



Public Open House Meeting

May 5, 2016

Highway 7 and Kipling Avenue Northeast Quadrant
Land Use Study



Purpose of the Meeting

- To provide an update on the study and obtain feedback on draft scenarios prepared by the consulting team from the public.
- The following items will be discussed:
 - Update on Study Process
 - Summary of Policy Review
 - Study Area Constraints
 - Draft Guiding Principles
 - Precedents in the Area
 - Draft Development Options
 - Feedback from the Public



Study Process Update

Task 1

Research and Analysis

- Site Tour and Photo Survey
- Review Background Documentation and Policy
- Introductory Landowner Meeting #1

Task 2

Setting Objectives

- Opportunities, Constraints and Issue Identification
- Develop Options for Guiding Principles, Goals and Objectives
- Develop Options for Land Use Concept
- Options Landowner Meeting #2
- Public Open House #1

Task 3

Concept Plan

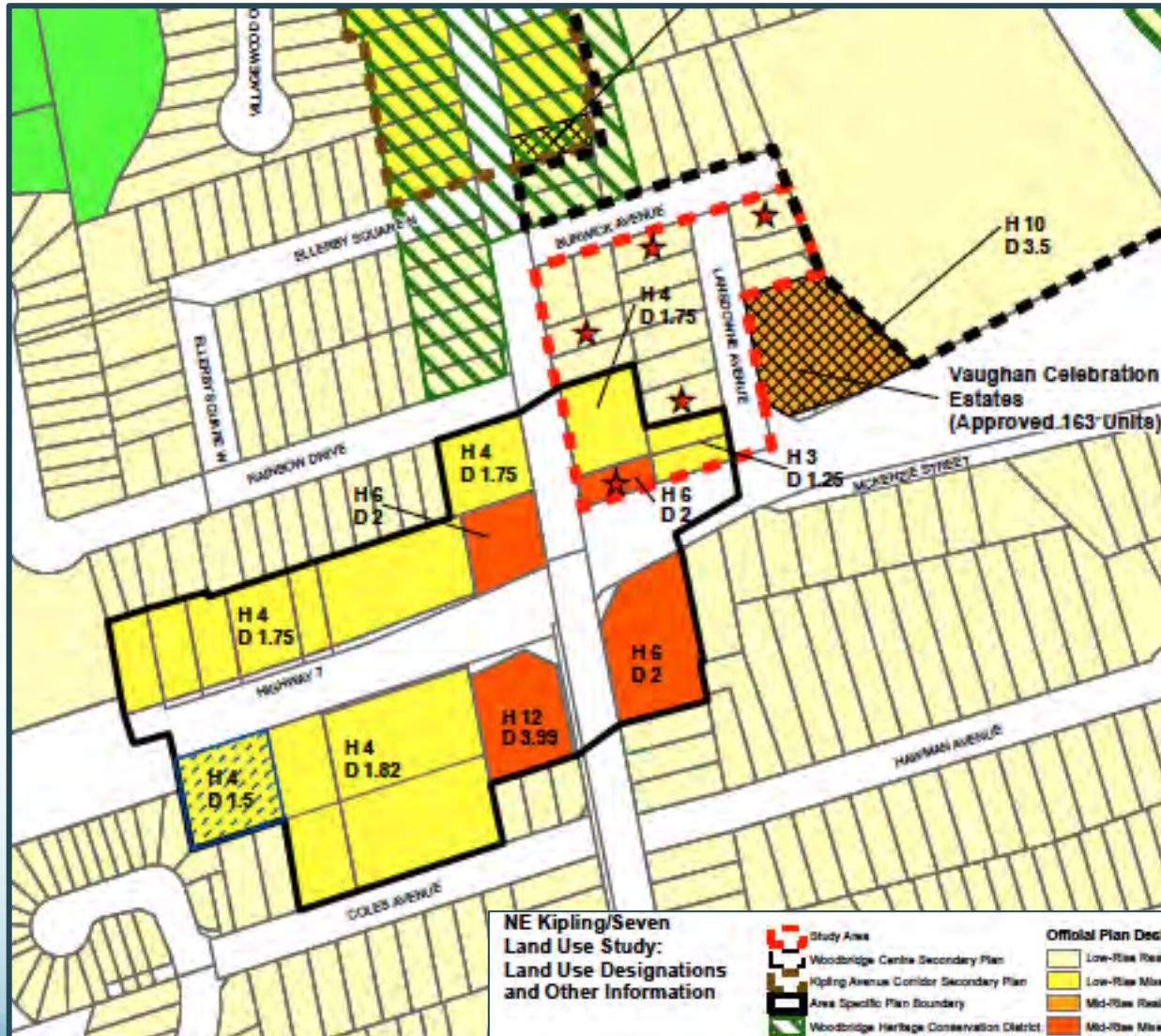
- Develop Preferred Land Use Concept
- Draft Urban Design Policies
- Transportation Assessment and Servicing Report
- Draft Land Use Study
- Public Open House #2

Task 4

Land Use Plan

- Finalize Land Use Concept
- Draft Official Plan Amendment
- Statutory Public Hearing
- Adoption of Official Plan Amendment by Council

Study Area



**NE Kipling/Seven
Land Use Study:
Land Use Designations
and Other Information**

- | | | |
|---|---|----------------------|
| Study Area | Woodbridge Centre Secondary Plan | Low-Rise Residential |
| Kipling Avenue Corridor Secondary Plan | Woodbridge Heritage Conservation District | Low-Rise Mixed Use |
| Area Specific Plan Boundary | Under Appeal | Mid-Rise Residential |
| Woodbridge Heritage Conservation District | Applications | Mid-Rise Mixed Use |
| Under Appeal | Heritage Properties of Interest | Natural Areas |
| Applications | | Parks |

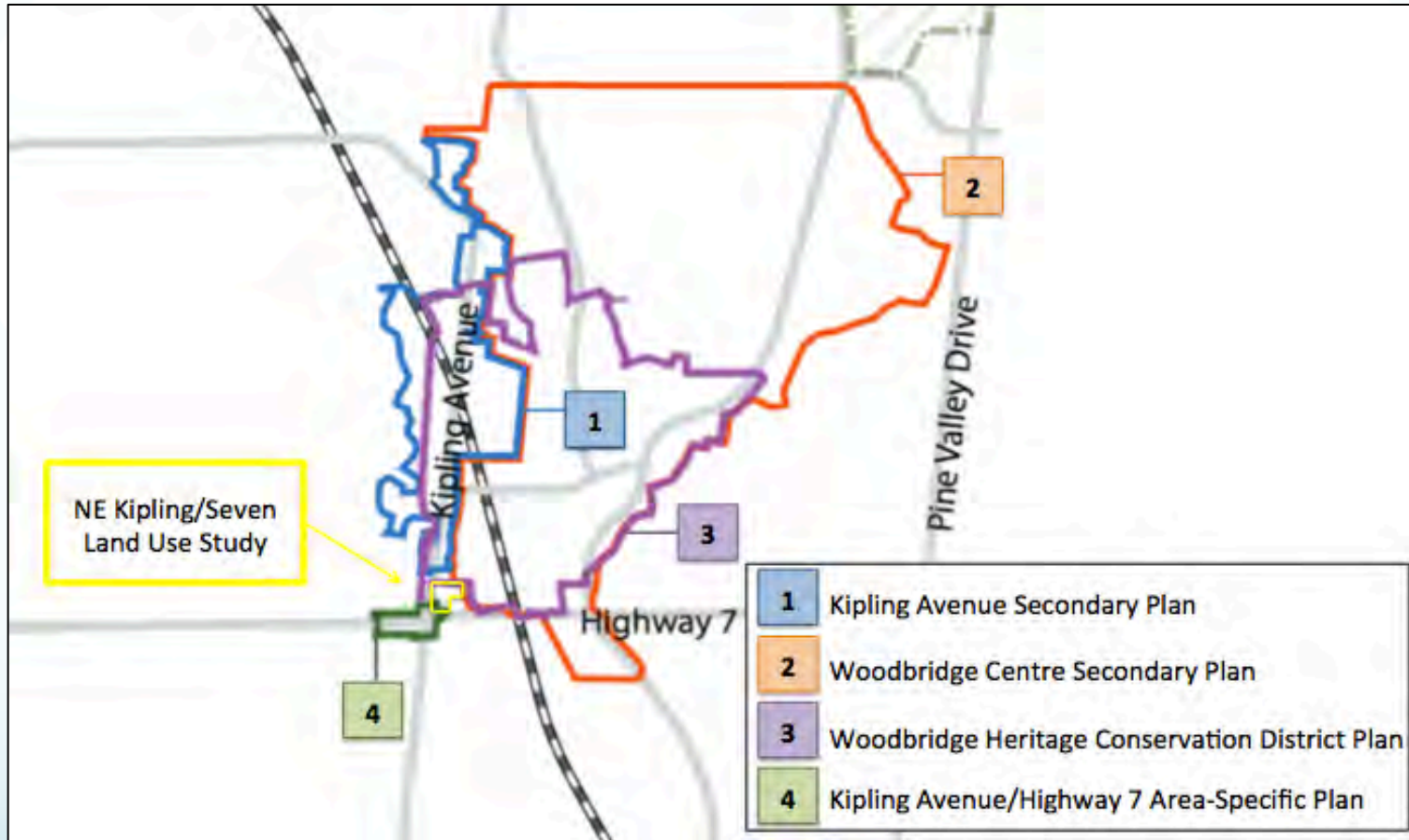


Summary of Policy Review

- Official Plan and Provincial policies state that **intensification** should be focused on lands adjacent to major transit routes, at densities and in a form that is transit supportive.
- Development scenarios will need to take into consideration policies of the existing plans:
 - York Region and City of Vaughan Official Plans
 - Woodbridge Heritage Conservation District (HCD) Plan
 - Kipling Avenue and Highway 7 Area-Specific Plan
 - Kipling Avenue Corridor Secondary Plan
 - Woodbridge Centre Secondary Plan



Summary of Policy Review



Study Area Opportunities & Constraints

Opportunities

- Ideally located on a **Regional Intensification Corridor**
- Potential to support **transit**
- Potential to create more **walkable community**
- Potential to **improve infrastructure and roads** in the study area

Constraints

- **Small parcels** and the impact on land assembly
- **Traffic and transportation** inside and outside of the study area
- Need for **compatibility** between lands uses such as the existing surrounding neighbourhood and the Woodbridge Heritage Conservation District (HCD)



Draft Guiding Principles

- To establish a transportation network that will safely and efficiently move pedestrians, bicycles, and motor vehicles.
- To improve pedestrian safety in the area.
- To ensure that development considers the broader transportation network and aims to minimize negative impacts.
- To optimize access to development.
- To accommodate appropriate intensification at an appropriate scale, and with a range and mix of housing forms at transit supportive densities.



Draft Guiding Principles

- To provide opportunities for commercial uses that are designed for people and pedestrians.
- To ensure that development is sensitive to and compatible with the character, form and long term planned function of the surrounding area.
- To encourage a high standard of design that creates a sense of place.
- To apply an innovative approach to managing stormwater.

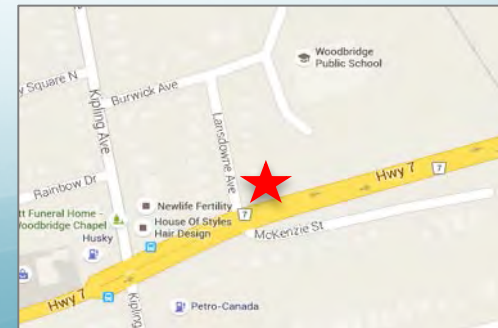
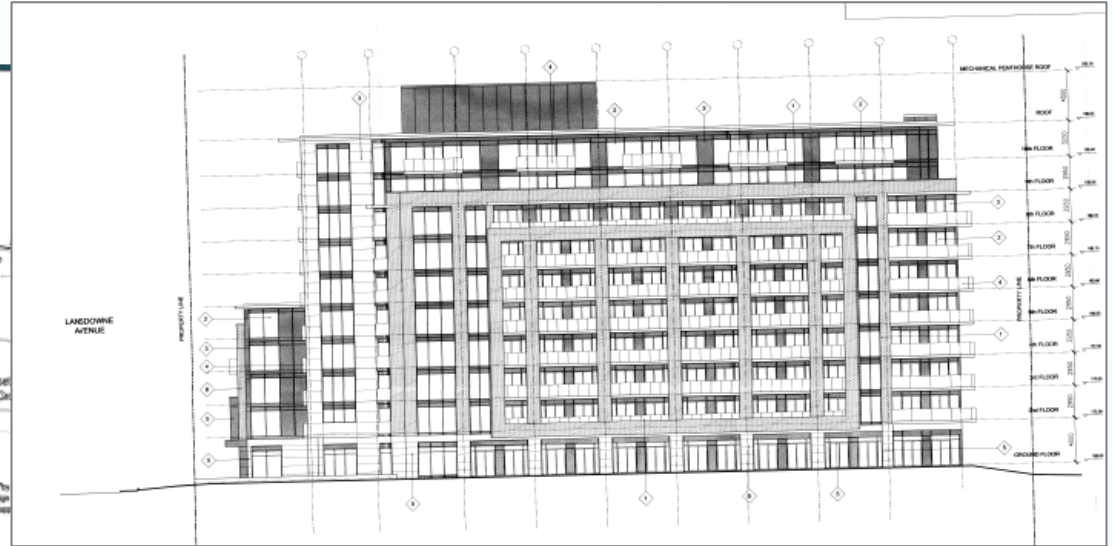
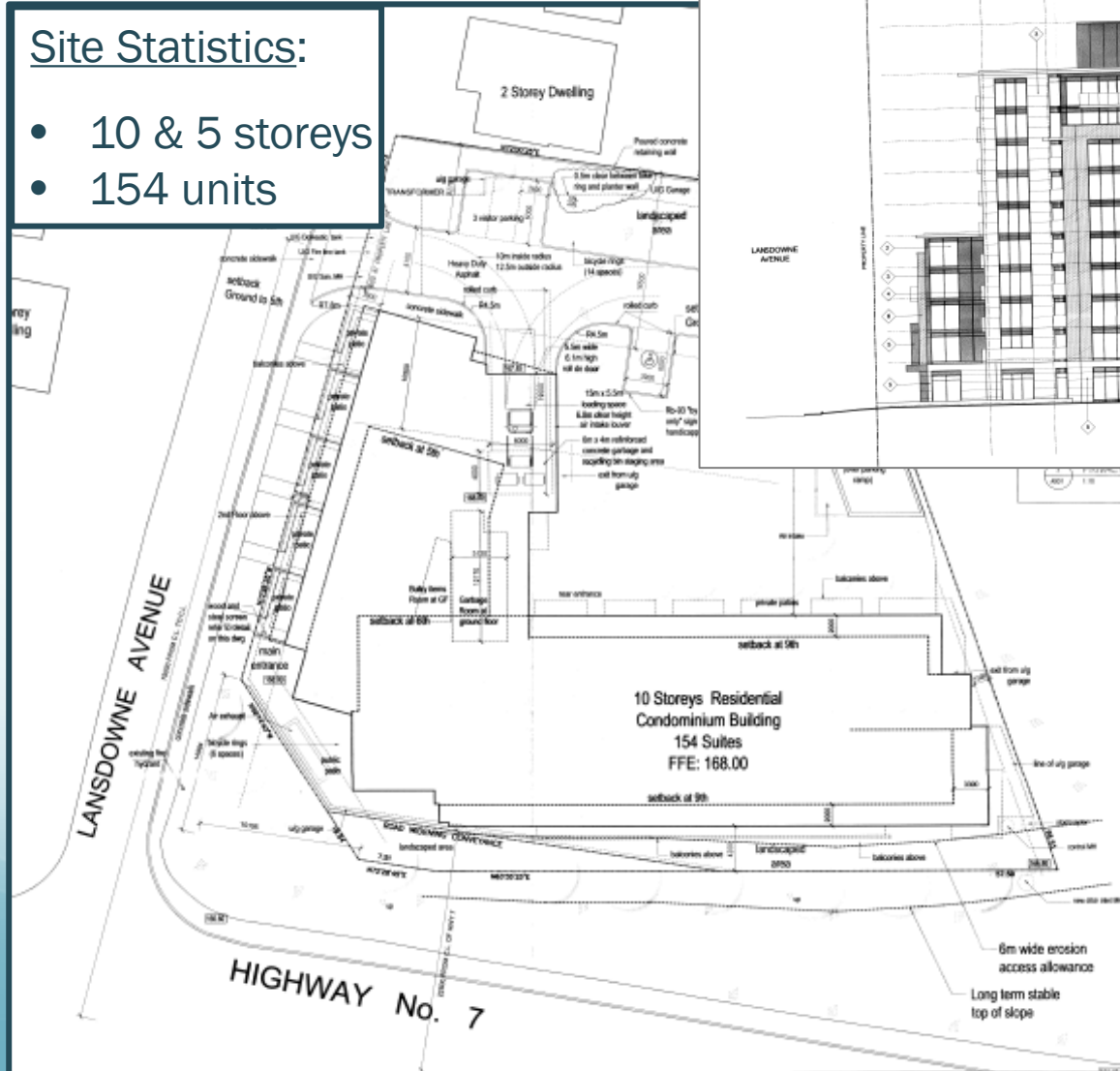


Precedents in the Area: Celebration Estates

(Highway 7 & Lansdowne Avenue)

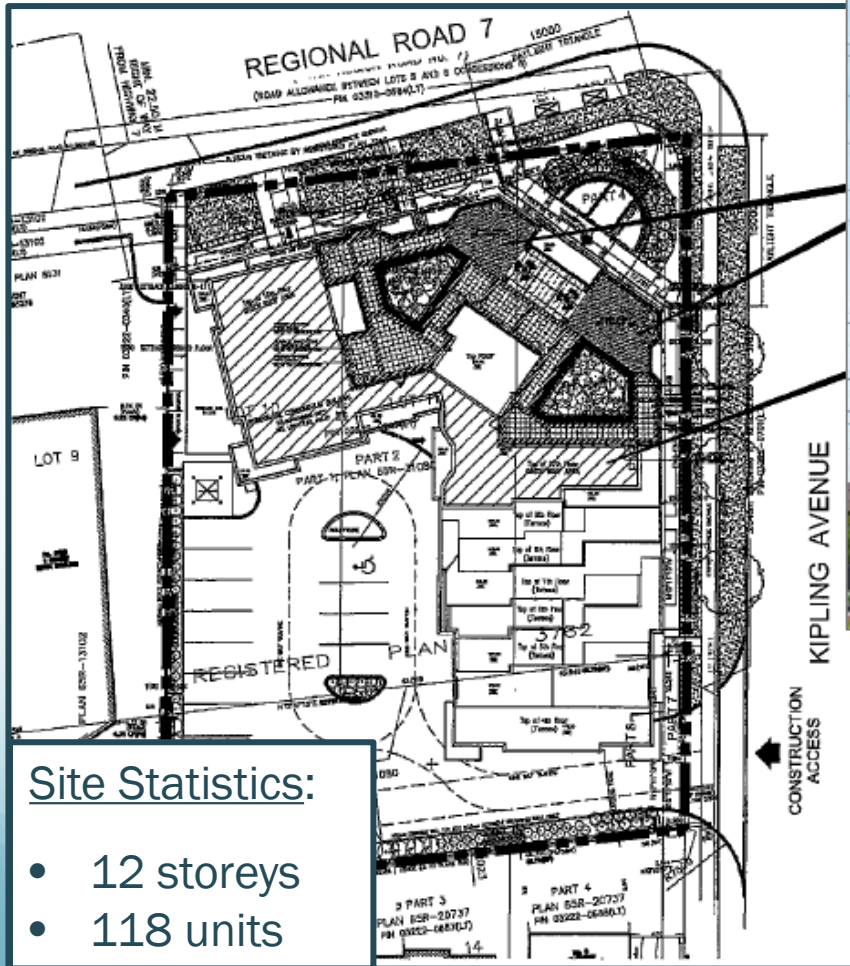
Site Statistics:

- 10 & 5 storeys
- 154 units



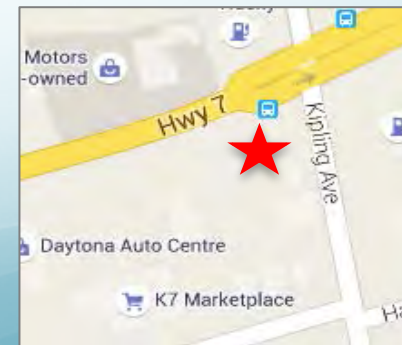
Precedents in the Area: Pinegrove on 7

(Highway 7 & Kipling Avenue)



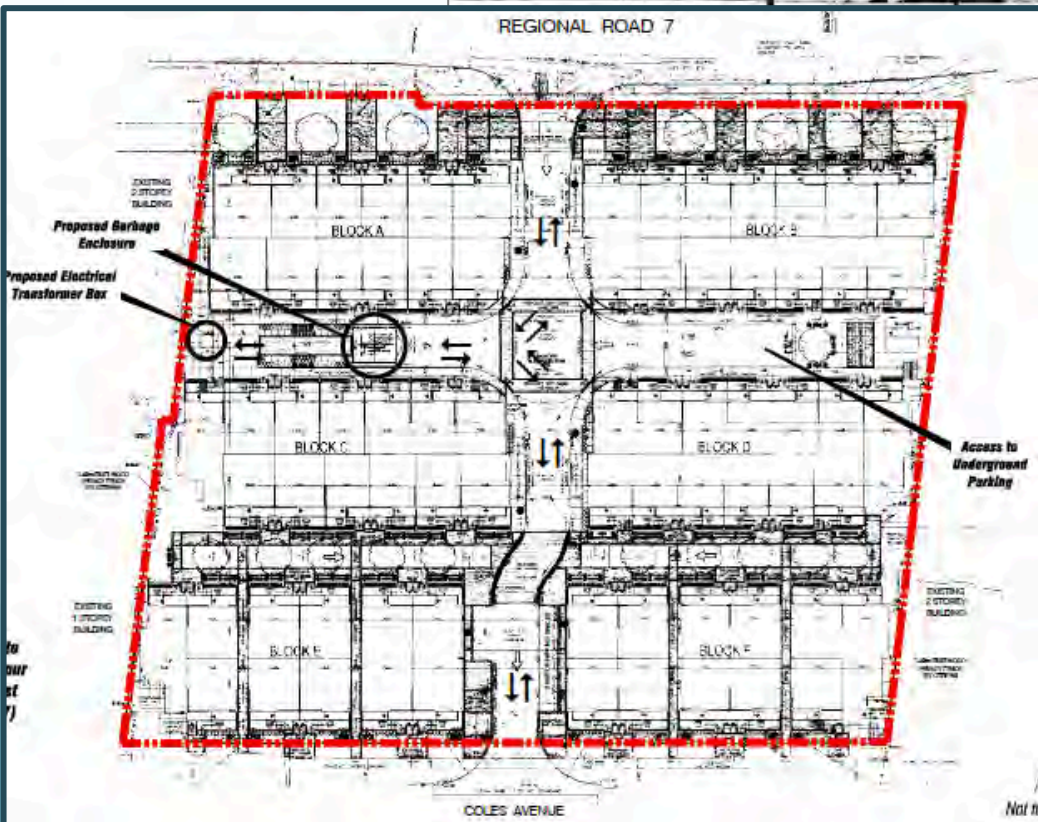
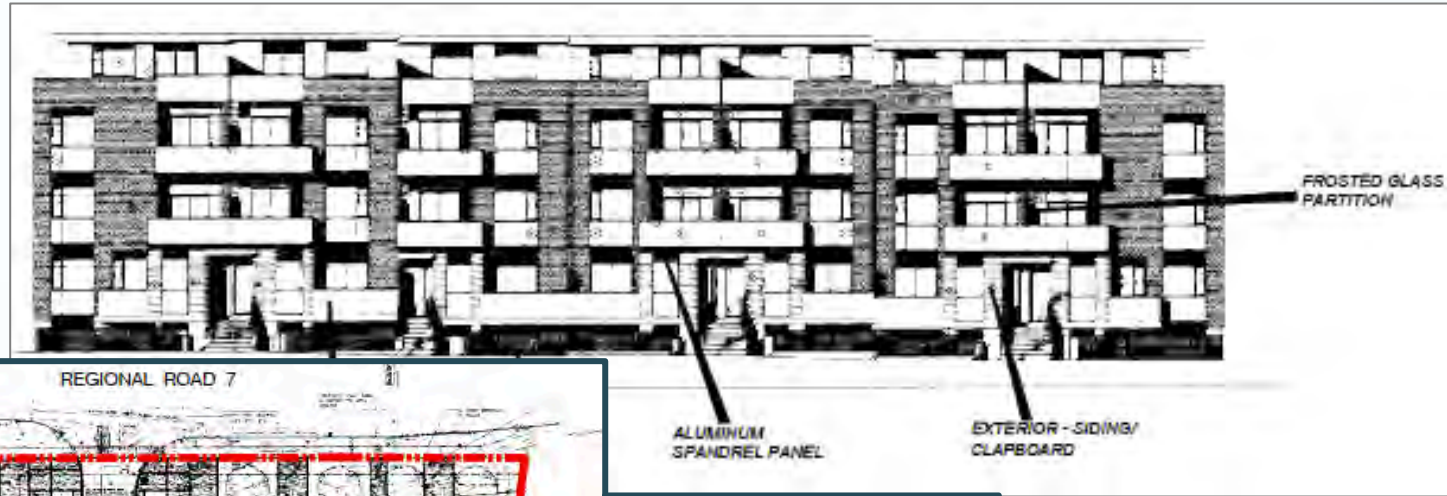
Site Statistics:

- 12 storeys
- 118 units

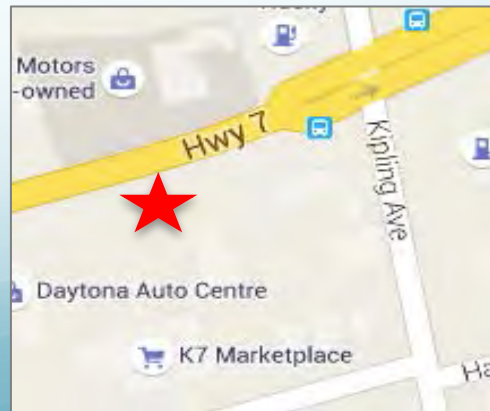


Precedents in the Area: Duca

(Highway 7, west of Kipling Avenue)

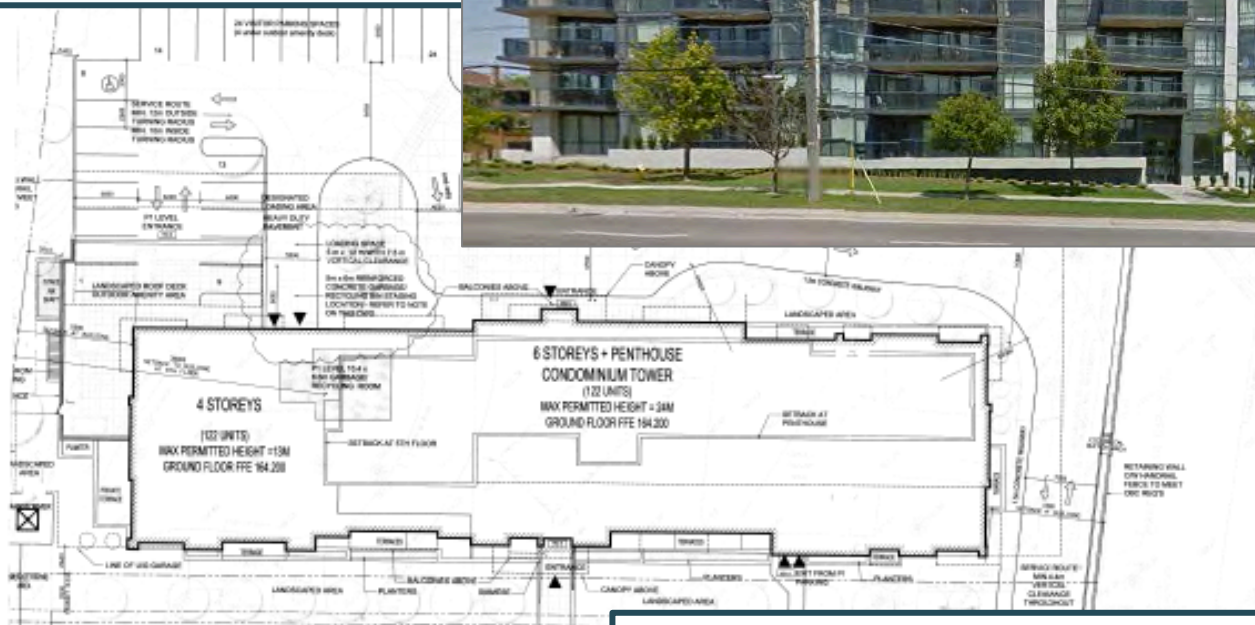
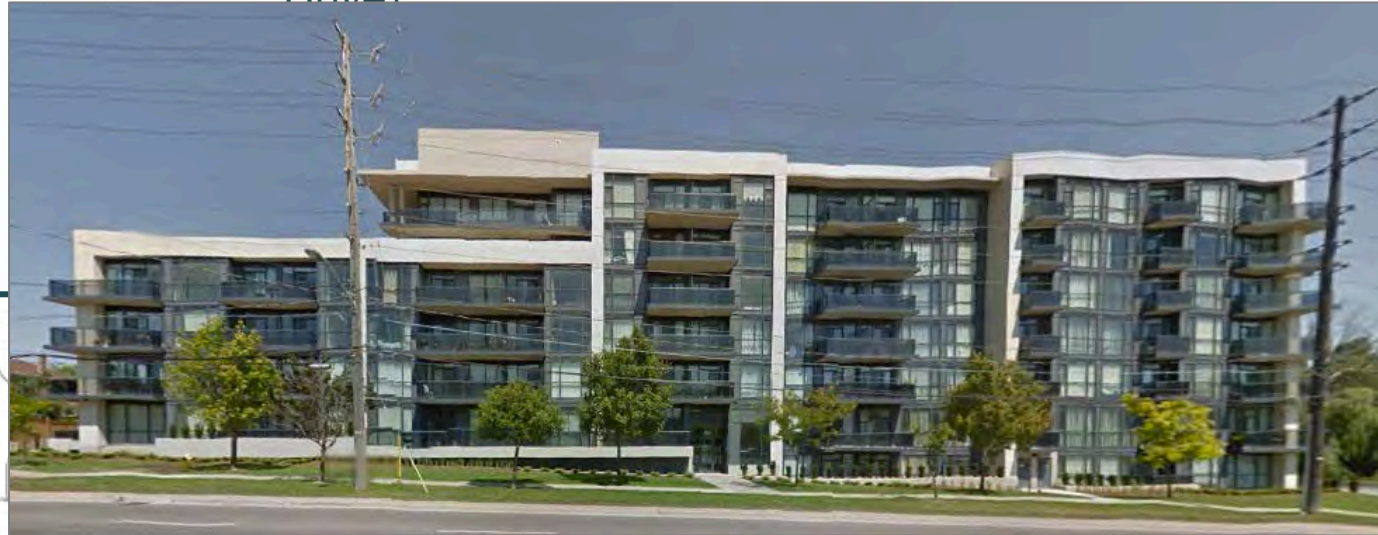


- Site Statistics:
- 4 storeys each
 - 170 units total



Precedents in the Area: Vista Parc

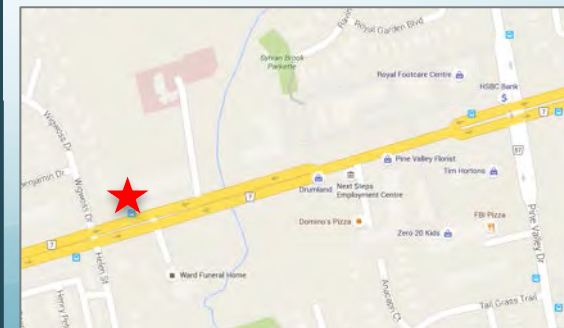
(Highway 7 & Wigwoss Drive, west of Pine Valley Drive)



HIGHWAY 7

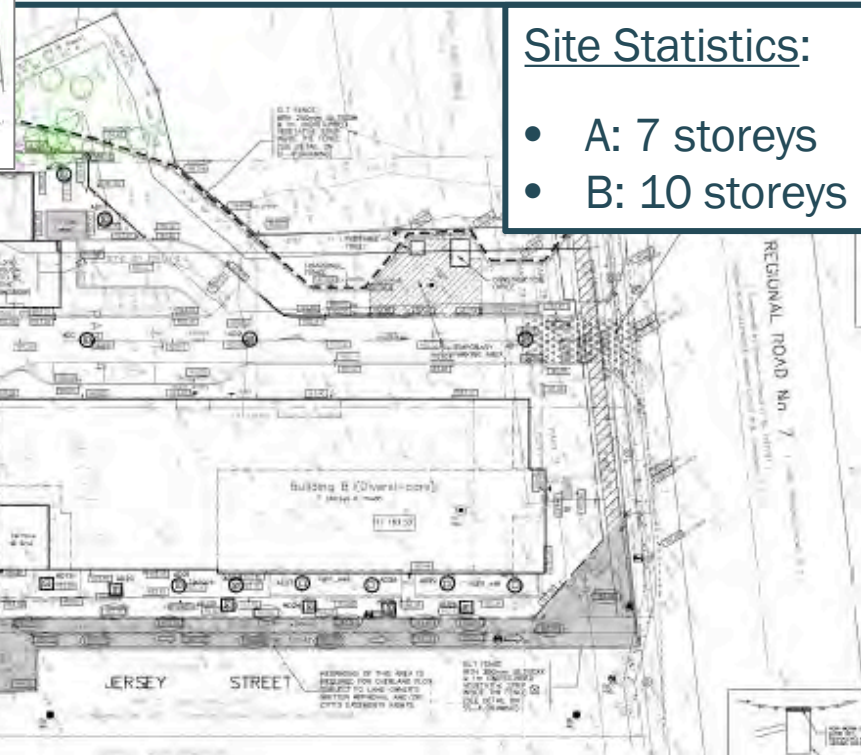
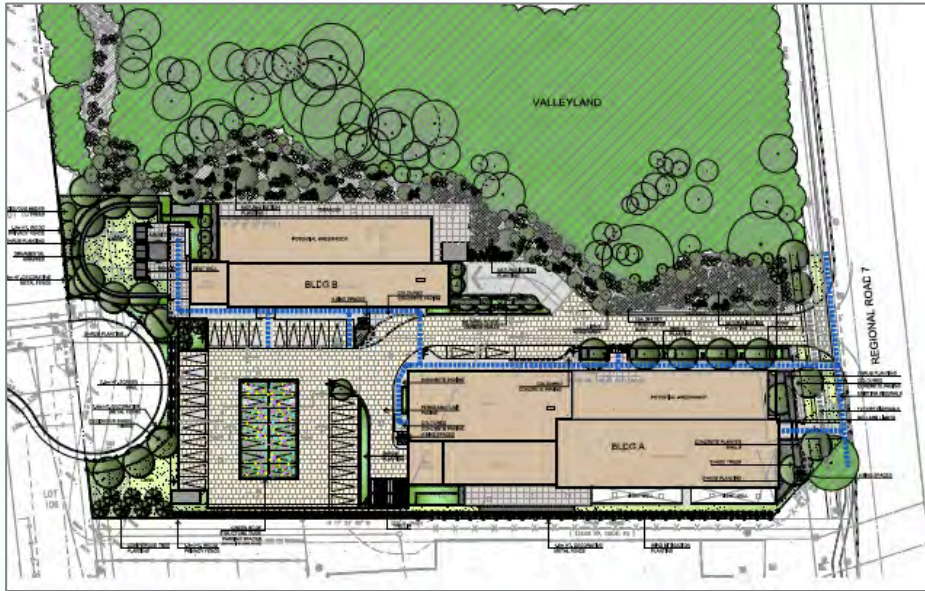
Site Statistics:

- 4 & 6 storeys + penthouse
- 122 units



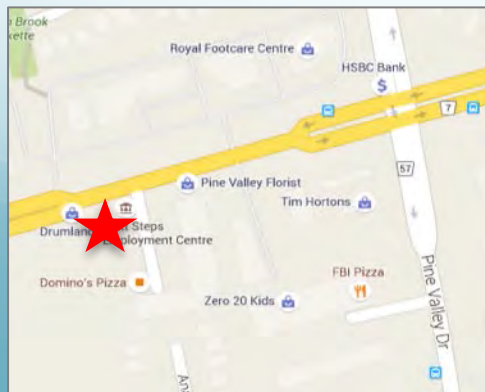
Precedents in the Area: Forest Green Homes

(Highway 7 & Jersey Street, west of Pine Valley Drive)



Site Statistics:

- A: 7 storeys
- B: 10 storeys



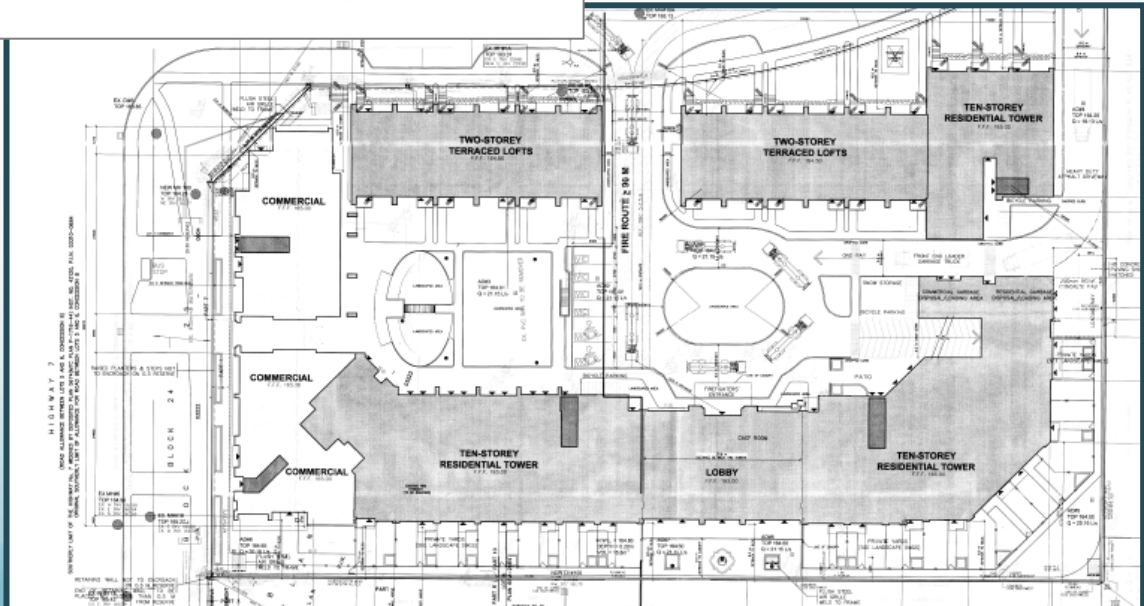
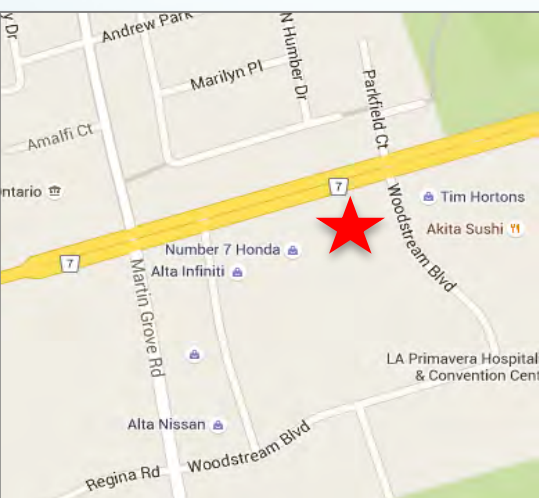
Precedents in the Area: Allegra

(Highway 7, east of Martin Grove Road)



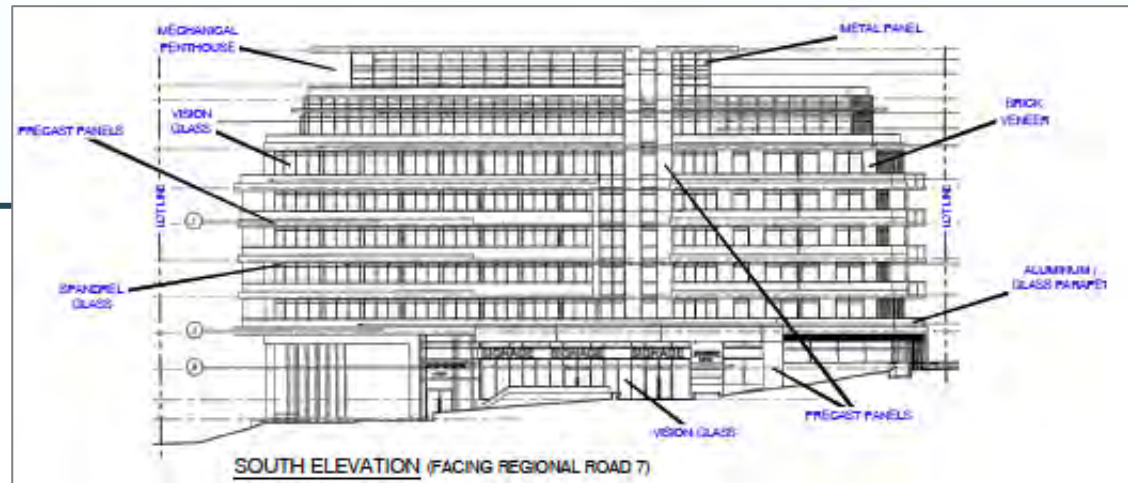
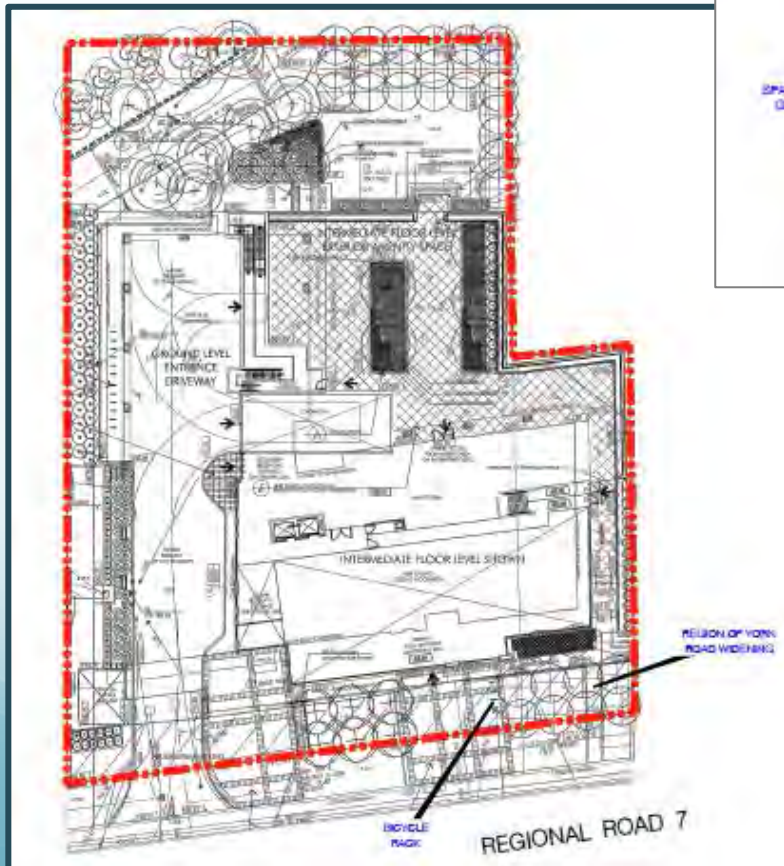
Site Statistics:

- 2 storeys – terraced lots (x2)
- 10 storeys – residential towers (x2)



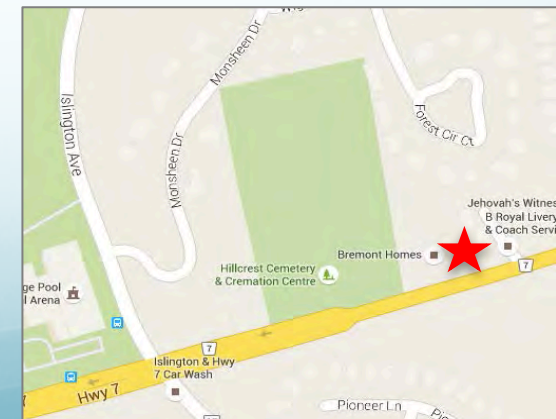
Precedents in the Area: Camelot on 7

(Highway 7, east of Islington Avenue)



Site Statistics:

- 7 storeys
- 119 units



Possible Designations for the Study Area

- **Low-Rise Residential:**
 - No more than 3 storeys
 - Detached, semi-detached and townhouses
- **Low-Rise Mixed Use:**
 - Mix of residential, community and small scale retail uses to serve local population.
 - Ground floor retail uses or other active uses that animate the street
 - Townhouses, stacked townhouses and low-rise buildings (max of five storeys)
- **Mid-Rise Residential:**
 - Mid-rise building (over 5 storeys to a maximum of 12 storeys)
- **Mid-rise Mixed Use:**
 - Mix of residential, retail, community and institutional uses
 - Ground floor retail uses or other active uses that animate the street
 - Mid-rise building (over 5 storeys to a maximum of 12 storeys)



Demonstration plans
for discussion purposes
only.

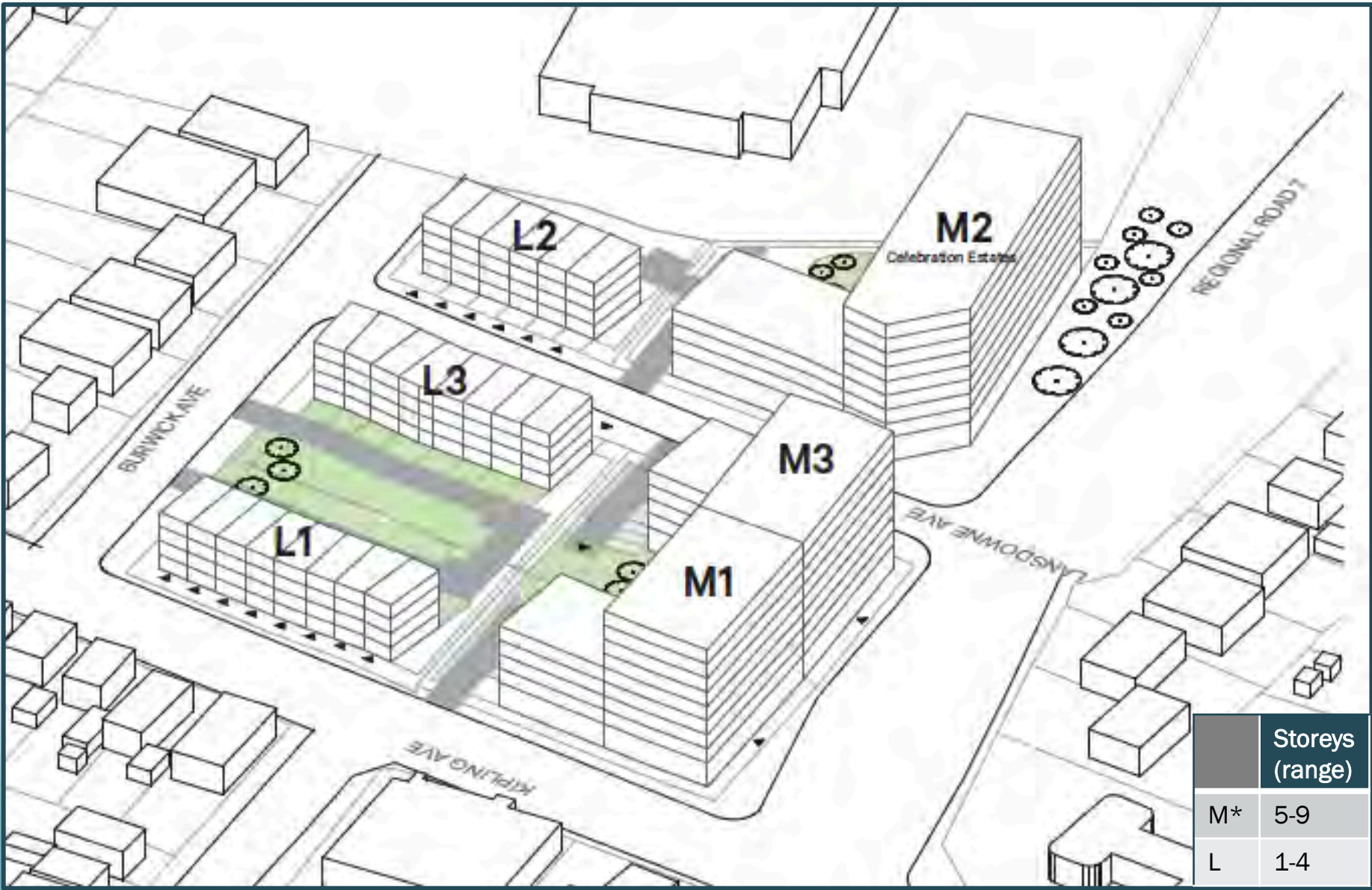
Draft Development Options for the Study Area

The following general design Principles (below) were used in drafting development options for the study area.



Demonstration plans
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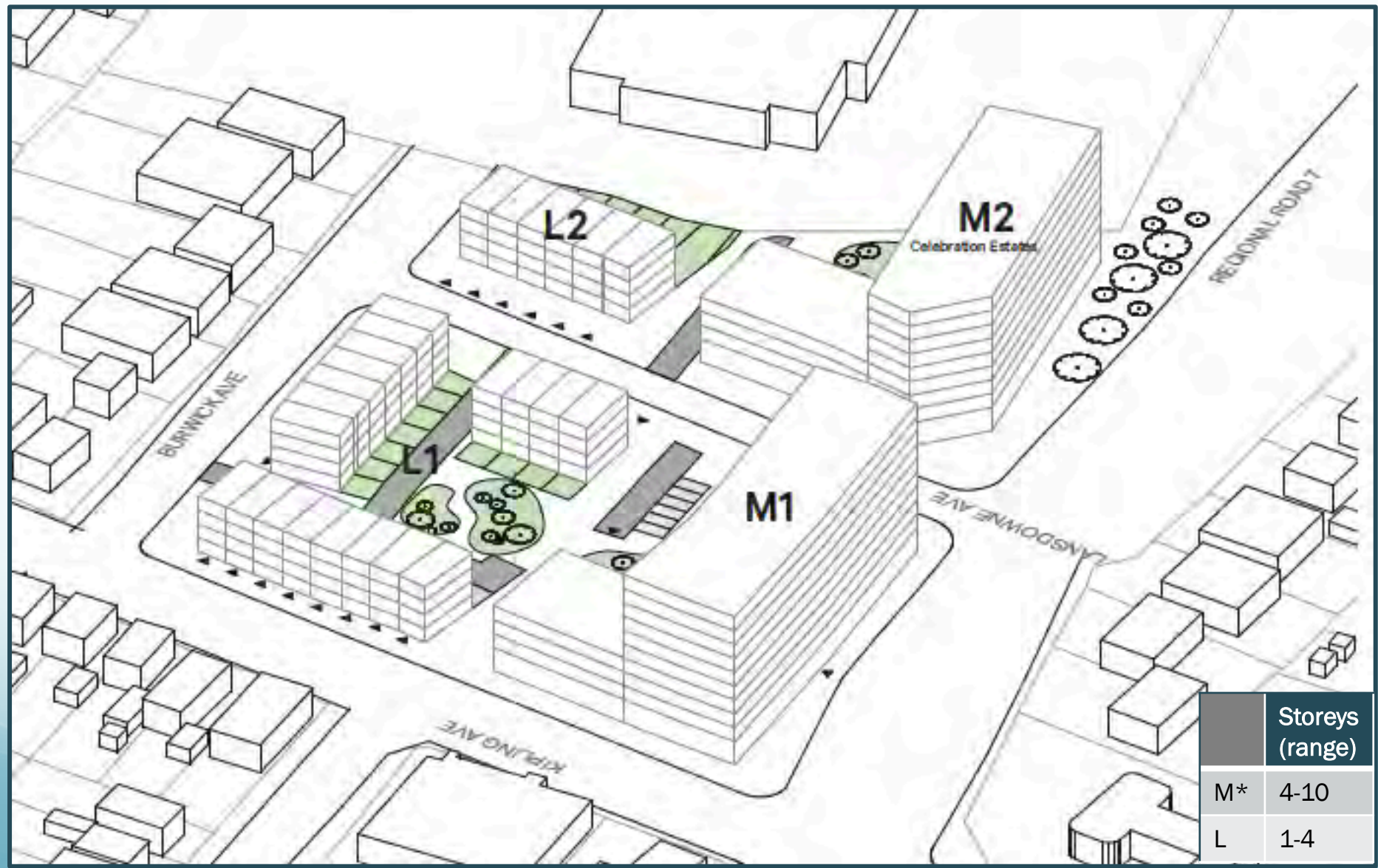
Draft Option 1



* Site statistics for Celebration Estates not included.

Demonstration plans
for discussion purposes
only.

Draft Option 2

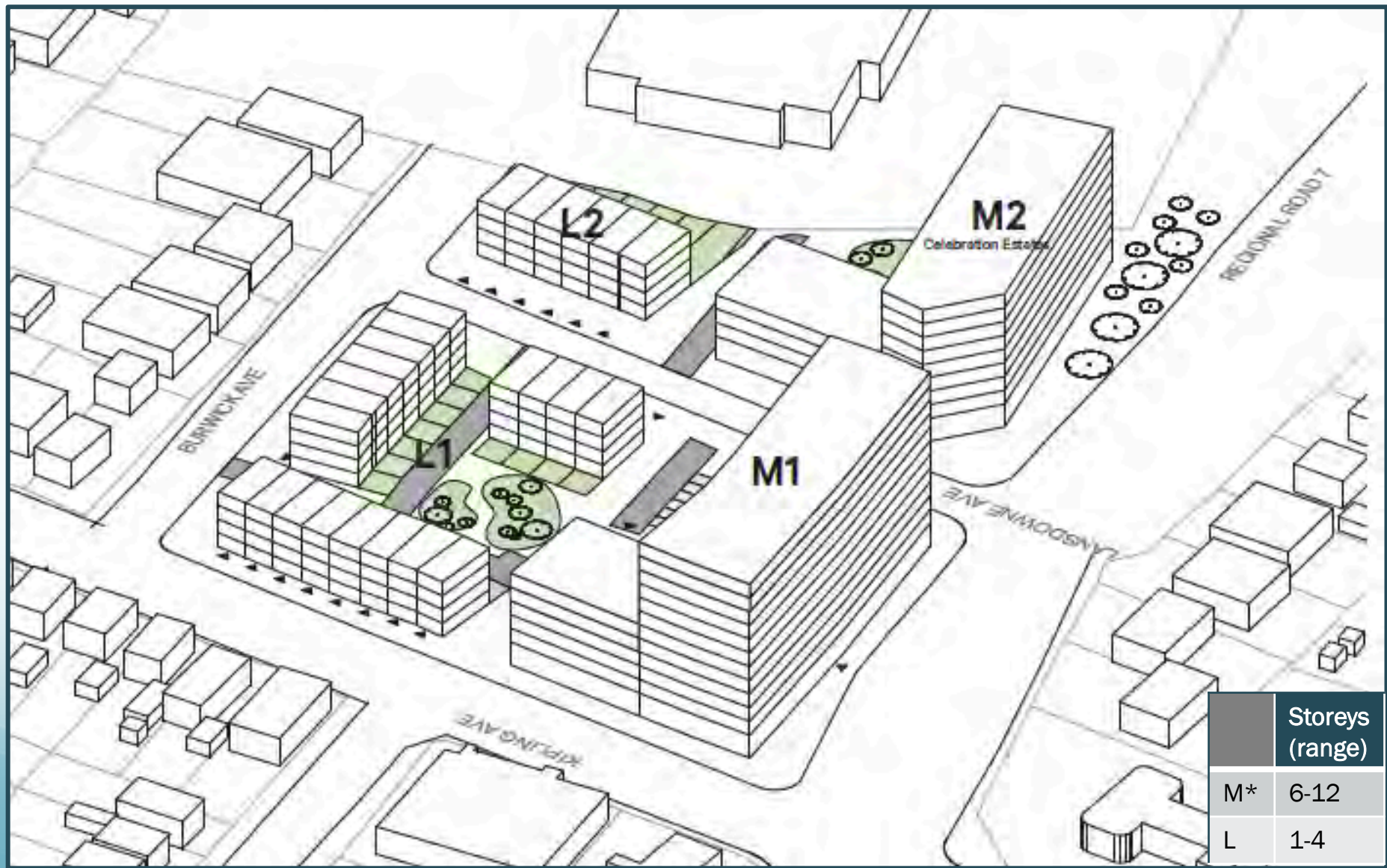


	Storeys (range)
M*	4-10
L	1-4

* Site statistics for Celebration Estates not included.

Demonstration plans
for discussion purposes
only.

Draft Option 3



	Storeys (range)
M*	6-12
L	1-4

* Site statistics for Celebration Estates not included.

Next Steps

- Phase 3:
 - Develop a preferred land use concept, taking into consideration comments from public open houses
 - Draft Urban Design Principles
 - Transportation Assessment and Servicing Report
 - Draft Land Use Study
 - Host a Public Open House

