

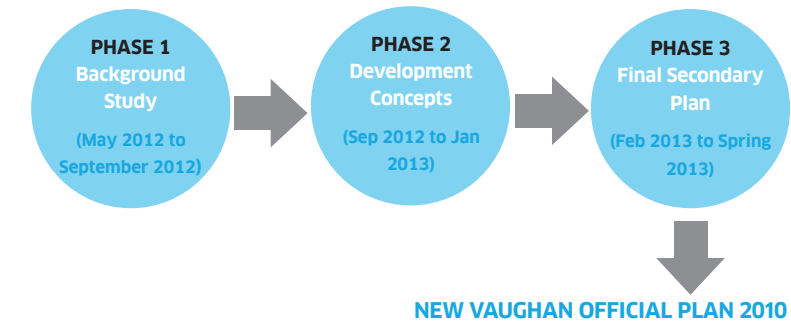
Welcome !

Vaughan Mills Centre Secondary Plan Study Area



process and timeline

The process includes three phases involving a public engagement process, major tasks, and deliverables as outlined below.



PHASE 1 (May 2012 to September 2012)

- Policy Review
- Existing Conditions Analysis
- Stakeholder Interviews
- Background Study
- Public Forum #1 (Kick-off and Vision)

PHASE 2 (September 2012 to January 2013)

- Refine Vision and Guiding Development Principles
- Prepare and Evaluate Development Concepts
- Public Forum #2 (Present Draft Development Concepts)
- Develop Draft Policies and Development Framework

PHASE 3 (February 2013 to Spring 2013)

- Prepare Draft Secondary Plan Document
- Prepare Draft Urban Design Guidelines
- Stakeholder and Public Engagement and Final Public Open House
- Finalize Secondary Plan

next steps

Over the coming months the project team will prepare a preferred development concept that responds to the feedback, themes, and ideas discussed at today's event. Please make sure you leave us your contact information to be informed of future events.

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... and thank you for attending today's Public Open House

The City of Vaughan is embarking on a planning process to develop the Vaughan Mills Centre Secondary Plan. Vaughan Mills Centre has been identified as a major shopping area, tourist draw, and amenity for the city. The secondary plan will establish the context, planning framework, and policies that will guide development of the Vaughan Mills Centre Secondary Plan area to the 2031 planning horizon. It will be used by the City, the Region of York and various public agencies as the basis for planning and designing infrastructure, community facilities and services, and other public projects in the Vaughan Mills Centre area.

The purpose of today's event is to provide an opportunity for the public to review the outcomes from the Public Kick-off and Visioning Workshop which took place on September 10, 2012, and to participate in a facilitated exercise to evaluate emerging development concepts for Vaughan Mills Centre. We invite you to engage with the Project Team and to actively participate and contribute your ideas today, and throughout the process.



Please participate and Let us know what you think by...

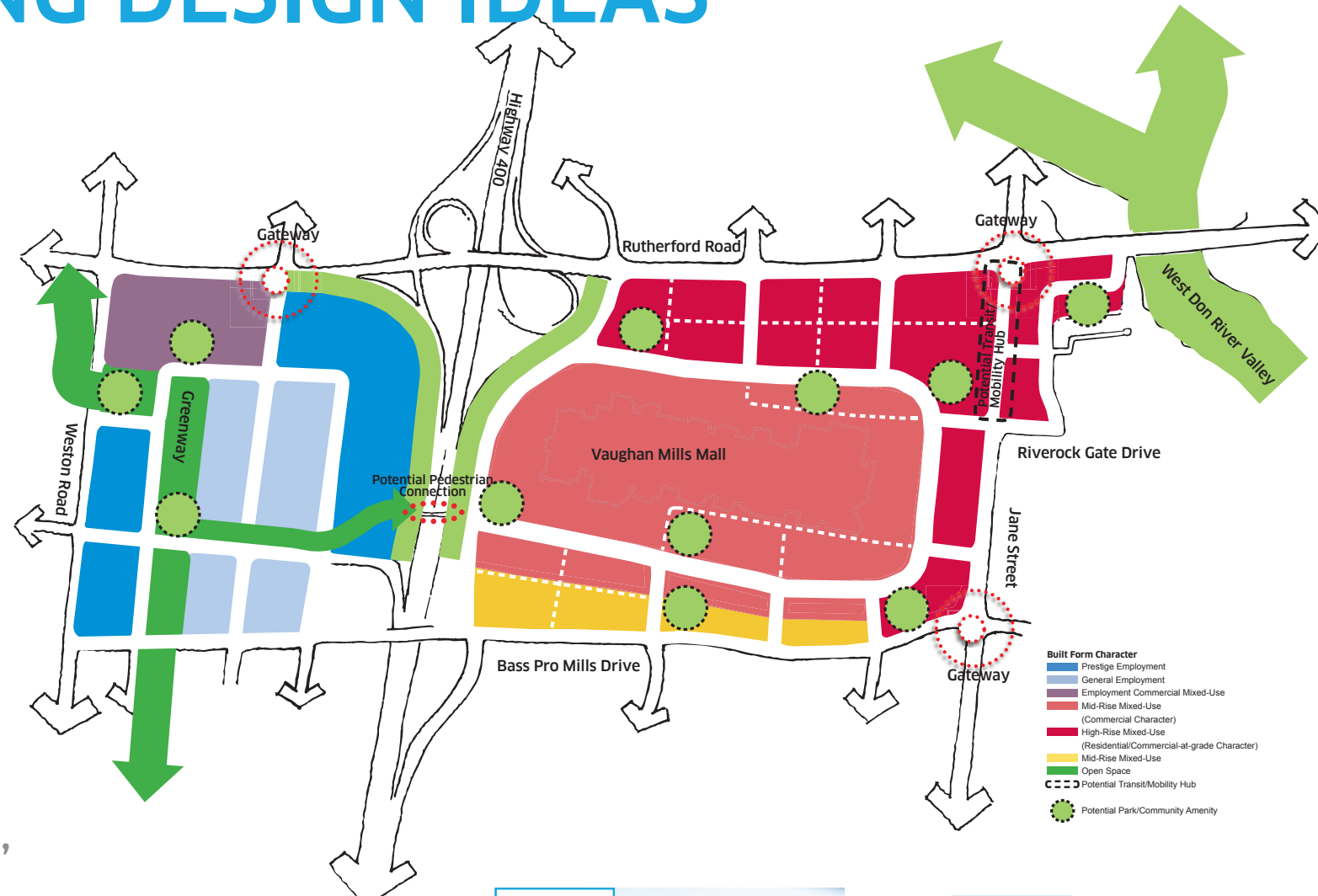
- | | | |
|---|--|---|
| <p>1 SIGNING-IN</p> | <p>3 POSTING
your comments on sticky notes</p> | <p>5 WRITING
your ideas on comment sheets</p> |
| <p>2 SKETCHING
your ideas and development concepts on the trace paper</p> | <p>4 SHARING
your ideas across the team</p> | <p>6 CONTACTING
a team member via email or on the project website</p> |

ideas

EMERGING DESIGN IDEAS

Pedestrian-oriented Employment District

- A unique business district with a fine grain block and street pattern providing new connections and linkages for enhanced traffic and pedestrian flows.
- Employment growth through the development of office, technology, and other employment uses in a high quality urban setting.
- Development focused towards reducing ecological impacts through sustainable "green" development practices.
- Provide pedestrian-oriented retail frontages with buildings set close to the street to serve local business with amenity retail, cafe, restaurant, and other neighbourhood amenities.
- Stewardship of the Black Creek through creating an integrated open space and stormwater management north-south "greenway".



A Complete Community for Vaughan Mills Centre

- Continue to support the core retail business and take advantage of existing traffic flows, entrances, and view lines to locate future retail uses.
- Provide a phased approach to mall expansion over time towards building a complete community and creating new retail experience, residential areas, and amenities.
- New internal streets provides efficient access to/through the site, leading visitors to the Mall, and linking directly to the adjacent street network.
- Provide pedestrian-oriented retail frontages with buildings set close to the street to serve local business with amenity retail, cafe, restaurant, and other neighbourhood amenities.
- Provide a system of public squares, parks, and amenities to support a growing community and ensure that parks and amenities are phased-in as Vaughan Mills Centre develops over time.

Emerging 'Big Moves'



Pedestrian-Oriented Streets



Strong Connections



Community Gathering Places



Mixed-Use Development



Urban Employment District



Jane & Rutherford Transit Hub Gateway



Black Creek Greenway



Enhanced Destination



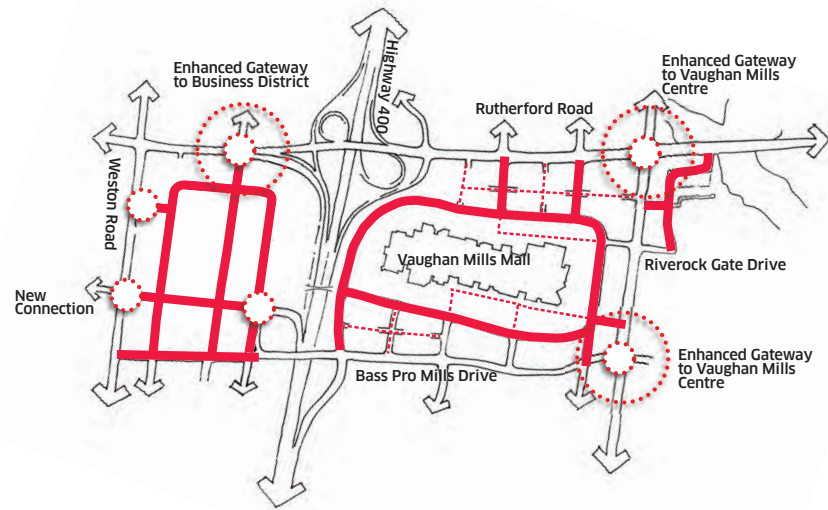
Outdoor Retail



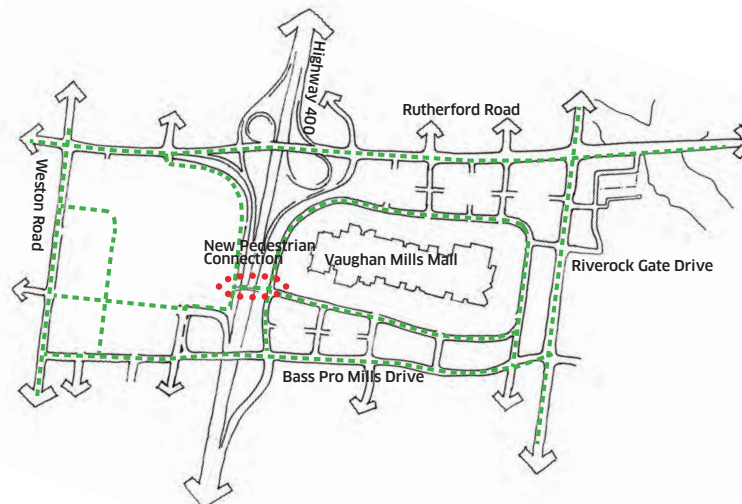
Pedestrian Connectivity

ideas MOBILITY

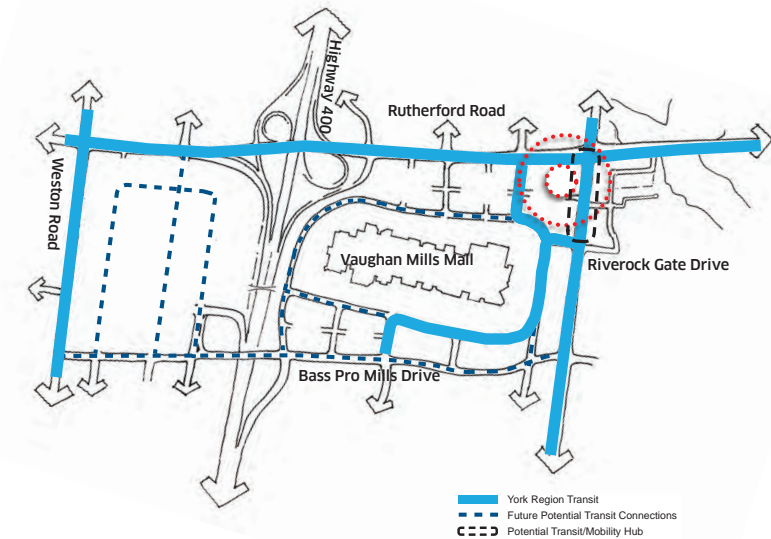
New and enhanced street grid and connections for improved traffic and pedestrian safety and flow.



A connected pedestrian and bike pathway system with supportive facilities; Enhanced connections throughout Vaughan Mills Centre.



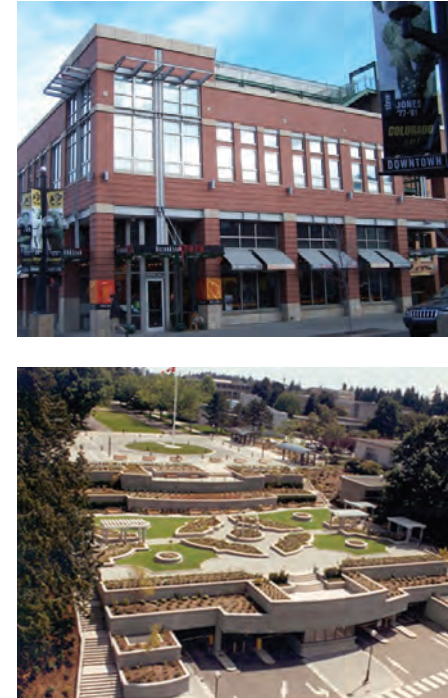
Efficient and accessible transit network.



"Complete Streets" with multiple transportation options



New efficient and integrated parking



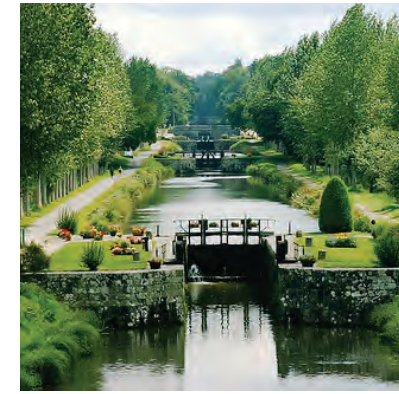
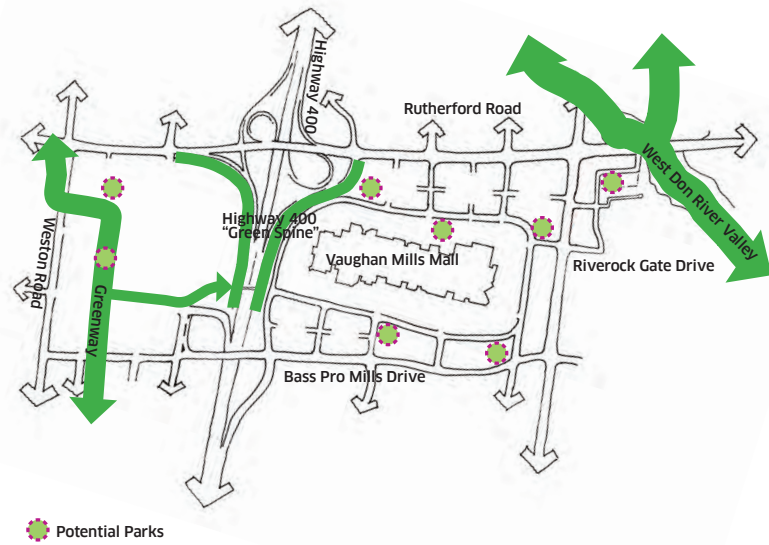
Traffic calming strategies.



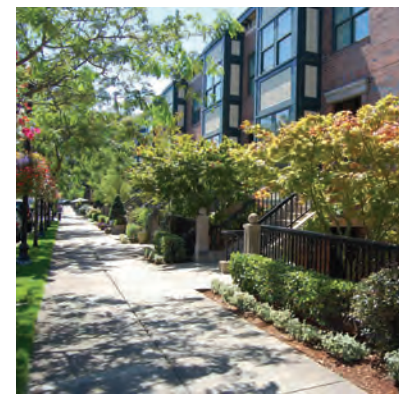
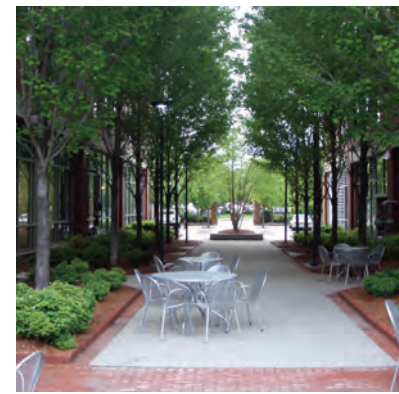
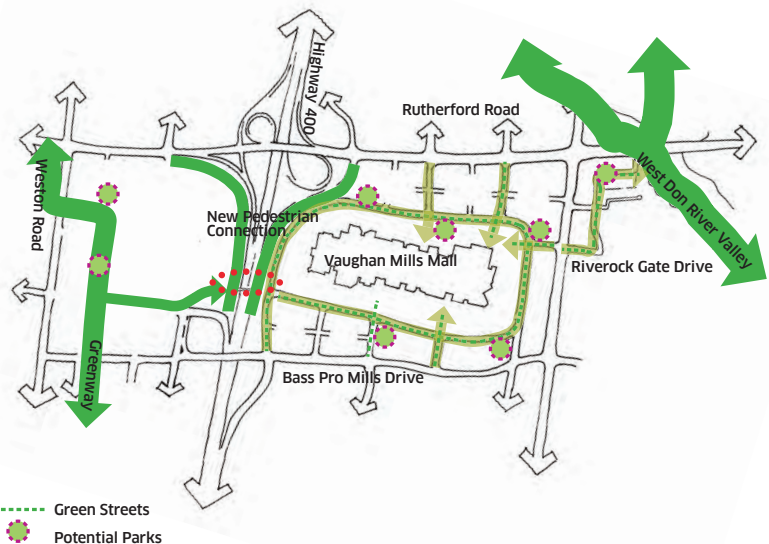
ideas

OPEN SPACE, PARKS, AND STREETSCAPES

New north-south "greenway", building on the existing Black Creek south. A "green spine" along the Highway 400 edge as an enhanced path and gateway feature for Vaughan Mills Centre.



Enhanced boulevard & mid-block connections for improved pedestrian flow and safety; integrated neighbourhood parks, open spaces, green streets, and linkages.



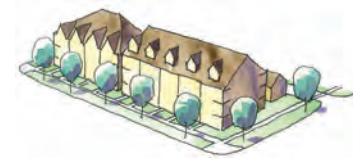


character

BUILDING AND USE TYPOLOGIES

Plan
Secondary
vaughan
Mills
Centre

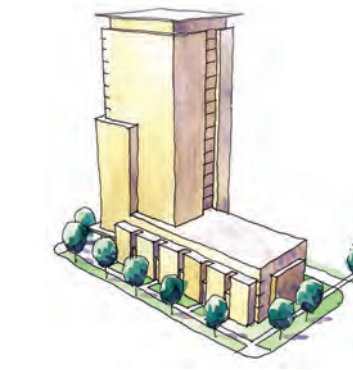
RESIDENTIAL -
LOW DENSITY
(3-4 STOREYS)



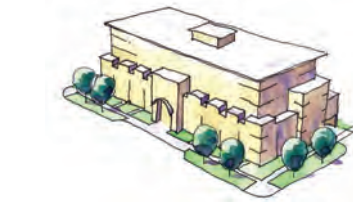
RESIDENTIAL -
MID RISE
(4-11 STOREYS)



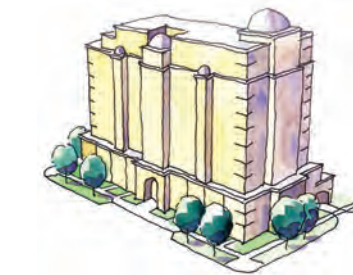
RESIDENTIAL -
HIGH DENSITY
(12+ STOREYS)



MIXED USE -
RESIDENTIAL/RETAIL
(4+ STOREYS)



MIXED USE -
OFFICE/RETAIL
(4+ STOREYS)



OFFICE -
(4+ STOREYS)





best practices

SUSTAINABILITY OPPORTUNITIES

Complete Streets

Support complete streets designed to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, public transport users and motorists of all ages and abilities.



District Energy - heat, hot water, and electricity

Explore opportunities for community based energy solutions such as district energy and combined heat and power in Vaughan Mills Centre.



Stormwater Management

Manage rainwater by reducing pavement and providing more opportunities for infiltration such as rain gardens and bioswales. Treat rainwater run-off before it enters the water system.



Ecology and Green Space

Provide active green spaces that function as public space, and support an environmental function.



Green Building

Create buildings that reduce environmental impacts through energy and water conservation, and resource-efficiency throughout a building's life-cycle.



Compact Development

Reduce development costs and use infrastructure more efficiently through higher density development which in turn makes housing more affordable, and is more efficiently served by transit and other community services.



Transportation Options

Allow for opportunities to use alternate modes of transportation by providing a fully integrated multi-modal transportation system.



Community Destinations

Create community destinations that act as anchors for urban centres with activity and vibrancy.

