

Do You See What I See: Great Development or Incompatible Land Use?

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Introduction...

- Intro speakers
- Do you see what I see?
 - Why this question?

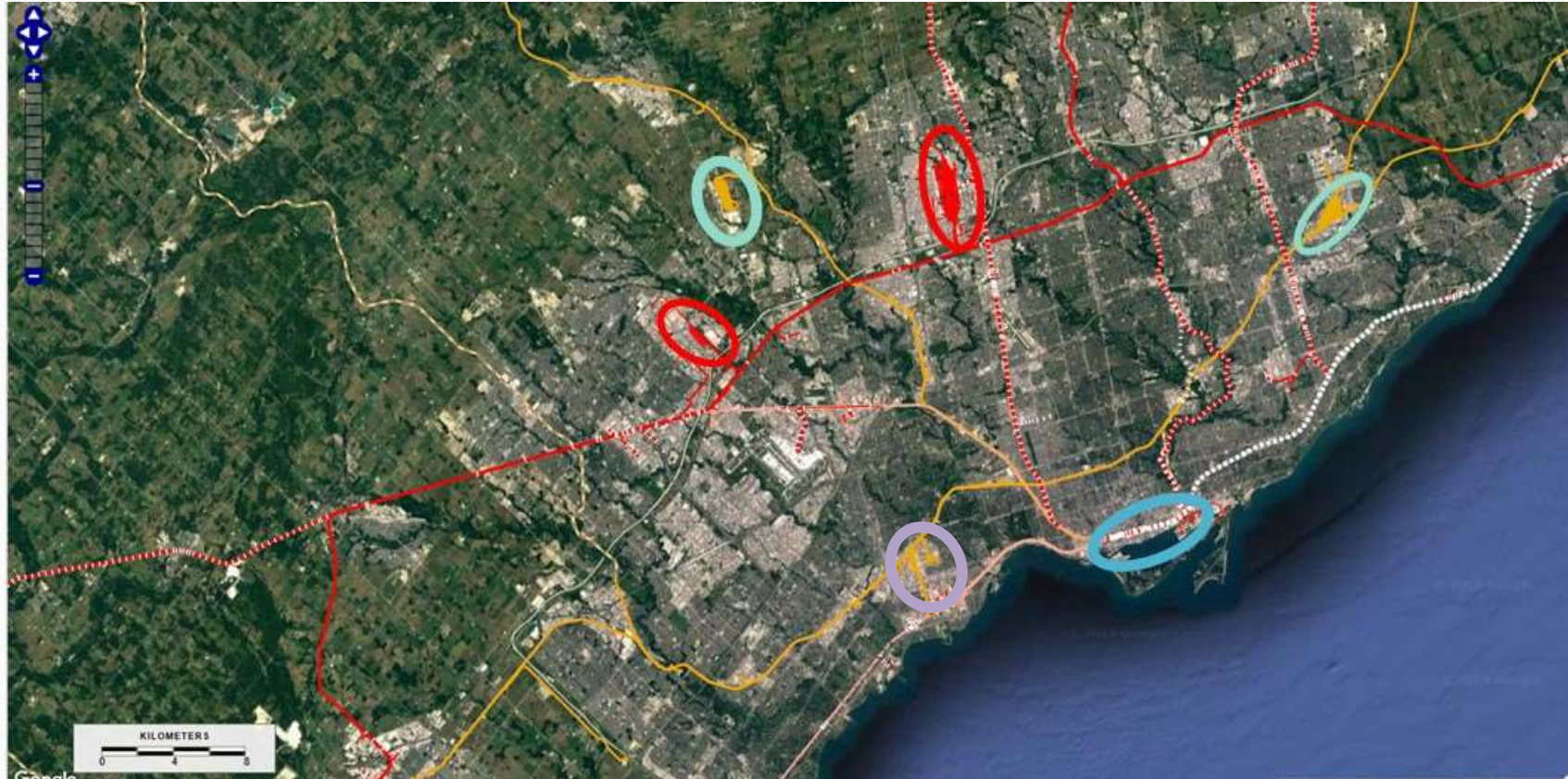
Audience question

- “Development in proximity to rail operations . . .” What do you see?

CN and Vaughan's Development

- Most Canadian cities have rail as their heart because it was the seed for development
- Vaughan developed around the rail yard, not because of the rail yard
- 1950s – CN starts to look for more room as the Toronto yard by Union Station is getting too small
- 1961 – starts move to Vaughan. Builds MacMillan Yard in 1965. Also builds yard in Brampton at the same time.

Location of Rail Yards in the GTA



CIP Generation 2019 - National Conference

Blue is the location of CN and CP in 1960. Compare to location of yards now.







MacMillan Yard (2019)



MacMillian Yard Pull Back Track

1965



2019



Population of Vaughan

16,000 (1960)



320,000 (2019)



What the City of Vaughan Sees . . .



Rules of Engagement...



- Bylaws, Plans and Provincial Policies directing development in Vaughan
- Role of LPAT (Local Planning Authority Tribunal) in Ontario

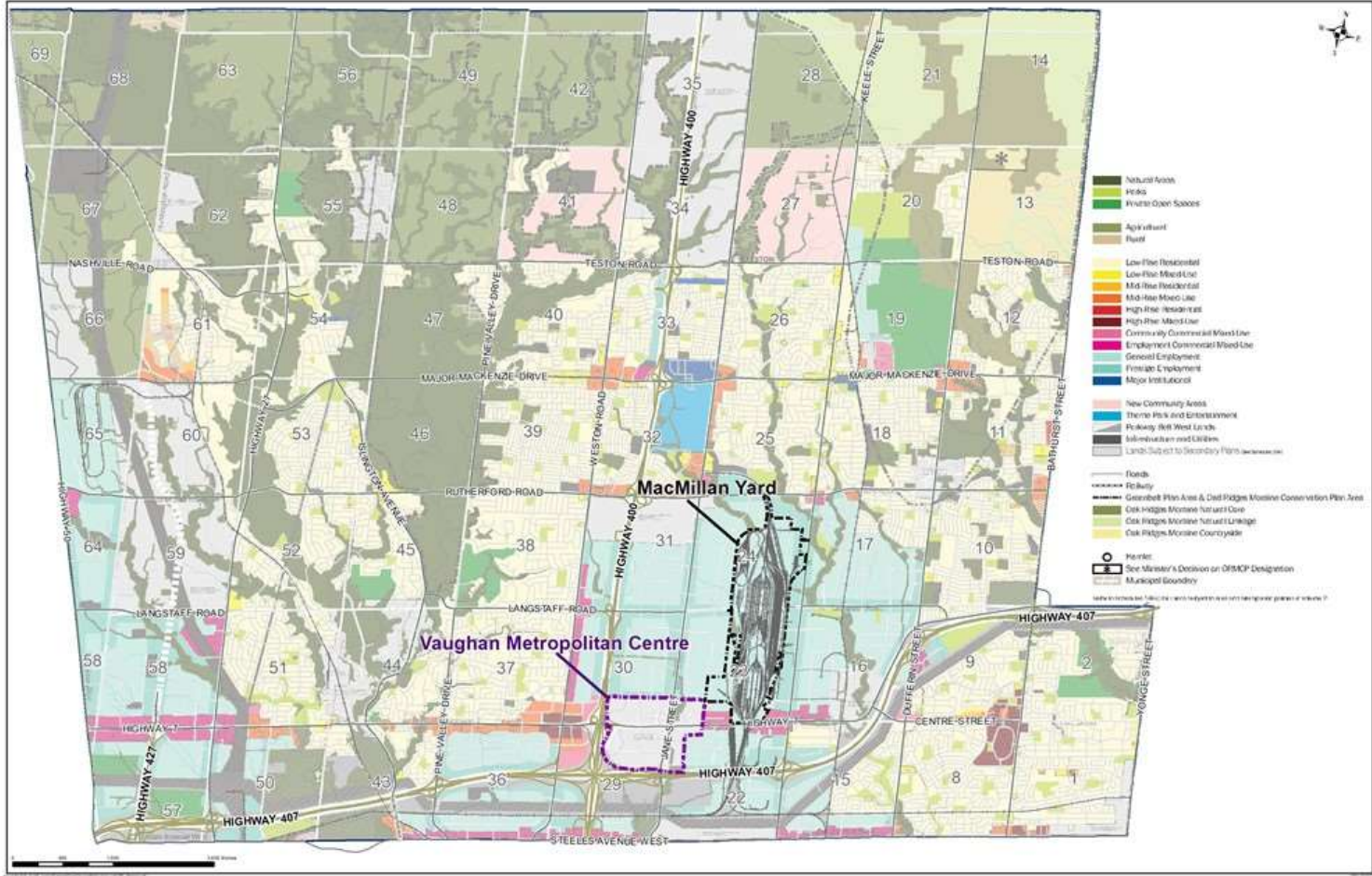


Vaughan
Official Plan

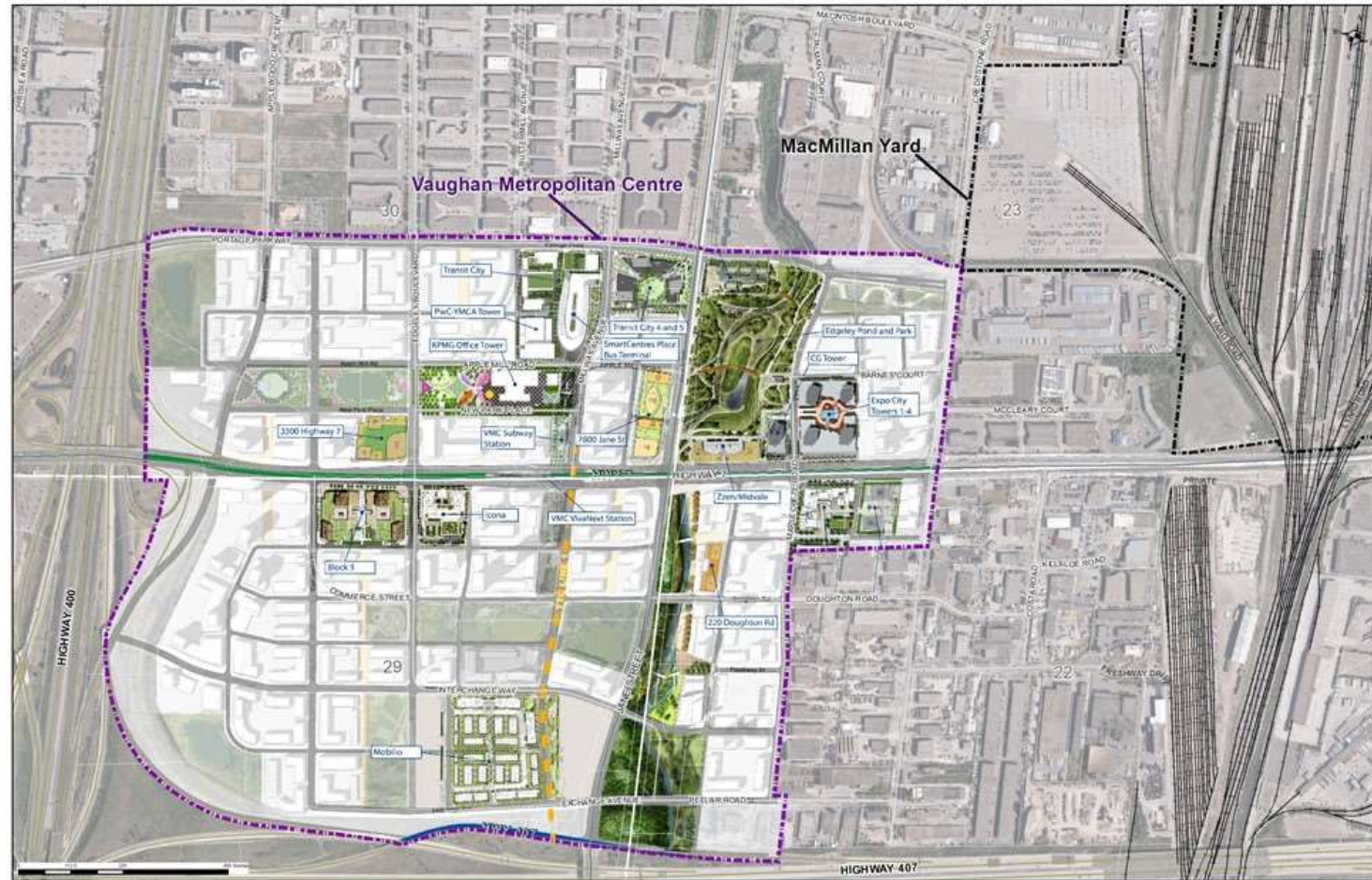


York Region
Official Plan

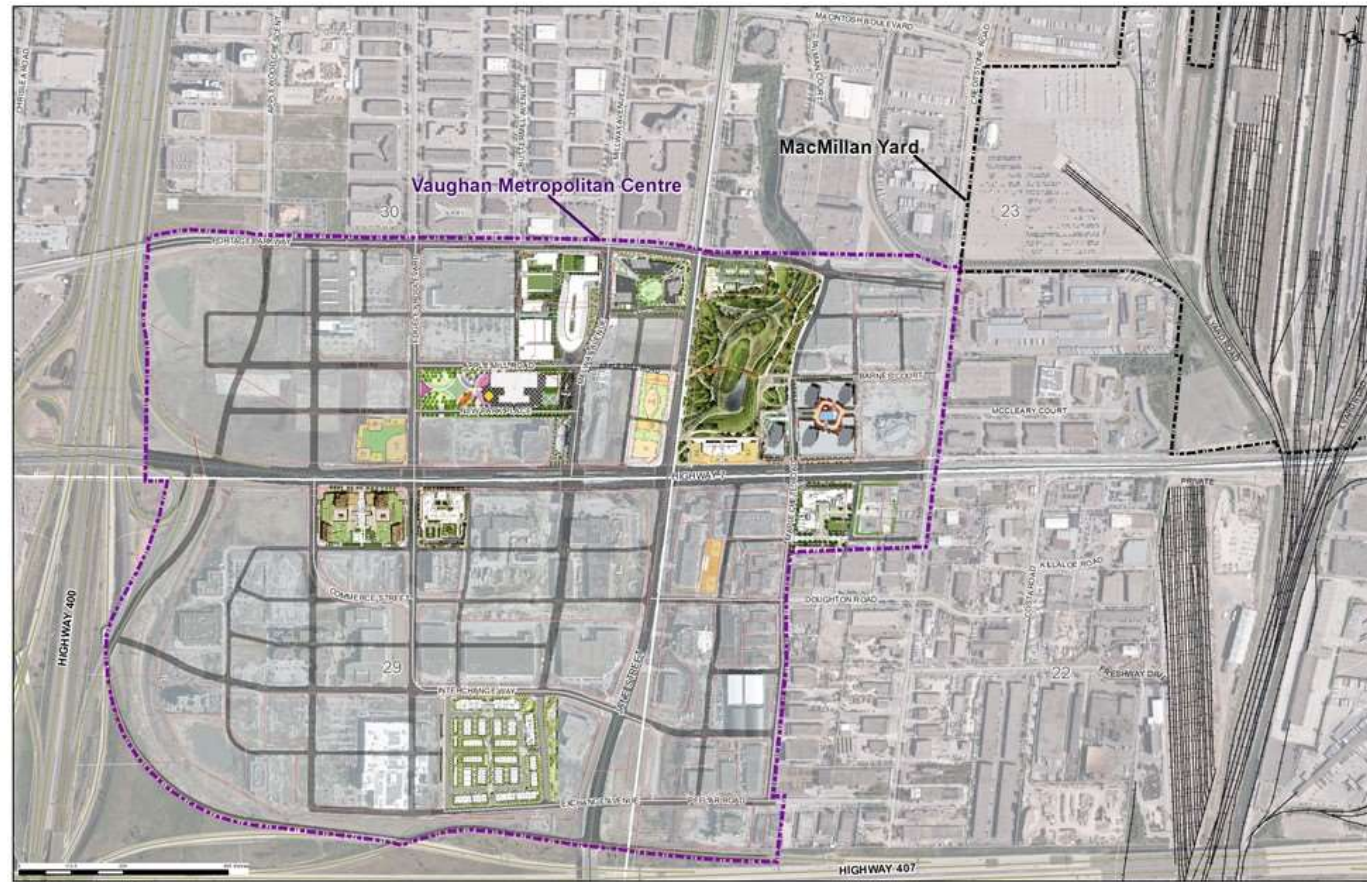
Vaughan Official Plan 2010- Land Use Map



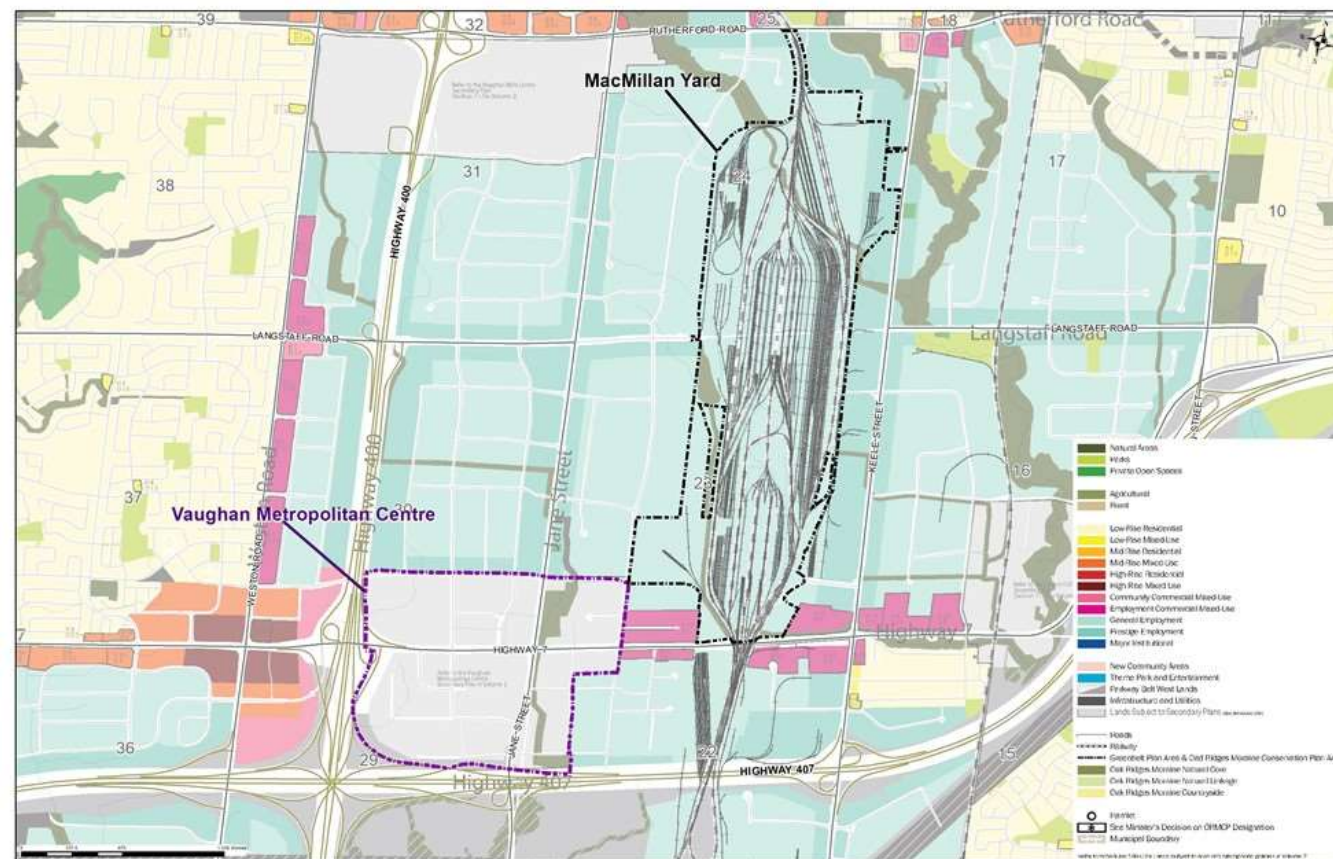
Vaughan Metropolitan Centre- Development Activity



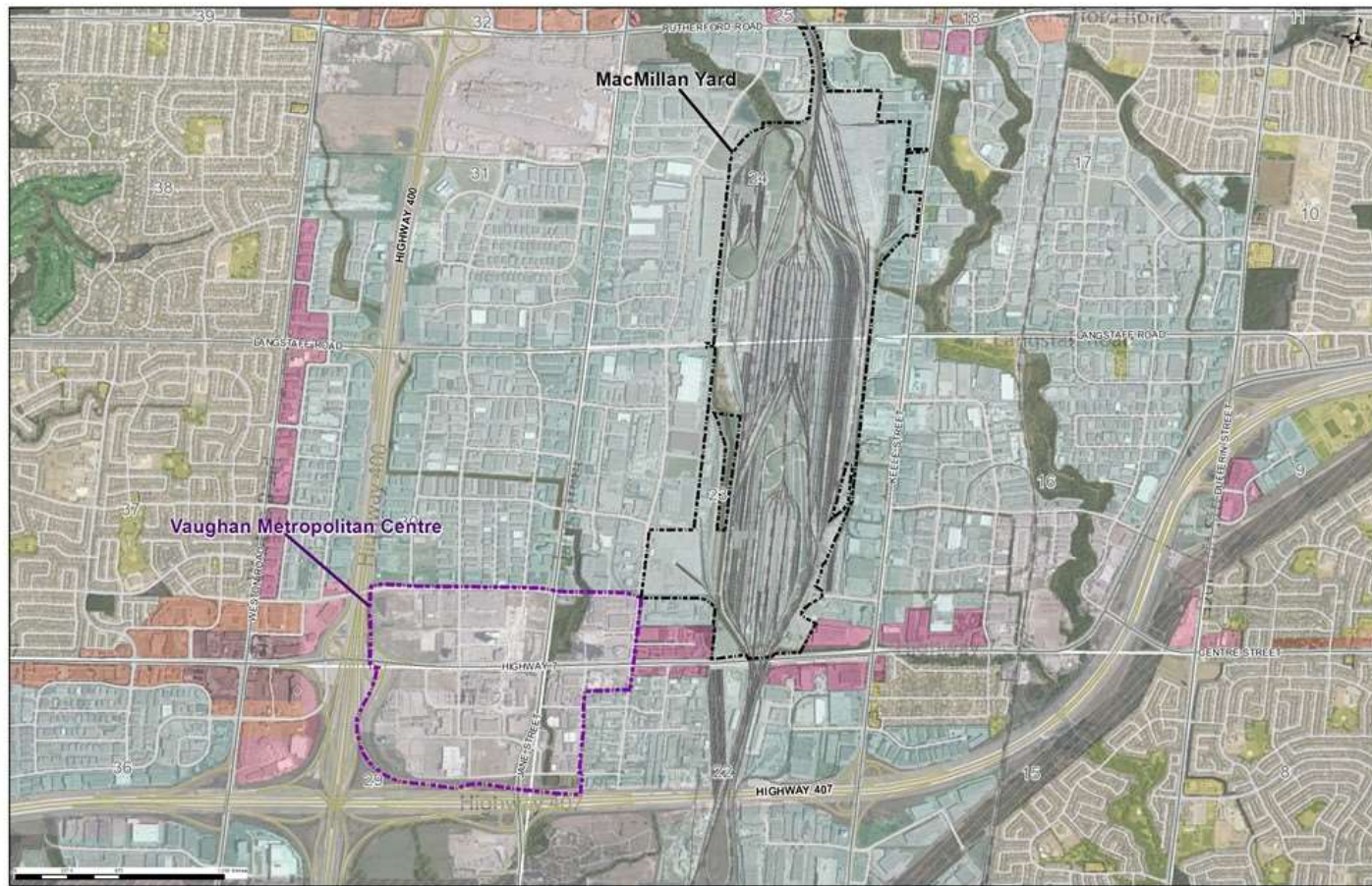
Vaughan Metropolitan Centre- Roads Plan



Vaughan Official Plan 2020- Land Use Map

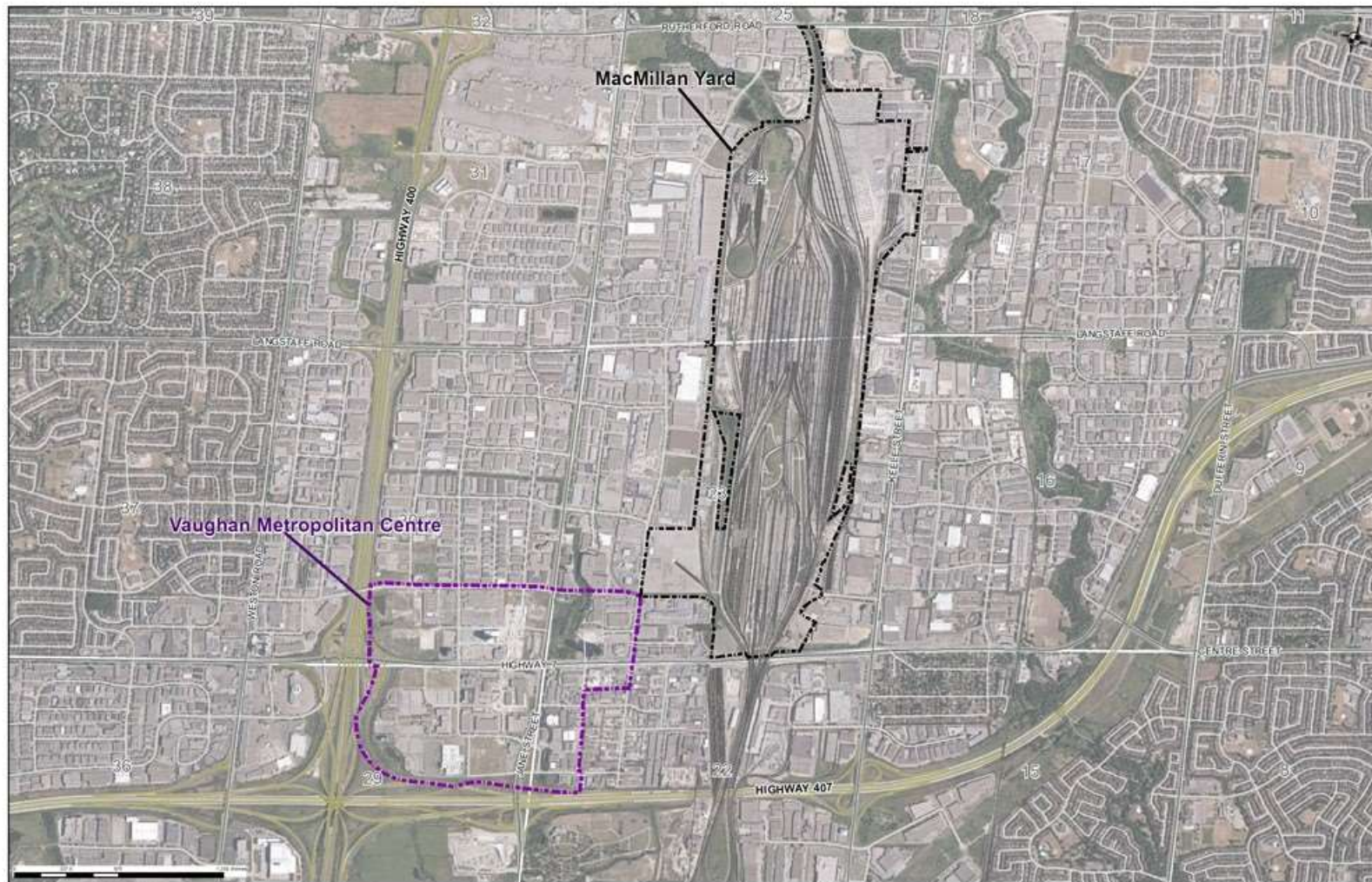


Vaughan Official Plan 2020- Land Use Map (Aerial)



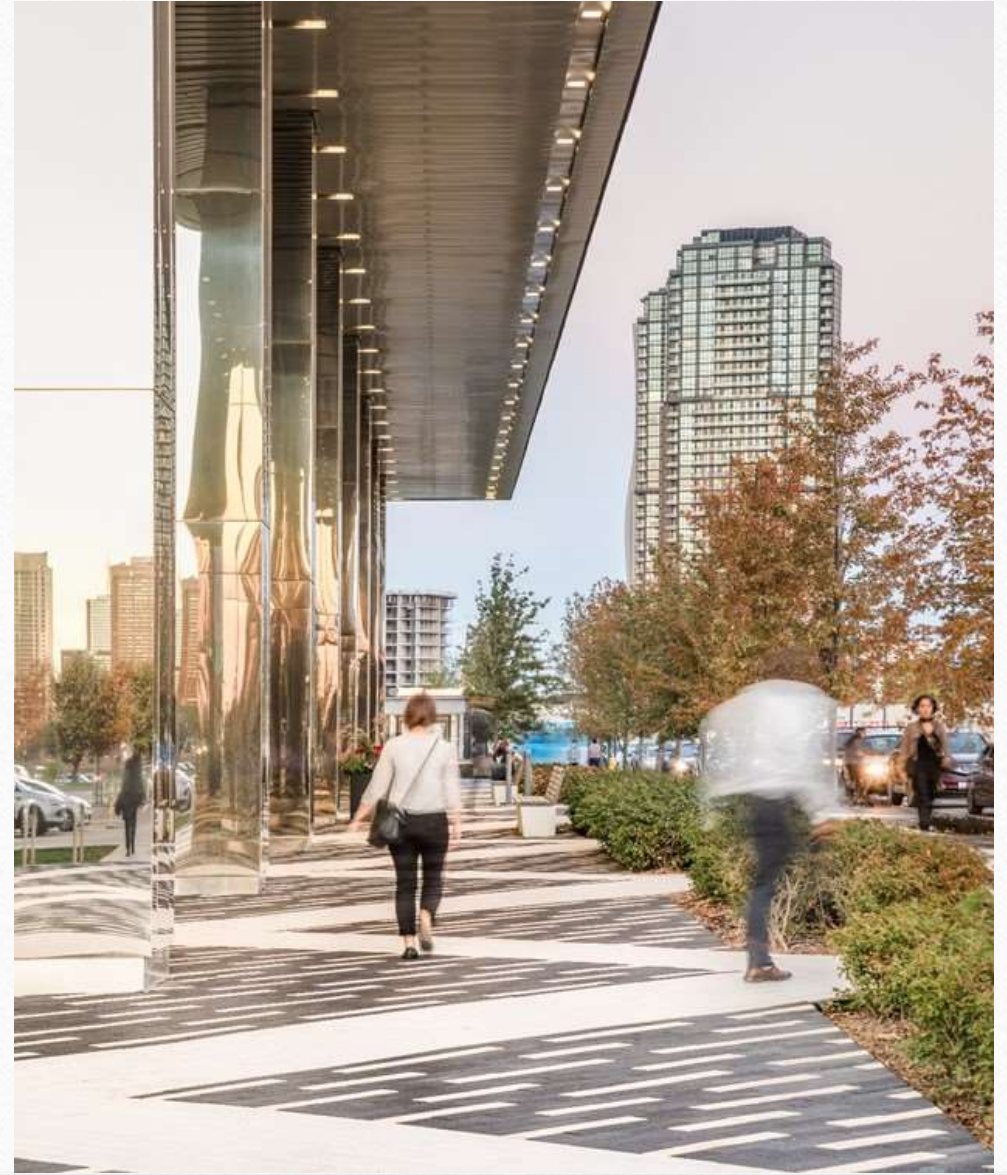
Vaughan Metropolitan Centre /

Map 11: Vaughan Metropolitan Centre











EXPO CITY

1,565 residential units

3,098 new residents (estimated)

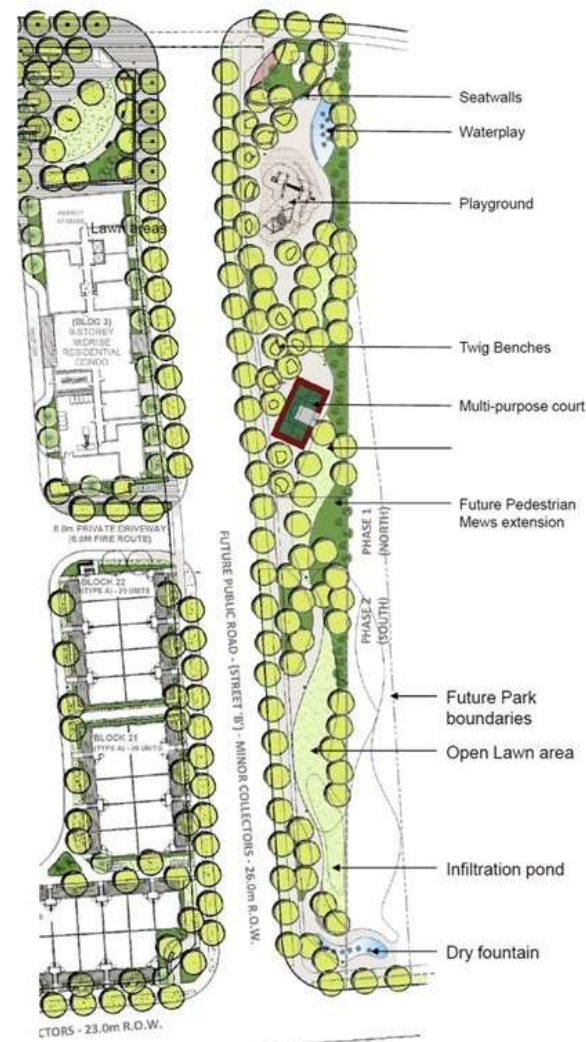
Phase 1 Towers 1 + 2 – **complete**

Phase 2 Towers 3 + 4 – **under construction**



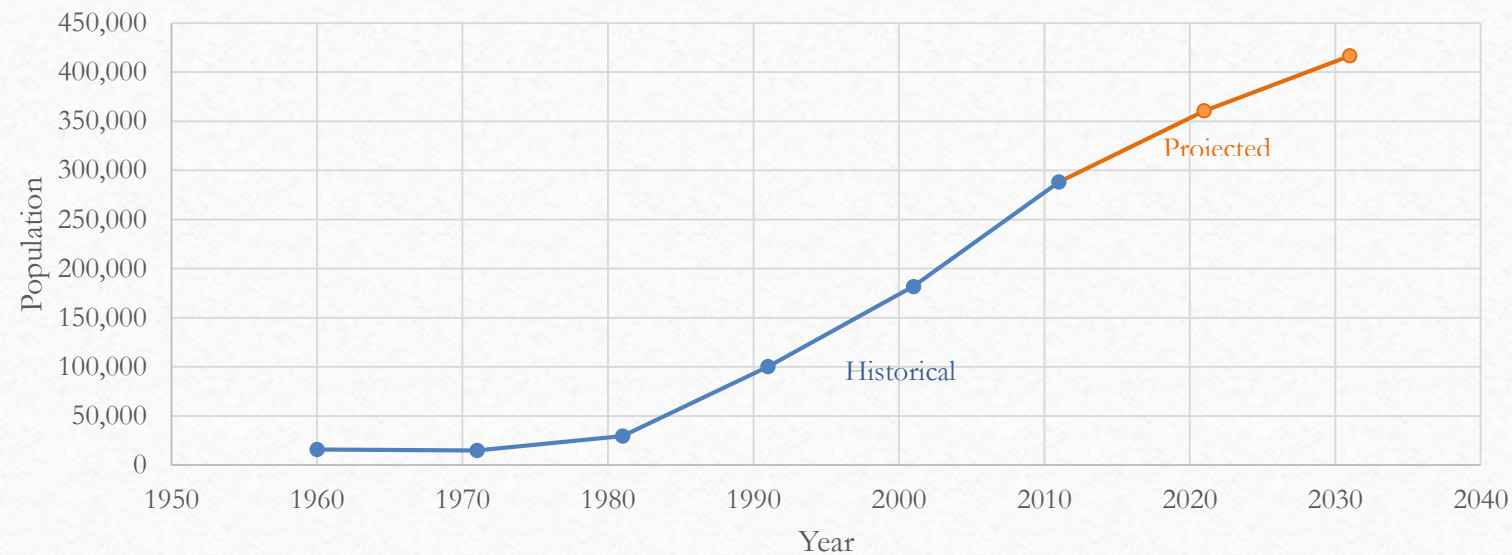






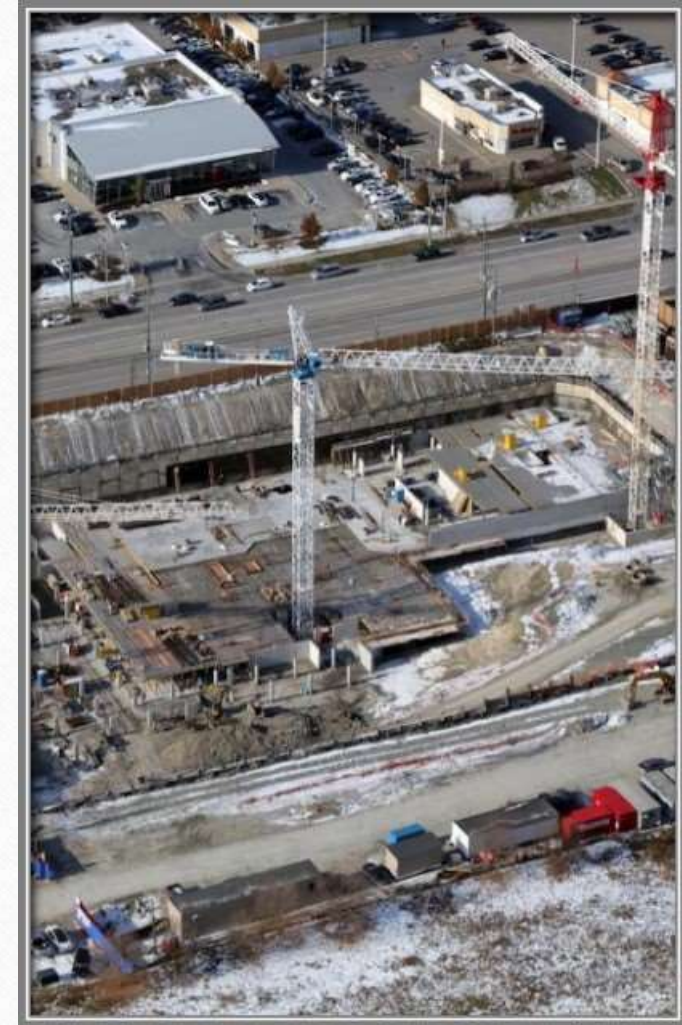
Vaughan's Population Growth

City of Vaughan Population Growth



Source - Canada Census Data and Wikipedia

What Developers See . . .



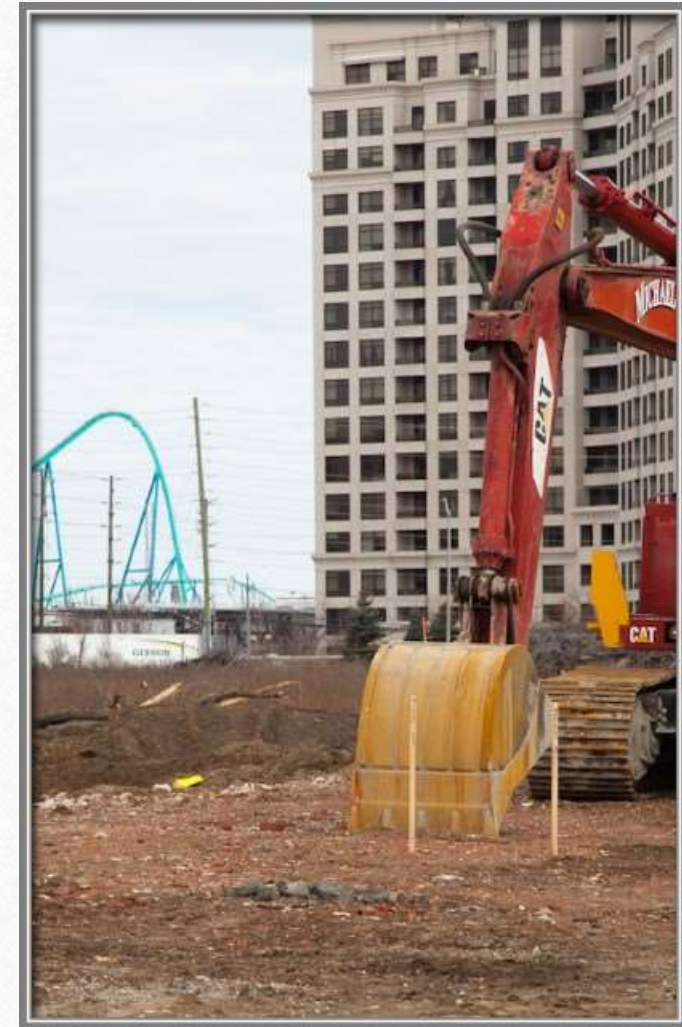
Community Partners...

- National, Provincial and Local Building & Land Development Associations comprising of thousands of Members (1500 Members in Ontario Alone)
- Largely responsible for advancing housing growth and job growth, in the building and development sector
- Working together with Government & Agency(s) partners to advance the health, sustainability and vitality of our neighbourhoods and communities



The Missing Middle...

- Emerging urbanization of suburban communities creating opportunities for intensification;
- A need to provide a wide range of housing types and options to ensure a sustainable and affordable marketplace
- Increasing development costs and delays in processing of development approvals
- Emerging land use planning policies and regulations (e.g. Growth Plan, NPC 300) which attempt to promote mixed use communities



Evolving Cities & Rail...

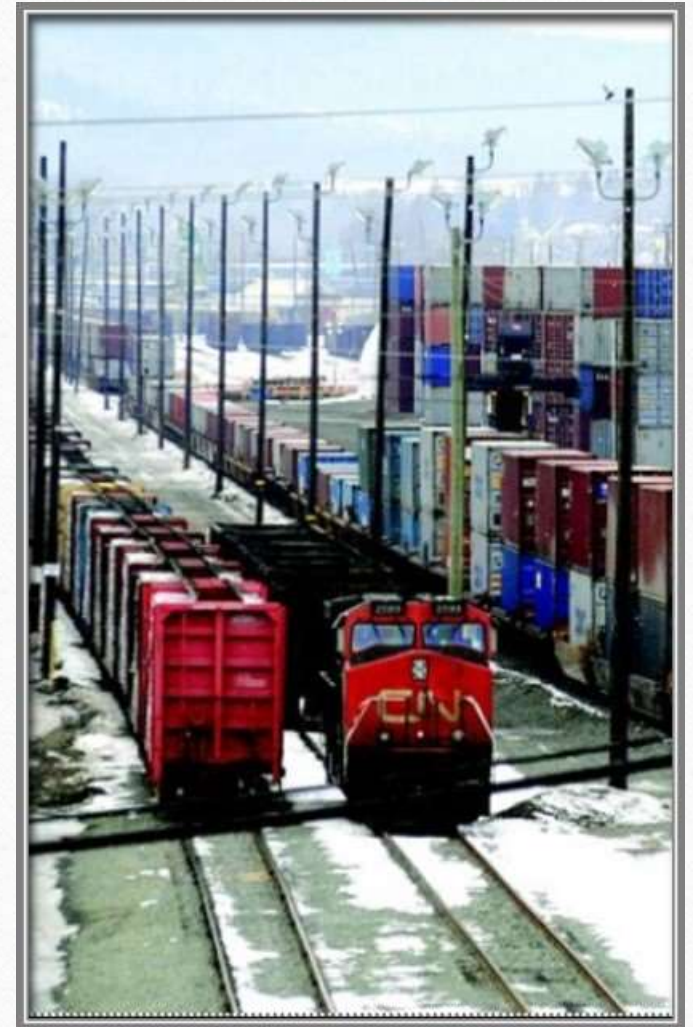


What CN Sees . . .



Transportation Network . . .

- CN is a partner in the local, regional and national economy.
- Intermodal freight transportation is essential in Canada.
- Train operations can be loud and produce annoying noises
- Train tracks and rail yards are dangerous places when people don't follow the rules.



Partner in Development . . .

- All the parties need to have an open mind about land use and redevelopment
- Not all land uses are compatible
- Sometimes the best mitigation strategy is separation
- Different land use regulatory structures and tools across Canada
- Various levels of support for the *FMC/RAC Guidelines for New Development in Proximity to Rail Operations*



Potential Challenges . . .

- Encroachment on an existing nationally important rail facility
- Potential for noise complaints and incompatible land use
- Potential to be ordered by the Canadian Transportation Agency (CTA) to address post construction noise mitigation issues
- Possible restrictions on the operations at MacMillan Yard



Moving Forward . . .

- How do we manage our relationships?
- Where is Vaughan in 20 years?
- Were Noise Studies and Construction Standards right?
- What does the VMC look like?
- Where is development in proximity to rail in 20 years?

Questions & Answers...

- Do you see what I see?