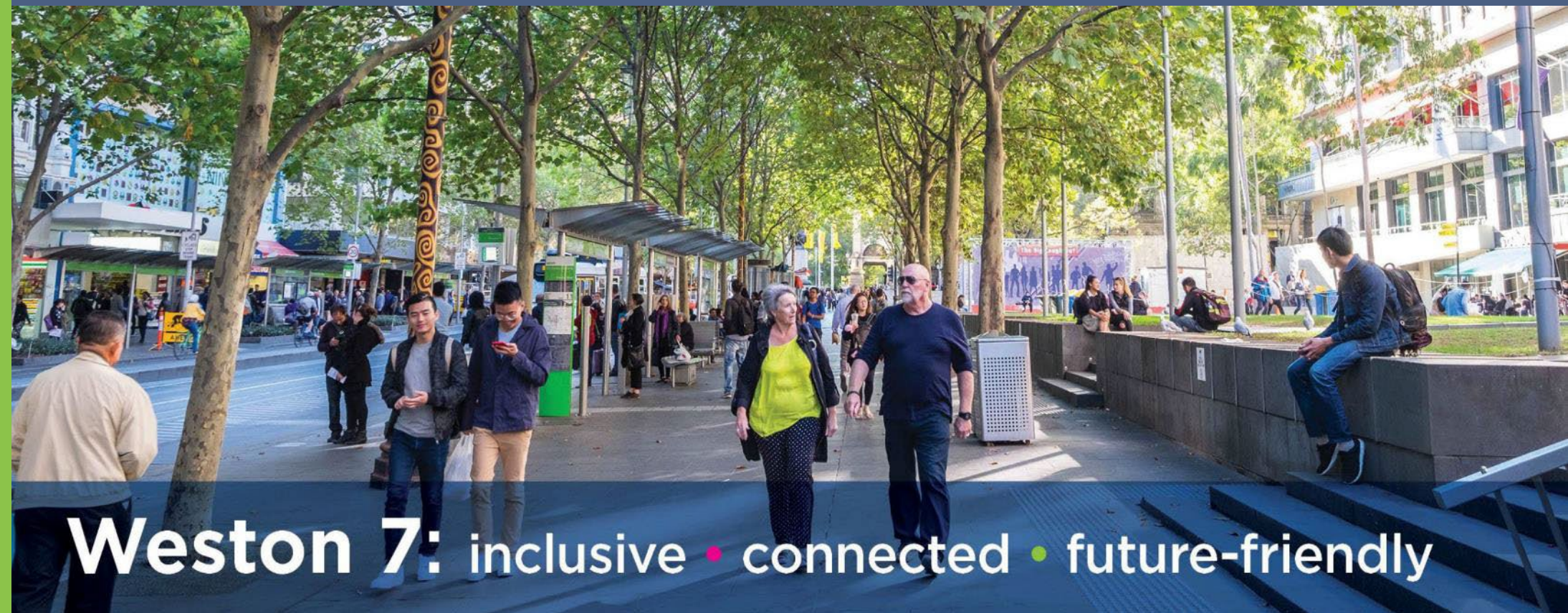


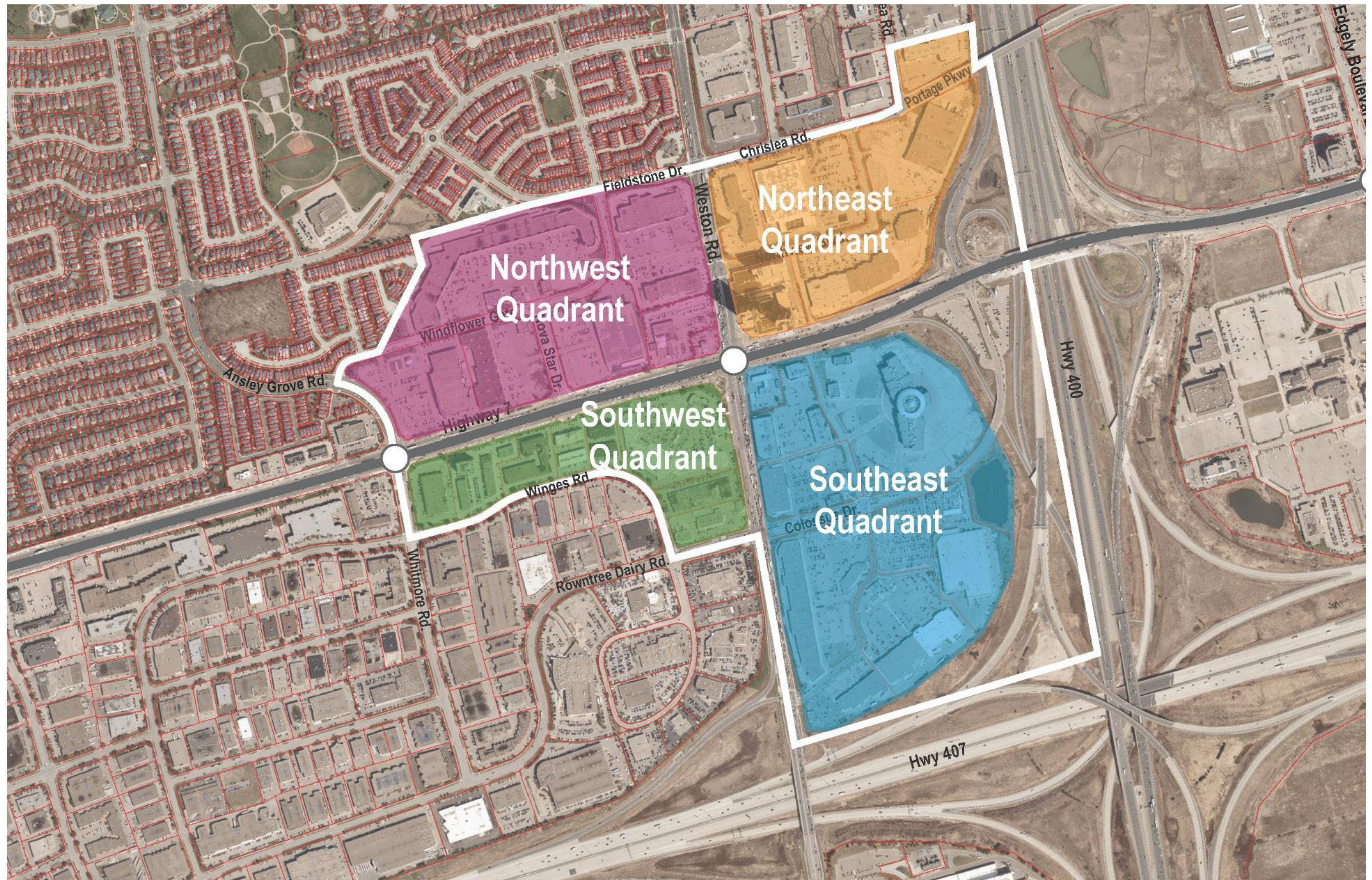
Open House

October 16, 2024



Weston 7: inclusive • connected • future-friendly

Weston 7 Secondary Plan Location and Quadrants



The WESTON 7 Secondary Plan has been carried out in a robust program of public and other stakeholder consultation.

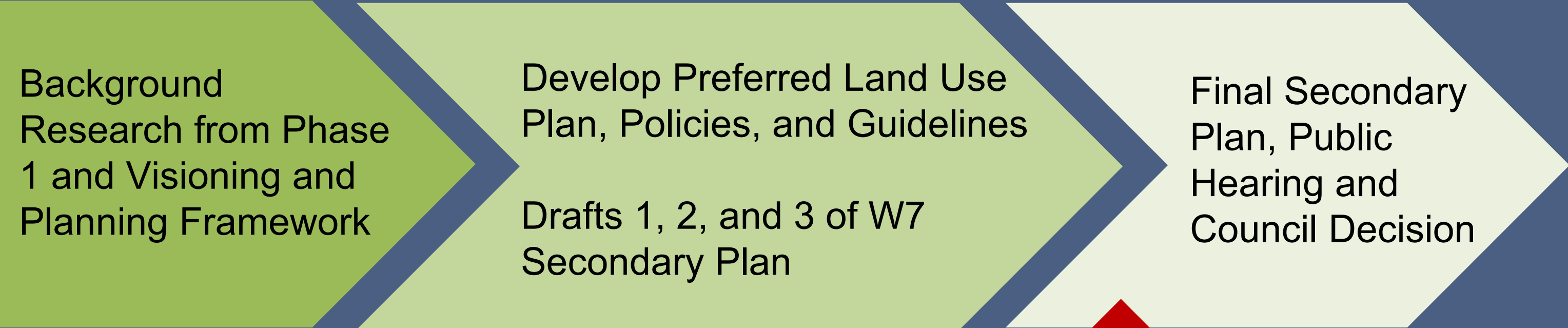
PHASE 1

- 2018 and 2019: Three (3) Open Houses

PHASES 2 and 3

- September 2020: First Nations Pre-Consultation
- November 4, 2021: A virtual Public Open House
- September 6, 2023: An in-person Open House to present **Draft 1** Secondary Plan
- November 1, 2023: A Statutory Public Meeting to present **Draft 2** Secondary Plan
- June 5, 2024: A Committee of the Whole (Working Session) to present **Draft 3** Secondary Plan
- In addition to the public consultation process, and following the November 1, 2023 Public Meeting, City staff have engaged on a regular basis with the **Weston 7 Landowners Group (LOG)**

SECONDARY PLAN PHASE 2 & 3



Fall 2020 ---- Fall 2021 ---- Spring 2023 --- Summer 2023 --- Fall 2024 --- Winter 2024

FROM THE PUBLIC

- Development potential is too much for this area, limit to low- and mid-rise
- Not enough parks or community facilities to serve the new population
- Loss of existing retail and entertainment facilities
- Traffic congestion, strain on existing infrastructure
- Community safety

FROM THE DEVELOPERS

- Development potential is too low, does not achieve their aspirations
- Policy framework is too prescriptive
- Development phasing - Who goes first?
- Too many roads, too much parkland

PURPOSE

1. To establish a comprehensive land use planning, urban design, transportation, and infrastructure policy framework to guide new development in WESTON 7 to the year 2051.

2. Three **key elements**:
 - array of land uses to ensure a truly mixed-use community;
 - management of the pattern of development through regulation of the built form; and,
 - recognition that the capacity of existing municipal service infrastructure and transportation systems is severely restricted

- ❑ 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 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.
- ❑ WESTON 7 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.

PRINCIPLES

- Weston 7 Secondary Plan includes 10 guiding principles that ensures the development of the envisioned Weston 7 community.
- The Draft Secondary Plan follows current Provincial legislation and regulation and Regional and local planning policies.

GROWTH MANAGEMENT

- Growth estimates articulated as targets
- Exceeding Secondary Plan wide growth estimates will require an Official Plan Amendment (OPA)
- Requirements for Block Plans, Development Concept Reports, and Landowner's Group Agreement
- Phasing linked to available and planned capacity in municipal infrastructure and transportation system capacity – based on the Weston 7 Transportation Master Plan and the City-Wide Integrated Water Master Plan

GROWTH MANAGEMENT

- The Draft Weston 7 Secondary Plan* proposes growth of 40,750 people and 13,750 jobs in 2051. A total of **54,500 people and jobs** by 2051.
- The Weston 7 Transportation Master Plan establishes a threshold of **26,000 people and jobs** as part of a phased approach.
- The Integrated Water Master Plan establishes a threshold of **62,865 people and jobs for** the Weston 7 secondary planning area by 2041.

*As presented at the Weston 7 Statutory Public Meeting on November 1, 2023

KEY CONSTRAINTS

- Growth linked to the capacity of the municipal service infrastructure systems and the transportation system
- Current capacity limitations (sewer, water, and transportation systems) will **NOT** facilitate the full build-out of this Plan.

The link between development approvals and the ability to provide infrastructure is a fundamental issue.



BUILDING A SUCCESSFUL COMMUNITY

This Plan promotes WESTON 7 as a Successful Community.

Successful community policies include:

- Providing Housing Options
- Promoting a Strong Economy
- Supporting a Healthy Community
- Providing Public Service Facilities
- Ensuring High Quality Design
- Promoting Sustainability + Adapting to Climate Change



BUILT FORM SPECIFIC POLICIES

Intent of the built form policies is to define principles and policy directions that will help manage the physical form and character of new development.

- **Consistency of Design** – identity, green building, design excellence, public art, site access, parking, privacy
- **Design Policies for Buildings:**
 - Low-Rise Buildings - orientation, porches, amenity space, parking
 - Mid-Rise Buildings – suitable site, proximity to amenities, parking, podium, orientation
 - High-Rise Buildings - suitable site, parking, podium, stepbacks, floor plate, separation distance

LAND USE DESIGNATIONS

The Low-Rise Residential Designation

- Generally, townhouses and low-rise apartments
- No non-residential is required

Mixed-Use I Designation

- Mid-Rise and High-Rise buildings
- Minimum 15% of GFA for non-residential uses
- Non-residential required at-grade



LAND USE DESIGNATIONS

Mixed-Use II Designation

- Mid-Rise and High-Rise buildings
- Non-Residential buildings - minimum 20% of GFA for non-residential uses
- Residential buildings - minimum 75% of ground floor GFA for non-residential uses



Flood Plain Spill Area Overlay

- Site-specific hydraulic analysis to be prepared

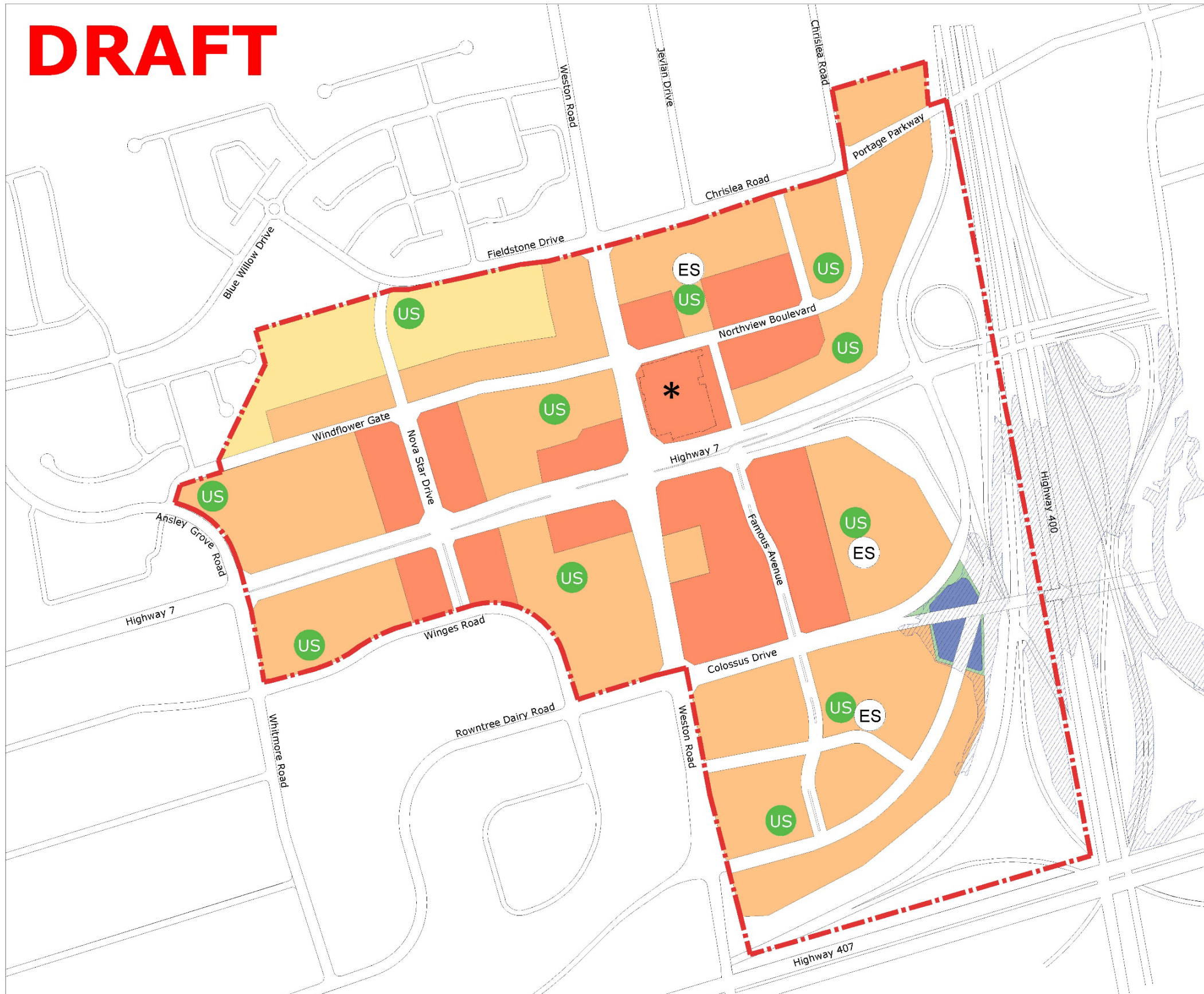
Colossus Drive Corridor Protection Area

- Preclude development within corridor until an Environmental Assessment has been completed












Weston 7 Secondary Plan – Schedule 1

DRAFT

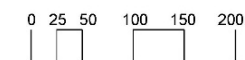
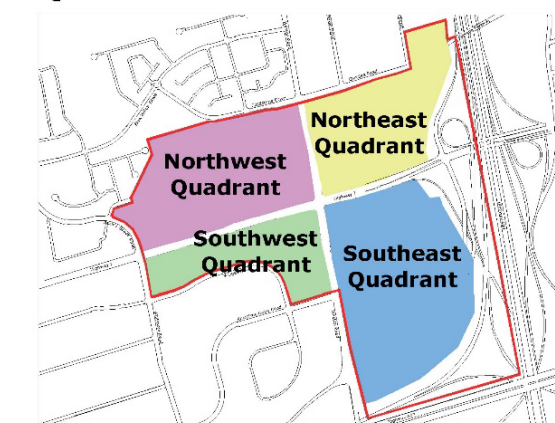


Schedule 1 Weston 7 Land Use Designations

Legend

-  Secondary Plan Area
-  Residential I
-  Mixed-Use I
-  Mixed-Use II
-  Urban Squares
-  Elementary School
-  Existing Stormwater Management Pond
-  Flood Plain Spill Area Overlay
-  Existing Development (Centro Square)

Quadrants



May 2024

Low-Rise Buildings

- Maximum 3 storeys
- Maximum Density – 1.5 Floor Space Index



Mid-Rise Buildings

- Minimum 3 storeys, Maximum 8 storeys
- Maximum Density – 3.75 Floor Space Index



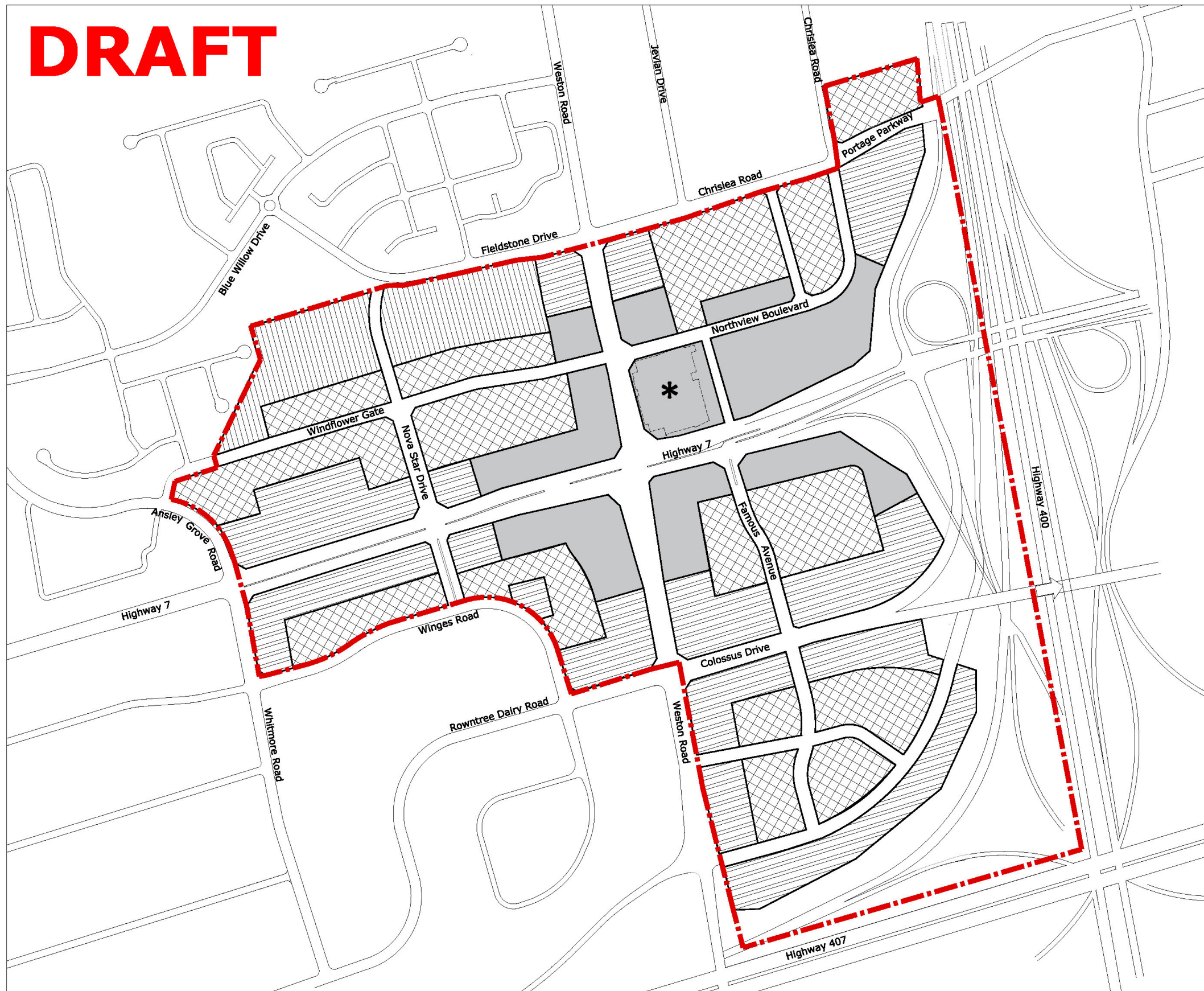
High-Rise Buildings

- **High-Rise I** - Minimum 8 storeys, Maximum 18 storeys, Maximum Density 6.0 Floor Space Index
- **High-Rise II** - Maximum 32 storeys, Maximum Density 7.5 Floor Space Index
- Additional height may be considered if there are no undue, adverse impacts on adjacent properties






Weston 7 Secondary Plan – Schedule 2

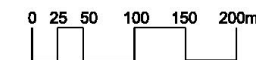
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Schedule 2 Weston 7 Building Height

Legend

-  Secondary Plan Area
-  Low-Rise
-  Mid-Rise
-  High-Rise I
-  High-Rise II
-  Existing Development (Centro Square)



May 2024

PEDESTRIAN REALM NETWORK

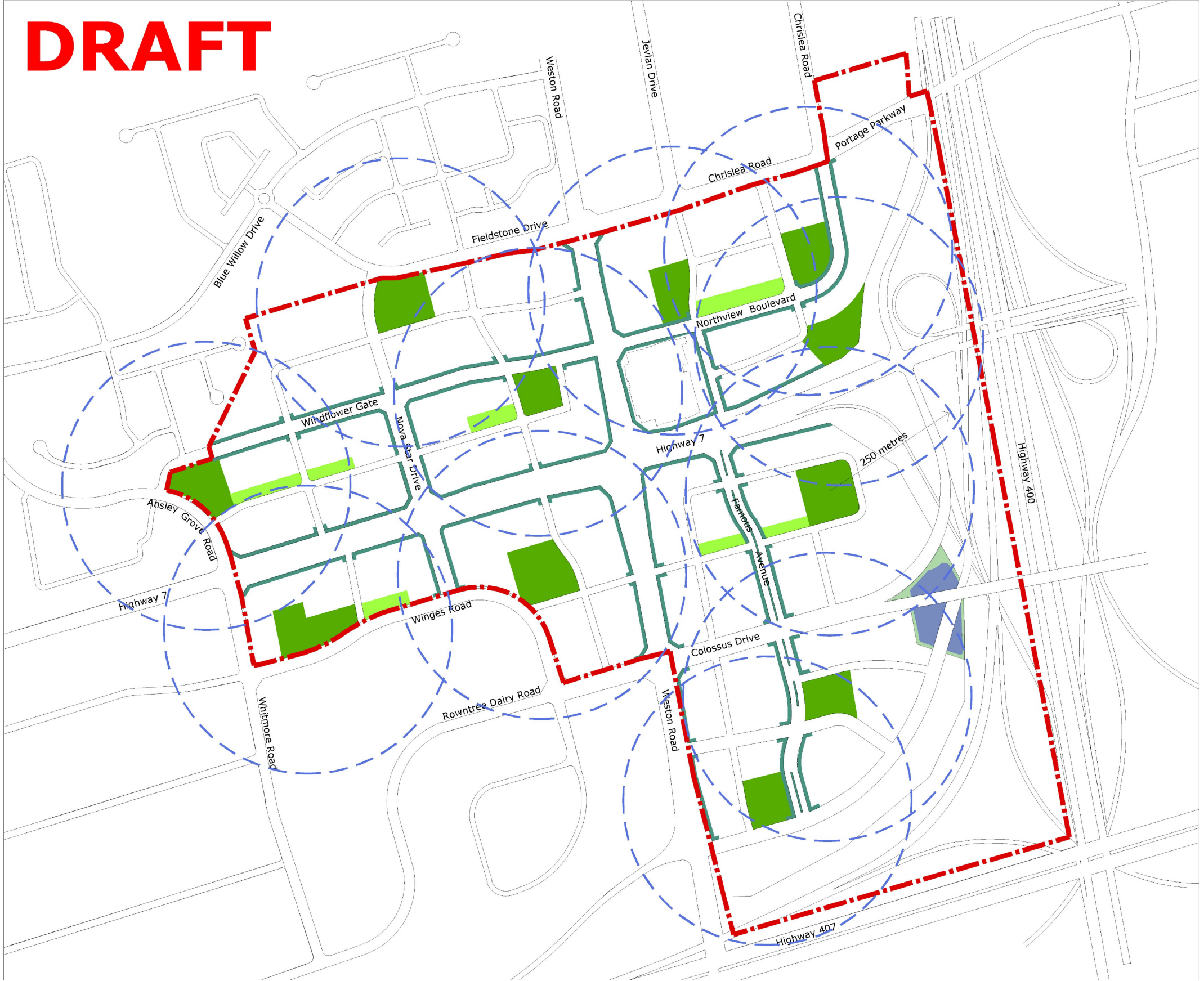
- Includes a policy framework that articulates direction for **Urban Park Spaces and Streetscapes**
- The intent is to achieve a comprehensive network of spaces that work together and complement each other, leading to a well-connected, universally accessible network throughout WESTON 7 and with the surrounding neighbourhood
- **Urban Squares** are the largest urban parks, with opportunities for **Promenades** and **Pocket Parks**
- Streetscapes are identified in two categories – Enhanced Urban Streetscapes and Standard Urban Streetscapes



PEDESTRIAN REALM NETWORK

Quadrant	Gross Land Area (ha)	Dedicated Urban Squares (ha)	Percent of Gross Land Area	Minimum Size of an Urban Square (ha)	Minimum Number of Urban Squares
Northwest Quadrant	30	1.7	5.7%	0.5	3
Southwest Quadrant	15	1.6	10.7%	0.8	2
Northeast Quadrant	24	1.9	7.9%	0.5	3
Southeast Quadrant	35	2.3	6.6%	0.6	3
TOTALS	104	7.5	7.2%		11







Weston 7 Secondary Plan – Schedule 3



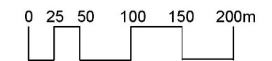
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Schedule 3 Weston 7 Pedestrian Realm Network

Legend

-  Secondary Plan Area
-  Urban Squares
-  Promenades
-  Enhanced Urban Streetscape
-  Standard Urban Streetscape
-  Existing Stormwater Management Pond
-  250m Radius, 2-3 Minute Walking Distance

Note: Park Locations are Conceptual



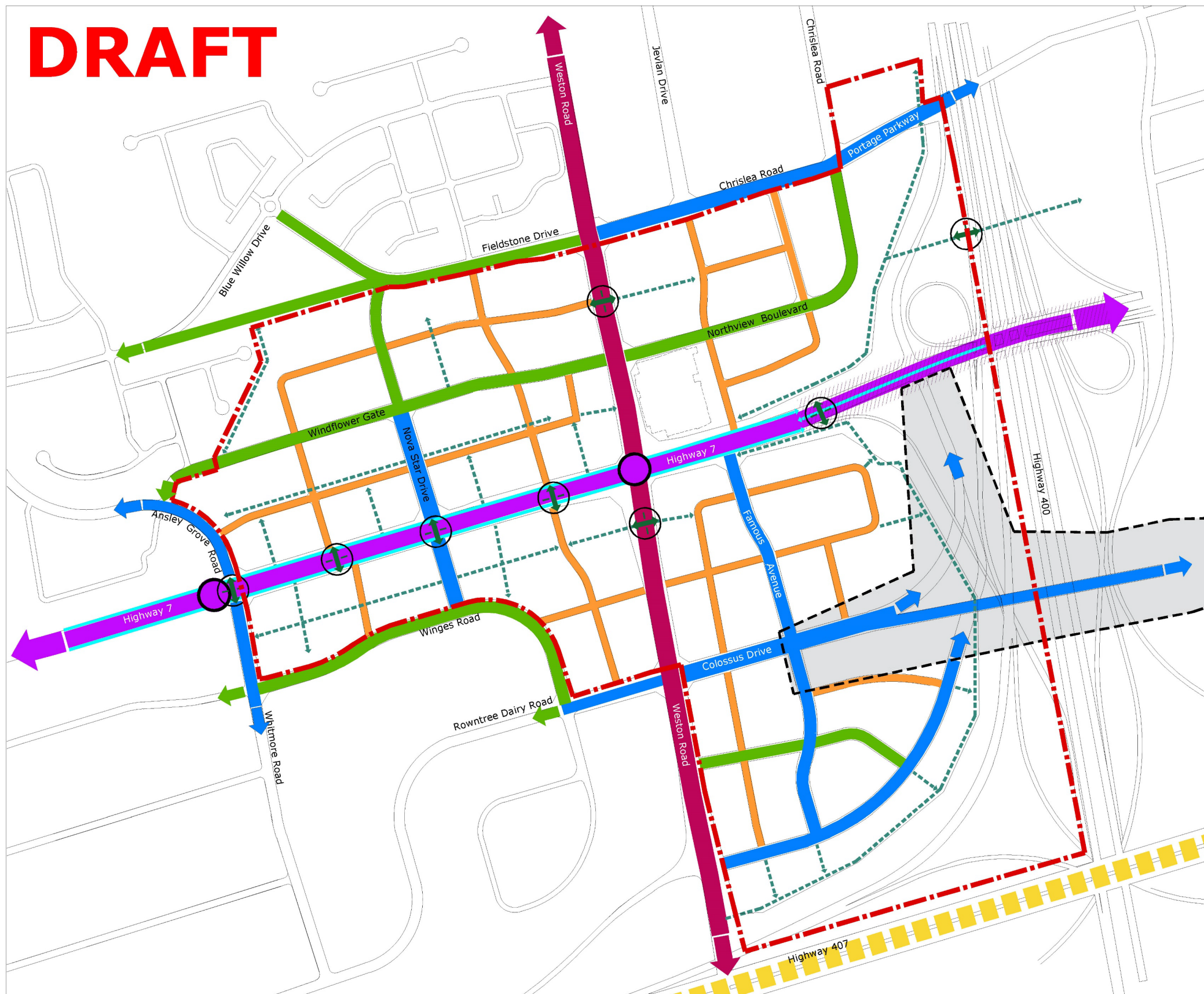
May 2024

MULTI-MODAL TRANSPORTATION SYSTEM















- Policies related to the establishment of a multi-modal Transportation System informed by the Transportation Master Plan
- Intent is to maintain a safe, multi-modal, and integrated network comprised of:
 - **Active Transportation Network** – pedestrian and cyclists
 - **Transit Network**
 - **Road Network** – Highway 7, Weston Road, collector roads, local roads
- **Parking, Access, and Service Facilities** – minimize the amount of surface parking; underground parking for mid- and high-rise buildings; permit above ground structured parking; prioritize bicycle, carpool, and car share parking



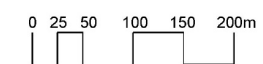
Weston 7 Secondary Plan – Schedule 4



Schedule 4 Weston 7 Transportation System

- Legend**
-  Secondary Plan Area
 - Street and Transit Network**
 -  Existing Roads
 -  Highway 7 - Regional Bus Rapid Transitway
 -  Bus Rapid Transit (BRT) Stop
 -  Regional Arterial Road
 -  Major Collector
 -  Minor Collector
 -  Local Road
 -  Colossus Drive Corridor Protection Area
 -  Potential Enhancement Link to VMC
 -  Potential 407 Transitway
 - Active Transportation Network**
 -  Existing Cycle Track
 -  Active Transportation (AT) Link
 -  AT Grade Separated Pedestrian Connection

Note: Alignments are Conceptual



May 2024

SERVICE INFRASTRUCTURE + UTILITIES

- Municipal service infrastructure includes water, wastewater, and stormwater facilities that are a critical element in the development of WESTON 7
- **Municipal Water and Wastewater Servicing Infrastructure** – phasing of development coordinated with phasing of municipal services
- **Stormwater Management Infrastructure** – incorporate low impact development measures such as porous pavements, bioretention basins, enhanced swales, green roofs, and rain gardens
- Utilities and Telecommunications Facilities



IMPLEMENTATION

- This Plan
 - Plan Review
 - Monitoring
 - Amendments to this Plan
 - Technical Revision to this Plan
- Development Applications
- Implementing Zoning By-laws
- Site Plan Approval
- Existing Uses
- Other Planning Tools
- Conveyance/Acquisition of Lands
- Municipal Finance

INTERPRETATION

- Land Use Boundaries and Roads
- Numeric Standards
- Subsequent Legislation/Companion Documents

1. Hold 2 Open Houses on October 23, 2024
2. Continue to work with the WESTON 7 LOG
3. Prepare **FINAL DRAFT** of the Secondary Plan based on comments received from the City, Technical Advisory Committee, LOG, and the Public
4. Present FINAL DRAFT of the WESTON 7 Secondary Plan to Committee of the Whole and request Council adoption in **Q4 2024**

Questions?

For additional information please visit:

www.vaughan.ca/weston7

or contact:

Lina Alhabash, Senior Planner
Policy Planning & Special Programs
905-832-8585 ext. 8077

