

What is an
Official Plan?

Where We
Are Today

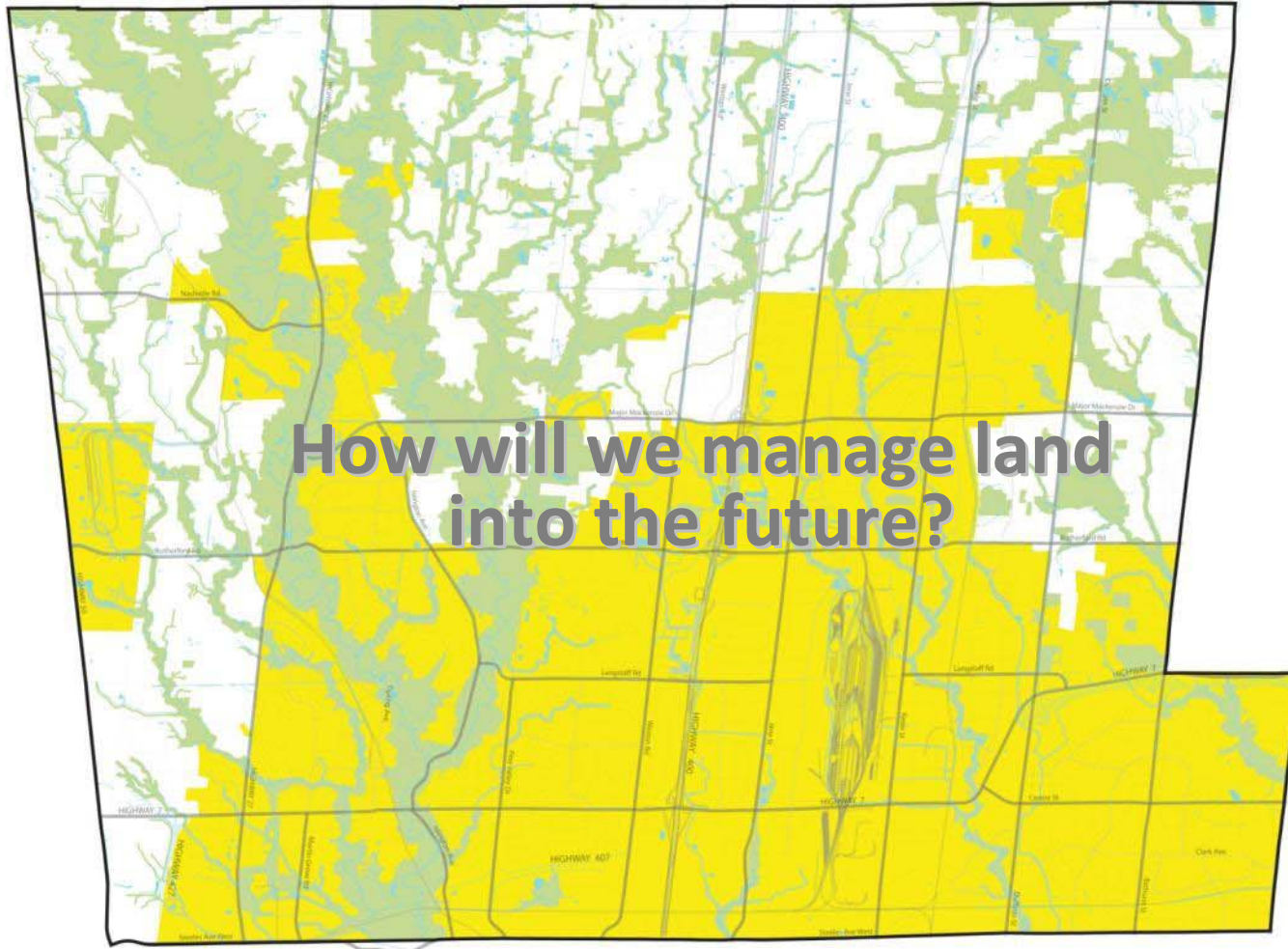
Where &
How to
Grow

What's
Next



Where &
How to
Grow

Vaughan has grown rapidly

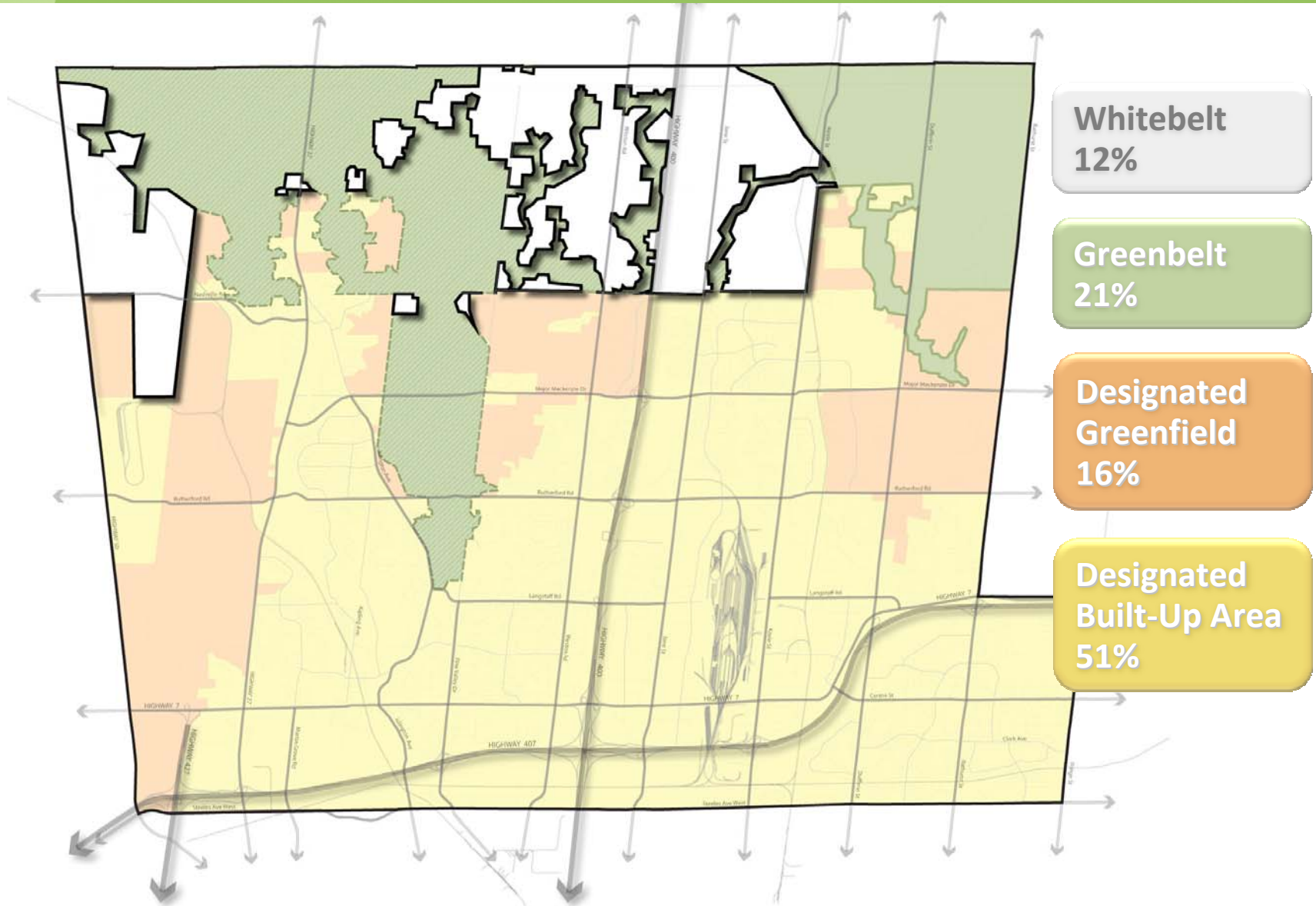


Growth Plan Forecasts for Vaughan

	2006	2031	Change
Jobs	162,000	276,000	114,000
People	250,000	420,000	170,000
Homes	70,000	135,000	65,000

Where &
How to
Grow

There are four parts to Vaughan's land supply



Growth Plan Forecasts for Vaughan

	2006	2031	Change
Jobs	162,000	276,000	114,000
People	250,000	420,000	170,000
Homes	70,000	135,000	65,000

Where &
How to
Grow

Employment Forecasts

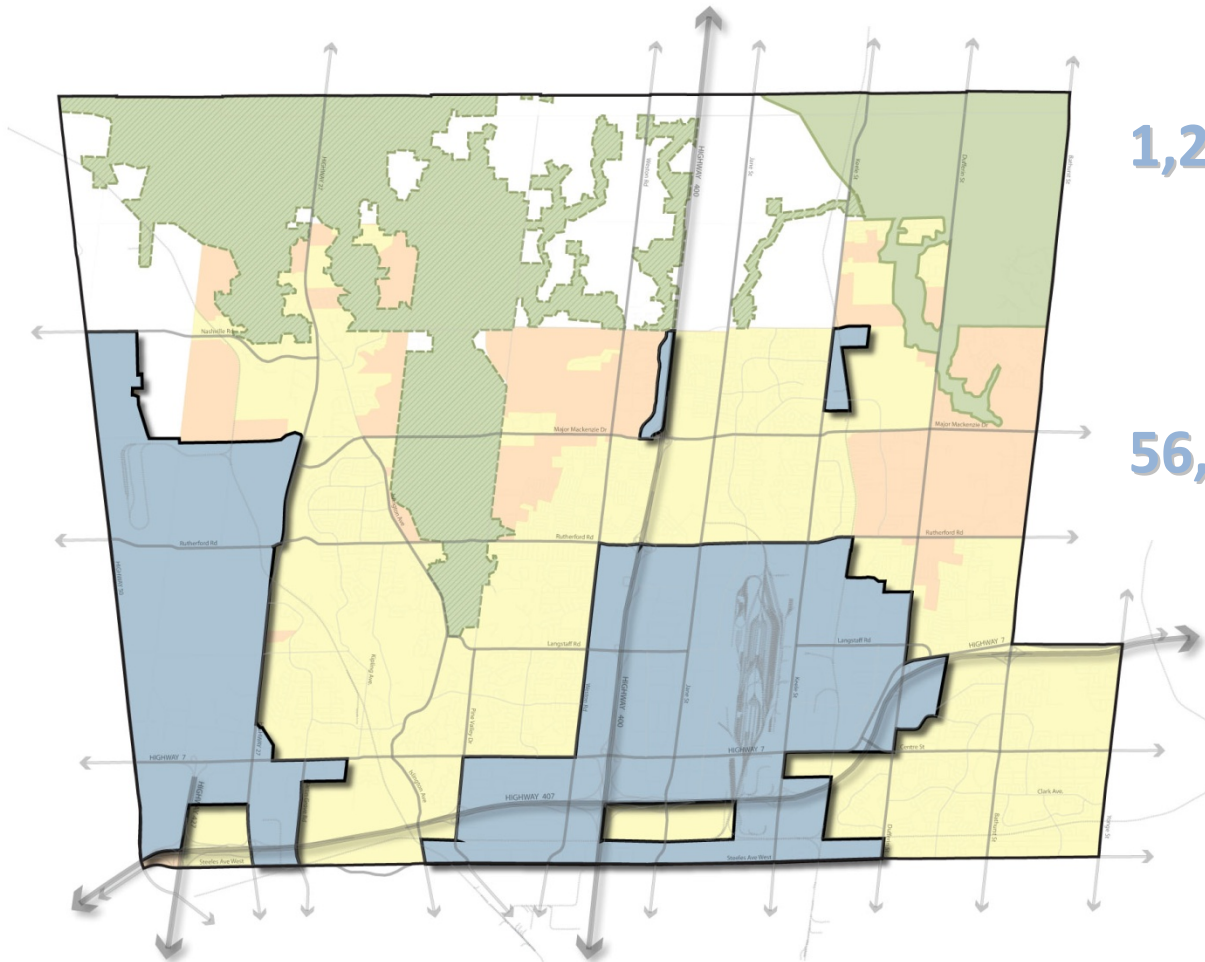
114,000 new jobs forecasted

36,000 new jobs on non-employment lands

78,000 new jobs on employment lands



Where do 78,000 employment lands jobs go?

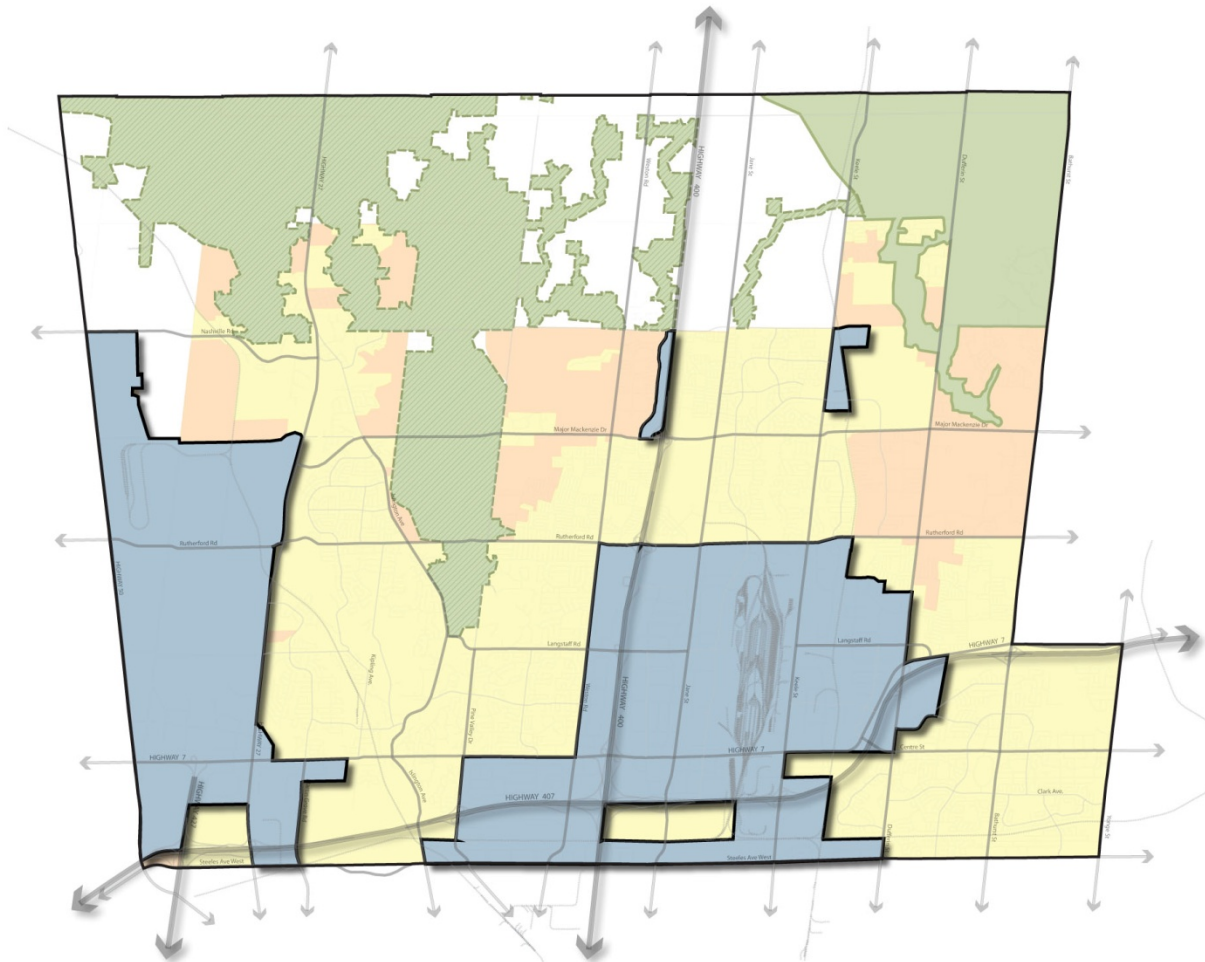


1,250 ha of vacant
designated
employment land

56,000 new jobs fit
on these lands

Where &
How to
Grow

Where do 78,000 employment lands jobs go?



78,000
New Jobs

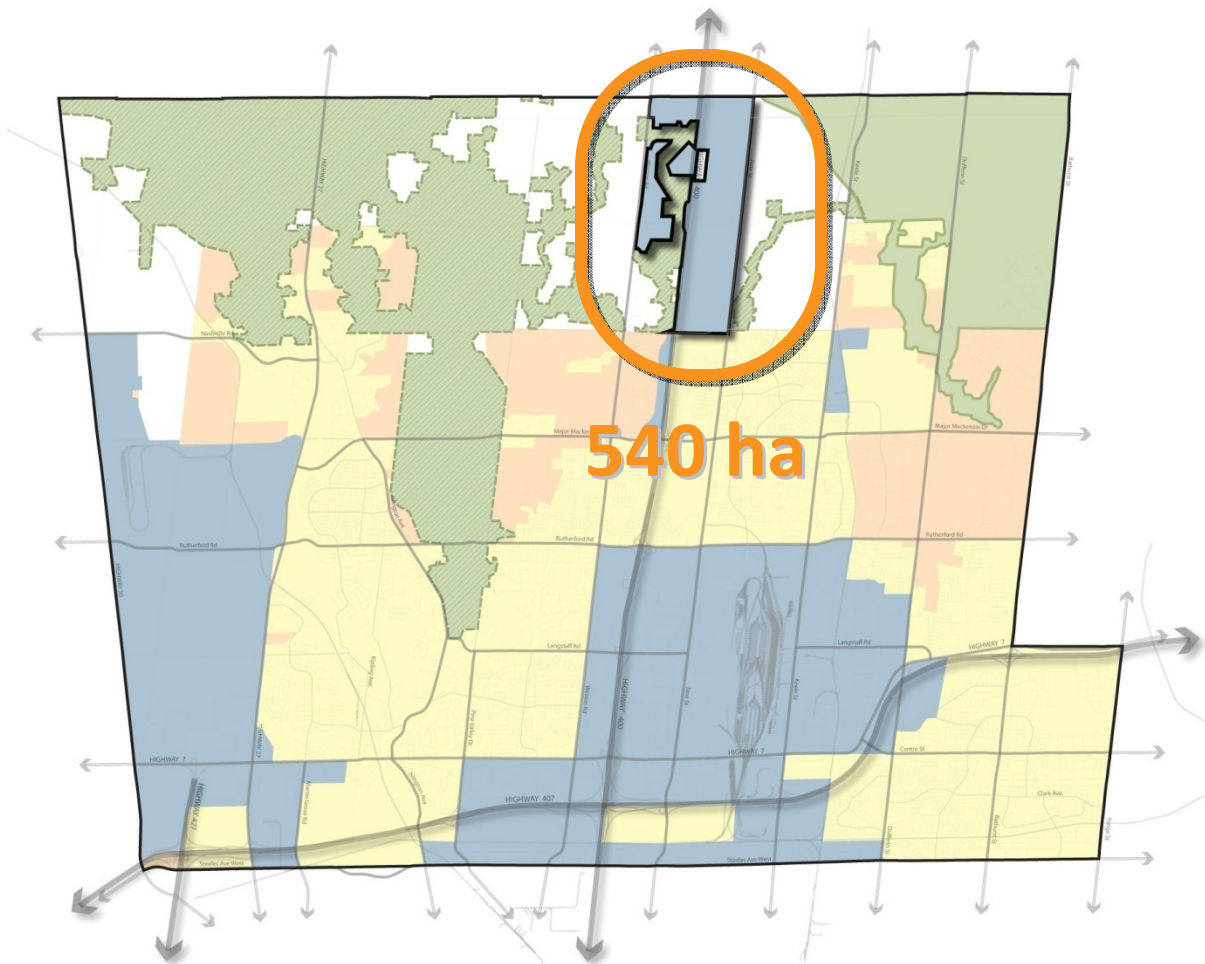
56,000
Jobs that are
Located

22,000
Jobs to be
Located

540 ha
New
Employment Lands

Where &
How to
Grow

Where do 78,000 employment lands jobs go?



78,000
New Jobs

56,000
Jobs that are
Located

22,000
Jobs to be
Located

540 ha
New
Employment Lands

Growth Plan Forecasts for Vaughan

	2006	2031	Change
Jobs	162,000	276,000	114,000
People	250,000	420,000	170,000
Homes	70,000	135,000	65,000

Residential Forecasts

65,000

New units

40%

Intensification required by Province
in the Region

45%

Intensification required by the Region
in Vaughan's designated built-up area

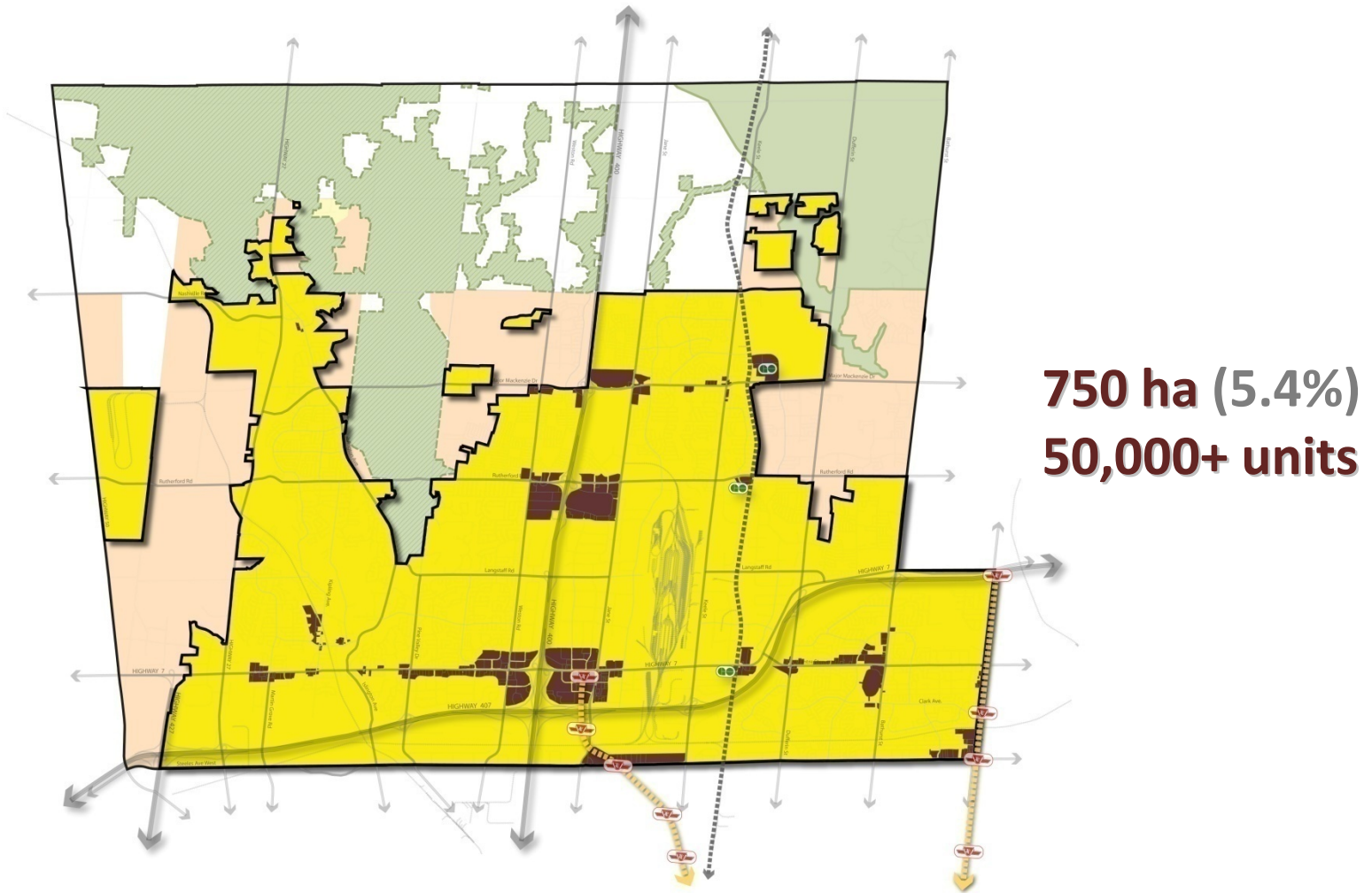
30,000

Estimated units required in built-up area
to meet intensification targets

York Region residential intensification targets

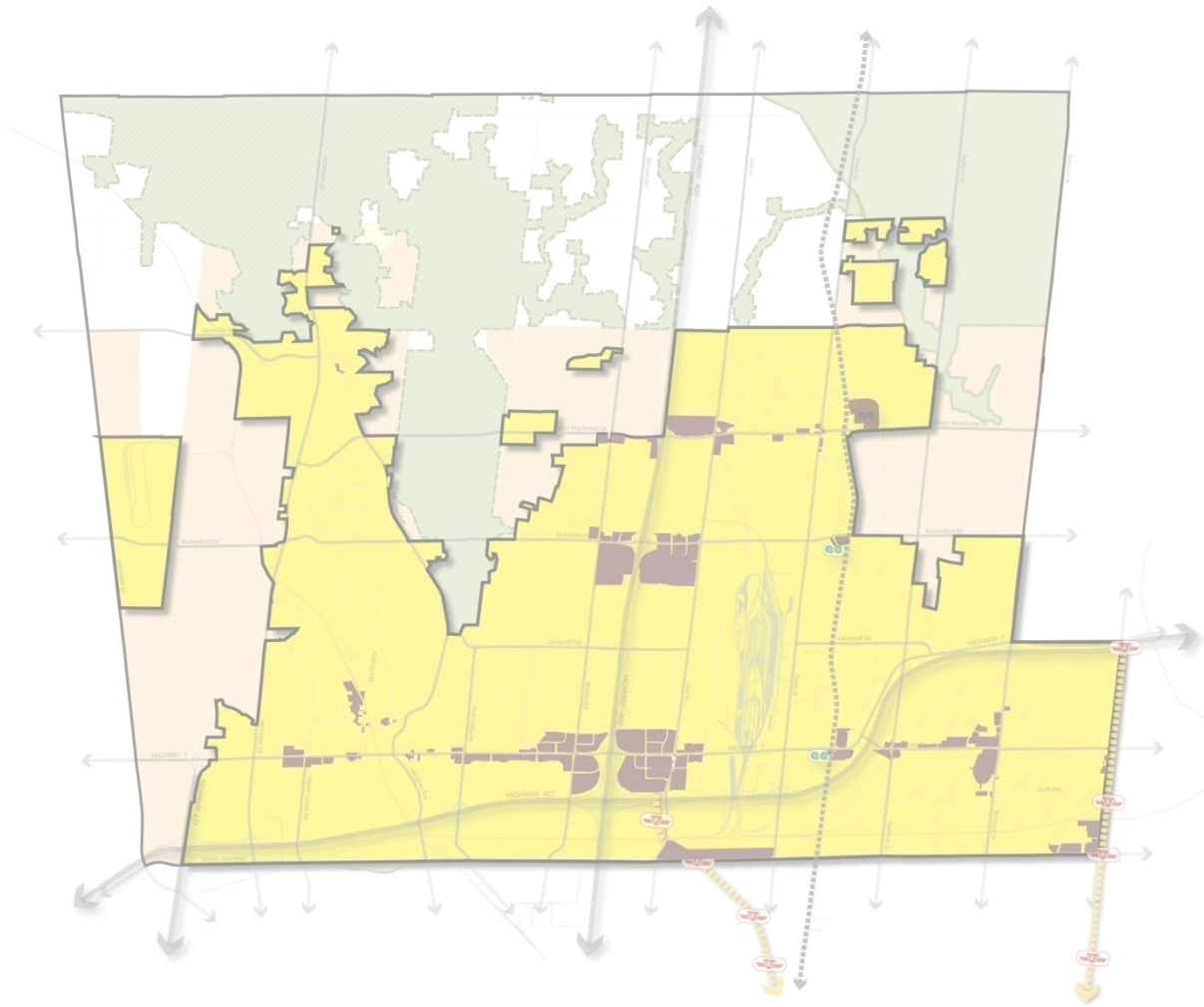
	Intensification Units	% intensification
Newmarket	5,250	55%
Markham	31,590	52%
Richmond Hill	14,700	49%
Vaughan	29,300	45%
Aurora	3,140	37%
Georgina	2,690	24%
Whitchurch-Stouffville	2,100	15%
King	920	15%
East Gwillimbury	1,030	4%

Where could intensification units go?



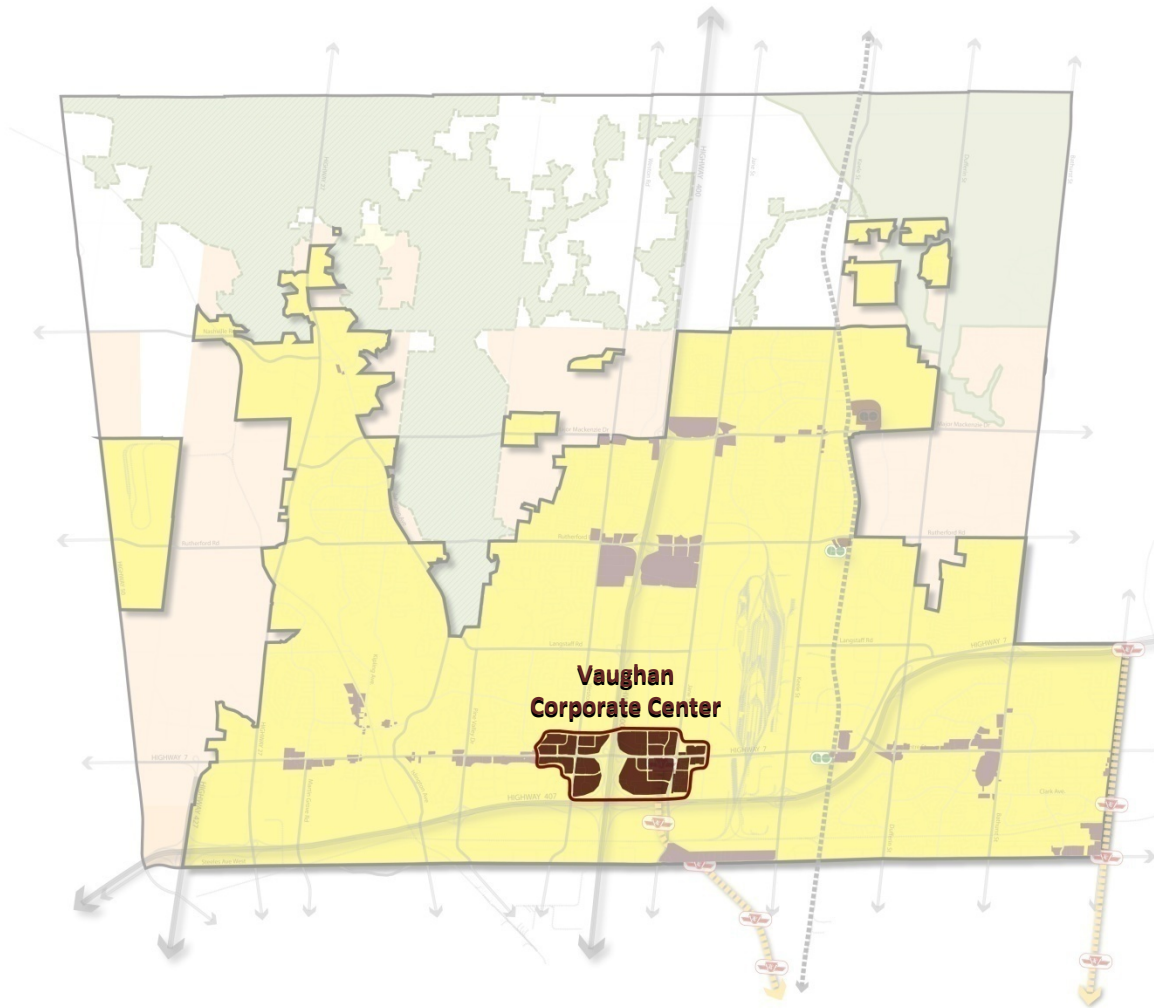
Where &
How to
Grow

Intensification areas to 2031



Where &
How to
Grow

Intensification areas to 2031

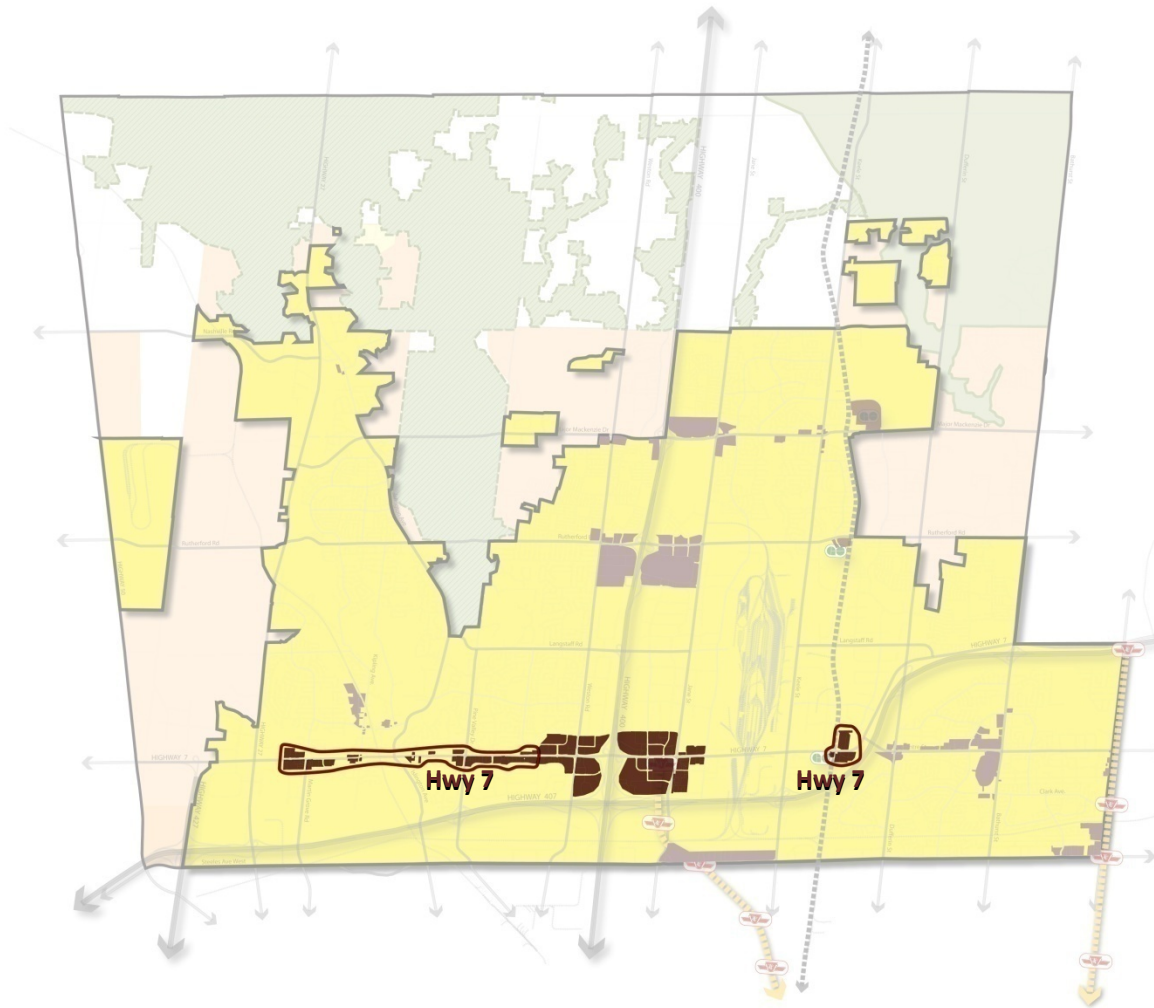


**Vaughan
Corporate Center**

10,000 - 15,000 units



Intensification areas to 2031



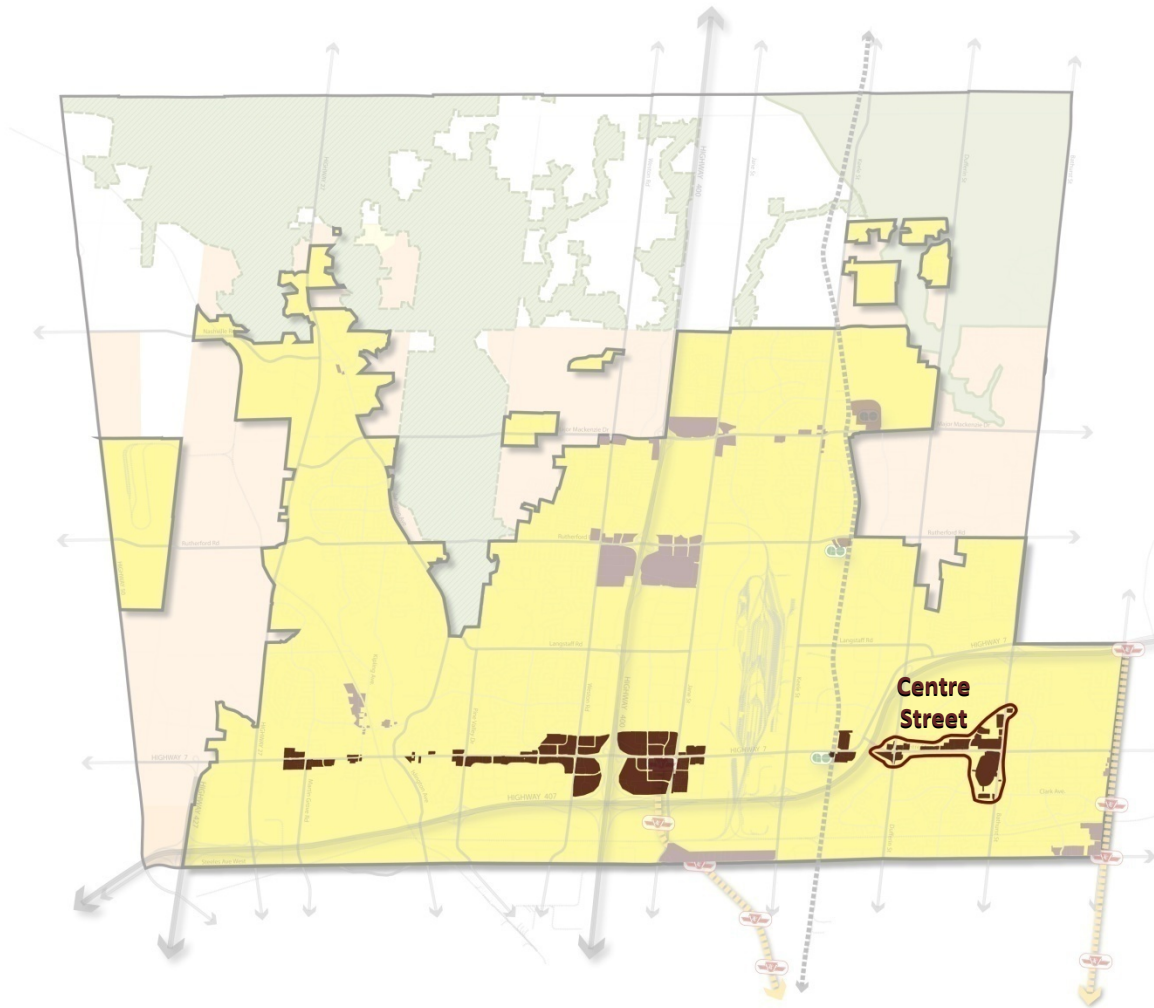
Hwy 7

5,000 - 6,500 units



Where &
How to
Grow

Intensification areas to 2031



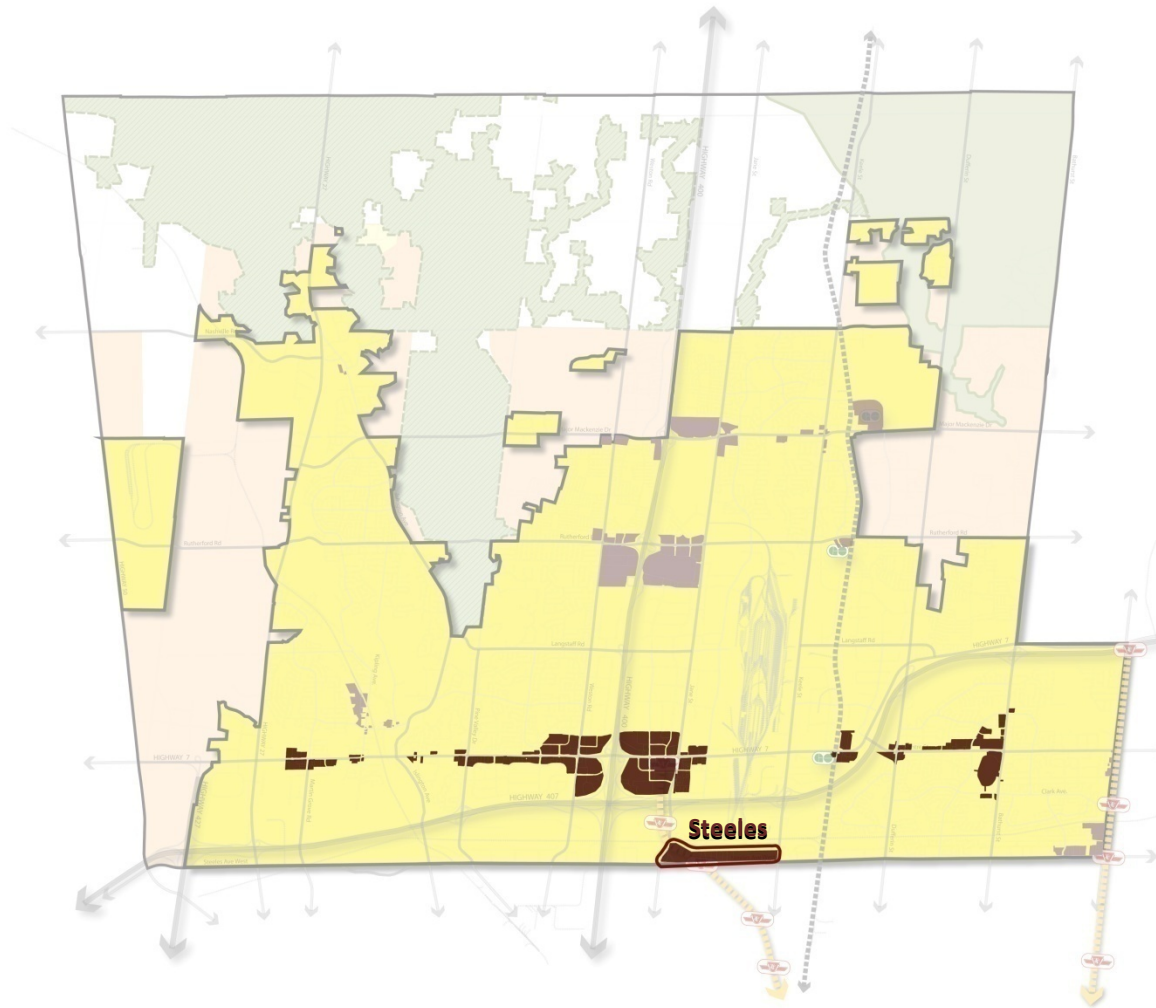
Centre Street Corridor

4,000 - 5,000 units



Where &
How to
Grow

Intensification areas to 2031



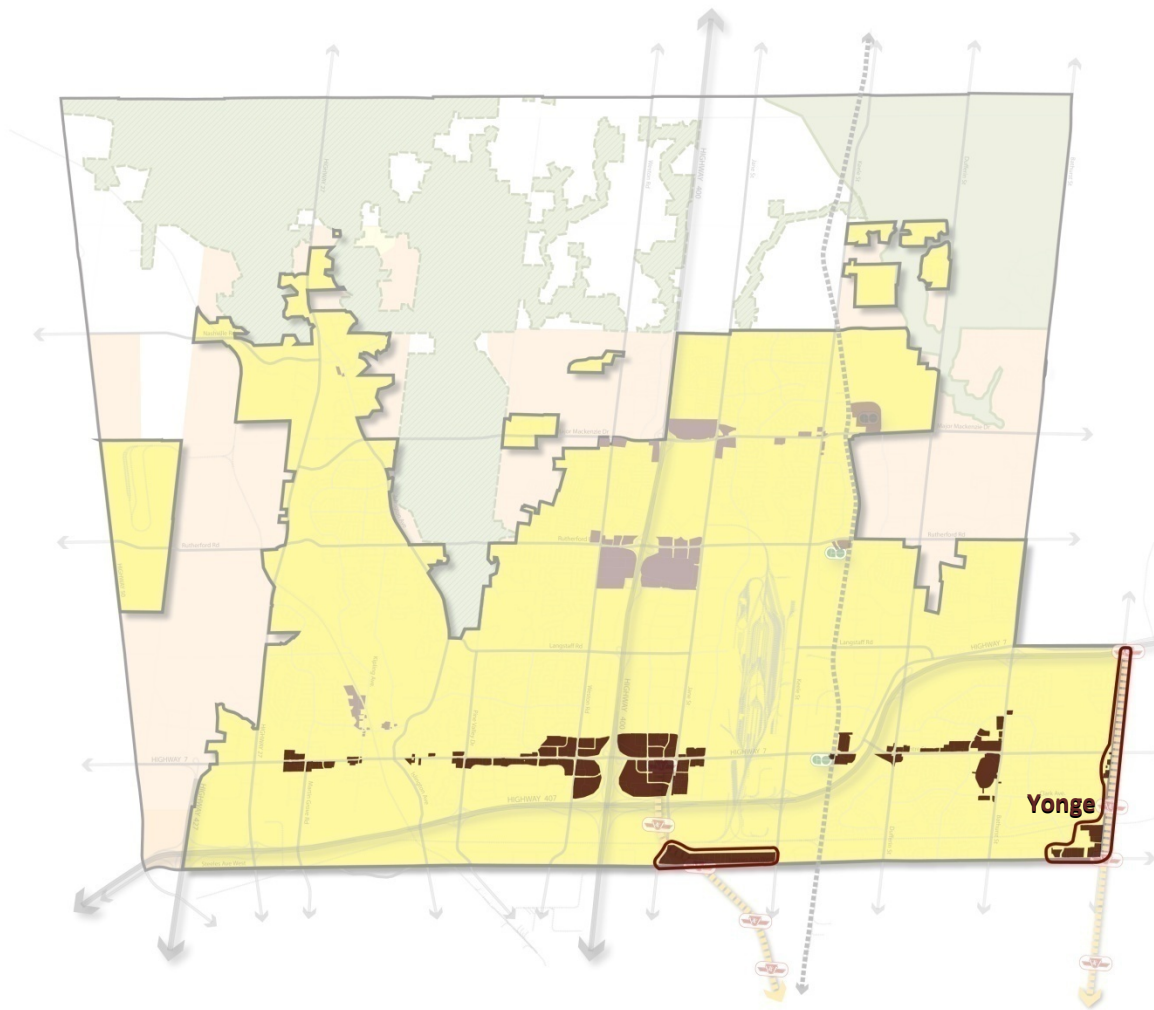
Steeles

5,500 units



Where &
How to
Grow

Intensification areas to 2031



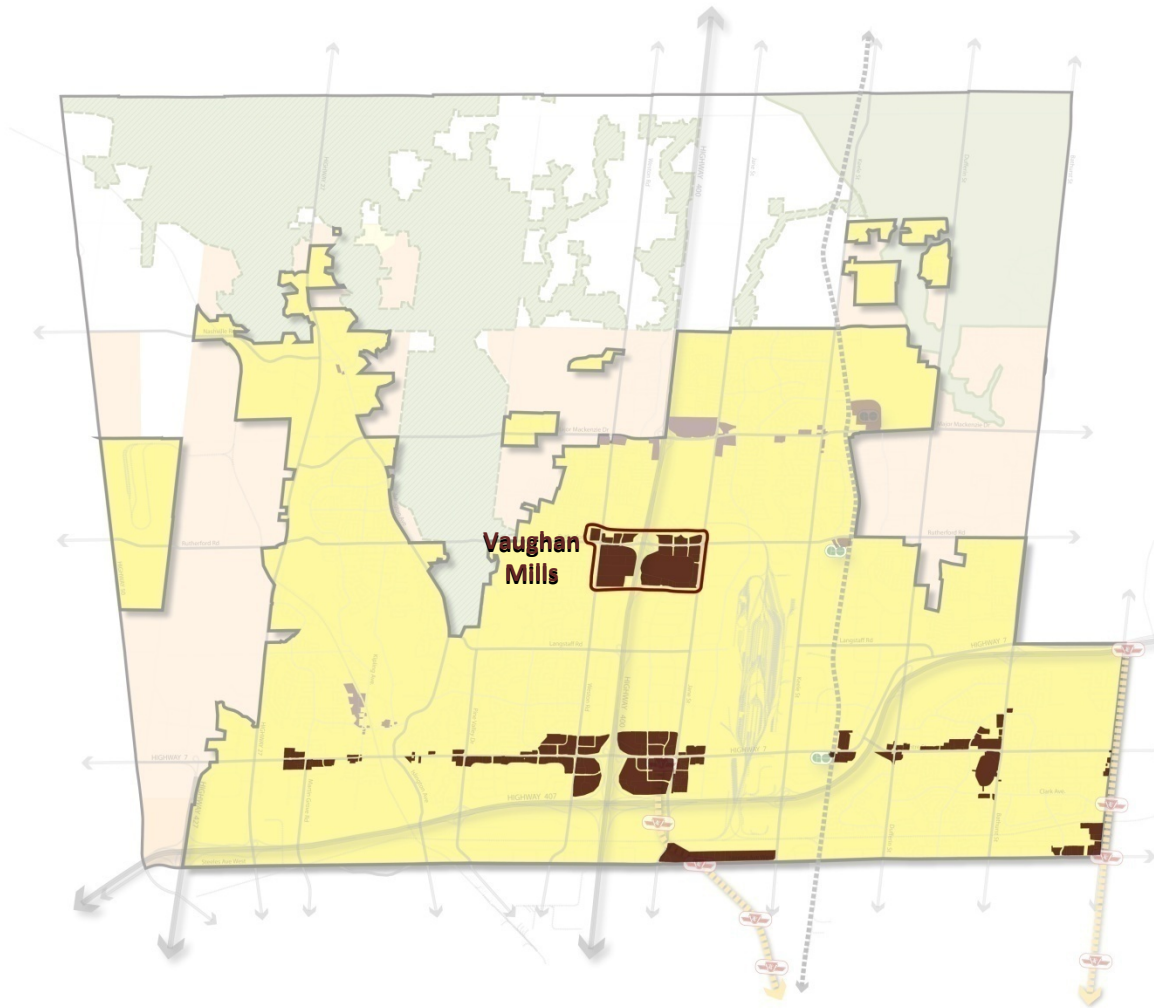
**Yonge
Street**

5,000 - 7,000 units



Where &
How to
Grow

Intensification areas to 2031

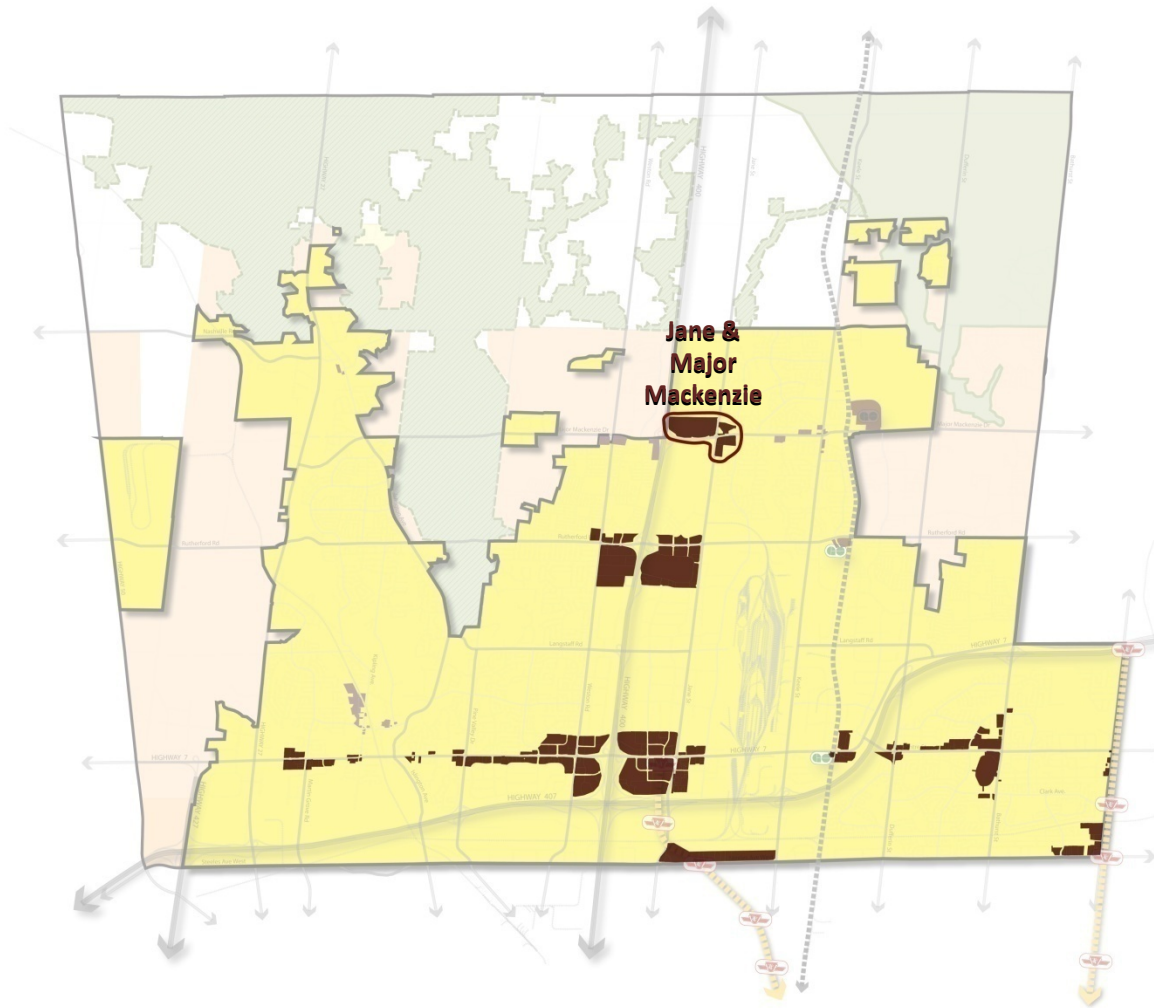


**Vaughan
Mills**

5,000 - 9,000 units



Intensification areas to 2031

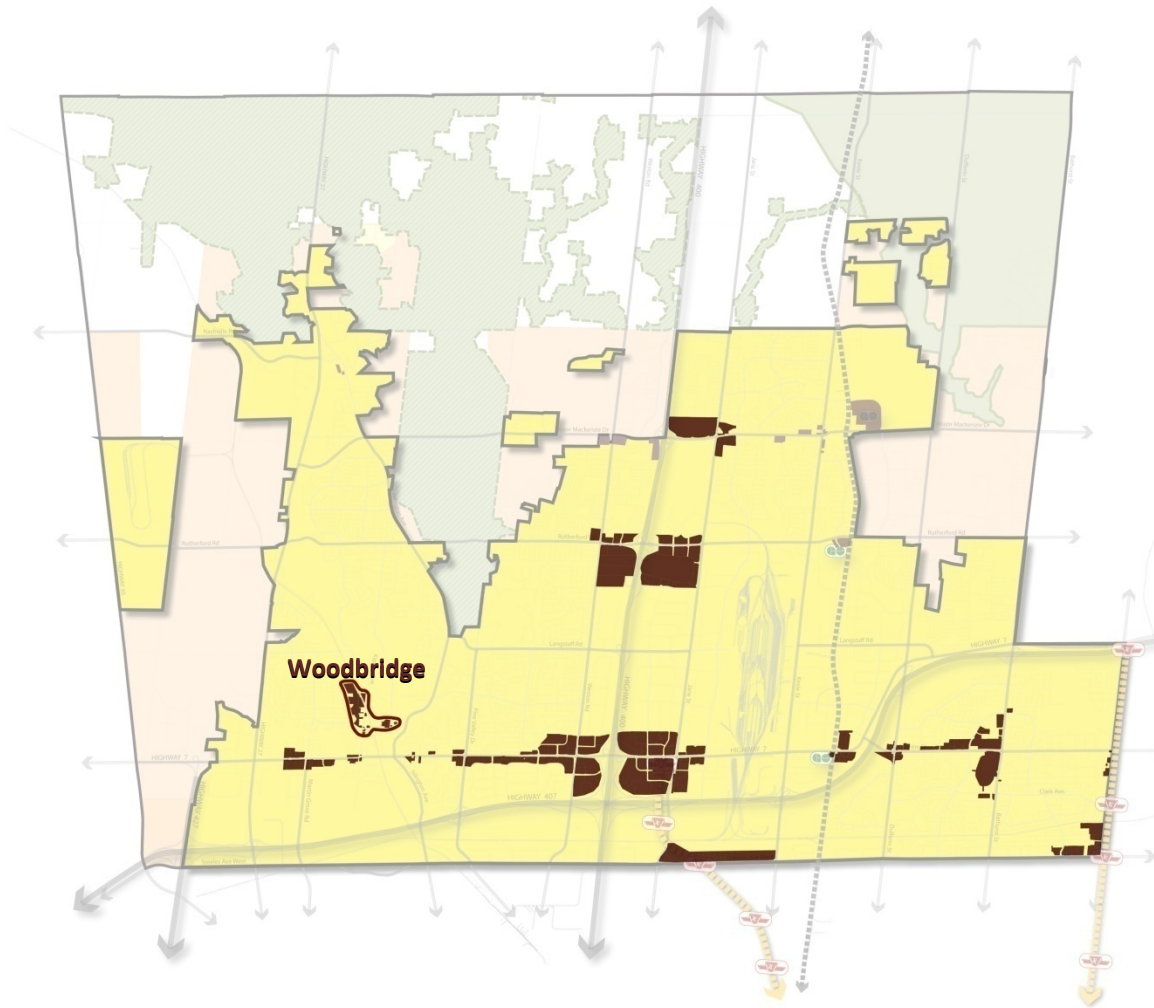


**Jane &
Major Mackenzie**

1,000 - 2,000 units



Intensification areas to 2031



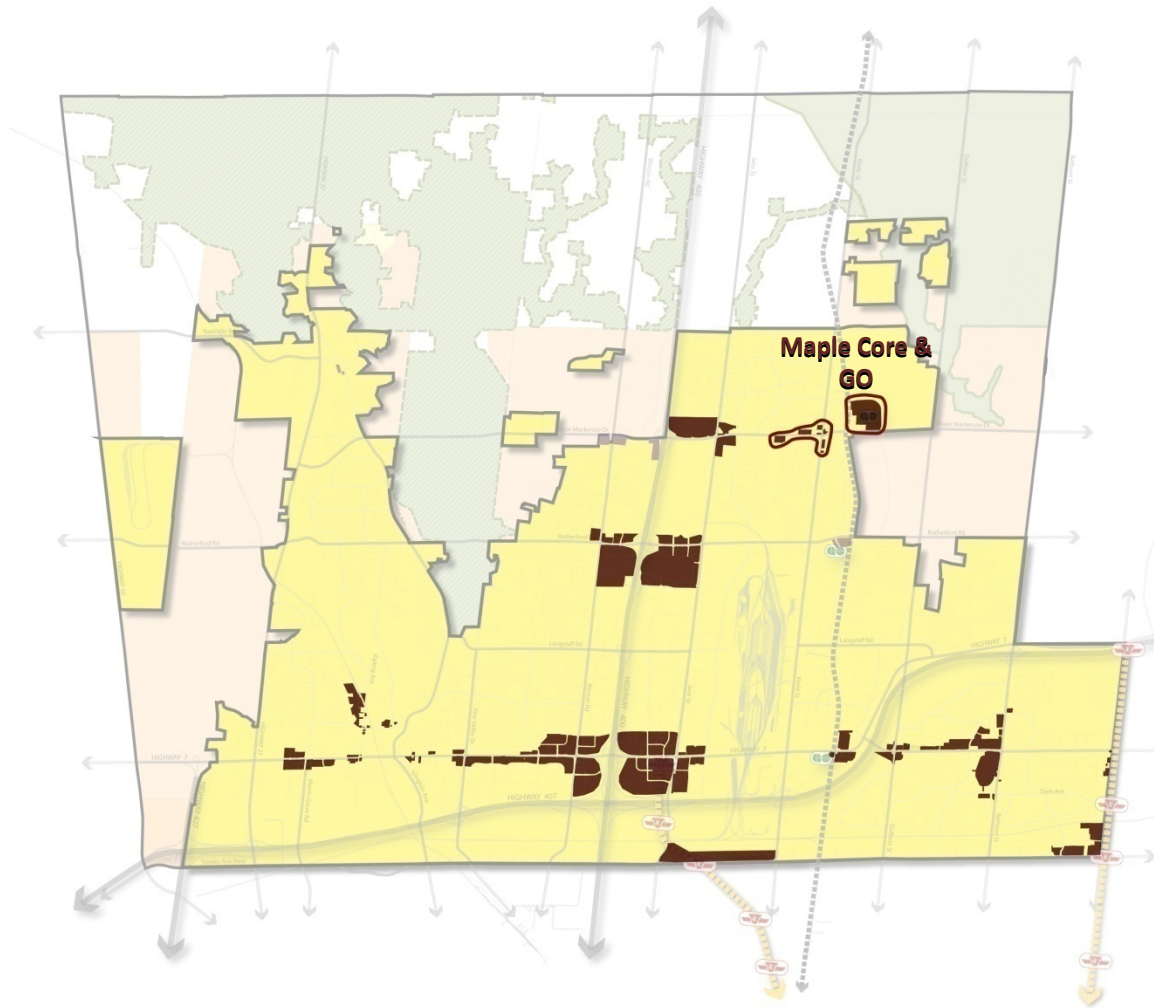
Woodbridge

1,000 units



Where &
How to
Grow

Intensification areas to 2031

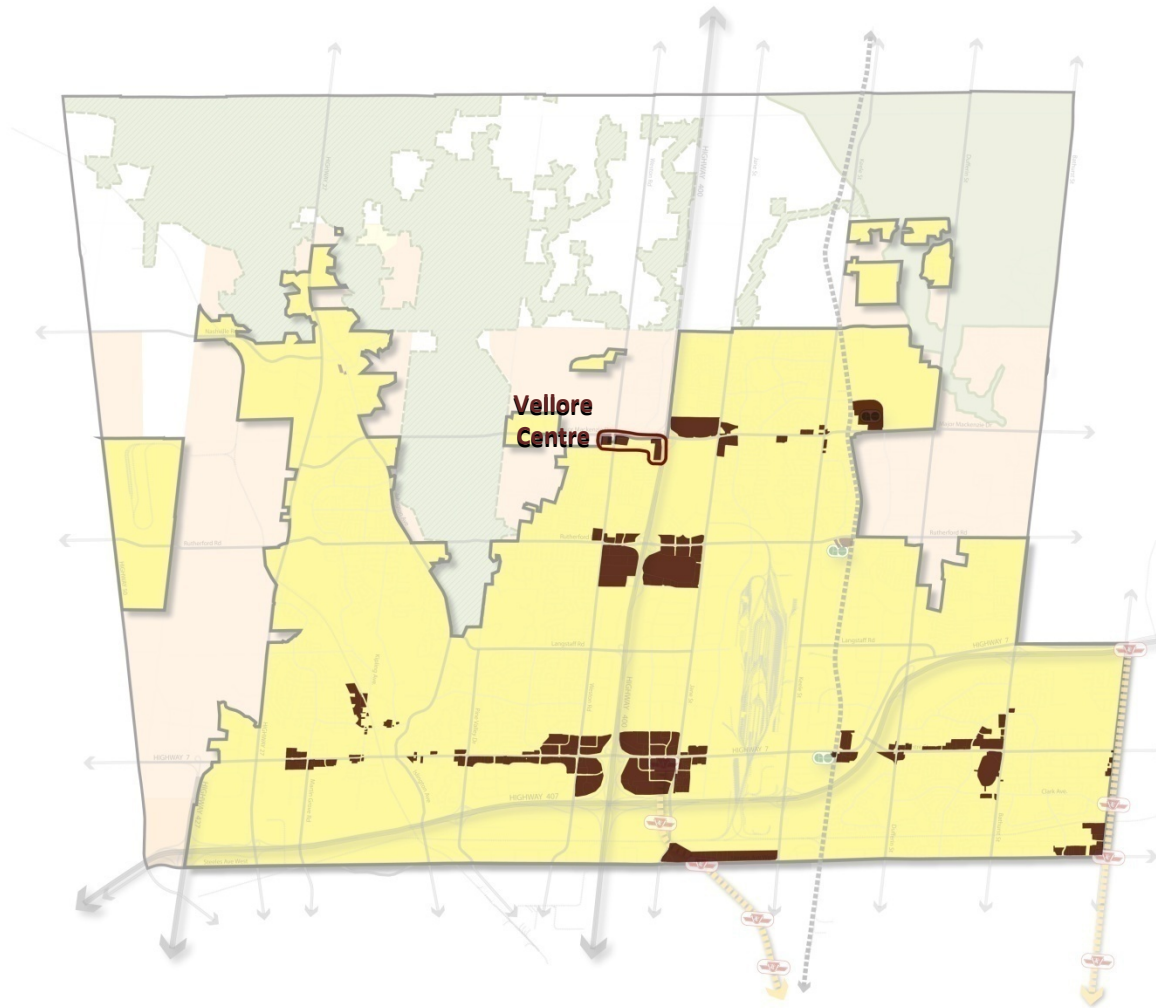


Maple Core & GO

1,500 - 2,000 units



Intensification areas to 2031

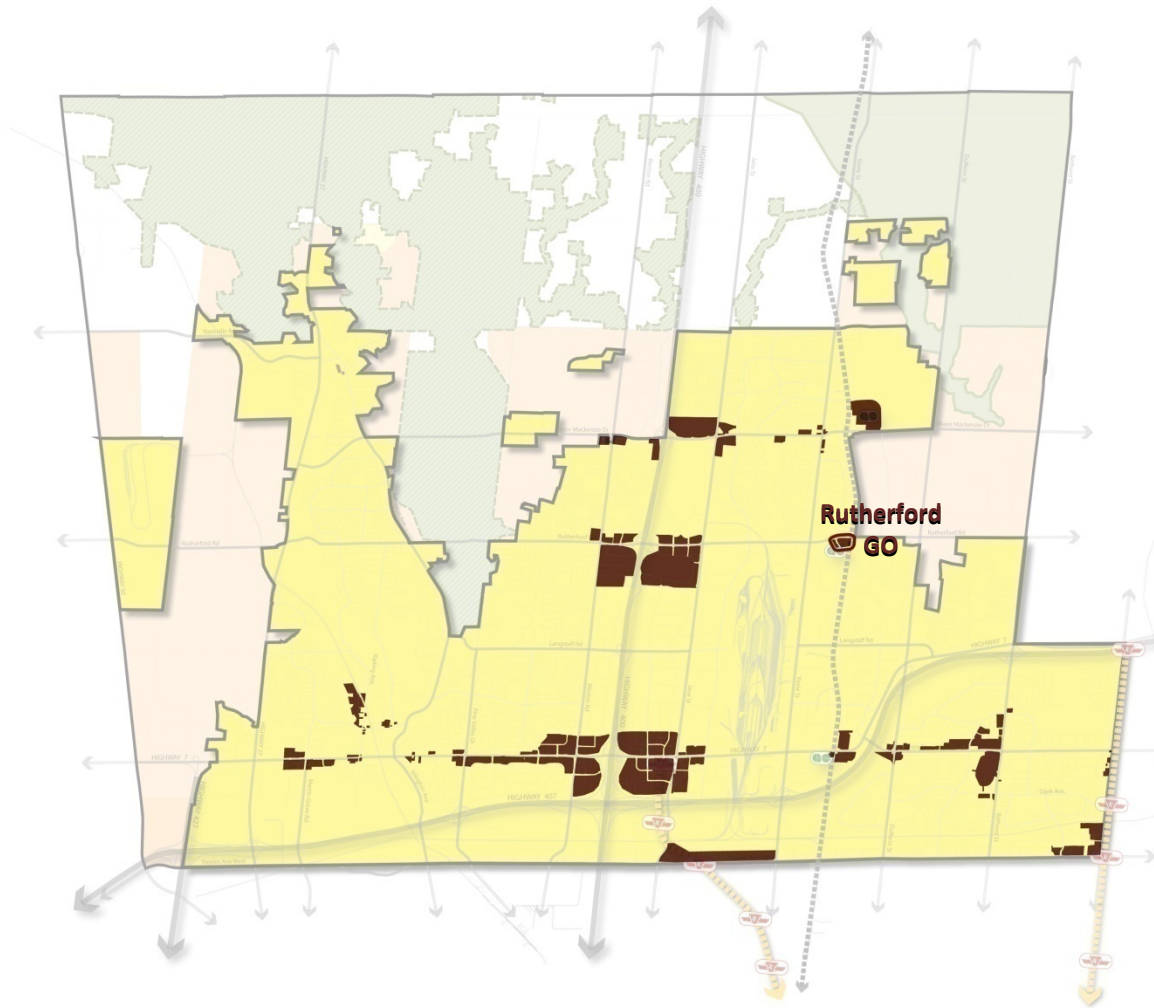


**Vellore
Centre**

1,000 - 1,500 units



Intensification areas to 2031



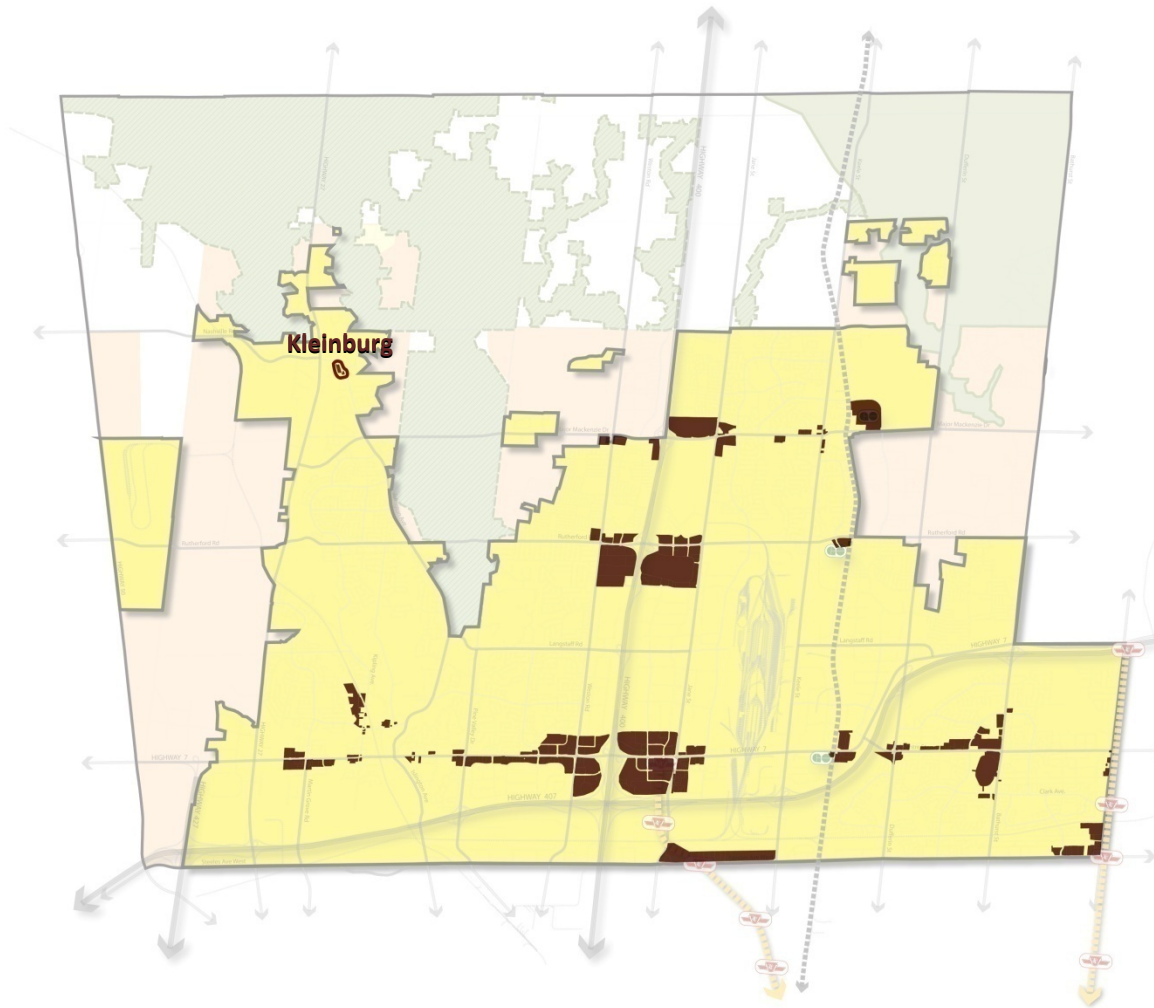
Rutherford GO

300 units



Where &
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Grow

Intensification areas to 2031



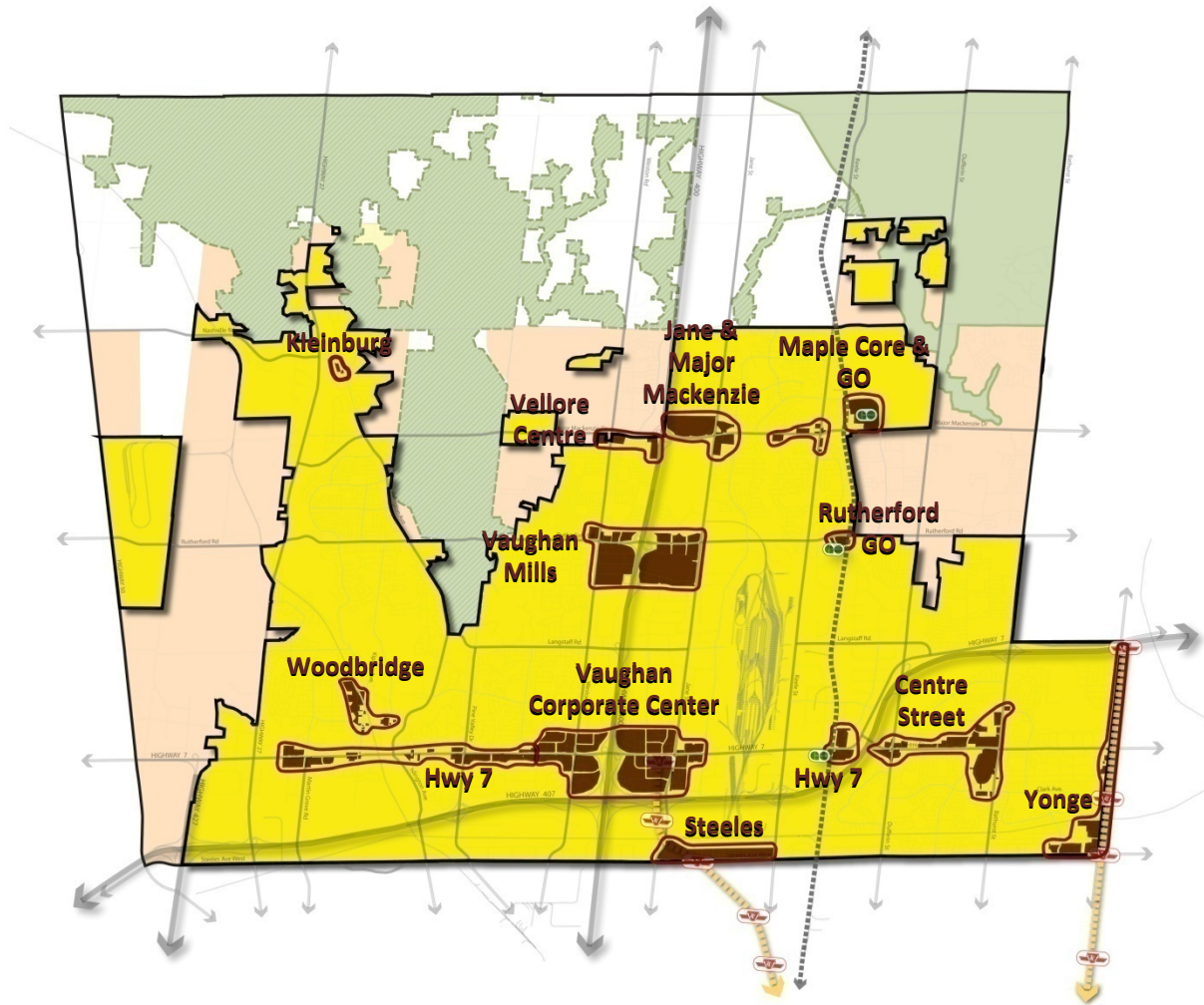
Kleinburg

100 units



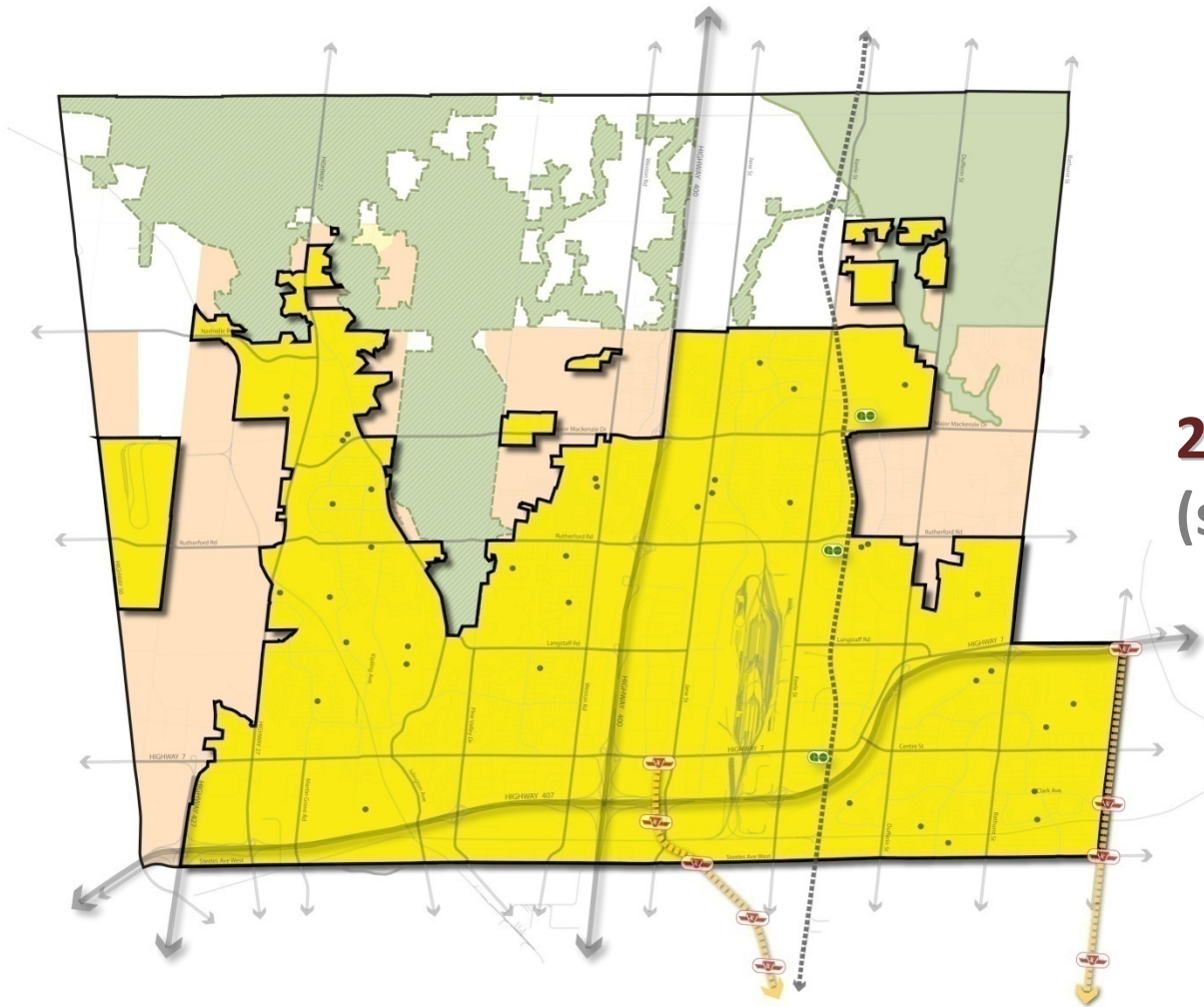
Where &
How to
Grow

Intensification areas to 2031



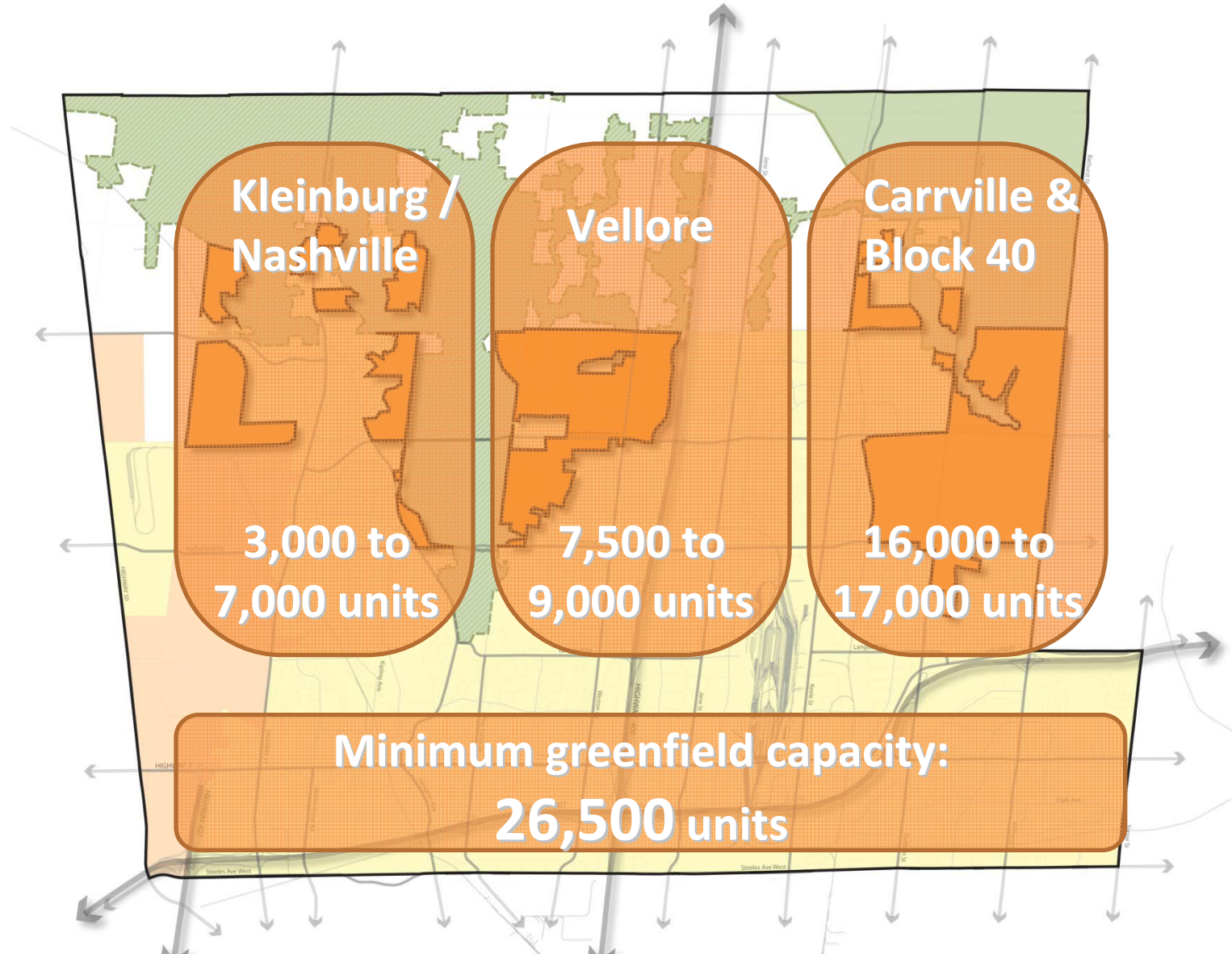
Where &
How to
Grow

Infill units to 2031



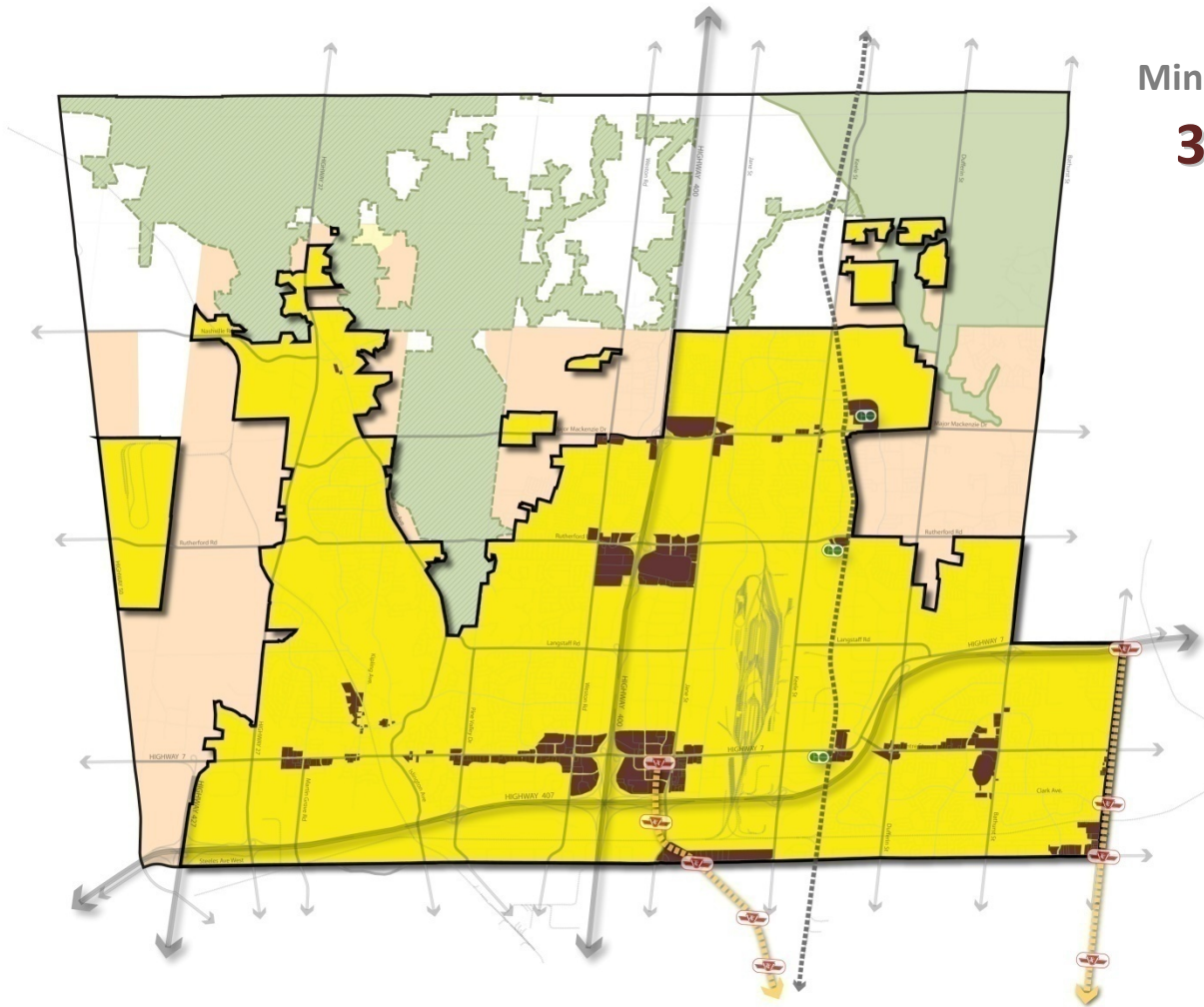
2,000 infill units
(singles and semis)

Where will greenfield development go?



Where &
How to
Grow

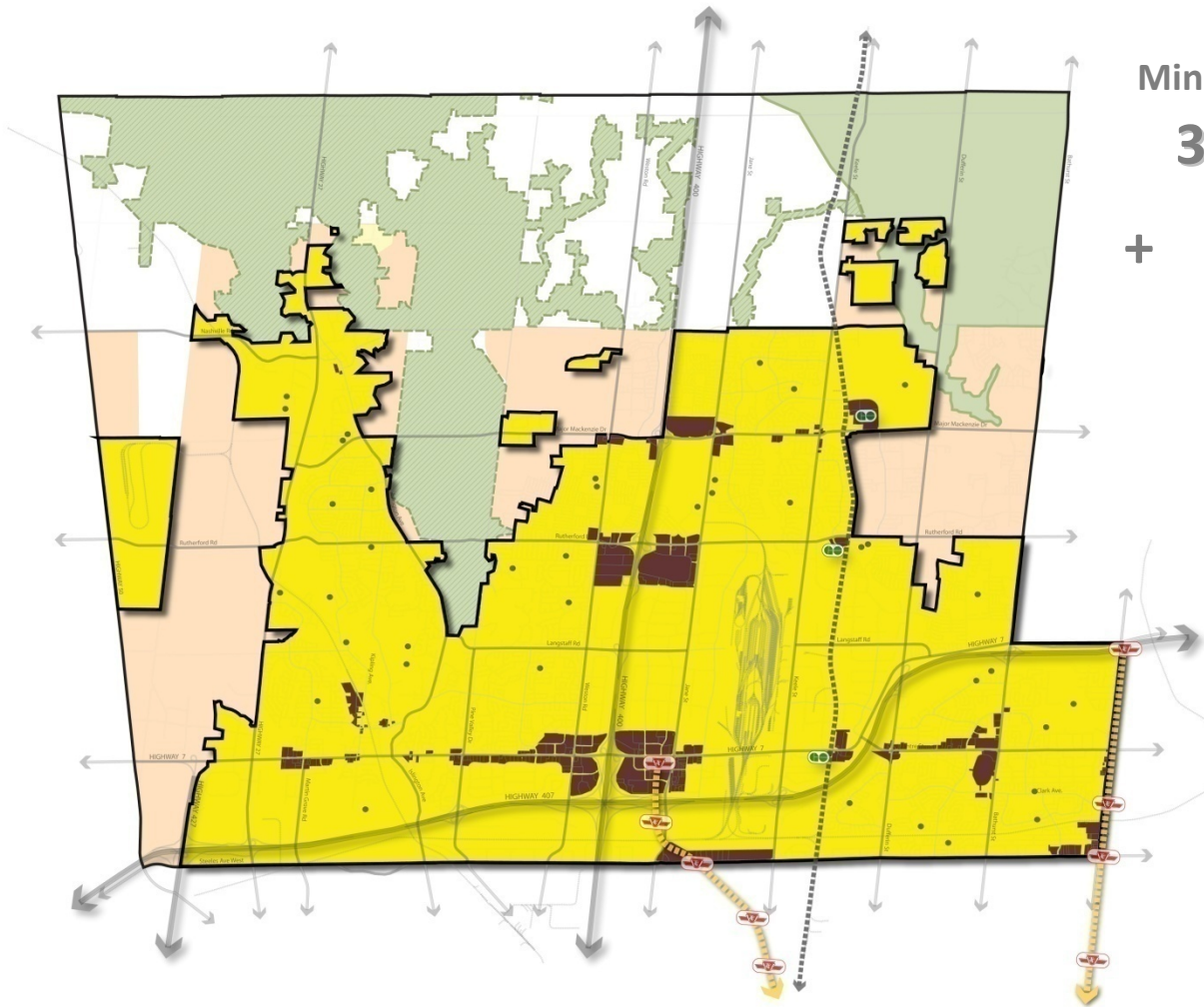
Do we need more urban land?



Minimum of:

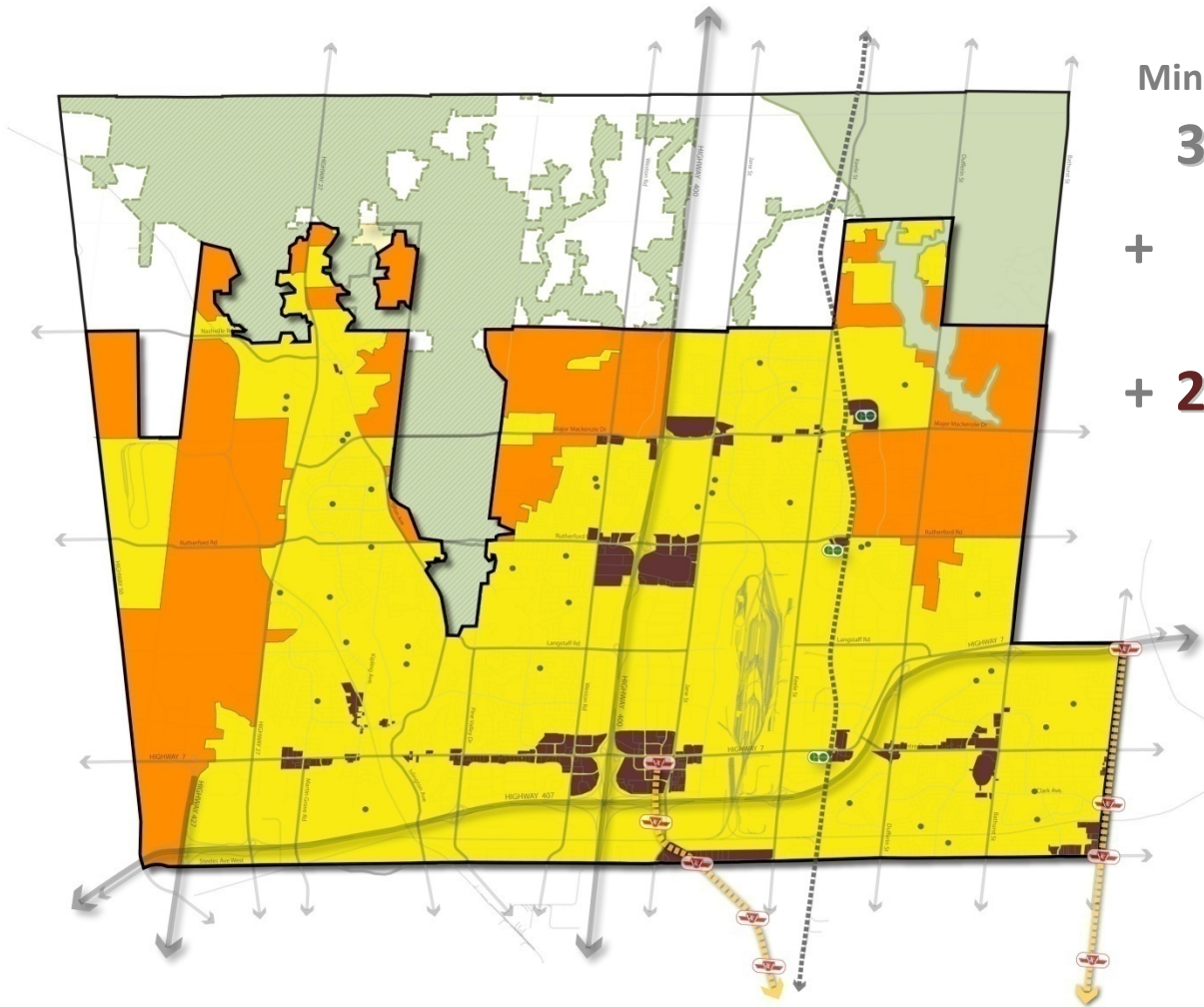
30,000 intensification units

Do we need more urban land?



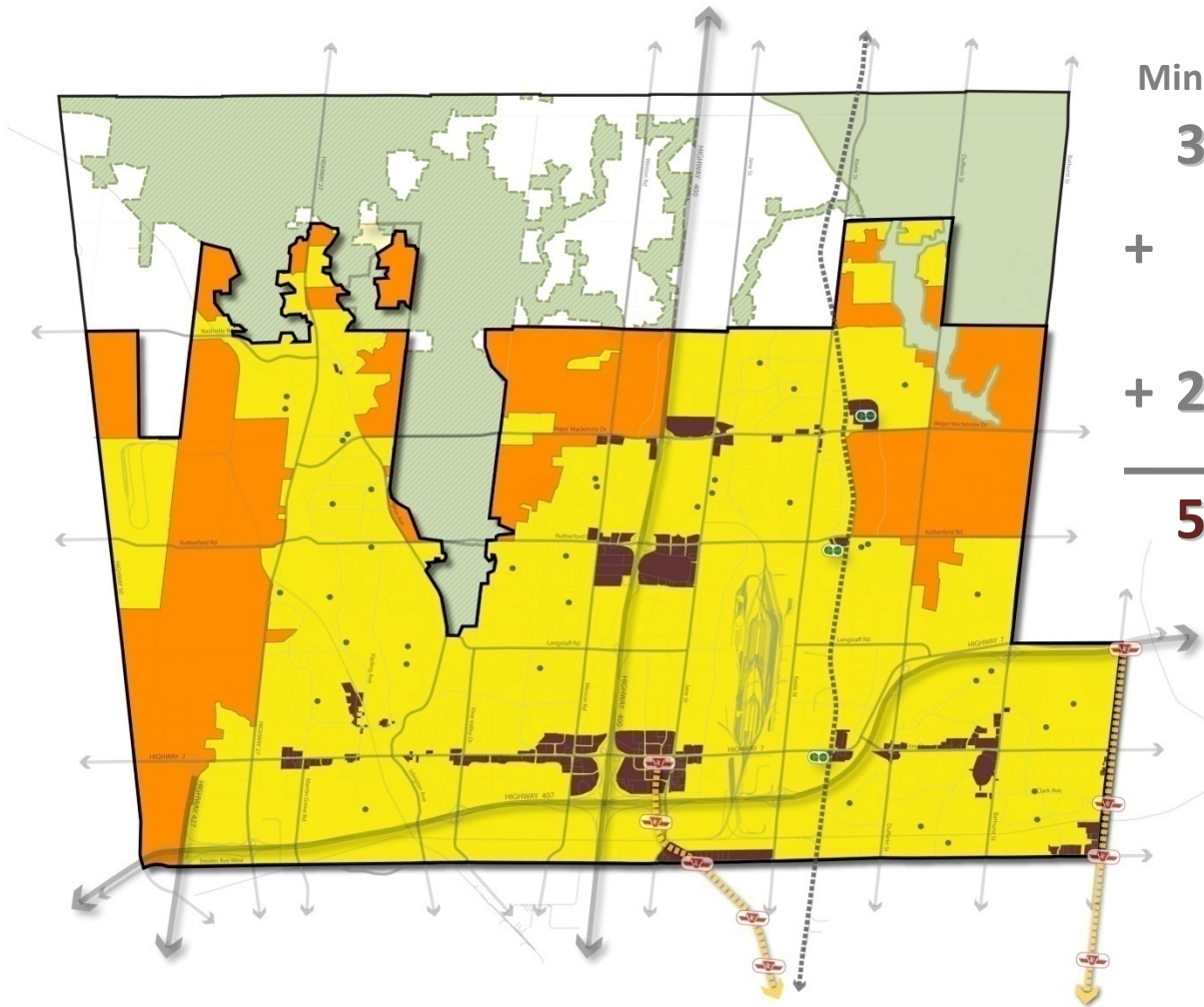
Minimum of:
30,000 intensification units
+ **2,000** additional
infill units

Do we need more urban land?



Minimum of:
30,000 intensification units
+ **2,000** additional
infill units
+ **26,500** greenfield units

Do we need more urban land?



Minimum of:

- 30,000** intensification units
- + **2,000** additional infill units
- + **26,500** greenfield units

58,500 units in supply

Do we need more urban land?

65,000 forecast units
- **58,500** forecast units

6,500 unit difference

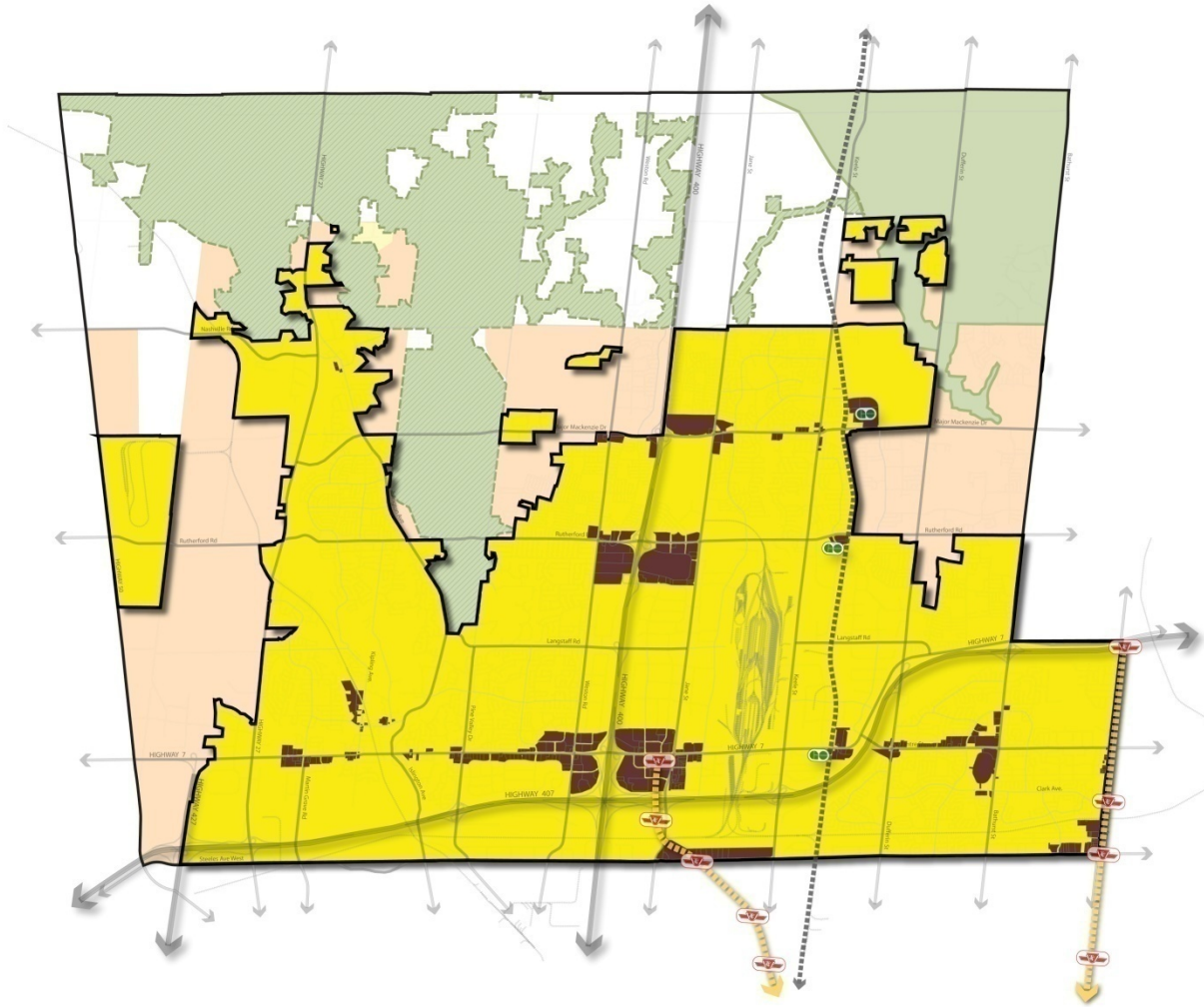
Minimum of:
30,000 intensification units
+ **2,000** additional
infill units
+ **26,500** greenfield units

58,500 units in supply

We have 3 Options to accommodate the difference

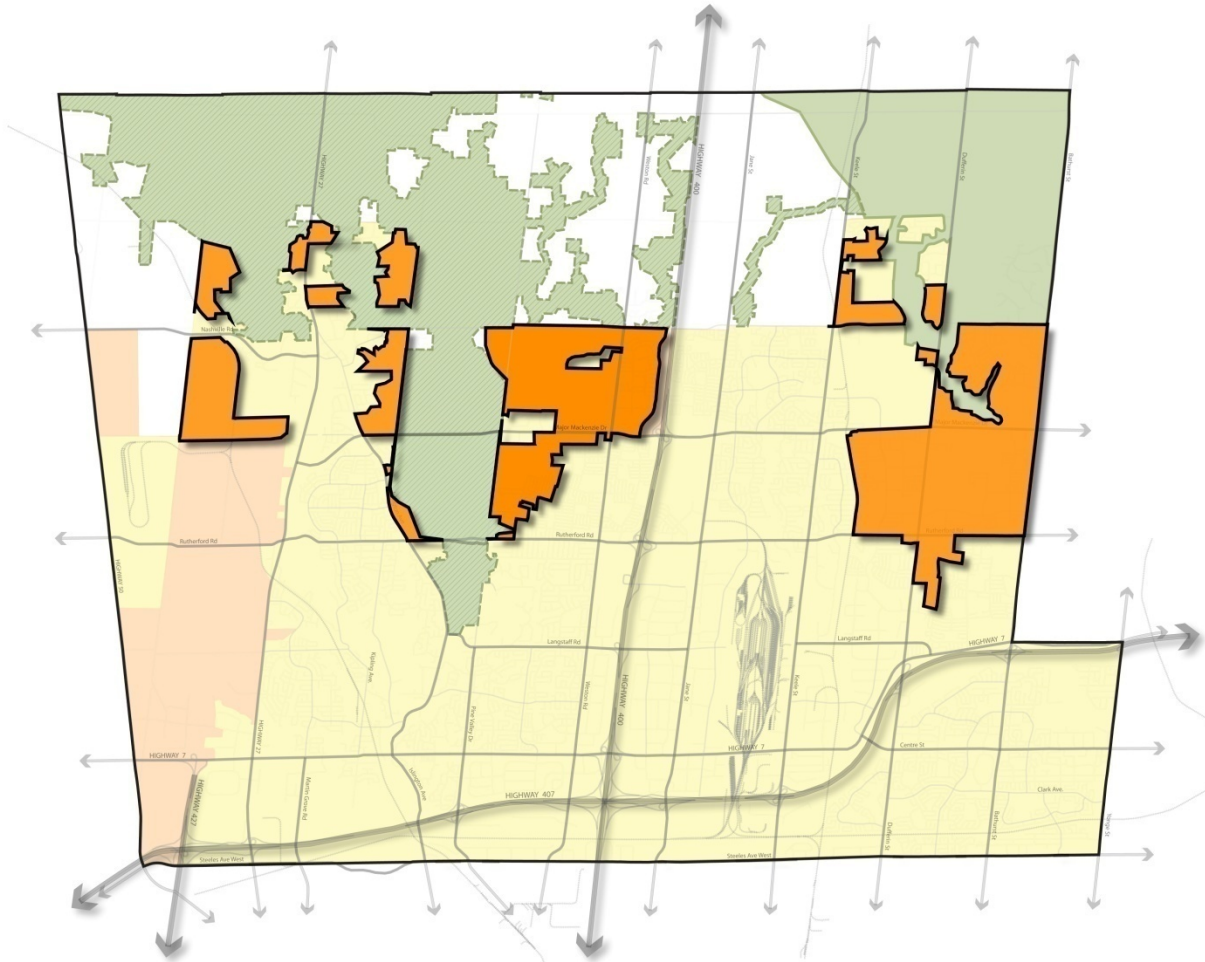
Where &
How to
Grow

Option 1: Additional Intensification in Designated Built Area



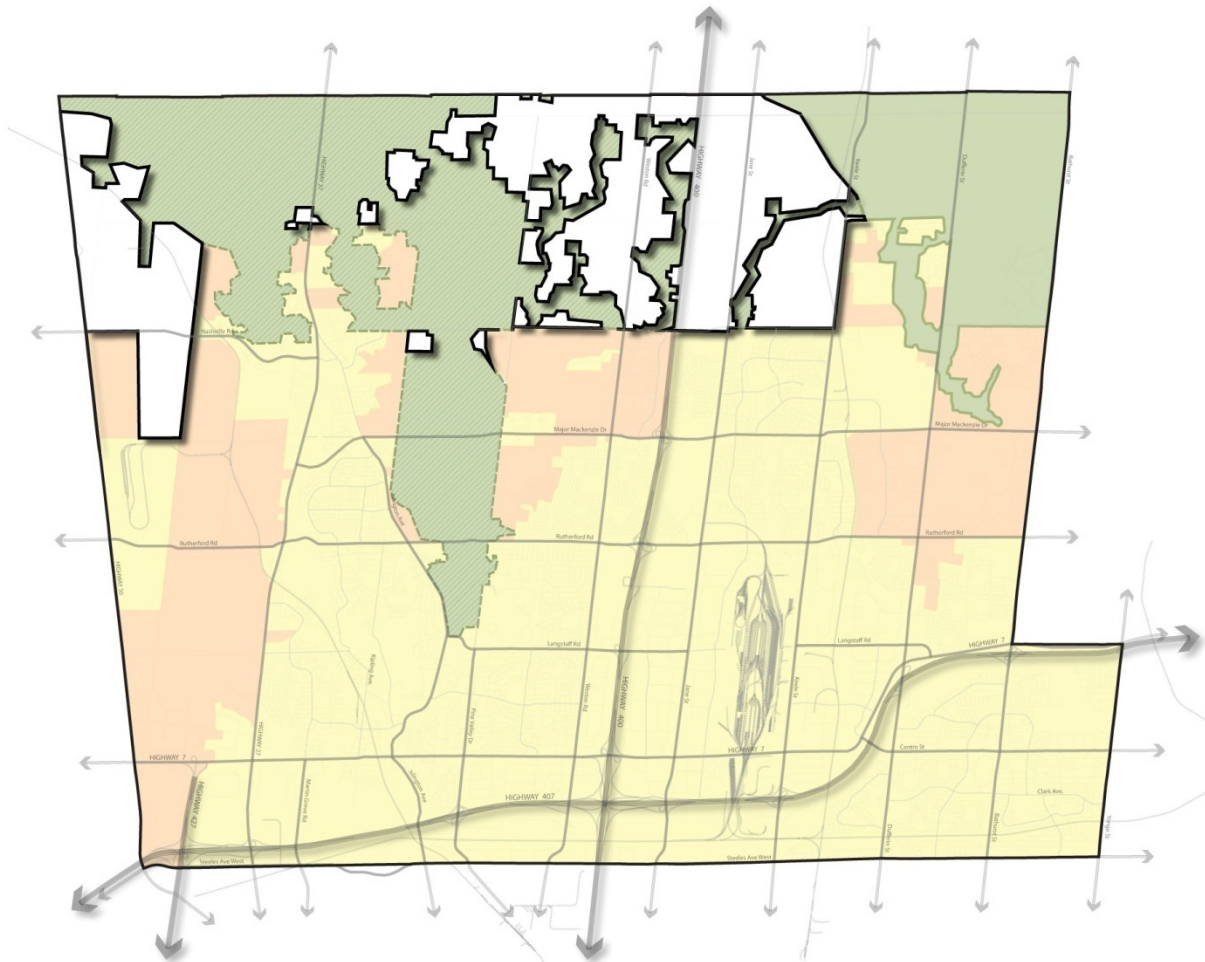
Where &
How to
Grow

Option 2: Additional Units in Unbuilt Greenfield Areas



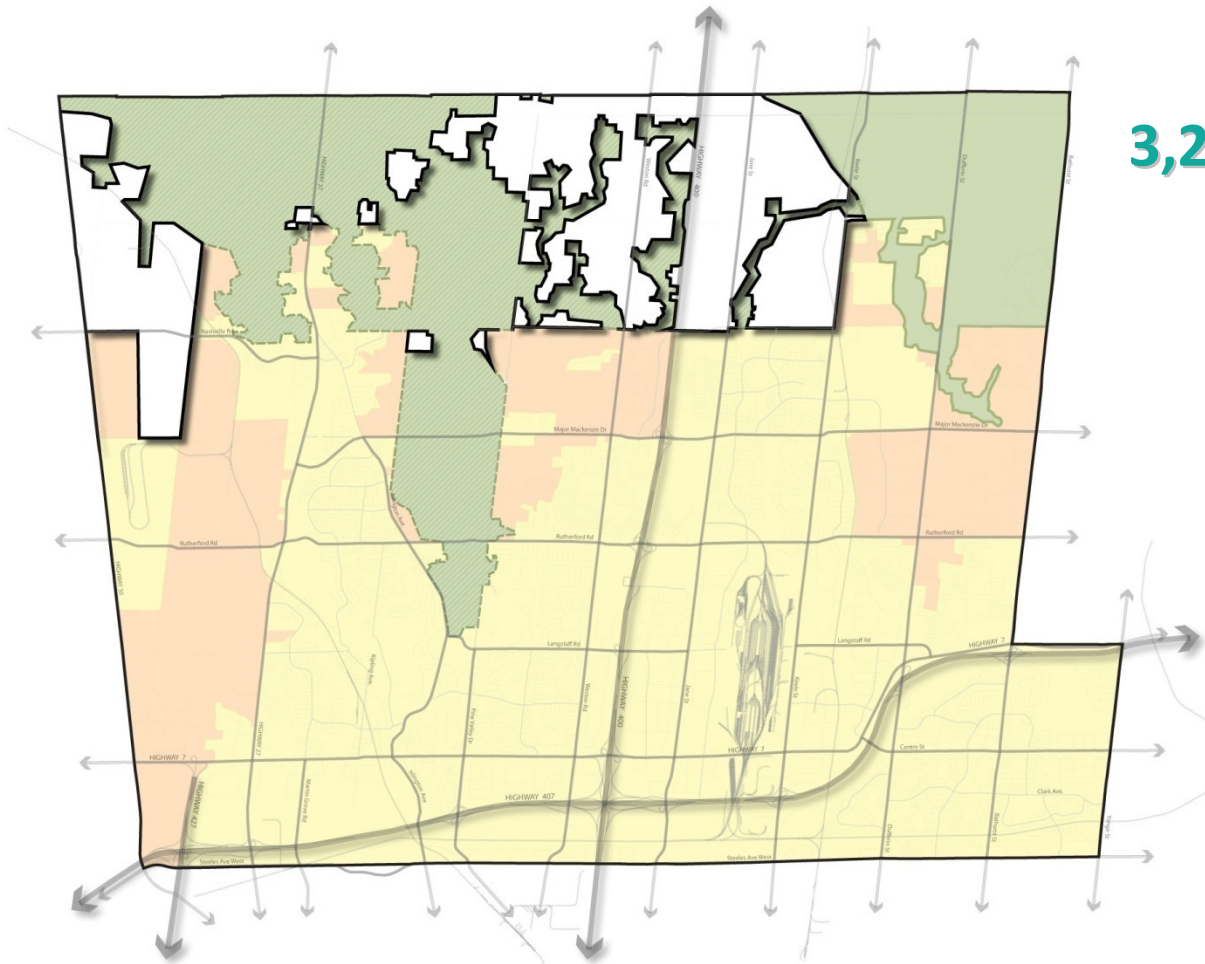
Where &
How to
Grow

Option 3: Urban Boundary Expansion into the Whitebelt



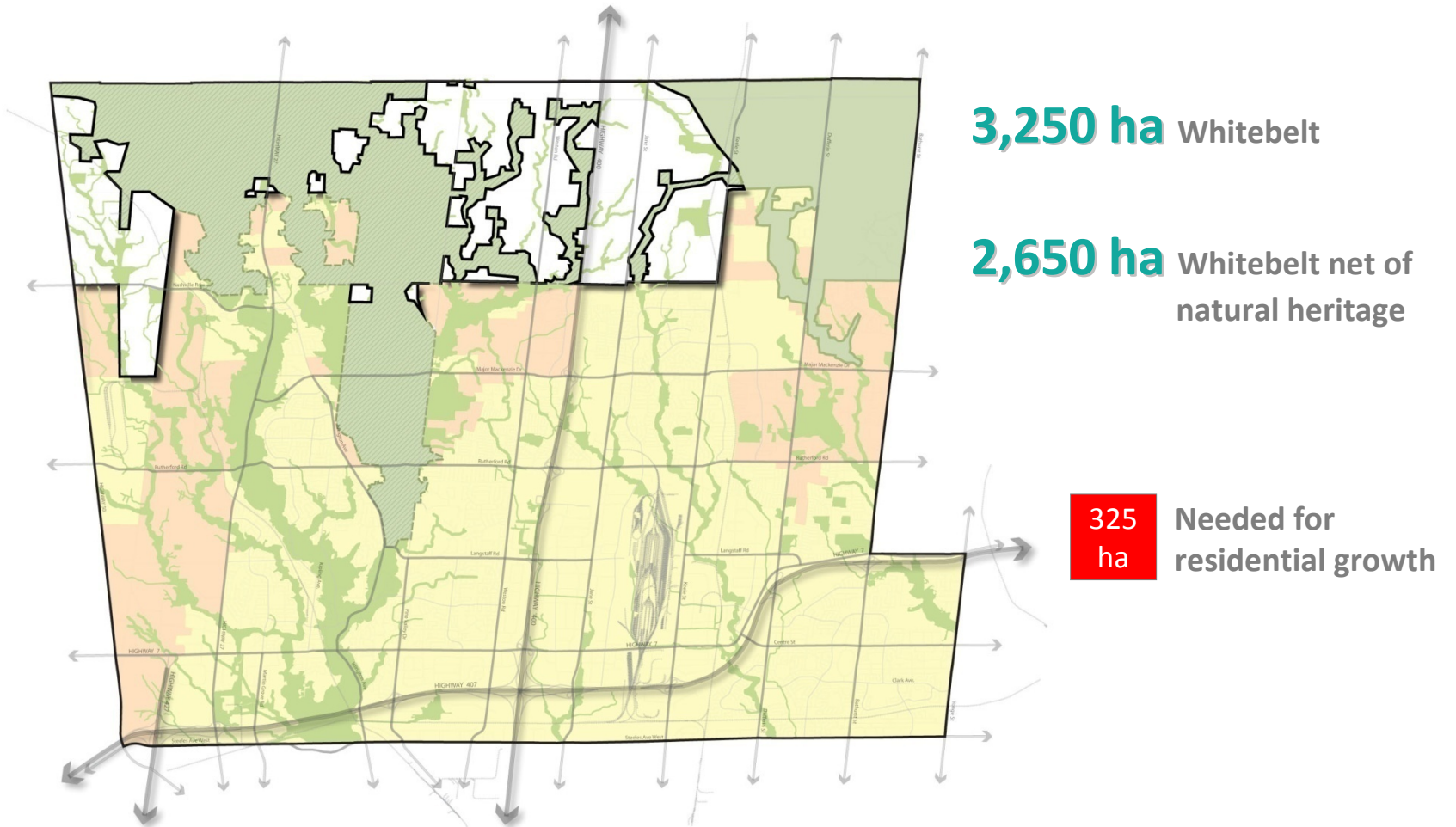
Where &
How to
Grow

What would an urban boundary expansion look like?

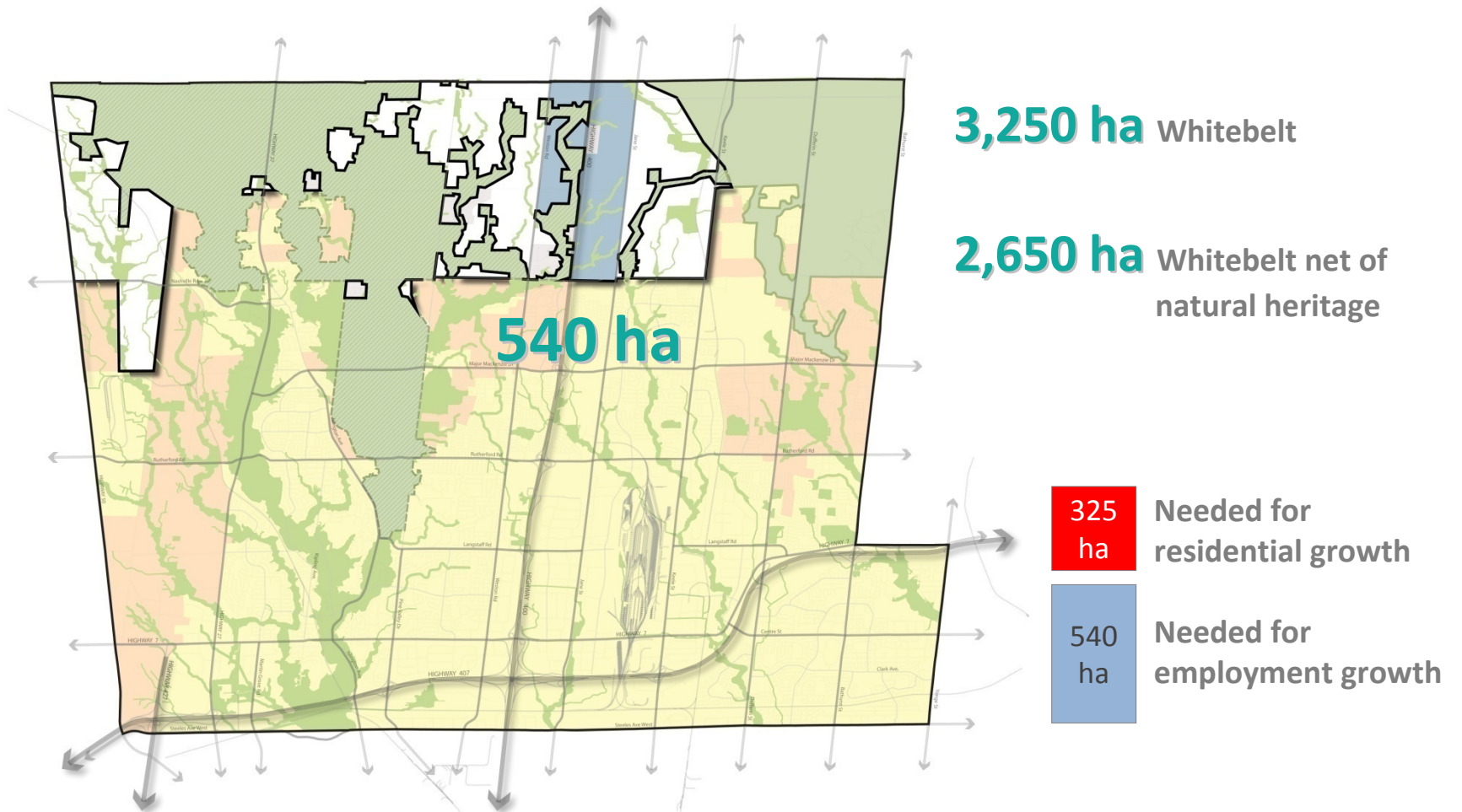


3,250 ha Whitebelt

What would an urban boundary expansion look like?

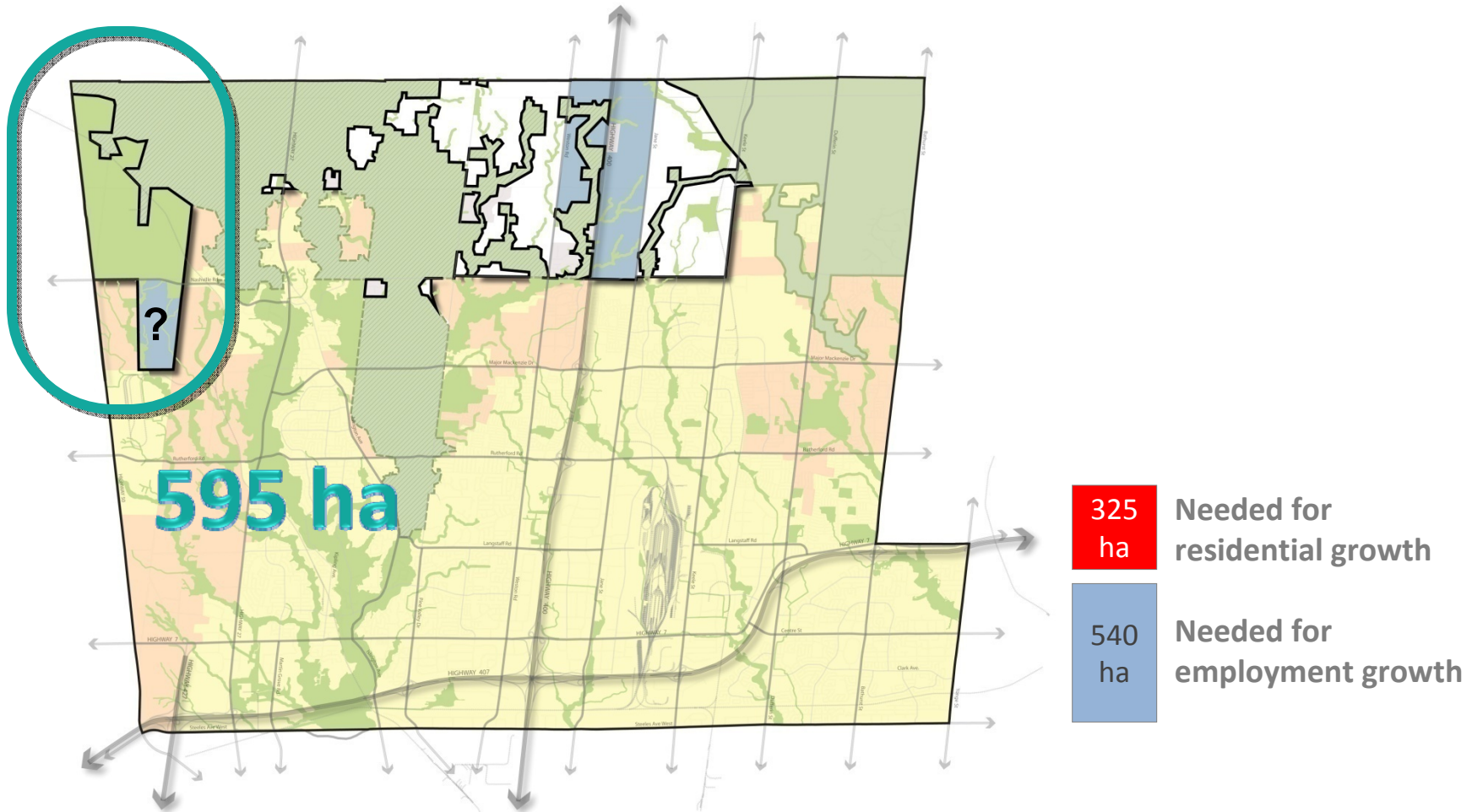


What would an urban boundary expansion look like?



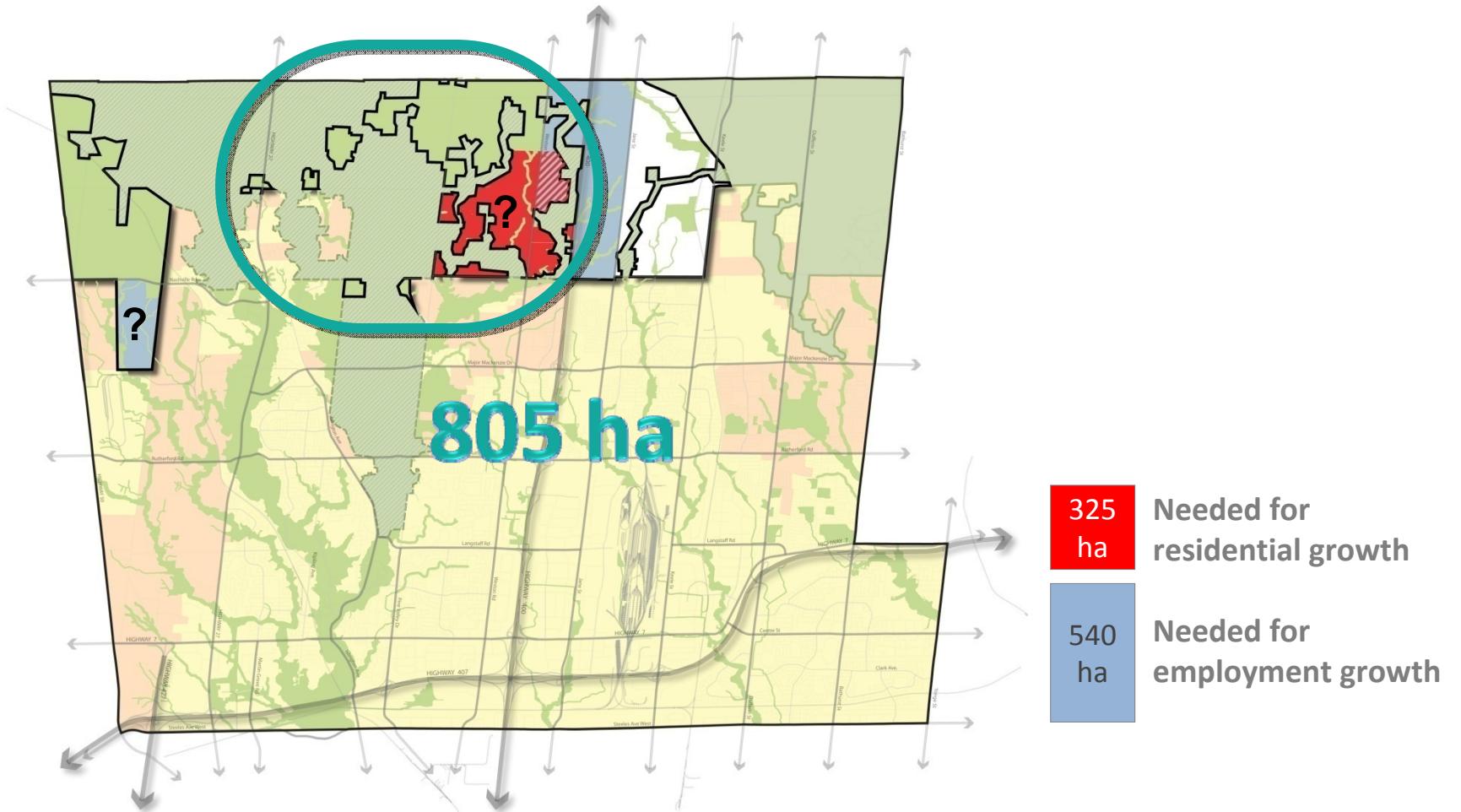
Where &
How to
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Urban Boundary Expansion Options Northwestern Vaughan



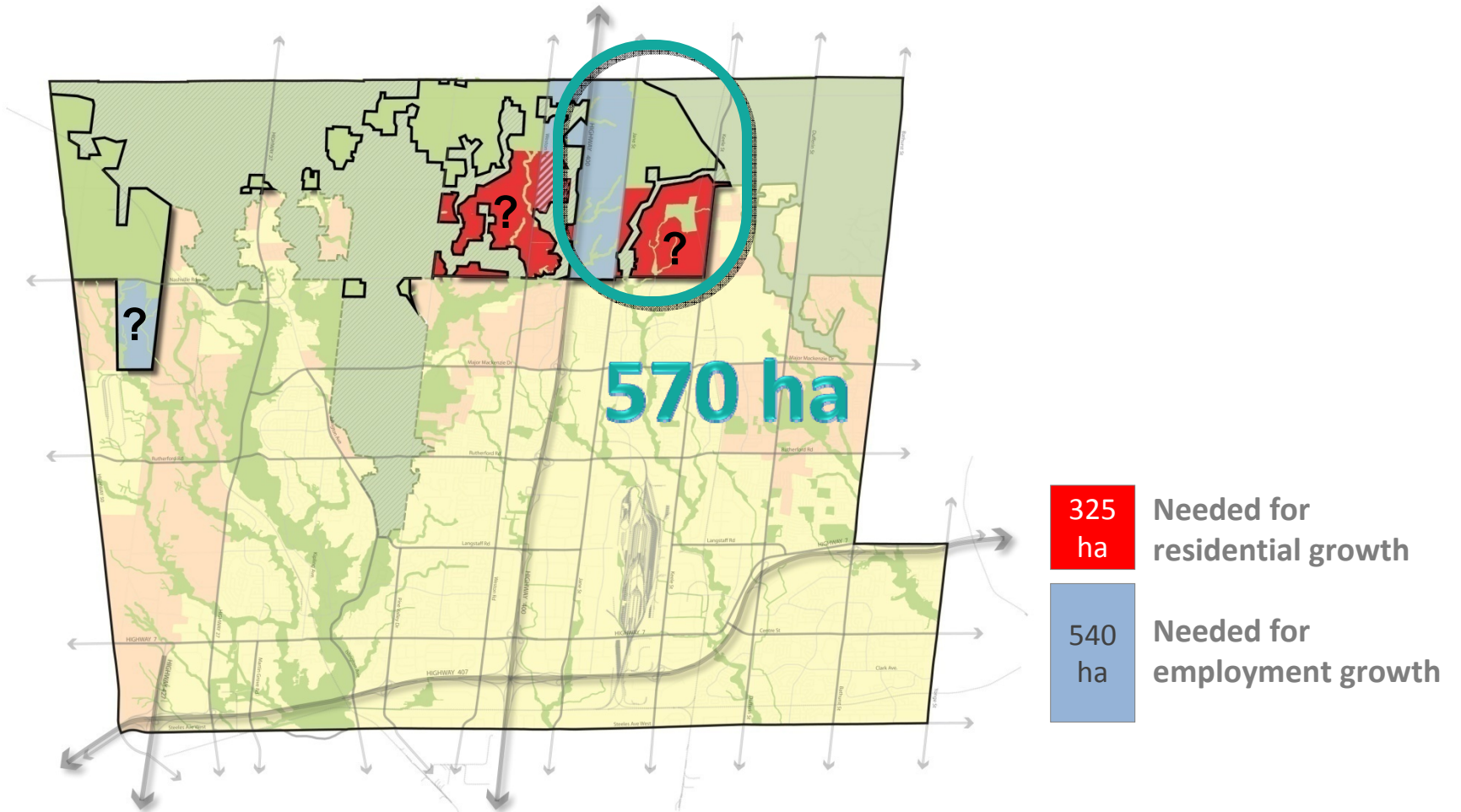
Where &
How to
Grow

Urban Boundary Expansion Options North Weston



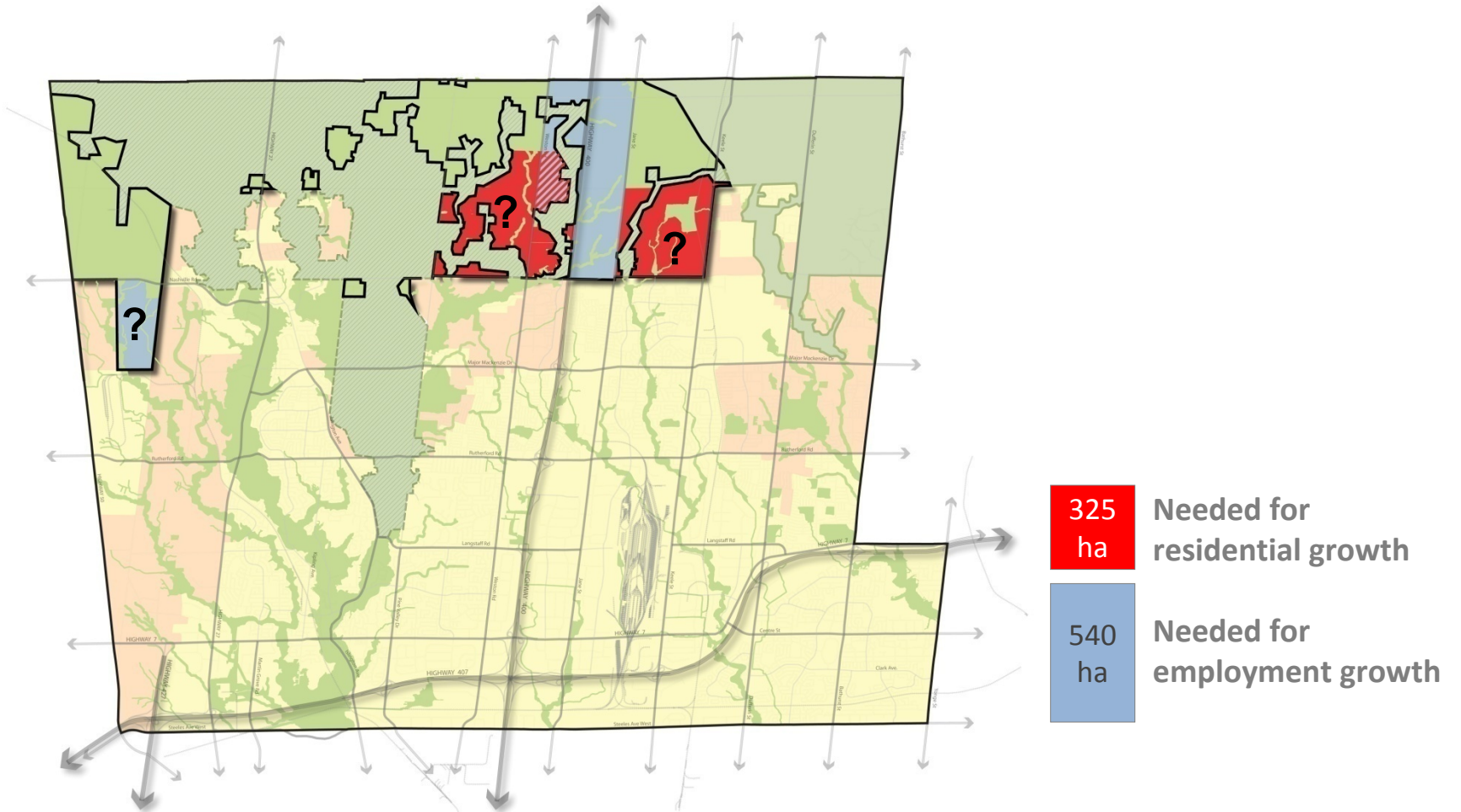
Where &
How to
Grow

Urban Boundary Expansion Options North Jane



Where &
How to
Grow

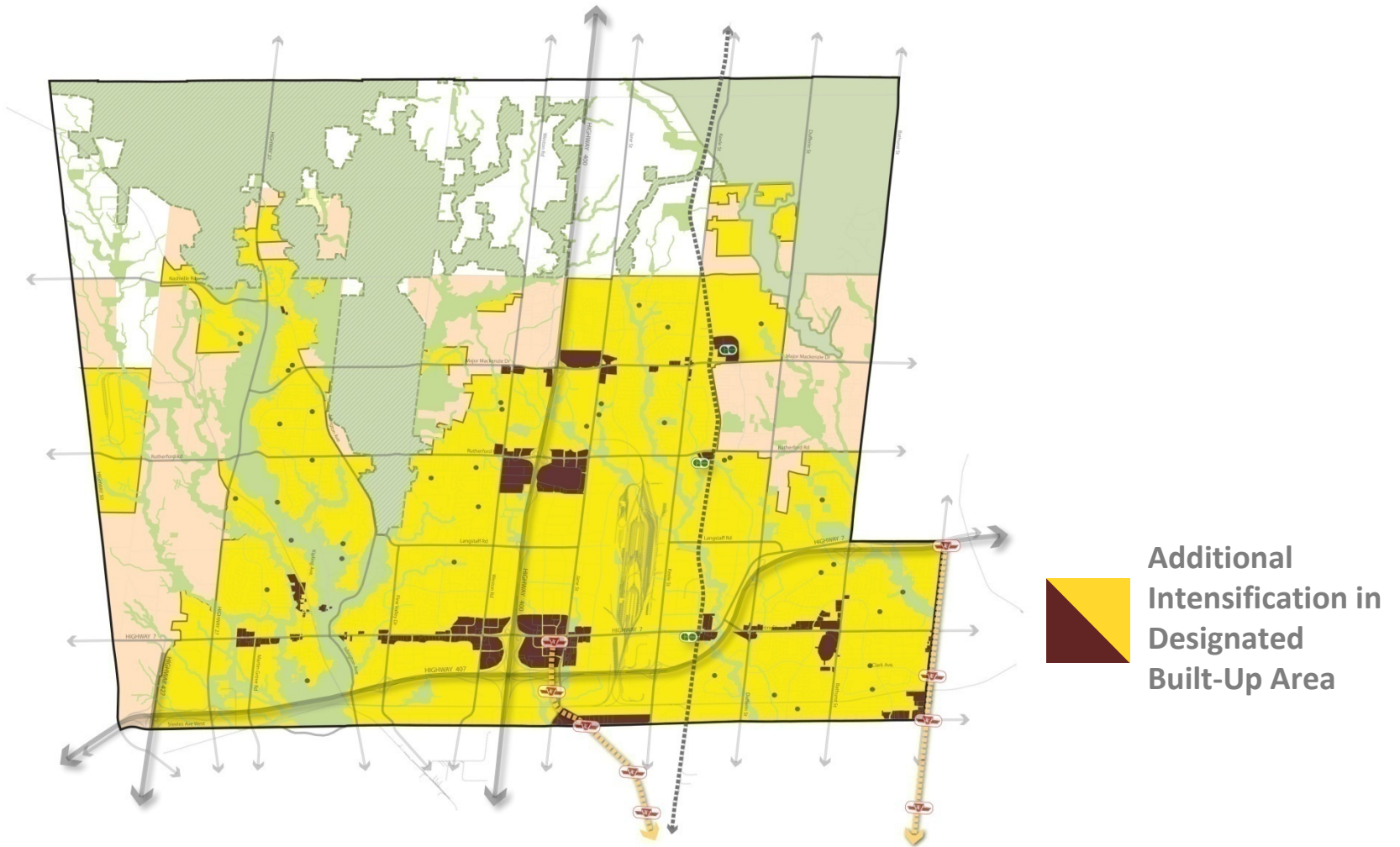
Urban Boundary Expansion Options



Where &
How to
Grow

Choices to Accommodate Growth

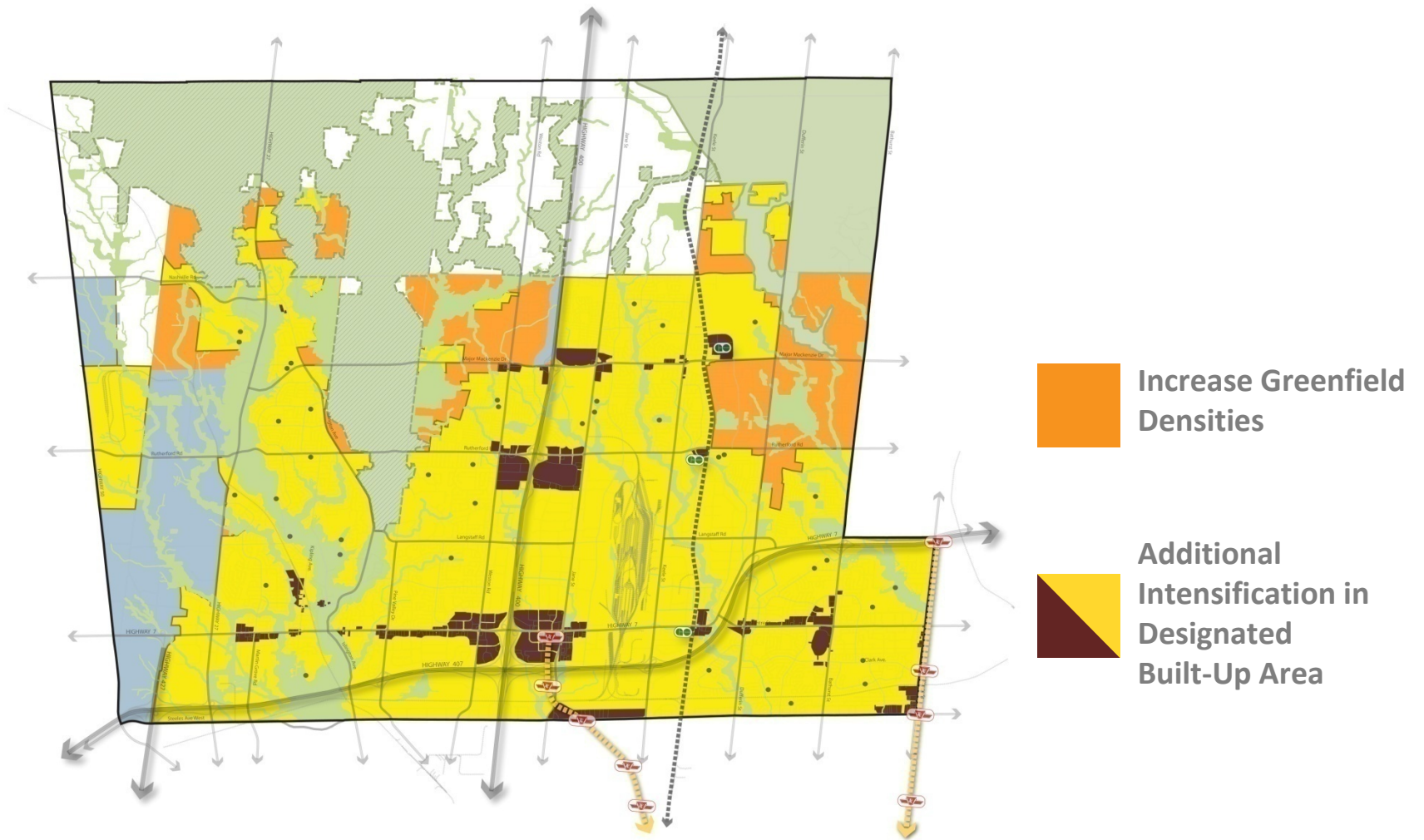
Where should new units go?



Where &
How to
Grow

Choices to Accommodate Growth

Where should new units go?



Where &
How to
Grow

Choices to Accommodate Growth

Where should new units go?

