

WIN-WIN PROPOSAL
FOR
CONCORD WEST, CONCORD GO CENTRE,
THE BARTLEY-SMITH GREENWAY
& THE CITY OF VAUGHAN

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– THE ISSUES –

- Last chance to save and regenerate the Upper East Don watershed
- Survival of the Bartley Smith Greenway
- Concord West (CW) community access to greenspace & Greenway
- Survival of the culturally distinct CW community
- Need to accommodate planned transit infrastructures
- High density planned development for Concord GO Centre needs proximity to transit hub

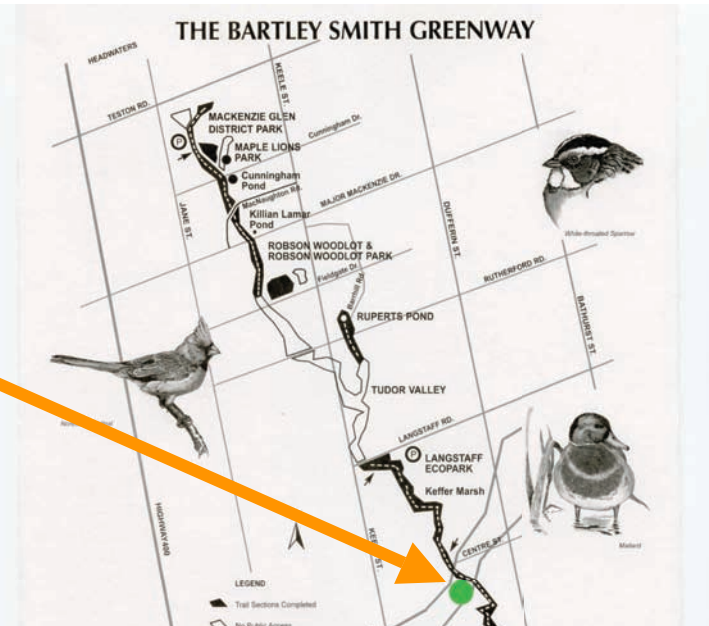
THE GORDIAN KNOT

OMT land (“greenspace”) adjacent to Bartley-Smith at narrowest point at junction of main two Upper East Don tributaries


ecological extension of Keffer Marsh

home of Protected Blanding’s Turtle

This land has been the traditional greenspace of the CW community



SO THAT...right by the New Vaughan City Center

- The Bartley Smith Greenway will be reduced, at its narrowest point, to a mere walking lane
- Its southern part, too, will look like its northern part: 
- The Upper East Don will be irretrievably lost



- Concord West will be completely locked in by traffic and pollution
- CW community will be destroyed by becoming extension of a transportation hub

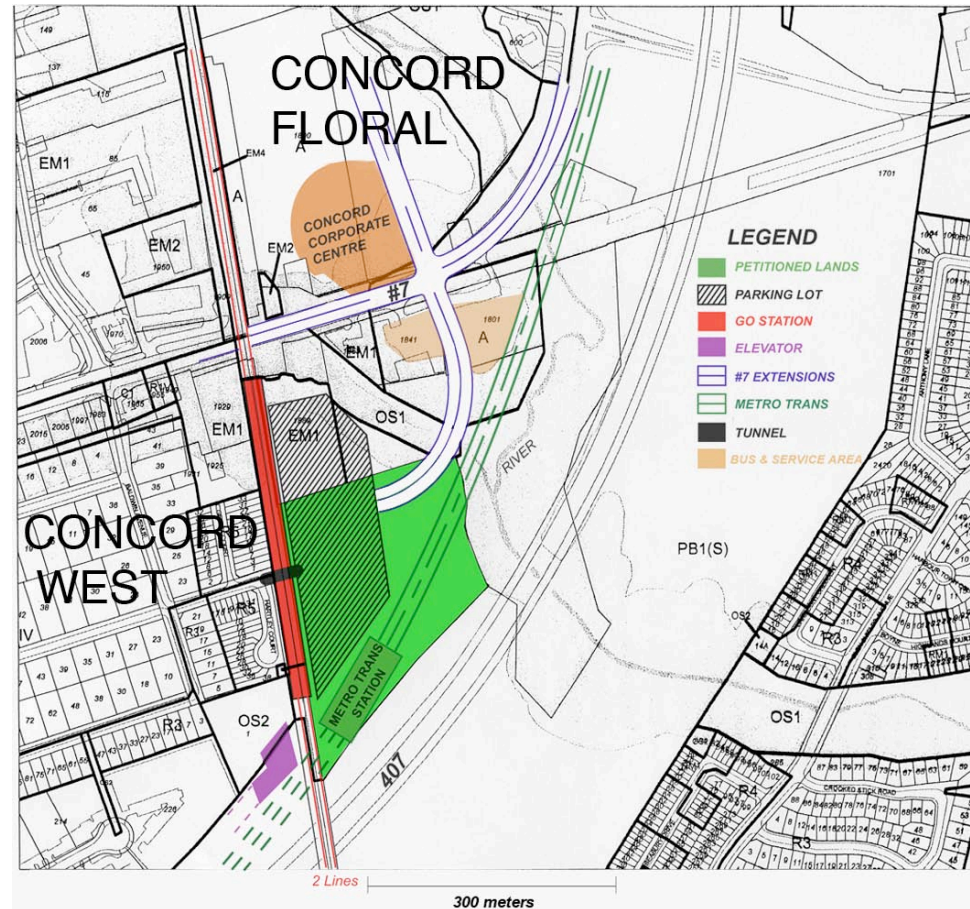
...AND...

- With the OMT projected hub being placed SOUTH of Highway #7, where it funnels and curves northward, the present congestion at that location, shown below, will become gridlock



WHO DOES THE HUB SERVE?

- The OMT 2010 EA says the Hub serves commuters (most of which will come from **North of Highway #7**) and the planned high-density development on the Concord Floral Lands.
- **BUT THEN why place it SOUTH of Highway #7?**



AND WHY PLACE IT WHERE IT WILL DESTROY HUMAN AND NATURAL COMMUNITIES, A GREENWAY AND A WATERSHED?

THE SOLUTION

...is to distribute the parts of the hub differently, so that it **benefits directly** the development of the Concord Floral Lands and the creation of a Concord GO Centre by Liberty Development, as well as **benefits** all others involved -

- The CW community

- The creatures and the users of the Bartley Smith

- The City of Vaughan

- The OMT and its transportation infrastructures

LET US THINK:

- Official Plan Amendment 660 gave the range of possible hub locations



- Only the upper quadrant location (where the old Concord Station once was) yields a hub that can connect the Metrolinx Transitway station with the GO train station **through** the Concord Floral Development
- This hub location will:
 - enhance the value of the real estate, turning it into a prime retail site with intense commercial activity and high exposure when commuters travel through
 - increase the sustainability of the Concord Floral development
 - provide Immediate access to the hub by residents and users of the Concord Floral and Corporate GO Centre developments

AN IMAGE IS WORTH...



Alternative Plan for the Metrolinx/Transitway Hub proposed by the Concord West community

... a 1000 words

The alternative hub proposed by the CW community will CONNECT:

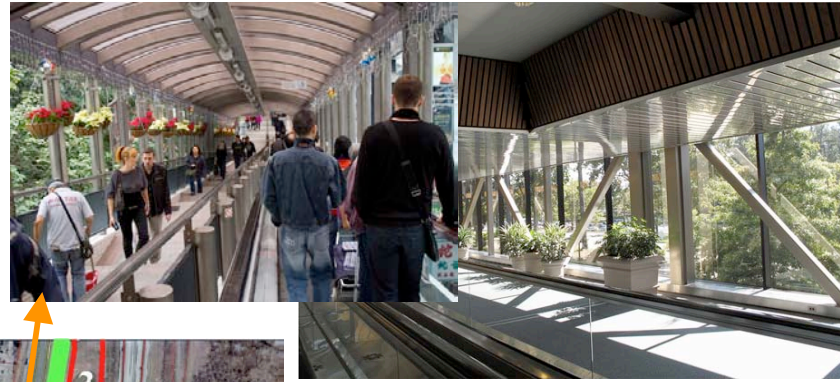
- the GO Station to the West, where the old Concord Station once was, with
- the 407 Transitway Station at the intersection of Highway #7 and Centre St, and with
- the YRT/Viva Bus Station at the same location

VIA

- an elevated pedestrian walkway overseeing the Don river, the Bartley Smith Greenway and the CW Greenspace
- and an elegant walkthrough inside the malls of the Concord Corporate Centre

AS SHOWN –

Hong-Kong and Norfolk;
pedestrian skyways with
moving lanes



Park-'n-Ride plus three
separate parking locations

407 Transitway Alternative
Route B5 preferred by OMT
but not officially adopted

San Francisco;
conceptual walkthrough
in commercial centre



Under Mayor Bevilacqua's direction...

... the Vaughan City Council, in February 2011, unanimously resolved to locate the Multimodal Transportation Hub **NORTH** of Highway #7

- And with MPP Peter Shurman's support

...a petition with 1,229 signatories was submitted to the Ontario Legislature requesting transfer of the CW Greenspace to the TRCA, for its protection and conservation

WIN-WIN for ALL INVOLVED

- Effective sustainability for Concord Floral development
- High exposure for commerce in the Concord Corporate GO Centre
- Most convenient access for Concord Floral residents and users to all parts of the Hub
- Preservation of the Bartley Smith Greenway, its ecology and its benefits to Vaughan, including Concord West and Concord Floral residents
- Preservation of the Upper East Don watershed at a critical junction
- Chance to regenerate the ecology of the Upper East Don and the Bartley Smith Greenway
- Enrichment, rather than degradation, of the Concord West community, its culture and identity
- Creation of a vibrant transportation hub for GO, Metrolinx and YRT/Viva
- Relief of the congestion on Highway #7 that would be aggravated by existing OMT plan

THE VISION: BRINGING COMMUNITIES TOGETHER

Liberty Development may well be just the party that, with **VISION**, brings all other parties together in a **CONSENSUS** to the proposed **SOLUTION**

so as TO:

- Protect the environment
- Protect existing human communities
- Create *effectively sustainable* new communities
- Develop new solutions to the transportation infrastructure
- Avoid social conflict, and **bring communities together**