



# Weston 7

Vision and Principles Open House

November 7, 2018

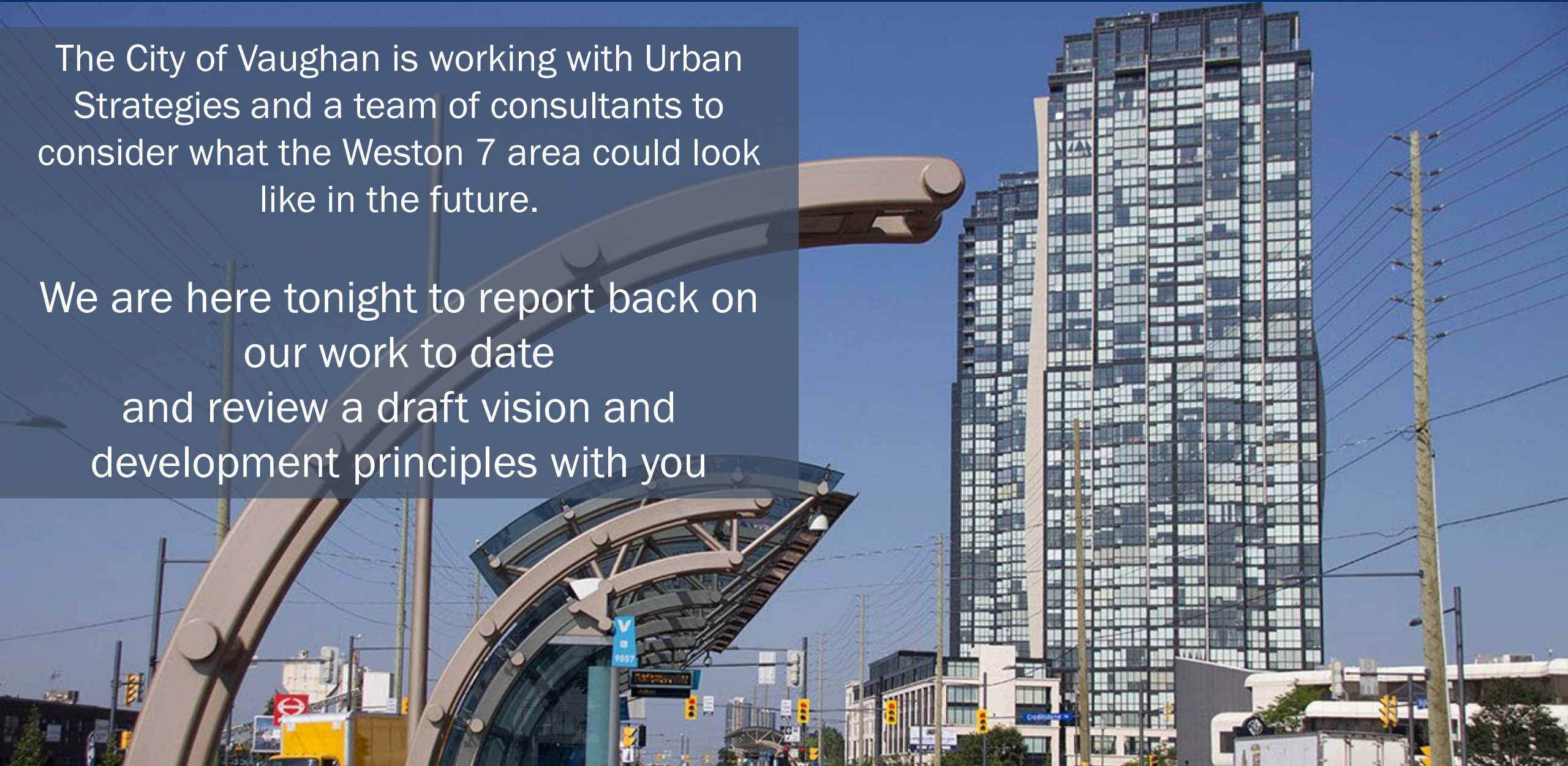




# Purpose of this Workshop

The City of Vaughan is working with Urban Strategies and a team of consultants to consider what the Weston 7 area could look like in the future.

We are here tonight to report back on our work to date and review a draft vision and development principles with you



# Consultant Team



Lead Consultant  
Urban Design, Land Use Planning, Public  
Engagement

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Multimodal Transportation Planners

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Growth Management and Land Economics

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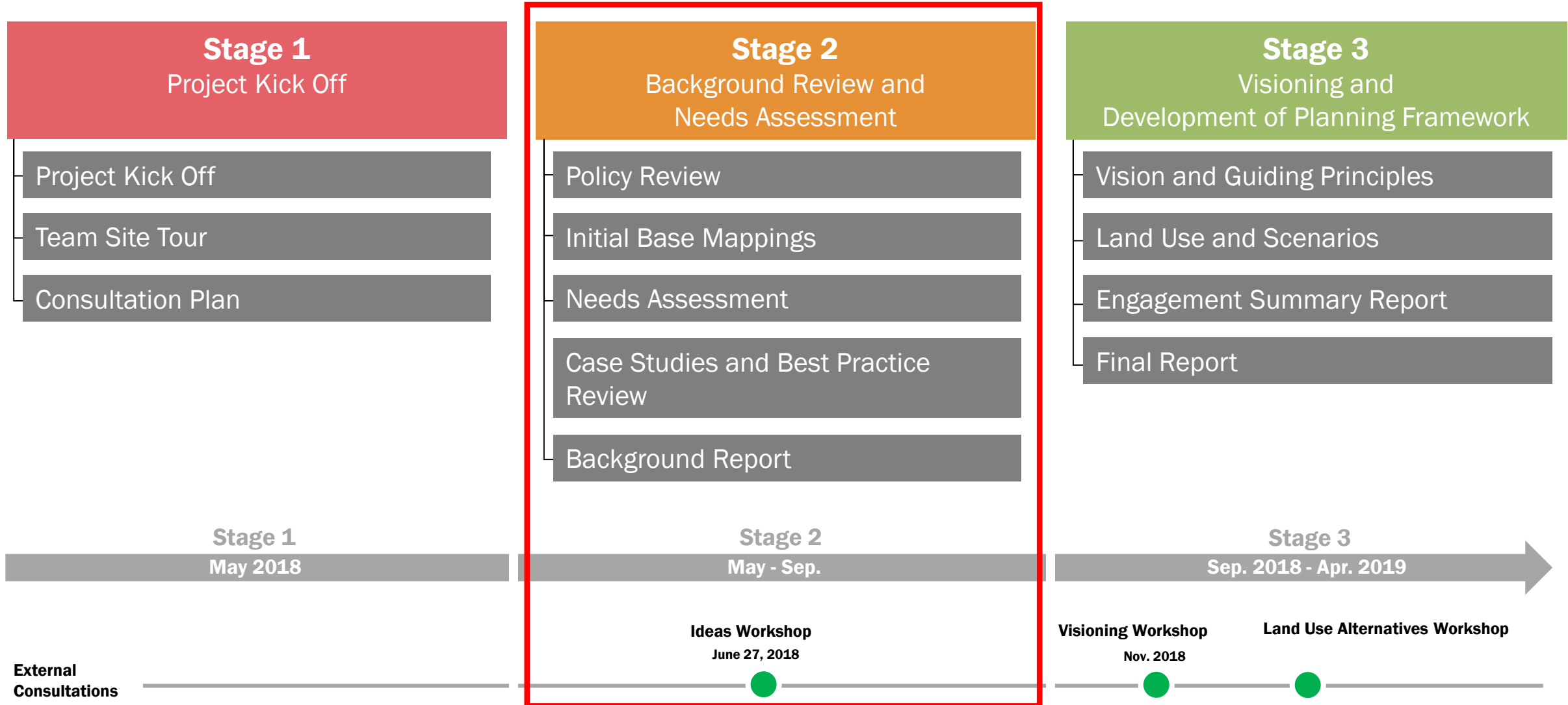
Sustainability and Community Energy Planning

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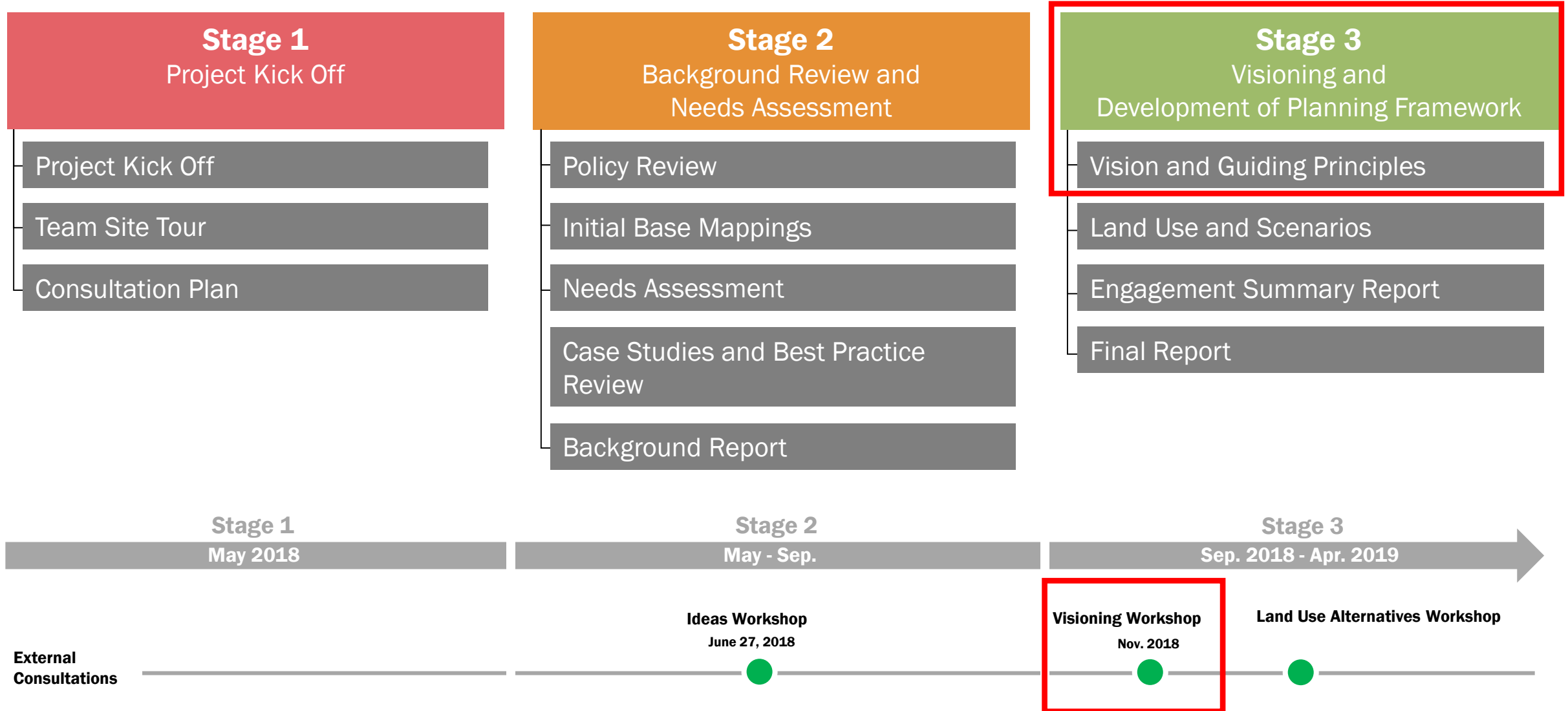


Municipal Servicing

# Three-stage, 12-month work plan



# Three-stage, 12-month work plan





# At our last public meeting we accomplished a number of things:

- Reviewed the study purpose
- Established the context for growth and change
- Heard from you about your likes and dislikes about the area today
- Collected your ideas for how this place should change in the future





# What We Heard About What You Like and Don't Like Today

SHOPPING

CONGESTED

TRAFFIC

FOOD STORES

NOT SAFE TO WALK

MOVIE THEATRE AND RESTAURANTS

NOISE POLLUTION

TOO MANY TRUCKS

GELATO AT LA PALOMA

I AM NOT SURE OF ITS IDENTITY

I WORK IN THE AREA





# What We Heard About the Future



I'd like more places to eat and shop

Make it safer for pedestrians

Protected bike lanes

Get rid of surface parking areas

A gateway to the VMC

Needs more places to walk

High and mid rise buildings and a mix of uses

A place that compliments the VMC

Weston 7 has a lot of potential

Adopt a European village

Quiet places and green space

An entertainment destination

Improve the traffic conditions

Make it inviting

Mid rise with adaptable retail

A good place for higher density development



# What We Learned

Since we last met with you, our consultant team has completed their background assessment of the Weston 7 Area.

- Transportation Needs Assessment Report, HDR
- Population and Employment Outlook and Commercial Use Assessment, Hemson Consulting
- Sustainability Analysis, Urban Equation
- Community Energy Plan, Urban Equation
- Planning Policy Analysis, Urban Strategies
- Community Facilities and Services Study, Urban Strategies
- Preliminary Water, Wastewater and Stormwater Servicing Analysis, TMIG
- Telecommunications Memo, RTG Systems



# What We Learned

## Transportation Needs Assessment Report, HDR

- Traffic and transportation challenges today – lots of potential to improve over time through new streets, block and transit use

## Population and Employment Outlook and Commercial Use Assessment, Hemson Consulting

- Direction for growth is clear, how to balance employment and residential uses as well as overall density requires city-wide coordination

## Sustainability Analysis, Urban Equation

- The City has a strong commitment to achieving deep sustainability, will need to embed environmental direction through all stages of future work

## Community Energy Plan, Urban Equation

- The City of Vaughan has a long term goal to become a net zero carbon city. As plans for Weston 7 evolve they should be assessed against the City's Sustainability Performance metrics.





# What We Learned

## Planning Policy Analysis, Urban Strategies

- The policy context for Weston 7 identifies the study area as a place for growth and intensification. Draft policies for the area will have to conform to provincial and regional level plans

## Community Facilities and Services Study, Urban Strategies

- Depending on the ultimate population growth, service provision for various community facilities will fall below Active Together Master Plan targets for parkland, public libraries and community centers.

## Preliminary Water, Wastewater and Stormwater Servicing Analysis, TMIG

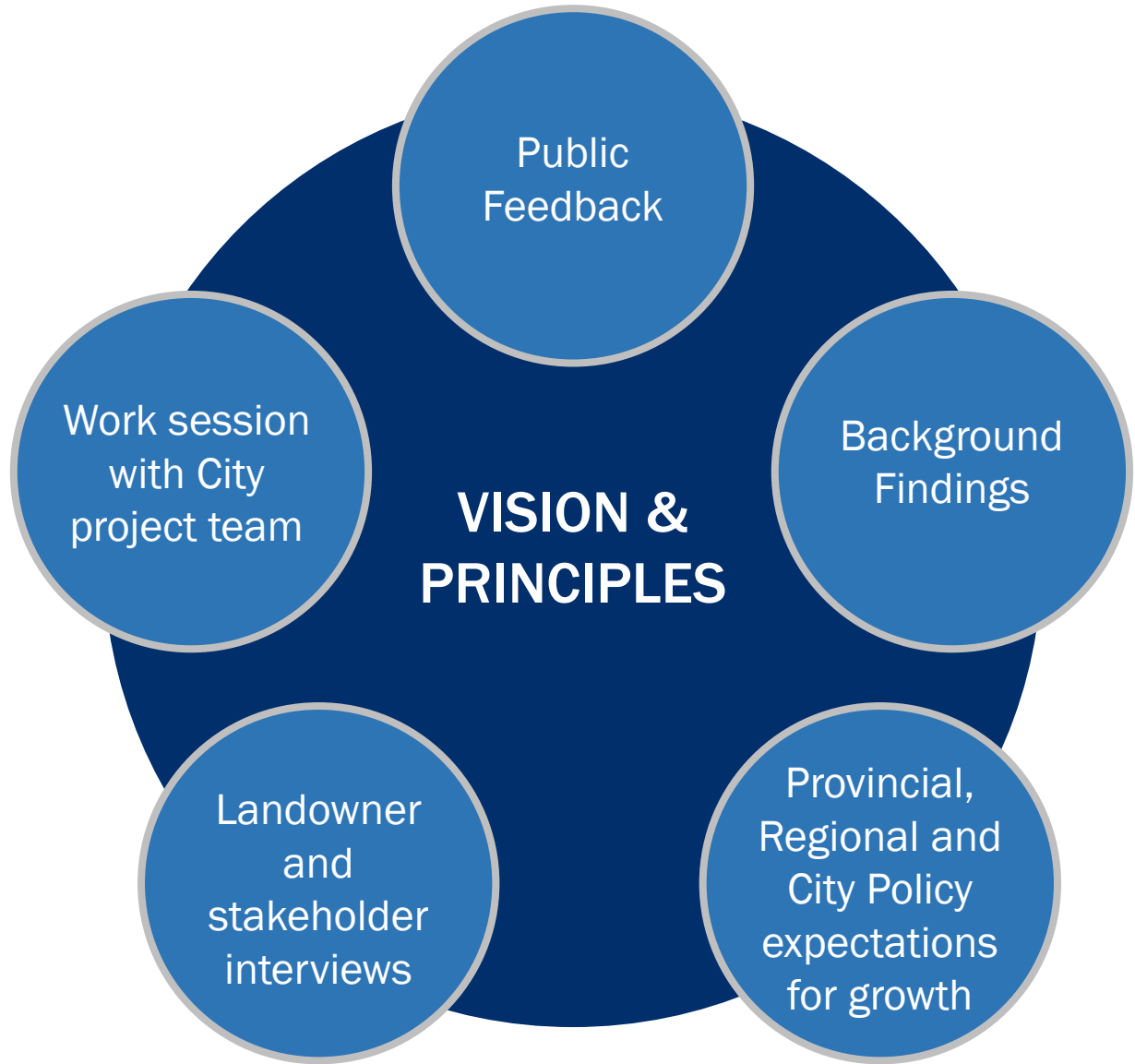
- A coordinated approach to water, waste water and stormwater servicing is to appropriately plan for changes to infrastructure in order to to accommodate growth.

## Telecommunications Memo, RTG Systems

- As the area grows, Bell and Rogers intend to review service applications within the secondary plan, confirm financial viability and then provide service to the developments as required connecting to their existing infrastructure grid.



# How did the project team develop the draft vision and principles?



Public Feedback

Background Findings

**VISION & PRINCIPLES**

Provincial, Regional and City Policy expectations for growth

Landowner and stakeholder interviews

Work session with City project team



## Why do we need a vision and principles?

**The vision and development principles become a shared understanding of what the Secondary Plan for Weston 7 should achieve.**

The ways in which the principles may be realized may vary and are subject to interpretation, but the words and guidance of this work will become a foundation for the land use alternatives and the future development of Weston 7.

# Working With You to Refine the Draft Vision and Principles

## Vision

Weston 7 will be a **vibrant and inclusive place** for all people from Vaughan and surrounding cities to gather, shop, live, work and enjoy. As one of the city's **primary growth centres**, it will be a **distinct urban place** with a variety of commercial, cultural and entertainment destinations, providing housing options and jobs within walking distance to the Highway 7 Rapidway. The area will evolve into **a place that is universally accessible**; providing convenient options for everyone to comfortably and safely get around by walking, biking, taking transit or driving. Weston 7 will strive to be **a low-carbon, healthy community** defined by a network of **pedestrian-oriented, well-connected streets, parks and gathering places** that becomes **a distinguished, landmark destination of choice in Vaughan**.



# Role

**Develop a significant commercial, cultural, and entertainment destination that builds upon current assets and strengthens the local economy**



# Multi-Modal

Establish a connected multi-modal community that supports choice of movement for cars, pedestrians, cyclist and transit users





# Public Realm

**Create a diverse and a high quality public realm that supports urban vibrancy and civic gathering**



# Housing

Encourage variety in housing types and tenures to meet the life cycle needs of people of all ages





**Encourage an inclusive community with a built environment that fosters social connection and cohesion**





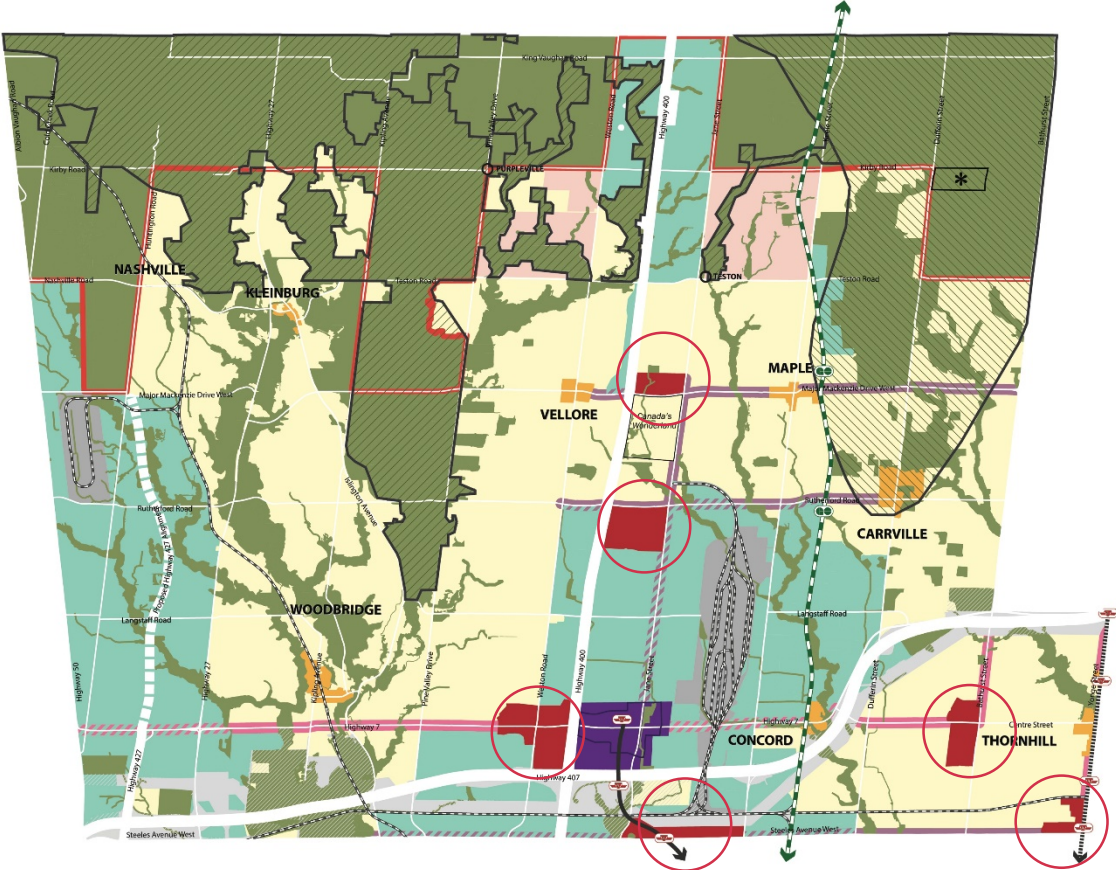
# Sustainable

**Create a place that is rooted in sustainability and considers impacts to future generations**



# Balanced Intensification

Develop a balanced approach to growth and density that capitalizes on transit investment while respecting the ability of other Vaughan centres to also grow and evolve





# Design Excellence

**Focus on high quality place making and design excellence to distinguish Weston 7 within the region and GTA**





# **Help Us Refine the Draft Vision and Principles**

**We are seeking your input tonight on the Draft Vision and Principles**

**Visit the panels around the room and let us know:**

- What do you like and why?**
- What do you dislike and why?**
- What is missing?**

**Share your thoughts with the consultant team and City of Vaughan Staff**

**THANKS FOR YOUR INPUT!**