

# BLOCK 27

## Emerging Land Use Concept Open House

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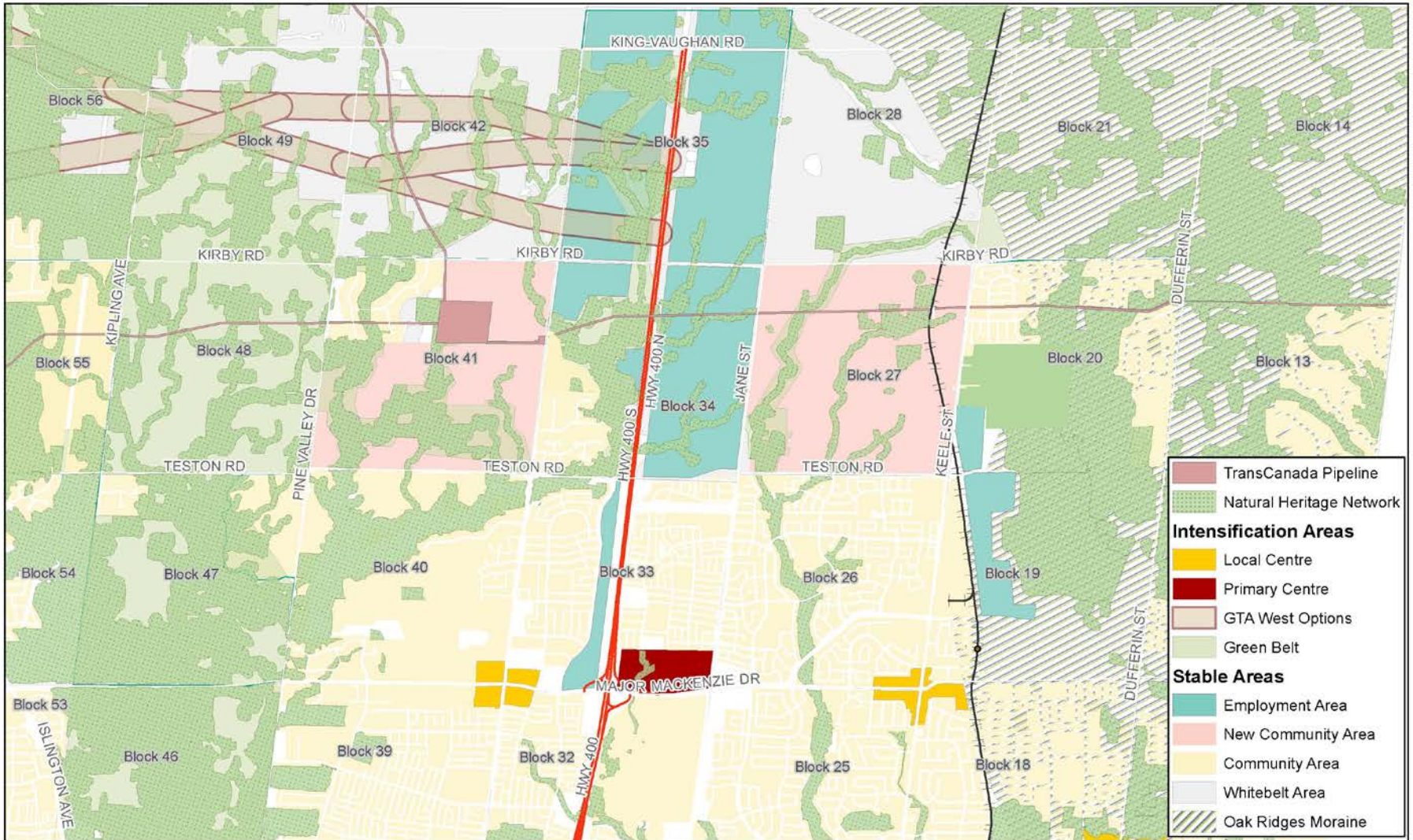
# Presentation Outline

- Study Purpose
- Study Area
- Study Process and Status
- Background Analysis
- Vision and Guiding Principles
- Key Structural Considerations
- Emerging Land Use Concept
- Evaluation

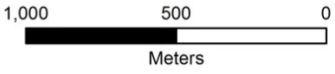
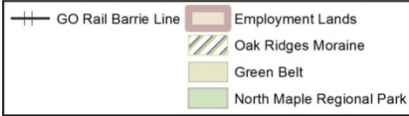
# Study Purpose

- 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 urban design.

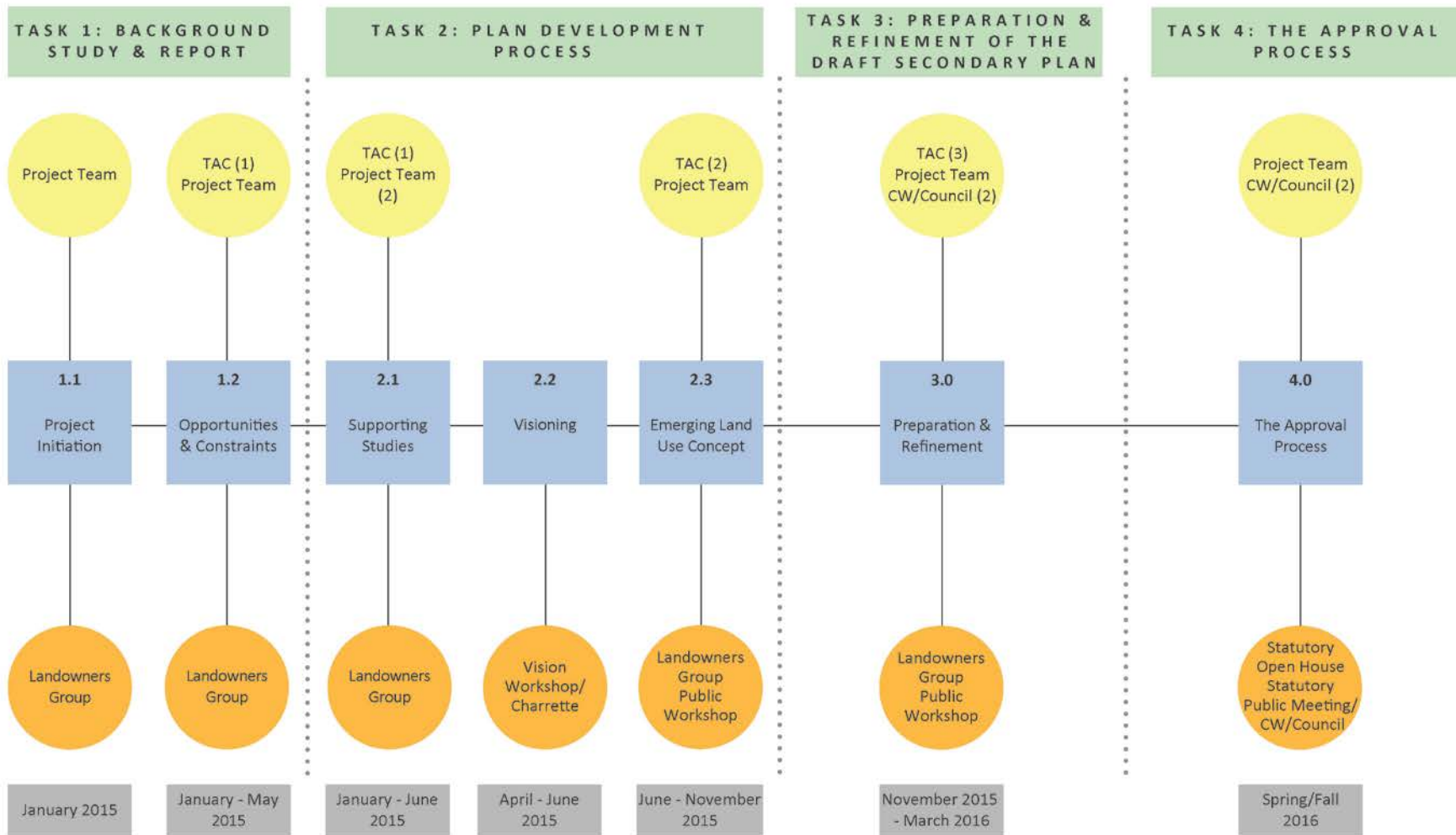
# Study Area Context



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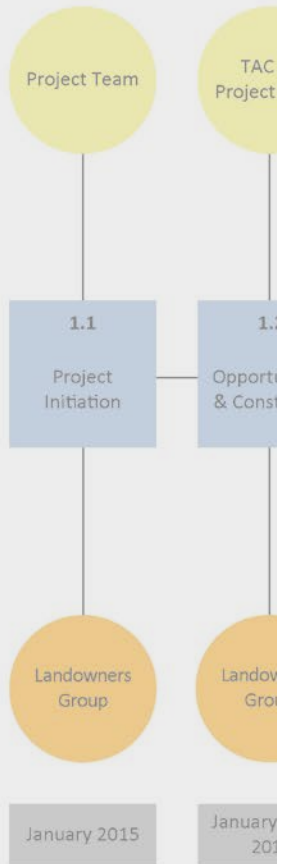
# CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM



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

# CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM

## TASK 1: BACKGROUND STUDY & REPORT



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

## 3: PREPARATION & INEMENT OF THE T SECONDARY PLAN



## TASK 4: THE APPROVAL PROCESS

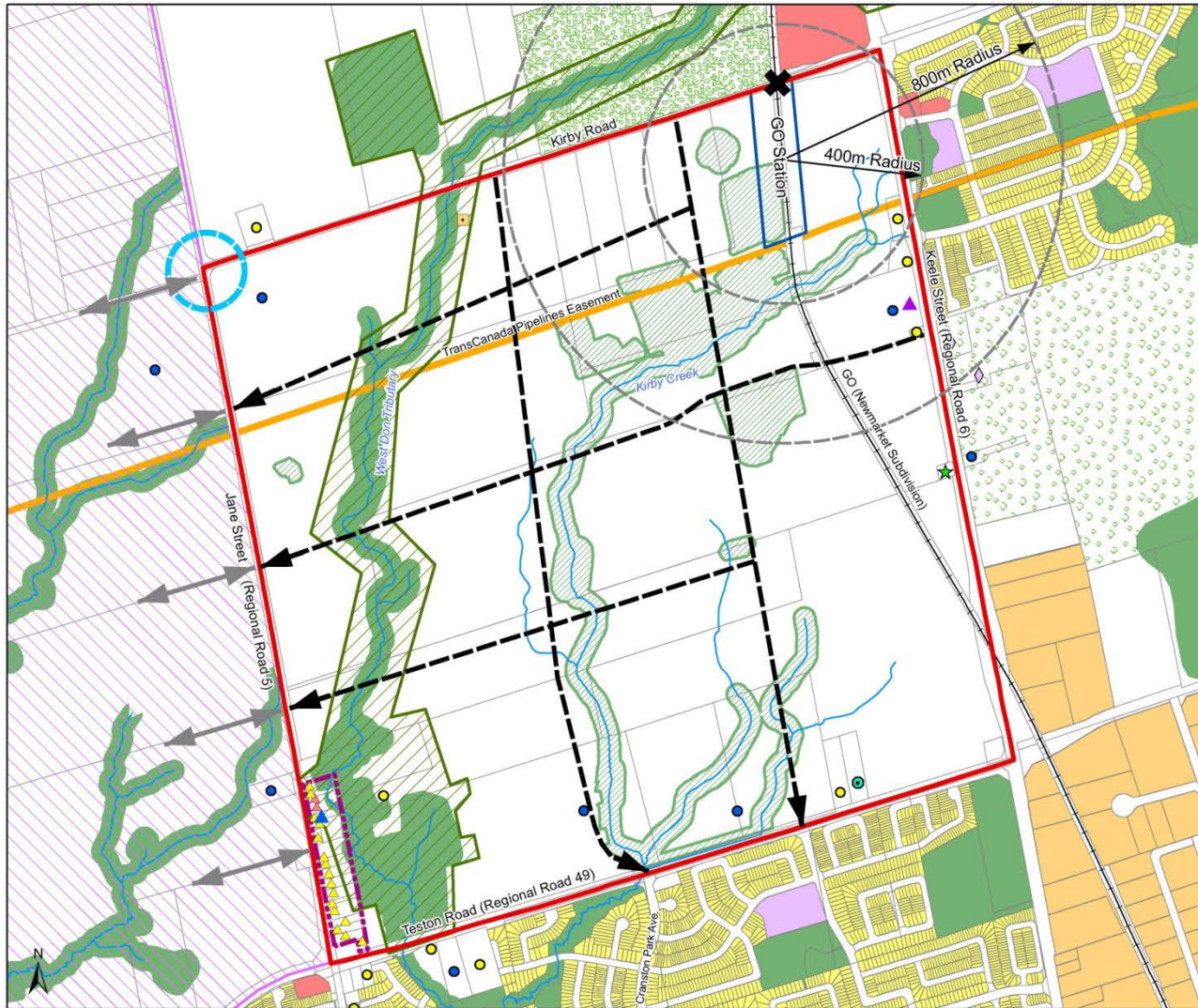


# Supporting Analysis

- Land Budget/Housing Mix Analysis
- Commercial Needs Assessment
- Environmental Report
- Transportation and Transit
- Parks and Open Space
- Archaeological and Heritage Resources
- Environmental (Noise and Site Contamination)
- Community Services Needs Assessment
- Sanitary Sewers, Water and SWM
- Sustainability and Community Energy Planning
- Special Areas



# Opportunities and Constraints



Vaughan Block 27  
Opportunities & Constraints  
GO Station



**Contextual Background**

- Study Area Boundary
- TransCanada Pipelines Easement
- Greenbelt Plan Area
- 400 North Employment Area
- Teston Hamlet Area

**Planning Influences**

- Proposed Natural Heritage Network
- Preliminary Potential Natural Heritage Network
- Potential Park
- Potential Collector Road Network
- ▲ On Register of Cultural Heritage Values
- ▲ Designated Under Part IV of the Heritage Act
- ▶ Potential Collector Road Connection
- ▶ Planned Primary Road Connection
- Intersection Realignment
- ✕ Future Road/Rail Grade Separation
- Potential GO Station Area
- Mobility Hub 5 and 10 Minute Walking Radius

# Background Analysis Key Conclusions

- Secondary Plan will build on Provincial, Regional and City policy framework to create a complete community
- In context of the identified opportunities & constraints, Secondary Plan will address considerations such as:
  - Density requirements
  - Range & mix of housing types, sizes & affordability
  - Local Centre/Potential GO Station & Mobility Hub
  - Human service needs
  - Urban design/sustainable urban design policy framework
  - Master Environment and Servicing Plan
  - Mobility Plan
  - Greenlands System Plan
  - Phasing Plan
  - Community Energy Plan

# 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, joint use 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.

# Guiding Principles

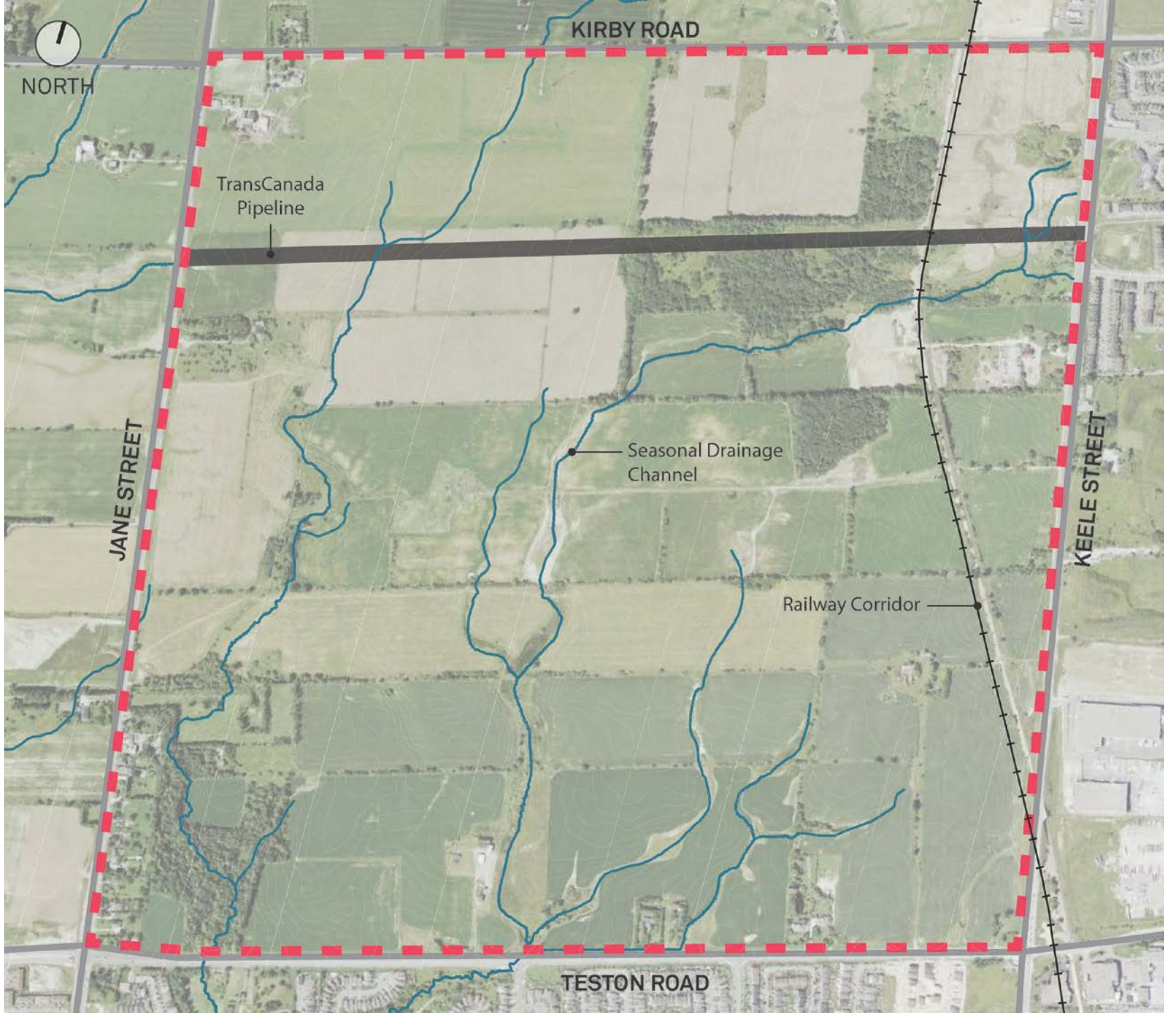
- An intimate community character through the use of low and mid rise building form and scale
- Walkable, sustainable and amenity-rich community
- Streetscape design will support a variety of uses and conditions, including automobile, cycling and pedestrian activity
- Block configurations will follow modified grid pattern
- Seamless integration of alternative modes of transportation

# Guiding Principles

- Community facilities will be situated to create a social and cultural hub for the community
- A hierarchy of community parks and open spaces with a range of programming opportunities
- Preservation of natural heritage features
- Sustainability will be encouraged through a range of initiatives

# Concept Basis:Key Structural Elements

- Connected Natural Heritage Network
- High Quality integrated network of connected public parks and open spaces including connections to 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



KIRBY ROAD

NORTH

TransCanada Pipeline

Seasonal Drainage Channel

Railway Corridor

JANE STREET

KEELE STREET

TESTON ROAD



KIRBY ROAD



NORTH

JANE STREET

Preliminary Natural Heritage System

Potential Natural Heritage System

KEELE STREET

Preliminary Natural Heritage System

TESTON ROAD









# GO Station/Local Centre Precinct

- Area will develop as a focus for:
  - Local retail, commercial, cultural and community services which will be encouraged to be located in mixed use buildings;
  - Mid rise residential development (maximum 12 storeys);
  - Townhouses, stacked towns and low rise buildings may be located on the periphery adjacent to low and medium density residential;
  - Office uses.

# Station Precinct Study Area

- Study Area being considered for further study because of:
  - Level of complexity of land use mix including access and parking for station, block pattern, active transportation facilities and integration of station with private/public development
  - Number of non-concurrent approval processes (e.g. Metrolinx, City)
  - Proposed expansion of the urban boundary to the north (Block 28) being considered through the Regional Municipal Comprehensive Review

# Low-Rise Residential

- Permitted uses:
  - 2-3 storeys
  - Primarily Detached and Semi-Detached;
  - Townhouses would also be permitted;
  - Home occupations and private day care

# Mid-Rise Residential

- Permitted uses:
  - 3-6 storeys
  - Townhouses;
  - Stacked Townhouses;
  - Low Rise buildings
  - Mid rise buildings at key intersections
  - Live-work units
  - Home occupations and private day care

# Mid-Rise Mixed Use

- Same heights and uses as Mid-Rise Residential, which includes low rise built form, but in addition the following uses are permitted
  - Small scale community and convenience retail facilities
  - Public and private institutional uses (e.g. Places of worship)



# Hamlet of Teston

- Unique character area
- Existing uses 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: 294 hectares
- Population: +/- 19,000- 26,700
- Employment: +/- 1,500 -2150
- Population and Jobs: 70 -98 people and jobs per hectare

# Next Steps

- Presentation of draft concept plan to Committee of the Whole (Working Session) on January 18, 2016
- Review and refine Emerging Land Use Concept based on public and agency input
- Prepare draft Secondary Plan
- Review and refine Secondary Plan based on public and agency input
- Public Open House in Spring 2016 to present Draft Secondary Plan

**QUESTIONS?**

THANK YOU