

meeting summary notes

Kipling Avenue and Highway 7 Study

Public Open House: May 5, 2016; 7:00 pm – 9:00 pm

Location: Woodbridge Pool and Memorial Arena (Community Hall)

The following is a summary of the discussion which took place at the noted meeting. The meeting started with an introduction to the study, project team and a presentation by the City's lead consultant, Meridian Planning. Below is a summary of the discussions and comments provided by the public at the meeting.

Topic	Land Use and Approval Process	Comment/Response
1.0	Development applications along Highway 7 that were recently OMB approved were not supported by the community.	Public
1.1	Feel frustrated that planning policies do very little to regulate development as developers are able to amend the Official Plan in their favour.	Public
1.2	Feel frustrated that public input is not considered as part of the process.	Public
1.3	To accommodate the forecasted population for the City of Vaughan and to protect our natural resources, the city constantly amends older policies to create a more compact urban form. These intensification areas are best situated along transit corridors and centres. Highway 7 along with Yonge Street are considered a major transit routes which will connect a large part of the Region to the upcoming subway station.	City Officials / Project Team
Topic	Traffic Flow and Transportation	Comment/Response
2.0	The existing traffic and transportation condition in the area is concerning to the local residents. Specifically, traffic congestion from Bruce Street to Kipling Avenue on Highway 7 where it is described as "bottleneck". Also, driving on Kipling Avenue from north to access Highway 7 is very frustrating due to congestion at the intersection.	Public
2.1	Feel that it is premature to recommend higher densities considering the existing C.P.R. bridge limits the traffic flow at its current condition. Any proposed density should be conditional on a bridge upgrade and Highway 7	Public

road widening.

2.3	Based on the recent precedents set along Highway 7 it is likely that redevelopment will occur in this area and at densities greater than what is currently designated. The purpose of this Study is to work with the community to create a new set of policies to ensure any future development at this location will be high quality and more context responsive.	City Officials / Project Team
2.4	This Study should include a broader transportation review of much larger geographic area (e.g. entire Woodbridge) to be able to reduce or resolve the existing and future traffic problems.	Public
2.5	There is an assumption people will use public transit. There is currently no viable and efficient option for travel in Vaughan other than by car.	Public
2.6	Highway 7 BRT will create a viable and faster transit option which will significantly reduce travel time to Toronto and within the Region.	City Officials / Project Team
2.7	The federal government is expected to announce funding to upgrade transportation infrastructure. There may be an opportunity to upgrade the bridge and improve existing traffic conditions along Highway 7.	City Officials / Project Team
2.8	The proposed plan shows a pedestrian network but there is currently nowhere to walk to.	Public
2.9	The proposed plan should include a review of the parking standard for redevelopment to ensure sufficient parking for the area. Otherwise, the area will create the same problem as residents in Woodbridge deal with every day.	Public
2.10	There is concern for children safety due to increased traffic volume in the area close to Kipling Avenue and Highway 7, as well as along Burwick Avenue where children walk to school.	Public
2.11	There is currently insufficient pedestrian linkages that limit opportunities to be active in the community.	Public

Topic	Built Form & Heritage Preservation	Comment/Response
3.0	Areas like Woodbridge and Clarence are like a “wall” with shadows. The shadow impact of taller building should be studied to ensure daylight access to adjacent properties and public realm is provided.	Public
3.1	The difference between height and density of development should be regarded as different factors as they impact the surrounding context differently.	City Officials / Project Team
3.2	The plan should deal with heritage properties with respect. The Old Woodbridge heritage features have been lost and this plan should not repeat the same mistakes.	Public

3.3	Feel like there is no longer any “Old Woodbridge” left in the community.	Public
3.4	A townhouse should be 2 storeys and not 4 storeys as shown on the demonstration plan to blend with surrounding area to the north.	Public
3.5	Existing 12 storey building at Kipling and Highway 7 is an “eyesore” and does not have appropriate height and sightlines	Public
3.6	The City has been assessing the heritage properties in the area. The plan will ensure all properties with significant heritage values will be identified.	City Officials / Project Team