

03

**Policy Background &
Existing Land Use
Conditions**

**Vaughan Mills Centre
Secondary Plan**

Land Use Policy Context

Provincial Policy Context

The Provincial Policy Statement, 2005

- policy direction on matters of Provincial interest related to land use planning and development
- Strong livable and healthy communities
- Intensification as a means to accommodate growth and increase urban vitality
- Land use patterns, densities and mix of uses that minimize vehicular trips
- Viable choices for public transportation

Places to Grow: The Growth Plan for the Greater Golden Horseshoe, 2006

- Reduce auto dependency, through mixed-use, transit-supportive and pedestrian friendly development and a greater range of transit options
- Efficient use of infrastructure, higher densities and a mix of uses, complete communities, preserve employment areas, mix of housing including affordable, high quality public open spaces and conserve and enhance natural and built heritage.



Regional Policy Context

- **The York Region Official Plan, 2009**

- Study Area as part of the Urban Area
- Jane and Rutherford identified as Urban Corridors
- Policies that target most development intensification within the built up portions of the urban area
- Concentrated along and within Local and Regional Corridors and Centres

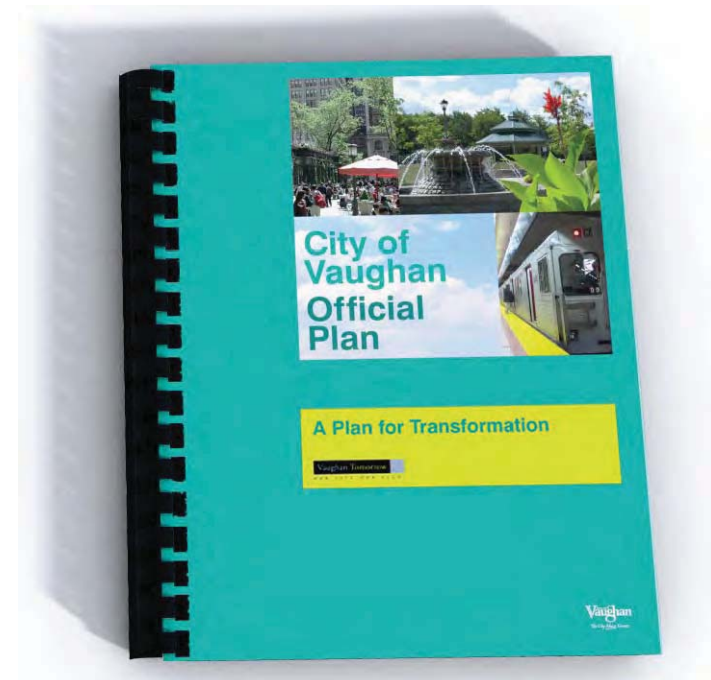
- **York Region Transportation Master Plan, 2009**

- plan provides for new facility, services and infrastructure upgrades, which will affect the area
- Highway 400 as a corridor to support Expressway Bus Services
- Jane Street to Major Mackenzie as a **Rapid Transit Corridor** and Rutherford and Weston as **Transit Priority Network** areas



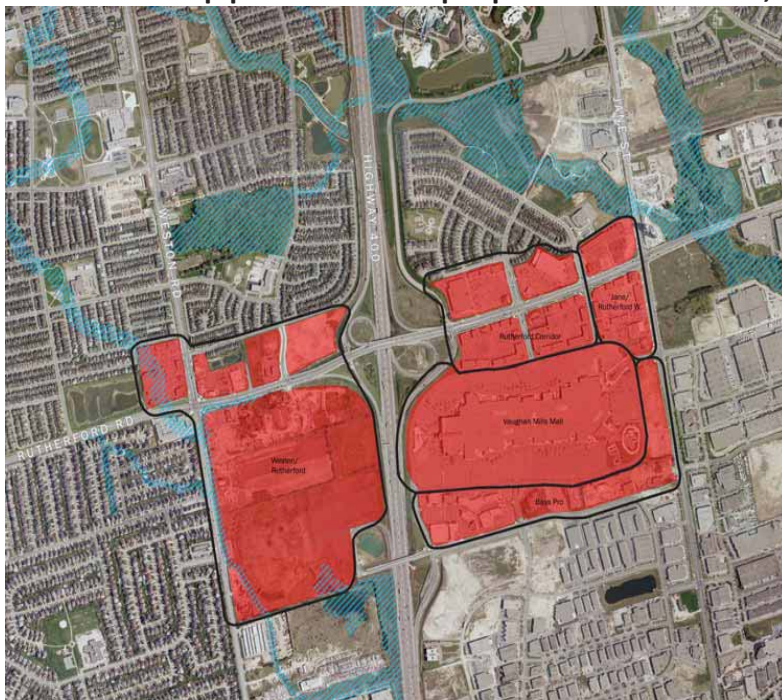
Local Policy Context: Background Studies (VOP 2010)

- **Vaughan Tomorrow – The City’s Growth Management Strategy**
- Numerous studies, all informing a new Official Plan (TMP, Green Directions, Active Together etc.
- Guided by extensive consultations with the community
- VOP 2010 Vision based on 8 themes:
 - Strong and diverse neighbourhoods
 - Robust and prominent countryside
 - Diverse economy
 - Vibrant and thriving downtown
 - Moving around without the car
 - Design excellence and memorable places
 - Green and sustainable city
 - Directing growth



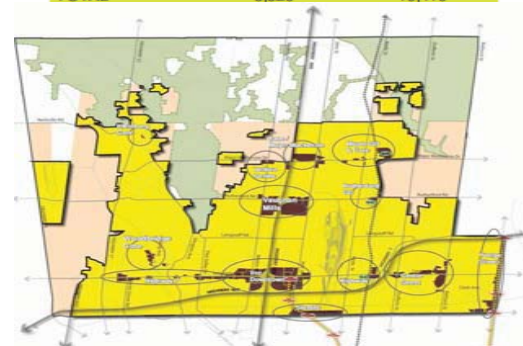
Local Policy Context: Background Studies

- **Where & How to Grow Report**
- Growth Management background report to inform the Vaughan Official Plan 2010.
- Identified **preliminary** areas possible for intensification in the context of the new legislation such as Growth Plan and York Region Official Plan.
- Identified Vaughan Mills area as “Mixed-Use Opportunity Area” and “Priority Area” for intensification. Boundaries of the area have since been refined.
- Identified **preliminary estimated capacity analysis** for intensification areas. Vaughan Mills Area was estimated for a development capacity of 5,000 – 9,000 residential units and an approximate population of 19,000 people.



Intensification Summary

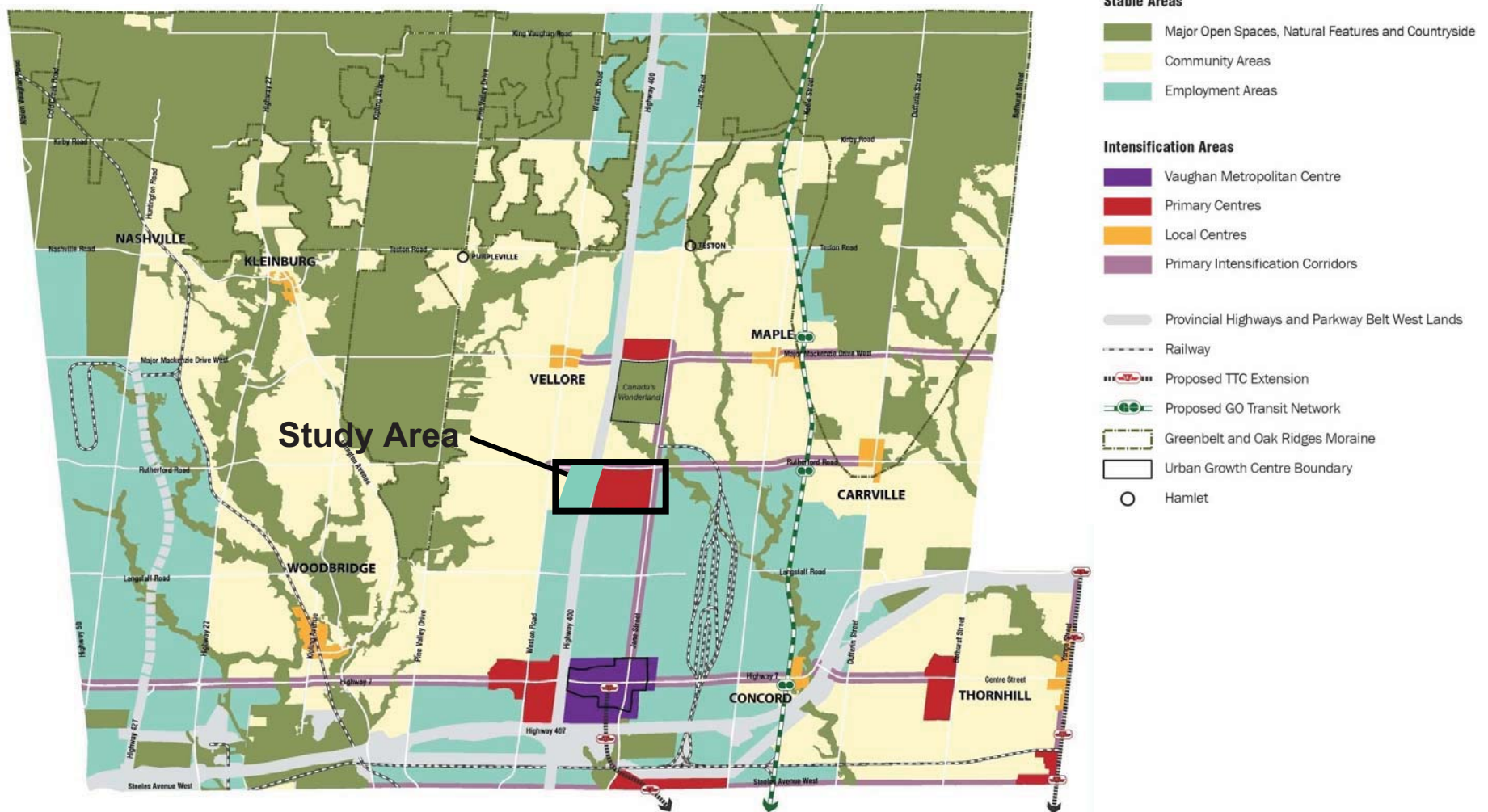
| | Units | People |
|----------------------|--------------|---------------|
| Weston / Rutherford | 2,863 | 6,443 |
| Rutherford Corridor | 1,011 | 2,241 |
| Jane / Rutherford W. | 916 | 1,941 |
| Vaughan Mills Mall | 2,939 | 6,097 |
| Bass Pro | 1,091 | 2,387 |
| TOTAL | 8,820 | 19,110 |



- Lands within the 2006 built boundary
- Priority Opportunity Area to 2031

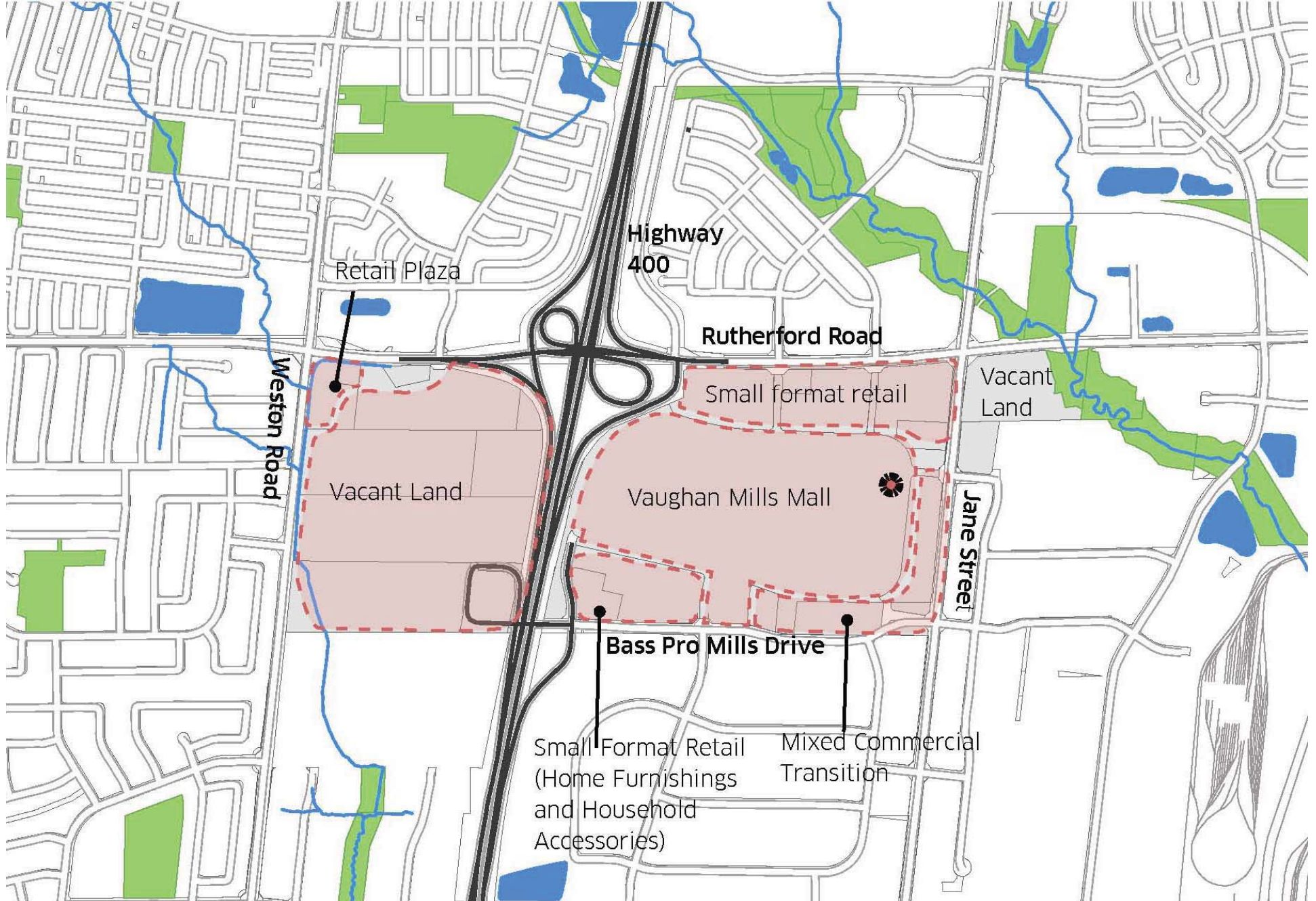
Local Policy Context: Urban Structure (VOP 2010)

- **The Vaughan Mills Secondary Plan area** – Primary Centre and Employment Area
- **Primary Centres** - locations for intensification accommodated in the form of predominantly mixed-use high- and mid-rise buildings, developed at an intensity supportive of transit
- **Employment Area** – a stable area for a variety of industrial, manufacturing, warehousing, small and medium-sized offices, ancillary retail uses and parks



Existing Conditions:
Land Use, Built Form & Recent Development
Proposals

Existing Conditions: Built Form Character



Existing Conditions: Recent Development Proposals

Future development within Vaughan Mills Centre will encourage development intensification that builds on the urban structure framework established in the VOP 2010.

