



Block 41 Secondary Plan / Public Open House #2

September 21, 2015



WELCOME

41

Agenda

6:30-7:00

1. Project Update & Presentation on the Emerging Land Use Concept

7:00-7:10

2. Questions & Answers

7:10

3. Table Group Discussions

PROJECT UPDATE

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Study Timeline & Work Completed

PHASE 1	Project Initiation	Jan-Feb 2015
PHASE 2	Background Analysis and Visioning	Jan-Jun 2015
PHASE 3	Foundation Studies	Apr-Sept 2015
PHASE 4	Emerging Land Use Concept Report and Supporting Analysis	July-Nov 2015
PHASE 5	Draft Secondary Plan	Dec 2015-Nov 2016

← We are here

Phases 2 and 3 of the Secondary Plan process included a background review and a community visioning workshop, as well as an assessment of the Block's archaeological resources, built heritage and cultural landscapes, and natural heritage features.

In Phase 4, our team has begun developing the emerging draft land use concept and the supporting land use and urban design strategy, commercial needs assessment, servicing infrastructure and stormwater management strategy, and sustainability and community energy strategy.

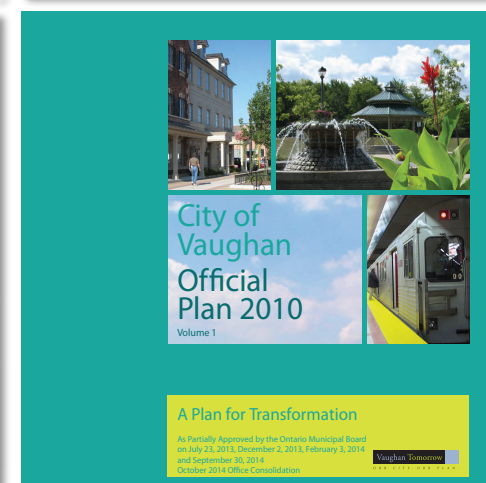
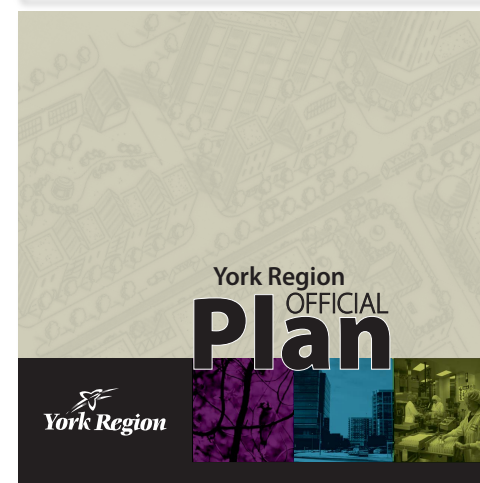
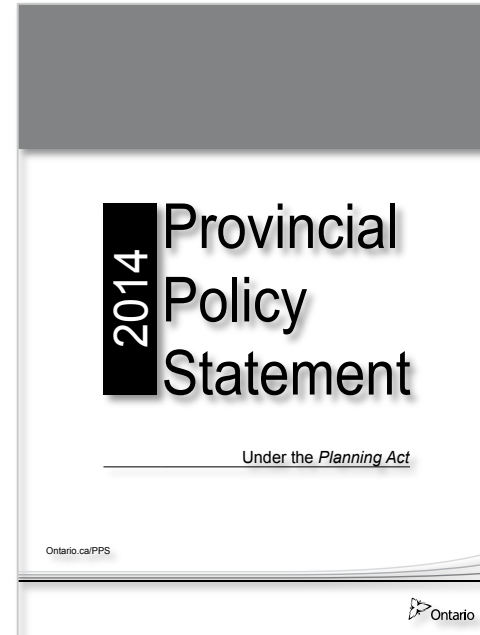
As part of Phase 4 we have met with the City's Technical Advisory Committee and the Block 41 Landowners Group. Their feedback and yours will help to shape the revisions to the emerging draft land use concept plan being presented tonight.

EMERGING LAND USE CONCEPT

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Planning Requirements

- Minimum gross density of 70 people and jobs per hectare in the developable area
- 25% affordable housing (maximum threshold of \$444,000 has been determined for York Region)
- Sustainability objectives from Section 9.2.2.14 of the VOP 2010 regarding land use mix, transportation, solar energy and reduced urban heat island effects
- All other requirements for New Communities under Section 9.2.2.14 of the VOP 2010 and Section 5.6 of the YROP



Modified York Region Official Plan - 2010
Annotated Version
Showing Policy Status
per Attached Ontario Municipal Board Orders
June 20, 2013 Office Consolidation

VAUGHAN

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Principles Recap

1. Create a **complete, compact** and **vibrant** community
2. Promote **efficient** development patterns and standards
3. **Conserve** and protect natural and built **heritage**
4. Set a high standard of **sustainability**: waste reduction and energy and water efficiency
5. Provide a **linked greenspace system** that includes parks, open spaces, trails and natural areas
6. Provide a **range of housing types**, e.g. singles, semis, townhouses, multi-unit dwellings and opportunities for affordable housing
7. Include **accessible** human **services** and community **facilities**, e.g. libraries
8. Provide a **local centre** that serves the community
9. Ensure mobility choices and the sharing of streets for motorists, pedestrians, cyclists and transit riders
10. Strive for **design excellence**: buildings, streets and open spaces

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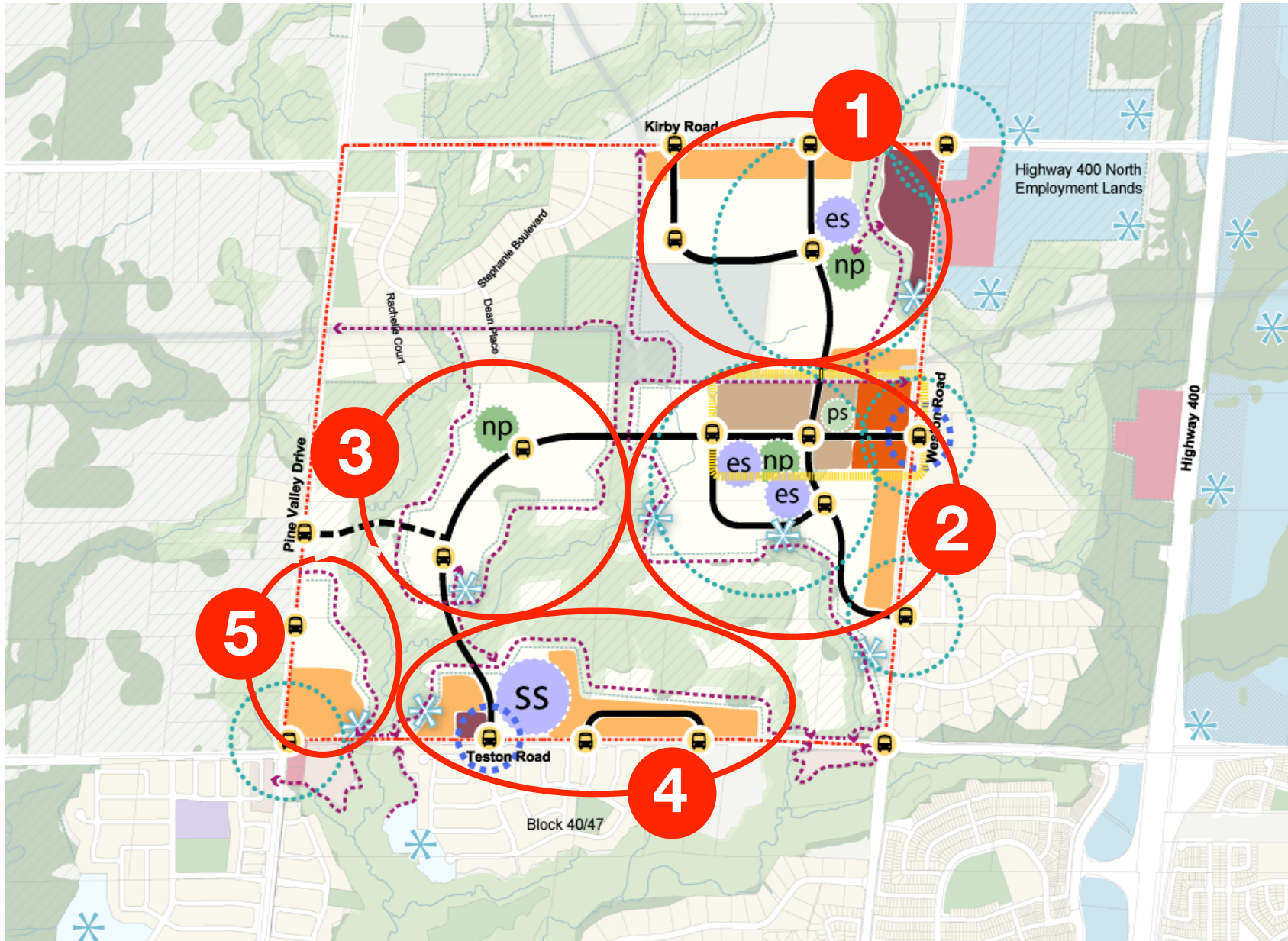
Community Structure

1. Five distinct **neighbourhoods**, served by strategically located community facilities and commercial/mixed use nodes, including a Local Centre;
2. An integrated **street network** to connect homes, schools, shops, transit stops and adjacent communities;
3. A connected **parks & trails network**, providing both utilitarian and recreational amenities that support active and healthy living;
4. An extensive system of **natural areas** that define neighbourhood boundaries while providing opportunities for placemaking, conservation and nature appreciation; and,
5. **Infrastructure and utilities**, including a natural gas compressor station and pipelines, a telecommunications tower, and seven stormwater management ponds.

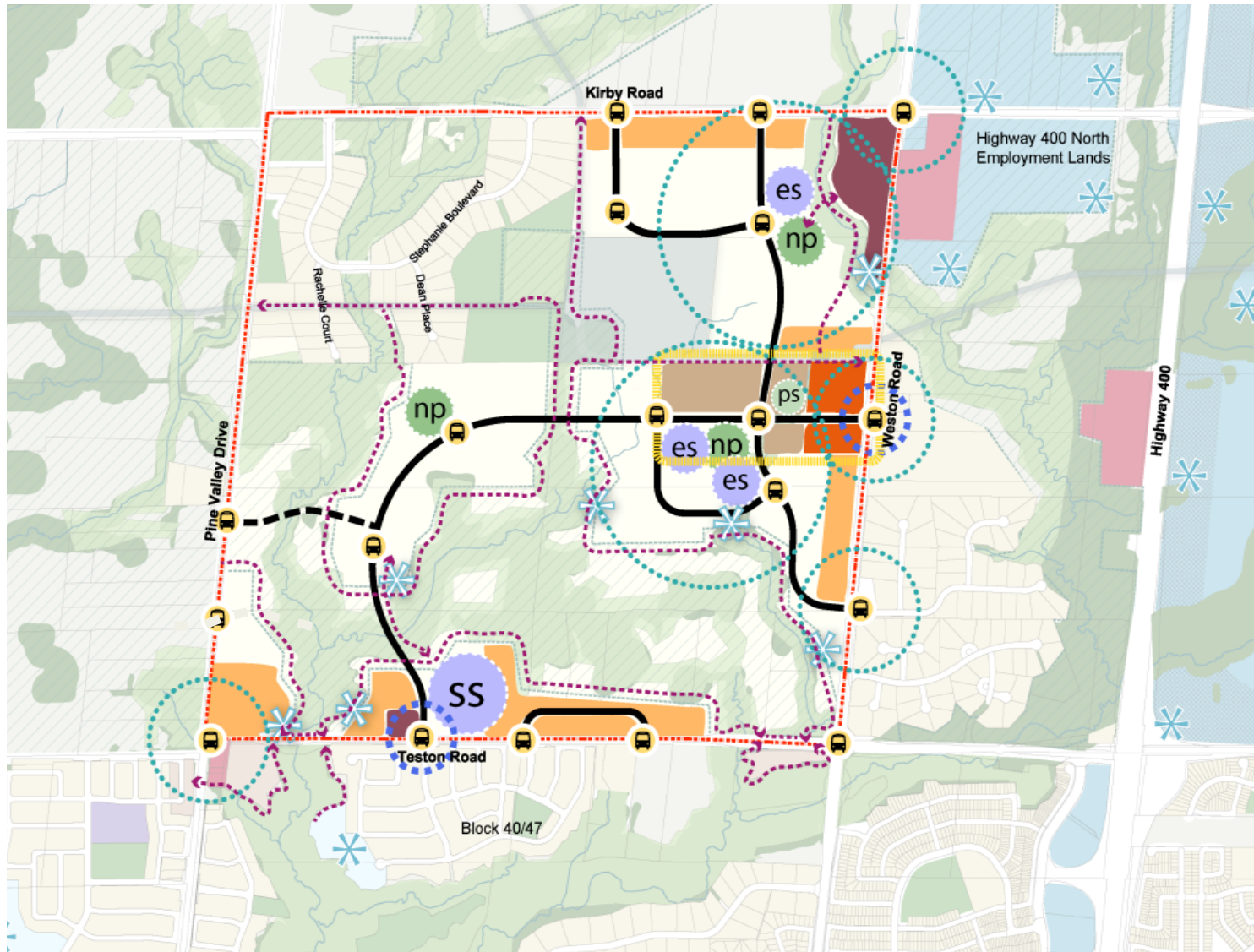
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Neighbourhoods



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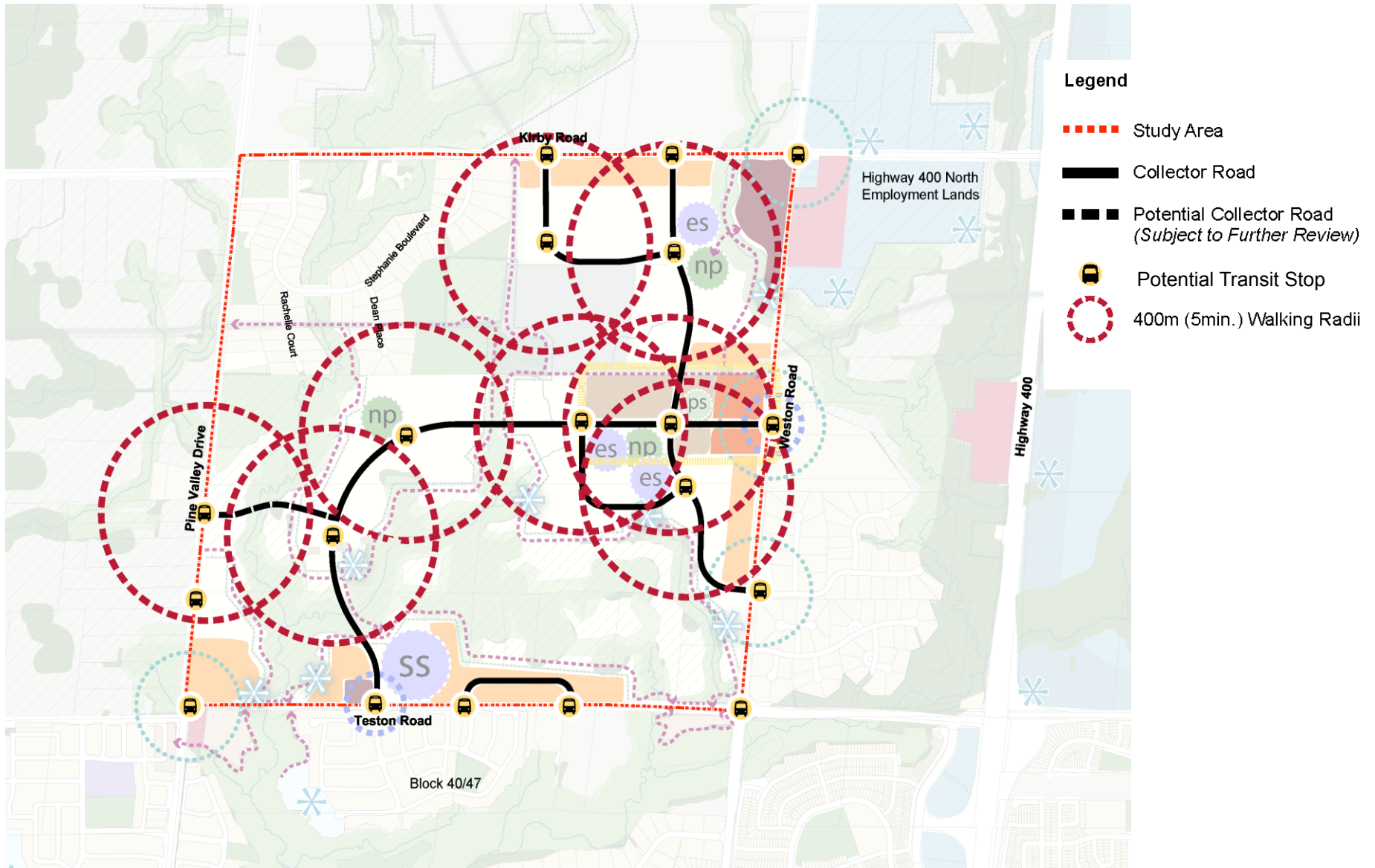


- - - Study Area
- Greenbelt Boundary
- Natural Areas
(Vaughan OP, Schedule 2, Currently Under Review)
- Natural Areas
(North-South Natural Heritage Network, proposed amendment yet to be approved)
- Existing Parks
- Proposed Neighbourhood Parks
- Public Square
- Schools (Elementary / Secondary)
- Community Commercial Mixed Use
- Mid-Rise Mixed Use
- Mid-Rise Residential
- Low-Rise Mixed Use
- Low-Rise Residential
- Infrastructure and Utilities
- ✱ Stormwater Management Facility
- Collector Road
- Potential Collector Road
(Subject to Further Review)
- - - Trails and Connections
- Potential Transit Stop
- 400m (5min.) and 200m (2.5min.) Walking Radii
- Gateway
- Local Centre

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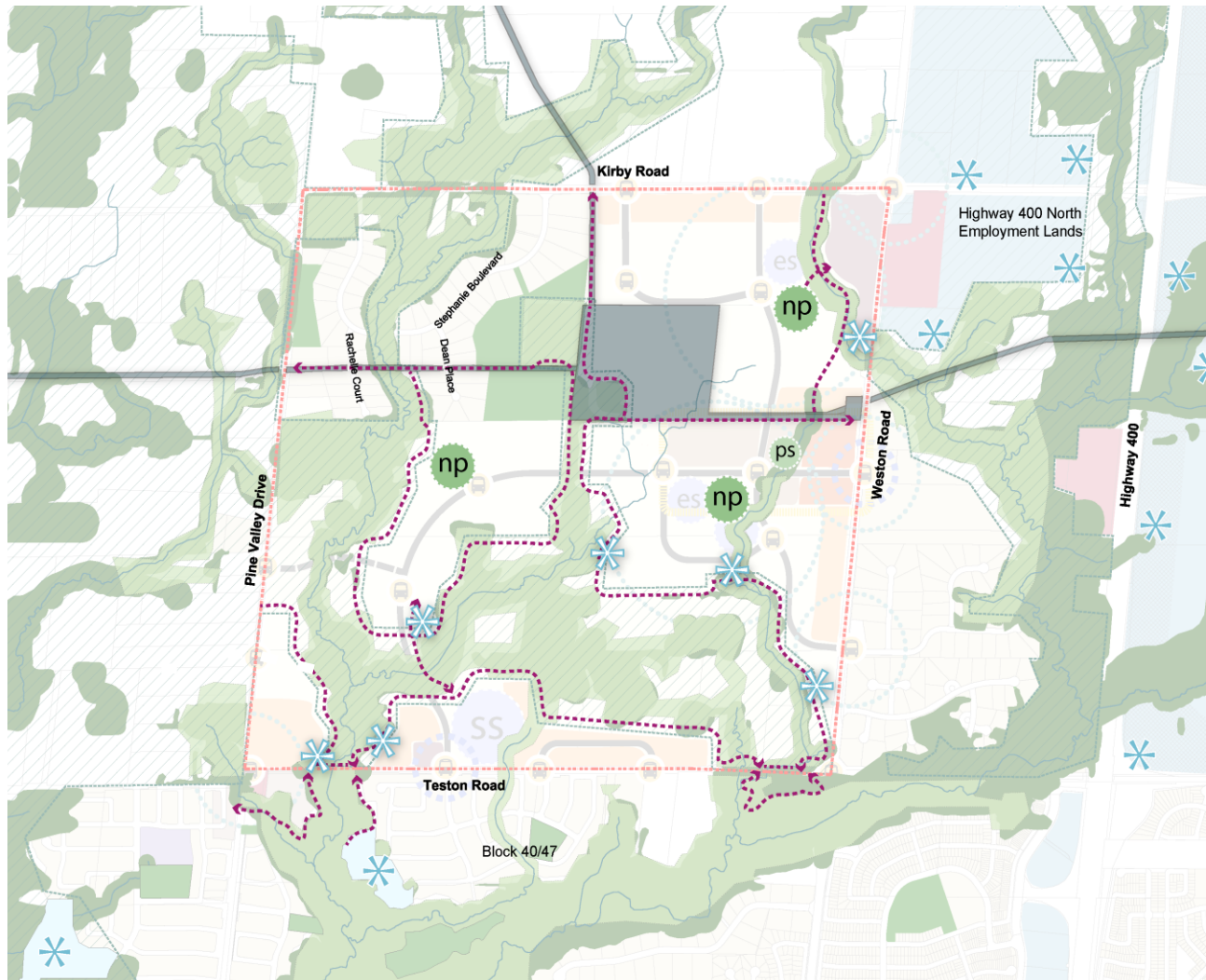
Streets + Transit



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Parks, Trails, Natural Areas + Infrastructure



- Study Area
- Greenbelt Boundary
- Natural Areas (Vaughan OP, Schedule 2, Currently Under Review)
- Natural Areas (North-South Natural Heritage Network, proposed amendment yet to be approved)
- Existing Parks
- Proposed Neighbourhood Parks
- Public Square
- Infrastructure and Utilities
- Stormwater Management Facility
- Trails and Connections

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Land Use Designations

Low-Rise Residential

- Residential, with permissions for home occupations, private home day care and small scale convenience retail
- Max 3-storeys

Low-Rise Mixed Use

- Residential, with permissions for home occupations, small scale hotels, retail, office uses
- Max. 5-storeys

Mid-Rise Residential

- Residential, with permissions for home occupations and small scale convenience retail, community facilities
- Max 12-storeys (height and density to be confirmed in Secondary Plan)

Mid-Rise Mixed Use

- Residential, with permissions for home occupations, community facilities, cultural uses, retail, office uses, parking garages, hotels and gas stations
- Ground floor retail required along arterials and collectors
- Max. 12-storeys (height and density to be confirmed in Secondary Plan)

Community Commercial Mixed Use

- Office, cultural and entertainment uses, retail, and gas stations
 - Max. 12-storeys (height and density to be confirmed in Secondary Plan)
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The Land Use Concept also includes Parks, Natural Areas, and Infrastructure & Utilities

*All designations are drawn from the VOP 2010

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Population & Employment Density

Block 41	
Developable Land Area*	175.13
People	11,344
Jobs	915
People + Jobs	12,259
People + Jobs per hectare	70

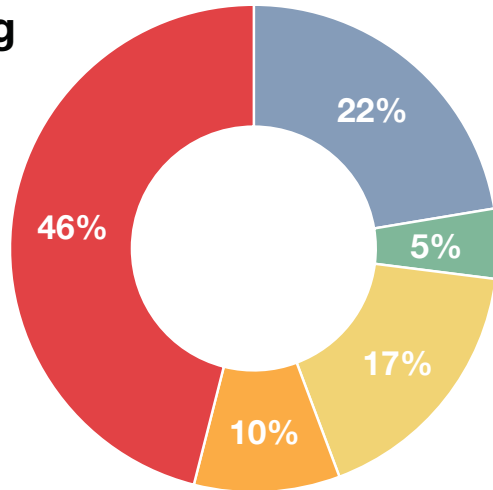
*Developable area excludes the natural heritage network, designated greenbelt and the TransCanada compressor station and pipeline right-of-way.

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Housing Mix & Affordability

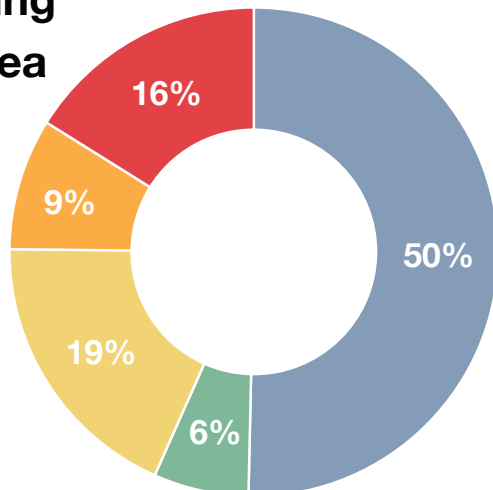
Potential Housing Mix by Dwelling Type



	Units (#)	%	Avg Prices*
Single-detached	941	22%	\$1,070,000
Semi-detached	195	5%	\$642,000
Townhouse	727	17%	\$609,000
Stacked Townhouse	407	10%	
Multi-Unit Dwelling	1,936	46%	\$389,000
Total	4,206	100%	

*Source: MLS (Vaughan, July 2015)

Potential Housing Mix by Land Area



	Area (ha)	%
Single-detached	72.4	50%
Semi-detached	9.0	6%
Townhouse	26.6	19%
Stacked Townhouse	12.5	9%
Multi-Unit Dwelling	23.2	16%
Total	143.8	100%

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Commercial Needs

- **Population:** 11,344
- **Commercial Space Needs:** 22,480 to 27,500 square metres
- **Commercial Space Planned:** 27,275 square metres (8.75 ha of designated Community Commercial Mixed Use land, as well as permissions for commercial uses throughout the residential mixed use designations)



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Water Servicing Strategy

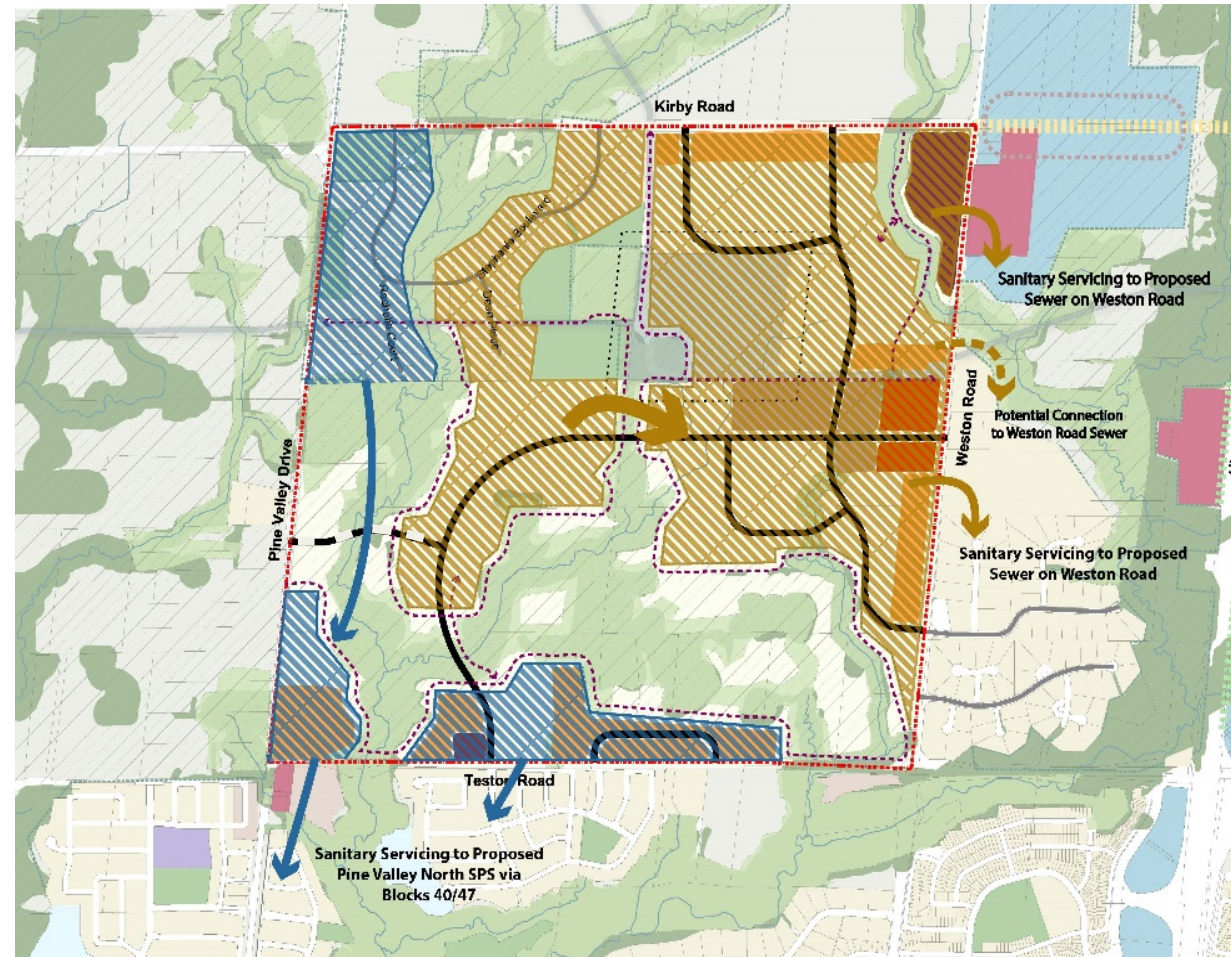
- Per City's Water & Wastewater Servicing Master Plan (2012)
- Subject to Northeast Vaughan Water and Wastewater Servicing EA, new supply and storage infrastructure on Weston Road, Teston Road and Pine Valley Drive
- **Wastewater Servicing Strategy**
 - Residual capacity for approx. 8,000 residents in Jane/Rutherford Sewer, and approx. 2,000 residents in Maple Collector. (Existing Regional System). Further studies are underway to confirm capacity.
 - Blocks 27, 34, 35 and 41 are tributary to the Jane/Rutherford Sewer & Maple Collector

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Wastewater Servicing Strategy

- Western and southern portions of Block 41 will be serviced by Pine Valley North SPS
- Central and east portions will be serviced by new sewers on Weston Road



Area Tributary to Pine Valley North SPS



Area Tributary to Weston Road Sewer

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Storm Sewer and Stormwater Management Servicing Strategy

- Stormwater management facilities shown on concept plan are in logical locations, however the servicing strategy should be to minimize the number and size of facilities through;
 - Use of Low Impact Development (LID) measures
 - At source and on-site controls
 - Coordinating with adjacent Blocks
- **TransCanada Pipeline (TCPL)**
 - The TCPL pipeline bisecting the northeast quadrant may be a barrier to gravity sewers
 - This may require wastewater servicing to Weston Road and stormwater management within the quadrant if pipeline cannot be crossed.

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Sustainability + Community Energy

- Greenhouse gas emissions from transportation can be reduced by planning complete communities where discretionary trips, such as for shopping and errands, can be completed by walking or cycling.
- The impacts of energy consumption associated with buildings can be reduced through energy conservation measures and the use of renewable energy sources.
- The study will be exploring ways to reduce community energy demands and provide, where feasible, renewable energy options as required by the York Regional Official Plan and the Vaughan Official Plan 2010.
- Options to explore include:
 - Geo-exchange and solar energy (solar-ready housing, rooftop solar, and solar thermal hot water)
 - Biomass energy solutions
 - On-site energy capture





NEXT STEPS

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- Prepare **final Draft of Concept Plan** taking into consideration comments from community, Technical Advisory Committee and Landowner Group – October 2015
- **Committee of the Whole** (Working Session) to present Draft Concept Plan to Council – November 10, 2015
- **Draft Secondary Plan** – January/February 2016
- **Public Open House** to present Draft Secondary Plan – April 2016
- **Statutory Open House** – June 2016
- **Statutory Committee of the Whole Public Hearing** – September 2016
- **Committee of the Whole** meeting to present the final draft of Secondary Plan – Fall/Winter 2016