



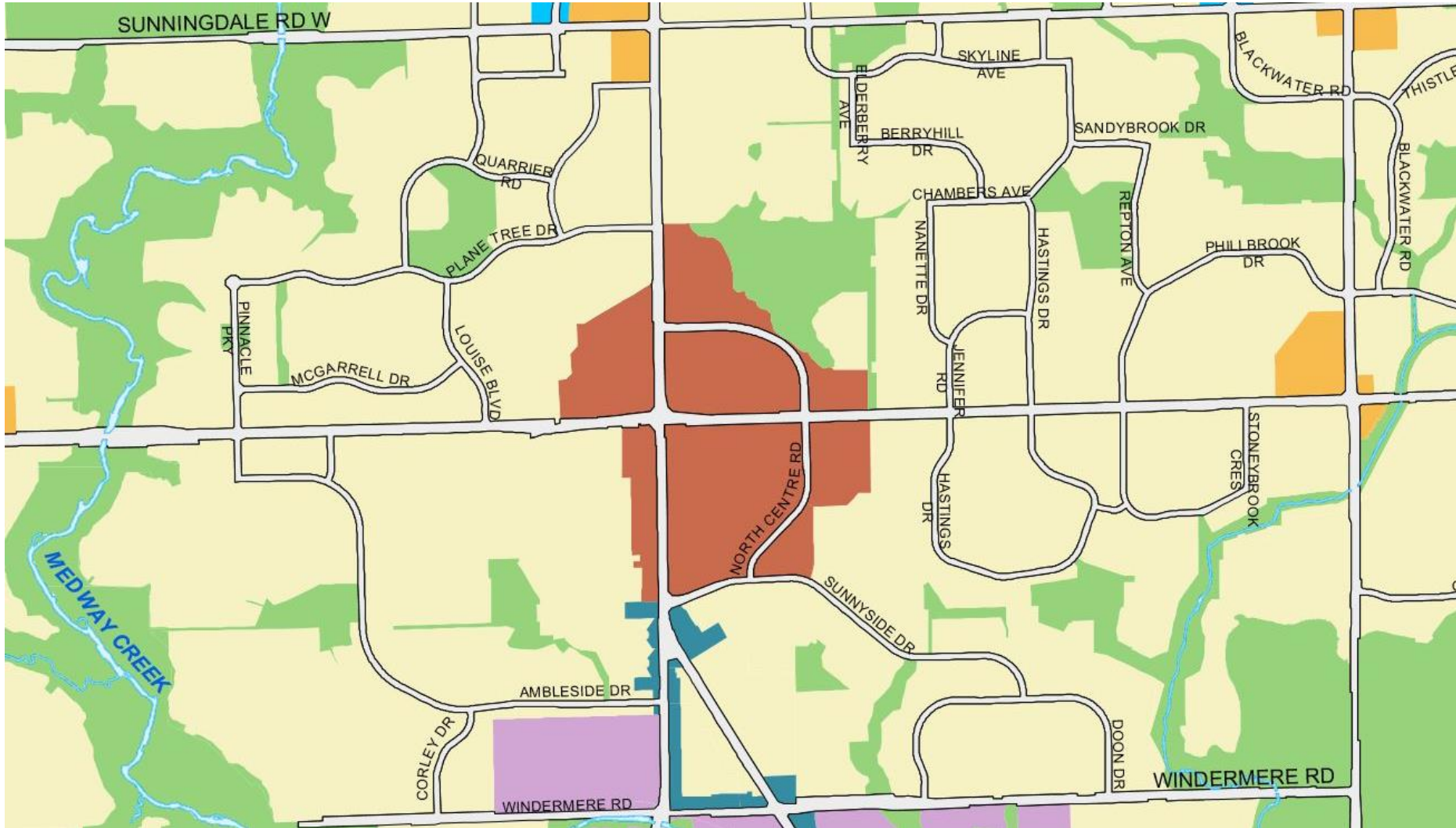
O-8991 –Masonville Secondary Plan



Planning and Environment Committee
October 18, 2021

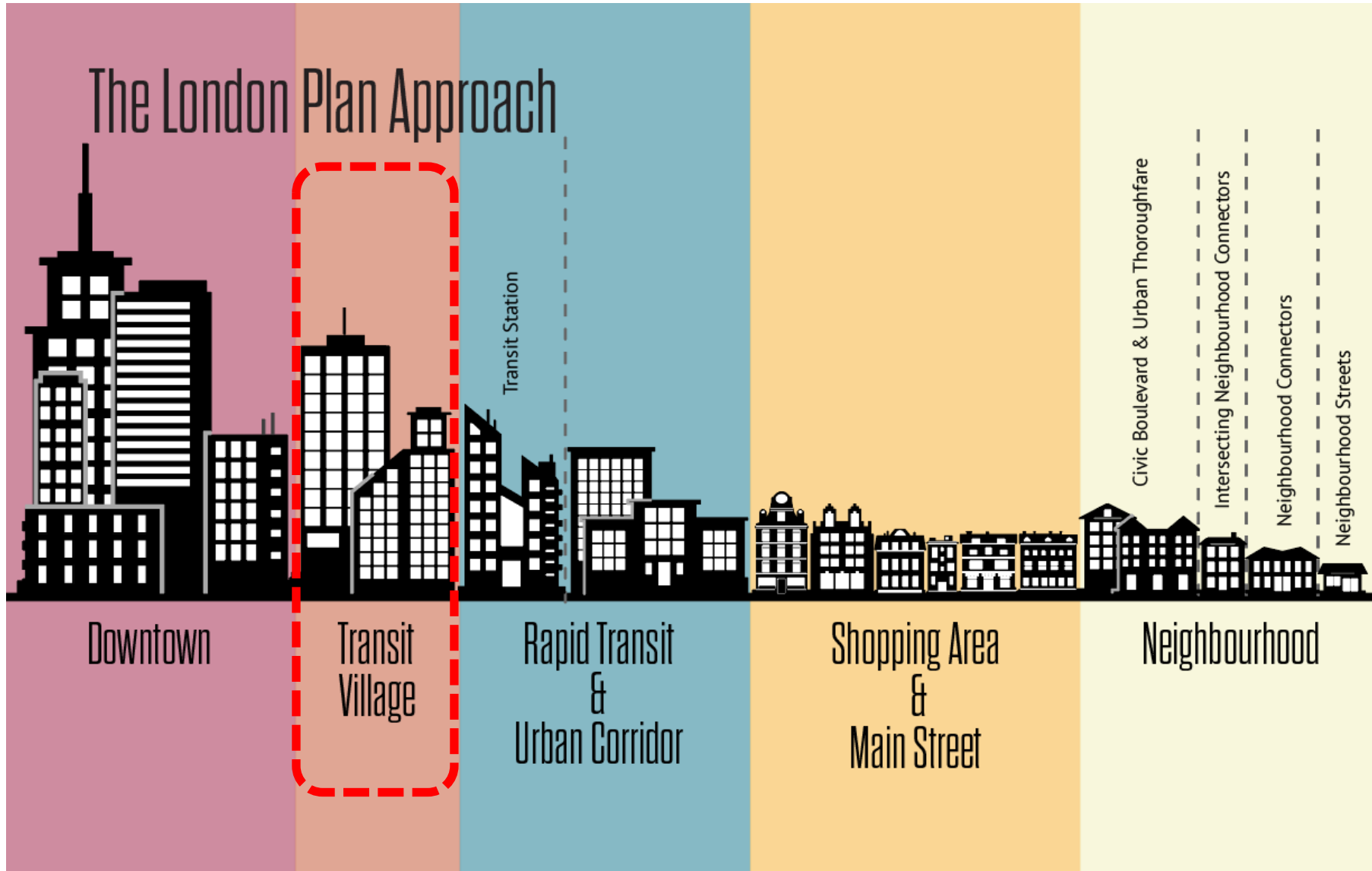


Slide 1 – Masonville Transit Village





Slide 2 – Role of Transit Villages





Slide 3 – Purpose of Secondary Plans

Policy 810_9

“Secondary plans may be prepared for a Transit Village to guide redevelopment, establish street and pathway networks, identify park spaces, establish more detailed policies for land use, intensity and built form, and establish transitional and interface policies.”

Function

- Establish more detailed policies for land use, intensity and built form
- Guide development and provide more certainty
- Extension of the Official Plan (The London Plan)

Slide 4 – Plan Area





Slide 5 – Community Engagement

Engagement Events

- March, 2019 – Community Information Meeting #1
- May, 2019 – Walking Tour
- September, 2019 – Community Information Meeting #2
- April – August 2019 – Office hours and various community events
- August, 2019 – Bus Stop Survey
- December, 2020 – Masonville Public School Engagement

Planning and Environment Committee

- August 30, 2021 – Introduce Final Secondary Plan
- March 29, 2021 – Public Participation Meeting on Draft Secondary Plan
- March 1, 2021 – Introduce Draft Secondary Plan
- October, 2019 – Update Report & Principles PEC Report
- January, 2019 – Terms of Reference PEC Report



Slide 6 – Comments and Concerns

- Neighbourhood transition from high-rise to low-rise areas
- Growth projections and population targets
- Enhanced mobility and connections to surrounding area
- Better pedestrian, cyclist and active transportation options
- Desire for additional greening, depaving and community gathering spaces
- Concern how much parkland will be required
- Desire to increase heights and intensities
- Concern with heights and intensities proposed being too great
- Concern with minimum height requirements and no ‘interim development’
- Current and future parking and traffic
- Existing specific policy area permissions
- Active development applications and relationship to Secondary Plan

Slide 7 – Community Structure

1. Planning for parks (green spaces)

2. Transit Station Focal Point (red star)

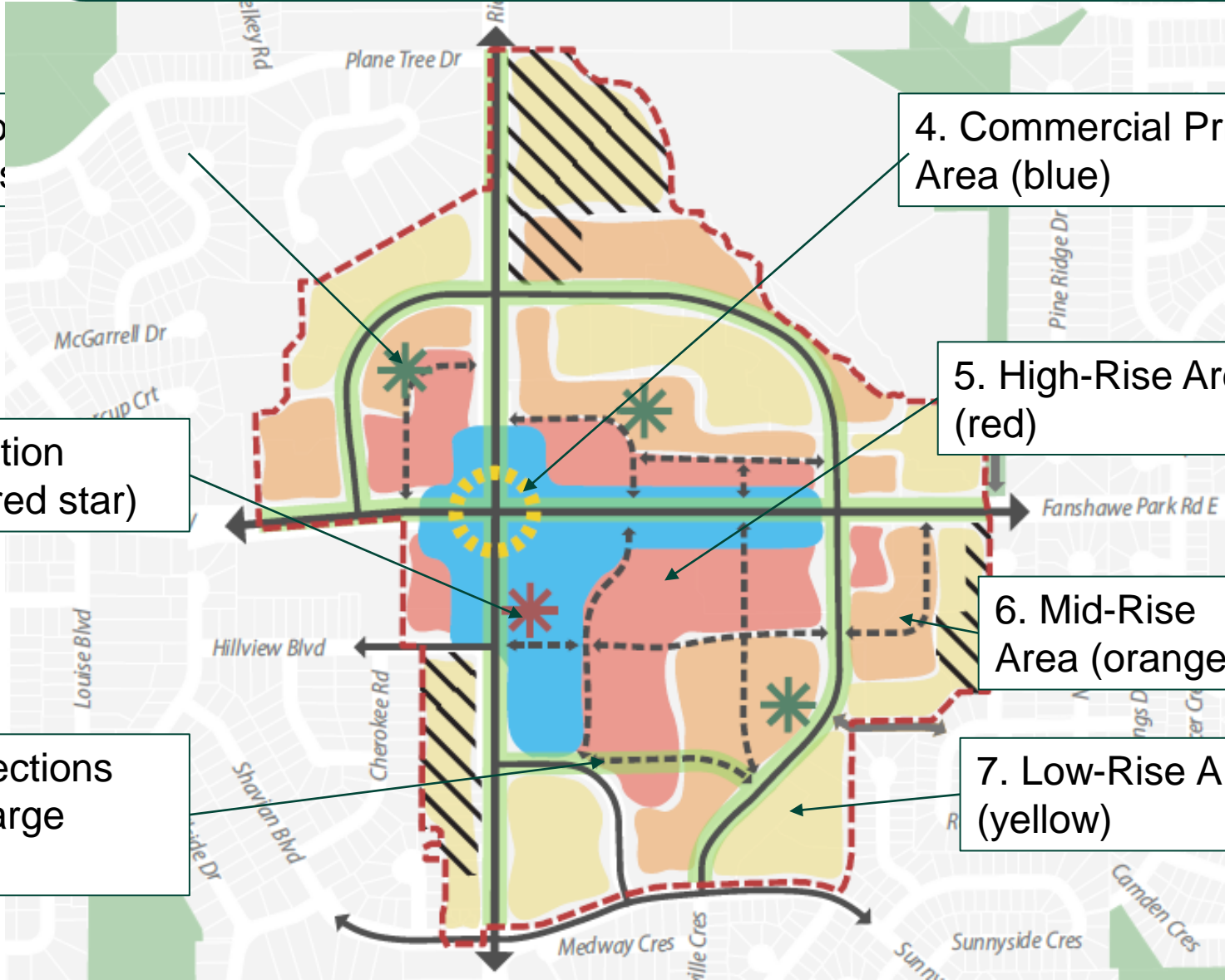
3. New connections to break up large blocks

4. Commercial Priority Area (blue)

5. High-Rise Area (red)

6. Mid-Rise Area (orange)

7. Low-Rise Area (yellow)





Slide 8 – Recommendation

Recommendation

Adopt the Secondary Plan to guide future development and achieve the vision of the Secondary Plan

Vision

The Masonville Secondary Plan area will be an exceptionally designed, high density, mixed-use urban neighbourhood, with convenient access to quality public transit and community gathering spaces. Through infill and redevelopment, the Masonville area will become an exciting complete community that is balanced with places to live, work, and play.