

Tonight's Agenda

- 6:45** Sign-in and Open House
- 7:00** Introduction to the Project and Virtual Tour of the Study Area
- 7:30** Interactive Mapping Activities
- 8:15** Vision Boards
- 8:45** Review Vision Boards and Wrap Up



WESTON



inclusive • connected • future-friendly

Ideas Workshop

June 27, 2018



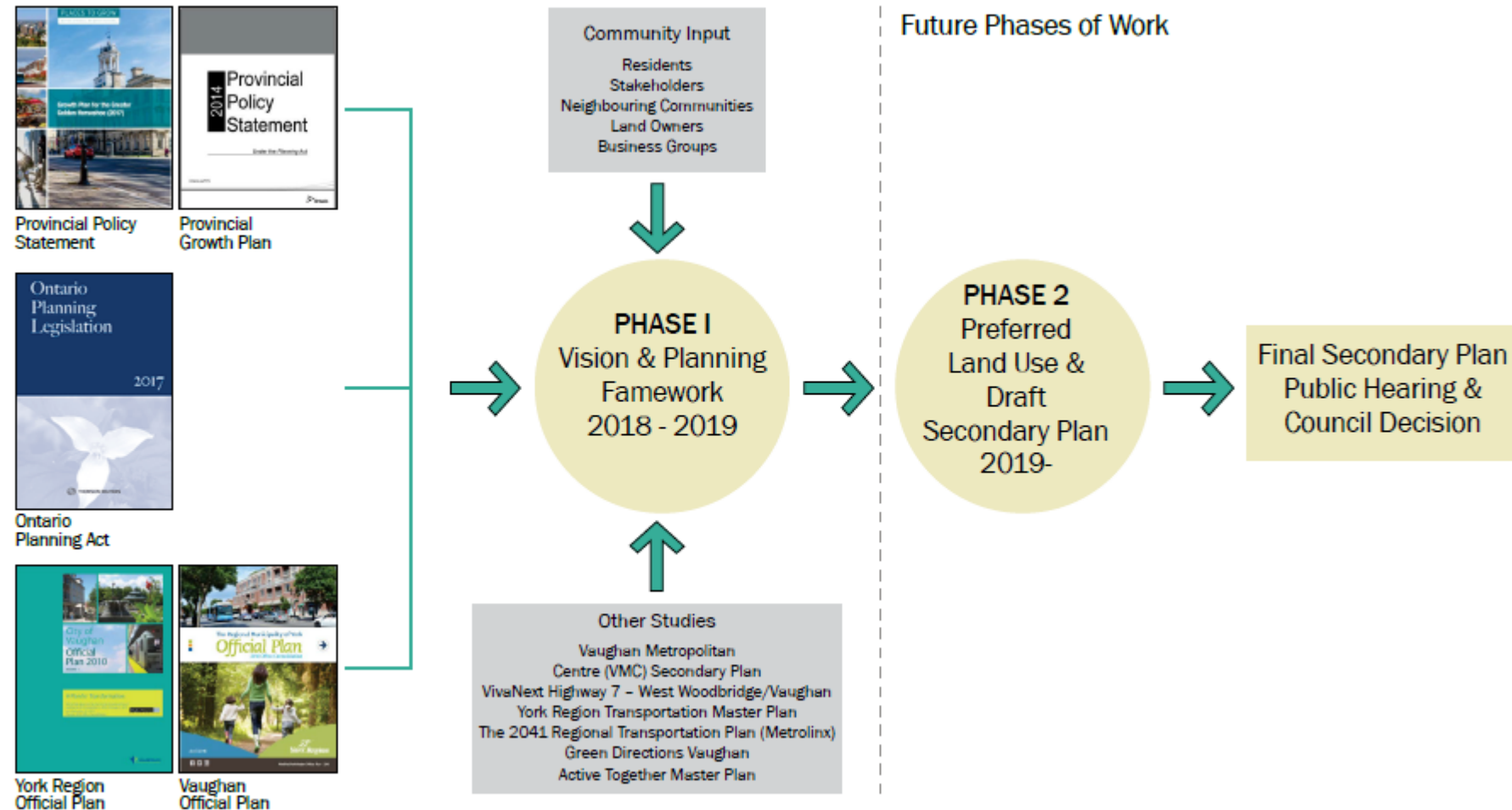
Tonight we are here to begin the process of visioning the future of Weston 7

- What kinds of development should be encouraged? Residential, office, recreation, community services?
- How can we make it easier to get around?
- Where should new public spaces and parks be located?
- How can change be a good fit with existing communities?

This is the first of three phases of work to create a Secondary Plan

The purpose first part of this project (Phase 1) is to get a good understanding of the place as it is today, and to think about what it could be in the future.

Your input at this workshop will help us to complete the first step towards creating a Secondary Plan for the Weston 7 area.



The Project Team



Project lead
Urban Design, Land Use Planning, Public Engagement



Multimodal Transportation Planners



Growth Management and Land Economics



Sustainability and Community Energy Planning



Municipal Servicing

Phase 1 of the Secondary Plan is a Three-stage, 12-month work plan

Stage 1

Project Kick Off

- Team Site Tour
- Consultation Plan

Stage 2

Background Review and Needs Assessment

- Policy Review
- Mapping
- Needs Assessment
- Case Studies and Best Practice Review
- Background Report
- **Ideas Workshop**
- Landowner and Stakeholder Interviews

We are here! ←

Stage 3

Visioning and Development of Planning Framework

- Vision and Guiding Principles
 - Visioning Workshop
- Land Use Scenarios
 - Land Use Alternatives Workshop
- Engagement Summary Report
- Final Report

So why is the city undertaking this study now?

Vaughan is growing! There is a lot interest in the Weston 7 area and we want to 'get ahead' of this development to make sure we create a great place that can benefit all residents of Vaughan.

Recent VMC Development



Recent Weston and Hwy 7 Development



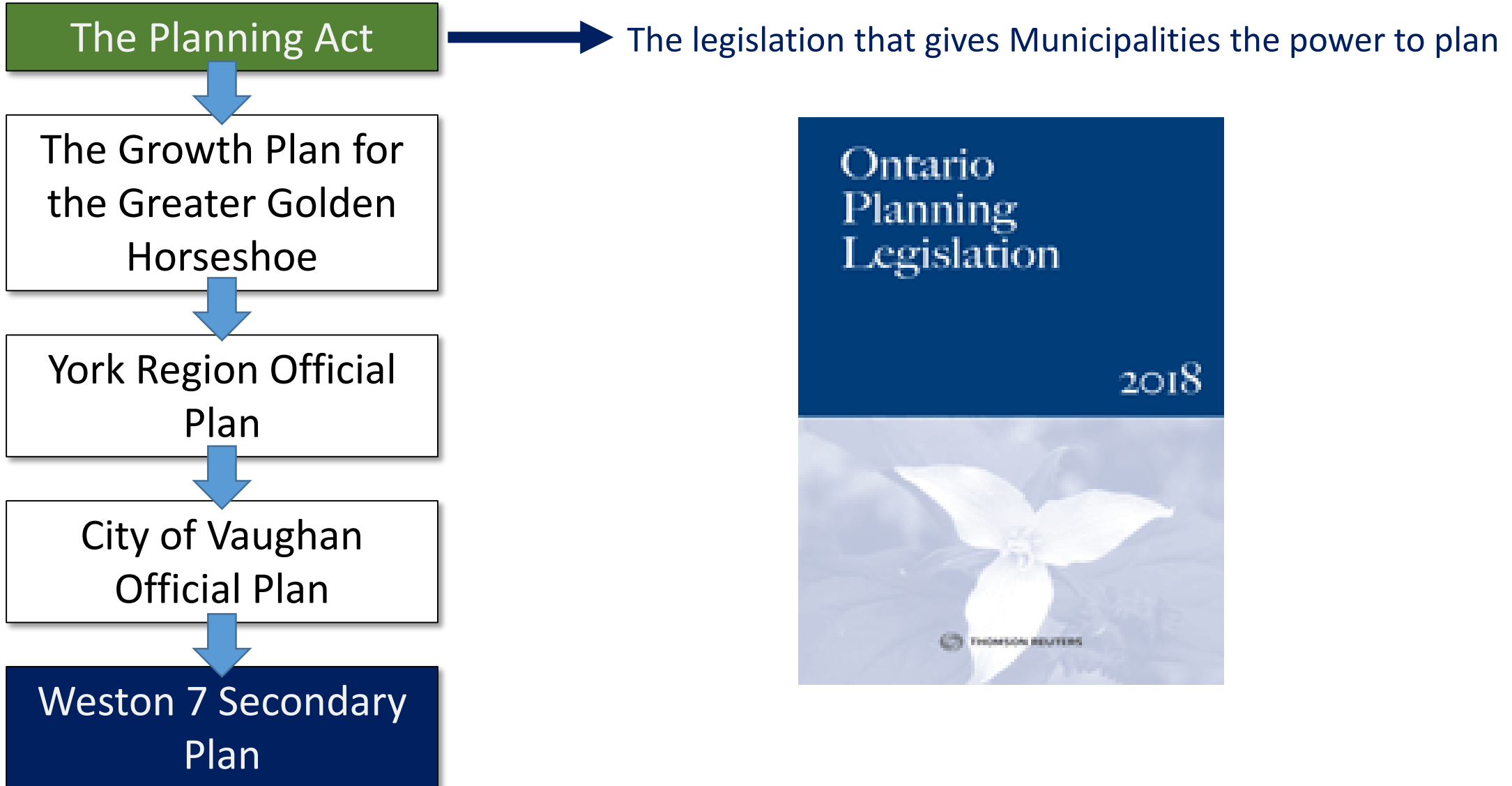
What is a Secondary Plan and what does it include?

A *Secondary Plan* is adopted by Council as part of the City's *Official Plan*. Secondary Plans provide policies for specific areas, and include more details on things like:

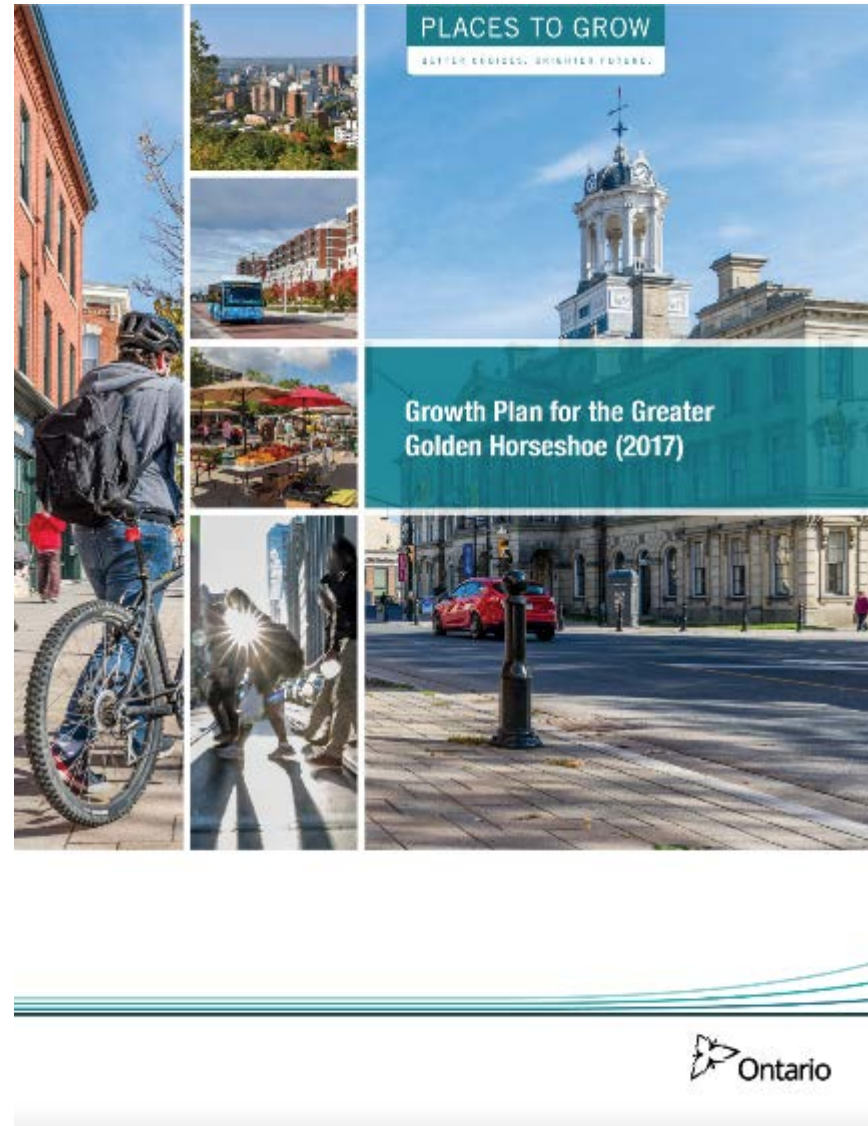
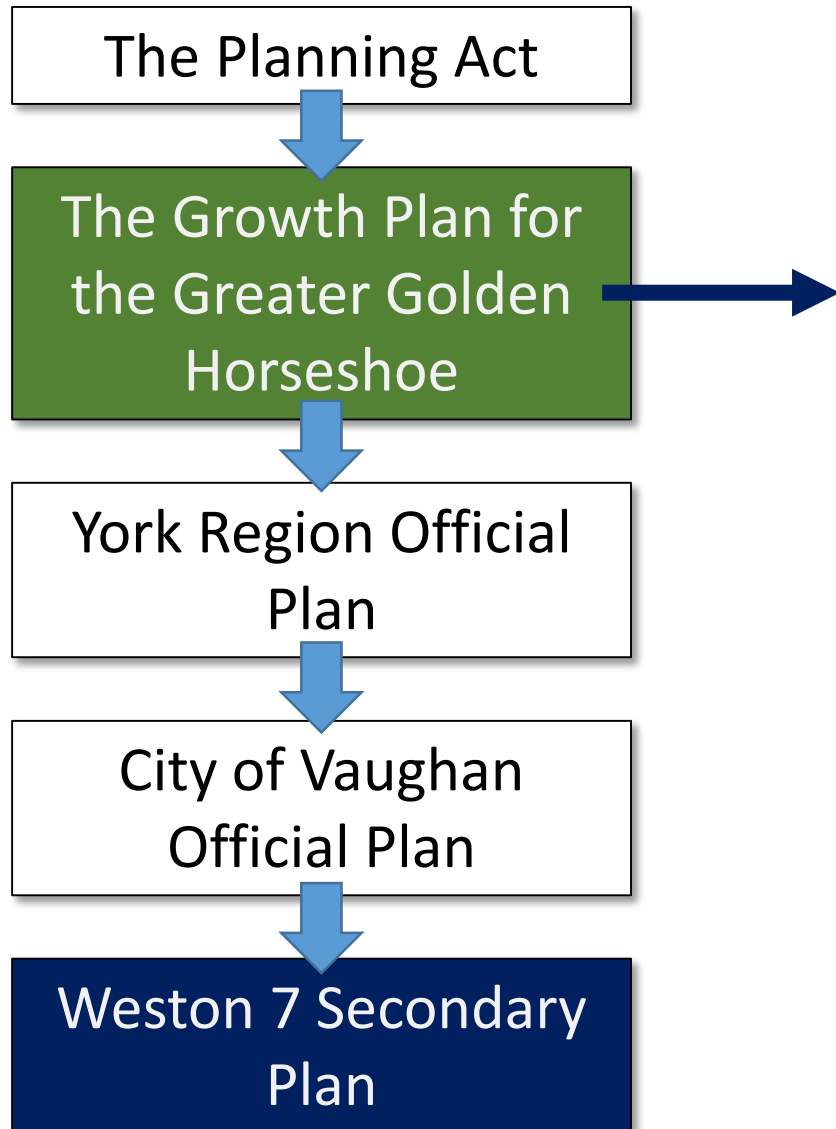
- The types and height of buildings allowed
- What kind of activities can take place there
- Where public spaces and parks will be
- How buildings in the area should be designed
- The type and nature of new community amenities and services



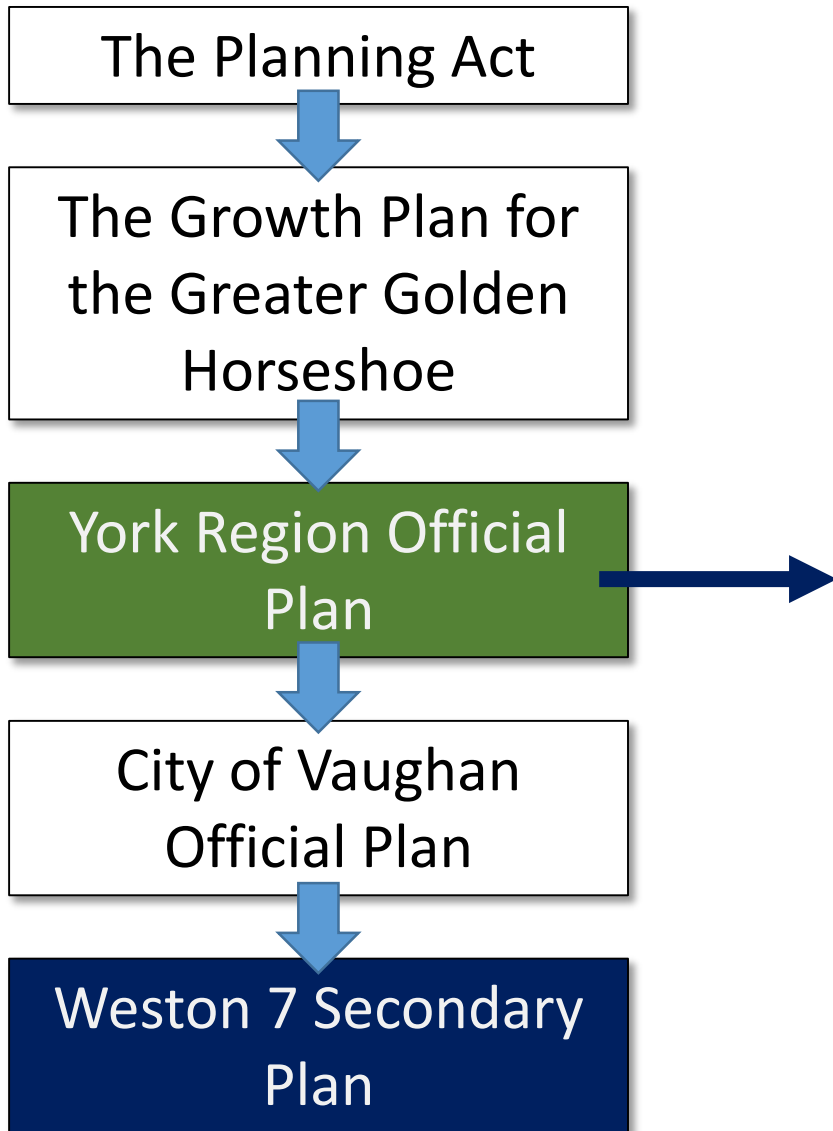
There is a hierarchy of planning directives and policies that direct Vaughan to undertake detailed policy plans to manage growth and change.



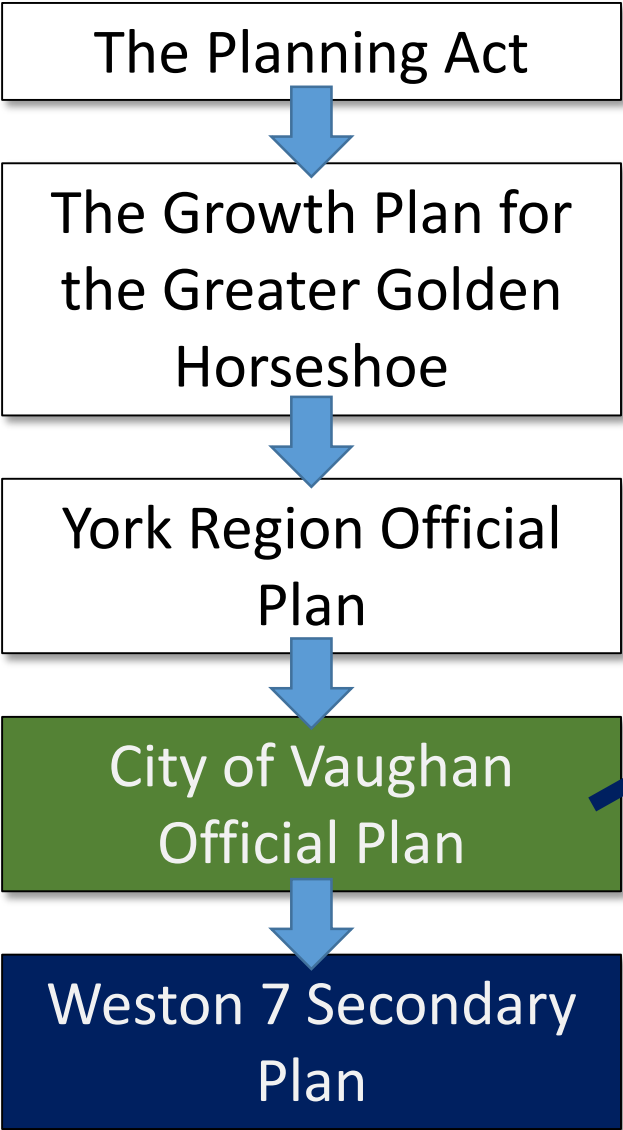
The Growth Plan for the GGH directs where and how growth will happen by establishing targets for new communities and 25 urban growth centers



The York Region Official Plan needs to be consistent with the Provincial Plans, and applies it to a more local area.



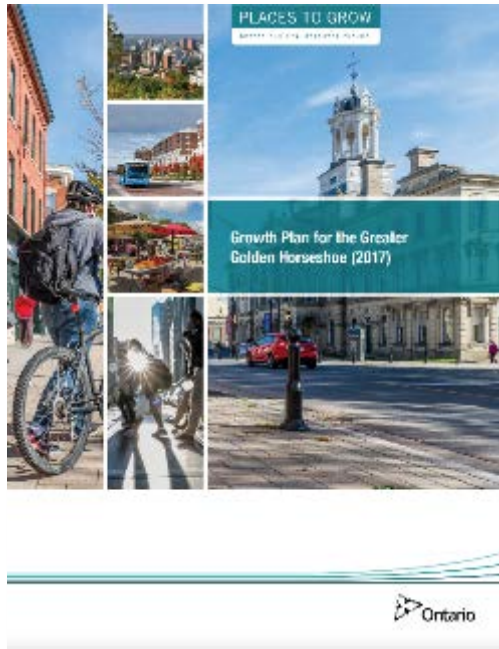
The City of Vaughan Official plan provides specific policies for all areas of the City and calls for a Secondary Plan for the Weston 7 area.



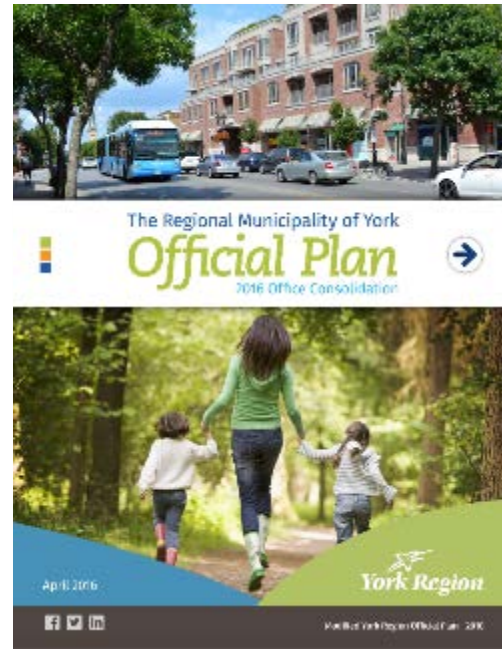
Area-specific Secondary Plans (10)



All of these policy document identify Weston 7 as a place where growth and intensification is expected. Our study needs to determine what growth and change look like in this part of the city.



- Two MTSAs
- 160- p+j/ha
- Direction for Transit Supportive Development

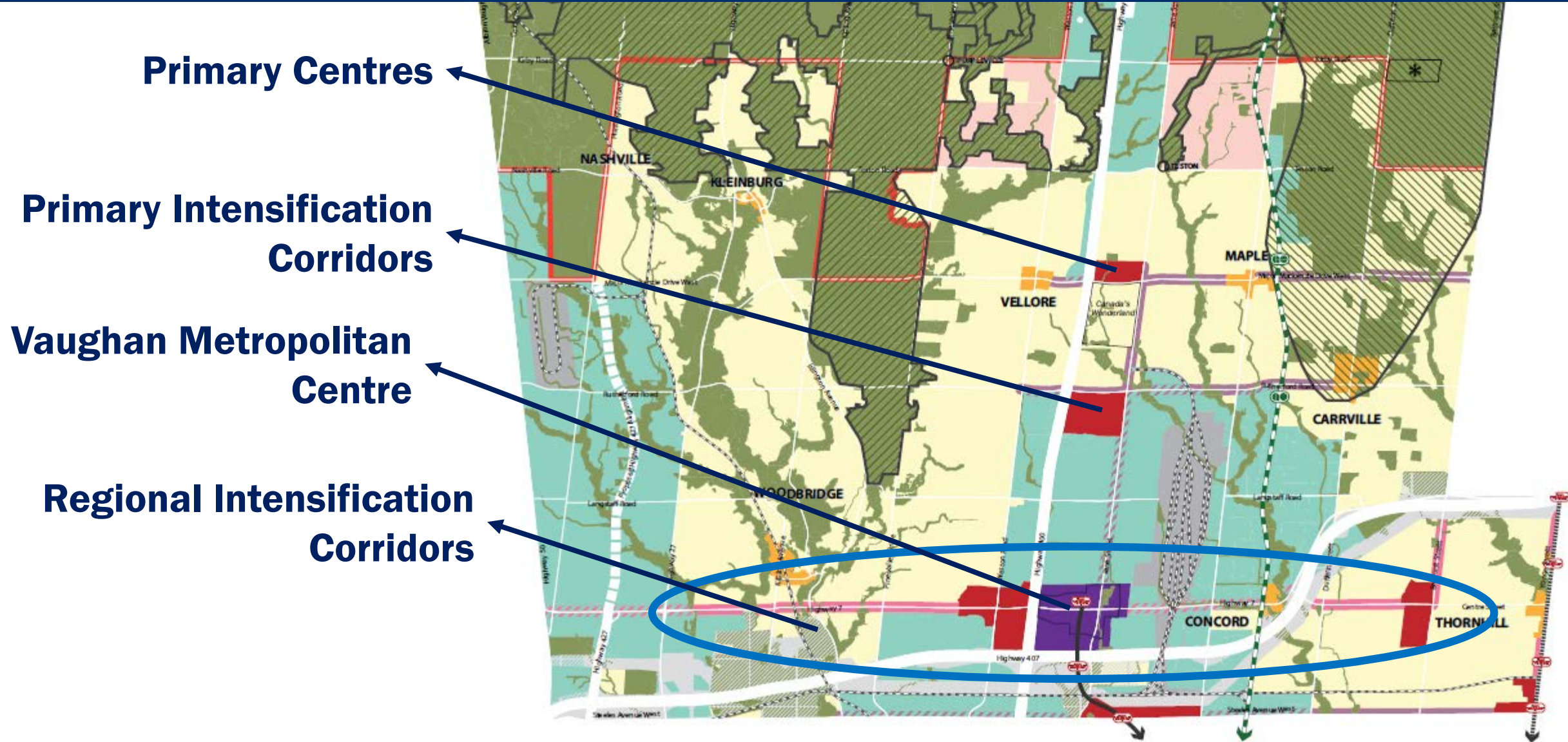


- Regional Rapid transit corridor – part of Region's Intensification strategy, a Key development Area
- Long term density target 2.5 FSI



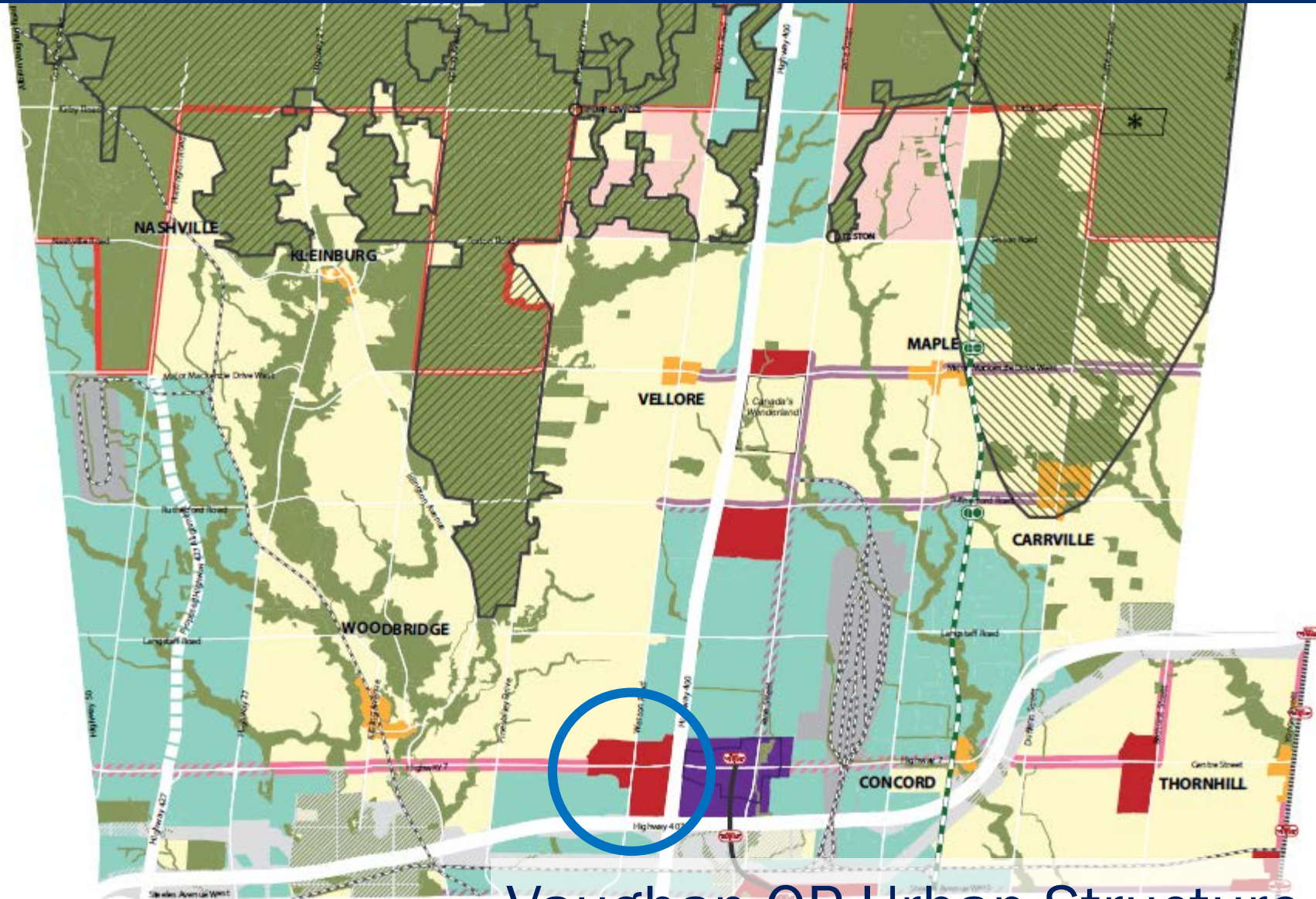
- A Primary Centre
- Mixed-use, transit-oriented development

The Study area is located on the west side of Highway 400, north of Highway 407 on the busy Highway 7 corridor, close to the Vaughan Metropolitan Centre (VMC)



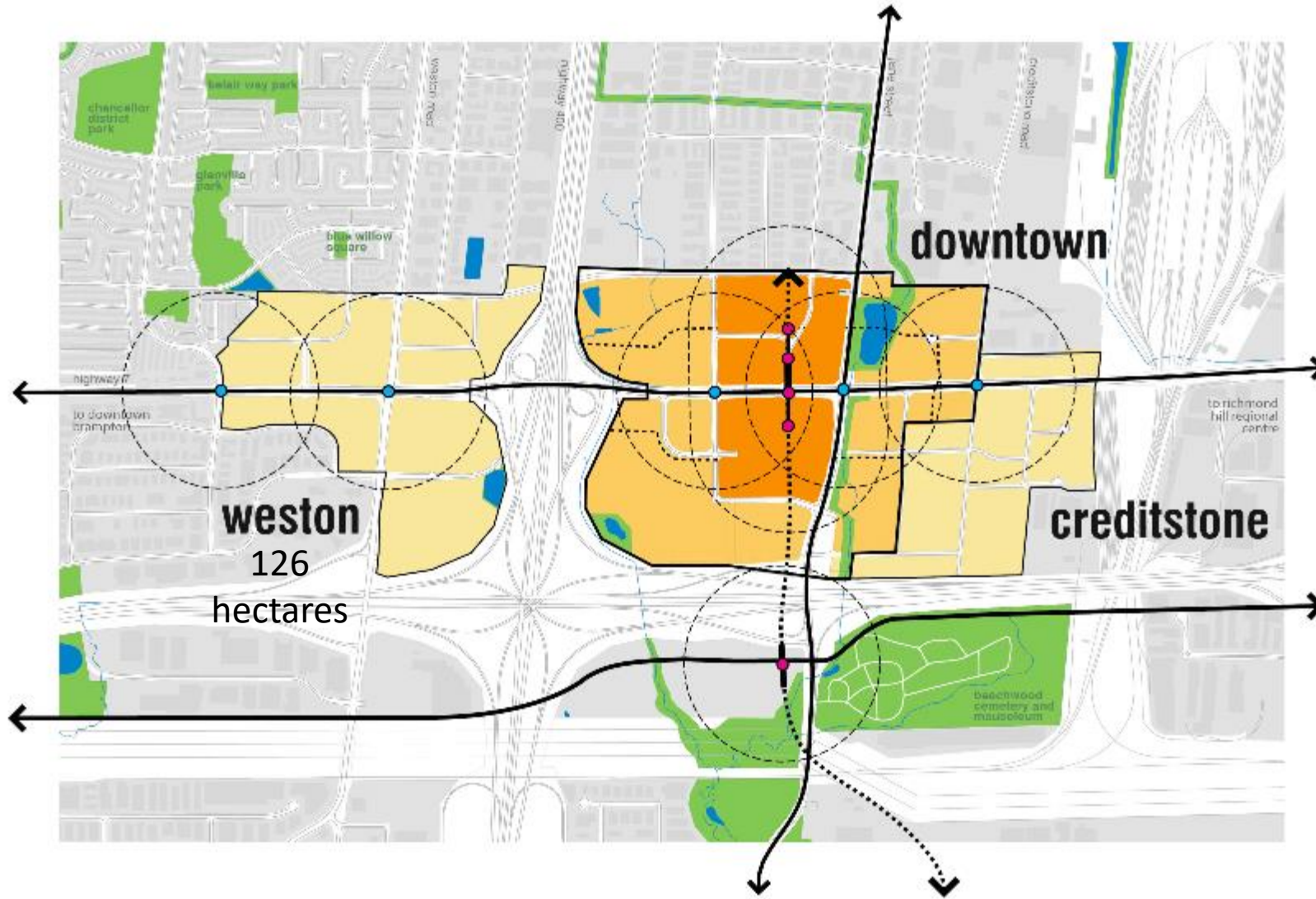
As a policy document, the Secondary Plan will be used to direct and manage growth and change in the study area

The goal will be to define the role of this primary center and establishing a vision and land use alternatives that will guide change and the scope of subsequent work needed to complete the secondary plan



Vaughan OP Urban Structure

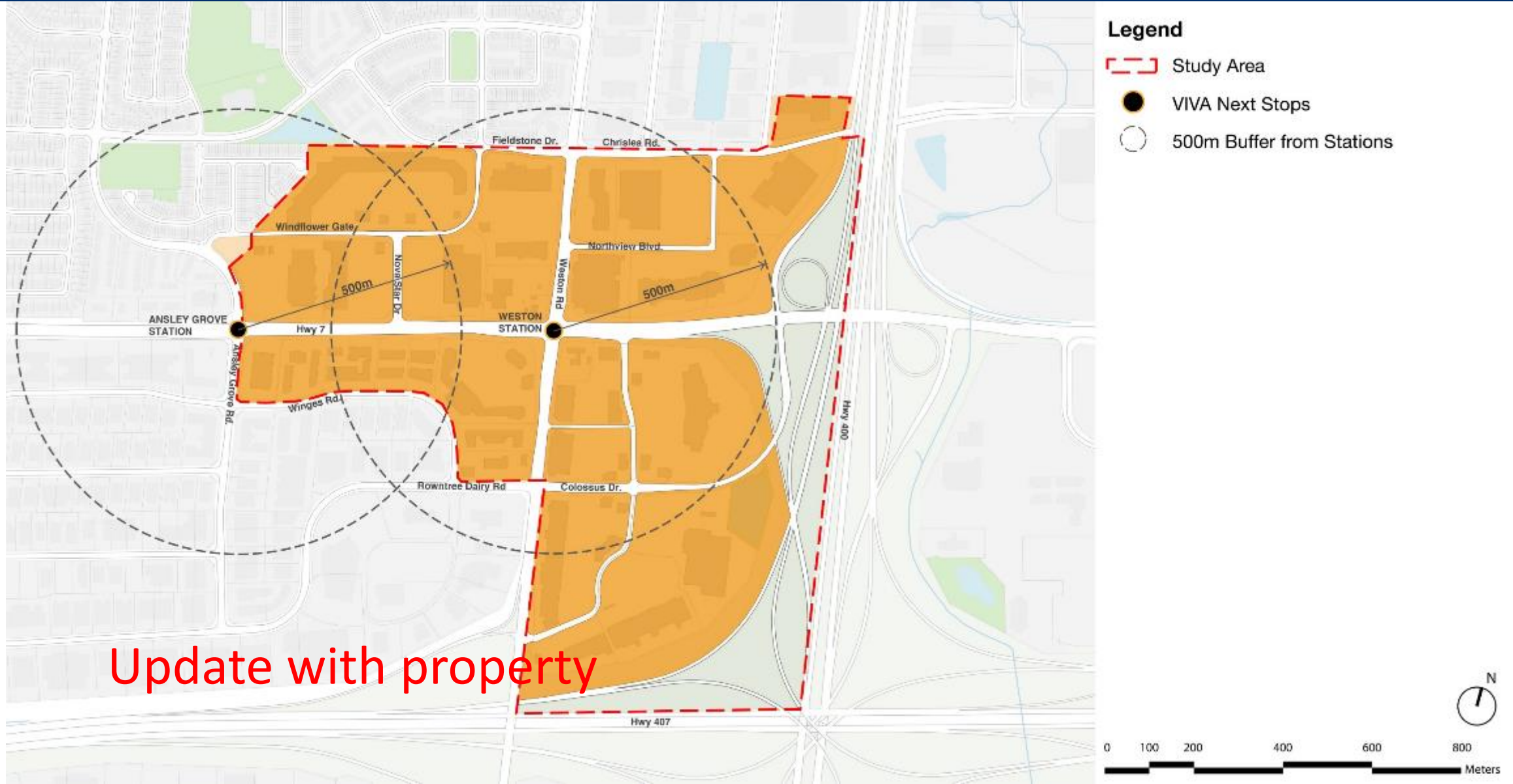
Phase 1 of the secondary plan will involve a comprehensive background review & definition of constraints and opportunities for the future.



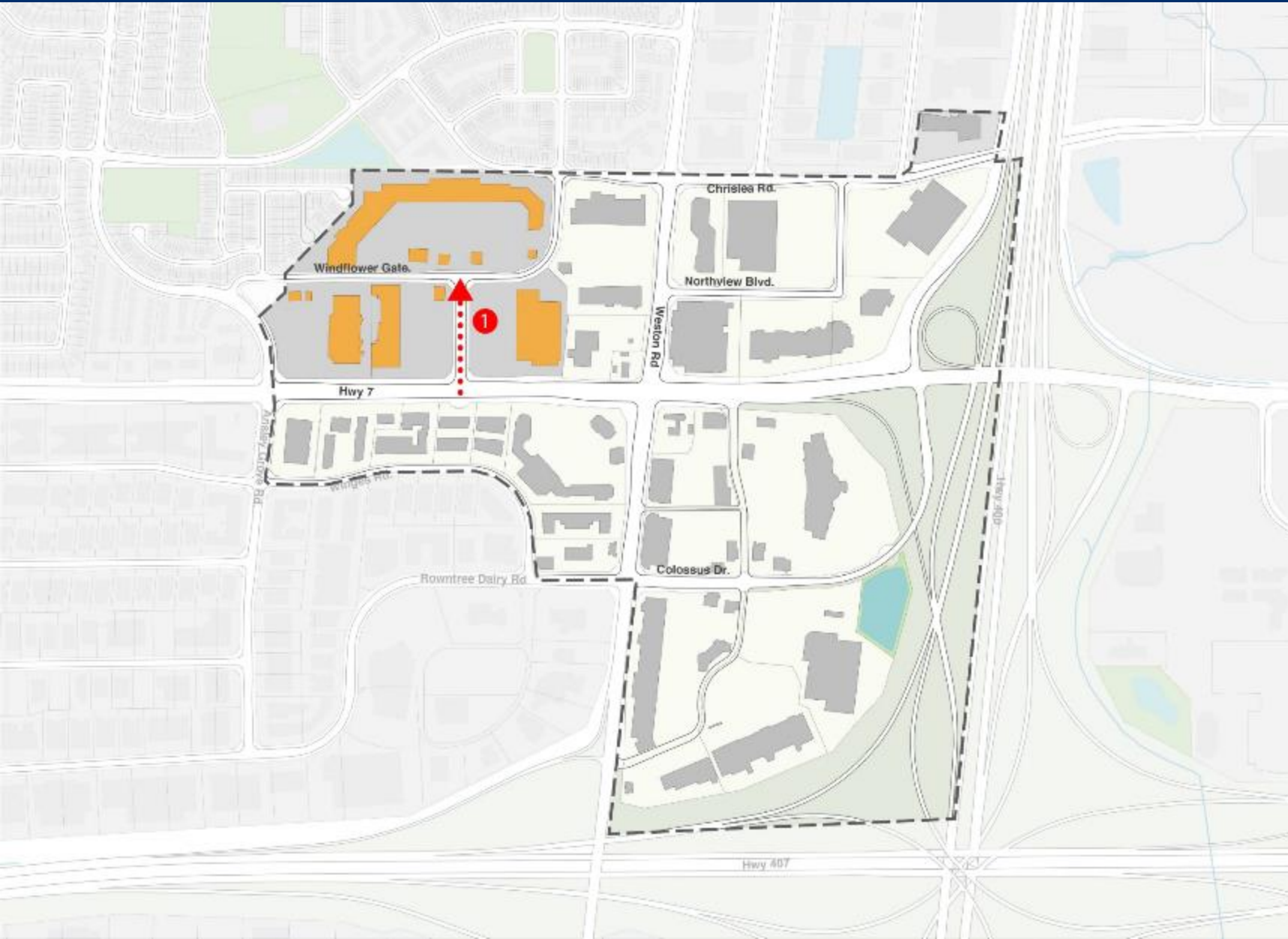
WE NEED TO UNDERSTAND PLACE AND THE CONTEXT

- What is Weston Road and Highway 7 as a place today?
- What is envisioned within the policy framework?
- What does the public want?
- What do the Landowners want or imagine?
- What is this place in relationship to the VMC?
- How do we differentiate it as a unique center in the overall hierarchy of centers

The study area is 126 hectares and is made up of 31 properties and is planned to include two Major Transit Station Areas.



So lets take a walk around the study area today.....



**Stop #1:
Windflower Gate**

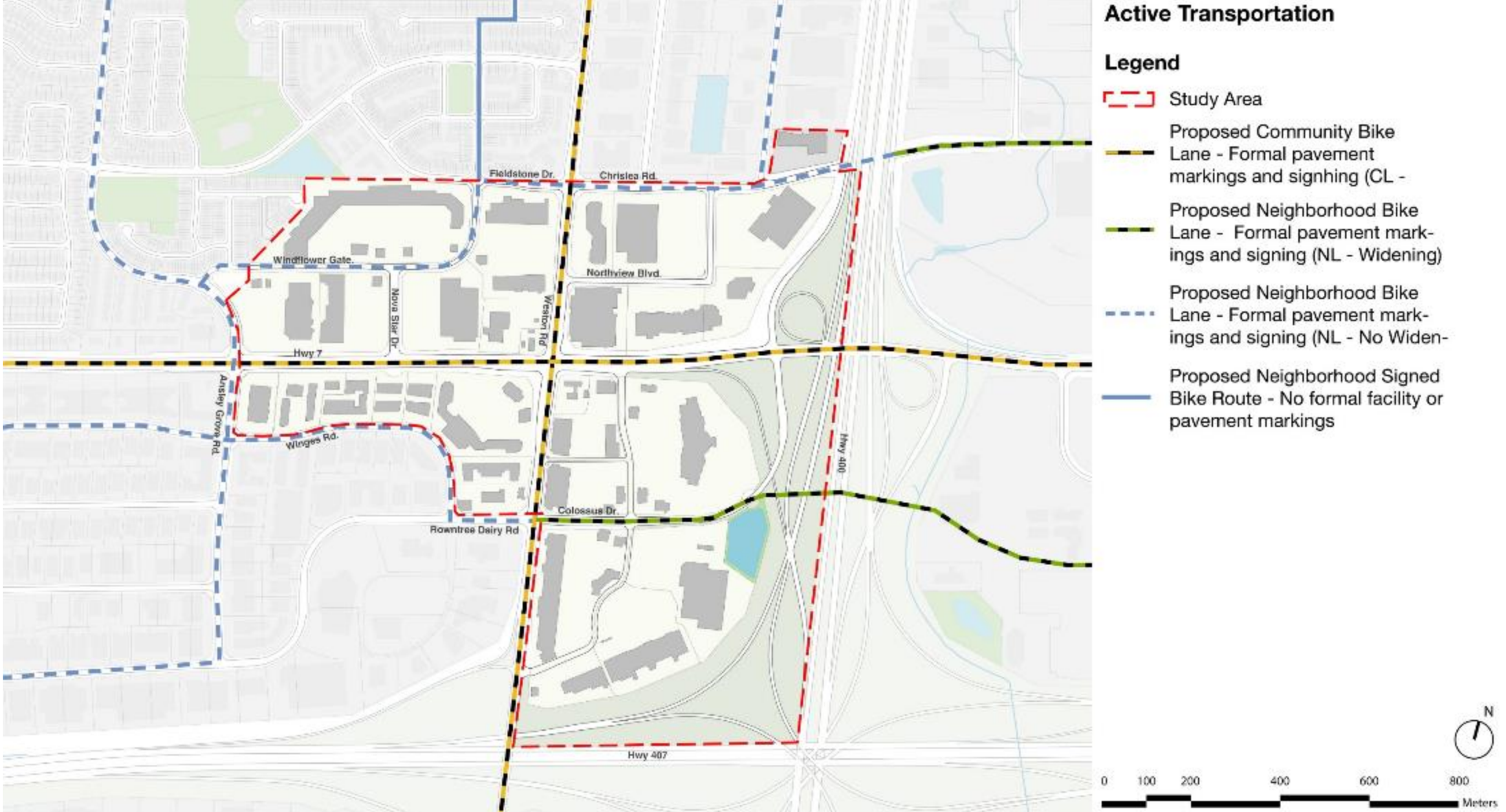
The area is defined by very large blocks, lacking the fine-grained street network that makes walking easy and desirable.



The lack of a fine grained street network results in lots of cars using a few routes - congestion is an issue that will need to be addressed.



There is no cycling infrastructure in the area today, but there are planned routes along the major corridors.

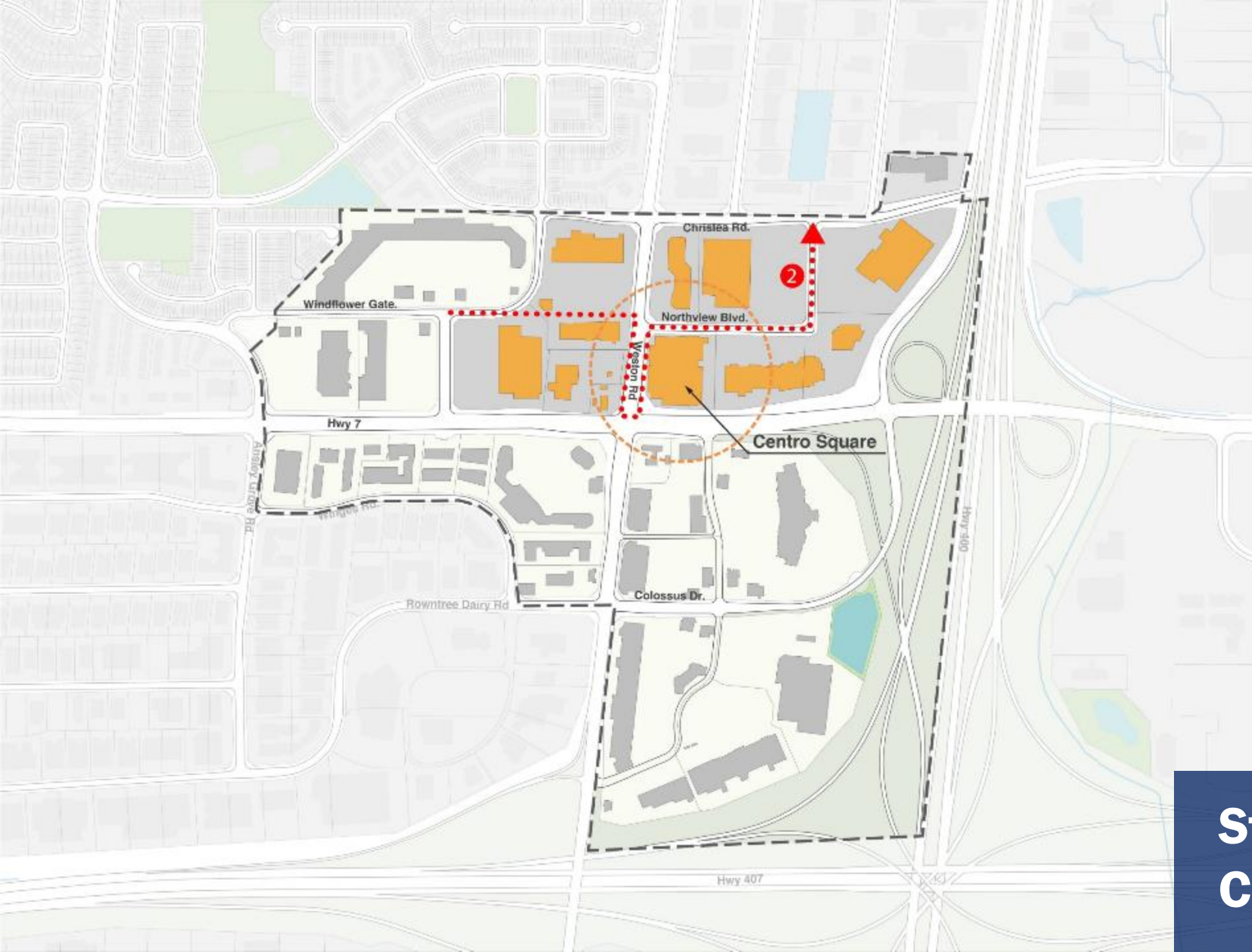


There are defined pedestrian crossing areas, but not many pedestrians.



Existing development is typical suburban commercial - defined by large parking lots providing access to unremarkable buildings with loud signage.





**Stop #2:
Centro Square**

More of the same parking-fronted development along our walk to Centro Square.



Treed boulevard sidewalks line one of the roads leading to a neighbouring residential community.



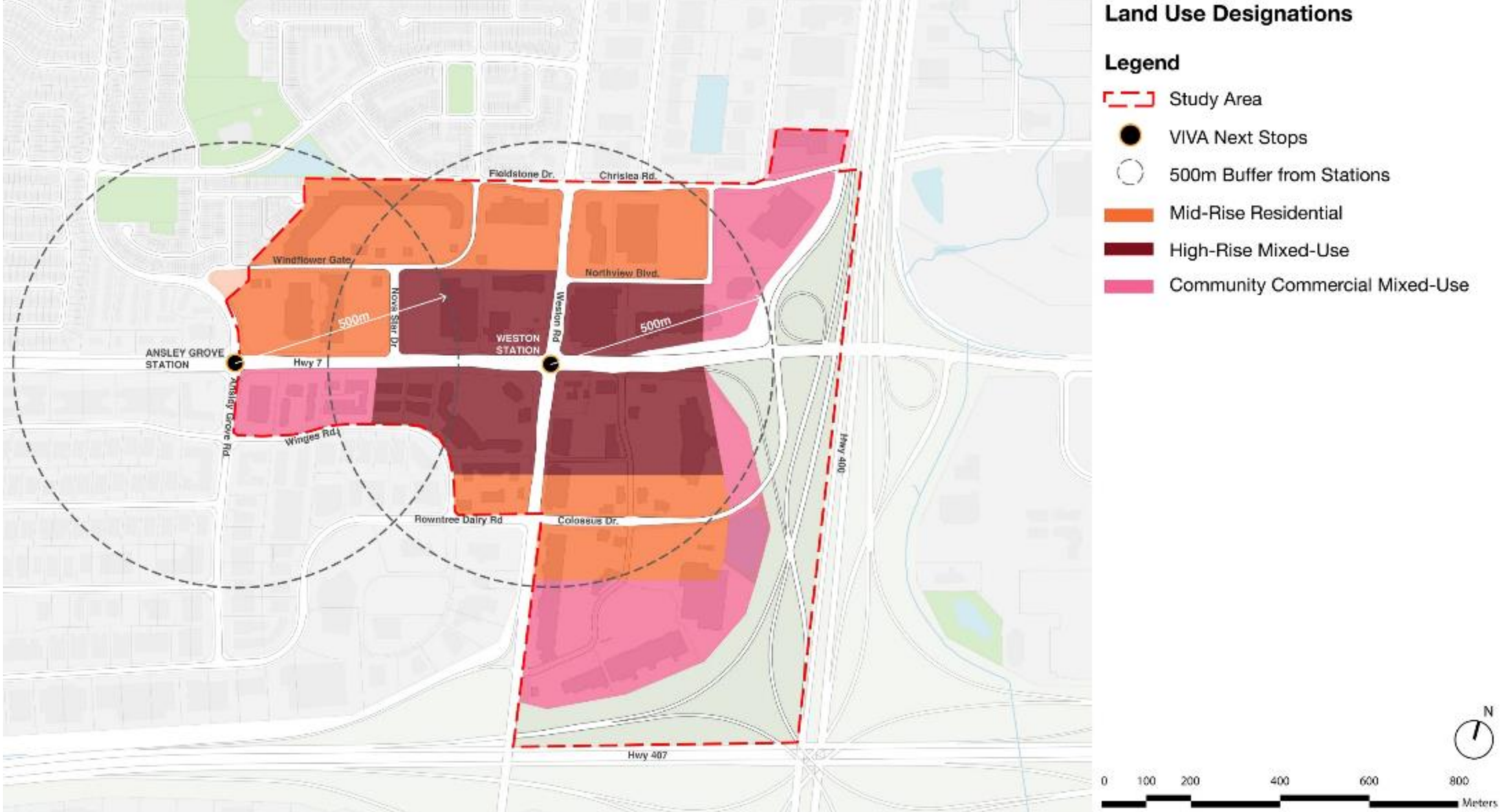
In the absence of a direct link between Windflower Gate and Weston Road, we made our way across parking lots, storefront walkways and an informal point of access.



Recent redevelopment and an increase in density is visible in some areas.



What we see in the area today does not reflect what is currently permitted in the Official plan, or the density requirements of MTSA's (160p+j)





Stop #3:
Giovanni Caboto Park

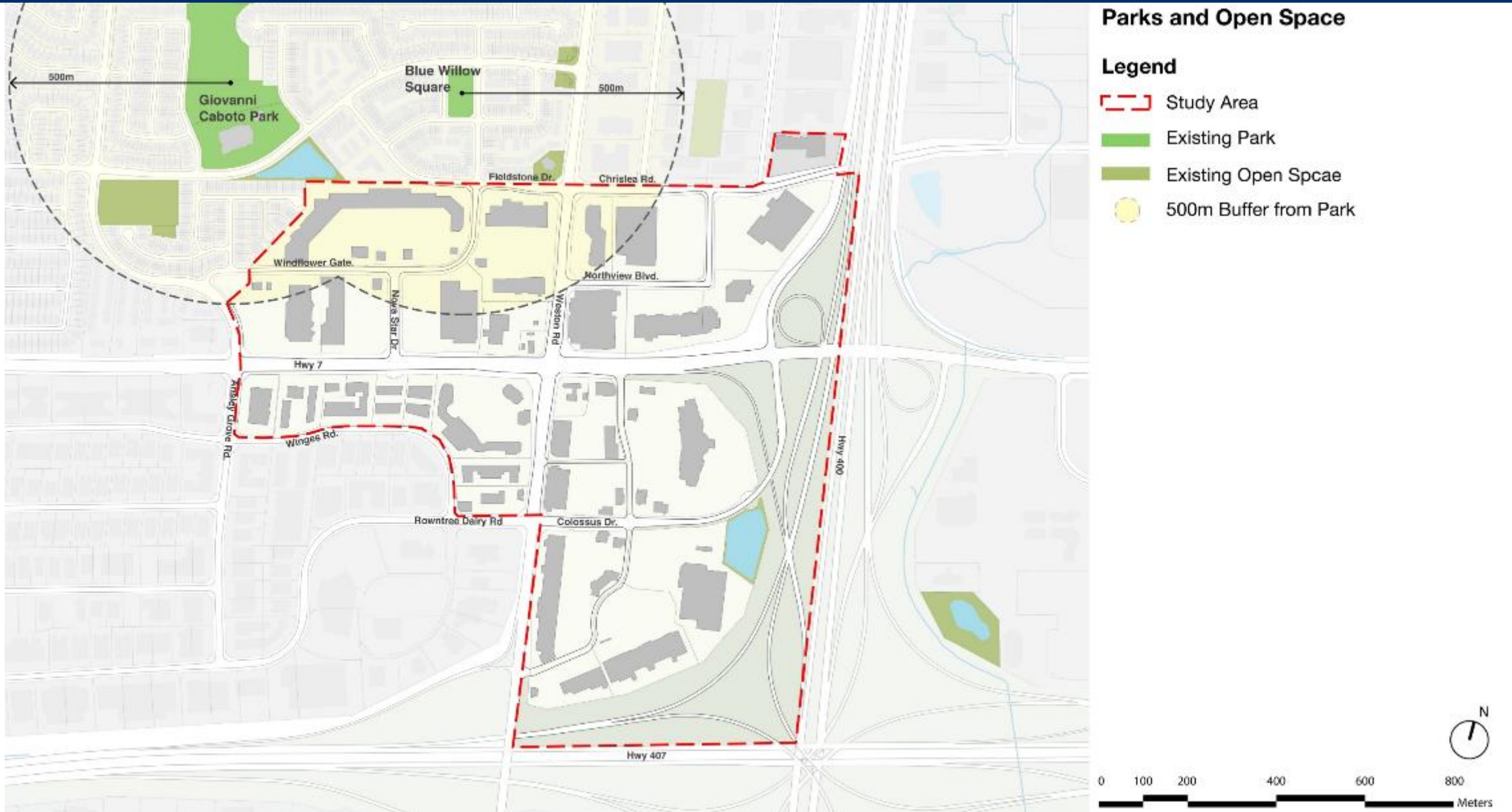
An existing residential community borders the site to the north- how will this neighborhood interact with the study area and what will the transition look like?

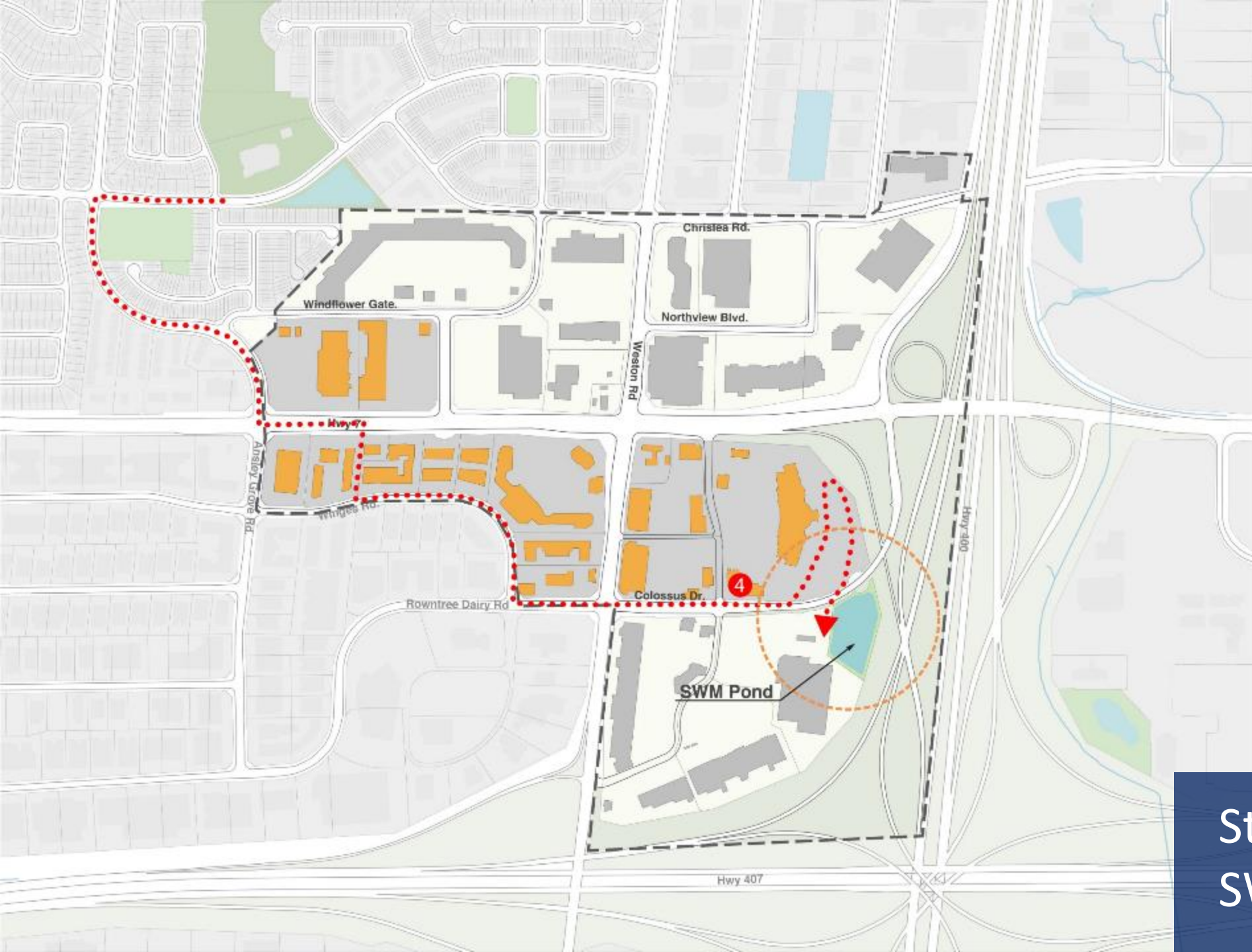


While there are currently no parks in the study area, the secondary plan could contemplate a parks network or linkage that could connect to Giovanni Caboto and Blue Willow Square in the neighborhoods to the north.



Access to parks is limited here- there are no parks in the area, and the closest parks, Giovanni Caboto and Blue Willow Square are north of the area.





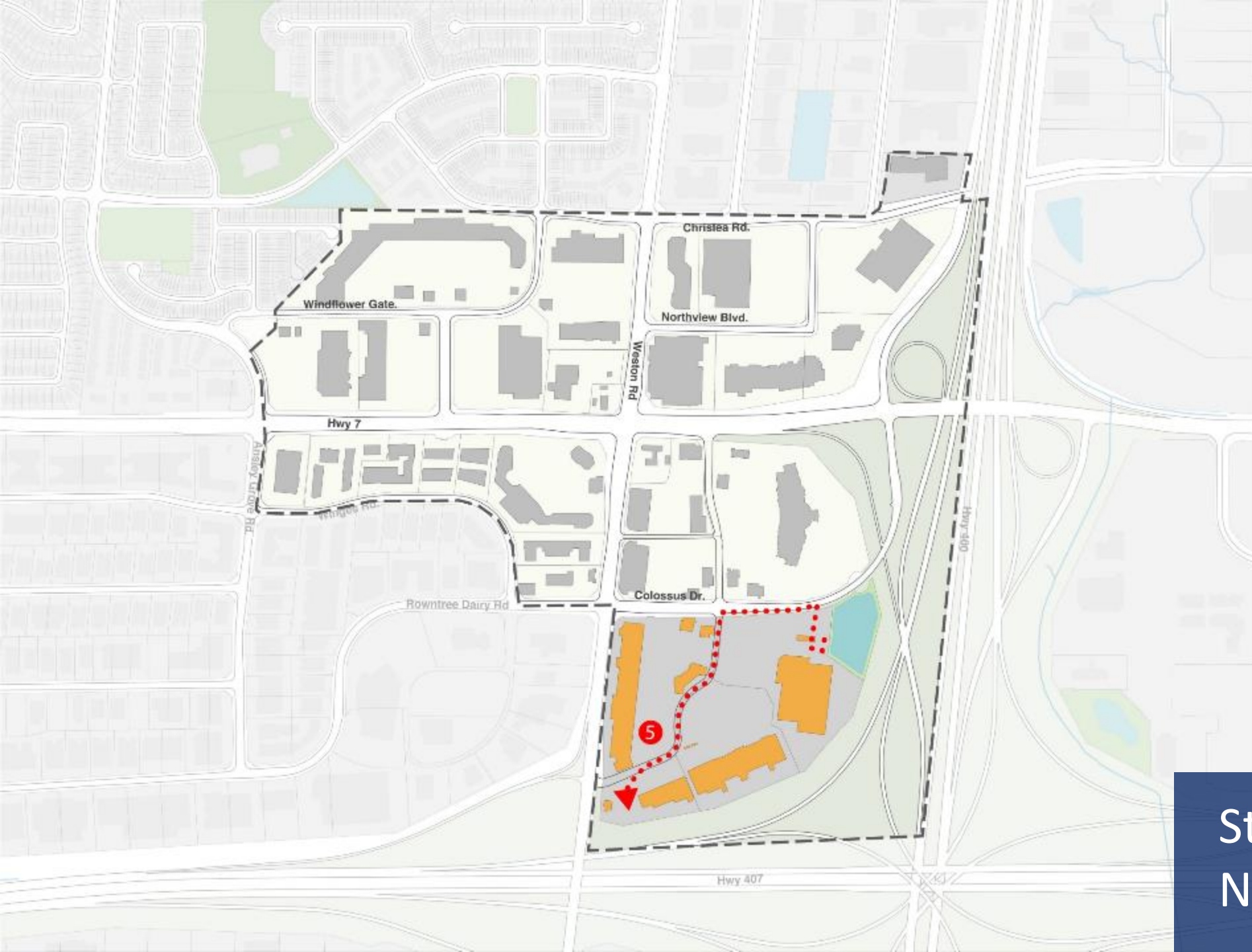
Stop # 4:
SWM Pond

Employment lands border the plan area to the south- how do we appropriately transition to these areas?



The large stormwater management pond is pushed off into the corner of the development and fenced off. Could we do this better and make a place?





Stop # 5:
New Retail

Relatively new restaurants at an important intersection- how will these types of use figure into long-term re-development plans?



**There is a lot of retail development in the area, some of it relatively recent.
How would a future plan respond to this?**



Both the VMC and Weston Road and Highway 7 are experiencing growth. What role will Weston Road and Highway 7 play in Vaughan, and how can it complement, not compete with the VMC?

Recent VMC Development



Recent Weston and Hwy 7 Development



The Highway 400 Corridor presents a significant barrier between Weston Road and Highway 7 and the VMC. How can connectivity between the two be improved?



Let's explore a range of potential uses and other opportunities for Weston 7.

Places to Live- Midrise



Places to Live- Midrise



Places to Live- Highrise



Kevin Buchanan



Places to Live- Lowrise



Places to Work



Places to Learn



Places to Learn



Places for Culture and Entertainment



Places for Culture and Entertainment



Places to Shop



Places to Shop



Places to Shop



Places to Gather



Places to Gather



Places to Gather



Places to Gather



Places to Gather



Places for All Seasons



Places that are Sustainable



Places to Connect



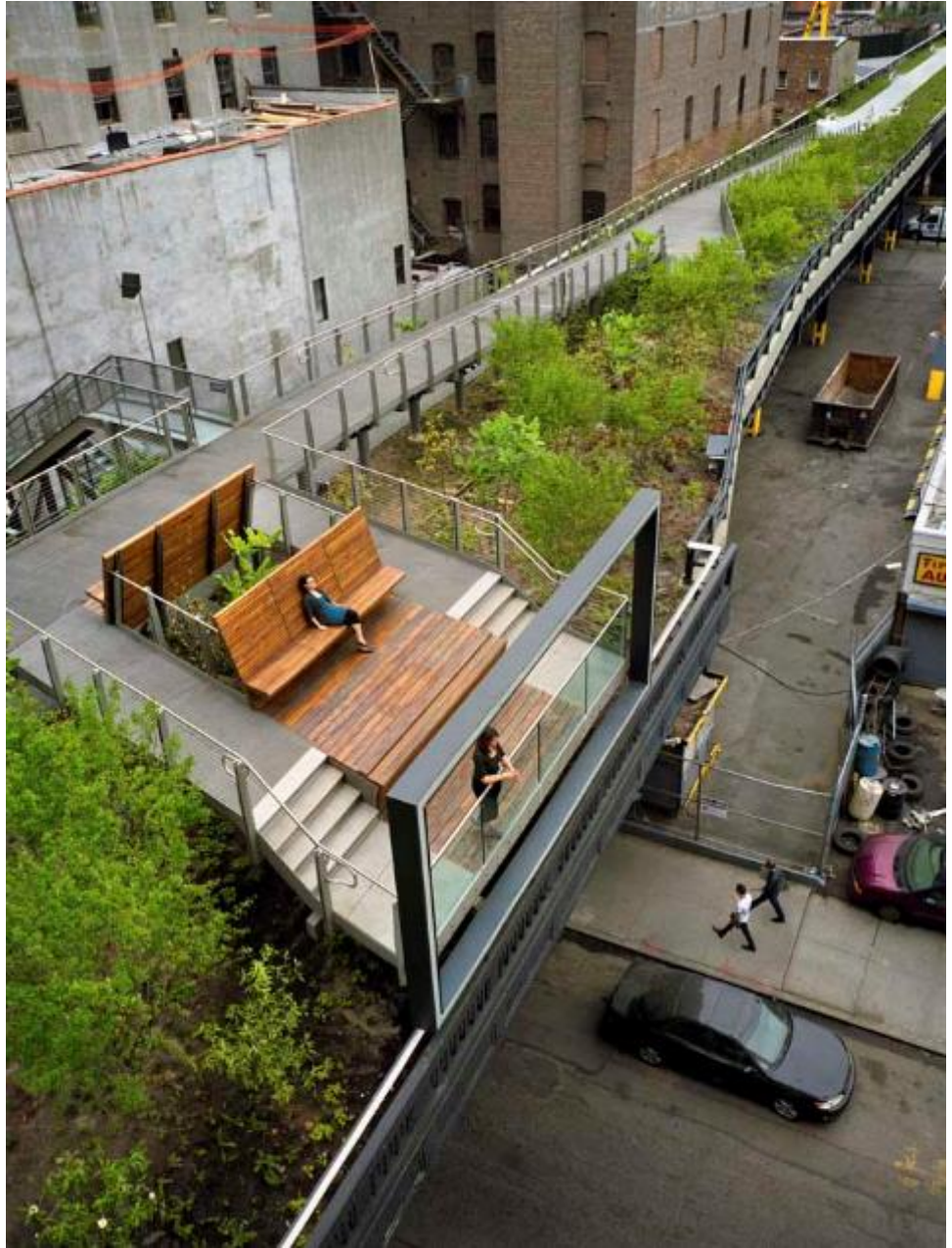
Places to Connect



Places to Connect



Places to Connect



Places to Connect



We're here to hear from you- what are your thoughts on Weston 7?

Part 1: Map Activities

There are boards set up around the room- please share your thoughts and experiences in the area at your own pace.

Map 1: What places in Weston 7 do you go to? What do you go there for?

Map 2: What do you like about Weston 7? What would you change about Weston 7 and why?

Map 3: How would you describe the identity of Weston 7 today?

Map 4: Tell us what you think are the major problems or issues that you experience in the area?

Map 5: What improvements would you suggest to make Weston 7 better in the future?

We're here to hear from you- what are your thoughts on Weston 7?

There is also a questionnaire available at the back of the room. We will take this input and include it with everything else we've heard today.

We're here to hear from you- what are your thoughts on Weston 7?

Part 2: Vision Boards

Join a table group and use the images provided to put together a vision board for the area. Use the strips of paper provided to provide brief descriptions and words that capture your table's vision for the area.

After your board is completed, you'll have a chance to review others boards and share your group's vision.

We're here to hear from you- what are your thoughts on Weston 7?

Project team members will be throughout the room- please ask us any questions you might have, or share any input you might have with them.

Next Steps

- The next public engagement event will be in the fall, stay tuned to the project website
www.vaughan.ca/projects/policy_planning_projects/weston_hwy7
- Follow the City of Vaughan on social media to stay involved!

Thank you

