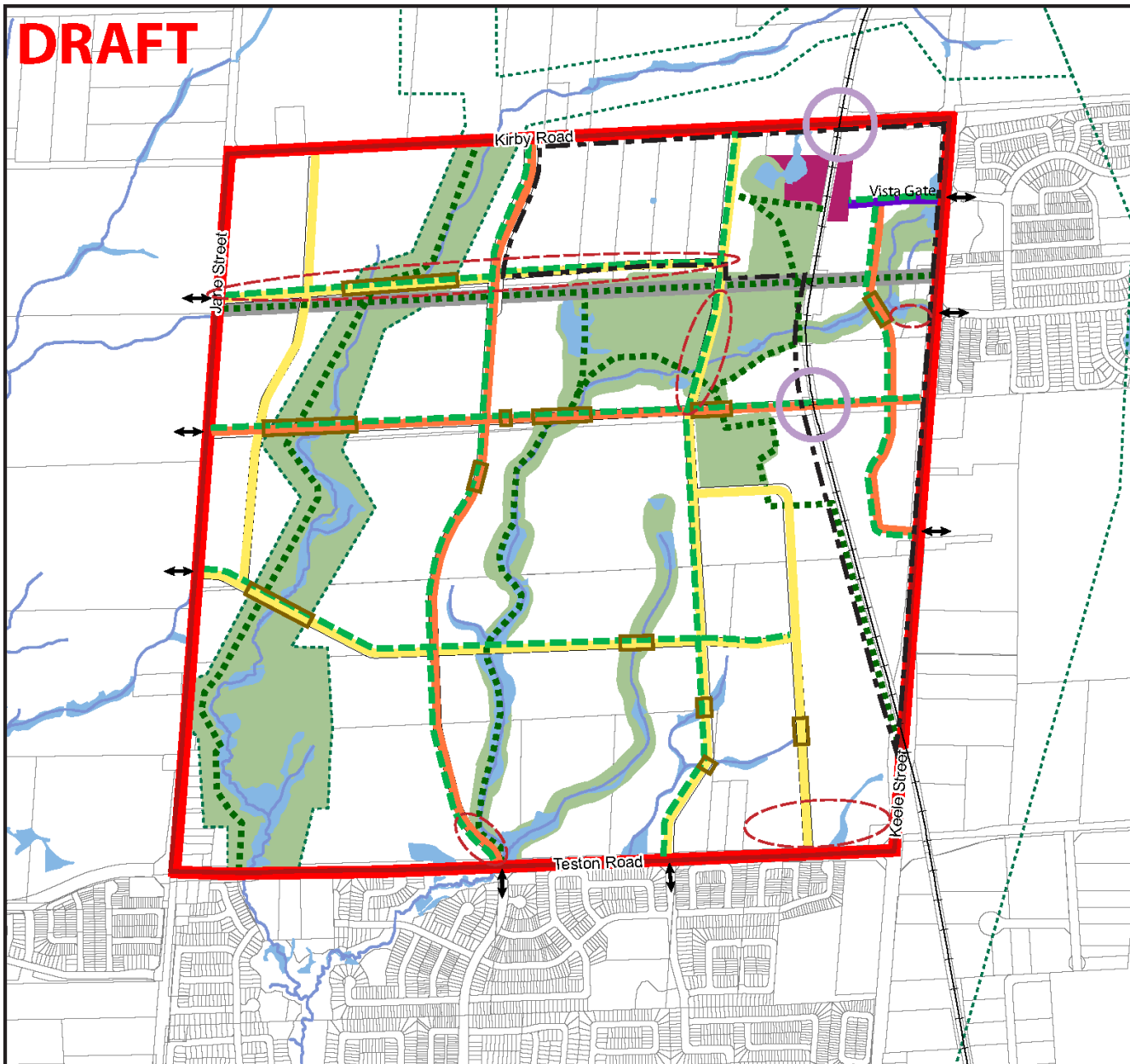
SCHEDULE C BLOCK 27 BUILT HERITAGE AND CULTURAL HERITAGE LANDSCAPES

Legend

-  Secondary Plan Area
-  Built Heritage Resource
-  Cultural Heritage Landscape
-  Cemetery (CHL 3)
-  Hamlet of Teston
-  Railway Line
-  Stream



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SCHEDULE D BLOCK 27 MULTI-MODAL TRANSPORTATION NETWORK

Legend

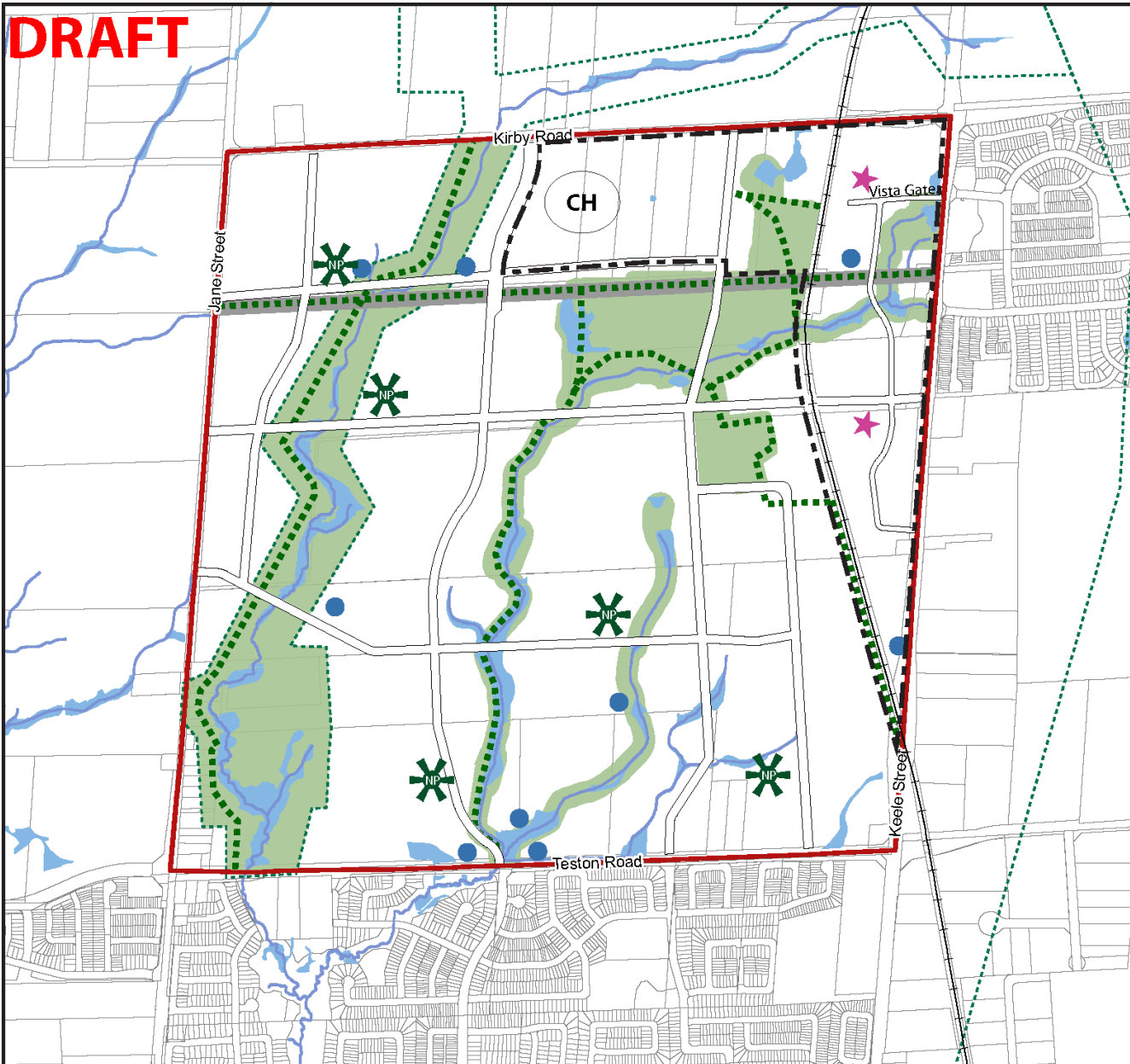
- Secondary Plan Area
- Local Centre - Kirby GO Transit Hub
- Arterial Road
- Major Collector Road
- Collector Road
- Main Street
- External Connections
- Grade Separation
- Route/Alignment Subject to Further Study
Refer to Policy 4.1.1c and d
- Transit Hub
- Dedicated On-Street Cycling/
In-Boulevard Facility
- Multi-Use Recreational Path
- Natural Areas
- Natural Areas - Evaluated
Wetlands
- Greenbelt Plan Area
- Infrastructure and Utilities
- Railway Line
- Stream
- Potential Valley Crossing

Note: 1. Main Street functions as a Collector Road
2. See NVNCTMP for description of roads

0 125 250 500
Meters
Revised February 13, 2018



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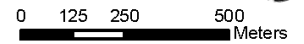


SCHEDULE E BLOCK 27 NATURAL HERITAGE NETWORK AND OPEN SPACE SYSTEM

Legend

- Secondary Plan Area
- Local Centre - Kirby GO Transit Hub
- Community Hub
- Neighbourhood Park
- Public Square
- Infrastructure and Utilities
- Potential SWM Facility
- Multi-Use Path
- Natural Areas
- Natural Areas - Evaluated Wetlands
- Greenbelt Plan Area
- Railway Line
- Stream

Note: Location and number of potential SWM to be finalized through the Block Plan/MESP process



Revised February 13, 2018



Local Centre-Kirby GO Transit Hub

- Transit Hub is essential for the success of the City. The Local Centre/Transit Hub will develop as a focus for transit as well as:
 - Local retail, commercial, cultural and community services will be encouraged to be located in mixed-use buildings;
 - A Community Hub for community facilities;
 - Mid-rise residential development (maximum 12 storeys);
 - Townhouses, Stacked Townhouses and Low-Rise Buildings may be located in the Mid-Rise Residential designation subject to density requirements; and,
 - Office uses.

Local Centre-Kirby GO Transit Hub

The Local Centre – Kirby GO Transit Hub will be a local centre for the Community, unique to Vaughan, with seamless multi-modal connections, morning, afternoon and evening destinations, and excellent regional and local transit. Centred on the GO Station and public square, the Local Centre will incorporate a combination of mid-rise mixed-use buildings, with ground floor retail and commercial uses.

DEVELOPMENT PRINCIPLES

1. A Balanced Mobility Mix



2. Connected



3. Walkable, Inviting Streets, Open Space, and Parks



4. Respect Existing Neighbourhoods



5. Appropriate Scale, Form and Density



6. Design Excellence



7. Mix of Uses



8. Strategic Parking Management



9. A Flexible Phasing Plan that Accommodates Growth and Change



Low-Rise Residential

- Permitted uses:
 - 2-3 storeys, although in some limited areas a low-rise form no greater than 4 storeys would be permitted;
 - Primarily Detached and Semi-Detached;
 - Townhouses would also be permitted; and,
 - Home occupations and private day care and small-scale convenience retail.

Low-Rise Mixed-Use

- Permitted uses:
 - 2-5 storeys, although at intersections with arterials and collectors 6 storeys would be permitted;
 - Integrated mix of residential, community, and retail uses at intersections with arterials and collectors; and,
 - Designation includes lands within the Hamlet of Teston.

Hamlet of Teston

- Unique character area
- Existing uses will continue to be permitted
- Conversion of existing buildings to office, and other small scale commercial and employment uses permitted
- Redevelopment at a similar scale and for a wider range of uses permitted

Land Budget

- Total Net Developable Area: 195.4 hectares
- Population: +/- 18,840 - 32,585
- Employment: +/- 1,975 - 2,758
- Population and Jobs: 70 - 119 people and jobs per hectare

Next Steps

- Review and refine Secondary Plan based on public and agency input
- Present to Council for adoption Q2 2018

QUESTIONS?

THANK YOU