

BLOCK 27

SECONDARY PLAN/VISIONING SUMMIT

MAY 13, 2015



Macaulay Shiomi Howson Ltd.
Brook McIlroy Inc.

AMEC Foster Wheeler | Natural Resource Solutions Inc.
Hemson Consulting Ltd. | Tate Economic Research Inc.
Archaeological Services Inc. | Halsall Associates Ltd.

Workshop Goals

- To engage community members, stakeholders and the development community and inform them about planning for the future of Block 27
- To create a vision for Block 27

Workshop Agenda

- 7:00 -7:30 Presentation and Questions
- 7:30-7:45 Post-it Note Report
- 7:45 – 8:45 Group Activity:
- 8:45 -9:00 Groups report back

Post it Note Exercise

- Describe your vision for the future of Block 27 in 3-4 words?
- For instance
 - Pedestrian Friendly
 - Sustainable
 - Complete Community
 - Accessible
 - Connected

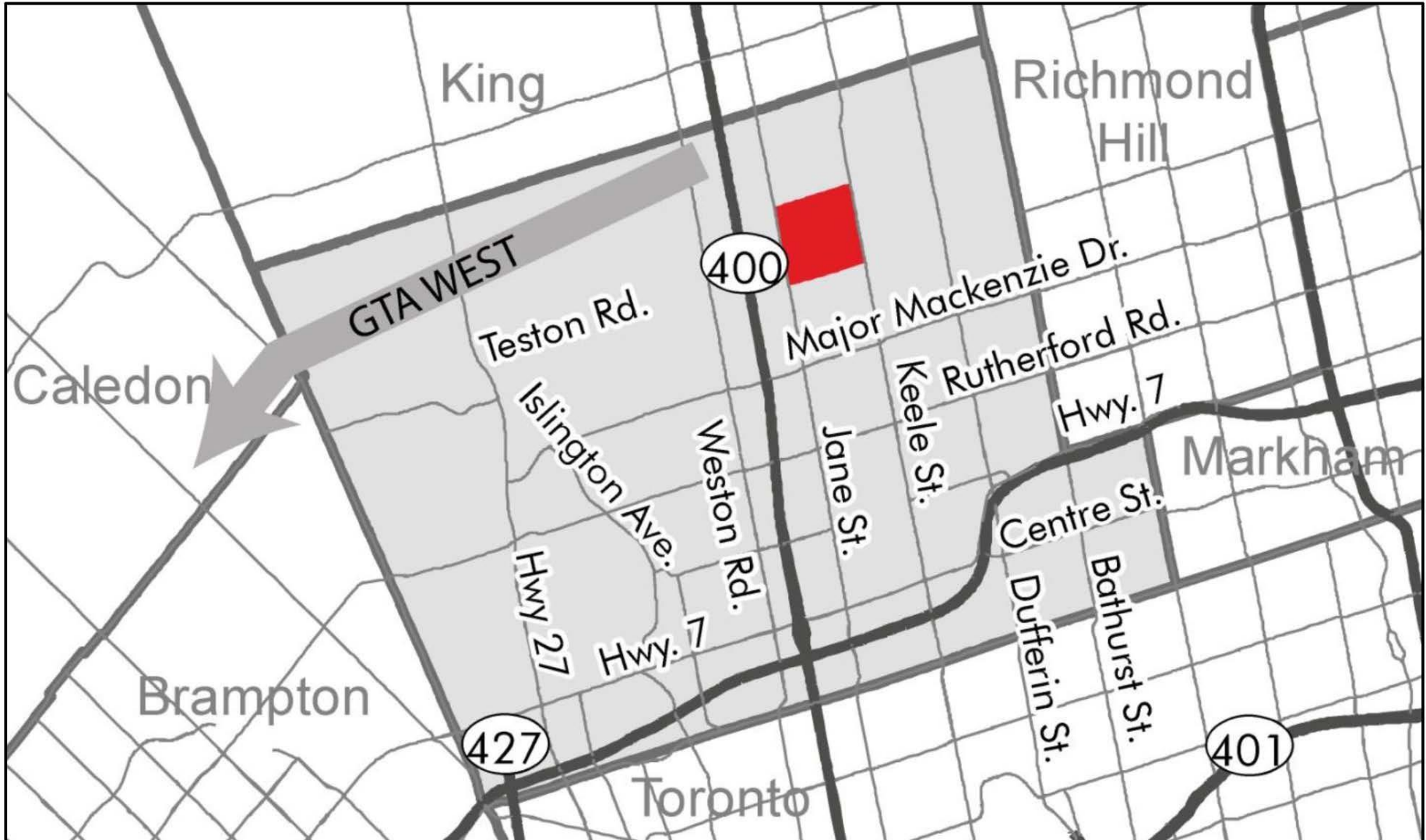
Presentation Outline

- Study Purpose
- Study Area
- City Project Team
- Study Process and Status

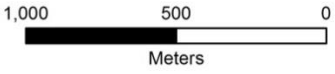
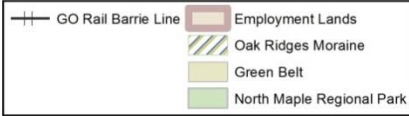
Study Purpose

- 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



Study Area Context



City's Planning Project Team

John MacKenzie, Commissioner of Planning

Roy McQuillan, Acting Director Policy

Anna Sicilia, Project Manager, New Community Areas

Melissa Rossi, Senior Policy Planner

City's Consultant Team

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Natural Resource Solutions Inc.

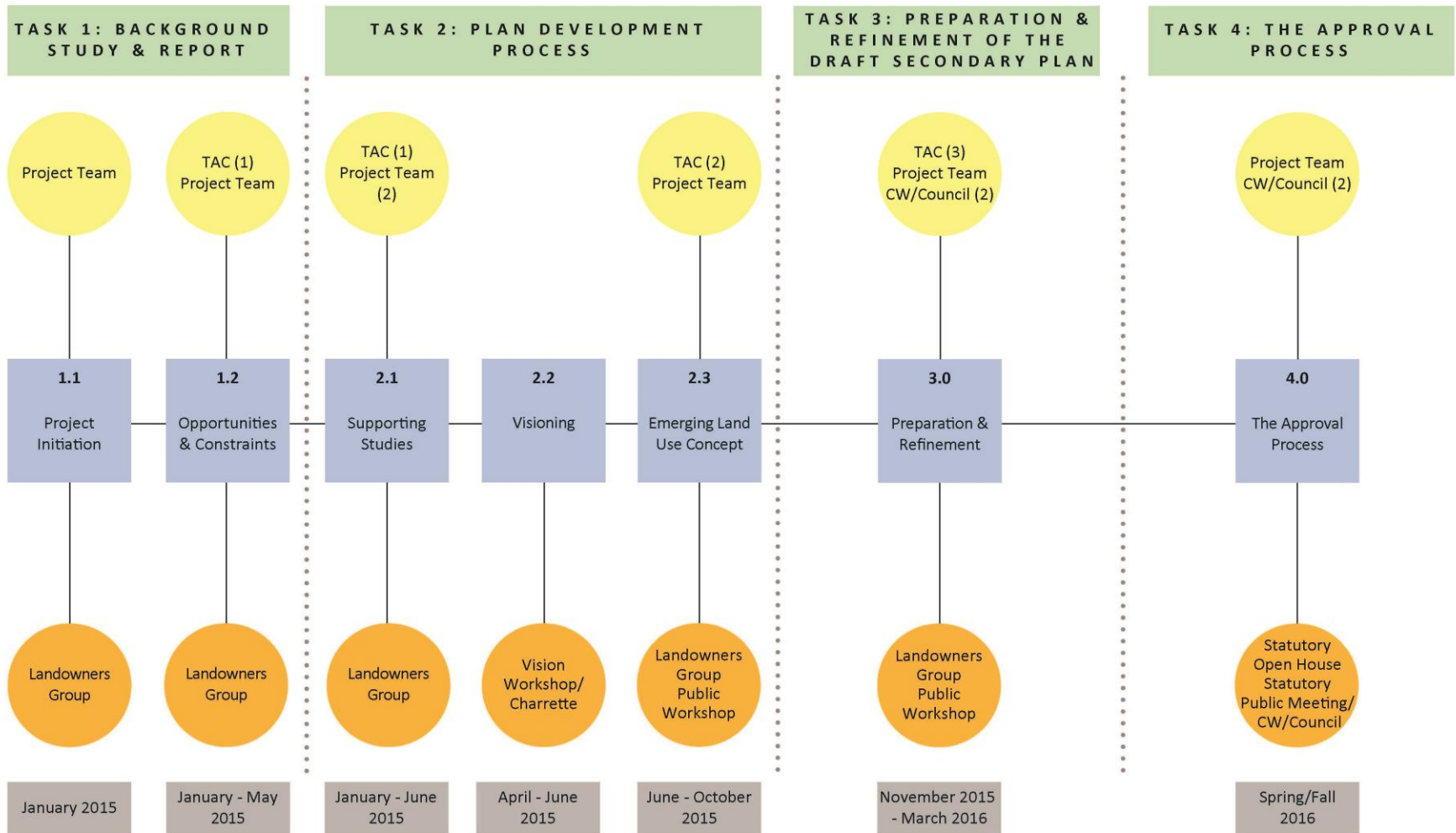
Hemson Consulting Ltd.

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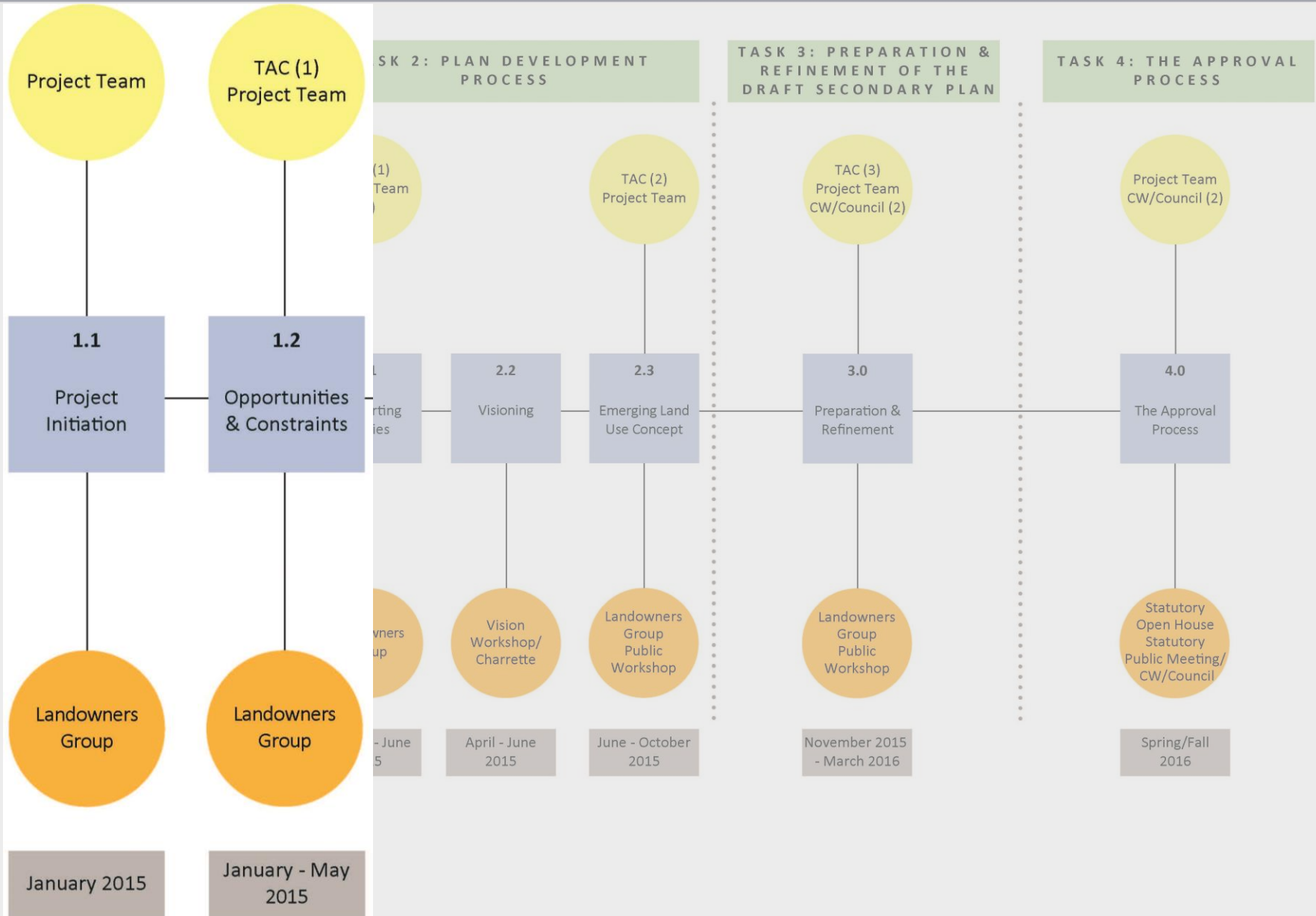
Halsall Associates Ltd.

CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM



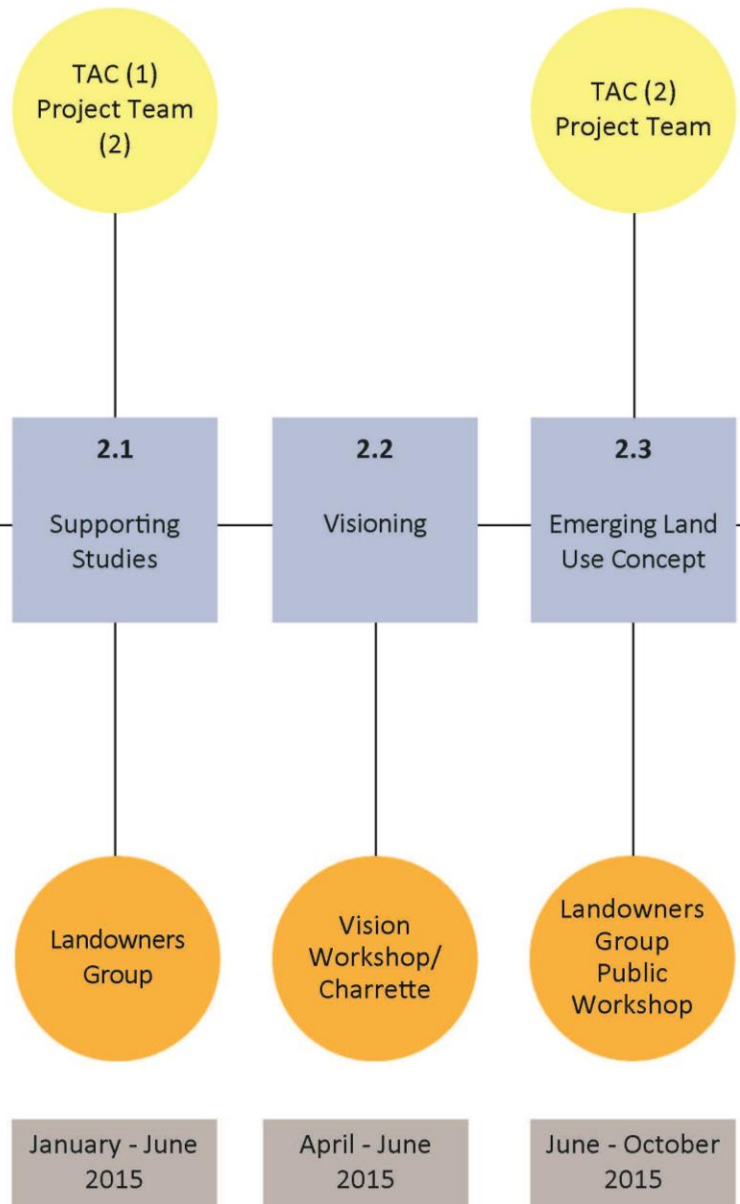
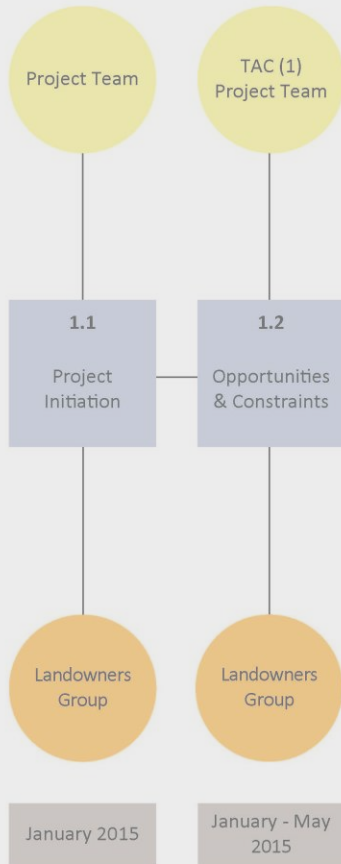
TAC - Technical Advisory Committee
CW/Council - Committee of the Whole/Council

CITY OF VAUGHAN
 BLOCK 27 SECONDARY PLAN
 WORK PROGRAM



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TASK 1: BACKGROUND STUDY & REPORT



REPARATION & FINE TUNING OF THE SECONDARY PLAN

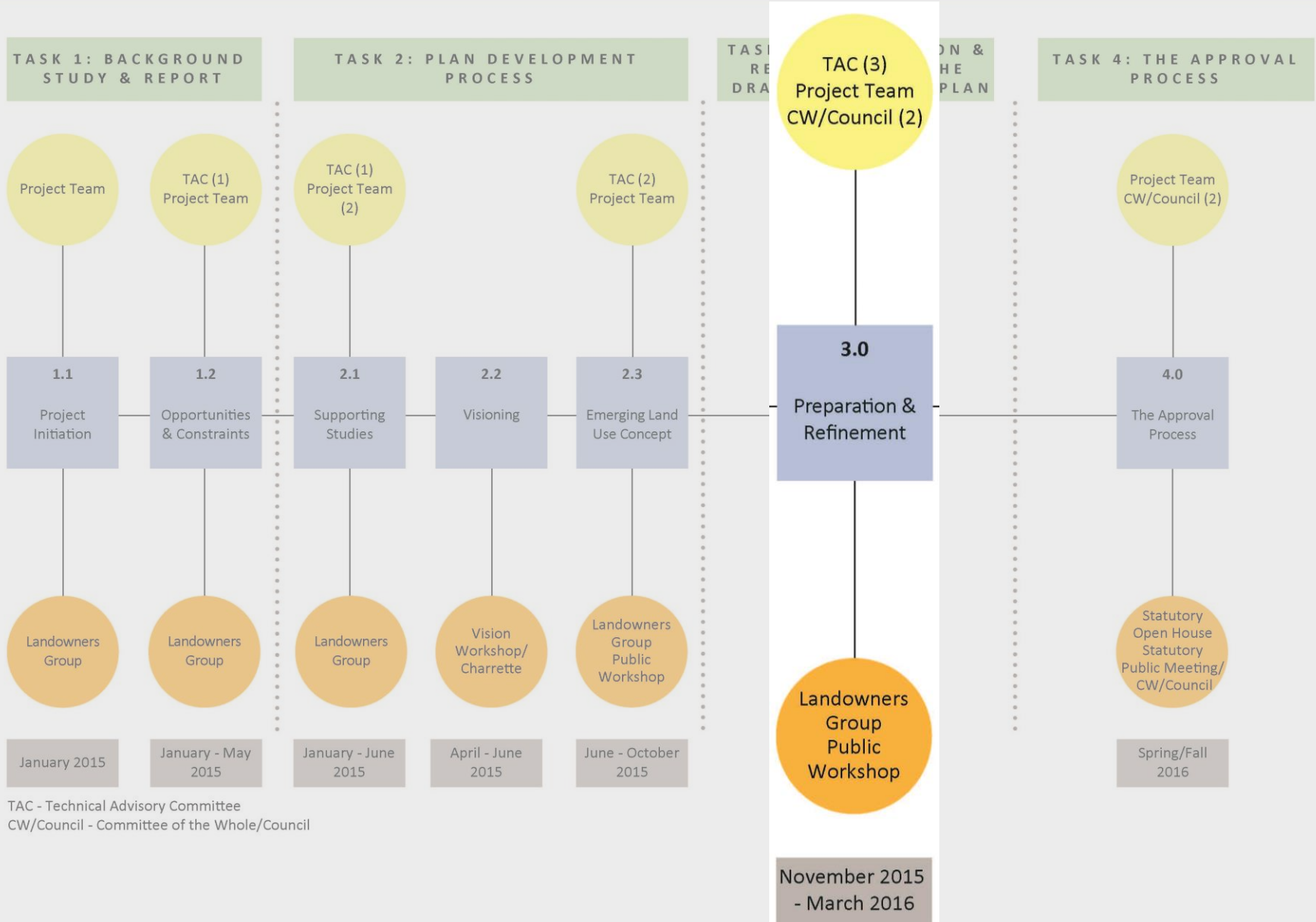


TASK 4: THE APPROVAL PROCESS



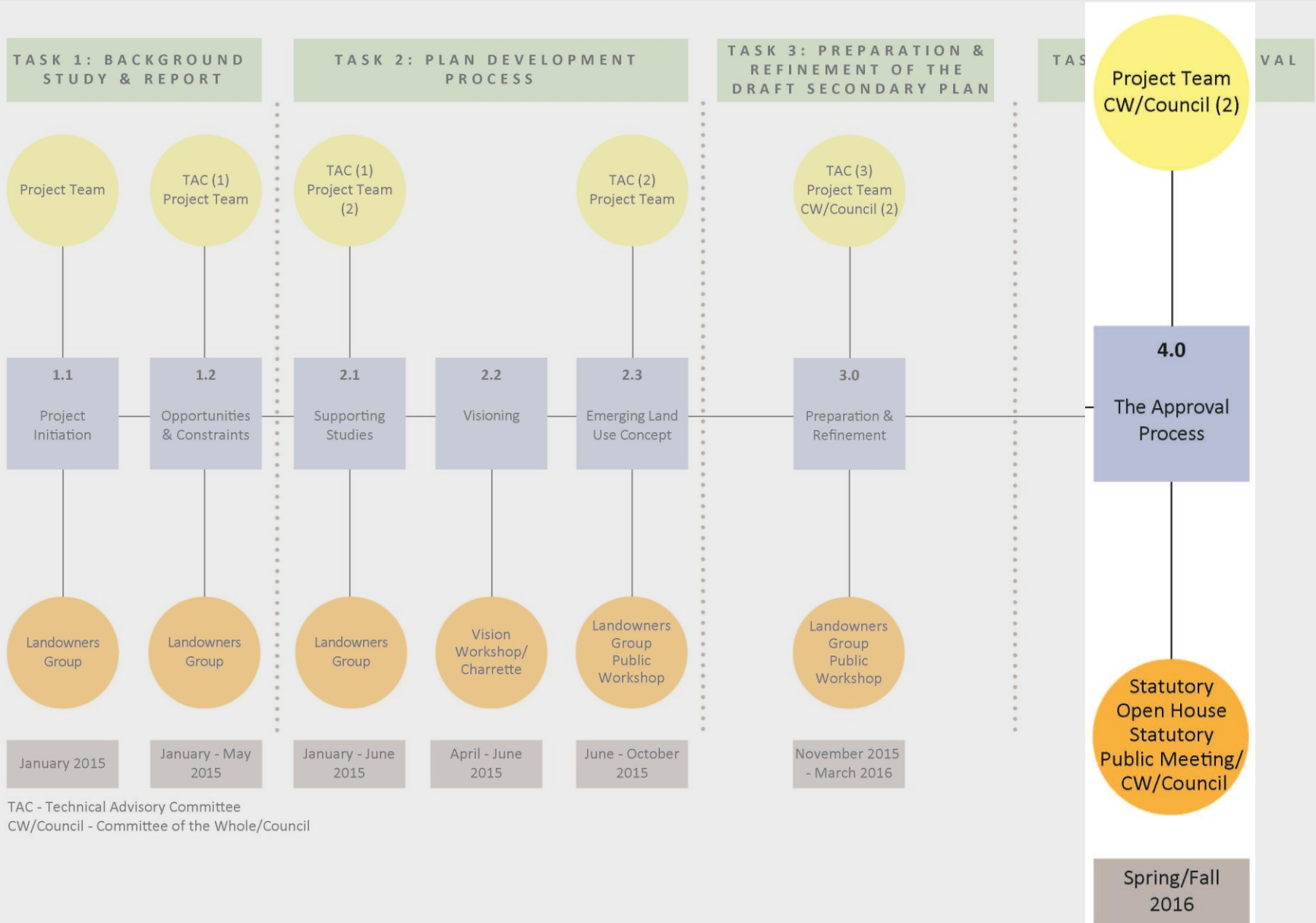
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CITY OF VAUGHAN
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CITY OF VAUGHAN BLOCK 27 SECONDARY PLAN WORK PROGRAM



Background Context

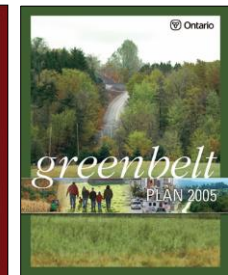
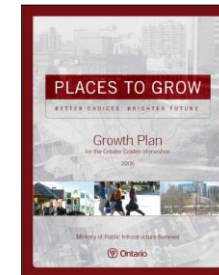
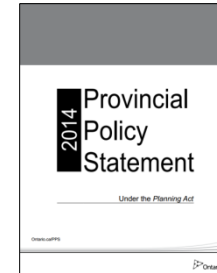
- Purpose
- Planning Policy Framework
- Supporting Analysis
- Opportunities and Constraints
- Conclusions

Purpose

To summarize a review of initial available background information

Planning Policy Analysis

- Broad policy direction provided by:
 - PPS
 - Growth Plan
 - Greenbelt Plan
 - York Region Official Plan
- Additional direction found in
 - Big Move Regional Transportation Plan
 - Region's New Community Guidelines
- Vaughan Official Plan provides key policy directions



Key General Policy Themes

- Efficient land use & development patterns
- Link growth & provision of infrastructure
- Range of housing types, densities & affordability
- Healthy active communities
- Transportation systems offering choices
- Focus development around major transit stations
- Protecting the natural heritage system and water resources

Specific Policy Directives

- Minimum density 20 residential units per ha/70 residents and jobs per ha in the developable areas
- Plan for complete community with compact urban form
- Promote public transit use
- Protect and enhance Regional Greenlands System
- Establish and protect local greenlands systems

Specific Policy Directives (cont'd)

- Establish a culture of design excellence
- Establish community core areas that are focus of retail/service uses, provide connections to transit & are in walking distance of majority of population
- Affordable housing strategy
- Encourage special needs and affordable housing close to transit
- Phasing plan
- Parking management strategy
- Community Energy Plan

Greenbelt Plan

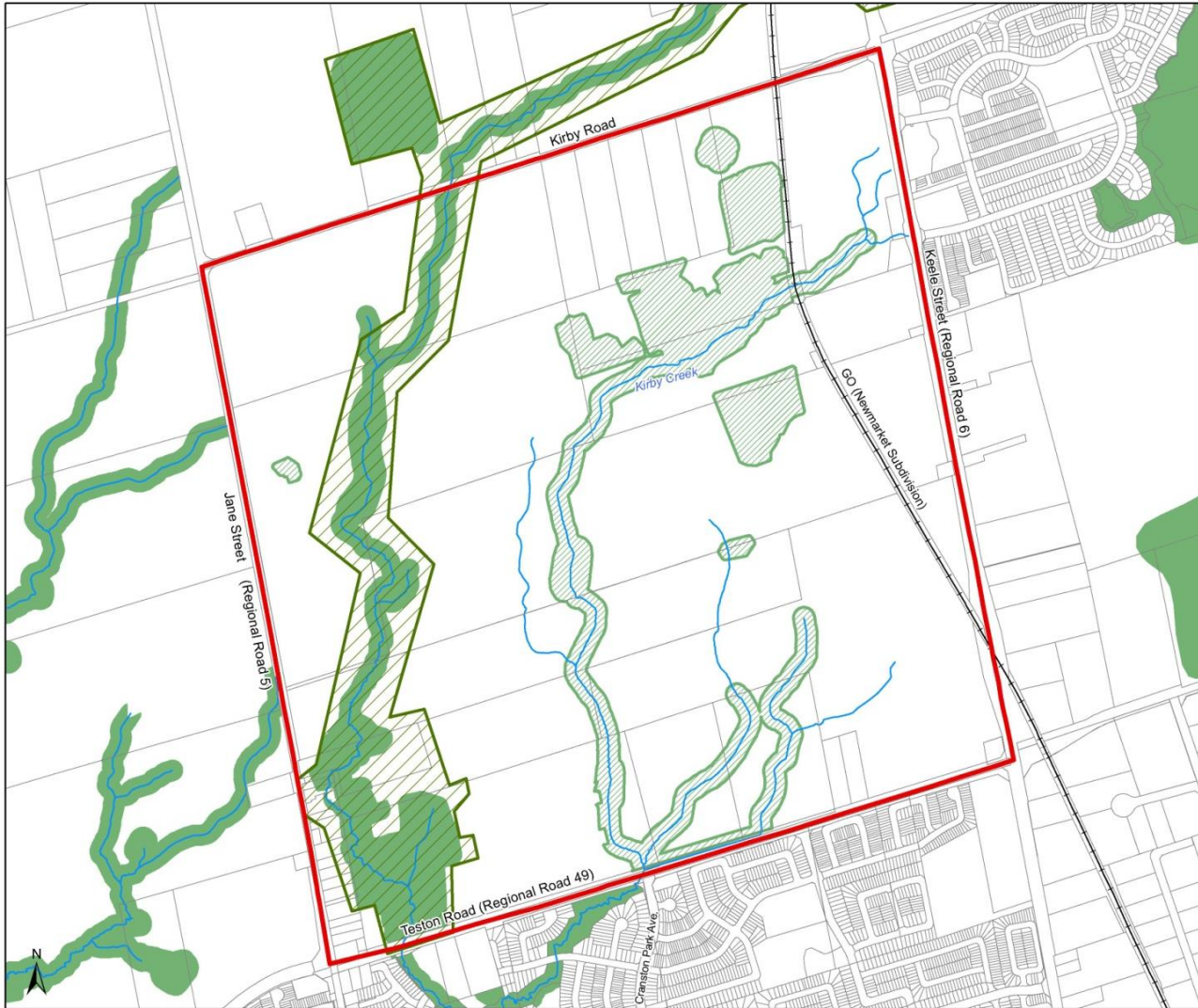
- Lands along the West Don
- Protected Countryside
- Natural System



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 Natural Heritage System



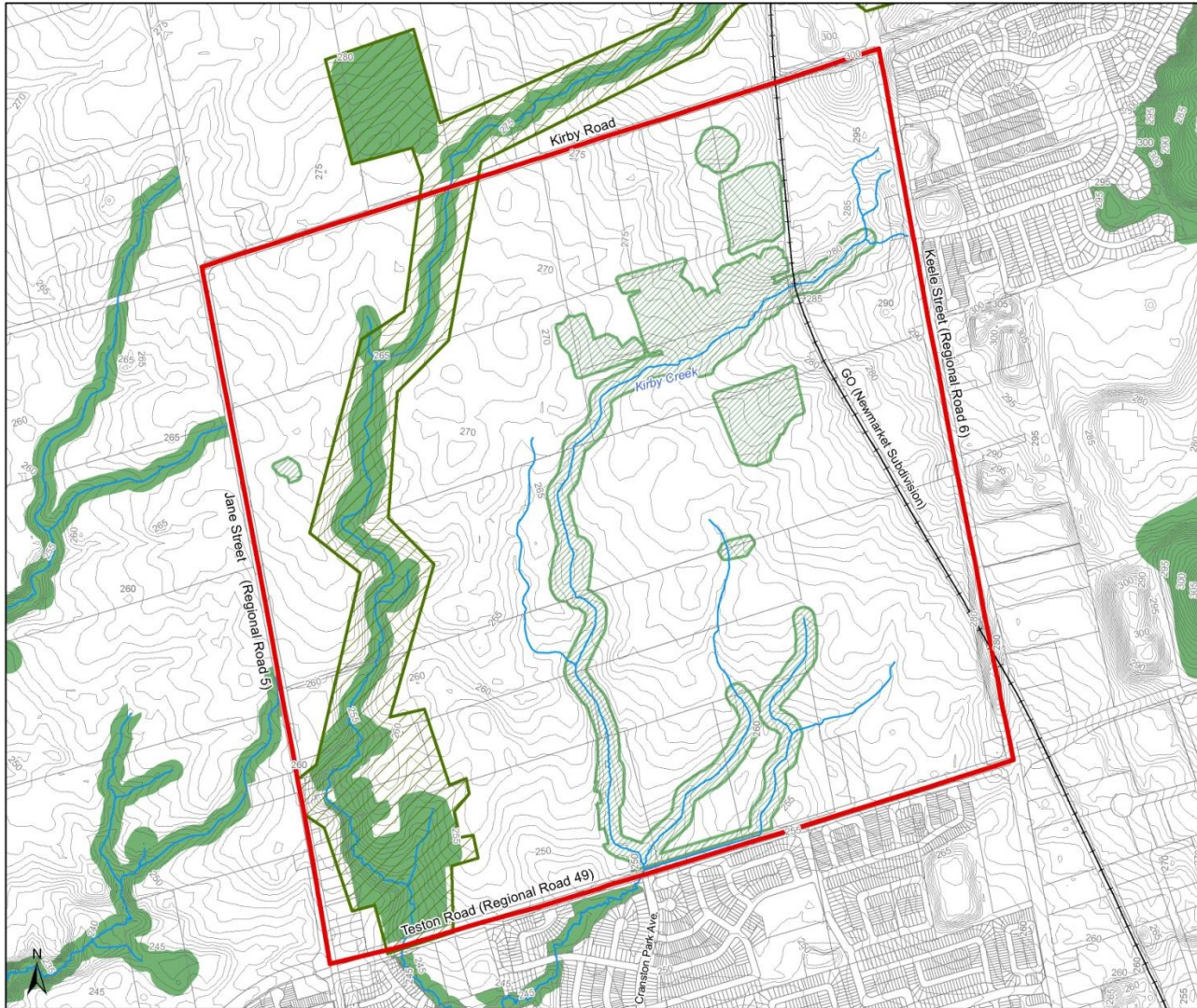
Contextual Background

- Study Area Boundary
- Greenbelt Plan Area

Planning Influences

- Proposed Natural Heritage Network
- Preliminary Potential Natural Heritage Network

Opportunities and Constraints



Vaughan Block 27 Opportunities & Constraints Natural Heritage System & Topography



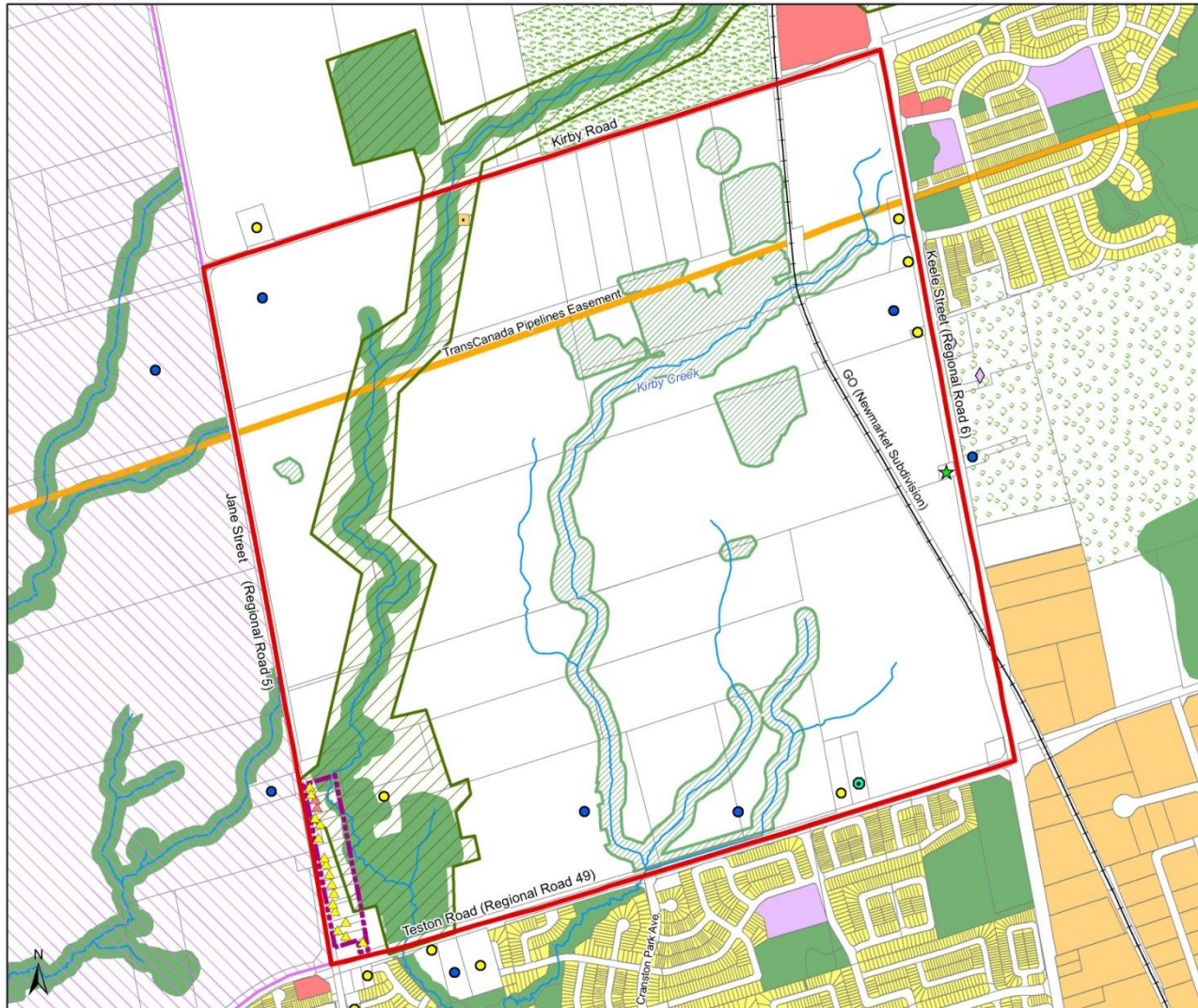
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Opportunities and Constraints



Vaughan Block 27
Opportunities & Constraints
Existing/Planned Uses



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

Existing Land Use

★ Cemetery	Commercial
◇ Institutional	Employment
⬢ Communication Tower	Golf Course/Driving Range
⊙ Place of Worship	Institutional
● Farm Cluster	Park/Open Space
● Rural Residential	Residential
▲ Hamlet Commercial	
▲ Hamlet Residential	

Existing Land Uses



GREENBELT

ADJACENT
NEIGHBOURHOOD

EMPLOYMENT AREAS

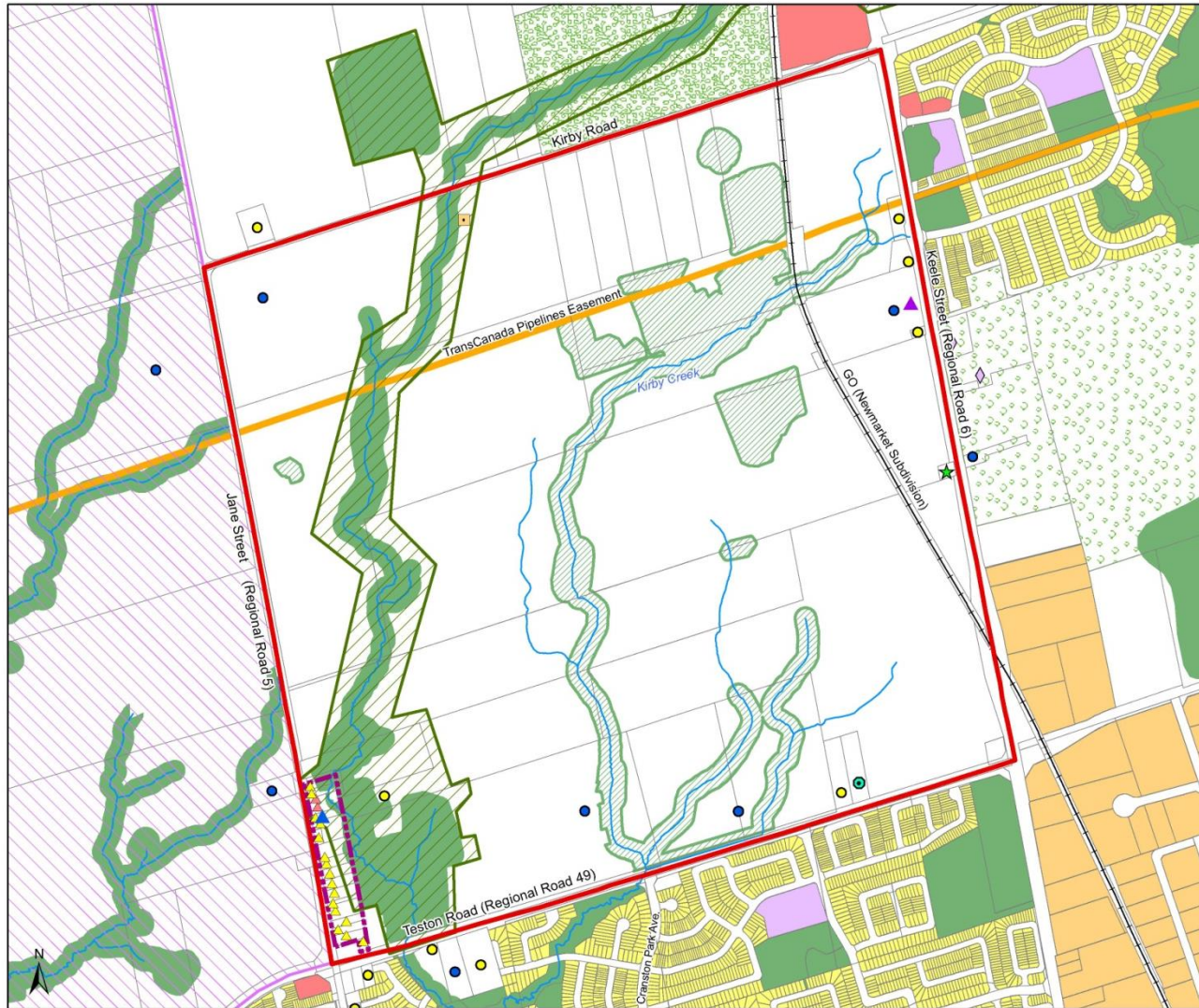
Existing Land Uses

ADJACENT
NEIGHBOURHOOD(S)

GREENBELT

NATURAL FEATURES

Opportunities and Constraints



Vaughan Block 27
Opportunities & Constraints
Cultural Heritage Features



Contextual Background

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- Teston Hamlet Area

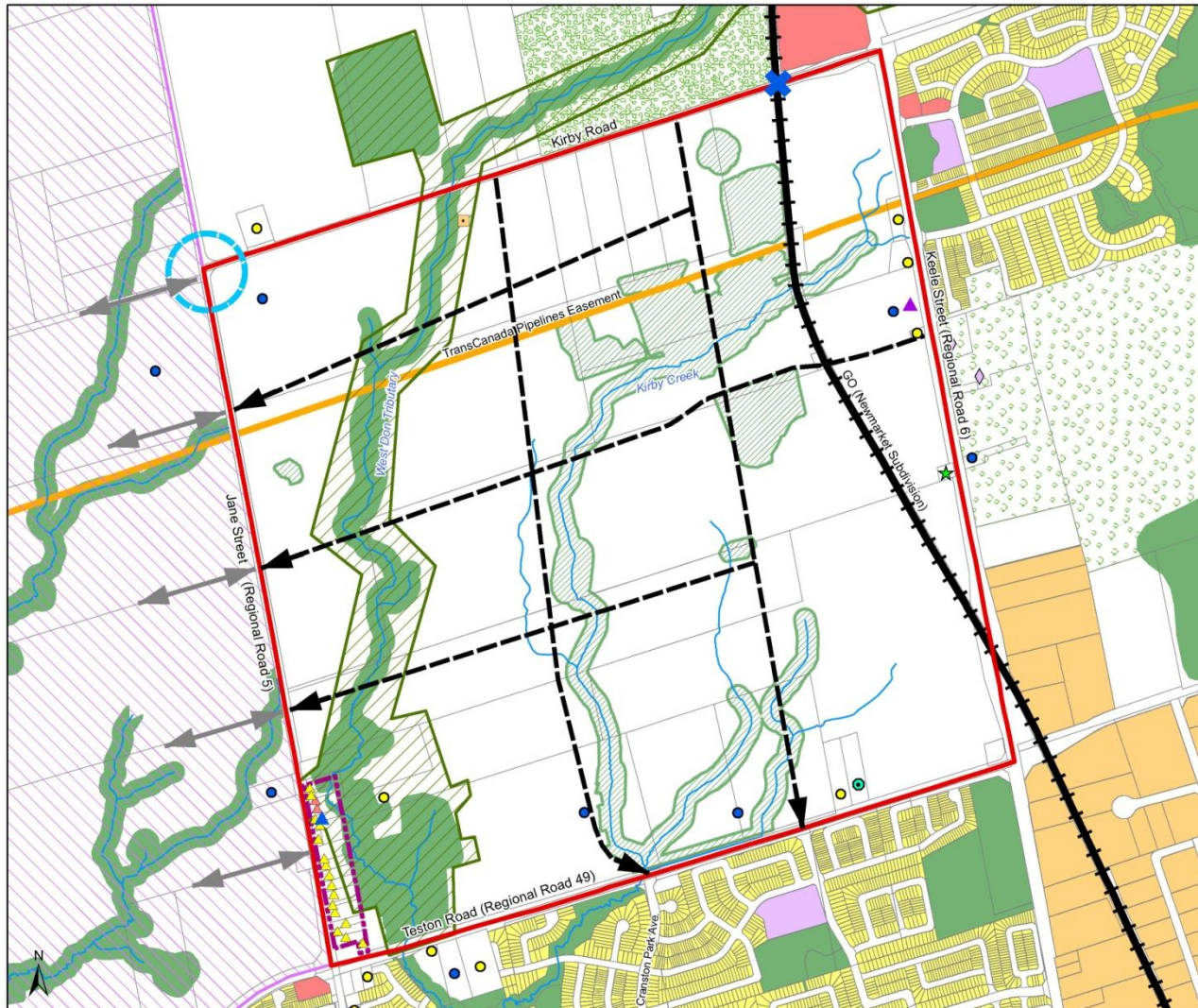
Planning Influences

- Proposed Natural Heritage Network
- Preliminary Potential Natural Heritage Network
- Potential Park
- On Register of Cultural Heritage Values
- Designated Under Part IV of the Heritage Act

Existing Land Use

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⬠ Hamlet Commercial	
⬠ Hamlet Residential	

Opportunities and Constraints



Vaughan Block 27
Opportunities & Constraints
Transportation



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

Existing Transportation Infrastructure



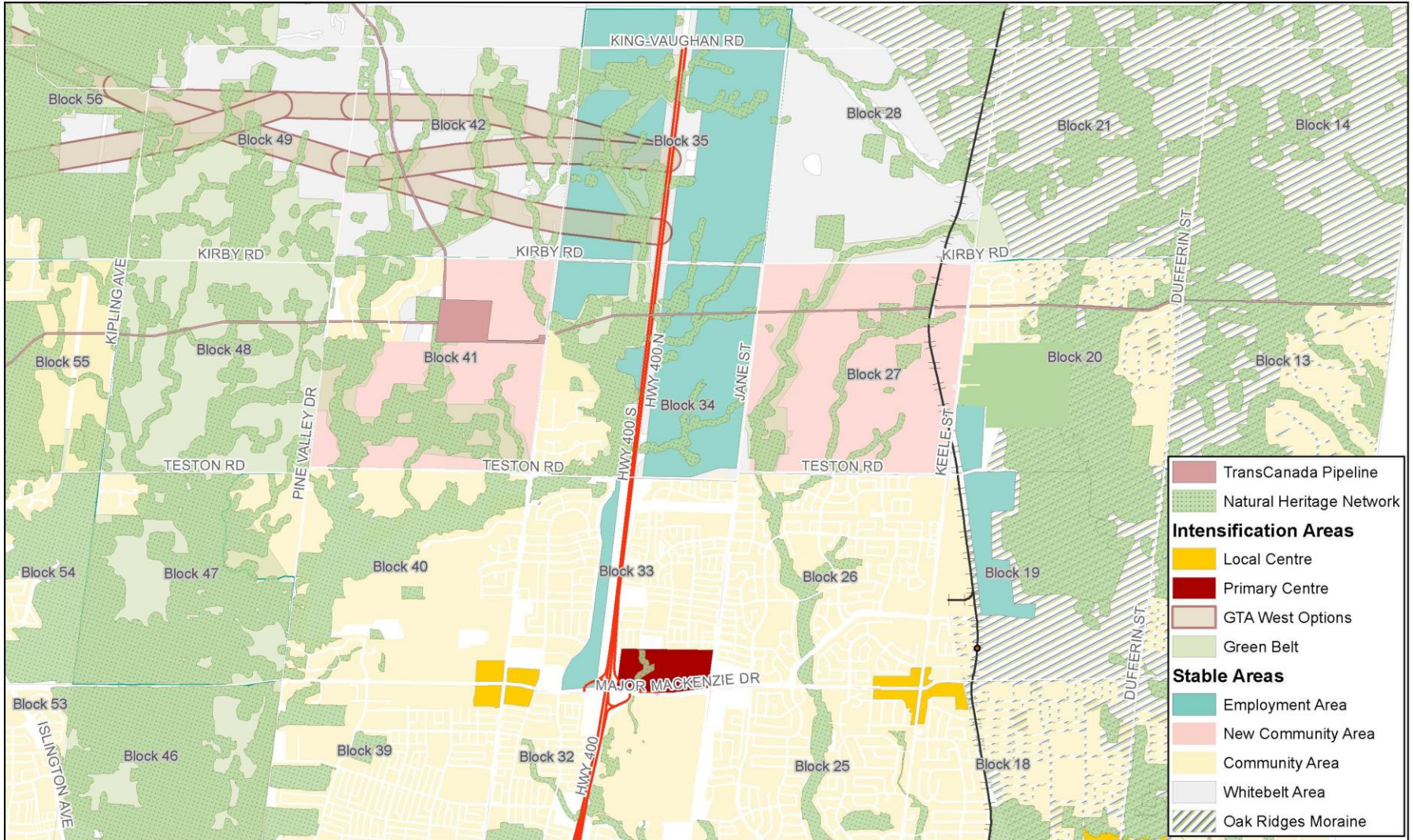
KEELE STREET

TESTON ROAD

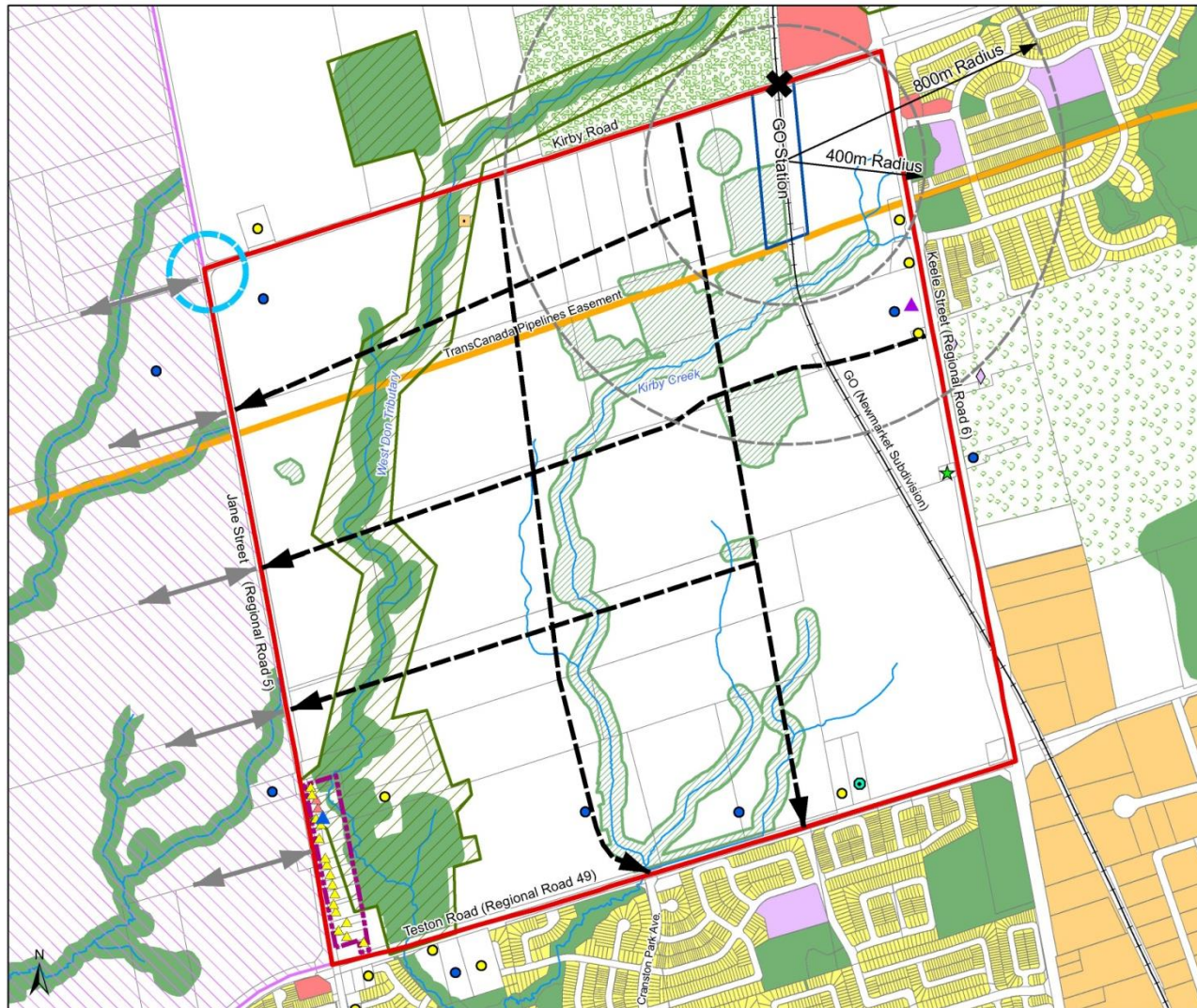
GO TRANSIT RAIL LINE

TRANSCANADA PIPELINE

GTA West Corridor



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

Mitigation Measures

- Impacts:
 - on natural features & functions
 - of topography on design & layout
 - on non-participating owners
 - on Hamlet of Teston
 - of timing/phasing of potential Go Station/Local Centre
 - of noise from rail, GO Station and roads
 - of need for stormwater solutions that meet objectives for source control
 - on archaeological and cultural heritage resources
 - on TransCanada pipeline

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

Next Steps

- Complete Background Analysis
- Develop Guiding Principles, Goals and Objectives for the Block 27 Secondary Plan Area
- Develop Emerging Land Use Concept

QUESTIONS?

Workshop Vision Exercise

- Break out into smaller groups.
- Complete the worksheets provided.
- Use the markers to provide comments on the worksheets.
- Appoint a note taker, and someone who will report back to the group.

THANK YOU