

11.17 The VMC Secondary Plan

The VMC Secondary Plan adopted by Vaughan Council on XXXX / approved by the Ministry of Municipal Affairs and Housing on XXXX.

11.17.1 General

- 11.17.1.1 The following policies, including Part A, Part B and Schedules A - J, constitute the policies of the VMC Secondary Plan, as identifies on Schedule 14-A. Appendix A is for information purposes only and does not constitute part of the VMC Secondary Plan.

THE VMC PLAN

Secondary Plan for the Vaughan Metropolitan Centre

April 2025 DRAFT



TABLE OF CONTENTS

PART A: THE PREAMBLE

THE PREAMBLE	2
Introduction.....	2
Location.....	2
Policy Context.....	4
Purpose	5
Document Structure.....	6

PART B: THE SECONDARY PLAN

1.0 INTRODUCTION.....	8
2.0 VISION AND PRINCIPLES	9
2.1 Transit-oriented	9
2.2 Walkable	9
2.3 Connected.....	10
2.4 Diverse	10
2.5 Vibrant.....	10
2.6 Balanced	10
2.7 Sustainable	11
2.8 Beautiful	11
3.0 OBJECTIVES	12
4.0 GROWTH MANAGEMENT	17
4.1 General Policies	17
4.2 Supporting Growth	18
4.3 Orderly Development	18
5.0 STREETS AND TRANSPORTATION.....	20
5.1 General Policies	21
5.2 Public Transit	22
5.3 Street Network	23
5.4 Streetscaping	28
5.5 Active Transportation Network.....	29
5.6 Parking.....	30
5.7 Curbside Management	31
6.0 ENERGY, WATER AND THE NATURAL ENVIRONMENT	32
6.1 General Policies	32
6.2 Energy Infrastructure.....	33
6.3 Water and Wastewater Services	34
6.4 Stormwater Management	34
6.5 Environmental Site Design	35
6.6 Natural Heritage	36
6.7 Black Creek Renewal – Channel and Floodplain.....	37
7.0 PARKS AND OPEN SPACES	39
7.1 General Policies	39
7.2 Park Types.....	41

7.3	Park Location and Design Requirements	42
7.4	Encumbrances in Parks.....	44
7.5	Interim Open Space	45
7.6	Implementation.....	46
7.7	Environmental Open Space.....	47
8.0	COMMUNITY SERVICES, CULTURAL FACILITIES AND PUBLIC ART	50
8.1	General Policies	50
8.2	Schools	52
8.3	Day Care Facilities	54
8.4	Cultural Facilities and Public Art	54
9.0	LAND USE, DENSITY AND BUILT FORM	56
9.1	General Land Use and Density Policies	56
9.2	Mixed Use	61
9.3	Neighbourhood.....	62
9.4	Mixed Non-Residential	63
9.5	Parks.....	64
9.6	Environmental Open Space.....	64
9.7	Housing.....	64
9.8	Retail.....	66
9.9	Built Form.....	68
9.10	Parking and Servicing Facilities.....	73
10.0	ADMINISTRATION AND INTERPRETATION	76
10.1	Application.....	76
10.2	Status of Uses Permitted Under Previous Official Plans	76
10.3	Site Specific Policies	76
10.4	Interpretation	77
11.0	IMPLEMENTATION	79
11.1	General	79
11.2	Municipal Finance	80
11.3	Infrastructure	81
11.4	Plans of Subdivision	81
11.5	Zoning By-law	82
11.6	Site Plan and Design Review	83
11.7	Development Applications	83
11.8	Community Improvement	84
11.9	Monitoring	85
11.10	Technical Revisions to the Secondary Plan.....	86

SCHEDULES

Schedule A: VMC Boundary and PMTSA Boundaries
Schedule B: Transit Network
Schedule C: Street Network
Schedule D: Active Transportation
Schedule E: Parks and Open Spaces
Schedule F: Community Services and Cultural Facilities
Schedule G: Land Uses
Schedule H: Areas for Retail, Service Commercial, or Public Uses
Schedule I: Flood Plain and Environmental Open Space
Schedule J: Site Specific Policy Areas

APPENDIX A: STREET CROSS SECTIONS

Figure A: Highway 7
Figure B: Jane Street, North of Highway 7
Figure C: Jane Street, South of Highway 7
Figure D: Minor Arterial (33-metre ROW)
Figure E: Major and Special Collectors (33-metre ROW)
Figure F: Minor Collector (26-metre ROW), Parking on Both Sides
Figure G: Minor Collector (26-metre ROW), Parking on One Side
Figure H: Local Street (22-metre ROW), Parking on Both Sides
Figure I: Local Street (20-metre ROW), Parking on One Side
Figure J: Vehicular Mews (17-metre ROW)
Figure K: Non-vehicular Mews (15-metre ROW)

Part A

The Preamble

The Preamble

Introduction

The Vaughan Metropolitan Centre (“VMC”) Secondary Plan is a planning framework to guide the future development of Vaughan’s downtown.

It represents a vision of high-density built form and a mix of residential, employment, retail, and civic uses that will create an intensity of activity suitable for the centre of a dynamic and growing city. As part of this mix, the VMC will host a parks and open space system, civic facilities, cultural venues and retail and commercial offerings that reinforces its role as a downtown, while also meeting the daily needs of residents, workers and students, locally and within walkable distances.

Centred on the intersection of the subway and bus rapid transit (“BRT”), the VMC will have the infrastructure to create a balanced transportation system where people have many viable choices of how to get around: private vehicle, transit, walking, cycling or micro-mobility options like car share, e-bikes and e-scooters.

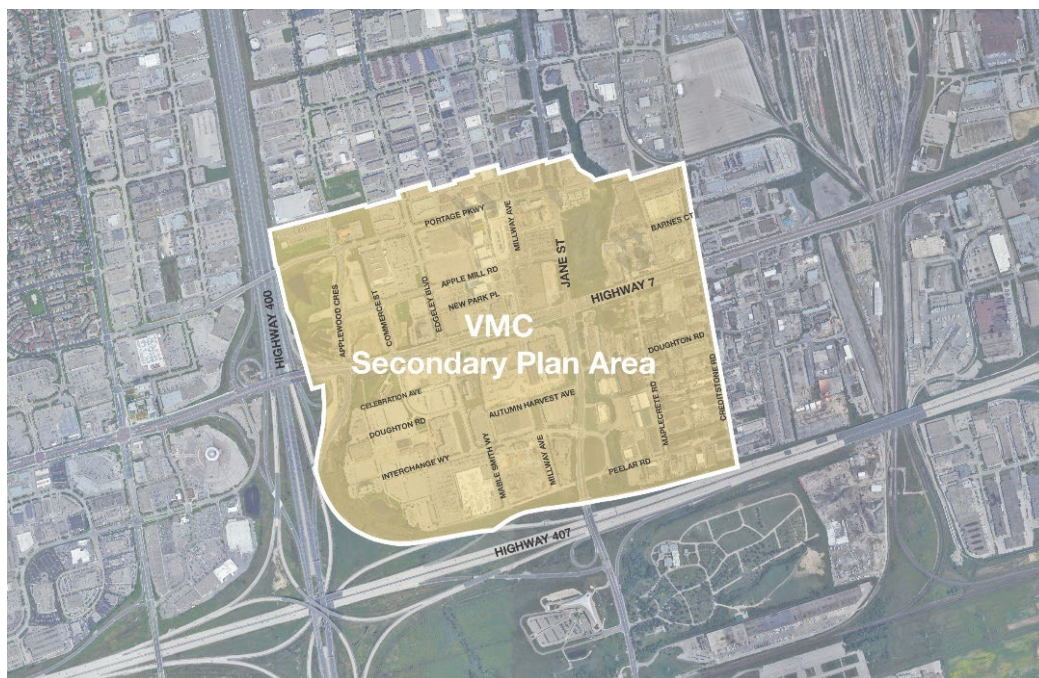
As it develops, special care will be paid to the quality of the places being created in the VMC, especially in the design of the public spaces and the buildings that frame them, to contribute to a stimulating and comfortable environment that enhances the quality of life of those who experience it.

This vision is rooted in the 2010 Secondary Plan for the VMC, approved in 2017. Major progress toward this vision has been made and key pieces of the downtown put in place: the VMC subway station, the York Region Transit Smart VMC Bus Terminal and Highway 7 BRT, progress on the Black Creek Renewal Project, major private sector development and the creation of public spaces. The 2025 update to the Secondary Plan presented in this document refreshes this vision and identifies the next steps in the VMC journey.

Location

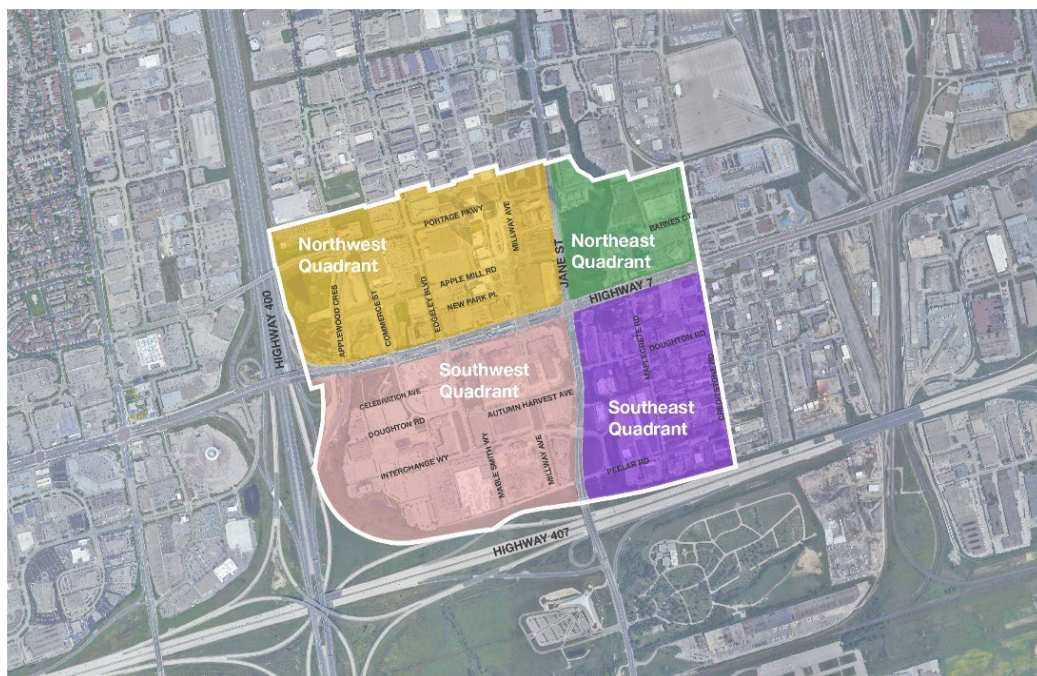
The VMC is located in the City of Vaughan, as identified on Map 1. Generally, the boundary conditions of the VMC are defined by:

- To the east, the boundary is Creditstone Road. The area to the east of the VMC is occupied by industrial/employment lands, the rail corridor and, to the north-east, the CN MacMillan Rail Yard;
- To the south, the boundary is Highway 407;
- To the west, the boundary is Highway 400, which separates the VMC from the Weston 7 Secondary Plan Area; and
- To the north, the boundary runs along the northern property line of parcels on the north side of Portage Parkway. The area to the north is a mix of retail/service uses and industrial employment uses.



Map 1 – VMC Secondary Plan Area: Location

The VMC incorporates a total of approximately 235 hectares of land. Highway 7 bisects the VMC on an east-west axis and Jane Street forms the north-south axis. Together these roads divide VMC into four quadrants as identified on Map 2.



Map 2 – VMC Secondary Plan Area: Quadrants

Policy Context

The VMC is subject to a hierarchy of planning policies from the provincial to the municipal level. The parts of the planning policy framework most relevant to the VMC are:

- The Provincial Planning Statement (2024); and
- The City of Vaughan Official Plan (2025).

Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 (“PPS”), issued under the *Planning Act*, provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for achieving provincial goals, including to:

- Increase the supply and mix of housing options, addressing the full range of housing affordability needs;
- Support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity;
- Support the achievement of complete communities;
- Reduce greenhouse gas emissions and prepare for the impacts of a changing climate;
- Provide infrastructure and public service facilities in an efficient manner; and
- Provide transportation systems which are safe, energy efficient and facilitate the movement of people and goods.

The PPS prioritizes compact and transit-supportive design and optimizing investments in infrastructure and public service facilities. Planning authorities are encouraged to identify and focus growth and development in strategic growth areas. Among these, Protected Major Transit Station Areas (“PMTSAs”) are to be identified and planned to meet minimum density targets and designed to be transit supportive and achieve multi-modal access.

City of Vaughan Official Plan (2025)

The Vaughan Official Plan 2025 (“VOP 2025”) establishes the City of Vaughan’s vision for future development, guiding land use, housing supply, environmental protection, and overall growth to ensure a sustainable and prosperous community.

Relative to the VMC, the VOP 2025’s primary objectives in managing future growth include:

- Absorbing a significant amount of new growth through intensification within the built-up area;
- Identifying strategic growth areas as the primary locations for accommodating intensification;
- Providing for a diversity of housing opportunities in terms of tenure, affordability, size and form;
- Fostering complete communities with a compact, accessible urban form that supports transit service and promotes walking, cycling and other forms of active living;

- Promoting public transit use by encouraging transit-supportive densities and an appropriate mix of uses along transit routes, and particularly within PMTSAs around subway stations, York Region Rapid Transit (“VIVA”) stations, GO stations and future rapid transit stations;
- Establishing a culture of design excellence with an emphasis on providing for a high-quality public realm, appropriate built form and attractive architecture;
- Strengthening environmental sustainability through the protection of natural features and ecological functions and by requiring all new development to follow the City’s Sustainability Metrics Program; and
- Developing an open space network of linked, active and passive parks, public spaces, greenways and natural areas throughout the City.

The VOP 2025 includes an urban structure which establishes a hierarchy of strategic growth areas. The VMC sits at the top of that hierarchy in term of density and intensity of use. As the City’s downtown, it shall be planned to be transit-supportive and walkable, while ensuring it provides the highest intensity and widest mix of uses in the City. This mix of uses shall include, but is not limited to, commercial, major office, residential, retail, entertainment, hospitality and institutional uses, parks and open spaces and community gathering places. The VMC shall bring residents of Vaughan and beyond, of all ages, abilities, and cultures, to its centre.

The VOP 2025 directs strategic growth areas, such as the VMC, to accommodate employment activities that are compatible with residential uses, in order to support many of Vaughan’s economic sectors, particularly office uses, retail, tourism and cultural industries, in locations where multi-modal transportation and existing or planned frequent transit service will be available.

The VMC is also comprised of three PMTSAs, centred on the area’s high order transit stations, for which the VOP 2025 establishes minimum gross density targets of people and jobs per hectare, gross minimum populations and jobs and gross minimum floor space index.

In contemplating how growth will be absorbed over time, the VOP 2025 establishes that population, housing, and employment growth will be phased and aligned with infrastructure development and provision of municipal and community services.

Purpose

This document was prepared under the provisions of the *Planning Act* and, together with Volume 1 of the VOP 2025, constitutes the Official Plan for the VMC. Its purpose is to establish the planning framework and policies that will guide development of the VMC over the next 25 years. It will be used by the City, the Region of York and various public agencies as the basis for planning and designing infrastructure, community facilities and services, and other public projects in the VMC. It will also inform the planning of these matters at the scales of the City, the Region and the Greater Toronto Area. Finally, this Plan will be the primary tool used in the review of development proposals and applications in the VMC, including Plans of Subdivision, Plans of Condominium, Zoning By-law Amendments, and Site Plan Approvals. It is the City’s intent that all public and private development in the VMC will comply with this Plan.

Document Structure

This document comprises two parts. Part A provides an introduction to the VMC Secondary Plan Area and an overview of the broader existing policy framework within which the Secondary Plan will reside. Part B constitutes the actual Secondary Plan. It begins with a description of the long-term vision and general principles behind the Plan before setting out the objectives for the VMC. The bulk of Part B describes the intended structural framework for the VMC in terms of public transit, streets, community facilities, parks, open spaces and land use, and contains policies regarding all aspects of development. Part B concludes with a description of the actions and tools required to implement the Plan.

The Schedules attached to this document form part of the Secondary Plan. Appendix A contains figures illustrating streetscape cross-sections and is technically not part of the Plan; however, it will be referred to during the review of development applications and capital projects to implement the intent of the Secondary Plan policies. All other images in this document, apart from the Schedules, including diagrams and photographs, are for illustration purposes and are not intended to be prescriptive.

Part B

The Secondary Plan

1.0

INTRODUCTION

This Secondary Plan (“this Plan”) constitutes a part of the City of Vaughan Official Plan 2025 (“VOP 2025”) and as such is intended to guide and regulate development of the Vaughan Metropolitan Centre (“VMC”), as identified in Schedule A. It replaces the previous version of the VMC Secondary Plan and all previous Official Plan Amendments applicable to the VMC.

Users of this Plan should refer to the comprehensive VOP 2025 for general policies applicable to the VMC. Volume 1 of the VOP 2025 and Part A of this document also provide context and background to planning and development in the VMC. This Plan is intended to build upon Volume 1, providing elaboration and details on a range of planning matters specific to the VMC. Where the policies of this Plan conflict with those in Volume 1 of the VOP 2025, the policies of this Plan shall prevail.

The term “development block”, as used in this Plan, refers in all cases to land intended for development and surrounded on all sides by existing or planned public streets or public open spaces.

2.0

VISION AND PRINCIPLES

The City of Vaughan is creating a downtown—an intense, dynamic community that in time will become the heart of the city, economically, culturally and physically. Downtowns take many forms and evolve in many different ways. Successful contemporary city centres share these basic traits:

- They contain a range of uses and activities, providing diverse opportunities for working, living, learning, shopping, recreation and culture.
- They can be fully experienced on foot.
- They are highly accessible by all other modes of urban transportation, including transit, bicycle and automobile, and are hubs for local transit.
- They have the greatest density of buildings and people in the city.
- Their public realms are rich and generous, are built to a high standard, and comprise a variety of spaces and institutions, including places for civic gatherings and celebrations.

Increasingly, downtowns are also the focus for a range of sustainability initiatives supported by their density and form, such as district energy systems, green roofs, and bike share and auto share programs.

The long-term vision for the VMC that underlies this Plan was developed in consultation with Vaughan citizens. The vision is described below under seven general principles that summarize what the VMC should strive to be.

The following principles describe the long-term vision for the VMC:

Transit-oriented

- The highest development densities will be concentrated around the subway station, York Region Rapid Transit (“VIVA”) stations, and regional bus station.
- Transit stations will be attractive and contain passenger amenities.
- Access to transit will be enhanced by direct, safe and comfortable routes from the entire VMC area.
- Transit stations will be integrated with surrounding development, including direct connections to the subway station from adjacent development.
- New transit infrastructure and improvements to existing infrastructure will be made to support the VMC as it grows.

Walkable

- A fine-grain network of streets and pathways will minimize walking distances and provide route options.
- A broad mix of uses will be provided within short walking distance of homes and workplaces.

- Buildings that frame the street, and streetscape elements, will support a safe, comfortable and interesting pedestrian environment.
- A diversity of interconnected parks and open spaces will further contribute to enjoyable walking experiences.

Connected

- The street network and transit system will facilitate easy access to and from the downtown by transit, car, bicycle and other modes of active transportation.
- A network of bicycle lanes and paths, linked to the city-wide bicycle network, will be established.
- The VMC will remain accessible to and from Highways 400 and 407.

Diverse

- The VMC will accommodate a variety of housing forms, tenures and unit sizes to support a diverse population.
- Development will feature a mix of built form, land uses and architectural treatment that creates areas of different character.
- A range of jobs will be accommodated.
- Housing will be provided for families at all income levels, and more than a third of new housing units will satisfy criteria for affordability.
- There will be a variety of parks and open spaces offering a range of amenities and experiences.

Vibrant

- Key streets and open spaces will be lined with commercial and other active ground-floor uses to enliven the downtown.
- Civic and cultural facilities, and other destinations, will attract people from across the city and region.
- Institutional uses, community centres, parks and other gathering spaces will provide focal points for social interaction and civic life.

Balanced

- The provision and delivery of parks, community services and retail will proceed in step with the population as the VMC grows to support its needs and enrich its quality of life.
- Development will create a ratio of people to jobs that supports the vision of the VMC as the city's Central Business District ("CBD").
- The pace of development will be coordinated with the provision of transportation infrastructure scaled to the demands of the population and supporting efficient movement by a variety of modes of travel.
- Development will be coordinated with the phasing of improvements to municipal water and wastewater services.

Sustainable

- Downtown will be a model of sustainable development.
- The VMC will feature compact, mixed-use development patterns that support rapid transit and active transportation, in order to reduce the length and carbon intensity of trips.
- Growth will feature built form, energy systems, infrastructure and transportation systems that enable the City to reach its greenhouse gas emissions reduction targets and create a low-carbon economy and resilient community.
- Alternative energy systems, such as renewable energy, on-site generation and district energy systems that improve efficiency and reduce the amount of harmful emissions to the environment, will be explored and developed, and a Community Energy Plan will be prepared.
- Existing significant natural features will be maintained and/or enhanced, the local hydrological system will be designed to maximize positive impacts on the natural environment, and the natural functions of the Black Creek corridor will be improved.
- Areas containing stormwater management facilities will be naturalized and, where feasible, non-conventional stormwater management facilities with a park at the surface may be considered.
- Low Impact Development (“LID”) measures will be encouraged for site development/ redevelopment, where feasible.
- Civic buildings will demonstrate the highest green building standards, and private development will be encouraged to do the same.

Beautiful

- The architecture of buildings will be of a high standard and complement their planned surroundings.
- Naturalized open spaces will frame downtown, major parks will define neighbourhoods, and plazas and intimate green spaces will be found throughout the area.
- Civic buildings and parks will be held to the highest standards of design.
- Public art will be prominent in all civic spaces and along key streets.
- Trees will line all streets and in time become a defining feature of the downtown.

3.0 OBJECTIVES

The project of creating a downtown for the City of Vaughan is well underway. Key transportation infrastructure has been created. Development is building towards a critical mass of population. The amenities to support this growing population – parks, community facilities, and retail and services – have started to take shape.

The creation of a downtown in the VMC requires the cooperation and coordinated actions of many parties, including the City of Vaughan, York Region, transit authorities, other public bodies, and private landowners and developers. This collaboration has catalyzed the creation of the beginnings of a downtown. This plan is intended to support the next stages of growth, ensuring orderly, rational development that realizes the vision of the city for its downtown and the principles that will be the keys to its success.

In keeping with the vision and principles for the VMC, this Plan shall seek to achieve the following primary objectives. The elements and policies in subsequent sections of the plan articulate how these objectives are intended to be satisfied.

A DOWNTOWN

3.1 Establish a distinct downtown for Vaughan containing a mix of uses, civic attractions and a critical mass of people.

The VMC will be Vaughan's downtown and CBD. It will feature the greatest concentration of people and jobs in the city. The density of population will be matched by the density and diversity of activities and amenities present in the area, all of which create the VMC as a destination as people come to the area to experience iconic parks and open spaces, shop at a regional retail destination and visit major civic facilities and institutions.

The subway station at Highway 7 and Millway Avenue, together with the civic spaces in its vicinity, serve as the geographic centre of the downtown. This area will feature the greatest heights and densities and host the greatest mix of uses. High density employment and residential uses, and new retail and entertainment establishments, will be strongly encouraged in the area within a 5-minute walk of the station. Furthermore, this area will also be a focus for public infrastructure and public realm improvements intended to attract and support private development.

Successful downtowns have a strong identity, sense of place and civic attractions. To these ends, it is an objective of this Plan to establish civic uses and spaces in the VMC that serve residents from across the city and to realize a high quality of development and public realm initiatives. To reinforce the VMC's and the city's identity, this Plan anticipates one or more major civic facilities, including a landmark cultural facility.

NEIGHBOURHOODS

3.2 Establish complete neighbourhoods containing a variety of housing.

Residential neighbourhoods play an important role in the vibrancy of a downtown by augmenting the population in the core. It is an objective of this Plan to establish distinct, transit-oriented neighbourhoods providing a range of housing options intended to attract a variety of household types at varying income levels. To accommodate households with children, a significant proportion of all housing units should be designed to accommodate families, and, in keeping with York Region's target, a minimum of 35% of housing units will satisfy the definition of affordable.

Neighbourhoods will have a different look and feel from the other parts of the downtown. They will feature a step down in built form intensity, offer more generous sky views and are encouraged to have grade-related units on calmer streets.

To be attractive and complete, neighbourhoods should contain substantial parkland and have easy access to a full range of community amenities supported by the population, including schools, day care facilities, a library, indoor and outdoor recreational facilities and basic commercial amenities.

EMPLOYMENT DIVERSITY

3.3 Attract and accommodate a variety of employment uses.

In time, the VMC will fulfill the role of a CBD containing a range of employment types, including corporate and government offices, retail and services, and businesses of all sizes. Offices for departments of the Federal, Provincial, Regional and municipal governments will be encouraged to locate in the VMC. Compatible employment uses will be co-located with residential uses to complement and meet the needs of the growing population, particularly within proximity to transit. Non-residential uses provide a buffer with the surrounding Employment Area to co-locate compatible land uses while creating the opportunity to accommodate a mix of innovative businesses with varying space requirements.

UNIVERSITY OR COLLEGE PRESENCE

3.4 Attract major institutions of higher learning.

The presence of universities, colleges or other institutions of higher learning can be extremely beneficial to the vitality and sustainability of a downtown. The innovation, creativity and youthfulness captured by such institutions, and the resulting economic spin-offs, give a downtown a competitive and cultural advantage. The mixed-use areas of the VMC provide opportunity to integrate these kinds of institutions into the downtown, especially at key locations such as Millway Avenue and fronting onto other key public spaces. The City, in partnership with others, will seek to attract institutions of higher learning to the VMC.

HARD AND SOFT INFRASTRUCTURE AND AMENITIES

3.5 Support growth with appropriate infrastructure and amenities.

The VMC will achieve the critical mass of people and jobs suitable for a downtown and meet the minimum density targets established for the Protected Major Transit Station Areas (“PMTSAs”) of which it is composed: 350 people and jobs per hectare for the Commerce BRT PMTSA; 400 people and jobs per hectare for the Vaughan Subway PMTSA; and 300 people and jobs per hectare for the Creditstone BRT PMTSA.

Development in the VMC is expected to exceed these minimum targets. For the VMC to thrive as it grows, growth in population and jobs will be synchronized with the elements essential to support it: the hard services necessary for its function; the transportation infrastructure to ensure efficient movement; the parks and community facilities essential for creating community and enhancing quality of life; and retail and services. Having these elements in place to support the VMC as it grows is critical to its long-term success as a complete community and downtown. Development will not be permitted to outpace this provision.

ORDERLY DEVELOPMENT

3.6 Ensure development proceeds in an orderly and rational manner.

The development capacity of the VMC is significant. In addition to the necessity to tie the rate of growth to the provision of appropriate soft and hard infrastructure, described in 3.5, the rate of development will be influenced by other market and demographic factors. The full build-out of the VMC extends far beyond the 2051 planning horizon of this Plan.

The risk of this long timeline is that development occurs in a patchwork fashion, making it difficult to provide services, complete parks, public realm, pedestrian and active transportation networks, or create a contiguous and coherent sense of place. The City will prioritize development that occurs in a rational manner, allowing for the orderly expansion and growth of networks and services and expanding new development in a contiguous manner, wherever possible.

HIGH TRANSIT USAGE

3.7 Continue to upgrade and optimize rapid transit.

Investments in transit infrastructure have served as a catalyst for the growth of the VMC as a high-density downtown. The extension of the Spadina Subway Line and the York Region Rapid Transit system, complemented by the Region’s bus network, were important first steps. If the VMC is to realize its full potential, transit, walking and other active ways of getting around will need to be the preferred modes of daily travel for most people living and working there and an important way of accessing the area by visitors. Anticipated levels of growth will require significant further investments to expand and upgrade the transit system to support the functionality of the overall transportation system.

To achieve the widespread adoption of transit as a principal way of getting around, access to transit will be the central organizing principle for the VMC. Development densities within short walking distances from VIVA stations should be high, and at the subway station, where rapid transit lines intersect and many bus routes will terminate, densities should be highest. Transit facilities will be inviting, comfortable and integrated as seamlessly as possible with development and the overall network of streets and open spaces.

GRID OF STREETS

3.8 Establish a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system.

The role of streets in the success of a downtown cannot be underestimated. They not only facilitate movement by walking, cycling, transit, car and truck; they also provide valuable frontage for development and the setting for the range of activities that define a downtown. A fine-grain grid of streets in the VMC will be fundamental to encouraging walking, which in turn promotes transit use.

A hierarchy of interconnected arterial, collector and local streets will disperse traffic and help ensure it moves to, through and around the VMC without having an adverse impact on land uses. Trucks and other vehicles moving through the VMC should have alternatives to Highway 7 and Jane Street. Street linkages to Highway 400 should encourage the use of Portage Parkway for through movements.

Over time, Highway 7 should become an urbanized avenue that balances the movement of transit vehicles, pedestrians, cyclists and cars – a beautiful, green street framed by commercial, residential and mixed-use buildings. Millway Avenue should be a special street – the VMC’s principal north-south civic spine and central retail street. All streets in the VMC should be designed to be safe, attractive and pedestrian-friendly, to complement and support adjacent development and open spaces.

GENEROUS OPEN SPACE SYSTEM

3.9 Develop a generous and remarkable parks and open space system.

A diversity of parks and open spaces will be just as important as vibrant streets and beautiful buildings in defining and distinguishing the VMC and ensuring it is attractive and livable. Parks and open spaces should provide opportunities for a full range of active and passive recreation and be accessible by people of all ages and abilities. These spaces should include civic gathering places, urban parks, naturalized spaces, public squares and private amenity spaces. A linked system of parks along Millway Avenue will provide the setting for civic events, public art and commercial activity. Black Creek will form a central open space corridor and be enhanced as a natural feature. Everyone in the VMC should be within a 5-minute walk of a park.

NATURAL FEATURES

3.10 Make natural features and functions a prominent part of development.

Cities exist within nature, and nature should be prominent within cities. As the VMC becomes denser and more urban with development, natural features, systems and functions should become more apparent. Open stormwater features should be heavily vegetated and water courses should be visible and accessible. Trees, so essential to the health, comfort and beauty of urban places, should line both sides of every street and be clustered in parks and other open spaces. Opportunities should be taken to create spaces that foster biodiversity within the open space system, such as through the addition of pollinator and other habitats.

GREEN DEVELOPMENT

3.11 Ensure development incorporates green infrastructure and green building technologies.

Building cities for energy efficiency and to reduce the impacts on climate change is the right thing to do, both environmentally and economically. Cities at the leading edge of green policies, practices and development attract people and investments. To distinguish itself and reduce operating and maintenance costs, the VMC should become a showcase for sustainable development. Individual buildings, sites, precincts and the entire VMC should employ high-efficiency, low-impact systems for energy, water and waste. Green infrastructure incorporated into buildings, sites, landscapes and the public realm should be used to provide ecological and hydrological functions and processes in support of environmental quality, resiliency and sustainability objectives. Alternative energy systems should provide economic and environmental benefits to all participating users.

DESIGN EXCELLENCE

3.12 Ensure all development exhibits a high quality of urbanity, materials and design.

The most interesting and attractive downtowns contain a variety of building types and architecture. They are the place for a city's finest buildings, and the overall quality of the built environment should be outstanding. First and foremost, development in the VMC should be urban: buildings should frame and address streets and open spaces; streets should encourage walking and social interaction; public open spaces should be accessible and inviting. Buildings, streets, parks and open spaces should be designed and built for permanence and elegance. Public art should be integrated into the planning and design of infrastructure and public spaces.

4.0

Growth Management

The VMC sits at the top of the hierarchy of Vaughan's Strategic Growth Areas. It is the city's downtown and the intended location of its highest densities and widest mix of uses. Located at the intersection of the Yonge-University subway line and York Region Rapid Transit network, it is the most transit-rich area of the city and is comprised of three PMTSAs with associated minimum density targets.

With no prescribed maximum limits on height and density, the development potential of the VMC is significant. Greater development potential lengthens the timeline to arrive at full buildout and increases the requirements of the hard and soft infrastructure necessary to support growth. Projected growth in the VMC to 2051 is 101,000 people and jobs, with 222,400 people and jobs projected at full build out, the latter anticipated to occur far beyond the planning horizon of this Plan. These figures exceed minimum density targets by a large margin.

Creating the infrastructure, services and amenities necessary to support the development potential of the VMC will be a major city-building initiative. It is essential that development is paced to the provision of infrastructure, services and amenities, in terms of water, wastewater, stormwater and transportation systems, as well as parks and community services.

The Vaughan Metropolitan Centre Transportation Master Plan ("VMC TMP"), developed to support the implementation of this Plan, has identified a suite of transportation infrastructure improvements necessary to support growth in the VMC. These infrastructure improvements are essential to ensure a functioning multi-modal transportation system. Similarly, infrastructure requirements will be developed for other hard and soft services to determine what investments need to be in place for development to proceed to ensure a liveable and successful downtown. Development, and associated growth in population, will not be permitted to run ahead of infrastructure provision.

Given the potential long-term buildout of the VMC, development must proceed in an orderly manner which allows for the efficient provision of infrastructure and services, and ensures a complete and contiguous community forms early in process, to be expanded and strengthened by subsequent additions.

4.1 General Policies

4.1.1 Through the policies of this Plan, the City shall seek to meet or exceed the minimum density targets established by the VOP 2025 for PMTSAs that fall within the VMC boundaries, as defined in Schedule A. Minimum density targets are prescribed in Table 2.2 of the VOP 2025 for those PMTSAs as follows:

- a. For PMTSA 54 - Commerce BRT Station - 350 people and jobs per gross hectare;
- b. For PTMSA 56 - Creditstone BRT Station - 300 people and jobs per gross hectare;
and

- c. For PTMSA 67 – Vaughan Metropolitan Subway Station - 400 people and jobs per gross hectare.

- 4.1.2 The rate of growth in the VMC will be determined by the ability of the City and the Region to provide for the required elements and improvements identified in this Plan and supporting plans and studies, including those addressing water, wastewater, stormwater and transportation infrastructure, parks and community services.

4.2 Supporting Growth

- 4.2.1 Improvements to water, wastewater and stormwater systems will be required incrementally to support development. Required improvements to water, wastewater and stormwater systems are identified in the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024).
- 4.2.2 All development approvals within the VMC shall be conditional upon commitments to identify, fund, plan and implement the required elements of this Plan, including the water, wastewater, stormwater and transportation systems, parks and community services, to the satisfaction of the City and the Region, as applicable. Further, all improvements to water, wastewater, stormwater and transportation systems required to support any development application shall be identified, funded, planned and implemented in advance of, or concurrent with the removal of a Holding Symbol (H) and/or the issuance of any building permit, to the satisfaction of the City and the Region, as applicable. Development will be not be permitted to proceed within the VMC until the City is satisfied that sufficient capacity within the transportation system can be funded, planned and implemented to support it, as per the VMC TMP.
- 4.2.3 Development in the VMC shall only be permitted if it can be demonstrated to the satisfaction of the City that sufficient parkland will be provided within the VMC Secondary Plan Area, or in areas in proximity to and accessible from the VMC, to provide for a minimum of 0.3 ha of parkland per 1,000 residents.

4.3 Orderly Development

- 4.3.1 The orderly progression of growth shall be linked to the provision of water, wastewater, stormwater and transportation infrastructure, parks and community services.
- 4.3.2 Given the extended projected timeline for full build-out of the VMC, the objective to create a contiguous complete community that will expand over time, and the intent to support orderly development, each phase of development shall:
 - a. Contribute to key public spaces and community focal points, such as Millway Avenue (between Portage Parkway and Doughton Road) and the parks system;
 - b. Contribute to the rational and contiguous extension of redeveloped built form, the public realm and active transportation networks from the central spines of Highway 7 and Millway Avenue;

- c. Contribute significant non-residential uses;
- d. Contribute significantly to the provision of community services; and/or
- e. Be located within close proximity of a higher-order transit station.

4.3.3 In evaluating and approving applications for development within the VMC, the City shall require technical studies in support of such applications as required by the VOP 2025 and the policies of this Plan. The technical studies, including planning justification reports, shall detail the relative merits and requirements of the individual property subject to the application in relation to the orderly development of the VMC area.

4.3.4 All development within VMC shall be subject to an implementing Zoning By-law and Site Plan Approval. All implementing Zoning By-law approvals shall be subject to a Holding Symbol (H). The phasing of development shall be established on the basis of the requirements for the removal of the Holding Symbol (H), in accordance with the policies of this Plan, including consideration for the growth management policies in Section 4 and the intent to support the orderly development of the VMC.

5.0 STREETS AND TRANSPORTATION

The transportation network and policies of this Plan have been developed to support the vision and growth projections for the VMC through the horizon of this Plan. VMC will be a dense and busy place with people coming and going for work, shopping, services, cultural offerings, nightlife, and visiting loved ones. Deliveries and movement of goods will need to occur within and around the VMC. A functioning transportation system will require a change in the car-dominant travel culture. Transit and active forms of transportation need to be the primary choices. Private vehicles (including car-share) will still play a role, but a less prominent one. The policies of this section will ensure that active transportation and transit are the convenient, safe, reliable, and speedy choices for getting around.

A community oriented to walking, cycling, micromobility and transit use offers tremendous opportunity. VMC is well-connected to the City of Toronto and municipalities in York Region by rapid transit, bringing economic opportunity to households and businesses. Less vehicle travel will promote healthy, active lifestyles and reduce air pollution and greenhouse gas emissions. The ability to meet day-to-day needs without driving will attract people to the VMC who want or need to live car-free. Finally, more people out interacting on the street means a stronger sense of community, opportunities for neighbours to get to know one another, and successful retail areas.

Important and complex issues related to transportation within the VMC are considered in more detail through the VMC TMP, promoting the community's long-term vision and goals for transportation. Developed through an integrated and holistic approach, the TMP seeks to improve accessibility and connectivity for all modes of transportation to support the substantial growth anticipated in the VMC. Building off the foundation laid by the city-wide 2023 Vaughan Transportation Plan, the VMC TMP also integrates with the neighbouring Weston 7 Transportation Master Plan to create a unified transportation network for this combined urban area.

The policies in this section support the objectives set out in Section 3.0 of this Plan, including Objectives 3.1, 3.5 – 3.8 and 3.10 – 3.12. The further general intent of the policies in this section is to:

- Develop a multi-modal transportation system in the VMC that is efficient, safe, sustainable, accessible and convenient and supports planned land uses.
- Encourage routine use of transit services for people moving within, to, and from the VMC.
- Encourage active transportation (which this Plan considers to include micromobility) for most daily trips within the VMC.
- Build facilities to support micromobility (e-bikes and e-scooters).
- Encourage the establishment of car-share and shared micromobility services.
- Establish and maintain logical and direct connections to the surrounding network of streets, highways, and active transportation routes.

- Encourage the diversion of through traffic, particularly truck traffic, to peripheral streets.
- Minimize parking that is required to support land uses and increase the efficiency of parking facilities.
- Ensure planned and appropriate transportation infrastructure is coordinated with development and supports the urban design objectives for the VMC.

5.1 General Policies

- 5.1.1 Street life is central to the vision for the VMC, and all development in the VMC, including infrastructure and buildings, should promote walking. The VMC should be pedestrian friendly, especially areas immediately surrounding the subway station, VIVA stations, schools, community and cultural facilities, urban parks and public squares, and streets with a concentration of retail or entertainment uses. Sidewalks and areas for pedestrians shall be generous, streets shall be designed for slow speeds with traffic calming measures, and streetscapes shall include pedestrian amenities and wayfinding elements.
- 5.1.2 The transportation system developed for the VMC, including public transit facilities, the street network and other elements of the pedestrian realm, shall be planned and designed for universal accessibility.
- 5.1.3 Direct underground public pedestrian connections to the subway station from adjacent development shall be encouraged.
- 5.1.4 The City may require with applications for development, the submission of a transportation impact study that assesses the impacts of the proposal on the street network, including the impacts of truck traffic that accommodates neighbouring industrial uses to the north and east of the VMC, and/or a pedestrian and bicycle circulation plan that demonstrates how the development facilitates access and circulation by cyclists, micromobility users, and pedestrians.
- 5.1.5 Transportation demand management ("TDM") will be critical to achieving a balanced transportation system in the VMC, one that provides and promotes attractive alternatives to the automobile. The City shall work with the Region of York and transit agencies, and with developers and businesses in the VMC, to develop and implement measures that promote the use of transit, walking and cycling. Applications for development shall be required to include TDM plans adhering to the City's TDM Guideline and Toolkit and prepared by a qualified consultant. TDM plans shall describe facilities and programs intended to discourage single-occupancy vehicle trips and promote transit use, walking, cycling, micromobility, car and bike sharing, and car-pooling.
- 5.1.6 Existing developments are encouraged to retrofit with TDM measures, as feasible. The City may consider financial incentives to support retrofitting existing developments in the VMC with TDM measures.
- 5.1.7 The City shall work with public and private-sector partners to encourage the establishment of a publicly-accessible car-share service for the VMC. A point-to-point or return-to-base

car-share service allows subscribers to access automobiles for short-term rental periods, providing access to a car when needed without the need to own a personal vehicle.

- 5.1.8 Wayfinding will support people using all modes of travel to navigate the VMC.
- 5.1.9 Protecting vulnerable road users is a priority across the city and in the VMC. The City shall identify and establish Community Safety Zones within the VMC where public safety is a particular concern, such as near schools, day cares, seniors' residences, places of worship, and parks and open spaces.

5.2 Public Transit

- 5.2.1 The City of Vaughan will continue to cooperate with York Region and the relevant transit agencies to expedite the planning, design and construction of transit infrastructure and improve service frequencies.
- 5.2.2 The subway station at Highway 7 and Millway Avenue is intended to support the establishment of a high density, mixed use community and facilitate intermodal transit, linking directly to the York Region transit system. Unlike stations at Highway 407 and Steeles Avenue to the south, the VMC station does not include a public commuter parking lot associated with transit facilities.
- 5.2.3 Schedule B identifies the general alignment of the Spadina subway through the VMC. The subway right-of-way extends to the VMC Secondary Plan Area's northern boundary to protect for a future extension of the subway beyond the VMC. Future development within and adjacent to the right-of-way shall protect for a future subway extension.
- 5.2.4 Public transit facilities, including but not limited to rights-of-way, stations, station entrances, stops and utilities shall be integrated into the design of adjacent streets and open spaces.
- 5.2.5 Development shall be integrated with planned and existing transit stops, wherever possible and appropriate, to provide for maximum ease of access for transit uses from the adjacent neighbourhoods and transfers from one mode to another.
- 5.2.6 The VMC subway station, VIVA station, and York Region Transit SmartVMC Bus Terminal form a mobility hub linked by above and below grade connections. A mobility hub is a location where people can access multiple modes of transportation, particularly public transit, in a central location. Where appropriate, development shall enhance pedestrian connections to the mobility hub by:
 - a. Incorporating entrances to this network within the ground floor of buildings; and
 - b. Contributing to a network of publicly-accessible atria that improves access to entrances.
- 5.2.7 Pending further study on the opportunities for development to connect to and enlarge the underground network of linkages to the higher order transit facilities with the objectives of

improving connectivity to the transit while preserving the vitality of the streets at grade, development shall contribute to this underground network.

- 5.2.8 An additional pedestrian entrance to the subway is planned south of Highway 7, in Millway Promenade North as identified within the PWMP, and/or within buildings adjacent to the park, as generally indicated in Schedule B. The City, Region of York, and the Toronto Transit Commission (TTC) shall coordinate the design and construction of each of these entrances with development on adjacent blocks.
- 5.2.9 On-street passenger pick-up/drop-off facilities associated with the subway station are located and shall be maintained on New Park Place and Millway Avenue immediately adjacent to the York Region Transit SmartVMC Bus Terminal.
- 5.2.10 In addition to rapid transit stations, bus stops shall be established at appropriate locations.
- 5.2.11 The City shall work with York Region to improve the design of transit stops, for example by integrating short-term bicycle parking, providing shelter and seating at all stops, and displaying real-time transit information.
- 5.2.12 The City shall cooperate with the York Region Rapid Transit Corporation on planning the Jane Street BRT.
- 5.2.13 The City shall work with York Region Transit to implement a transit circulator route connecting the VMC to the Weston 7 Secondary Plan Area, located to the west of Highway 400. The transit circulator will accommodate short-distance trips along a fixed route bus service. The exact route and bus stops will be identified through further study. An interim route may be established to achieve some of these objectives prior to implementation of the ultimate road network.

5.3 Street Network

- 5.3.1 A fine-grain grid of streets is fundamental to this Plan. Schedule C identifies the public street network planned for the VMC. It is intended to optimize connectivity while providing flexibility for a range of development scenarios.
- 5.3.2 Minor modifications to the location and alignment of planned streets are permitted without amendment to this Plan, provided the intersections in Schedule C that include a major or minor collector street or arterial street are maintained in their general location. Generally, local streets shall straddle property lines where they appear on Schedule C to be located between two properties, to the satisfaction of the City.

The precise location, alignment and design of the streets and mews identified on Schedule C shall be determined by the City through a municipal class Environmental Assessment and/or the development application process, as appropriate, in consultation with the Region of York, with consideration for matters such as the equitable distribution of costs

and land consumption, development phasing, traffic management, and access requirements.

- 5.3.3 Notwithstanding Policy 5.3.1 and as per Policy 8.2.2, where a school cannot be accommodated on a block identified as a potential school site on Schedule F, one or more of the local streets and mews or portion thereof highlighted on Schedule C may be deleted as a requirement of this Plan without amendment to produce an alternative school site of adequate size and contiguity.
- 5.3.4 The hierarchy of streets identified in Schedule C and listed under Appendix A includes the following classifications and standard right-of-way widths:
- Highway 7 (Arterial) – Up to 68.2 metres
 - Jane Street (Arterial) – Up to 45 metres
 - Minor Arterial – 33 metres
 - Special Collector (Millway Avenue) – 33 metres
 - Major Collector – 33 metres
 - Minor Collector – 26 metres
 - Local – 20-22 metres
 - Mews – 15-17 metres
- 5.3.5 All streets shall be designed adhering to the complete streets guiding principles as outlined in the Vaughan Complete Streets Guide. Complete Streets are planned, designed, operated and maintained to enable safe, convenient and comfortable access for all users, including pedestrians, cyclists, transit users and drivers. The figures in Appendix A illustrate the generally-intended cross-sections for each type of street. These guidelines may be modified without amendment to this Plan. Final right-of-way requirements will be determined during the review of development applications or through Environmental Assessment processes, where necessary.
- 5.3.6 Notwithstanding other provisions of this Plan regarding local road rights-of-way, all local roads adjacent to Urban Parks identified in Schedule C shall have a minimum right-of-way width of 22 metres.
- 5.3.7 New streets identified in Schedule C and streets to be widened shall be identified in all approved plans within the VMC and shall be conveyed to the municipality as a condition of approval of Plans of Subdivision. Where the City and the applicant agree that a Plan of Subdivision is not required for an initial phase of development, the City may permit a street to be conveyed through the Zoning By-law Amendment and/or Site Plan Approval process. Where the proposed subdivision abuts or includes an existing street, the dedication of land unencumbered by buildings or structures may be required to provide for the widening of the street to achieve its planned width, at no cost to the City.
- 5.3.8 The rights-of-way for new local streets and mews shall be free of all surface and below-grade encumbrances, including parking, private utilities, structures, and systems except where the applicant demonstrates, through a justification report, that:

- a. Extreme hydrogeological and/or geotechnical conditions make it technically unfeasible to accommodate required parking or private utilities under buildings or private amenity spaces;
- b. Alternative solutions for accommodating parking or utilities have been thoroughly explored and determined to be unfeasible without compromising the vision, principles, and objectives of this Plan; and
- c. The proposed encumbrance represents the minimum possible impact on right-of-way function, character, constructability and long-term flexibility.

5.3.9 Where below-grade encumbrances are approved, all streets shall be subject to a strata title agreement.

- a. The strata title arrangement shall be based on City strata ownership of the public street/mews over the privately-owned underground structure;
- b. Where a new street/mews will include significant sub-surface infrastructure, the strata title arrangement shall be limited to under the boulevards of the new street/mews. If there is no significant infrastructure required under the new local street/mews, the strata title arrangement may be permitted underneath the full road width; and
- c. The strata title agreement shall address the mitigation strategies for risks associated with strata title arrangements (for streets), including but not limited to required standards and provisions for the construction and maintenance of the subsurface structure, and liability issues, to the satisfaction of the City.

5.3.10 Where below-grade encumbrances are approved, all streets shall:

- a. Prohibit private utility access points and other private above-grade elements (e.g. structures associated with entrances to underground parking) within the right-of-way;
- b. Prohibit any ventilation structures within the right-of-way;
- c. Ensure the design adheres to City standards, and appears and functions as an unencumbered street right-of-way from the user perspective; and
- d. Maintain public ownership of the roadway including surface lands, air rights, and subgrade area containing all road right-of-way features, structures, and utilities.

5.3.11 Where below-grade encumbrances are approved, the City shall prohibit private stormwater management infrastructure including cisterns, storage tanks, and associated mechanical equipment, private electrical infrastructure including transformer rooms, switchgear, and utility panels, mechanical rooms, telecommunication equipment, water storage facilities, loading areas, waste storage, service corridors, commercial storage areas, and any other

private utilities or infrastructure not directly serving the right-of-way's operations and maintenance, from being located beneath the right-of-way, with the exception of parking stalls.

- 5.3.12 In all cases, the below-grade encumbrance shall be at sufficient depth to provide required coverages and not impede roadway design or operation to the satisfaction of the City.
- 5.3.13 To allow cars and trucks travelling through the VMC to divert from Highway 7 and Jane Street before entering the area, a bypass route shall be developed along the north and east edges of the VMC. Creditstone Road and Portage Parkway shall be linked to each other and to Highway 7 and Jane Street to establish the bypass ("Creditstone-Portage-Applewood Bypass"). An extension of Applewood Crescent south from Highway 7, aligned with the Highway 400 northbound off ramp, has been constructed. An extension of Interchange Way, from Jane Street to Creditstone Road, will also be required; however, until the right-of-way for this extension can be secured, Peelar Road will provide the link between Jane Street and Creditstone Road.
- 5.3.14 The Creditstone-Portage-Applewood Bypass will help to mitigate through-traffic on Highway 7 and Jane Street. However, to realize the long-term plan for these streets, additional transportation improvements and strategies beyond the VMC will need to be planned and implemented over time. The City will work with the Region of York, the Ministry of Transportation and major industrial facilities on other measures aimed at significantly reducing truck traffic and other through-traffic in the VMC. These measures may include new streets and other network improvements beyond the VMC.
- 5.3.15 It shall be a priority of the City to acquire the right-of-way for the future extension of Portage Road east from Jane Street to Creditstone Road through a land dedication as a condition of development approvals or outright purchase.
- 5.3.16 As identified on Schedule C, a street over Highway 400 linking Colossus Drive and Interchange Way is proposed. This street will provide an important connection between the VMC and lands west of Highway 400 planned for mixed-use intensification and will help to distribute east-west traffic in the area. Schedule C identifies a right-of-way corridor protection area for the street where no new buildings shall be permitted. The City will expedite the Environmental Assessment for the Colossus overpass that will identify the preferred vertical and horizontal alignment of the overpass and the necessary right-of-way requirement. No development will be permitted in this corridor protection area; however, as the Environmental Assessment study advances, the City will formally notify the Region and landowner in writing when specific lands in the protection area are released for possible development, without requirement for amendment to this Plan.
- 5.3.17 Millway Avenue has been classified in Schedule C as a special collector to recognize its location and function vis-à-vis the subway station and its intended role as the VMC's primary commercial street. As illustrated in Figure E in Appendix A, it has a right-of-way width of 33 metres, as measured from the right-of-way for the subway. This is to accommodate appropriate travel lanes for vehicular and bicycle movement as well as a

generous pedestrian realm. To support ground-floor commercial uses on Millway Avenue and provide a buffer between pedestrians and moving traffic, on-street parking may be permitted.

5.3.18 Highway 7 through the VMC is intended to become an urbanized avenue that facilitates multi-modal movement of people along a green street that is framed by attractive commercial, residential, and mixed-use buildings. The City shall work with the Region of York, the Province of Ontario, and VMC landowners to implement the vision for Highway 7, as illustrated in Figure A, and:

- a. Achieve a right-of-way width of up to 68.2 metres for Highway 7 to accommodate rapid transit facilities in the centre of the street, three travel lanes on each side, left turn lanes where required, protection for the undergrounding of hydro lines and other utilities, and a generous pedestrian realm;
- b. Ensure the design of Highway 7 is guided by Section 5.4 of this Plan and includes double rows of trees in the median and on both sides, except at VIVA station locations, where the right-of-way requirement may only permit a single row of trees in each boulevard;
- c. Ensure future development on both sides of Highway 7 frames the street and contributes to an attractive and comfortable pedestrian realm; and
- d. Facilitate implementation of road improvements within and potentially beyond the VMC intended to relieve traffic on Highway 7, including the Creditstone-Portage-Applewood Bypass described in Policy 5.3.12.

5.3.19 To establish a pedestrian-friendly environment, major intersections within the VMC should be signalized. Moreover, dedicated right-turn lanes generally shall be prohibited on major and minor collector streets and minimized on arterial roads. Double left turn lanes generally shall be prohibited in the VMC.

5.3.20 In addition to the public streets identified in Schedule C, the City may encourage and permit other local streets and mews to serve development and support the establishment of a fine-grain network of streets in the VMC. Additional local streets and mews may be public or private. The need for them, and their location, function and character, shall be determined during the preparation and review of development concepts and development applications. Public access agreements shall be required for privately-owned mews.

5.3.21 The mews identified in Schedule C may be designed, built and operated as a local street or a mews. The appropriate classification shall be determined during the preparation and review of the development concept for the affected blocks and supported by an access and circulation plan and a transportation impact study, both prepared to the City's satisfaction, in consultation with the Region of York where the local street or mews connects to a Regional Road. As illustrated in Figures J and K in Appendix A, mews may accommodate a narrow roadway for vehicles and bicycles or be designed for non-vehicular uses only, but

in either case shall include a generous pedestrian zone, lighting and trees. A mews may be privately owned but shall be fully publicly accessible via an easement agreement.

- 5.3.22 The two mews immediately east of Applewood Crescent, on either side of Highway 7 are intended primarily for pedestrian connectivity and might be required for vehicular access to development. However, the proximity of the mews to Applewood Crescent and grade changes in the area may affect the feasibility of one or both mews. If, at the time of a development application for the adjacent lands, the City is satisfied that a mews is not feasible or appropriate, then they may be substituted for a publicly-accessible pedestrian pathway designed to the City's satisfaction.
- 5.3.23 In general, vehicular access to development for parking, servicing and passenger pick-up/drop-off shall be provided from local streets and mews. Driveways and intersections on arterial and major collector roads will be minimized to the greatest extent possible through coordination of land use planning and street design.
- 5.3.24 Notwithstanding the planned extension of Edgeley Boulevard, as illustrated in Schedule C, the City may consider upgrading Edgeley Boulevard, south of Interchange Way, to a major collector road connecting Interchange Way to Autumn Harvest Avenue aligned with the east property line of 200 Interchange Way. This alternative will be considered at the time of Plan of Subdivision approval for either of the affected properties to the satisfaction of the City of Vaughan.
- 5.3.25 The mews located south of Highway 7 and east of Black Creek, that runs north-south from Highway 7 to Interchange Way, will have a width of 10 metres and will be a non-vehicular mews. This mews will act as a buffer to Black Creek and will be required to adhere to TRCA's natural hazard policies.

5.4 Streetscaping

- 5.4.1 VMC streetscapes shall be designed to enhance the aesthetic appeal of the public realm, promote walkability, and support vibrant economic activity. It will prioritize the creation of safe, accessible, and inviting spaces that encourage social interaction, improve environmental sustainability, and reflect the unique identity and character of the community.
- 5.4.2 The design of all streetscapes in the VMC shall follow the VMC Streetscape and Open Space Plan, the VMC Urban Design Guidelines, the Vaughan City Wide Streetscape Implementation Manual and Financial Strategy and shall be designed to the satisfaction of the City.

Public Art

- 5.4.3 Public art will be an important element of the VMC's public realm, adding culture, beauty and interest to streetscapes as well as parks, other open spaces and buildings. Several streetscape elements present opportunities for the integration of art, including building canopies, storefronts, furnishings, lighting, paving, fencing, information displays and utility

elements such as manhole covers and utility wraps. The installation of public art projects within streetscapes generally shall be encouraged. The VMC Culture and Public Art Framework provides the guidance to maximize opportunities for public art.

Utilities

- 5.4.4 Generally, all electrical and telecommunication cabling within rights-of-way, including proposed piping for district energy, shall be located underground. The integration of required above ground utility infrastructure in adjacent buildings shall be encouraged. Any utility boxes required within the right-of-way shall be well integrated with the design of the streetscape.
- 5.4.5 The Region will be requested to provide space to accommodate the undergrounding of utilities along Highway 7 and Jane Street, and to protect for such an opportunity in the planning and design of new infrastructure.

5.5 Active Transportation Network

- 5.5.1 All streets in the VMC shall be designed for the safety, comfort and convenience of pedestrians, cyclists, and micromobility users of all ages and abilities.
- 5.5.2 The City shall implement an active transportation network for the VMC that is safe, direct and convenient.
- 5.5.3 Active transportation facilities will support and encourage walking (including the use of mobility devices and strollers), cycling, and micromobility which, along with public transit, will be the most important modes of travel for day-to-day activities within the VMC. Improved sidewalks, cycling facilities, crosswalks/crossrides, street furniture, path connectivity, integration with transit, bicycle and micromobility parking, and pedways shall be implemented in appropriate locations.
- 5.5.4 The active transportation network is shown in Schedule D. It is planned to link directly to the city-wide active transportation network. Future active transportation facilities are intended to be built as existing streets and open spaces are improved and new streets and open spaces are built. Temporary facilities may also be considered where the timing of permanent facilities to create key linkages is long term or uncertain.
- 5.5.5 The City shall design and implement pedestrian-oriented spaces, such as local streets and mews, that restrict vehicular traffic to produce car-free or car-light zones, where appropriate.
- 5.5.6 An active transportation connection over Highway 400 at Apple Mill Road is planned, as identified on Schedule D. Development in the mixed-use area west of Applewood Crescent at Apple Mill Road shall protect for this future active transportation connection and include the necessary linkage from the street network to the active transportation connection.

- 5.5.7 Appendix A illustrates where bicycle facilities should be accommodated within the right-of-way for each type of street.
- 5.5.8 Major parks and open spaces generally shall include multi-use recreational trails linked to the street network to enhance connectivity for cyclists and micromobility users.
- 5.5.9 Short-term bicycle parking shall be provided at all public destinations within the VMC, including but not limited to transit stations, parks, POPS, schools, community centres, cultural facilities, other public institutions and retail streets.
- 5.5.10 Sheltered short-term bicycle parking shall be provided near subway station entrances and BRT stops.
- 5.5.11 Development adjacent to the subway station and bus station shall be encouraged to include paid public bicycle and/or micromobility parking in accessible and secure indoor facilities.
- 5.5.12 All office and apartment buildings shall be required to include secure, indoor private long-term bicycle and micromobility parking facilities. Major office developments shall be encouraged to include change rooms, showers, and lockers for bicycle commuters.
- 5.5.13 All office and apartment buildings shall include short-term bicycle parking to serve visitors.
- 5.5.14 The City shall support implementing a publicly-accessible shared micromobility service. Key features of a shared micromobility service include:
- a. Availability of bicycle, e-bike, and/or e-scooter rentals on a short-term basis;
 - b. Incorporated into micromobility hubs; and
 - c. Distribution geographically of additional standalone docking stations to ensure access and convenience.
- 5.5.15 Micromobility hubs are encouraged at strategic locations to support first- and last-mile connections between the subway station, rapid transit stations, and key destinations. Micromobility hubs are clusters of cycling and micromobility facilities which may include short and long term bicycle parking, parking and charging facilities for personal micromobility devices, docking stations for shared micromobility services, and repair stations. Appropriate designs and locations for micromobility hubs will be determined through a study conducted by the City.

5.6 Parking

- 5.6.1 The provision of parking within the VMC should reflect the context of an urban, transit-oriented development and encourage non-automobile travel. There are no minimum parking requirements within the VMC. New developments shall not exceed the maximum vehicular parking requirements outlined in the City's Zoning By-law.

- 5.6.2 It is expected that vehicular parking facilities will take multiple forms in the VMC, including underground and above ground parking structures, temporary small surface lots and on-street parking. Structured parking shall be the preferred form for off-street parking. Where temporary surface parking is proposed as part of an initial phase of development, the phasing plan shall show how in subsequent phases, the parking will be incorporated into parking structures.
- 5.6.3 To achieve efficiency in the provision of public parking facilities, the City may, where appropriate, permit all or a portion of non-resident parking provided within developments (up to parking maximums under the Zoning By-law) to be available for paid public parking. The number of parking spaces for public use and their location will be determined when applications for development are reviewed. These public parking spaces may be owned and operated by the building owner or, if procured by the City, be operated by a municipal parking authority.
- 5.6.4 The design of off-street parking facilities shall be encouraged to accommodate spaces for car-share services.
- 5.6.5 Where parking is provided for office uses, dedicated car-pool parking spaces are encouraged to be included in convenient locations near building entrances to incentivize employees to car-pool.

5.7 Curbside Management

- 5.7.1 The City shall develop a curbside management strategy for the VMC. Decisions to provide on-street short-term parking, passenger pick-up/drop-off and micromobility hubs/parking must consider compatibility with the street typology and available space and be weighed against other competing curbside uses for traffic, transit, active transportation, curbside cafes, and others. Long-term on-street parking and on-street loading shall be prohibited.

6.0

ENERGY, WATER AND THE NATURAL ENVIRONMENT

Environmental sustainability is a core principle behind the vision for the VMC and the policies of this Plan. Implementing efficient, low impact systems for energy and water, including wastewater and stormwater, and other utilities will be critical to establishing a truly sustainable downtown. This section contains policies regarding municipal servicing infrastructure for the entire VMC and environmental design at the scale of individual sites.

The policies in this section support the objectives set out in Section 3.0, including Objectives 3.5, 3.6 and 3.9 – 3.11. The further intent of the policies in this section is to:

- Establish the VMC as a low-carbon and sustainable community with innovative low-emission design practices that will act as an example for future developments both within Vaughan and across the GTA.
- Ensure the VMC is supported and serviced by highly efficient energy, water and wastewater infrastructure.
- Promote the use of renewable energy sources.
- Promote site planning, architecture, landscape architecture and stormwater management that demonstrates best practices in environmental design.
- Continue to facilitate enhancements to the ecological and stormwater functions, and the aesthetic qualities, of the Black Creek corridor.
- Ensure development in the VMC is supported and complemented by open spaces containing natural features.
- Ensure development in the VMC both anticipates impacts from and mitigates potential impacts on climate change.
- Ensure the VMC is protected from riverine and urban flooding and that it will not contribute to flooding downstream.

6.1 General Policies

6.1.1 All development in the VMC shall have regard for the goals and objectives of the City's community sustainability plan, Green Directions Vaughan (2019).

6.1.2 The City has undertaken several important studies that will have a bearing on issues and opportunities related to energy and water in the VMC and will help to guide the planning of infrastructure:

- City of Vaughan Municipal Energy Plan;
- City of Vaughan Integrated Urban Water Plan – VMC Functional Servicing Strategy Report (June 2024);

- VMC Black Creek Renewal Environmental Assessment – (Phases 3 and 4) (2018) and the detailed design of the Black Creek corridor; and
- VMC Stormwater Management and Drainage Enhancement Study.

6.2 Energy Infrastructure

- 6.2.1 The City of Vaughan shall undertake a Community Energy Plan for the VMC which provides a road map for the adoption of alternative energy systems, such as district energy and renewable energy systems, to provide for the long-term energy needs of the community while significantly reducing the amount of harmful emissions to the environment when compared to conventional energy systems.
- 6.2.2 The City shall work with landowners to implement alternative energy systems to serve public and private development.
- 6.2.3 If a district energy system is established in the VMC, public institutional uses shall utilize the system where possible. All private development shall be encouraged to utilize the district energy system. For public and private projects proceeding prior to construction of the system, development plans shall demonstrate how they may link into the system in the future.
- 6.2.4 The preferred location for a district energy plant is at the periphery of the VMC or in an adjacent industrial area. Alternatively, a district energy plant could be integrated with other development, either within the podium of a building or as a stand-alone facility. The design of the facility shall be sensitive to and enhance its planned surroundings. The integration of the facility with another compatible use shall be considered.
- 6.2.5 In the absence of a district energy system or to complement and support district energy, the generation and use of on-site renewable energy, such as solar, wind and geo-thermal, shall be encouraged. All new development shall include or make provision for the future installation of solar capture equipment. In addition, all development shall be discouraged from being built with or utilizing central boiler systems that run on fossil fuels.
- 6.2.6 The York Region Official Plan requires utilities to be installed underground, where feasible, in Regional Centres. The City shall work with the Region and Alectra on plans to relocate or bury the existing hydro lines along Highway 7 and Jane Street.
- 6.2.7 Required transformers and utility boxes shall be located underground or within buildings wherever possible.
- 6.2.8 All utilities and communication/telecommunication facilities shall be located underground and be grouped into a single utility conduit, where feasible, in a road right-of-way or appropriate easement. Where these facilities are required to be located above grade, the City shall require that appropriate locations are identified in consideration of City policies and procedures, taking into consideration the location requirements for larger infrastructure elements, whether within public rights-of-way, or on private property.

- 6.2.9 The undergrounding of hydro distribution systems shall be implemented through the development application process, wherever possible.

6.3 Water and Wastewater Services

- 6.3.1 Servicing infrastructure for water and wastewater shall be planned on a comprehensive basis, having regard for the long-term development potential of the VMC. The City of Vaughan Integrated Urban Water Plan – VMC Functional Servicing Strategy Report (June 2024) and more detailed Environmental Assessment studies shall guide the design and phasing of municipal services.
- 6.3.2 The phasing of development shall be coordinated with the phasing of municipal services. The processing and approval of development applications shall be contingent on the availability of water and wastewater capacity, as identified by the Region of York and distributed/allocated by the City.

6.4 Stormwater Management

- 6.4.1 Stormwater management practices and facilities shall be guided by the City of Vaughan Integrated Urban Water Plan – VMC Functional Servicing Strategy Report (June 2024) and VMC Stormwater Management and Drainage Enhancement Study, and designed and implemented to the satisfaction of the City and the Toronto and Region Conservation Authority (“TRCA”), and where applicable, in consultation with the Ministry of Transportation.
- 6.4.2 Stormwater management facilities create opportunities for natural heritage restoration, recreational trails and passive open space, all of which can enhance the qualities and amenities of adjacent parkland. Schedule I identifies Environmental Open Space, which is intended to serve the functions outlined within Policy 7.7.1, including accommodating stormwater management facilities within naturalized settings. The size and design of each stormwater management facility shall be determined based on the City of Vaughan Integrated Urban Water Plan – VMC Functional Servicing Strategy Report (June 2024) and the VMC Stormwater Management and Drainage Enhancement Study, and confirmed during the development process. Refinements to the location and size of stormwater management facilities requested by landowners will be required to be supported by detailed designs and appropriate technical studies completed to the satisfaction of the City, TRCA and, where provincial regulatory requirements are triggered, the Province of Ontario.
- 6.4.3 Should a conventional stormwater management pond be proposed, the configuration, including the slopes of the pond shall be designed to replicate natural landforms in the area, where appropriate. The perimeter of ponds should be planted with native and flood-tolerant plants to stabilize banks, improve water quality, create wildlife habitats and add visual interest. Barrier planting should be used where public access is discouraged. Trails should encircle ponds, and bridges, boardwalks and overlooks shall be considered. Safety barriers along the perimeter of stormwater ponds shall be designed and constructed with reference to the City's Engineering Design Criteria & Standard Drawings (December 2020).

- 6.4.4 Notwithstanding Policy 6.4.2 and 6.6.2, should a non-conventional stormwater management facility be proposed, the design and considerations for the stormwater management facility and the potential above-ground park must conform to the City's non-conventional stormwater management facility policy, standard, and criteria and other requirements as established in Policy 7.7.5.
- 6.4.5 While Environmental Open Space is intended to include stormwater management facilities, the City may consider alternative approaches to managing stormwater to optimize the landscaping and amenities of these open spaces, contribute to sustainability and help contribute to the functions outlined within Policy 7.7.1.
- 6.4.6 LID measures and streetscape elements intended to minimize stormwater run-off and/or provide water quality control, such as, but not limited to rainwater harvesting and reuse systems, bio-swales, stormwater tree trenches, water features, permeable paving materials and green roofs, shall be encouraged. Development and redevelopment of sites must achieve the current on-site retention criterion as per the VMC Functional Servicing Strategy Report (June 2024) and VMC Stormwater Management and Drainage Enhancement Study via suitable and reliable infiltration, evapotranspiration and/or rainwater harvesting LID measures. LID measures along rights-of-way and public lands noted in the VMC Stormwater Management and Drainage Study must also be achieved.
- 6.4.7 Environmental Open Space with stormwater management shall be planned holistically and secured through the development process. An agreement among landowners in the VMC, in accordance with Policy 11.7.4 will be encouraged to equitably distribute the cost of stormwater management.

6.5 Environmental Site Design

- 6.5.1 The policies below are intended to augment the sustainable development policies of Section 3.1.3 of the VOP 2025.
- 6.5.2 All public buildings in the VMC, with the exception of schools, shall be designed to achieve a LEED™ Gold or higher rating or a comparable industry standard for excellence in environmental design. Public buildings should strive to be net-zero ready or Passive House certified. All new private residential construction shall strive to be net-zero ready in accordance with the Canadian Home Builders' Association Net Zero Home Labelling Program or Passive House Standards, and all new industrial, commercial and institutional buildings shall strive to achieve net-zero by 2050. In addition, all applicable development proposals located in Intensification Areas as defined in VOP 2025 shall meet or exceed a minimum performance standard of LEED™ Silver.
- 6.5.3 To mitigate the urban heat island effect, increase the energy efficiency of buildings and reduce stormwater run-off, green roofs and/or cool roofing materials, as well as soft landscaping, shall be encouraged on the flat portion of rooftops. In line with the City's Sustainability Metrics Program, all commercial, institutional, mixed-use and multi-unit

residential buildings, excluding townhouses and stacked townhouses, shall be encouraged to:

- a. Install a green roof covering 75% or more of the available roof space;
- b. Contain solar capture equipment over a minimum of 60% of the roof;
- c. Use cool roofing materials for a minimum of 80% of the roof; or
- d. Use a combination of the above for a minimum of 75% of the roof.

6.5.4 To improve resilience to extreme heat and improve energy efficiency, development shall be encouraged to construct well-insulated building exteriors where the R-values of walls, ceilings, doors and windows reach the highest value feasible.

6.5.5 Development shall be designed to maximize opportunities for solar gain while respecting the urban design objectives and policies of this Plan.

6.5.6 Consistent with Policy 5.1.1.2 q. and r. of the VOP 2025, applications for development in the VMC shall include a Sustainability Metrics Program Summary Letter and Scoring Tool that describes how the proposed development supports this Plan's objectives regarding environmental sustainability and the requirements of any subsequently approved Community Energy Plan. Sustainability Metrics Program Summary Letters and Scoring Tool shall address at a minimum the following:

- Building energy efficiency, greenhouse gas reduction, and resilience;
- Water conservation;
- Renewable energy use;
- Heat island mitigation;
- Stormwater management;
- Solid waste management;
- Climate change mitigation and adaptation;
- Bird-friendly design;
- Embodied carbon of building materials and life-cycle costs; and
- The encouragement of sustainable behaviour by building occupants.

6.6 Natural Heritage

6.6.1 The City shall work with the TRCA and landowners to enhance existing natural heritage and establish new areas for active naturalization in conjunction with the development or improvement of stormwater management facilities.

6.6.2 Environmental Open Space identified in Schedule I is intended to accommodate wooded areas and other natural features planned in conjunction with stormwater management facilities and adjacent parkland. The City shall work with the TRCA and private landowners on the holistic and coordinated design of these open spaces as development occurs.

Naturalization may include tree planting or establishing habitat to support biodiversity. Existing significant natural heritage within Environmental Open Space shall be protected.

- 6.6.3 A minimum tree canopy coverage of 30% of the public realm shall be achieved in the VMC, based on mature canopy size, including trees planted in parks, open spaces and along streets. Private developments are encouraged to incorporate tree canopy coverage, as much as possible.
- 6.6.4 The Black Creek corridor, located east of Jane Street between Highway 7 and Highway 407, provides an important opportunity to create a community amenity space while addressing stormwater management and ecological restoration. Historically the Creek has been altered and developed in the absence of stormwater quality and quantity measures. The redevelopment of the VMC requires stormwater management controls within development sites prior to discharging into Black Creek.
- 6.6.5 The City will undertake the Black Creek Renewal Design Build project to reconstruct the creek channel to meet conveyance requirements. This reconstruction aims to restore the ecological services of the riparian corridor, improve the natural heritage of the Black Creek corridor, provide community amenity space, and contain flow within the reconstructed channel for frequent and significant storm events, including a Regional storm event.

6.7 Black Creek Renewal – Channel and Floodplain

- 6.7.1 Schedule I shows the Black Creek Renewal Area, located along the main branch of Black Creek, east of Jane Street, where the measures outlined in the Black Creek Environmental Assessment will be implemented, as further refined through the Black Creek Renewal Design Build project. Within the lands identified as Black Creek Renewal Area and Existing Floodplain north and south of Highway 7 on Schedule I, the underlying Mixed Use and Neighbourhood designations identified on Schedule G shall not come into force until all of the following conditions are met to the satisfaction of the City, the TRCA and the Province:
 - a. For the area south of Highway 7, the renewal flood protection works approved for Black Creek are complete, or relevant channel sections substantially complete to remove the subject properties from the flood plain, pursuant to the approved Black Creek Renewal Environmental Assessment and refined by the Black Creek Renewal Design Build project. For the area north of Highway 7, the Edgeley Pond retrofit and proposed culvert improvements from the Edgeley Pond outlet to south of Highway 7 are to be complete to mitigate flooding at the Jane Street and Highway 7 intersection;
 - b. Updated flood line mapping based on as-constructed drawings has been prepared by a qualified engineer and approved by the TRCA, which confirms the subject lands have been removed from the floodplain; and
 - c. The development meets the program, regulatory and policy requirements of the TRCA.

- 6.7.2 Prior to the works of the Edgeley Pond retrofit, Highway 7 culvert improvements, and/or Black Creek Renewal Design Build project being implemented or the conditions of Policy 6.7.1 being satisfied, only the existing uses as of the day this Plan is approved will be allowed to continue to operate and the construction of servicing and infrastructure forming part of the renewal works of Black Creek shall be permitted.
- 6.7.3 Notwithstanding Policy 6.7.2, phased development and site alterations may be permitted within the Black Creek Renewal Area and lands within the existing floodplain east of Jane Street, as identified on Schedule I, only if conditions of Policy 6.7.1 and the following conditions have been met to the satisfaction of the City, the TRCA and the Province:
- a. The development phase or site alteration meets all flood plain management requirements with respect to ecological management, naturalization and flood remediation (including safe ingress and egress and flood proofing to the level of the regulatory flood and no significant off-site impacts to flooding); and
 - b. The development phase or site alteration does not compromise the implementation of future phases of the renewal strategy and associated parkland.
- 6.7.4 Upon satisfaction of the requirements of Policy 6.7.1, the underlying land use designations identified on Schedule G shall come into force for the applicable lands without the need for an amendment to this Plan.
- 6.7.5 Notwithstanding Policy 10.2.2, existing uses and structures within the Black Creek Renewal Area shown on Schedule I are not permitted to expand or redevelop until relevant and/or sufficient channel section(s) of the Black Creek Renewal Design Build project are constructed for the subject site and/or the subject development site is removed from the flood plain.
- 6.7.6 Detailed consideration of the design of the Black Creek channel, open space and related infrastructure shall recognize the prominence and significance of the VMC as well as the ecological significance of Black Creek. The stormwater management strategy, as per the VMC Stormwater Management and Drainage Enhancement Study, stormwater management facility updates and new naturalized creek channel, as per the Black Creek Renewal Design Build project, will be integrated to a high urban design and sustainability standard and as complementary landscapes.
- 6.7.7 The VMC northwest and southwest quadrants are subject to the Black Creek Western Spill Area identified by the TRCA for the west tributary of Black Creek and shown on Schedule I. Mitigation measures are recommended at the source of the spill, which is located along the main Black Creek channel north of Pennsylvania Avenue and east of Highway 400. However, as per the TRCA's Living City Policies, mitigation measures such as flood proofing are also permitted within subject sites within a spill area. Mitigation measures, such as flood proofing, must not result in negative impacts to flooding on adjacent lands. The TRCA must be consulted for site mitigation options and to obtain model information, and/or minimum floodproofing elevation requirements.

7.0

PARKS AND OPEN SPACES

The development of parks and open spaces is fundamental to creating a livable downtown and establishing a unique identity for the VMC.

Parks will form a network of spaces that will meet the needs of the community for active and passive recreation and civic gathering. Parks shall be configured to support programming flexibility, adapt to evolving community needs, and be constructed with durable materials and robust infrastructure to withstand intensive use in this high-density environment.

Other open spaces will supplement the parks system by adding to the variety of environments and experiences in the VMC and incorporating naturalized areas into a broader network of public places.

Together, parks and open spaces will not only provide places for recreation choices and natural features, but will also contribute to the character and identity for a downtown that is more complex and appealing than one comprising only high-density buildings. A rich and diverse parks and open space network will be vital to attracting a diverse population and employment to the VMC and making it a civic and tourist destination.

The policies in this section support the objectives set out in Section 3.0, including Objectives 3.1 - 3.3, 3.5, 3.6 and 3.8 – 3.12. The further general intent of the policies in this section is to:

- Create a parkland system that provides for a full range of recreational activities and environments for both active and passive enjoyment within walking distance for VMC residents and workers.
- Ensure parks are delivered concurrently with development to serve the VMC as it grows.
- Create parks as central focal points for local community and civic open spaces capable of accommodating events with city-wide appeal.
- Create high-quality civic spaces that support diverse programming and year-round use.
- Establish a clear framework for parkland acquisition and development.
- Integrate parks, open spaces and natural features with development and the public realm.
- Enhance the pedestrian network with paths and trails.
- Support environmental sustainability and climate resilience.

7.1 General Policies

7.1.1 The City shall develop a minimum of 28 hectares of parkland in the VMC through the acquisition and development of parks identified in Schedule E. This parkland shall serve as the core of the parks system and shall not be substituted by other areas or other forms of open space. Parkland not identified in Schedule E shall not count toward the minimum.

- 7.1.2 Additional parks, not shown on Schedule E, shall be acquired and developed within the VMC, or in areas in proximity to and accessible from the VMC, to meet the parkland needs of the population as it grows. The minimum rate of parkland provision shall be 0.3 hectares per 1,000 population. The addition of such parks shall not require an amendment to this Plan, provided they maintain its intent. The City shall monitor the use and demand for parkland as the VMC develops and may adjust the target without amendment to this Plan.
- 7.1.3 Parks shall be developed concurrently with growth to serve VMC residents and workers.
- 7.1.4 The City shall secure parkland through the development approval process in accordance with the following priorities:
- a. Land dedication for parks identified in Schedule E;
 - b. Payment-in-lieu of parkland;
 - c. On-site land dedication not identified in Schedule E; and
 - d. Off-site land dedication in proximity to the VMC.
- 7.1.5 Portions of land acquired for infrastructure projects that are not required for the final construction, operation, or maintenance of the infrastructure (residual lands) within the VMC shall be evaluated for parkland purposes prior to being considered for disposition or other uses.
- 7.1.6 Where suitable, residual lands shall be incorporated into the VMC Parks and Open Space network to achieve parks targets established in this Plan.
- 7.1.7 Parks shall generally be secured through the plan of subdivision process.
- 7.1.8 Environmental Open Space, mews and private outdoor amenity space shall not count toward parkland dedication requirements.
- 7.1.9 The City may establish alternative parkland dedication requirements for the VMC without amendment to this Plan.
- 7.1.10 Environmental Open Space identified on Schedules E and I is intended to accommodate naturalized open space and stormwater management facilities.
- 7.1.11 Parks and open spaces provide critical connections within the larger pedestrian and bicycle network. They should be designed with movement desire lines in mind and generally should accommodate pedestrian through-traffic and, where appropriate, cycling.
- 7.1.12 The design of all parks and other open spaces in the VMC shall be guided by the VMC Parks & Wayfinding Master Plan and the Greenspace Strategic Plan.

7.2 Park Types

7.2.1 The City shall require parks to be developed in accordance with Schedule E of this Plan, which establishes the following park types:

- a. Urban parks: Major recreational and community gathering spaces designed to support intensive programming in high-density areas. These parks shall provide comprehensive facilities for active recreation, flexible gathering spaces for community events, and infrastructure that enables year-round programming and use. Urban parks shall function as versatile community assets that integrate both recreational and cultural activities to serve the diverse needs of residents in high-density neighborhoods; and
- b. Public squares: Programmable civic spaces strategically located in areas of high pedestrian activity. These spaces shall incorporate facilities supporting both active and passive recreation while ensuring year-round activation. Public squares shall be designed as dynamic community focal points that seamlessly connect with surrounding public realm elements to create vibrant gathering places for diverse community activities.

7.2.2 Urban parks shall meet the following requirements:

- a. Provide a minimum contiguous area of 0.75 hectares;
- b. Maintain public street frontage along 50% of the park perimeter, distributed across a minimum of two public streets; and
- c. Include facilities to support both active and passive recreation as determined through the park design process.

7.2.3 Public squares shall meet the following requirements:

- a. Provide a contiguous area between 0.2 and 0.75 hectares;
- b. Maintain public street frontage along 50% of the park perimeter, distributed across a minimum of two public streets; and
- c. Include facilities to support both active and passive recreation as determined through the park design process.

7.2.4 The public squares along Millway Avenue shall meet all requirements established in Policy 7.2.5 and Section 7.3 of this Plan. These public squares shall incorporate unified design elements and high-quality materials and finishes that establish a cohesive network along the VMC's premier retail corridor and central gathering area. These spaces shall include a range of amenities for residents, worker, and visitors that will activate the area and foster a distinct sense of place as the centre of the downtown.

7.2.5 Further to Policies 7.2.2. and 7.2.3, all parkland proposed for dedication shall meet the following requirements to be deemed acceptable by the City:

- a. Provide a minimum contiguous area of 0.2 hectares;
- b. Maintain a depth-to-width ratio not exceeding 1:4;
- c. Provide a minimum of 50% of the total park area as continuous flat land with grades not exceeding 2%;
- d. Be configured in a regular shape that avoids acute angles and maintains a minimum width of 20 metres throughout the entire parcel;
- e. Provide uninterrupted public street frontage along a minimum of 50% of the park perimeter;
- f. Form a single contiguous land parcel without fragmentation, including from private drives, easements, or public roads; and
- g. Demonstrate soil conditions that meet or exceed applicable residential environmental quality standards and are suitable for park development.

7.2.6 Notwithstanding parks identified in Schedule E, the City shall only accept parkland dedication that does not meet the criteria in Policy 7.2.5 where:

- a. The lands fulfill a specific parks and recreation objective that cannot be achieved at an alternative location within, or in proximity to, the VMC;
- b. The deviation from criteria is minor and can be fully mitigated through design measures; and
- c. The park demonstrably enhances connectivity within the public realm network.

7.2.7 Where proposed parkland does not meet the criteria established in Policies 7.2.5 and 7.2.6, the City shall:

- a. Refuse the proposed parkland dedication;
- b. Require alternative lands within the development area; or
- c. Require payment-in-lieu of parkland dedication.

7.3 Park Location and Design Requirements

7.3.1 All parks shall:

- a. Maintain high visibility and accessibility from adjacent streets and pedestrian routes;

- b. Connect seamlessly with the public rights-of-way and the broader parks and open space network, where applicable;
- c. Provide configurations and subsurface conditions that support intended programming and facilities;
- d. Support daily community recreation activities and cultural programming as well as larger civic gatherings, where appropriate based on size, location and context.
- e. Incorporate design elements enabling flexible programming and future adaptation;
- f. Utilize high-quality, durable, low-maintenance materials and finishes appropriate for intensive urban use and year-round activity through appropriate amenities, features, and associated infrastructure;
- g. Implement sustainable and climate-resilient design through integrated stormwater management and climate-resilient native species selection;
- h. Provide adequate soil volume to support urban tree canopy coverage;
- i. Prioritize inclusive design that addresses diverse accessibility needs through barrier-free access to amenities and facilities, integrated pathway systems that meet or exceed *Accessibility for Ontarians with Disabilities Act* requirements, and recreational opportunities that accommodate varying physical and sensory abilities; and
- j. Adhere to Crime Prevention Through Environmental Design (“CPTED”) principles while providing appropriate lighting levels and maximizing natural surveillance opportunities.

7.3.2 Development on lands adjacent to parks shall:

- a. Establish appropriate setbacks accommodating building structures, building overhangs, building maintenance and private access within the development site;
- b. Orient active ground floor uses toward park frontages;
- c. Design grade-level facades to enable natural surveillance;
- d. Locate all loading and servicing areas away from park frontages;
- e. Maintain appropriate microclimate conditions within parks; and
- f. Configure building massing to maximize solar access to parks.

7.3.3 All parks located within TRCA Regulated Boundaries shall be subject to TRCA review.

- 7.3.4 Parks shall not contain surface parking areas, except those required for service vehicle access.
- 7.3.5 Where a local road is situated adjacent to an Urban Park, the City shall reserve the right to explore and implement alternative road cross-section designs to those illustrated in Appendix A, for the purpose of enhancing and upgrading the park frontage within the public right-of-way.

7.4 Encumbrances in Parks

- 7.4.1 Parks shall be free of all surface and below-grade encumbrances, including parking, utilities, structures, easements, and systems except where the applicant demonstrates, through a justification report, that:
- Extreme hydrogeological and/or geotechnical conditions make it technically unfeasible to accommodate required parking or utilities under buildings, or private amenity spaces;
 - Alternative solutions for accommodating parking or utilities have been thoroughly explored and determined to be unfeasible without compromising the vision, principles, and objectives of this Plan;
 - The proposed encumbrance represents the minimum possible impact on park function, character, constructability and long-term flexibility, and does not exceed 60% of the total surface area of the park; and
 - The parkland will be provided at grade, publicly accessible, and meet all requirements of its respective park typology.
- 7.4.2 Where below-grade encumbrances are approved, all parks shall:
- Ensure all access points to the encumbrance, including pedestrian entrances/exits and emergency access, connect directly to the public rights-of-way;
 - Prohibit utility access points or other above-grade elements within the park;
 - Minimize the impact of required ventilation structures within the park by utilizing vertical rather than horizontal configurations, limiting surface area to the minimum required by applicable building and safety codes, incorporating integrated design solutions, and strategic placement that preserves park programming and circulation patterns;
 - Provide sufficient soil depth and volume to support the intended park program, including large-canopy trees;
 - Ensure the design adheres to City standards and appears and functions as an unencumbered park from the user perspective; and

- f. Maintain public ownership of the park including surface lands, air rights, and subgrade area containing all park features, structures, and utilities.

7.4.3 Where surface and below-grade encumbrances are approved, the following elements shall be excluded from parkland dedication calculations and conveyance:

- a. All ventilation structures serving below-grade parking or other uses;
- b. All access points serving below-grade parking or other uses;
- c. Utility access points serving below-grade structures;
- d. Any other surface or above-grade elements serving the below-grade parking or structures; and
- e. Any elements that do not directly serve park operations or maintenance.

7.4.4 Where below-grade encumbrances are approved, the City shall prohibit private stormwater management infrastructure including cisterns, storage tanks, and associated mechanical equipment, private water or wastewater infrastructure, electrical infrastructure including transformer rooms, switchgear, and utility panels, mechanical rooms, telecommunication equipment, loading areas, waste storage, service corridors, commercial storage areas, and any other utilities or infrastructure not directly serving the park's operations and maintenance, from being located beneath the park, with the exception of parking stalls.

7.4.5 In all cases, the below-grade encumbrance shall be at sufficient depth to provide required coverages and not impede park design or operation to the satisfaction of the City.

7.4.6 Where below-grade encumbrances are approved, the owner shall be required to design and construct the park in accordance with the City's Developer Build Parks Policy, as amended, City standards, and specifications. The park design and construction shall:

- a. Be coordinated with the construction of below-grade structures to ensure proper integration and protection of infrastructure;
- b. Follow a design process approved by the City;
- c. Meet all requirements established in Section 7.3 of this Plan; and
- d. Include appropriate securities, warranties, and construction documentation.

7.4.7 Where below-grade encumbrances are approved, the owner shall enter into agreements satisfactory to the City regarding access, maintenance, lifecycle replacement, and liability.

7.5 Interim Open Space

7.5.1 The City shall pursue opportunities on City- and privately-owned lands to establish interim open spaces, which shall:

- a. Be secured through formal agreements between the City and landowner(s), community organizations, or other parties, or through other appropriate mechanisms;
- b. Operate for a minimum period of 12 months;
- c. Be ineligible for both parkland credit and development charge reserve funding;
- d. Maintain compliance with all applicable safety standards and regulations;
- e. Provide appropriate liability insurance as determined by the City;
- f. Respond to community needs; and
- g. Not preclude future development in accordance with the underlying land use designation.

7.6 Implementation

- 7.6.1 The City shall require park design and development to conform with the VMC Parks & Wayfinding Master Plan and Greenspace Strategic Plan.
- 7.6.2 Refinements to park locations and configurations shown on Schedule E shall be permitted without amendment to this Plan, provided they maintain the intent of this Plan.
- 7.6.3 The City shall require parkland to be dedicated in a coordinated manner that creates complete and cohesive park blocks. Where a park shown on Schedule E spans multiple development parcels:
 - a. The full park block shall be secured and dedicated as a single coordinated conveyance; and
 - b. Partial dedications shall only be considered where they form part of a comprehensive strategy to achieve the complete park block.
- 7.6.4 The City shall encourage the consolidation of parkland dedications from multiple developments where such consolidation would result in larger, more functional parks by:
 - a. Facilitating land exchanges or purchases for optimal park configuration;
 - b. Coordinating dedication timing between developments; and
 - c. Requiring landowners to enter into agreements addressing:
 - i. Land dedication and construction timing;
 - ii. Park development cost sharing;

- iii. Interim conditions and temporary facilities;
- iv. Infrastructure and services coordination; and
- v. Phased maintenance responsibilities.

7.6.5 The City shall monitor park system development to ensure:

- a. Park delivery aligns with population growth;
- b. Park facilities meet evolving community needs;
- c. Parks achieve environmental sustainability objectives; and
- d. Parks support VMC city-building objectives.

7.7 Environmental Open Space

7.7.1 Environmental Open Space identified in Schedule I shall play a vital role in greening the VMC and enhancing environmental health and function. These spaces shall be developed and managed as predominantly naturalized areas that serve the following functions:

- a. Protect, renew and enhance existing natural heritage features and functions;
- b. Support managed reforestation and re-naturalization initiatives on municipal land that enhance ecological functions, contribute to the urban tree canopy and improve the setting, image and liveability of the VMC;
- c. Accommodate stormwater management facilities, reduce stormwater run-off and provide water quality control;
- d. Provide open space and recreation amenities that are compatible with the primary ecological functions;
- e. Create physical connections within the VMC and to the larger regional landscape;
- f. Increase biodiversity within the VMC;
- g. Provide buffers between the VMC and the adjacent highways;
- h. Reduce the urban heat island effect; and
- i. Protect for and manage the features and functions of natural hazards.

The stormwater management and natural heritage functions are addressed in Sections 6.4 and 6.6 of this Plan.

7.7.2 Environmental Open Space shall be designed to:

- a. Provide complementary facilities and programming, where possible;
- b. Create clear and accessible connections to the VMC trail network; and
- c. Support wayfinding and orientation within the larger open space system.

7.7.3 Where parks interface with Environmental Open Space, they shall:

- a. Create seamless connections between park spaces and natural areas;
- b. Protect and enhance existing natural features and functions;
- c. Support wildlife habitat and connectivity; and
- d. Incorporate transitions that protect ecological functions while maintaining public access where appropriate.

7.7.4 Built form abutting Environmental Open Space shall provide appropriate buffering and transition. The design interface along an Environmental Open Space will be guided by other VMC documents such as the VMC Parks and Wayfinding Master Plan and the VMC Urban Design Guidelines and be subject to review through the development approval process.

7.7.5 Environmental Open Space shown on Schedules E and I may be re-designated to Park, without amendment to this Plan, where non-conventional stormwater management facilities are incorporated in a manner which meets the following conditions to the satisfaction of the City:

- a. The facility shall be designed to support the intended park program and facilities as per the City's Non-Conventional Stormwater Management Facilities Policy, Procedure, Design Criteria & Standard Drawings;
- b. The design shall ensure long-term viability of both park and stormwater functions;
- c. Infrastructure shall be sized to accommodate population growth impacts;
- d. The design shall account for future park program flexibility; and
- e. TRCA policies related to regulated natural features and natural hazards are satisfied where lands are located within TRCA Regulated areas.

7.7.6 Notwithstanding Policy 7.1.8, Environmental Open Space, re-designated as Park as per Policy 7.7.5, may be used to satisfy parkland dedication requirements.

7.7.7 The final size and location of the Environmental Open Space north of Highway 7 immediately east of Highway 400, and any possible re-designation to extend adjacent land uses to the east, are to be determined pursuant to a flood plain analysis and detailed design

of the stormwater facilities, completed to the satisfaction of the City, the Ministry of Transportation and the TRCA.

- 7.7.8 Concerning Environmental Open Space identified as Special Policy Area on Schedule I, in the event that non-conventional stormwater management facilities are implemented on these lands, these lands shall be re-designated as Park without need for an amendment to this Plan. In the event that no stormwater management facilities are required on these lands, they shall be re-designated as Park, without need for an amendment to this Plan. The re-designation of these lands to Park, where appropriate, will contribute to the overall parkland goals as outlined within the VMC Parks and Wayfinding Master Plan.

8.0

COMMUNITY SERVICES, CULTURAL FACILITIES AND PUBLIC ART

Community services, such as schools, libraries, community centres, recreation facilities, day cares, places of worship, social services and emergency services, are critical components of a complete community and key contributors to quality of life. The provision of these amenities will be phased to support a growing population.

The intensity of growth anticipated in the VMC will require a diverse offer of community services accessible at a walkable scale. In addition to serving the needs of the local population, the VMC should also host city-serving amenities that reinforce its place as Vaughan's downtown. A concentration of cultural facilities could serve as a catalyst for broader development and establish an identity and civic role for the VMC.

The policies in this section support the objectives set out in Section 3.0, including Objectives 3.1, 3.2 and 3.4 - 3.6. The further intent of the policies in this section is to:

- Create future residential neighbourhoods that are adequately served by schools, day cares, libraries, community centres, recreational facilities, social services and emergency services.
- Encourage the development of city-serving amenities, including cultural facilities, in the VMC to reinforce its role as the city's downtown.
- Assist public agencies, non-governmental organizations and other institutions responsible for community and social services to secure suitable sites and spaces for their facilities if and when required.
- Encourage the integration of spaces for community services and amenities with other uses in mixed use buildings or in spaces shared with other community or institutional uses, when feasible.
- Design institutional uses that contribute to the efficient use of land, complement planned neighbourhoods and support the urban design objectives for the VMC.
- Encourage the establishment of major institutions of higher learning in the VMC.
- Ensure public art has a prominent role in the VMC's streetscapes and open spaces and contributes positively to its overall identity.

8.1 General Policies

- 8.1.1 Community services will be provided in a manner which implements the Community Spaces Plan, as amended from time to time, meets the population-related targets for the provision of facilities and ensures that planned facilities are sufficient to meet the needs of projected residential populations.

- 8.1.2 The appropriate timing for most community services will be dependent on the pace and nature of development within the VMC. The City shall regularly monitor development trends and social conditions in the VMC. As population-related demand grows for major community facilities, including schools, community recreation centres and emergency services, the City shall work with the Region of York, the School Boards and other public agencies to assess the need for community services and determine or confirm the appropriate location(s), general configuration and program for required facilities. In the case of City services, at the appropriate time, the City shall secure the land or space for required facilities through dedication, purchase, lease, expropriation or other arrangements with affected landowners.
- 8.1.3 An agreement among landowners in the VMC, the City and public agencies regarding community services, including schools, will be encouraged to ensure the land costs for community facilities are equitably distributed.
- 8.1.4 To broaden the city's educational opportunities, support economic and cultural activity, and help ensure the VMC attracts a diverse population, the City shall seek to attract major institutions of higher learning to the VMC, such as colleges, universities or satellite campuses.
- 8.1.5 Community services serving the VMC shall be located to provide equitable and walkable access by its population. Schedule F identifies a preferred zone for major community services intended to serve the entire VMC population and other potential institutional uses, including major cultural facilities, community/recreation centres, libraries and/or university/college facilities, in or close to the mobility hub formed by the VMC Subway Station, VIVA station and York Region Transit SmartVMC Bus Terminal. With its excellent access to higher order transit, this zone is also the preferred location for city-servicing services and institutions. Recommended locations for a major community service facility and performing arts and cultural centre are identified on Schedule F.
- 8.1.6 Community services intended to serve local communities within the VMC, such as the quadrants created by dividing the larger VMC area by Highway 7 and Jane Street, should have locations central to those communities or in other suitable locations that ensure good access and visibility. Opportunities for community services outside the VMC boundaries may be considered where safe, comfortable and direct routes by walking are present.
- 8.1.7 Where appropriate, municipal community services should be clustered together to promote cost-effectiveness and facilitate service integration. The co-location of municipal community services with other community service providers and other community-serving amenities, such as retail and other compatible commercial uses, in the form community hubs is encouraged.
- 8.1.8 Further to Policy 8.1.7, the provision of community services through joint facilities, in partnership with community service providers such as schools and day cares, is encouraged to support the efficiency and efficacy of community service provision in a high-density environment.

- 8.1.9 Where appropriate, community services could be incorporated within public and private mixed-use development.
- 8.1.10 Institutional buildings, libraries, cultural facilities and other community buildings, in the VMC may deviate from the built form policies contained in Section 9.0 of this Plan in order to accommodate a particular functional program and/or establish an architectural landmark. Generally, they should adhere to urban design principles appropriate for a downtown context.

8.2 Schools

- 8.2.1 Schedule F identifies five potential elementary school sites that will serve as the core of the network of schools in the VMC. These school sites are encouraged to be developed exclusively for school and community-related purposes to provide the flexibility to grow and evolve their built form and programming over time. The precise location, size and phasing of each school shall be determined in consultation with the School Boards prior to any planning approvals for blocks which include an identified potential school site. Subject to the approval of the School Boards, in consultation with and agreeable to the affected landowners, the potential school sites identified in Schedule F may be relocated or deleted without amendment to this Plan. Prior to final approval of development applications for lands identified for a potential school site, satisfactory arrangements shall be made with the appropriate School Board for the acquisition/reservation or release of the school site. Where lands are identified by a School Board as not being required for their purposes, the lands may be developed in accordance with the underlying land use designation without amendment to this Plan.
- 8.2.2 The ultimate number of schools required will depend on the size and make-up of the residential population. The need for elementary school sites additional to those identified on Schedule F will be determined through ongoing monitoring of the rate of development, population growth and demographic characteristics of the community. In collaboration with the School Boards, additional school sites will be identified within the VMC or in areas accessible to the served population by safe, direct and comfortable walking routes and suitable for the development of sensitive land uses. Elementary schools are a permitted land use within both the Mixed Use and Neighbourhood designations. No amendment to this Plan shall be required should an elementary school be located anywhere in these designations. The School Boards shall have the ability to acquire school sites, as required.
- 8.2.3 The size and configuration of each elementary school site shall be consistent with the policies or requirements of the respective School Board for urban, higher-density neighbourhoods. To this effect, the minimum school site size shall be 2.02 hectares (5.0 acres). A reduction in site size may be permitted where executed agreements are in place to allow for alternative arrangements to accommodate the required components of a typical school site. Final site sizes and configurations shall be determined in consultation with the School Boards during the development application approvals process and the preparation of development concepts within planning justification reports, as set out in Policy 11.7.2. The deletion of planned parkland adjacent to a school or potential school site to

accommodate a school shall not be permitted unless it is relocated to the satisfaction of the City.

- 8.2.4 A secondary school site will be required. In collaboration with the School Boards, a secondary school site shall be identified within the VMC or in areas accessible to the served population by safe, direct and comfortable walking routes or by short trips by rapid transit. Additional secondary schools may be required. The minimum secondary school site size shall be 6.07 hectares (15.0 acres). Secondary school sites shall be suitable for the development of sensitive land uses. Secondary schools are a permitted land use within both the Mixed Use and Neighbourhood designations. No amendment to this Plan shall be required should a secondary school be located anywhere in these designations.
- 8.2.5 The site size, site layout and built form of schools shall be compatible with the planned form of development in the VMC. To ensure compatibility, the School Boards shall be encouraged to develop alternative standards for new schools in high density neighbourhoods. The City shall collaborate with the School Boards and the Region of York to ensure the alternative standards are appropriate for the VMC. The standards should optimize the use of land by such measures as: promoting multi-storey school buildings, minimizing parking and pick-up/drop-off areas, locating within mixed use buildings as appropriate, and/or other alternative measures to efficiently utilize land within the VMC.
- 8.2.6 The School Boards are encouraged to work with landowners to establish an alternative design that result in school site/building design compatible with the urban, higher density neighbourhoods planned for the VMC. The alternative design for a school will only be considered where funding is available. The School Boards will work collaboratively with the Province, the Region, the City and the landowners to investigate and secure any additional funding necessary to achieve alternative designs. Alternative designs and funding sources shall be to the satisfaction of the School Boards.
- 8.2.7 To optimize the use of school sites, shared use by the two School Boards and the integration of elementary schools and day care facilities shall be encouraged.
- 8.2.8 Elementary school sites additional to those identified in Schedule F shall be located adjacent to public parks in efforts to share greenspace with the School Boards to satisfy the outdoor play space requirements of schools.
- 8.2.9 While school grounds will play an important role in the VMC's open space network, they will not be considered a substitute for parkland. The City shall work with the School Boards to optimize the relationship between parks and school playgrounds.
- 8.2.10 Notwithstanding Policy 9.10.1.d, parking for school employees and visitors may be located in interior side yards to minimize the impact of parking lots on school property and the public realm. Generally, a local street with school frontage shall have a 22-metre right-of-way to allow the curb lane closest to the school to be reserved for student pick-up and drop-off.

8.3 Day Care Facilities

- 8.3.1 Day care facilities are encouraged to be located within Mixed Use and Neighbourhood designations. Adequate day care spaces should be provided to keep pace with the needs of those who live, work or study in the VMC, as the area grows, and be distributed in a manner which encourages access by walking. Day care facilities are encouraged to be incorporated into public and private developments. They shall be provided in manner which accommodates appropriate on-site play areas, on-site pick-up/drop-off facilities and buffering, where required.

8.4 Cultural Facilities and Public Art

- 8.4.1 The VMC shall serve as a focal point for arts and culture in the City of Vaughan, providing a cluster of cultural facilities, amenities and experiences that contribute to its character and affirm its role within the city and region.

- 8.4.2 Cultural facilities and amenities shall be promoted for location in the VMC. These include but are not limited to:

- Performing arts venues;
- Galleries and display spaces;
- Visual arts centres/museums;
- Civic heritage museums;
- Outdoor amphitheatres within parks;
- Sculpture gardens within parks; and
- Schools related to the fine arts and performing arts.

- 8.4.3 Schedule F identifies the recommended location for a performing and cultural arts centre which will serve as a landmark cultural facility within the VMC. The centre will serve as a central hub for arts and culture in Vaughan, offer a state-of-the-art venue for local, regional, and international creative talent and audiences and contribute to the VMC's evolution into a world-class downtown destination. The performing arts centre shall serve as the anchor of a broader network of cultural facilities within the VMC.

- 8.4.4 Public art should be considered for incorporation into all parts of the public realm to contribute to the VMC's identity and vitality. As described in Section 4.4.8, the incorporation of public art into the design of streetscape elements shall be considered.

- 8.4.5 The inclusion of public art in all significant private developments shall be encouraged and 1% of the capital budget of all major Regional and City buildings or other facilities shall be dedicated to public art.

- 8.4.6 The following objectives of the Vaughan Metropolitan Centre Culture and Public Art Framework shall be implemented through the recommendations of the plan:

- a. Enable art and cultural investments with supportive municipal policy structures;

- b. Establish rich cultural resources;
- c. Leverage creativity and culture to attract and retain people as key drivers of innovation and economic growth;
- d. Enable collaboration, training and mentoring with supportive cultural networks;
- e. Animate the urban environment with a variety of art/cultural programs and activities;
- f. Identify sites and opportunities for public art that enhances sense of place; and
- g. Implement a recognizable cultural identity for the VMC that communicates an innovative, transformative and authentic experience.

9.0

LAND USE, DENSITY AND BUILT FORM

While the policies of Sections 4.0-9.0 focus on the hard and soft infrastructure needed to support a vibrant, sustainable and livable downtown, this section focuses on how land in the VMC should be used, the appropriate intensity of development in different areas and the forms it can take. The land use and physical vision behind the policies of this section is of a high density, mixed-use downtown core centred on the subway station, flanked by neighbourhoods containing a variety of building types, with non-residential uses providing a transition to industrial lands and rail yards to the east. Buildings in all areas of the VMC, and all types, have a responsibility to help define the public realm, bring vitality to streets and parks, and contribute positively to the image of Vaughan's downtown.

The policies in this section support the objectives set out in Section 3.0, including Objectives 3.1 - 3.7 and 3.11 - 3.12. The further intent of the policies in this section is to:

- Accommodate the Provincial, Regional and City growth targets for the VMC.
- Encourage a wide range of uses and built forms in the VMC.
- Capitalize on and support rapid transit infrastructure, and continue to facilitate the establishment of a downtown, by concentrating density around the subway and VIVA stations.
- Promote the development of diverse neighbourhoods with a variety of housing choices, including units suitable for families and a significant proportion of affordable housing.
- Ensure future development includes non-residential uses, such as office uses, and supports a live-work balance in the VMC.
- Focus retail development in the downtown core and on key streets, and ensure commercial uses contribute to an active pedestrian realm.
- Ensure the built form of development frames streets and open spaces and supports an inviting, comfortable and active public realm.
- Promote architectural excellence and the creation of a distinctive, high quality image for the VMC.

9.1 General Land Use and Density Policies

- 9.1.1 The VMC is intended to accommodate a significant proportion of Vaughan's projected population growth to 2051.
- 9.1.2 The VMC is intended to accommodate significant non-residential uses. Non-residential uses shall contribute to the formation of a CBD which represents a focal point for and concentration of economic activity in the city. Non-residential uses shall contribute to a balance of residents and jobs which supports the formation of a complete community and allows for short local commutes.

- 9.1.3 The VMC is intended to accommodate a minimum of 10,000 new office jobs by 2051. Office uses are permitted throughout the VMC. They are encouraged to locate in proximity to rapid transit, particularly the subway station.
- 9.1.4 The VMC is intended to accommodate a minimum of 2,500 new retail and service jobs by 2051. Retail and service uses are permitted throughout the VMC. Retail and service uses shall be provided in sufficient quantity to meet local needs and be located to provide access to necessities, such as those provided by grocery stores and pharmacies, within a 5-minute walk of all residents. Broader concentrations of retail and service uses will be located in particular areas of focus to serve a city-wide and regional clientele. Schedule H identifies areas for retail uses in the VMC where retail, service commercial or public uses, including retail stores, restaurants, places of entertainment, personal and business services, professional offices and public institutions, shall be required or recommended as street-related uses on the ground floors of mixed-use buildings.
- 9.1.5 Development in the VMC shall demonstrate to the satisfaction of the City that sufficient retail and service uses are present to support the anticipated needs of the local population for daily necessities, as per the intent of this Plan.

Land Use Designations

- 9.1.6 Schedule G delineates the following land use designations in the VMC:
- Mixed Use;
 - Neighbourhood;
 - Mixed Non-Residential;
 - Park; and
 - Environmental Open Space
- 9.1.7 Where the boundary of a land use designation abuts a planned street, minor modifications to the boundary shall be permitted to align it with the precise location of the street. Where the boundaries of a land use designation abut an existing street, any modifications to the boundary shall require an amendment to this Plan. As specified in the subsections below, a range of uses is permitted in each of the land use designations identified in Schedule G.
- 9.1.8 As per Policy 6.7.1, the extent of the Black Creek floodplain and the land use impacts will be determined through the Black Creek Renewal Design-Build project. In concert with the Black Creek Renewal Design-Build project, the location and size of a stormwater management facility in the southeast area of the VMC will be finalized. The land use designations within the area identified on Schedule I as Black Creek Renewal Area shall be subject to the results of the Black Creek Renewal Design-Build project. The land use designations within this area may be modified without amendment to this Plan subject to the conditions described in Policy 6.7.1 and provided that the final designations are consistent with those established for the area.

9.1.9 Notwithstanding any of the policies of this section, previously approved and existing uses in the VMC shall be permitted, subject to Section 10.2 of this Plan.

9.1.10 Within all land use designations, the following uses are permitted, subject to the relevant policies of this Plan:

- a. Emergency services facilities, generally having convenient access to Arterial Roads and appropriately integrated with the surrounding development, including appropriate architectural design, landscaping and buffering from residential buildings;
- b. Renewable energy systems, subject to relevant Provincial legislation and regulations;
- c. Municipal service infrastructure (sewer, water, stormwater management) and public and private roads; and
- d. Public and private utilities, including electricity transmission and distribution systems, as well as telecommunication facilities subject to any regulatory requirements, such as the provisions of the *Environmental Assessment Act*.

9.1.11 The location of the uses and facilities listed in Policy 9.1.10 shall be justified and compatible with surrounding land uses.

9.1.12 The following uses are prohibited in all land use designations in this Plan:

- a. Uses that are noxious, polluting, or produce or store hazardous substances;
- b. Uses that involve waste management, recycling and/or the storage of contaminated materials;
- c. Drive-through commercial and/or restaurant facilities;
- d. Commercial uses requiring extensive outdoor storage areas; and
- e. Auto-oriented land uses including motor vehicle sales, gas stations and car washes.

9.1.13 Development adjacent to the subway line and station shall be subject to the policies of the Toronto Transit Commission applicable to such development.

9.1.14 The City shall review and update its Sign By-law to support the urban design objectives of this Plan. New permanent pole-mounted, billboard, ground-related monument and pylon signs as well as mobile signs generally shall be prohibited. Signage shall be incorporated into the design of buildings and landscapes.

Land Use Compatibility

9.1.15 Residential and other sensitive land uses shall be planned and developed in consideration of the major facilities present in the VMC and surrounding Employment Area to ensure land use compatibility by:

- a. Avoiding, or where avoidance is not possible, minimizing and mitigating potential adverse impacts to sensitive land uses;
- b. Minimizing and mitigating potential impacts on the long-term operational and economic viability of employment uses within the surrounding Employment Area; and
- c. Minimizing risk to public health and safety.

9.1.16 For any development or redevelopment of lands where sensitive land uses are proposed to be located or are located within 1000 metres of an Employment Area and/or the MacMillan Rail Yard, the Applicant shall be required to undertake a Land Use Compatibility Study. The study shall address the following requirements to the satisfaction of the City, and where deemed necessary by the City, in consultation with CN Rail:

- a. Evaluate potential adverse impacts of noise, vibration, dust, odour, air quality, traffic-related air pollution, and fire and safety hazards posed by major facilities, industrial uses, the MacMillan Rail Yard, a rail line, and/or 400-series highway;
- b. Evaluate land use compatibility and demonstrate that appropriate separation distances are maintained and that potential adverse impacts are avoided;
- c. Where avoidance is not possible, identify mitigation measures to minimize or mitigate such impacts; and
- d. Identify if detailed technical studies are required.

9.1.17 The proposed development shall implement the recommended on-site and off-site mitigation measures identified in the Land Use Compatibility Study, at the expense of the Applicant. Further, through development approvals the City shall require the Applicant to satisfy the following:

- a. The inclusion of any necessary conditions of Draft Plan or Site Plan Approval that implements the recommendations of the study;
- b. The inclusion of any necessary provisions in the Site Plan Agreement that certifies that the building plans implement the recommendations of the study prior to building permit issuance; and
- c. The inclusion of any recommended warning clauses with respect to the potential impact of Environmental Noise, Air Quality, and Hazards be included in the Draft

Plan of Subdivision Agreements, Site Plan Agreements, Condominium Agreements, and Purchase and Sales Agreements.

- 9.1.18 Future development or redevelopment of lands adjacent to the Ministry of Transportation right-of-way shall be required to provide a setback of 14 metres measured from the highway property line in accordance to Ministry policies and requirements. Any proposed alternative setbacks to the Ministry of Transportation right-of-way shall require consultation with the Ministry. Notwithstanding, any future development or redevelopment shall obtain any necessary Ministry permits prior to the commencement of construction, as applicable.

Height and Density

- 9.1.19 Through the policies of this Plan, the City shall seek to meet or exceed the minimum density targets established by the VOP 2025 for Protected Major Transit Stations that fall within the VMC boundaries, as defined in Schedule A and outlined in Policy 4.1.1.
- 9.1.20 Lands within 500-800 metres of all existing or planned rapid transit stations within the VMC will be planned to be transit-supportive and, where appropriate, to achieve multi-modal access to stations and connections to major trip generators. Development within such areas will be supported, where appropriate, by:
- a. Planning for a diverse mix of uses of sufficient intensity to optimize support for existing and planned transit service levels; and
 - b. Prohibiting built-form that would adversely affect the optimization of transit infrastructure.
- 9.1.21 The greatest heights, densities and concentration on non-residential uses, particularly major office uses, are encouraged to be located at the intersection of Highway 7 and Millway Avenue and within the immediate vicinity of the subway station. Heights and densities are encouraged to decrease within the Mixed Use designation as the distance from this central point increases, and decrease further within the Neighbourhood designations, shown on Schedule G.
- 9.1.22 Development in the Secondary Plan Area and associated construction activities are subject to height limitations based on Transport Canada criteria related to the continued operation of nearby airports.
- 9.1.23 The City shall undertake a review of this Plan within 10 years of approval to, inter alia, evaluate progress on achieving its vision, principles and objectives and to consider the appropriateness, in this context, of the reinstatement of maximum heights and densities.
- 9.1.24 No building shall be lower than 3 storeys or 10.5 metres.
- 9.1.25 Notwithstanding Policy 9.1.24, single-storey commercial uses physically connected and integrated with a larger multi-storey developments, pavilions, temporary commercial structures, ancillary buildings to primary uses, structures for weatherproofing, and other

structures as deemed appropriate by the City, may be permitted to be exempt from the minimum height requirement, at the discretion of the City.

- 9.1.26 Notwithstanding Policies 9.1.24 and 9.8.9, non-residential developments with lower heights may be permitted in the Mixed Non-residential designation as an interim use provided it has been demonstrated in a development concept within a planning justification report, to the satisfaction of the City, that the minimum height can be achieved on the block with future phases of development.

9.2 Mixed Use

- 9.2.1 Development in the Mixed Use designation, as shown on Schedule G, shall contribute to an integrated mix of residential and non-residential uses, including institutional, cultural, community, office and retail and service uses intended to serve the Vaughan population as a downtown, as well as supporting the VMC as a complete community in its own right.

- 9.2.2 The following uses shall be permitted in the Mixed Use designation:

- Corporate, professional or government office;
- Hotel;
- Conference facility;
- College or university;
- Commercial school;
- Retail, service commercial and public uses, including:
 - retail stores;
 - restaurants (including patios);
 - places of entertainment;
 - personal and business services;
 - professional offices and public institutions;
 - financial institutions;
 - public school, library, cultural facility or community centre;
 - day cares;
- Large scale retail, in accordance with Policy 9.8.6;
- Live-Work units;
- Major Retail over 10,000 square metres;
- Residential dwelling;
- Art studio;
- Place of worship;
- Public parking;
- Park; and
- Privately owned public space.

- 9.2.3 In addition to the identified list of permitted uses within the Mixed Use designation, the following uses may also be permitted, subject to the Zoning By-law:

- Uses accessory to any of the identified permitted uses; and

- Temporary uses and activities.

9.2.4 The City's goal is to achieve a true mixed-use downtown core that includes a significant proportion of office, retail and service commercial uses that benefit from close proximity to the subway station and other transit infrastructure. To that end, office, retail and service commercial uses shall be required to account for 10% of total gross floor area on all sites within the Mixed Use designation on Schedule G.

9.2.5 Notwithstanding Policy 9.2.4, that the gross floor area of the development on the site required to be office, retail and service commercial uses may be permitted to fall below 10%, subject to the following conditions:

- a. The quantity of office retail or service commercial uses required to satisfy Policy 9.2.4 shall be transferred to a receiving site within the same designation in the Secondary Plan Area;
- b. The receiving site shall be within equal or greater proximity to the subway station, or another higher order transit station, as appropriate to improve access to transit;
- c. The transferred requirement for office, retail or service commercial use gross floor area shall be considered a requirement in excess of office, retail or service commercial use gross floor area that the receiving site shall be required to provide in order to independently satisfy Policy 9.2.4;
- d. A Zoning By-law Amendment shall be undertaken of the sending and receiving sites to reflect and secure the transfer of the required office, retail or service commercial use gross floor area;
- e. The development of the transferred office, retail or service commercial use gross floor area requirement on the receiving site shall precede the development of the sending site; and
- f. A Holding Symbol (H) is placed on the sending and receiving sites to be lifted upon the registration of development agreements between the property owner(s) and the City of Vaughan on title of the sites.

9.2.6 A concentration of office and retail uses, and other city-serving uses and facilities, shall be encouraged to locate around the subway station.

9.2.7 A mix of high-rise and mid-rise buildings, as described in Policy 9.9.1, shall be encouraged. Development shall be designed to a high standard of architecture and public realm pursuant to Section 3.3 of the VOP 2025 and Section 9.9 of this Plan.

9.3 Neighbourhood

9.3.1 The Neighbourhood designation, as shown on Schedule G, shall be developed primarily with residential uses, complemented by community amenities such as schools, parks,

community centres and day care facilities, as required, and retail and service commercial uses in accordance with Section 9.8. Live-work units also shall be permitted in the Neighbourhood designation. A mix of high-rise, mid-rise and low-rise buildings, as described in Policy 9.9.1, shall be encouraged in the Neighbourhood areas identified in Schedule G.

- 9.3.2 Redevelopment within the Neighbourhood designation shall occur in an orderly manner, ensuring that future residential and other sensitive land uses have clearly defined connections to Highway 7 and/or Jane Street for pedestrians and vehicles and provide an appropriate transition to existing industrial uses within and adjacent to the VMC, to the satisfaction of the City.

9.4 Mixed Non-Residential

- 9.4.1 Areas designated Mixed Non-Residential, as shown in Schedule G, shall be developed with a mix of non-residential uses which contribute to the employment base of the VMC while serving as a buffer and transition between sensitive land uses in the VMC and the industrial uses and infrastructure in the surrounding Employment Area. A mix of office and non-noxious employment uses shall be encouraged in the Mixed Non-Residential designation, intended to serve the local population, the City as a whole, and the surrounding Employment Area. The following uses shall be permitted in the Mixed Non-Residential designation:

- Corporate, professional and government offices;
- Research and development facilities;
- Hotels and conference facilities;
- Light industrial uses that are non-noxious and non-offensive;
- Commercial or technical schools; and
- Dedicated above-grade parking structures, in accordance with Policy 9.10.2.f.

- 9.4.2 In addition to the uses permitted above, the following uses shall be permitted where they are integrated into the building, generally at grade:

- Retail stores;
- Restaurants (including patios);
- Places of entertainment;
- Personal and business services;
- Financial institutions; and
- Convenience stores.

- 9.4.3 A mix of low-rise, mid-rise and high-rise buildings, as described in Policy 9.9.1, shall be encouraged in the Mixed Non-Residential designation.

- 9.4.4 All employment uses within the Mixed Non-Residential designation shall be wholly enclosed within a building, and no outdoor storage or display shall be permitted.

9.5 Parks

- 9.5.1 Areas designated Parks on Schedule G shall be public lands owned by the City of Vaughan for passive and active recreational uses, as per the policies of Section 7.0 and other pertinent policies of this Plan.

9.6 Environmental Open Space

- 9.6.1 Areas designated Environmental Open Space on Schedule G are predominantly naturalized areas that shall be treated as per the policies of Sections 6.0 and 7.7, and other pertinent policies of this Plan.

9.7 Housing

- 9.7.1 A housing mix is required in the VMC that meets the needs of a growing and diverse population, including households with children. This mix includes a full range of housing options in terms of tenure, unit size, accessibility, affordability and medium- and high-density forms.
- 9.7.2 A minimum of 35% of new residential units within the VMC shall be affordable, as defined by the Province. A portion of affordable units shall be accessible for seniors and people of different or varying abilities.
- 9.7.3 To achieve its target for affordable housing, the City will consider the development of an inclusionary zoning program applicable to all PMTSAs, including those located in the VMC, in accordance with Policies 5.1.3.4 and 5.1.3.5 of the VOP 2025, as provided for under the *Planning Act* and associated O. Reg.
- 9.7.4 Development in the VMC will contribute to meeting targets for purpose-built rental as established by the VOP 2025 in proportion to or exceeding its share of overall development in the City of Vaughan.
- 9.7.5 All residential development in the VMC is encouraged to achieve a balance of unit sizes, including larger units which are appropriate for families with children. Developments with a residential component within the Neighbourhood designation, as delineated on Schedule G, shall include a minimum of 15% of units with three bedrooms. The City may elect to reduce this requirement in the event that affordable housing requirements are implemented through an inclusionary zoning by-law, or for individual developments that exceed the affordable housing objectives of Policy 9.7.2.
- 9.7.6 All development that includes a residential component shall demonstrate their contribution to a full range of housing through the preparation of a Housing Options Statement, in accordance with Policy 3.2.2.8 of the VOP 2025.
- 9.7.7 The following strategies may be considered by the City in an effort to incentivize the development of a full range of housing, including the achievement of the affordable housing target:

- a. Permit a range of innovative housing types and tenure models, including, for example, cohousing, communal housing, and life-lease housing;
- b. Consider community housing as a priority use for surplus City-owned and Region owned land, and work with all levels of government and institutional landowners to make surplus land available to providers of community housing at little or no cost. Community housing is defined as housing that is built by, or is directly subsidized by the public sector, and provides dwelling units that are substantially below the identified value/rent of the housing supply by housing type;
- c. Provide targeted relief from planning, permit and other fees normally charged for projects that provide permanent affordable housing;
- d. Apply for government grants and/or subsidies, including land dedication;
- e. Explore the eligibility of affordable housing for grant programs established under a Community Benefits By-law;
- f. Provide priority allocation of municipal service infrastructure and transportation system capacity for projects that provide appropriately secured affordable housing or purpose-built rental;
- g. Provide financial incentive programs established through a Community Improvement Plan;
- h. Pre-approve zoning for projects that provide affordable housing; and
- i. Implement the objectives and actions of the City's Housing Strategy in accordance with Section 3.2 of VOP 2025.

9.7.8 To promote the City's commitment to the achievement of the affordable housing target in the VMC, the following agreements/partnerships and associated implementation tools may be considered by the City:

- a. Enact a Municipal Housing Capital Facilities By-Law under the Municipal Act to enable the City to enter into agreements with private and non-profit partners for the provision of affordable housing;
- b. Coordinate and collaborate with local housing advocacy groups, community partners, government agencies and the private sector to support the affordable housing policies of this Plan and to promote innovative housing forms, development techniques and incentives that will facilitate the provision of affordable housing;
- c. The City may become directly involved in the supply of affordable housing through land acquisitions, use of surplus land, development partnerships and the provision of financial incentives; and

- d. The City may provide planning support services to local housing advocacy groups and community service agencies who are interested in pursuing the provision of affordable housing.

9.7.9 The City will work with York Region on an annual basis to monitor, evaluate, and report on progress toward the objective of realizing a full range of housing options within the VMC.

9.8 Retail

9.8.1 Where retail, service commercial or public uses are required along a frontage as shown on Schedule H, such uses shall be continuous along the frontage, interrupted only by building lobbies, transit station entrances or other public or institutional uses, and shall be contained in mixed-use buildings. A minimum of 70% of the frontage along the ground floor of each building in these areas shall be devoted to retail, service commercial or public uses, unless it can be demonstrated that there are functional or operational constraints that warrant relief from this requirement as determined through the development approval process.

9.8.2 Where retail, service commercial or public uses are recommended for the frontages shown on Schedule H, these uses are encouraged, but not required, in order to establish a long-term network of interconnected, activated retail corridors throughout the VMC. It is the intent of this Plan that these areas will develop over time to become the predominant retail frontages of the VMC, and therefore minimum ground floor heights must be provided for in accordance with Policy 9.8.3.

9.8.3 For frontages identified on Schedule H where retail, service commercial or public uses are required or recommended on the ground floor of buildings, ground floor heights shall be a minimum of 4.5 metres floor to floor, and windows shall correspond appropriately to the height of ground floors.

9.8.4 Where retail uses are proposed above the first floor of buildings, these portions of the buildings are encouraged to be substantially glazed, where feasible, as determined through the development approval process.

9.8.5 In the Neighbourhood designation where frontages are not identified on Schedule H as locations where retail, service commercial or public uses are required or recommended, such uses shall generally be restricted to small-scale, neighbourhood-oriented commercial uses, to the satisfaction to the City.

9.8.6 Large scale retail uses are retail uses with a gross floor area greater than 5,000 square metres, including but not limited to department stores, furniture, appliance or home improvement stores, and full-size grocery stores. To reduce the impact on the pedestrian realm resulting from the scale of such uses, large scale retail uses shall be urban in form. To achieve this urban form, the ground floor street wall of large-scale retail uses shall be animated through a high degree of articulation and fenestration including such features as large amounts of clear glazing, multiple entrances (where practical), and smaller street-oriented retail uses. Large scale retail uses shall locate the bulk of their floor area behind

smaller, street-oriented retail uses and/or above the ground floor. Internal servicing areas for such uses shall be encouraged, and external servicing areas shall be located on rear laneways where feasible and screened from public view.

- 9.8.7 Where retail uses are located on a street or mews there shall be multiple retail units on each block, with the width of stores and the frequency of store entrances contributing to a continuously active public realm and a visual rhythm of storefronts along the street.
- 9.8.8 Entrances to retail establishments should be flush with the sidewalk to create a consistent animated relationship between uses at grade and the public realm along streets. In order to maintain a strong relationship to the street, the ground floor of buildings occupied by other non-retail uses should generally be raised no higher than one metre above the average ground level elevation at the street.
- 9.8.9 As per Policy 9.1.4, retail activities in the VMC are intended to take place primarily at grade and along streets. Individual retail and service commercial uses generally shall not be permitted below grade, except in the basements of multi-storey buildings adjacent and connected to the subway station. Exceptions may also be made to permit one level of retail below grade for commercial uses generally greater than 1,000 square metres in size, and accessory service commercial uses, provided that they are connected to the ground-floor of multi-storey buildings.
- 9.8.10 Notwithstanding the requirement for retail, service commercial or public use frontages along the south side of New Park Place or the west side of the Millway Avenue linear park between New Park Place and Highway 7 as identified on Schedule H, these frontages may be exempt from the minimum of 70% of the frontage along the ground floor requirement for retail, service commercial or public uses if the lands bounded by New Park Place, the Millway Avenue Linear Park, Highway 7 and Edgeley Boulevard are developed in accordance with the following, to the satisfaction of the City:
 - a. The block shall be developed with a continuous east-west internal pedestrian-oriented retail corridor that provides an open, active interface with the Millway Avenue Linear Park;
 - b. The ground floor of each building fronting onto the retail corridor shall be developed in accordance with the requirements and intent of the policies of this Plan pertaining to required retail, service commercial or public use frontages;
 - c. Retail, service commercial or public use frontages will be required along the north-south mews identified on Schedule C, in accordance with the requirements and intent of the policies of this Plan pertaining to required retail, service commercial or public use frontages;
 - d. Strong pedestrian linkages to New Park Place with active building frontages shall be provided including, where feasible, animated corners at the intersections of the pedestrian linkages and New Park Place; and

- e. The block, including the frontage along New Park Place, will be developed in accordance with the built form policies of this Plan and in consideration of the VMC Urban Design Guidelines.

9.9 Built Form

The built form policies define principles that will help manage the physical form and character of new development in the VMC. The overall intent of the policies is that buildings have a positive relationship to each other and a positive relationship to the public realm to create a vibrant, harmonious, pedestrian-friendly living environment that supports a high quality of life of the people who live and work in the area, as well as visitors.

Good urban places are composed of many buildings, varied in type and size. New buildings will shape the pedestrian realm, respond to and reinforce the existing and planned context, and incorporate the most recent advances in sustainable building and complete community development principles. While towers help to achieve high densities, an unvaried monoculture of tall buildings is not desirable from a design and quality of life perspective.

The VMC Urban Design Guidelines were created to reinforce and augment the original VMC Secondary Plan. Although still relevant in their current form, they will be reviewed and updated to reflect the changing intensity of development as defined by the VMC Secondary Plan. While, the urban design guidelines provide direction and guide the City's review of site-specific applications following and supporting the vision of the VMC Secondary Plan, they should not be interpreted as additional policies to this Plan.

All development applications must be accompanied by planning justification reports and relevant documents that demonstrate how the urban design policies below will be implemented.

9.9.1 A wide variety of building types shall be encouraged across the VMC. They shall include the following:

- a. Low-rise buildings (3-4 storeys) include townhouses, walk-up apartments and employment, institutional and mixed-use buildings. In the context of a high-density urban environment, low-rise buildings are encouraged to contribute to the diversity of built form, as long as they are urban in nature and well-integrated with their contexts. They are encouraged to contribute to the diversity of built form within larger block-scale developments. Low-rise buildings are appropriate in the Neighbourhood and Mixed Non-residential designations;
- b. Mid-rise buildings (5-10 storeys) may contain apartments, offices, institutional uses or a mix of uses. The perceived mass of mid-rise buildings should be reduced through vertical articulation of the façade and building step-backs at the upper floors or other design treatments. Mid-rise buildings are appropriate throughout the VMC; and

- c. High-rise buildings (above 10 storeys) may also contain a range of uses. To establish a street wall and mitigate shadow and wind impacts, high-rise buildings generally shall take a podium and tower form. Depending on the location, podiums may contain apartments, grade-related units, office space, retail uses, parking or a mix of these. Alternatives to a podium may be considered, where the City is satisfied that the desired streetscape and micro-climatic conditions will be achieved. High-rise buildings are most appropriate within the Mixed Use designation and along/facing Jane Street.

9.9.2 Other building types may be permitted as established in the VMC Urban Design Guidelines.

9.9.3 The location, massing and design of buildings shall contribute to human-scaled street walls, attractive streetscapes, an active pedestrian realm and environmental sustainability by adhering to the urban design criteria set out in Policies 9.9.4 to 9.9.38.

9.9.4 Variation in building type and size is strongly encouraged. Sites that can accommodate more than one building should include a range of building types and heights.

9.9.5 Built form will reflect architectural design excellence, exhibit variety and visual interest, and use high-quality, sustainable and durable materials.

Setbacks

9.9.6 Buildings generally shall be built to a consistent build-to line defined in the Zoning By-law, generally 2-5 metres from the edge of the right-of-way. Maximum and minimum setbacks and build-to lines shall be guided by urban design guidelines for the VMC and shall be included in the Zoning By-law. Front setbacks of up to 5 metres may be appropriate along retail streets, including those identified in Schedule H, to provide an extension of the public realm and accommodate retail displays, street furniture and restaurant patios. In areas that are predominantly residential within each precinct, a setback of generally 3-5 metres from streets and open spaces will provide for front yards, gardens or patios and stairs. Built form adjacent to Parks and Environmental Open Space shall have a build-to line between 3-5 metres to provide appropriate buffering and transition. Along the eastern edge of the Black Creek corridor between Highway 7 and Interchange Way, identified in Schedule I, buildings generally shall be set back a minimum of 3-5 metres from the corridor, with setback distance and design interface guided by the VMC Urban Design Guidelines and subject to review through the development approval process.

9.9.7 Small-scale park-supporting uses (cafes, vendors, kiosks, etc.) in parks are exempt from setback requirements. Their precise location will be determined through Site Plan Approval and shall be subject to urban design guidelines and applicable by-laws and regulations, to the satisfaction of the City.

9.9.8 Generally, mid-rise and high-rise buildings shall contribute to a consistent street wall that is at least 3 storeys or 10.5 metres high at the build-to line.

- 9.9.9 Other than features such as balconies, bay windows, canopies, awnings, signage, public art, patios, porticos, stairs and ramps where appropriate, no building elements above ground should be located in a setback zone. This zone should be designed to serve the ground floor uses and feature high quality landscape treatments. Front yard fencing, where appropriate, shall be low and built of attractive, long-lasting materials consistent with the building's architectural and design features. Where underground parking is located beneath a setback zone, its design and construction shall not prevent the planting of trees, where appropriate, and shall consider utility requirements.

Ground Floors

- 9.9.10 Animation of the public realm is supported by encouraging active uses at grade such as retail, service uses, lobby areas and entrances to buildings directly from the street, as well as minimum ground floor heights to support commercial uses
- 9.9.11 Fixed architectural awnings shall generally be provided for weather protection for pedestrians. Colonnades along the street and fixed soft awnings shall be generally discouraged. Where the City considers a colonnade to be appropriate, it shall have a minimum height of two storeys and shall be consistent for the length of the block.
- 9.9.12 Entrances to major transit, civic and office buildings should be architecturally distinct to signal their importance and aid wayfinding.
- 9.9.13 Main residential lobby frontages shall front on a public road.
- 9.9.14 Pick up and drop off areas should be located along local streets or mews and not be located along arterial or collector streets.
- 9.9.15 Street-related residential/live-work units fronting onto local roads and minor collectors to articulate the building frontages, reduce their perceived scale, and provide an animating relationship with the public realm are encouraged. Residential/live-work units at grade shall be accessible and designed with individual front doors, front yard landscaping and front yard grading to enhance the quality of the public realm of the street and boulevards.
- 9.9.16 Front stoops, porches and patio areas for ground-related residential units are encouraged to support street life. A well-defined transition should be used to provide a sense of privacy while maintaining connection between the public and private realm.
- 9.9.17 Live-work units shall not be considered to satisfy the retail, service commercial or public uses required along particular frontages as established by Policy 9.8.1.

Massing

- 9.9.18 Buildings shall be located and massed to create a comfortable pedestrian environment through human scale features and establish a continuous frontage that frames the public realm, including public and private rights-of-way, mews, parks and open spaces, and private amenity areas.

- 9.9.19 Recognizing the VMC is to be an urban environment, buildings shall be massed to minimize the extent and duration of shadows on parks, other public open spaces, boulevards, private amenity space and other parts of the public realm as per the VMC Urban Design Guidelines. Buildings will adequately limit shadow on all school yards as necessary to maintain their function and utility.
- 9.9.20 The placement, orientation and articulation of new buildings shall create comfortable micro-climatic conditions year round for pedestrians without the need of other ancillary artifices such as wind screens, and other stand-alone structures.
- 9.9.21 Minimum floor heights should be adequate for the proposed use and allow a positive relationship between the use and the public realm at grade, in terms of animation and human scale and comfort, as follows:
- a. Ground floor, all uses: 4.5 metres;
 - b. Notwithstanding Policy 9.9.21.a, ground floor of grade-related residential units that are not located along a frontage identified on Schedule H for required or recommended retail, service commercial or public uses: 4 metres;
 - c. Residential floors above grade: 3 metres; and
 - d. Non-residential floors above grade: 4 metres.
- 9.9.22 Except on Highway 7, Jane Street and Millway Avenue, the upper floors of a mid-rise building shall be stepped back from the walls of the building facing a street or open space. On local streets the step-back should occur at the fifth storey. On collector streets, or for properties fronting the Black Creek corridor, the step-back should occur at the sixth or seventh storey.
- 9.9.23 As set out in Policy 9.9.1.c, high-rise buildings generally shall consist of a podium and tower. Podiums shall establish an articulated streetwall proportional to the human scale in relation to adjacent street right-of ways. Podiums throughout the VMC shall generally have a minimum height of 3 storeys or 10.5 metres. The maximum height of high-rise building podiums shall be the following or the equivalent in metres based on minimum floor heights established in Policy 9.9.21:
- a. 7 storeys along Highway 7;
 - b. 6 storeys along Jane Street, Millway Avenue, fronting the Black Creek corridor and elsewhere within the Mixed Use designation; and
 - c. 4 storeys along other frontages.
- 9.9.24 Towers shall be set back from the edges of podiums by a minimum of 3 metres.

- 9.9.25 Tower elements of high-rise residential buildings shall be slender and spaced apart from one another to adequately limit the shadow impacts on the public realm and neighbouring properties, provide adequate sky view from the public realm, maintain privacy and contribute to an interesting skyline. Residential towers shall have average floorplates no greater than 800 square metres. Variations in tower floorplates may be considered to reflect specific building design and building use. The floor plate layout and size in each level will be determined by building articulations that are designed to enhance micro-climate conditions and pedestrian comfort levels. Floor plates should become smaller as building height increases to allow for increased separation distance, access to sky view and openness between towers. There are no restrictions on the size office tower floorplates.
- 9.9.26 The distance between the facing walls of two towers shall be as follows, for high-rise buildings:
- Within the Mixed Use designation, 25 metres;
 - Within the Neighbourhood designation, 35 metres;
 - Within the Mixed Non-Residential designation, 25 metres between towers with only non-residential uses and 35 metres between a non-residential tower and a tower with a residential component located in another designation; and
 - That the tower portion of high-rise buildings shall be setback a minimum of 50% of the tower separation distance established in this policy from any side or rear property line to provide for tall buildings on adjacent properties, where permitted.

Views, Focal Sites and Gateways

- 9.9.27 Views, focal sites and gateways identified in the VMC Urban Design Guidelines shall receive enhanced landscaping and built form treatment.
- 9.9.28 Development adjacent to Black Creek should positively frame this amenity with high quality architecture, be oriented toward the creek, provide pedestrian access and maximize the number of buildings with views onto this open space.

Building Exteriors

- 9.9.29 All buildings should have detailed and well-articulated façades with high quality materials fronting streets. Where feasible, buildings fronting mews should have detailed and well-articulated facades with high quality materials. Generally, the street-facing ground floor wall of a mixed-use building shall be substantially glazed and blank walls shall generally be avoided.
- 9.9.30 Building facades facing parks and open spaces should have active frontages, a high-quality architectural treatment and should not be fronted by any servicing, loading or vehicle ramp areas.

- 9.9.31 Long buildings, generally those over 40 metres long, shall break up their perceived mass with evenly spaced vertical recesses or other articulation and/or changes in material. The maximum building length shall be 60 metres.
- 9.9.32 Generally, there should be variation in the building materials and design treatments on the lower floors or podiums of buildings on a block. There should also be variation in finishing materials between the podium and tower of a high-rise building.
- 9.9.33 Mechanical penthouses and elevator cores shall be screened and integrated into the design of buildings.
- 9.9.34 Generally, balconies shall be recessed and/or integrated into the design of the building facade. Exposed concrete balconies shall be discouraged.
- 9.9.35 Urban design guidelines for the VMC will provide direction regarding appropriate and preferred building materials. Generally, all buildings in the VMC should be finished with high quality, durable and sustainable materials.
- 9.9.36 As per Policy 6.5.3, flat roofs are encouraged to incorporate green roofs, solar capture equipment and/or cool roof materials. Mid-rise buildings, particularly when neighbouring high-rise buildings, shall be strongly encouraged to incorporate green roofs to enhance the views of those living or working in neighbouring high-rise buildings.

Private Amenity Areas

- 9.9.37 Private amenity areas shall be provided in all residential developments. A portion of private outdoor amenity areas shall be provided at grade.
- 9.9.38 Private amenity areas are encouraged to provide for some of the recreational needs of their inhabitants that are best met in the immediate vicinity of residences, such as places for local gathering, dog relief areas, off-leash dog areas and children's play areas.
- 9.9.39 Private amenity space will not count toward parkland dedication.

9.10 Parking and Servicing Facilities

- 9.10.1 The location of parking and servicing facilities shall adhere to the following policies to ensure they are conveniently located but do not have an adverse impact on the public realm:
 - a. Entrances to parking and servicing areas generally shall be on local streets and/or mews and should be consolidated in order to maximize and accentuate building frontages and/or front yards and minimize the number of curb cuts required. Shared driveways and parking ramps between two properties shall be encouraged. Where parking or servicing areas are proposed under a local street, mews or public park, Policies 5.3.7-5.3.11 and/or the policies within Section 7.4 shall apply;

- b. Loading and service areas generally shall be enclosed within a building and located in the interior of a development block. Where loading and servicing is visible at the rear or side of a building, it shall be screened. Underground loading and service areas shall be encouraged;
- c. Parking for residential apartment uses and residential mixed-use buildings, including visitor parking, shall be located underground where feasible. Alternatively, parking for residential apartment uses may be permitted in above-ground structures where integrated within the podium of the building, subject to Policy 9.10.2. Limited short-term surface parking (e.g., delivery or passenger pick-up/drop-off) shall be permitted;
- d. Parking for institutional, office and retail uses shall be located underground where feasible, and may be provided in above-grade structures integrated within the podium of the building, subject to Policy 9.10.2;
- e. Recognizing the transitional nature of the early development of the VMC, parking associated with a major office development (office uses greater than 4,000 square metres per lot as defined by VOP 2025), major civic facilities, a mixed-use building with a combined minimum of 4,000 square metres of office or civic uses, or buildings within the Mixed Non-residential designation, may be permitted in dedicated above-grade parking structures, subject to Policy 9.10.2;
- f. Where major office and civic facilities are proposed, the City may consider interim surface parking to be determined upon review of a development application. This shall require an agreement between the applicant and the City in which triggers related to redevelopment of the surface parking lot shall be identified; and
- g. Surface parking may be permitted in the Mixed Non-residential and Neighbourhood designation. In the Neighbourhood designation, surface parking may be permitted for low-rise buildings only and shall be located at the rear of buildings, accessed from a rear laneways and screened by buildings. Surface parking shall be permitted at the rear or sides of buildings in the Mixed Non-residential designation. Off-street surface parking shall not be located between the building and the street, unless it is an interim condition for a phased development.

9.10.2 Parking structures shall adhere to the following additional criteria to ensure they are well integrated with the VMC's built fabric:

- a. Parking integrated within the podium of a building shall generally be accessed from a local street or mews and shall be encouraged to be located in the middle of a block or behind other uses;
- b. Where parking is integrated into the above-grade portion of a building, the portion of the parking structure facing a public street, private street or open space (excluding Highways 400 and 407) shall be designed to be entirely screened by

liner buildings incorporating a mix of uses and featuring the highest level of architectural treatment and façade animation;

- c. Entrances to above-grade or underground parking structures on public streets shall generally be integrated into the design of the building;
- d. Pedestrian entrances to integrated parking structures shall be clearly identified and well-lit and designed with consideration for CPTED principles;
- e. Dedicated/stand-alone above-grade parking structures shall generally be accessed from a local street or mews and shall be encouraged to be located in the middle of a block or behind other uses;
- f. Where a dedicated above-grade parking structure faces a public street, private street or open space (excluding Highways 400 and 407), the ground floor frontages shall be occupied by commercial or institutional uses wherever possible. The façade of the upper floors of a dedicated above-grade parking structure shall be well designed to appear as a fenestrated building, with well-articulated openings and high-quality materials, subject to review through the development approval process; and
- g. Pedestrian entrances for dedicated above-grade parking structures shall be clearly identified and well-lit and designed with consideration for CPTED principles.

10.0

ADMINISTRATION AND INTERPRETATION

10.1 Application

- 10.1.1 The policies contained in this Plan shall apply to the lands shown on Schedule A as the VMC Secondary Plan Area. Except as otherwise provided herein, and as per the transition policies outlined within Section 1.4.2 of VOP 2025, the policies of this Plan shall supersede the policies of any other area or site-specific Official Plan Amendment which is in force in the City on the date of the approval of this Plan.
- 10.1.2 The City shall ensure that this Plan is in conformity with the *Planning Act* and is consistent with the PPS 2024. Where there is a conflict between this Plan and any Provincial legislation or policy, the Provincial policies, or the more restrictive policies shall prevail.
- 10.1.3 The VOP 2025, this Plan, and any applicable Council-adopted manuals, master plans, guidelines and strategies work together to establish the planning and development framework for the VMC. It is required that all development applications shall be consistent with all relevant and Council-adopted manuals, master plans, guidelines and strategies. Where there is a conflict between the policies of this Plan and the policies of the VOP 2025, the policies of this Plan shall prevail. Where there is a conflict between the policies of this Plan and the concepts and directives of any relevant Council-adopted manual, master plan, guideline, or strategy, the policies of this Plan shall prevail.

10.2 Status of Uses Permitted Under Previous Official Plans

- 10.2.1 Legally existing uses throughout the VMC, as they exist at the time this Plan is approved, shall conform to Policy 5.1.3.25 of VOP 2025.
- 10.2.2 Minor extensions, reductions, or expansions of uses that are permitted, legally existing, and used at the time this Plan is approved shall be permitted without amendment to this Plan, provided that the tests in Policy 5.1.3.25 of VOP 2025 are met, and the proposed increase in gross floor area is accommodated within the physically existing building footprint or through an expansion that does not increase the footprint of any such use by more than 10% relative to the existing footprint.
- 10.2.3 In all cases where a legally existing use impacts the surrounding area, an approval of an application for extension or enlargement of the legally existing use as defined in Policy 10.2.2 may be subject to conditions to mitigate the impacts, especially where public health and welfare are directly affected.

10.3 Site Specific Policies

- 10.3.1 Site Specific Official Plan Amendments under VMC 2010, as shown on Schedule J, are subject to the transition policies outlined within Section 1.4.2 of VOP 2025.

Area A

10.3.2 Notwithstanding Policy 10.2.2, for the lands known municipally as 200 Interchange Way (as delineated in Schedule J), expansions of the use existing prior to March 5, 2025, shall be permitted without amendment to this Plan, provided that the intent of this Plan, as it applies to adjacent properties, is not compromised and the tests prescribed below, as well as under Policy 10.2.2, are satisfied:

- a. The proposed increase in gross floor area is accommodated within the existing building footprint and/or through an expansion(s) that does not increase the building footprint as it exists prior to March 5, 2025, by more than 10%, cumulatively.

10.4 Interpretation

10.4.1 This Plan is a statement of policy intended to guide the development of the VMC Secondary Plan Area. The City may permit some flexibility in the interpretation of general policies, provided the intent of the principles and policies of the Plan are maintained.

10.4.2 Where a Provincial or Federal Act, regulation or guideline is referred to in this Plan, it is intended that such reference be interpreted to include any subsequent legislation, regulation or guideline that may replace the specified Act. Similarly, where reference is made to Region or Provincial Ministries or agencies, it is intended that such reference be intended to include any Ministry, agency or government branch who may assume responsibility for a particular policy/regulation currently administered by the referenced organization.

10.4.3 Where reference is made to the VOP 2025, it is intended that such reference be interpreted to include any subsequently approved Official Plan Amendment, or any approved revised or updated Official Plan.

10.4.4 Where reference is made to any Council-adopted plan, report, strategy, guidelines manual, or municipal by-law, or any Appendix to this Plan, it is intended that such reference be interpreted to include any subsequently revised or updated version, policy, plan, regulation or guideline that may replace the specified companion document, or municipal by-law.

10.4.5 The Schedules included in this Plan are general. Minor adjustments to the boundaries of designations are permitted without amendment to the Plan, except where the designations are established by fixed boundaries, such as existing street rights-of-way, or where they are specifically stated as fixed in the policies of this Plan.

10.4.6 Where a parcel of land is subject to two or more land use designations, the policies of each designation shall apply to the portion of the lands so designated.

10.4.7 Where lists or examples of permitted uses are provided, they are intended to indicate the possible range and type of uses that are to be considered. Specific uses not listed but considered by the City to be similar to the listed uses and to conform to the general intent

of the applicable land use designation may be recognized as a permitted use and recognized in the implementing Zoning By-law.

- 10.4.8 Minor variations from numerical requirements in the Plan may be permitted without an Official Plan Amendment where it is demonstrated through a site planning process to be appropriate and provided that the general intent of the Plan is maintained.

11.0

IMPLEMENTATION

11.1 General

11.1.1 This Plan shall be implemented using some or all of the following, as provided for under the *Planning Act*:

- a. The approval of individual Plans of Subdivision, Plans of Condominium, and part lot control exemptions;
- b. The enactment of zoning by-laws;
- c. The enactment of a community benefits charge by-law;
- d. The execution of Letters of Undertaking and/or registration of site plan agreements;
- e. The use of a Holding Symbol (H);
- f. The dedication of parkland or payment-in-lieu of parkland;
- g. The use of powers and incentives enabled by a Community Improvement Plan; and
- h. The use of development agreements registered on title.

11.1.2 The City shall work cooperatively with the Region of York, the TRCA and the relevant transit providers, in consultation with landowners, the public and developers, to facilitate and coordinate implementation of public and private development in the VMC, in accordance with this Plan.

11.1.3 To attract development, businesses and people to the VMC, the City shall:

- a. Actively promote the VMC to the Federal, Provincial and Regional governments as an appropriate location for government offices;
- b. Market VMC within City-wide marketing campaigns to promote office, institutional, educational and other development; and
- c. Work with landowners and developers to facilitate the development of office space for public agencies and private tenants.

11.1.4 To establish the VMC as a civic destination, the recommendations of the Vaughan Metropolitan Centre Culture and Public Art Framework shall be implemented.

11.1.5 The City will include an analysis of VMC within the development of new and updated Community Improvement Plans.

- 11.1.6 The City shall complete a Community Energy Plan for the VMC pursuant to VOP 2025 Policy 5.1.1.2.r.i.

11.2 Municipal Finance

- 11.2.1 The implementation of this Plan must be fiscally responsible, by ensuring that the required capital expenditures to provide required municipal service infrastructure enhancements and transportation system improvements are paid for in an equitable and appropriate manner.
- 11.2.2 Development will be monitored to ensure that a balance is maintained between demands for municipal service infrastructure enhancements and transportation system improvements and the overall fiscal capacity of the City.
- 11.2.3 Where possible, the City will use financial mechanisms available to it under any legislative authority, including the *Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation, for the purposes of land use planning and the provision of municipal service infrastructure enhancements, transportation system improvements, community services and any identified community benefits.
- 11.2.4 It is the intent of this Plan that, wherever possible, the City, on the basis of the policies contained within this Plan, establish a staged program for the implementation of municipal service infrastructure enhancements, transportation system improvements, public works and/or any other municipally-assisted projects within the VMC. A five-year capital improvement program should be developed to systematically implement necessary capital improvements. This program should be reviewed annually as part of the capital budget procedure.
- 11.2.5 The City will undertake capital works programs, in accordance with the approved capital budget, to provide the municipal service infrastructure enhancements and the transportation system improvements that are necessary to facilitate the ongoing development of the VMC. The City will urge other levels of government to proceed likewise in circumstances where the jurisdiction for improvements is not with the City, or to provide funding where the scale of the required improvements can not be adequately funded through resources available to the City. The specific need and timing for these improvements will be determined based on the monitoring program set out in Section 11.9 of this Plan.
- 11.2.6 To implement specifically the required growth related costs anticipated for the long-term development of the VMC in accordance with the policies of this Plan, the City may prepare a background study and enact an Area Specific By-law under the Development Charges Act, to ensure that the capital costs of growth related services does not place a financial burden upon the City's existing taxpayers, and to ensure that new taxpayers bear no more than the growth-related net capital cost attributable to providing the current level of services.

11.3 Infrastructure

- 11.3.1 The City will continue to cooperate with the Region of York and other transit agencies to expedite the planning, design and construction of transit improvements.
- 11.3.2 The City, in partnership with the Region of York and in consultation with the Ontario Ministry of Transportation, will continue to advance the findings of the Joint Transportation Study, which is a detailed study of potential street network improvements within and beyond the VMC, in addition to the recommendations of the VMC TMP.
- 11.3.3 The City and the Region of York, in cooperation with the Ontario Ministry of Transportation, will complete Environmental Assessments for major new or improved streets in the VMC that may be required in advance of development on affected lands.
- 11.3.4 The City, through the development approval process and consistent with the *Planning Act*, shall assist the Region of York in protecting and obtaining lands required for rights-of-way, street widening or other facilities for the provision of public transit services through the development approval process.
- 11.3.5 Where lands have been identified as required for the construction of the street network or for parkland, and where such lands are the subject of a development application, the dedication of such lands shall be required as a condition of development approval, in accordance with the *Planning Act*.
- 11.3.6 It is the City's intent to foster the planned and orderly development of the VMC. To that end, planned infrastructure improvements shall be implemented generally through the Plan of Subdivision process, wherever possible, as set out in Policy 5.1.3.42 of VOP 2025. In addition, the following shall apply in the VMC:
 - a. The City, at its discretion, may directly purchase lands for planned infrastructure improvements; and
 - b. Where the City and an applicant agree that a Plan of Subdivision is not required for an initial phase of development, the City may permit a street to be conveyed through the Zoning By-law Amendment and/or Site Plan Approval process.

11.4 Plans of Subdivision

- 11.4.1 To secure the related infrastructure improvements and community facilities required, all new development in the VMC that requires the conveyance of land for streets, parks and/or other public facilities, as part of its initial development application process, generally shall proceed by way of the subdivision approval process. Further, the conveyance of mews to the City, for the purpose of public walkways, may proceed through the Zoning By-law Amendment or Site Plan Approval process, if determined appropriate by the City.
- 11.4.2 Plans of subdivision shall encompass an appropriate planning unit as agreed upon between the applicant and the City. Plan of Subdivision applications shall include a

development concept and phasing plan, as described in Policy 11.7.2, prepared to the City's satisfaction. The City shall approve only Plans of Subdivision and Plans of Condominium that:

- a. Conform with the policies and designations of this Plan;
- b. Can be provided with adequate services and facilities as required by this Plan; and
- c. Are not premature and are in the best interest of the municipality.

11.5 Zoning By-law

11.5.1 To permit development in accordance with this Plan and prevent development not in accordance with this Plan, Council shall enact amendments to the City's Zoning By-law.

11.5.2 The City shall, when enacting implementing Zoning By-laws, apply the Holding Symbol (H) and specify the future uses of these lands that, at the present time, are considered premature or inappropriate for development. The requirements for the removal of the Holding Symbol (H) shall include that the applicant/owner has, to the satisfaction of the City and, where appropriate, the Region:

- a. Demonstrated that the proposed development satisfies the intent of this Plan that development be phased in a manner whereby it can be appropriately supported by water, wastewater, stormwater and transportation systems, parks and community services;
- b. Demonstrated that the proposed development satisfies the intent of this Plan that development can occur in an orderly manner;
- c. Demonstrated that the proposed development satisfies the intent of this Plan to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects related to land use compatibility issues;
- d. Entered into agreements including a Site Plan Agreement, a Development Agreement, Front-Ending Agreement and any other appropriate agreements to ensure the provision of the identified and required elements and improvements identified in this Plan, including infrastructure systems improvements (water, wastewater, stormwater and transportation systems), the delivery of community services and parks; and
- e. Entered into agreements that secure funding and/or equitably cost share among benefiting landowners for sewer, water, stormwater and transportation infrastructure, parks, and community services and facilities.

11.5.3 Proposed developments that do not require the dedication of land for public streets or other infrastructure may be approved through the Zoning By-law Amendment and Site Plan Approval process. In such cases, Zoning By-law Amendment applications shall include a

development concept within a planning justification report, as described in Policy 11.7.2, and other materials described in Section 11.7.

11.6 Site Plan and Design Review

- 11.6.1 The VMC Secondary Plan Area is subject to site plan control. All development within the VMC, including public buildings shall be subject to Site Plan Approval, with the specific exemption of residential development that includes 10 dwelling units or less.
- 11.6.2 All development in the VMC, including private and public buildings, shall be subject to the City's design review process, including review by the City's Design Review Panel, prior to the submission of formal development applications or at a time of the City's discretion. Submissions to the City for the purposes of design review shall follow the Design Review Panel Terms of Reference.

11.7 Development Applications

- 11.7.1 To ensure private development is coordinated with public infrastructure, phased appropriately, and fully conforms to this Plan, Policies 5.1.1.7-5.1.1.11 and Section 5.1.4 of the VOP 2025, as applicable, shall apply to development applications, including Official Plan Amendment, Plan of Subdivision, Zoning By-law Amendment and Site Plan applications. In addition, development applications shall be consistent with master plans, guidelines, strategies and manuals that support the implementation of this Plan, such as, but not limited to, the VMC Urban Design Guidelines, the VMC Parks and Wayfinding Master Plan, VMC Servicing and Stormwater Management Plan, and all studies related to the Black Creek Renewal Project and Master Plan Class Environmental Assessment Study.
- 11.7.2 Each development application for Plan of Subdivision, Plan of Condominium, Zoning By-law Amendment and/or Site Plan Approval, in particular those applications intended to develop over a number of phases, shall include a development concept and phasing plan within a planning justification report per VOP 2025 Policies 5.1.1.7 and 5.1.1.10, providing a detailed description of the proposed development, and the manner in which it addresses the vision, principles, objectives and policies of this Plan.
- 11.7.3 In order to ensure orderly development of the VMC, and to ensure the most efficient and economical use of existing and planned infrastructure, justification shall be required with a development application to demonstrate, as it relates specifically to the development proposal, to the satisfaction of the City that:
- a. Capital costs associated with the infrastructure and community facilities required for the development shall not adversely affect the City's budget;
 - b. Transportation requirements, including public transit and cycling facilities, both internal and external to the development block will be provided and / or available within an acceptable time frame;

- c. Local and regional water and sanitary sewer trunk services will be provided to the development block;
- d. Water and sanitary sewer allocation capacity shall be identified by York Region and allocated by the City;
- e. Adequate school capacity has been confirmed by the school boards including provision of school sites, as required, or such other alternative solution has been agreed upon with the school boards; and
- f. Park and community facilities shall be developed within a time frame acceptable to the City.

11.7.4 As a condition of approval of development in the VMC, through the Zoning By-law Amendment or the Site Plan Approval process, the City shall require the implementation of appropriate and reasonable measures and development agreements, which may include front ending agreements and/or cost sharing agreements, to ensure that the development in the VMC is coordinated and that the required commitments of funds, lands and services are secured and/or in place. These measures and agreements shall ensure that the reasonable costs of the municipal and community infrastructure, land and/or facilities are fairly and equitably shared without adverse impact on the City's financial capability. The measures and agreements permitted by this policy shall be only those which are permitted by law and are otherwise agreed to by the landowner(s) and the City.

11.7.5 For properties comprising one or more development blocks, the development application shall include a development concept and phasing plan within a planning justification report, as described in Policy 11.7.2. The development concept shall contain the long-term solution for every phase of development within the block. For development blocks with multiple owners, applicants should coordinate neighbouring development proposals as much as possible, in a mutually complementary fashion. Non-participating lands in the development block shall be shown conceptually in the development concept and phasing plan.

11.7.6 Site plan applications shall include a Sustainability Metrics Program Summary Letter and Scoring Tool, as described in Policy 6.5.7.

11.8 Community Improvement

11.8.1 The VMC is identified as a Community Improvement Area under Section 28 of the *Planning Act*. Further, the VMC may in whole or in part be further designated by by-law as a "Community Improvement Project Area", for which a detailed Community Improvement Plan will be prepared.

11.8.2 Upon adoption of Community Improvement Plan(s) for the VMC, the City may engage in the following activities:

- a. Incentivize the construction, repair, rehabilitation or improvement of buildings on land acquired or held by it in conformity with the Community Improvement Plan;
- b. Sell, lease, or otherwise dispose of land and any buildings acquired or held by it in conformity with the Community Improvement Plan; and
- c. Make grants or loans to the registered owners or the assessed owners to pay for the whole or any part of the cost of developing or rehabilitating such lands and buildings in conformity with the Community Improvement Plan, and the policies of this Plan.

11.8.3 The strategy for the application of any financial or other incentives established by the Community Improvement Plan(s) shall be tied to achieving the density targets, mix of uses, required infrastructure and public realm improvements identified in this Plan. In the case that any policies established through the Community Improvement Plan conflict with the policies of this Plan, the Community Improvement Plan policies shall take precedence.

11.9 Monitoring

11.9.1 In order to evaluate the effectiveness of this Plan, including the approach to orderly development linked to the provision of water, wastewater, stormwater and transportation infrastructure, parks and community services, the City, in partnership with the Region, will monitor and report on development activity and the capacity of hard and soft infrastructure. The monitoring program will address:

- a. The amount of existing and proposed floor space for which subdivision, zoning or Site Plan Approval has been granted, and the status of development applications, approvals, completions and occupancy;
- b. Population and employment generated by existing and projected development;
- c. Evaluation of the provision of parks, community services and retail relative to population;
- d. The capacity of water, wastewater and stormwater infrastructure in the context of projected levels of development;
- e. Traffic volumes on key routes and at key intersections, based on periodic traffic counts in the VMC;
- f. Evaluation of traffic volumes and transit ridership in the context of available capacity;
- g. Travel characteristics and modal split including trends in the volumes and travel patterns of pedestrians and cyclists; and

- h. Evaluation of development concepts for existing and proposed development to assist in identifying and planning transportation improvements or to assist in regulating the pace of development.

11.9.2 In addition to monitoring development in the VMC in the context of the capacity of hard and soft infrastructure, the City shall undertake a review of this Plan, including its transportation components, and update it as necessary at least every five years, as required by the *Planning Act*.

11.10 Technical Revisions to the Secondary Plan

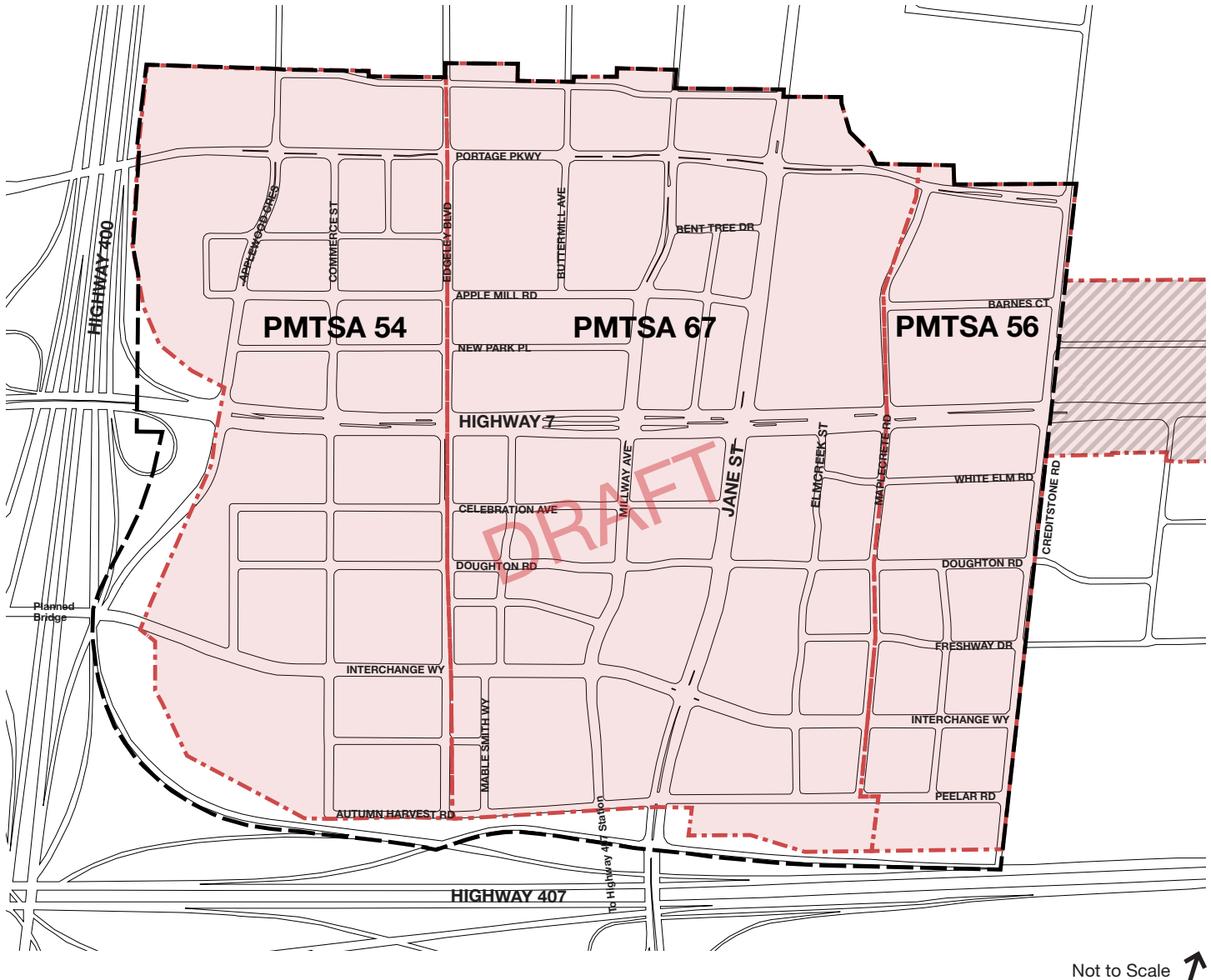
11.10.1 Technical revisions to this Plan will not require an Official Plan Amendment provided they do not change the intent of the Plan. Technical revisions include:

- a. Changing the numbering, cross-referencing and arrangement of the text, tables, and maps;
- b. Altering punctuation or language for consistency;
- c. Correcting grammatical, dimensional and boundary, mathematical or typographical errors;
- d. Changing or updating appendices; and/or
- e. Changing format or presentation.

Schedules

Vaughan Metropolitan Centre Secondary Plan

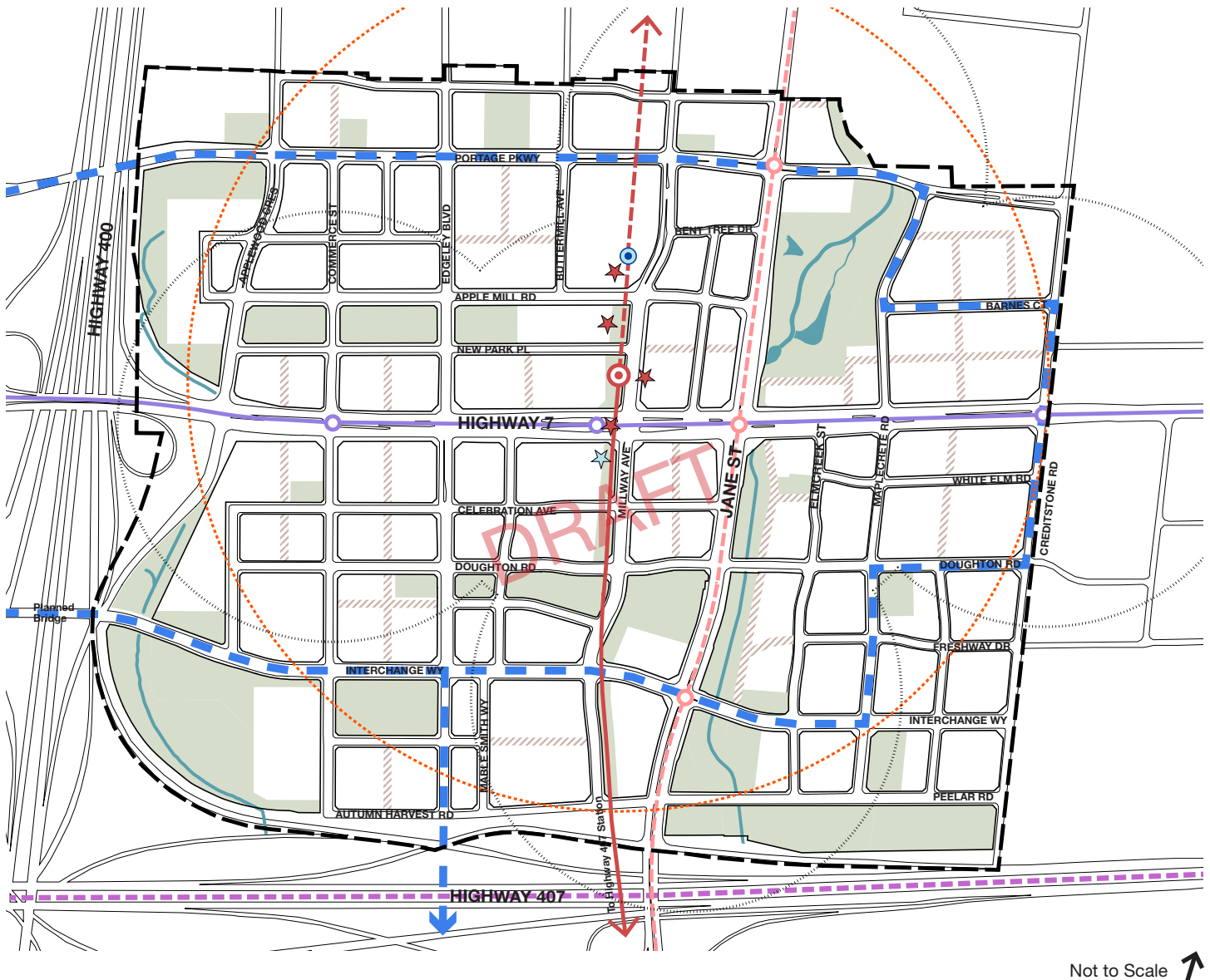
Schedule A - VMC Boundary and PMTSA Boundaries



- VMC Boundary
- - - PMTSA
- - - PMTSA outside Study Area

Vaughan Metropolitan Centre Secondary Plan

Schedule B - Transit Network

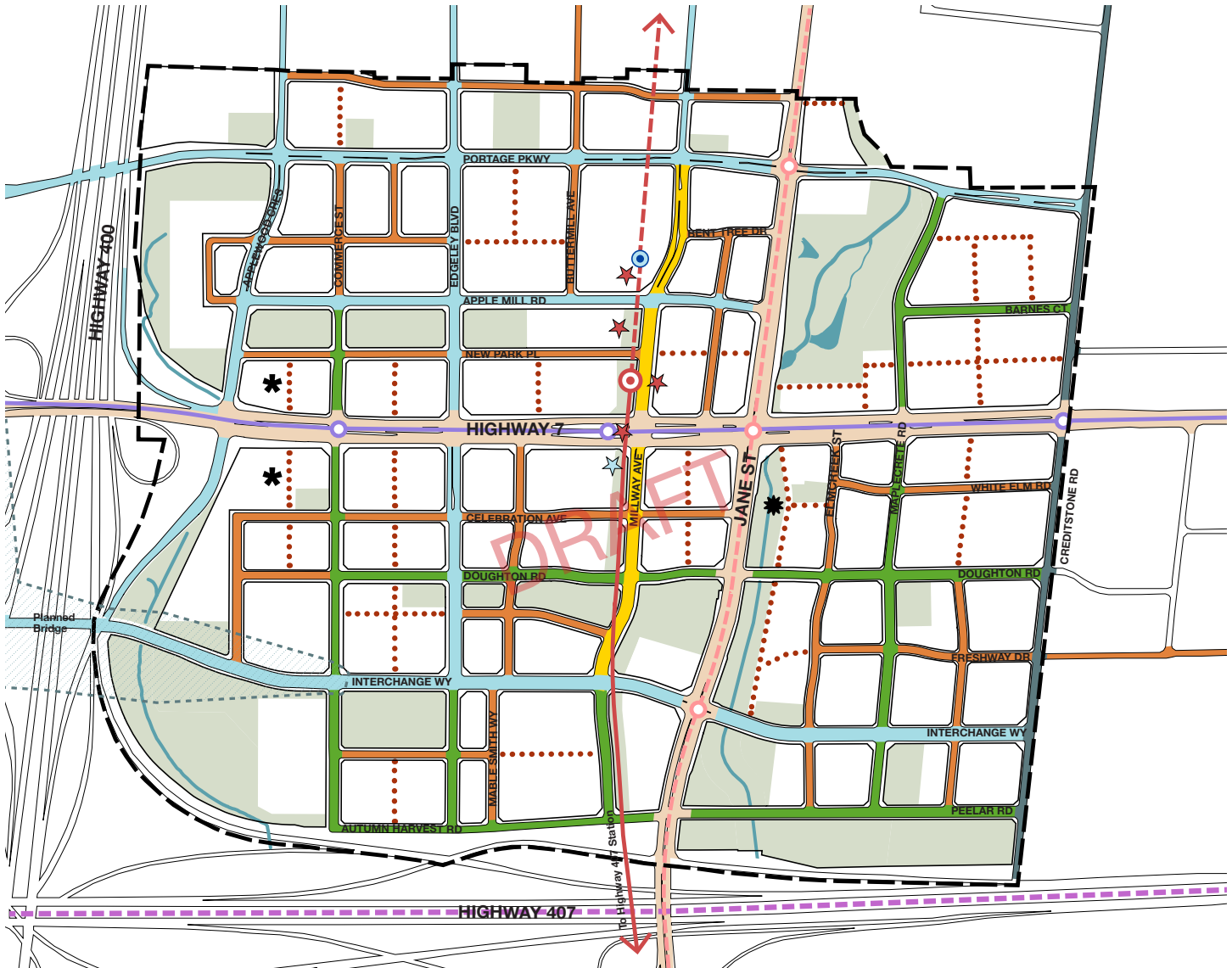


Not to Scale ↑

- | | | | |
|-------------------------|-----------------------------------|---------------------------------------|---------------------------------------|
| — VMC Boundary | ★ Existing Subway Entrances | ⊙ Existing Subway Station | ⊙ Existing TTC / YRT Transit Terminal |
| ■ Parks and Open Spaces | ★ Future Subway Entrance | — Highway 7 BRT / Station | ⋯ 5-Minute Walk Radii |
| — Existing Watercourse | — Existing Spadina Subway Line | — Potential Jane Street BRT / Station | ⋯ 10-Minute Walk Radii |
| ▨ Mews | — Future Spadina Subway Extension | — Potential Highway 407 Transitway | — Proposed Circulator Route |

Vaughan Metropolitan Centre Secondary Plan

Schedule C - Street Network

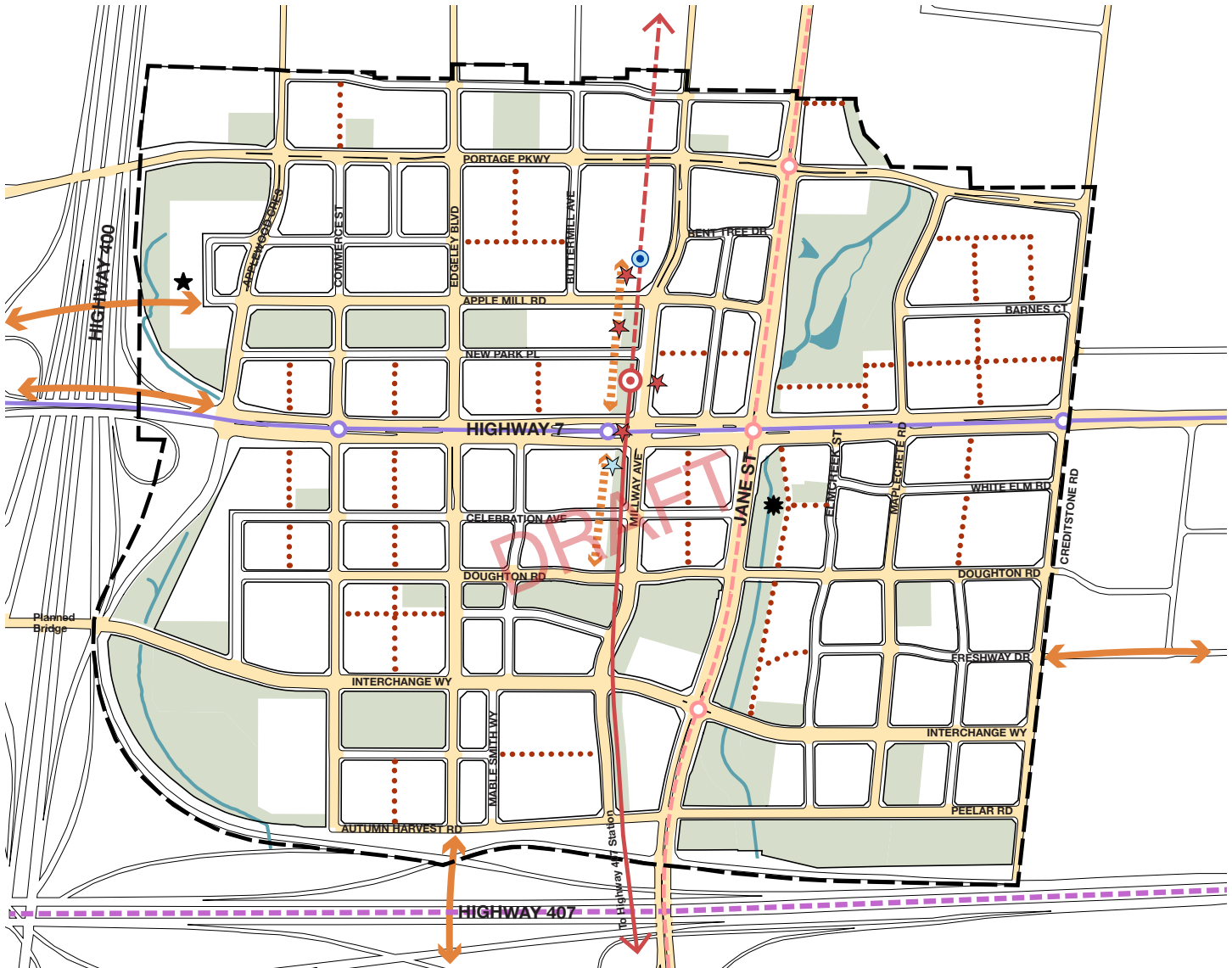


Not to Scale ↑

— VMC Boundary	Existing Subway Station	Existing BRT / Station	Arterial (width to be consistent with Region of York Official Plan)	Minor Collector (26m)
— Parks and Open Spaces	Existing Subway Entrance	Future BRT / Station	Minor Arterial (33m)	Local (20-22m)
— Existing Watercourse	Future Subway Entrance	Potential Transitway	Major Collector (33m)	Mews (15-17m) (see policy 5.3.20)
* See policy 5.3.21	Existing Subway Line	Existing TTC / YRT Transit Terminal	Special Collector (33m)	Colossus Drive Corridor Protection Area
* See policy 5.3.24	Future Subway Line			

Vaughan Metropolitan Centre Secondary Plan

Schedule D - Active Transportation



Not to Scale ↑

- | | | | |
|-------------------------|--------------------------|-------------------------------------|-------------------------|
| — VMC Boundary | Existing Subway Station | Existing BRT / Station | AT Path/Connection |
| ■ Parks and Open Spaces | Existing Subway Entrance | Future BRT / Station | Underground Connections |
| — Existing Watercourse | Future Subway Entrance | Potential Transitway | Cycle Facilities |
| ★ See policy 5.5.6 | Existing Subway Line | Existing TTC / YRT Transit Terminal | Mews |
| ✱ See policy 5.3.24 | Future Subway Line | | |

Schedule E - Parks and Open Spaces



- 

Vaughan Metropolitan Centre Secondary Plan

Schedule F - Community Services and Cultural Facilities



Not to Scale ↑

- | | | | |
|--------------------------|----------------------------|---------------------------------------|--|
| — VMC Boundary | ⊙ Existing Subway Station | — Existing BRT / Station | ⋯ Preferred Zone for Community Services and Institutions |
| Public Park | ★ Existing Subway Entrance | — Future BRT / Station | ★ Existing Community Service Facility |
| Environmental Open Space | ★ Future Subway Entrance | ● Existing TTC / YRT Transit Terminal | ★ Recommended Performing Arts and Cultural Centre |
| /// Mews | — Existing Subway Line | Ⓢ Potential School Site | ★ Recommended Major Community Service Facility |
| — Existing Watercourse | --- Future Subway Line | | |

Vaughan Metropolitan Centre Secondary Plan

Schedule G - Land Uses



Not to Scale ↑

- | | | | |
|----------------------------|----------------------------|---------------------------------------|-------------------------|
| — VMC Boundary | ● Existing Subway Station | — Existing BRT / Station | ■ Mixed Use |
| ■ Public Park | ★ Existing Subway Entrance | — Future BRT / Station | ■ Mixed Non-residential |
| ■ Environmental Open Space | ★ Future Subway Entrance | ● Existing TTC / YRT Transit Terminal | ■ Neighbourhood |
| /// Mews | — Existing Subway Line | ○ Potential School Site | |
| — Existing Watercourse | --- Future Subway Line | | |

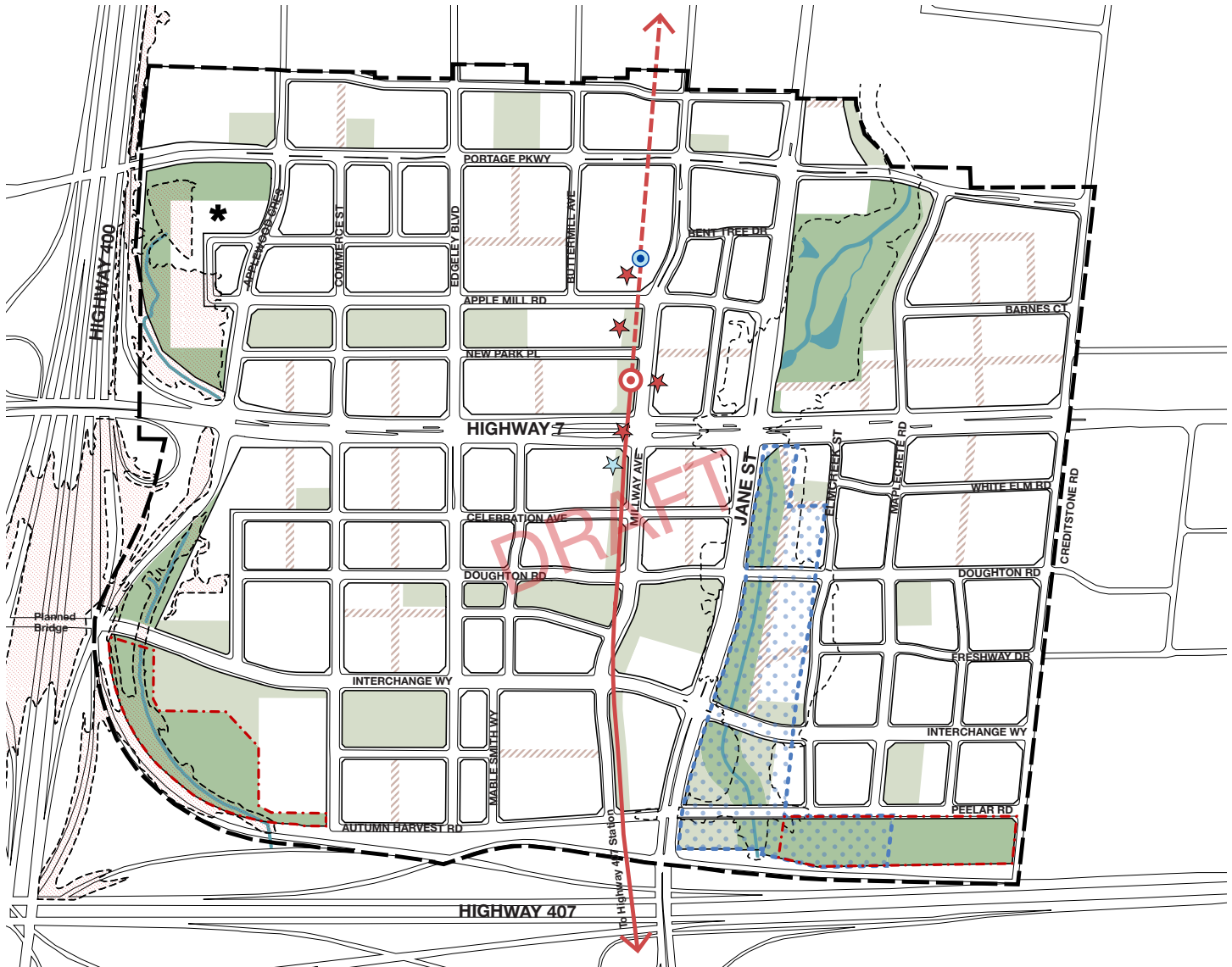
Schedule H - Areas for Retail, Service Commercial, or Public Uses



- 
- DOWNTOWN
vaughan
METROPOLITAN CENTRE

Vaughan Metropolitan Centre Secondary Plan

Schedule I - Flood Plain and Environmental Open Space

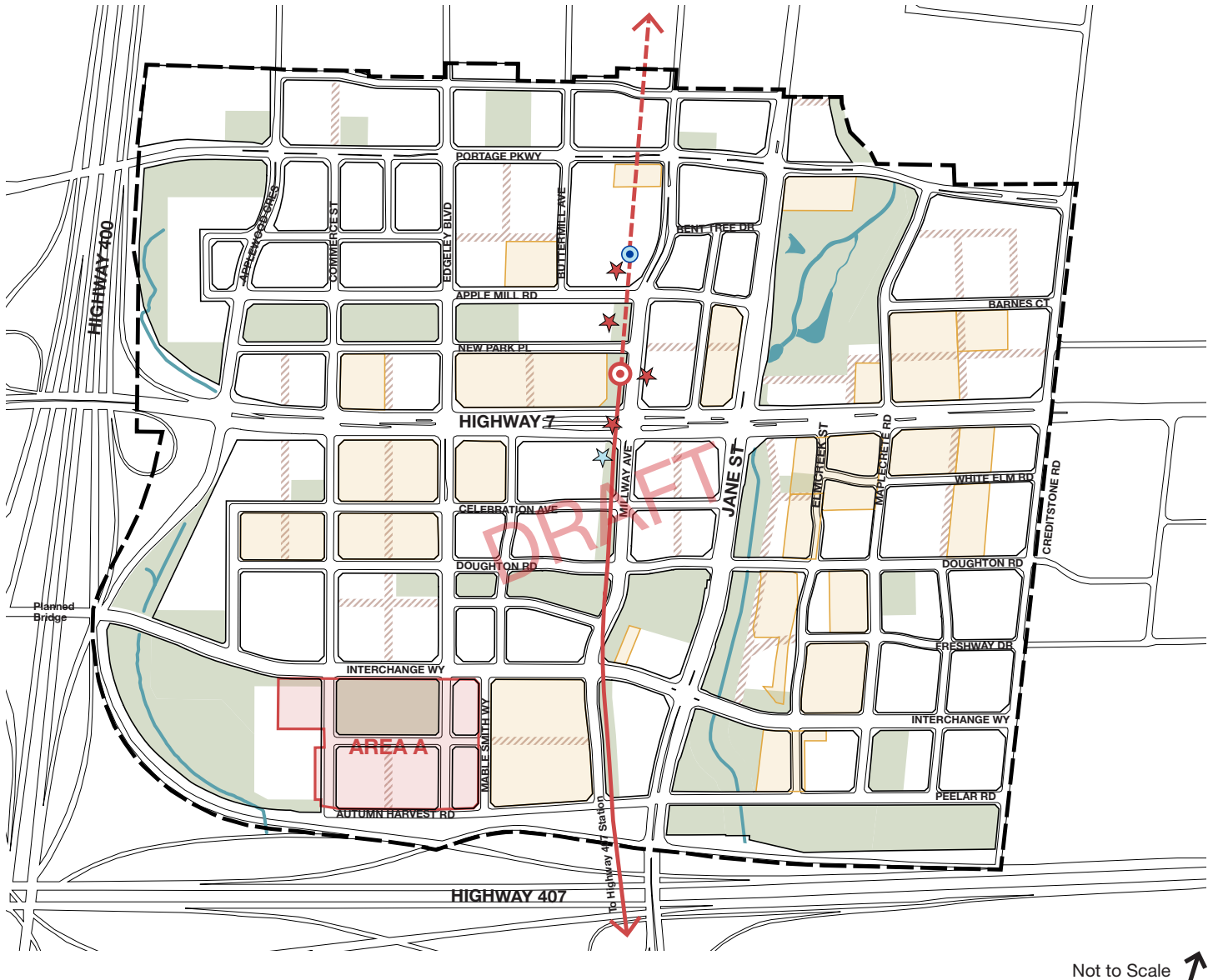


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- | | | | |
|----------------------------|----------------------------|---------------------------------------|--|
| — VMC Boundary | ● Existing Subway Station | * See policy 7.7.7 | --- Existing Flood Plain (prior to Black Creek Renewal channel work) |
| ■ Public Park | ★ Existing Subway Entrance | ● Existing TTC / YRT Transit Terminal | ▨ Black Creek Western Spill Area (see Policy 6.7.7) |
| ■ Environmental Open Space | ★ Future Subway Entrance | | ▨ Black Creek Renewal Area (see Section 6.7) |
| ▨ Mews | — Existing Subway Line | | ▨ Special Policy Area (see Policy 7.7.8) |
| — Existing Watercourse | --- Future Subway Line | | |

Vaughan Metropolitan Centre Secondary Plan

Schedule J - Site Specific Policy Areas



- | | | | |
|-----------------------|--------------------------|-------------------------------------|--|
| VMC Boundary | Existing Subway Station | Existing TTC / YRT Transit Terminal | Site Specific Policy Areas (see Section 10.3) |
| Parks and Open Spaces | Existing Subway Entrance | | Site Specific Policy Areas (subject to VMC 2010) |
| Existing Watercourse | Future Subway Entrance | | |
| Mews | Existing Subway Line | | |
| | Future Subway Line | | |

Appendix A:

Street Cross Sections

A.

STREET CROSS SECTIONS

LIST OF KEY STREETS BY ROAD CLASSIFICATION

Arterial (right-of-way varies)

Refer to Figures A, B and C

Highway 7 *

Jane Street *

Minor Arterial (33-metre right-of-way)

Refer to Figure D

Creditstone Road

Major and Special Collector (33-metre right-of-way)

Refer to Figure E

Applewood Crescent

Portage Parkway

Millway Avenue

Edgeley Boulevard

Interchange Way

Minor Collector (26-metre right-of-way)

Refer to Figures F and G

Autumn Harvest Road

Peelar Road

Maplecrete Road

Doughton Road

Commerce Street

Local Street (20-22-metre right-of-way)

Refer to Figures H and I

New Park Place

Buttermill Avenue

Celebration Avenue

Elmcreek Street

Mable Smith Way

White Elm Road

Freshway Drive

Mews (15-17-metre right-of-way)

Refer to Figures J and K

* streets with unique cross sections
(refer to key streetscapes)

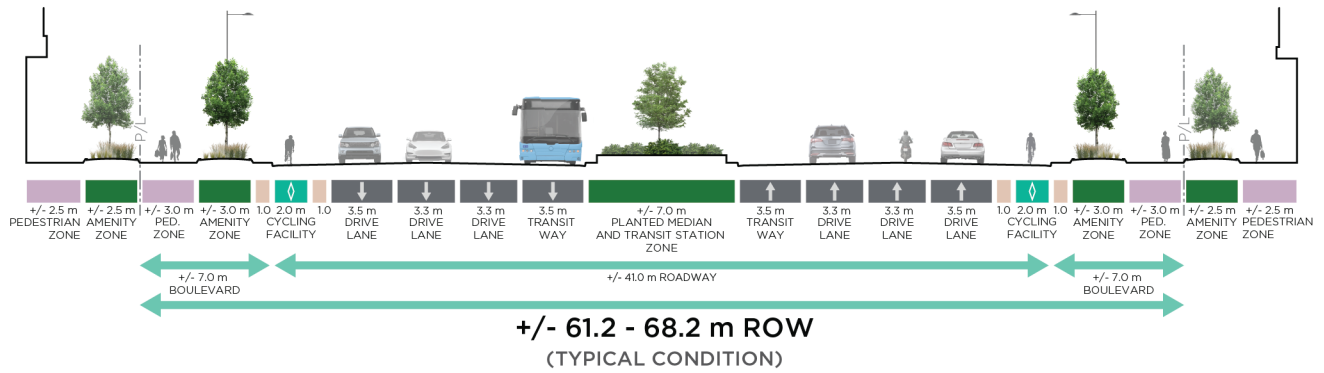
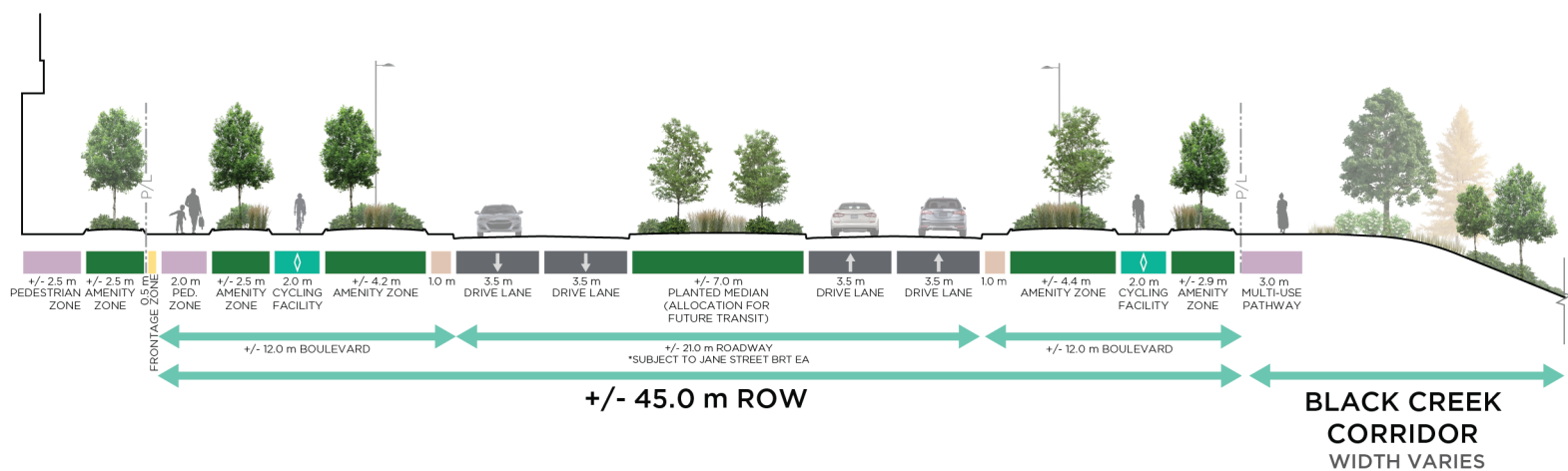
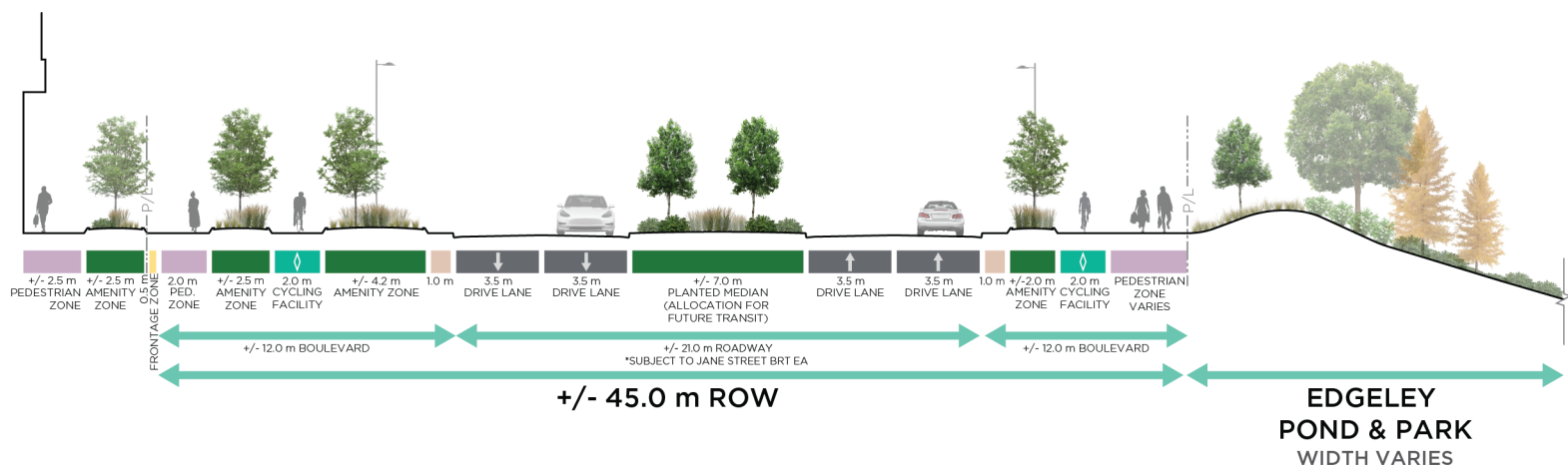


FIGURE A - HIGHWAY 7



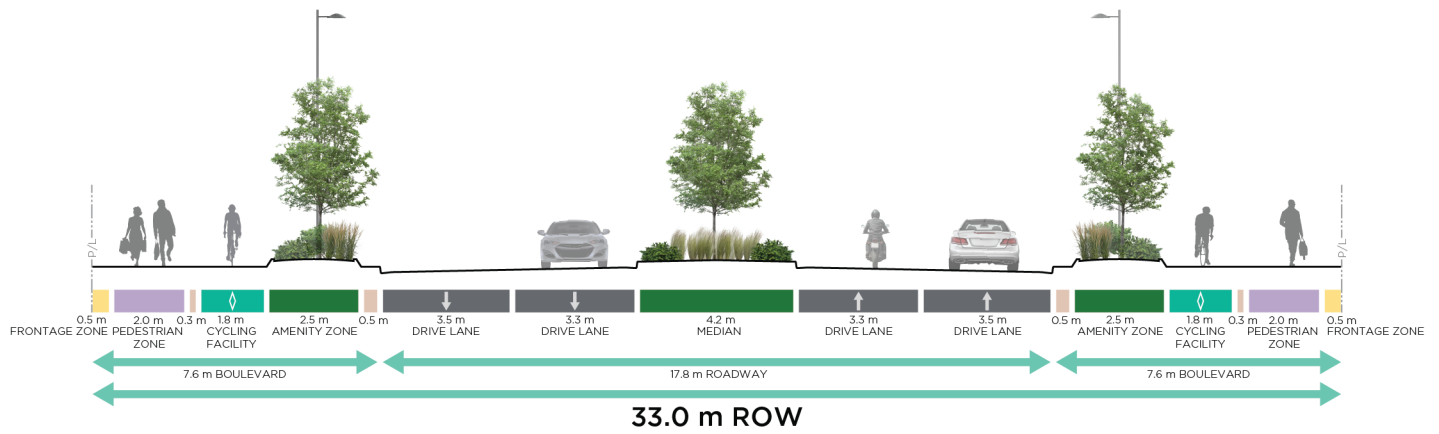


FIGURE D - MINOR ARTERIAL (33m ROW)

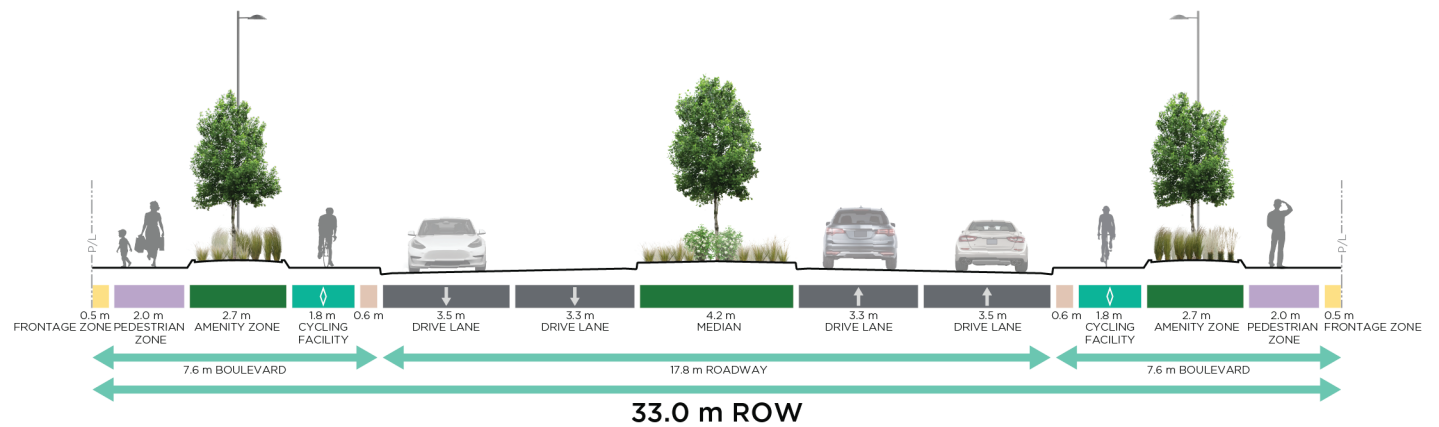


FIGURE E - MAJOR AND SPECIAL COLLECTORS (33m ROW)

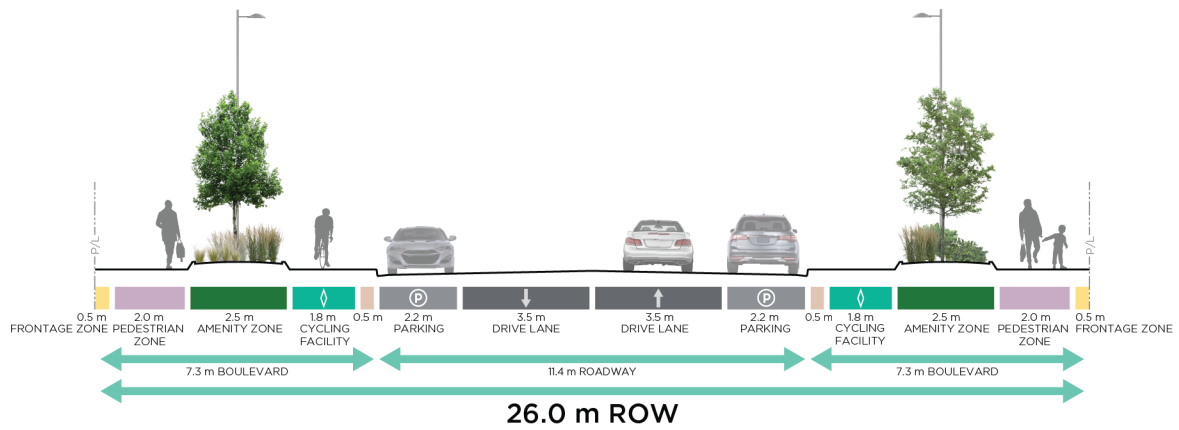


FIGURE F - MINOR COLLECTOR (26m ROW)

PARKING ON BOTH SIDES

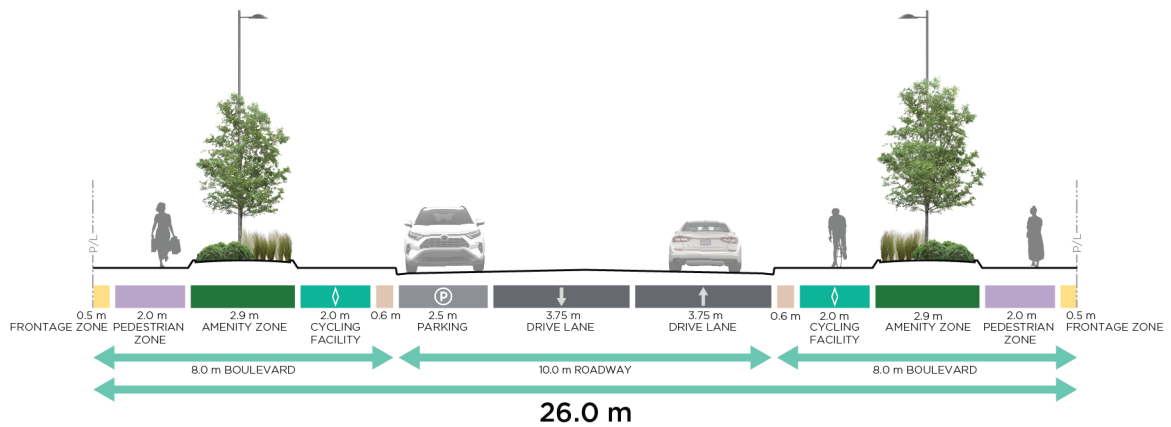


FIGURE G - MINOR COLLECTOR (26m ROW)

PARKING ON ONE SIDE

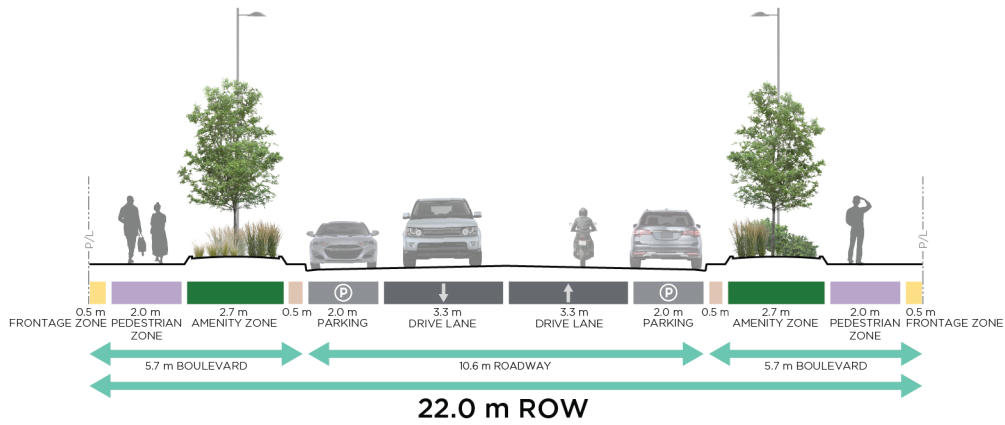


FIGURE H - LOCAL STREET (22m ROW)
PARKING ON BOTH SIDES

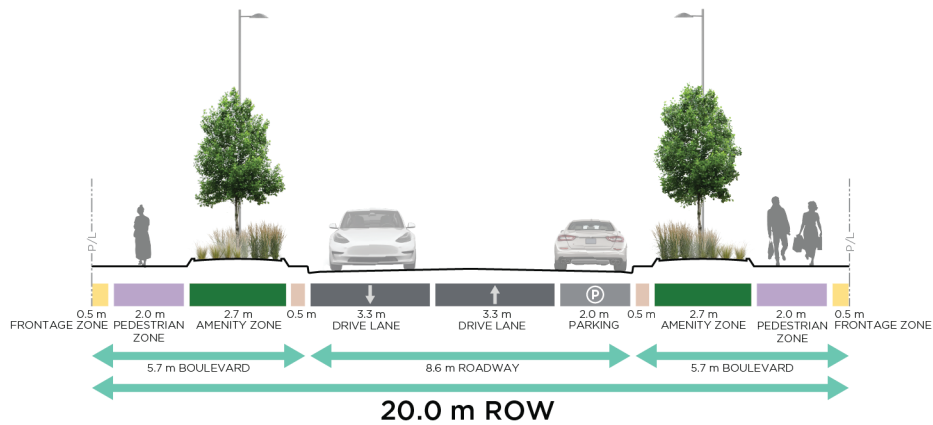


FIGURE I - LOCAL STREET (20m ROW)
PARKING ON ONE SIDE

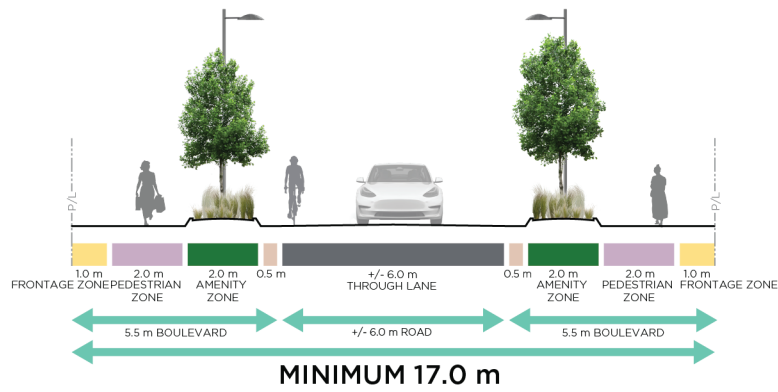


FIGURE J - VEHICULAR MEWS (17m)

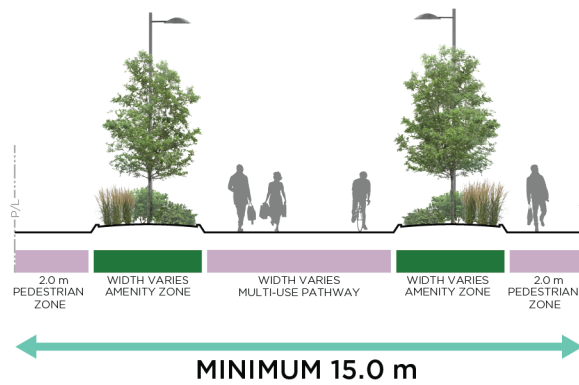


FIGURE K - NON-VEHICULAR MEWS (15m)



11.17 The Weston 7 Secondary Plan

The Weston 7 Secondary Plan adopted by Vaughan Council on XXXX / approved by the Ministry of Municipal Affairs and Housing on XXXX.

11.17.1 General

- 11.17.1.1 The following policies, including Part A, Part B and Schedules 1 - 4, constitute the policies of the Weston 7 Secondary Plan, as identifies on Schedule 14-A. Appendices 1 - 3 are for information purposes only and do not constitute part of the Weston 7 Secondary Plan.



inclusive • connected • future-friendly

Secondary Plan

May 2025



Weston 7: inclusive • connected • future-friendly

TABLE OF CONTENTS

PART A: The Preamble	1
1.0 INTRODUCTION	1
2.0 LOCATION	1
3.0 POLICY CONTEXT	3
4.0 PURPOSE	5
PART B: The Secondary Plan	7
1.0 VISION + PRINCIPLES	7
1.1 Vision	7
1.2 Principles	7
2.0 ACCOMMODATING GROWTH	8
2.1 Role of WESTON 7 in Vaughan's Urban Structure	8
2.2 Growth Management	9
3.0 BUILDING A SUCCESSFUL COMMUNITY	11
3.1 Introduction	11
3.2 Providing Housing Options	11
3.3 Promoting a Strong Economy	12
3.4 Supporting a Healthy Community	12
3.5 Providing Public Service Facilities	13
3.6 Ensuring High Quality Urban Design	13
3.7 Promoting Sustainability + Adapting to Climate Change	14
4.0 LAND USE + BUILT-FORM POLICIES	15
4.1 Land Use Specific Policies	15
4.1.1 Land Uses Permitted in All Land Use Designations	15
4.1.2 Land Uses Prohibited in All Land Use Designations	15
4.1.3 Existing Land Uses	16
4.1.4 Land Use Compatibility	16
4.1.5 Additional Needs Housing	17
4.1.6 Live-Work Units	17
4.1.7 Short-Term Accommodations	17
4.1.8 Institutional Uses, Entertainment Uses and Places of Worship	18
4.1.9 Public Service Facilities, including Elementary Schools	18
4.2 Built-Form Specific Policies	19
4.2.1 General Policies	19
4.2.2 Low-Rise Buildings	20
4.2.3 Mid-Rise Buildings	20
4.2.4 High-Rise Buildings	21
5.0 LAND USE DESIGNATIONS	21
5.1 The Residential I Designation	21
5.1.1 Intent	21
5.1.2 Permitted Built-form/Uses	21
5.1.3 General Development Policies	22
5.2 The Mixed-Use I Designation	22
5.2.1 Intent	22
5.2.2 Permitted Built-form/Uses	22
5.2.3 General Development Policies	22
5.3 The Mixed-Use II Designation	23
5.3.1 Intent	23
5.3.2 Permitted Built-form/Uses	23
5.3.3 General Development Policies	24
5.4 The Flood Spill Area Overlay	24
5.5 The Colossus Drive Corridor Protection Area Overlay	24
5.6 The Priority Consideration Overlay	25

6.0	THE PEDESTRIAN REALM NETWORK	25
6.1	Defining The Pedestrian Realm Network	25
6.2	The Park System	26
6.2.1	Intent	26
6.2.2	Policies for the Components of the Park System	26
6.3	Streetscapes	28
6.3.1	Intent	28
6.3.2	Policies for Streetscapes	28
7.0	TRANSPORTATION, SERVICE INFRASTRUCTURE + UTILITIES	29
7.1	A Multi-Modal Transportation System	29
7.1.1	Intent	29
7.1.2	Mitigating Impacts	30
7.1.3	The Street Network	30
7.1.4	The Transit Network	32
7.1.5	The Active Transportation Network	32
7.1.6	Parking	33
7.1.7	Building Services, Loading and Garbage Collection/Storage Facilities	34
7.1.8	Access	34
7.2	Service Infrastructure + Utilities	35
7.2.1	General Policies	35
7.2.2	Municipal Water and Wastewater Servicing Infrastructure	36
7.2.3	Stormwater Management Infrastructure	36
7.2.4	Utilities and Communications/Telecommunications Facilities	36
8.0	APPLICATION, IMPLEMENTATION + INTERPRETATION	36
8.1	Application	36
8.2	Implementation	37
8.2.1	This Plan	37
8.2.2	Development Applications	38
8.2.3	Implementing Zoning By-laws	39
8.2.4	Site Plan Approval	40
8.2.5	Other Planning Tools	41
8.2.6	Municipal Finance	42
8.2.7	Agreements	42
8.3	Interpretation	43
8.3.1	Land Use Boundaries and Roads	43
8.3.2	Numeric Standards	43
8.3.3	Subsequent Legislation/Companion Documents	43

Schedule 1 - Land Use Designations

Schedule 2 - Building Height

Schedule 3 - Pedestrian Realm Network

Schedule 4 - Transportation System

APPENDIX I: Transportation System Improvements

APPENDIX II: Wastewater System Upgrades

APPENDIX III: Water Servicing Infrastructure Projects

PART A: The Preamble

1.0 INTRODUCTION

The WESTON 7 Secondary Plan (this Plan) is designed to provide a planning framework that will guide the future development of the Weston Road and Highway 7 Area (WESTON 7) which is a strategic location and a Primary Centre in the City’s Urban Structure. WESTON 7 is also subject to two Protected Major Transit Station Areas including the Ansley Grove BRT Station Area and the Weston BRT Station Area.

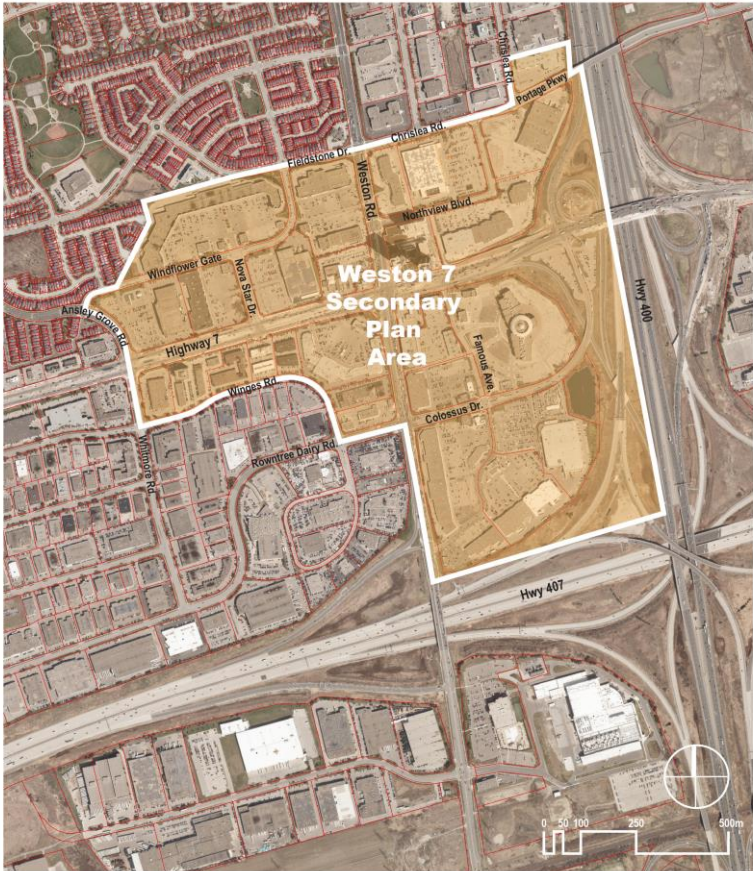
This Plan, through a focus on mixed-use development, supports the continued evolution of the area as a Primary Centre which is transit-supportive, vibrant, inclusive, healthy, sustainable and diverse. It is expected that this Plan will transform the existing retail commercial node into a new mixed-use district that establishes WESTON 7 as a complete community in a compact built-form.

WESTON 7 will be developed based on a fine-grained street network that incorporates sidewalks and bicycle facilities, and an urban built-form that creates active and attractive streets for all seasons. This Plan will ensure high quality development that is compatible with surrounding land uses.

2.0 LOCATION

WESTON 7 is located in the City of Vaughan, as identified on **Map 1**. Generally, WESTON 7 is:

- > Bounded on its eastern boundary by Highway 400, which separates WESTON 7 from the Vaughan Metropolitan Centre (VMC);
- > The southern boundary is defined primarily by Winges Road and Highway 407. Abutting WESTON 7 to the south are existing commercial and industrial uses;
- > To the north, WESTON 7 is bounded by Fieldstone Drive, Chrislea Road and Portage Parkway. Abutting WESTON 7 to the northwest are established neighbourhoods, and to the northeast are commercial and employment uses;
- > Ansley Grove Road and Whitmore Road form the western boundary of WESTON 7 and are adjacent to low density employment uses;
- > Highway 7 divides WESTON 7 in an east-west direction. The road right-of-way accommodates higher order transit (the VivaNext Bus Rapid Transit Route), dedicated cycle lanes, an enhanced pedestrian environment and 6 lanes of vehicular traffic;



Map 1 - WESTON 7 Secondary Plan - Location Map

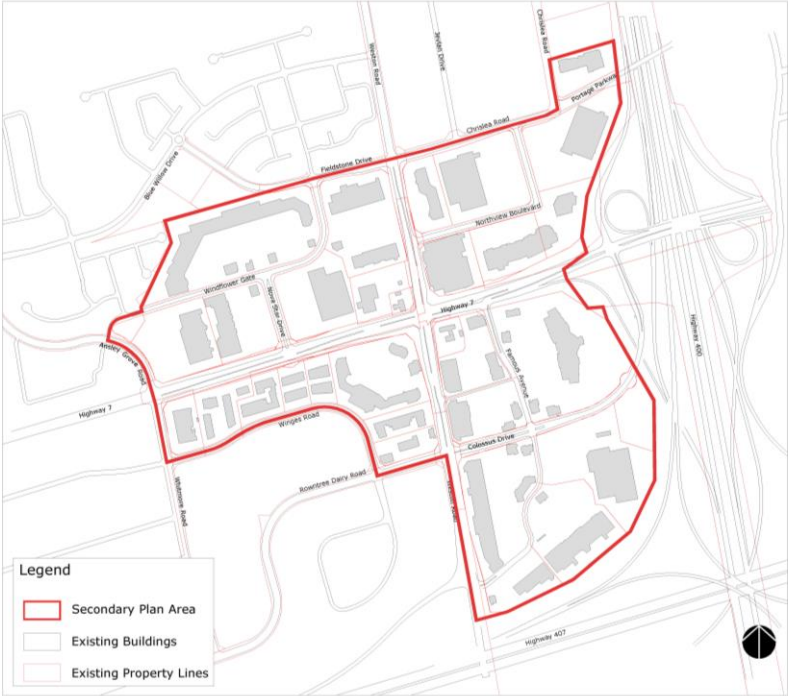
- > WESTON 7 incorporates a total of approximately 123 hectares of land, of which approximately 84.54 hectares in Gross Land Area (Total Land Area less Centro Square, less the Highway 7 and Weston Road rights-of-way and less lands associated with Highway 400 and Highway 407). The Gross Land Area for each quadrant is identified in the following Table.

Gross Land Area by Quadrant (all numbers are approximate)

	Gross Land Area*
North-West Quadrant	25.76 hectares
North-East Quadrant	15.52 hectares
South-West Quadrant	11.59 hectares
South-East Quadrant	31.67 hectares
	84.54 hectares

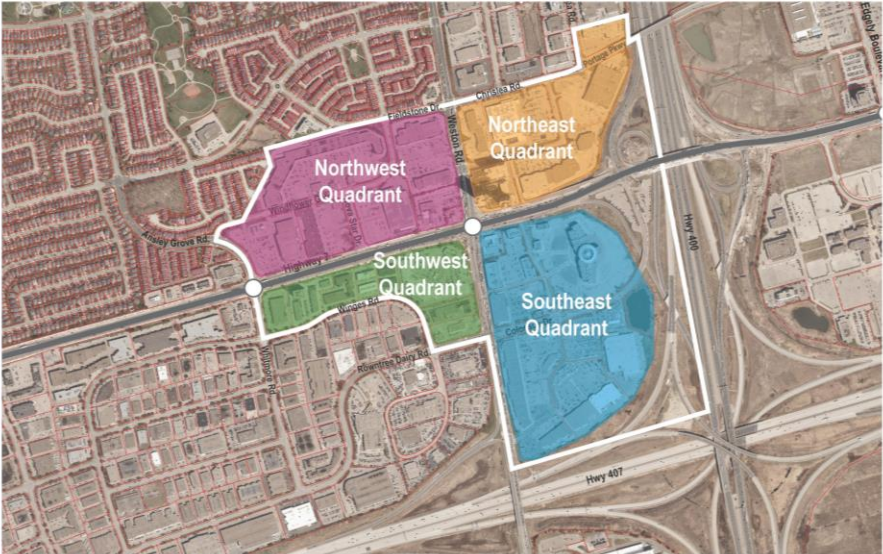
*Gross Land Area is Total Land Area, less lands associated with Highway 400 and Highway 407, less Centro Square and less the Highway 7 and Weston Road rights-of-way.

- > WESTON 7 is comprised of 31 properties that are largely characterized by large footprint commercial buildings and associated large surface parking lots. As it exists today, as identified on **Map 2**, the core function of WESTON 7 is a commercial and entertainment destination for the City of Vaughan and the broader region. WESTON 7 also includes a range of smaller scale service commercial uses and restaurants and a number of light industrial uses; and



Map 2 - WESTON 7 Secondary Plan - Existing Building Footprints

- > Highway 7 bisects WESTON 7 on an east-west axis and Weston Road forms the north-south axis. Together these roads functionally divide WESTON 7 into four distinct quadrants as identified on **Map 3**.



Map 3 – Weston 7 Secondary Plan - Quadrants

3.0 POLICY CONTEXT

WESTON 7 is subject to an array of applicable planning policies that have an effect on the long-term planning and development. The most relevant to WESTON 7 include:

- > The Provincial Planning Statement (2024); and
- > The City of Vaughan Official Plan.

All of these Planning documents work together to establish an extremely robust, highly integrated and complex planning policy framework. They are generally mutually supportive of one another and establish a number of key policy themes that are considered to be relevant to WESTON 7, including:

- > Requiring comprehensive, integrated and long-term planning;
- > Accommodating projected growth;
- > Delivering a range and mix of housing options, including affordable housing;
- > Promoting efficient and transit-supportive development that achieves a complete community in a compact built-form;
- > Supporting compatibility and the achievement of an appropriate transition between and among different built-forms both within WESTON 7, and on lands adjacent to it; and
- > Promoting the orderly progression of growth and the requiring that decisions about land use planning are linked to the provision of infrastructure (water, wastewater, stormwater and transportation systems), public service facilities and the integrated Pedestrian Realm and Active Transportation Networks.

In a very general sense, WESTON 7 is identified as an important location within the City of Vaughan where intensification and substantial new growth is to be focused. It is within the Urban Area of the City of Vaughan and it is identified as a Primary Centre. WESTON 7 is well served by an evolving high order transit system, and it includes two Protected Major Transit Station Areas.

The Provincial Planning Statement (PPS 2024)

The PPS 2024 identifies a broad range of policies that speak to where and how to grow. None of the policies are specific to WESTON 7, but there are key elements of the policy framework that direct new growth and development to Strategic Growth Areas, like WESTON 7 as a way for the Region and the City to:

- > Support the achievement of complete communities in a compact built-form by accommodating an appropriate range and mix of land uses, housing options, transportation options with multi-modal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;
- > Promote the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning; and
- > Ensure that necessary infrastructure and public service facilities are, or will be available to meet current and projected needs.

More specific policies are provided that inform this Plan:

- > Section 2.4 Strategic Growth Areas is instructive. WESTON 7 is defined as a Strategic Growth Area, and includes two Major Transit Station Areas. Section 2.4.1.2, that states: *"To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:*
 - a) *to accommodate significant population and employment growth;*
 - b) *as focal areas for education, commercial, recreational, and cultural uses;"...*
- > Section 2.8.1.4 that states: *"Major office and major institutional development should be directed to major transit station areas or other strategic growth areas where frequent transit service is available"*
- > Section 3.1.1 that states: *..."Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:*

- a) are financially viable over their life cycle;
- b) leverage the capacity of development proponents, where appropriate; and
- c) are available to meet current and projected needs."

The City of Vaughan Official Plan (2010 - Office Consolidation 2020)

Within the VOP 2010 there are a host of broad policies that are applicable to the City generally. They build upon the policy concepts identified by the Province and include compact built-form, complete communities, transit-supportive development and the provision of a mix of housing, including affordable housing options.

More specifically, *Goal 8 - Directing Growth to Appropriate Locations* talks about directing growth to locations that can support it, with an emphasis on intensification in areas with the infrastructure capacity and existing or planned transit service to accommodate growth.

The VOP 2010 identifies a number of key planning objectives, including:

- > Directing, to 2031, a minimum of 29,300 residential units through intensification within the built boundary;
- > identifying Intensification Areas, as the primary locations for accommodating intensification and a mix of uses;
- > Identifying a hierarchy of mixed-use centres to be developed in a compact form and at densities that support transit;
- > Promoting public transit by encouraging transit-supportive densities and an appropriate mix of uses along transit routes;
- > Ensuring that development is phased in a manner that allows for the creation of complete communities; and
- > Requiring that land use/development approvals will proceed in concert with the provision of infrastructure as determined by the Region and the City.

WESTON 7 is identified on **Schedule 1** of the VOP 2010 as a Primary Centre which is expected to be a key location for development through intensification in the form of predominantly mixed-use, high and mid-rise buildings developed at an intensity supportive of transit. Primary Centres will be planned to:

- > Provide a diversity of housing opportunities - diversity of tenure, affordability, size and form - including affordable housing options;
- > Include a range of uses that will serve the residents of the Primary Centre, the surrounding Community Areas and the City as a whole, including retail uses, institutional uses, office uses, community facilities and human services;
- > Develop at densities supportive of transit; and
- > Be designed and developed to implement appropriate transition of intensity and use to surrounding Community Areas and/or separation from adjacent Employment Areas.

WESTON 7 is also identified as an Intensification Area. Intensification Areas will be the primary locations for the accommodation of growth and the greatest mix of uses, heights and densities. Major office uses and retail uses will be directed to Intensification Areas.

Schedule 13 - Land Use of the VOP 2010 identifies that the WESTON 7 Secondary Plan Area includes a number of land use designations including Mid-Rise Mixed-Use, High-Rise Mixed-Use and Community Commercial Mixed-Use.

Further, Section 2.2.5.15 through 2.2.5.24 of the VOP identifies the policy framework affecting Protected Major Transit Station Areas. These policies affect two Protected Major Transit Station Areas within WESTON 7, including the Ansley Grove BRT Station Area (PMTSA 52) and the Weston BRT Station Area (PMTSA 68). The Protected Major Transit Station Area Boundaries are identified on **Schedule 1C** of the VOP 2010.

The New City of Vaughan Official Plan (VOP 2025)

The VOP 2025 builds on the VOP 2010 and is developed to be consistent with recent Provincial policy and legislative changes. The VOP 2025 will guide the City’s growth to the 2051 planning horizon and address the needs of current and future residents, works, businesses and visitors to Vaughan. The WESTON 7 Secondary Plan is incorporated into the VOP 2025, and forms Section 11.17 of Volume 2.

The VOP 2025 continues to build on the policy concepts identified in the Provincial Planning Statement and previously established in the VOP 2010 including compact built-form, complete communities, transit supportive development and the provision of a mix of housing, including affordable housing. The VOP 2025 includes the below key changes:

- > The VOP 2025 directs a minimum intensification target of 57%, representing 51,300 new residential units to be developed up to 2051, within the Built-up Area. The VOP 2025 directs the rest of the growth to Designated Greenfield Areas, including New Community Areas and New Employment Areas. WESTON 7 is within the Built-Up Area of the City;
- > “Intensification Areas” as identified in the VOP 2010 are now identified as “Strategic Growth Areas” in the VOP 2025. Further, “Primary Centres” continue to be identified as “Primary Centres” in the VOP 2025;
- > WESTON 7 is a Primary Centre. Primary Centres continue to be planned to be developed with a mix of housing and tenures, include a mix of uses that serve the community, the surrounding areas and the city as a whole. They continue to be planned at densities supportive of transit and be designed to implement appropriate transition to the surrounding Community Areas and/or compatible with the adjacent Employment Areas;
- > The Job to Population target remains at 1 Job to 1.63 people to the year 2051 (354,300 jobs and 575,900 people);
- > Development within WESTON 7 continues to be required to progress in an orderly fashion, aligned with the timely provision of infrastructure, public services facilities and parks;
- > Weston 7 continues to be located within two Primary Transit Station Area’s - the Weston BRT PMTSA (PMTSA 68) and the Ansley Grove PMTSA (PMTSA 52) under Sections 2.2.2 of the VOP 2025;
- > Land uses designations as identified in Schedule 13 of the VOP 2010 are repealed. Schedule 13 of the VOP 2025 makes reference to the land use designations as identified in the WESTON 7 Secondary Plan; and
- > The VOP 2025 includes transition policies to guide the transition from the policy framework of the VOP 2010 to the new VOP 2025.

4.0 PURPOSE

Comprehensive, Integrated and Long-Term Planning

This Plan builds upon the policy framework established at the Provincial, and local levels. The purpose of this Plan is to establish a comprehensive land use planning, urban design and infrastructure (water, wastewater, stormwater and transportation systems) policy framework to guide new development in WESTON 7 to the year 2051. It is recognized that development within WESTON 7 will happen incrementally over the long-term - including beyond the planning horizon of this Plan. New development will take many forms and will respond to the adjacent existing and planned built-form context, market forces, financial feasibility and political directions over many years. This Plan provides a clear policy framework that is about making strategic choices and shaping the future evolution of WESTON 7. This Plan:

- > Sets out the vision for where and how WESTON 7 is expected to grow to the year 2051. Principles and policies move the City towards achieving its vision for the future of this Primary Centre; and
- > Is about getting the fundamentals right. Building a successful mixed-use urban community means making sustainable choices about how growth will be accommodated.

3 Key Elements

There are 3 key elements to this Plan including:

- > *Mix of Uses* - This Plan is expected to articulate the array of land uses that are permitted within the various land use designations, and to establish the requirements to ensure that the evolution of WESTON 7 is truly mixed-use. Each of the four Quadrants that comprise WESTON 7 should include:
 - Elements of the Pedestrian Realm Network to act as focal points and to provide open space elements to serve the local population and businesses;
 - A mixture of unit types, sizes and tenures, including opportunities for affordable housing;
 - A range of non-residential land uses, including all forms of retail and service commercial uses, restaurants, entertainment uses, offices and public service facilities to serve the community;
- > *Built-Form* - This Plan is expected to accommodate Low-Rise, Mid-Rise and High-Rise Buildings, with an intensity of development that is supportive of public transit, Active Transportation and Complete Streets. Further, the harmonious accommodation of new development within the existing and planned context is a key consideration and the management of the pattern of development through regulation of the built-form in terms of minimum and maximum building heights and the identification of maximum permitted densities is crucial.

The regulatory regime that affects built-form needs to be clear and explicit to ensure the appropriate evolution of WESTON 7, and the accommodation of Low-Rise, Mid-Rise and High-Rise Buildings over time; and

- > *Orderly Development* - This Plan is expected to promote the orderly development over time based on the need for the availability of parks, schools and other public service facilities, infrastructure (water, wastewater and stormwater and transportation systems) and the integrated Pedestrian Realm and Active Transportation Networks.

It is a fundamental requirement of the WESTON 7 Secondary Plan to ensure that development decisions are directly linked to the provision of the required infrastructure (water, wastewater, stormwater and transportation systems) capacity improvements over time, as those capacity limitations are identified in the City's WESTON 7 Transportation Master Plan and the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024).

PART B: The Secondary Plan

1.0 VISION + PRINCIPLES

1.1 Vision

WESTON 7 will be a vibrant and inclusive place for all people from Vaughan and surrounding cities to live, to work, to play, to visit and to invest in. As one of the City’s Primary Centres, it will be a distinct urban place with a variety of commercial, cultural and entertainment destinations, providing housing options and jobs within walking distance to the Highway 7 Rapidway.

WESTON 7 will evolve into a place that is universally accessible; providing convenient options for everyone to comfortably and safely get around by walking, biking, taking transit or driving.

WESTON 7 will strive to be a low-carbon, healthy community defined by a network of pedestrian oriented, well-connected streets, parks and gathering places that becomes a distinguished, landmark destination of choice in Vaughan.

1.2 Principles

To achieve the vision, the policies of this Plan build upon the following principles:

- Principle 1 Recognize WESTON 7 as a Vibrant Urban Community** - WESTON 7 will have a definable identity and a balanced mixture of places to live, work, learn and play - all served by a multi-modal transportation network that is connected to the entire region and beyond. WESTON 7 will be planned to fulfill its defined role as a Primary Centre within the City’s hierarchy of urban centres and corridors, in recognition that the VMC is the identified strategic location for the tallest buildings, the highest densities and the widest mix of uses in the City.
- Principle 2 Support Intensification** - New development in WESTON 7 will support the ongoing evolution of the City’s urban structure of diverse mixed-use centres and corridors. New development will support an evolution to a higher density, more compact, walkable and transit-supportive development pattern. New development will be efficient, and will be provided with infrastructure systems and public service facilities in a cost-effective and fiscally responsible manner.
- Principle 3 Ensure WESTON 7 is a Complete Community** - WESTON 7 will be a complete community. It will be welcoming and inclusive, providing a full range of opportunities for public service facilities and Pedestrian Realm and Active Transportation Networks that will be accessible to everyone, for all to enjoy. WESTON 7 will be an important location for investment in higher density forms of residential, commercial, institutional, cultural and entertainment development, while permitting existing commercial uses to continue to thrive, and potentially expand over time.
- Principle 4 Provide a Full Range of Housing Options** - WESTON 7 will provide a range of housing options that meet the social, health, economic and well-being requirements of future residents, including Additional Needs Housing. The range and mixture of housing options will accommodate a full spectrum of households, including housing options that are affordable to meet the economic requirements of a growing and diverse population.
- Principle 5 Promote High Quality Design** - High quality urban design will support the importance of this urban, vibrant and mixed-use community within the structure of the City. New development will demonstrate high quality urban design that contributes to the recognition of WESTON 7 as a sustainable, beautiful and successful mixed-use and urban community. Adjacent low-rise residential communities will be protected from the impacts of high-rise development by appropriate transitions and compatible development forms. Parks, public buildings and infrastructure and streetscapes will set

the standard for quality design and will define the quality of development that is expected.

- Principle 6** *Be a Healthy and Diverse Community* - WESTON 7 will be a healthy community that is accessible, connected and inclusive with a diversity of mobility options and a range of housing options. Amenities and services, including the Pedestrian Realm Network, will be close to where people live and will be connected through a comprehensive Active Transportation Network. WESTON 7 will be a community where diversity is celebrated, residents are engaged, socially connected, and have equitable access to housing, support services and cultural activities.
- Principle 7** *Respond to a Changing Climate* - WESTON 7 will respond to a changing climate by promoting intensified and higher density development in support of an evolving transit system and robust Active Transportation Network. Policies will identify a host of opportunities to promote green building technologies and green infrastructure emplacement.
- Principle 8** *Establish Integrated Pedestrian Realm + Active Transportation Networks* - Active Transportation planning will be integrated with the Pedestrian Realm Network to ensure development includes a robust system of publicly accessible open spaces and supports an enhanced level of Active Transportation modes, including walking, cycling and other micro-mobility options. The integrated Pedestrian Realm and Active Transportation Networks will be recognized as highly interconnected, safe and conveniently located.
- Principle 9** *Support Public Transit* - Transit planning in WESTON 7 will be integrated with land use planning to ensure that new development supports an enhanced level of transit service over time. The transit network will grow to connect core user groups and key destinations within WESTON 7 and throughout the City and beyond, with direct routes and street-side amenities that make taking public transit an attractive and practical travel option for everyone. The key requirements for transit supportive development must be achieved.
- Principle 10** *Focus the Funds Generated into WESTON 7* - The array of funds and required land contributions that are generated over time by the development activity within WESTON 7 through various instruments under the *Planning Act* and the *Development Charges Act* need to consider infrastructure needs, public improvement projects and community benefits within WESTON 7. There should be a clear recognition, and response to the crucial link between growth and the requirements for a full array of public service and cultural facilities, as well as the required infrastructure systems improvements (water, wastewater, stormwater management and transportation systems) and the needed focus on the integrated Pedestrian Realm and Active Transportation Network improvements - which are all required to properly accommodate anticipated growth.

2.0 ACCOMMODATING GROWTH

2.1 Role of WESTON 7 in Vaughan's Urban Structure

Growth within the Planned Urban Structure

- a) Future growth in Vaughan will be directed and informed by the planned urban structure, as it is identified in the VOP. Within the defined urban structure, WESTON 7 is identified as a Primary Centre and it is also subject to the policy frameworks of two Protected Major Transit Station Areas including the Ansley Grove BRT Station Area and the Weston BRT Station Area.
- b) WESTON 7 is specifically identified as an area where substantial growth and intensification is to be directed. As defined in VOP, WESTON 7 is expected to be a mixed-use area that supports a range of housing types, retail and service commercial uses, institutional uses, office uses, recreational uses, entertainment uses, cultural uses and public service facilities to serve the local community and the City as a whole. WESTON 7 is to be developed at densities supportive of planned transit and as a pedestrian friendly area with a fine grain network of streets to support the integrated Pedestrian Realm and Active Transportation Networks.
- c) The VOP establishes, on a City-wide basis, a job to population ratio of 1 job to 1.63 residents in 2051 (354,300 jobs to 575,900 people). The City's planned urban structure, as it is identified in the VOP identifies an important mixed-use function for WESTON 7, a Primary Centre, including an important economic role in terms of generating jobs in conjunction with new population growth.

- d) WESTON 7 is:
 - i. Specifically identified as an area where substantial growth and intensification is to be directed;
 - ii. Expected to be a mixed-use area that supports a range of housing types, sizes and tenures, as well as a robust array of employment generating, non-residential uses at a minimum ratio of 1 job per 5 people (the jobs to people calculation does not include any jobs assigned to jobs generated through work from home or through no regular place of employment); and
 - iii. Planned to be developed at densities supportive of transit and as a pedestrian friendly area with a fine grained network of streets to support the integrated Pedestrian Realm and Active Transportation Networks.
- e) It is expected that WESTON 7 will accommodate substantial population and employment growth in a primarily mid to high-rise built-form and mixed-use format. The North-West Quadrant of WESTON 7 is appropriate for some low-rise built-forms that act as a transition to the existing and adjacent low-rise residential community.

A 2051 Planning Horizon

- f) This Plan is premised on development in WESTON 7 to the year 2051. It is, however, recognized that the evolution of a mixed-use urban centre like WESTON 7 to its full development potential will continue beyond the planning horizon of this Plan.
- g) Further, and notwithstanding that defined planning horizon, it is understood that WESTON 7 will evolve in lock step with the ability of the City to provide for the identified and required elements and improvements identified in this Plan, including infrastructure (water, wastewater, stormwater and transportation systems) as well as public service facilities and the integrated Pedestrian Realm and Active Transportation Networks, to the satisfaction of the City.

Minimum Density Targets

- h) WESTON 7 is affected by the policy frameworks for two Protected Major Transit Station Areas including the Ansley Grove BRT Station Area and the Weston BRT Station Area. Minimum density targets are prescribed in the VOP for those Protected Major Transit Station Areas, as follows:
 - i. For PMTSA 52 - Ansley Grove BRT Station - a minimum of 200 people and jobs combined per gross hectare. The Ansley Grove BRT Station Area is estimated to incorporate 47.39 gross hectares of land area; and
 - ii. For PTMSA 68 - Weston BRT Station - a minimum of 250 people and jobs combined per gross hectare The Weston BRT Station Area is estimated to incorporate 88.29 gross hectares of land area.

For the purposes of these density minimums, the Gross Land Areas identified include lands located outside of the WESTON 7 Secondary Plan Area. Further, the jobs calculation does not include any jobs assigned to jobs generated through work from home or through no regular place of employment.

2.2 Growth Management

The Growth Threshold

- a) WESTON 7 has the potential to accommodate substantial urban growth, including tall buildings at high densities over the long-term. However, the City's WESTON 7 Transportation Master Plan (2024) identifies a Growth Threshold of up to 26,000 people and jobs combined - a maximum of 16,000 people and 10,000 jobs to 2041 (the jobs calculation does not include any jobs assigned to jobs generated through work from home or through no regular place of employment). It shall be a policy of this Plan that:
 - i. No increase to the identified Growth Threshold is to be considered until such time as the City is satisfied that additional capacity within the transportation system can be identified, funded, planned and implemented; and

- ii. Any future increase to the identified Growth Threshold shall be considered and implemented through an Amendment to this Plan.
- b) The City's WESTON 7 Transportation Master Plan (2024), identifies a host of improvements to the Active Transportation Network, the transit system and the road network, as articulated in **Appendix I: Transportation System Improvements**, that are required to facilitate the identified Growth Threshold of 26,000 people and jobs combined - a maximum of 16,000 people and 10,000 jobs.
- c) Improvements to water, wastewater and stormwater systems will also be required incrementally to achieve the identified Growth Threshold. Required improvements to water, wastewater and stormwater systems are identified in the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024). Improvements to the wastewater and water systems are included in **APPENDIX II: Wastewater System Upgrades** and in **APPENDIX III: Water Servicing Infrastructure Projects**.

Development Caps by Quadrant

- d) The identified Growth Threshold is to be generally understood on a Quadrant by Quadrant basis, and shall be linked to a number of implementing tools that will coordinate the phasing of development over time. In accordance with the identified Growth Threshold, Development Caps by Quadrant are identified in **Table 1**, as follows:

Table 1: Estimated Development Caps by Quadrant - 26,000 People and Jobs Combined
(all numbers are approximate)

	Gross Land Area*	People	Jobs**	People + Jobs Combined***	Gross Density
North-West Quadrant	25.76 hectares	4,316	2,697	7,013	272 p+j/ha
North-East Quadrant	15.52 hectares	3,421	2,138	5,559	358 p+j/ha
South-West Quadrant	11.59 hectares	2,023	1,265	3,288	284 p+j/ha
South-East Quadrant	31.67 hectares	6,240	3,900	10,140	320 p+j/ha
	84.54 hectares	16,000	10,000	26,000****	308 p+j/ha

*Gross Land Area is Total Land Area, less lands associated with Highway 400 and Highway 407, less Centro Square and less the Highway 7 and Weston Road rights-of-way.

** The Jobs calculation does not include any jobs assigned to jobs generated through work from home or through no regular place of employment.

***Residential yields are based on 75 square metres/unit and 1.91 people/unit. Employment yields are based on 36.6 square metres per job - which is a combined density based on 20% office at 23 square metres/job and 80% of all other non-residential uses at 40 square metres per job.

****Population/employment does not include existing development, including Centro Square.

- e) The City may consider adjustments to the Development Caps both within and among the various Quadrants without an Amendment to this Plan, in consultation with affected landowners, as long as the identified Growth Threshold for the entirety of WESTON 7 is not exceeded.

Implementation/Phasing

- f) In evaluating and approving applications for development within WESTON 7, the City shall require technical studies in support of such applications as required by the VOP and the policies of this Plan. The technical studies, including Block Plans and Development Concept Reports, shall detail the relative merits and requirements of the individual property subject to the application, as well as on the Quadrant that the application is located within, and on the broader WESTON 7 area.
- g) Technical studies related to transportation shall be completed through a quadrant-based strategy to facilitate the systematic and cohesive implementation of the internal multi-modal transportation network. The Major and Minor Collector Road Network, as identified on Schedule 4 within a Quadrant will be secured by the City prior to development proceeding within that Quadrant, while Local Roads will be delivered when adjacent development proceeds. A transportation technical study will be necessary to ensure that large-scale developments do not advance significantly without the assurance that fundamental infrastructure elements such as roadways, active transportation networks, and transit capacities are adequately established in both interim and ultimate conditions.

- h) All development within WESTON 7 shall be subject to an implementing Zoning By-law and Site Plan Approval. All implementing Zoning By-law approvals shall be subject to a Hold (H) Provision.
- i) The Phasing of development shall be established on the basis of the requirements for the removal of the Hold (H) Provision, in accordance with the policies of this Plan, and in consideration of the identified Growth Threshold of 26,000 people and jobs combined - a maximum of 16,000 people and 10,000 jobs.
- j) Notwithstanding the Growth Threshold, the City may consider and approve implementing Zoning By-laws that exceed the identified Development Caps identified in this Plan. Such approval shall be subject to a Hold (H) Provision to ensure that adequate capacity within the transportation system and within the water, wastewater and stormwater systems can be identified, funded, planned and implemented in advance of, or concurrent with the removal of a Hold (H) Provision and/or the issuance of any building permit, to the satisfaction of the City.

3.0 BUILDING A SUCCESSFUL COMMUNITY

3.1 Introduction

- a) This Plan promotes WESTON 7 as a Successful Community. As WESTON 7 evolves over the coming years, success will be measured through a host of elements that will continue to define WESTON 7 as a great place to live, to work, to play, to visit and to invest in.
- b) Being a Successful Community means making informed choices that take into consideration a number of interrelated principles and policies. Every decision has implications for infrastructure, for quality of life, for growth management, for economic development and for social cohesion. Decision making must be interdisciplinary, integrated, and strategic to ensure economic, cultural, environmental and social rewards. Building a Successful Community requires a focus on the Vision and Principles, as articulated in this Plan.

3.2 Providing Housing Options

- a) The City shall encourage a range and mix of higher density housing types, styles, tenures and affordability characteristics to meet the economic requirements and affordability needs of a growing and diverse population. All development that includes a residential component shall demonstrate the approach to the delivery of a range and mix of higher density housing types, styles, tenures and affordability characteristics through the preparation of a Housing Options Statement.
- b) This Plan establishes a target of 35% of all dwelling units in WESTON 7 be affordable housing (as defined by the Province), and a portion of those dwelling units should be accessible to people with disabilities.
- c) To achieve the target for affordable housing, the City may implement Inclusionary Zoning throughout WESTON 7, as provided for under the *Planning Act* and in accordance with the policies of the VOP.
- d) The following strategies may be considered by the City in an effort to incentivize the development community to assist in achievement of the affordable housing target:
 - i. Permit a range of innovative housing types and tenure models, including, for example, cohousing, communal housing and life-lease housing;
 - ii. Consider affordable housing as a priority use for surplus City-owned and Region-owned land, and work with all levels of government and institutional landowners to make surplus land available to providers of affordable housing at little or no cost;
 - iii. Provide targeted relief from planning, permit and other fees normally charged for projects that provide permanent affordable housing;
 - iv. Apply for government grants and/or subsidies, including land dedication;
 - v. Explore the eligibility of affordable housing for grant programs established under a Community Benefits By-law;
 - vi. Provide financial incentive programs established through a Community Improvement Plan;

- vii. Provide priority allocation of infrastructure system capacity for projects that provide appropriately secured affordable housing; and/or
 - viii. Pre-approve zoning for projects that provide affordable housing.
- e) To promote the City's commitment to the achievement of the affordable housing target in WESTON 7, the following agreements/partnerships and associated implementation tools may be considered by the City:
- i. Enact a Municipal Housing Capital Facilities By-Law under the *Municipal Act* to enable the City to enter into agreements with private and non-profit partners for the provision of affordable housing;
 - ii. Coordinate and collaborate with local housing advocacy groups, community partners, government agencies and the private sector to support the affordable housing policies of this Plan and to promote innovative housing forms, development techniques and incentives that will facilitate the provision of affordable housing;
 - iii. The City may become directly involved in the supply of affordable housing through land acquisitions, use of surplus land, development partnerships, the provision of financial incentives and/or establishment of a not-for-profit housing corporation; and
 - iv. The City may provide planning support services to local housing advocacy groups and community service agencies who are interested in pursuing the provision of affordable housing, as well as a full range of Additional Needs Housing.

3.3 Promoting a Strong Economy

- a) This Plan supports a diverse range of employment generating uses to be located throughout WESTON 7. The City will continue to diversify the economic base of WESTON 7 by supporting its evolving urban development forms, which is expected to include a full range of commercial uses, including large and small scale office development, public service facilities, institutional uses and a variety of restaurants, retail, entertainment and service commercial businesses. Collectively, the lands designated for mixed-use development will provide opportunities to accommodate a complete range of commercial goods and services to foster competition and choice for the residents of WESTON 7, as well as residents of the City and the broader region.
- b) To help attract diverse opportunities for employment generating land uses, the City will support a strong and healthy economy within WESTON 7 by:
- i. Constructing, upgrading and maintaining high quality, universally accessible infrastructure systems (water, wastewater, stormwater and transportation systems) and public service facilities;
 - ii. Facilitating efficient and convenient transportation options for the movement of people and goods; and
 - iii. Planning for an appropriate range of housing to support the local labour force, home occupations, and home-based businesses, including artist studio/maker spaces and live/work units.
- c) The City recognizes the important contribution of post-secondary institutions, libraries and education service providers to the life-long learning opportunities for residents and the enhancement of the creative culture in Vaughan. The City will support the growth and expansion of creative and cultural industries and institutions throughout WESTON 7 as an important sector of the economy.

3.4 Supporting a Healthy Community

- a) Physical, social, and mental well-being are the necessary components of public health, including opportunities for physical activity. Objectives are to:
- i. Ensure that public health considerations are a crucial part of decision-making and are fully integrated with requirements for equitable access to a range and mix of housing opportunities, healthy food, clean air and water and safe environments;
 - ii. Provide opportunities for social interaction and physical activity including adequate and diverse open spaces, recreational facilities and public service facilities;

- iii. Commit to an enhanced level of community engagement, where equity, inclusion, information and participation are identified as key building blocks in accountable and transparent decision-making;
 - iv. Be well-connected through a comprehensive transit system enabling the City to provide all communities with equal access to recreation and leisure amenities, including for sports, arts and cultural activities; and
 - v. Enhance the Pedestrian Realm Network and Active Transportation Network, designing communities around pedestrian activity with a substantial number of destinations, including urban parks, cultural and public service facilities, shopping, and restaurant opportunities within walking distance to promote walking and cycling to encourage daily physical activity.
- b) A fundamental element of a healthy community within WESTON 7 is the inclusion of urban park spaces and Active Transportation facilities - facilities for walking, cycling, using a wheelchair, scooters, inline skating, or skateboarding. As such, this Plan includes a Pedestrian Realm Network and an Active Transportation Network which are highly integrated and connected throughout the community and to transportation systems that serve the broader region. This Plan requires that all development contribute to the creation of a walkable and connected community with multiple destinations within walking distance of all residents.
- c) Active Transportation linkages throughout WESTON 7 shall be identified, created and enhanced in tandem with the Pedestrian Realm Network to foster connectivity as well as pedestrian and cycling activity, and include:
- i. Sidewalks, protected cycling facilities and multi-use paths will connect to the street network and to the Pedestrian Realm Network and public service facilities and will ensure that there are corridors between key destinations; and
 - ii. Active Transportation routes will include streetscaping elements that promote pedestrian and cyclist comfort and safety, are designed to enhance accessibility for all residents, and will comply with the *Accessibility for Ontarians with Disabilities Act*.
- d) Fundamental to the use and enjoyment of the Pedestrian Realm Network and the Active Transportation Network is the requirement for a commitment to ongoing maintenance protocols that are appropriate for the scale and intensity of use anticipated within WESTON 7. High quality facilities require frequent and high quality maintenance.

3.5 Providing Public Service Facilities

- a) New development and the projected population in WESTON 7 will require new public service facilities to meet the needs of new and existing residents. Public service facilities include facilities designed to meet the recreational, health, social, educational, self-directed learning and cultural needs of residents including elementary and secondary schools, post-secondary educational facilities, public libraries, museums, cultural centres, community centres/community hubs and other similar uses.
- b) Public service facilities shall provide multi-functional and shared-use facilities and services to better serve residents and achieve capital and operating cost efficiencies. It shall ultimately be the responsibility of the City, the School Boards and/or other service providers to work with the development industry to secure space for public service facilities within mixed-use buildings.
- c) It is the intent of this Plan that public service facilities be incorporated into development plans in all quadrants to ensure equitable access across WESTON 7 and fair distribution across landholdings, on the basis of population yield.

3.6 Ensuring High Quality Urban Design

- a) All development within WESTON 7 shall be compatible with the existing and planned community context, including the existing context of lands adjacent to WESTON 7. Built-form will be the key determining factor for the types of development permitted. The concept and definition of compatible development is intended to ensure that all new development enhances the image, livability and character of WESTON 7 as it evolves over time. Compatible development shall be considered in the evaluation of all development proposals throughout WESTON 7. The following shall be considered when evaluating the compatibility of development proposals:

- i. The use, height, massing, orientation and landscape characteristics of nearby properties outside of, and adjacent to WESTON 7 are properly considered and appropriate transitions between various built-forms and uses shall be ensured;
 - ii. Appropriately scaled and designed on-site publicly accessible amenity space is provided and, where appropriate, connected to the broader Pedestrian Realm and Active Transportation Networks; and
 - iii. Appropriate streetscape patterns, including block lengths, setbacks and building separations are implemented.
- b) The interaction between different building types, both within WESTON 7 and adjacent to it, will be a key consideration in determining compatible development. This Plan will provide guidance on the various planning and design tools to be implemented to ensure compatible development, including appropriate transitions between different building types, heights and land uses, taking in to account both existing and planned context.
- c) All development applications shall be consistent with the Vaughan City-Wide Urban Design Guidelines, and any other relevant Council adopted Manuals, Master Plans, Guidelines and Strategies, to the satisfaction of the City. To demonstrate consistency, the City may require the submission of an Urban Design Report in support of any development application.
- d) The policies of this Plan shall be further implemented through the Zoning By-law and through the Plans of Subdivision/Condominium and/or Site Plan Approval process, where applicable. In addition, the City may utilize the Design Review Panel in its evaluation of proposals for development.
- e) All development, with a focus on the integrated Pedestrian Realm and Active Transportation Networks, parking lots and other publicly accessible areas, shall be evaluated for consistency/adequacy of achieving the principles and directions of Crime Prevention Through Environmental Design (CPTED).
- f) The City shall pursue the installation of public art throughout WESTON 7. Further, in accordance with any enacted Community Benefits Charge By-law, and the applicable policies of this Plan, the City may identify public art as a defined community benefit, in accordance with the Vaughan City-Wide Public Art Program.
- g) The City supports the ongoing investment in public transit service in WESTON 7. Urban design has an impact on ridership and modal choices by enhancing mobility and comfort at transit stops and along pedestrian routes to get to and from the transit stops. Special design attention is essential for all buildings, open spaces and movement networks adjacent to a transit stop.
- h) Transit Supportive Development must consider issues such as activity at street level, streetscape elements to create attractive, safe, and accessible surroundings, as well as convenient connections to destination points. The design must contribute positively to the quality of the Pedestrian Realm Network year-round. All development shall be consistent with the York Region Transit Oriented Development Guidelines and the Provincial Transit Supportive Land Use Guidelines, as may be amended, through the development approvals process.

3.7 Promoting Sustainability + Adapting to Climate Change

- a) This Plan promotes the development of WESTON 7 based on a conceptual design which inherently maximizes the potential for the creation of a complete community, sustainable development and healthy environments through the efficient use of land and infrastructure. This includes the distribution of height and density pattern, the integrated Pedestrian Realm and Active Transportation Networks and multi-modal transportation system. As such, it is expected that WESTON 7 will grow as an environmentally sustainable community over the long term. The City will utilize planning and capital investment tools, as well as urban design approaches, and the Region's Inflow and Infiltration Reductions Standard for Sewers Servicing New Development in its strategic planning for infrastructure and the approval of new development. In addition, the City will provide policy direction on:
 - i. Initiatives related to water conservation, energy conservation, air quality protection and integrated waste management opportunities;

- ii. Opportunities for energy efficiency and alternative energy strategies, such as district energy generation, renewable/alternative energy systems and distribution and demand management plans;
 - iii. Innovative green residential and public building designs that contribute to low carbon design, energy use reduction and natural resource conservation, as well as synergies between buildings and site management practices;
 - iv. Green infrastructure to complement existing infrastructure, including the requirement for innovative low impact development opportunities and best practices that minimize the risks associated with natural hazards; and
 - v. Consider the use of tools such as the Community Benefits By-law, Community Improvement Plans, and associated incentive programs to assist with the implementation of development standards that promote environmentally sustainable design and resiliency and that respond to a changing climate.
- b) The City will encourage and support alternative energy systems, renewable energy systems, and district energy systems to accommodate current and projected needs of the community.
- c) The City in implementing the goals and objectives of Green Directions Vaughan, will evaluate the contribution to sustainability of each development application in accordance with the sustainable development policies of the VOP, as well as the Council approved Sustainability Performance Metrics. In addition to the objectives of Green Directions Vaughan, the City shall support and encourage strategies to reduce energy use and carbon neutrality for buildings and infrastructure to reduce its greenhouse gas emissions and increase its climate resiliency.
- d) To support reducing emissions in the transportation sector, the City shall encourage the installation of a publicly accessible electric vehicle charging network throughout WESTON 7.

4.0 LAND USE + BUILT-FORM POLICIES

4.1 Land Use Specific Policies

4.1.1 Land Uses Permitted in All Land Use Designations

- a) Within all of the land use designations the following uses are permitted, subject to the relevant policies of this Plan:
- i. Any element of the Pedestrian Realm and Active Transportation Networks;
 - ii. Emergency services facilities, generally having convenient access to Arterial Roads and appropriately integrated with the surrounding development, including appropriate architectural design, landscaping and buffering from residential buildings;
 - iii. Renewable energy systems, subject to relevant Provincial legislation and regulations;
 - iv. Municipal service infrastructure (sewer, water, stormwater management) and public and private roads; and
 - v. Public and private utilities, including electricity transmission and distribution systems, as well as telecommunication facilities subject to any regulatory requirements, such as the provisions of the *Environmental Assessment Act*.
- b) The location of such uses and facilities shall be justified and compatible with surrounding land uses.

4.1.2 Land Uses Prohibited in All Land Use Designations

- a) The following uses are prohibited in all land use designations in this Plan:
- i. Uses that are noxious, polluting, or produce or store hazardous substances;
 - ii. Uses that involve waste management, recycling and/or the storage of contaminated materials;
 - iii. Drive-through commercial and/or restaurant facilities;

- iv. Commercial uses requiring extensive outdoor storage areas (with the exception of seasonal markets and garden centres); and
 - v. Auto-oriented land uses including motor vehicle sales, gas stations and car washes.
- b) An implementing Zoning By-law may incorporate general provisions setting out those uses which are prohibited in all zone categories.

4.1.3 Existing Land Uses

- a) It is recognized that existing uses/buildings are expected to be comprehensively redeveloped over time, in conformity with the policies of this Plan. As such, land uses and buildings which legally existed as of the date of adoption of this Plan are subject to the policies of the VOP. Replacement, extension, enlargement, or reduction of a lawfully existing use is permitted, pursuant to the tests as established in the VOP.
- b) Renovations and additions to existing land uses/buildings and/or the construction of new accessory buildings may be permitted, subject to the policies of the VOP and the provisions of the existing implementing Zoning By-law and any applicable Site Plan Agreement.
- c) Where a development approval is required to facilitate the replacement, extension, or enlargement of a lawfully existing use that is not a permitted use identified in the applicable land use designation of this Plan, such development applications shall achieve the following:
- i. The application is supported by an Urban Design Report that identifies that the proposal is consistent with the applicable the City-wide Urban Design Guidelines and the urban design framework identified in this Plan; and
 - ii. The proposal will not compromise the achievement of the vision and principles for WESTON 7 from developing into a vibrant, mixed-use urban community.

4.1.4 Land Use Compatibility

- a) Proposals for any form of development in proximity to an existing and/or planned/approved land use within WESTON 7 shall have regard for potential adverse impacts.
- b) Proposals for residential development and/or other sensitive land uses in proximity to existing industry and other existing major facilities and transportation infrastructure - particularly proximity to Highways 400 and 407 - shall demonstrate compatibility through the preparation of a Land Use Compatibility Study and/or Impact Feasibility Study to avoid, and when avoiding is not possible, identify appropriate measures to minimize and mitigate potential adverse impacts. Such a study shall be completed in accordance with relevant Ministry of Environment, Conservation and Parks guidelines, in accordance with the VOP, to the satisfaction of the City and in consultation with other agencies, as required.

Any recommended on-site and off-site mitigation measures identified in the Land Use Compatibility Study shall be implemented by the applicant at their expense. Further, through the development approvals the city may require the applicant to satisfy the following:

- i. The inclusion of any necessary conditions of Draft Plan or Site Plan Approval that implements the recommendations of the Land Use Compatibility Study;
 - ii. The inclusion of any necessary provisions in the Site Plan Agreement that certifies that the building plans implement the recommendations of the Land Use Compatibility Study prior to building permit issuance; and
 - iii. The inclusion of any recommended warning clauses with respect to the potential impact of Environmental Noise, Air Quality and Hazards be included in the Draft Plan of Subdivision Agreements, Site Plan Agreements, Condominium Agreements and Purchase and Sales Agreements.
- c) With specific reference to the impacts of noise and vibration, proposals for the development of residential and/or other noise sensitive land uses shall have regard for potential noise and vibration impacts from existing industry and other existing non-residential uses, major streets and transportation infrastructure within and in proximity to WESTON 7. Such proposals shall include a noise and vibration study to the satisfaction of the City and in accordance with the Ministry of Environment, Conservation and Parks Land Use and Compatibility Guidelines in order to:

- i. Identify any appropriate measures to mitigate adverse impacts from the source of noise and/or vibration; and
- ii. Ensure noise compliance for adjacent regulated industries is maintained.

Should the findings of the noise and vibration study indicate difficulties in meeting the applicable sound level limits for the relevant acoustic class environment, and upon recommendation by a qualified acoustic professional retained by the City, Vaughan Council may, at their discretion and by resolution, grant a Class 4 designation under the Environmental Noise Guideline - Stationary and Transportation Sources (NPC-300) for a site or area which will be implemented by way of the Zoning By-law, condition of Draft Plan of Subdivision/Condominium and/or through Site Plan Approval, in accordance with the Ministry of Environment, Conservation and Parks Land Use guidelines and applicable City policy.

4.1.5 Additional Needs Housing

- a) Additional Needs Housing is a permitted use within the Residential I designation, the Mixed-Use I designation and the Mixed-Use II designation. Additional Needs Housing includes all types of residences licensed or funded under a Federal or Provincial statute for the accommodation of persons living under supervision and who, by reason of their age, emotional, mental, social, or physical condition, require a group living arrangement for their well-being.
- b) Additional Needs Housing shall conform to the associated criteria for Low-Rise, Mid-Rise or High-Rise Buildings that are also identified as permitted within the designation, subject to the Zoning By-law.
- c) Additional Needs Housing shall be subject to the provisions of the applicable Zoning By-law, and the satisfaction of the following criteria:
 - i. The site is adjacent to and has direct access to an Arterial or Collector Road;
 - ii. The site is located with convenient access to public service facilities;
 - iii. The lot size and configuration is sufficient to accommodate the building, required parking and adequately sized amenity areas;
 - iv. Any changes to a building resulting from the conversion to Additional Needs Housing shall be in keeping with the physical form and character of the surrounding neighbourhood;
 - v. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the Additional Needs Housing;
 - vi. Additional Needs Housing Facility operators shall obtain a license in accordance with the requirements of the applicable authority; and
 - vii. The proposed site is within 250 metres of an existing or planned public transit route and is in proximity to parks, public service facilities and retail and service commercial facilities.

4.1.6 Live-Work Units

- a) Live-work Units may be permitted within the Residential I designation, the Mixed-Use I designation and the Mixed-Use II designation. Live-work Units are to be located at-grade, subject to the associated development policies identified in this Plan, and shall provide:
 - i. Amenity areas and buffering with planting and/or fencing from adjacent residential dwellings; and
 - ii. Adequate parking and drop-off/pick-up facilities, to the satisfaction of the City.

4.1.7 Short-Term Accommodations

- a) Short-Term Accommodations may be permitted within the Residential I designation, the Mixed-Use I designation and the Mixed-Use II designation. Where Short-Term Accommodations are permitted, they shall only be permitted subject to the provisions of the Zoning By-law to ensure that the City is satisfied that:

- i. The use does not substantially alter the character of the property, and the use is compatible with the adjacent community; and
 - ii. The unit or part of the unit shall only be made available for Short-Term Accommodations if it conforms with the Ontario Building Code, Fire Code and any other applicable legislation, regulation, or standard.
- b) The City may include additional provisions regulating Short-Term Accommodations and may implement a Licensing By-law.

4.1.8 Institutional Uses, Entertainment Uses and Places of Worship

- a) Institutional uses (that are not specifically identified as a public service facility), entertainment uses and places of worship will be located in buildings designed to reflect their role as focal points for the community. Such buildings should be oriented to the street and designed to maximize accessibility for pedestrians and bicyclists as well as for transit. Buildings accommodating any of these uses should establish an inviting public entrance on the main façade facing the public street.
- b) Institutional uses (that are not identified as a public service facility), entertainment uses and places of worship will be encouraged to locate in multi-storey buildings and to provide for joint use of parking lots/structures and Pedestrian Realm Network elements to reduce land requirements, where multiple users are located on the same site or in the same building.
- c) A key consideration in the design of institutional uses (that are not identified as a public service facility), entertainment uses and places of worship and any adjacent element of the Pedestrian Realm and Active Transportation Networks is to ensure the efficient and effective use of land and to encourage residents to walk, cycle or use transit to access the facilities. To achieve this objective, consideration will be given to the establishment of maximum on-site vehicular parking requirements and minimum on-site bicycle parking requirements. In addition, wider sidewalks and bicycle lanes on key access routes and locations on transit routes may be pursued.
- d) Where an institutional use (that is not identified as a public service facility), an entertainment use or a place of worship is specifically identified as a permitted use in a designation in this Plan, it shall be permitted only where the use will not cause any traffic hazards, or an unacceptable level of congestion on surrounding roads, as demonstrated by a Traffic Impact Study, to the satisfaction of the City.

4.1.9 Public Service Facilities, including Elementary Schools

- a) Public service facilities will be located in buildings designed to reflect their role as focal points for the community. Such buildings should be oriented to the street and designed to maximize accessibility for pedestrians and bicyclists as well as for transit. Buildings accommodating public service facilities should establish an inviting public entrance on the main façade facing the public street.
- b) Public service facilities will be encouraged to locate in multi-storey buildings and to provide for joint use of parking lots/structures and Pedestrian Realm Network elements to reduce land requirements, where multiple users are located on the same site or in the same building.
- c) The City shall ensure that the public service facilities required for development are planned for and secured as a part of the development approvals process and appropriately phased in accordance with the proposed development. The City shall work with relevant agencies to monitor population growth and to ensure the provision of appropriate public service facilities are provided to serve the needs of a growing population.
- d) For the purposes of this Plan, Public Service Facilities, not including any required elementary school facilities, shall be provided at a rate of between 0.100 to 0.185 square metres per person, depending on the needs identified by the City in the relevant policies of the VOP and in consultation with other service providers. Elementary school facilities shall be provided in accordance with the requirements of the relevant School Boards.
- e) It is desirable that public service facilities be clustered together to promote cost-effectiveness and facilitate service integration. The development of public service facilities shall be provided adjacent to elements of the Pedestrian Realm and Active Transportation Networks, and with direct connections to transit facilities. Where public service facilities are specifically permitted within a designation in this Plan, they will be subject to the specific regulations in the Zoning By-law.

- f) In determining appropriate locations for public service facilities, the City shall have regard for the type of service provided by the facility, recognizing that some uses will serve a localized population, while others will serve the whole or large portions of the City. Where appropriate, public service facilities are encouraged to be incorporated within both public and private development.
- g) A Community Hub is to be considered in WESTON 7, which may consist of a public library and/or a community centre co-located within a public park. The Southeast Quadrant, identified on **Schedule 1**, is the preferred location for the WESTON 7 Community Hub.
- h) **Schedule 1** identifies symbolically conceptual locations for 3 Elementary Schools to serve the future population of WESTON 7. The number and location of future Elementary Schools will be dependent on the actual level of population growth, as WESTON 7 continues to evolve. The following policies shall inform the location and securement of Elementary Schools:
 - i. The precise location, size, configuration and phasing of any Elementary School shall be determined in consultation with the School Boards through the required Block Plan process prior to any planning approvals on sites that include a conceptual location for an Elementary School, as identified on **Schedule 1**. Prior to final approval of such an application for development, satisfactory arrangements shall be made with the appropriate School Board for the securement of lands or floor space to accommodate an Elementary School;
 - ii. Where an Elementary School location identified on **Schedule 1** is not required by a School Board, the lands may be developed in accordance with the underlying land use designation without an Amendment to this Plan;
 - iii. Elementary Schools are a permitted land use within both the Mixed-Use I and Mixed-Use II designations. No Amendment to this Plan shall be required should an Elementary School be located anywhere in a designation where they are specifically identified as a permitted use. Schools should be located adjacent to a public park, where feasible; and
 - iv. The City will work with the School Boards to develop Urban Format Elementary Schools that are appropriate within a highly urban context, with a reduced land area, a multi-storey building and/or the opportunity to locate within a mixed-use building. It is crucial that the Province establish capital funding benchmarks and various funding tools for the School Boards to deliver appropriate Urban Format Elementary Schools.

4.2 Built-Form Specific Policies

4.2.1 General Policies

- a) The intent of the built-form policies is to define principles and policy directions that will help manage the physical form and character of new development as part of the intensification of WESTON 7. There are a number of key definitions that will inform the physical form and land use characteristics of new development, including:
 - i. *Floor Space Index (FSI)*: Floor Space Index is measure of density as it relates to built-form. Floor Space Index is the ratio of Gross Floor Area to the Net Developable Area of the site;
 - ii. *Gross Floor Area (GFA)*: Gross Floor Area is the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade. Floor area specifically assigned to permitted office uses shall also be excluded from this definition of Gross Floor Area;
 - iii. *Height*: Means in reference to a building or structure, the vertical distance measured from established grade to:
 - > In the case of a flat roof, including any roof where more than half of the roof area has a slope of 15 degrees or less above the horizontal, the highest point of the roof surface or parapet, whichever is the greater;
 - > In the case of a sloped roof, the mean height between the eaves and the ridge. In the case of any structure with no sloped roof, the highest point of the structure;

- iv. *Net Developable Area:* Net Developable Area is the area of the site excluding any lands to be conveyed for public purposes such as public streets, natural heritage features, road widenings, parks and public schools; and
- v. *Non-Residential Uses:* Non-residential uses include any permitted use that is not a residential dwelling unit, and includes lobby space and recreation facilities, regardless of whether they are open to the public, or provided solely for the use of the residents of the development. Live-work units, subject to the policies of this Plan, shall be considered a non-residential use.

Non-residential uses unit shall specifically not include outdoor recreation space, or any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
- b) The location, massing and design of buildings should include a varied skyline (i.e. a variety of roof forms and building heights), and be integrated in an appropriate manner which transitions to the existing and planned context. Importantly, building height will transition from the tallest buildings located at the intersection of Weston Road and Highway 7 downward toward lower built forms located at the northern and western edges of WESTON 7.
- c) A variety of building types is encouraged including Low-Rise, Mid-Rise and High-Rise Buildings. The perceived mass of Mid-Rise and High-Rise Buildings should be reduced through design measures such as the vertical articulation of the facades, building step-backs at the upper floors, and the use of a podium and tower built-form.
- d) Overall, as WESTON 7 evolves, it will establish an image of well-designed buildings, with high quality architectural detailing. The design of individual buildings and elements of the Pedestrian Realm and Active Transportation Networks will vary throughout WESTON 7. With respect to architectural design, it is the objective of this Plan to:
 - i. Promote and achieve outstanding architecture with a visually harmonious aesthetic; and
 - ii. Provide sufficient flexibility in considering architectural design proposals to support and accommodate variety, without any strict imposition on building 'style'.
- e) The intent of the policies of this Plan is to achieve a balance between a consistency of design as well as individual expression in new developments. This Plan promotes innovation. The design and quality of development shall be measured according to its level of consistency with the Vaughan City-Wide Urban Design Guidelines, and any other relevant Council adopted Manuals, Master Plans, Guidelines and Strategies, to the satisfaction of the City.

4.2.2 Low-Rise Buildings

- a) **Schedule 2** identifies where Low-Rise Buildings are the permitted built-form within WESTON 7. For Low-Rise Buildings, on any site or block:
 - i. The maximum height shall be 3 storeys; and
 - ii. The maximum density shall be a Floor Space Index of 1.5.
- b) Low-Rise Buildings shall generally be located on Local Roads. New Low-Rise Buildings that are located adjacent to Arterial Roads, or Collector Roads will be required, wherever possible, to develop in a manner that will minimize direct access to such roads.

4.2.3 Mid-Rise Buildings

- a) **Schedule 2** identifies where Mid-Rise Buildings are a permitted built-form within WESTON 7. For Mid-Rise Buildings, on any site or block:
 - i. The minimum height shall be above 3 storeys;
 - ii. The maximum height shall be up to and including 12 storeys; and
 - iii. The maximum density shall be a Floor Space Index of 3.75.

- b) Where a Mid-Rise Building accommodates a permitted office use, either in a stand-alone building, or as a component of a mixed-use building, the Gross Floor Area assigned to the permitted office use will not count toward the permitted density (FSI). However, the job yield will continue to be counted toward the jobs generated by the proposed development in accordance with the identified Growth Threshold, and toward the achievement of the job to population ratio.
- c) For a Mid-Rise Building to achieve the identified maximum height or density on any development site, the City shall be satisfied that that the building is compatible with, and can be sensitively integrated with, or transitioned to residential uses in Low-Rise built-forms. In these circumstances, the City shall require supporting studies, such as shadow, wind and privacy assessments, and may implement special measures in the Zoning By-law, such as reduced building heights, angular planes, step backs, increased building setbacks, or enhanced landscape buffers to ensure sensitive integration.

4.2.4 High-Rise Buildings

- a) The location of lands designated for High-Rise Buildings within WESTON 7 are identified on **Schedule 2**. For High-Rise Buildings on any site or block:
 - i. The minimum height shall be above 12 storeys;
 - ii. *High-Rise I* - The maximum height for High-Rise Buildings identified as High-Rise I on **Schedule 2** shall be 18 storeys. High-Rise I Buildings shall have a maximum Floor Space Index of 6.0; and
 - iii. *High-Rise II* - The maximum height for High-Rise Buildings identified as High-Rise II on **Schedule 2** shall be 32 storeys. High-Rise II Buildings shall have a maximum Floor Space Index of 7.5.
- b) Where a High-Rise Building accommodates a permitted office use, either in a stand-alone building, or as a component of a mixed-use building, the Gross Floor Area assigned to the permitted office use will not count toward the permitted density (FSI). However, the job yield will continue to be counted toward the jobs generated by the proposed development in accordance with the identified Growth Threshold, and toward the achievement of the job to population ratio.
- c) For a High-Rise Building to achieve the identified maximum height or density on any development site, the City shall be satisfied that that the building is compatible with, and can be sensitively integrated with, or transitioned to residential uses in Low-Rise built-forms. In these circumstances, the City shall require supporting studies, such as shadow, wind and privacy assessments, and may implement special measures in the Zoning By-law, such as reduced building heights, angular planes, step backs, increased building setbacks, or enhanced landscape buffers to ensure sensitive integration.

5.0 LAND USE DESIGNATIONS

5.1 The Residential I Designation

5.1.1 Intent

- a) Within the Residential I designation, it is the intent of the City to promote well-designed and attractive low-rise buildings that act as a transition to the established residential communities that are adjacent to the boundary of WESTON 7.

5.1.2 Permitted Built-form/Uses

- a) All development within the Residential I designation, as shown on **Schedule 1**, shall be within a Low-Rise Building. The Residential I designation shall support residential dwelling units, including apartments and all forms of townhouses.
- b) In addition to the identified permitted residential uses, Day Care Facilities and other uses accessory to the identified permitted residential uses are also permitted.
- c) The uses permitted within the Residential I designation may be further refined through the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community.

5.1.3 General Development Policies

- a) All development within the Residential I designation shall be in conformity with the relevant policies of the VOP and this Plan, and shall be consistent with the Vaughan City-Wide Urban Design Guidelines and any other relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies. Further, and where applicable, Site Plan Approval shall apply to development applications in the Residential I designation.

5.2 The Mixed-Use I Designation

5.2.1 Intent

- a) It is envisioned that the Mixed-Use I designation, as identified on **Schedule 1**, will develop at transit supportive intensities, where new businesses and residents will have access to nearby jobs and services and will be connected to the Pedestrian Realm and Active Transportation Networks.
- b) It is the intent of this Plan to promote within the Mixed-Use I designation the development of Mid to High-Rise buildings that include opportunities for retail and service commercial uses, as well as a full range of residential, office, recreational, cultural, entertainment and public service uses and facilities.

5.2.2 Permitted Built-form/Uses

- a) All permitted uses within the Mixed-Use I designation, as identified on **Schedule 1**, shall be developed within Mid-Rise and High-Rise Buildings. In addition to the uses permitted by the policies of this Plan, uses on lands within the Mixed-Use I designation, may also include, subject to the relevant policies of this Plan:
 - i. Residential apartments and live-work units;
 - ii. Retail and service commercial uses and restaurants;
 - iii. Office uses;
 - iv. Institutional uses, entertainment uses and places of worship;
 - v. Hotels, including ancillary uses;
 - vi. Convention/conference facilities;
 - vii. Public service facilities, including elementary schools;
 - viii. Day care facilities;
 - ix. Private clubs; and
 - x. Commercial and/or accessory parking facilities at-grade and/or in structures.
- b) In addition to the identified list of permitted uses within the Mixed-Use I designation, the following uses may also be permitted, subject to the Zoning By-law:
 - i. Uses accessory to any of the identified permitted uses; and
 - ii. Pop-up uses and activities.
- c) The list of permitted uses may be further refined in the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.2.3 General Development Policies

- a) Buildings and sites within the Mixed-Use I designation may develop as individual sites or as comprehensively planned complexes. Comprehensive planning will promote a unified approach to common issues such as urban design, traffic impact and access, the provision of sewage treatment and water supply infrastructure and stormwater management.
- b) Stand-alone, non-residential buildings are permitted within the Mixed-Use I designation. Stand-alone residential buildings are prohibited. All development applications within the

Mixed-Use I designation shall include a minimum of 15% of its Gross Floor Area as non-residential land uses.

- c) The design of buildings within the Mixed-Use I designation shall enhance the quality of the Pedestrian Realm and Active Transportation Networks by including transparent frontages, the articulation of facades and the use of quality materials at the street level.
- d) Where a property within the Mixed-Use I designation abuts the Residential I designation, appropriate mechanisms shall be established in the Zoning By-law to ensure compatibility, considering the existing and planned context.
- e) The City shall require compatible development throughout the Mixed-Use I designation by supporting development applications that conform to all the relevant policies of the VOP and this Plan, and are consistent with the Vaughan City-Wide Urban Design Guidelines and any other relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies. Further, Site Plan Approval shall apply to all development applications in the Mixed-Use I designation.

5.3 The Mixed-Use II Designation

5.3.1 Intent

- a) The Mixed-Use II designation as identified on **Schedule 1**, is expected to be a focus for a range of commercial uses as well as for residential intensification. Development within the Mixed-Use II designation will be transit supportive and incorporate the Pedestrian Realm and Active Transportation Networks.
- b) It is the intent of this Plan to promote within the Mixed-Use II designation the development of Mid to High-Rise buildings that include opportunities for retail and service commercial uses, as well as a full range of residential, office, recreational, cultural, entertainment and public service uses and facilities.

5.3.2 Permitted Built-form/Uses

- a) All permitted uses within the Mixed-Use II designation, as identified on **Schedule 1**, shall be developed within Mid-Rise and High-Rise Buildings. In addition to the uses permitted by the policies of this Plan, uses on lands within the Mixed-Use II designation, may also include, subject to the relevant policies of this Plan:
 - i. Residential apartments and live-work units;
 - ii. Retail and service commercial uses and restaurants;
 - iii. Office uses;
 - iv. Institutional uses, entertainment uses and places of worship;
 - v. Hotels, including ancillary uses;
 - vi. Convention/conference facilities;
 - vii. Public service facilities, including elementary schools;
 - viii. Day care facilities;
 - ix. Private clubs; and
 - x. Commercial and/or accessory parking facilities at-grade and/or in structures.
- b) In addition to the identified list of permitted uses within the Mixed-Use II designation, the following uses may also be permitted, subject to the Zoning By-law:
 - i. Uses accessory to any of the identified permitted uses; and,
 - ii. Pop-up uses and activities.
- c) The list of permitted uses may be further refined in the Zoning By-law to ensure that new development is appropriate in the context of the adjacent and surrounding community in terms of the size, type, and/or phasing of uses.

5.3.3 General Development Policies

- a) Buildings and sites within the Mixed-Use II designation may develop as individual sites or as comprehensively planned complexes. Comprehensive planning will promote a unified approach to common issues such as urban design, traffic impact and access, the provision of sewage treatment and water supply infrastructure and stormwater management.
- b) Stand-alone, non-residential buildings are permitted within the Mixed-Use II designation. Stand-alone residential buildings are prohibited. All development applications within the Mixed-Use II designation shall include a minimum of 20% of its Gross Floor Area as non-residential land uses.
- c) Where residential development is proposed within the Mixed-Use II designation, it is a requirement of this Plan that no dwelling units be permitted at-grade and a minimum of 75% of the ground floor Gross Floor Area be occupied by non-residential uses, to the satisfaction of the City. For the purposes of this Plan, Live-Work units are to be considered as non-residential uses. All development shall incorporate a minimum floor to ceiling height of the ground floor of at least 4.25 metres.
- d) All development within the Mixed-Use II designation shall be designed in a manner that activates street and sidewalk frontages, particularly along Enhanced Urban Streetscapes identified on **Schedule 3**. The design of buildings shall enhance the quality and safety of the Pedestrian Realm and Active Transportation Networks by including transparent frontages and the articulation of facades at street level. Retail, service commercial and restaurant uses are desirable and preferred, however it is recognized that other non-residential uses, including institutional uses, entertainment uses and public service facilities are permitted at-grade in the Mixed-use II designation.
- e) The City shall require compatible development throughout the Mixed-Use II designation by supporting development applications that conform to all the relevant policies of the VOP and this Plan, and are consistent with the Vaughan City-Wide Urban Design Guidelines and any other relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies. Further, Site Plan Approval shall apply to all development applications in the Mixed-Use II designation.

5.4 The Flood Spill Area Overlay

- a) The Flood Plain Spill Area Overlay is depicted on **Schedule 1**. Prior to any development in conformity with the underlying land use designation, for all properties that are located within the Flood Plain Spill Area Overlay, it shall be a requirement that a site-specific hydraulic analysis be prepared to assess the characteristics of the flood water and develop an appropriate strategy that demonstrates how the flood plain spill condition can be permanently remediated in such a way that there will be no increased flood impacts on adjacent lands upstream or downstream, and that any proposed development is appropriate. The required site-specific hydraulic analysis shall be carried out to the satisfaction of the Conservation Authority.
- b) Where updates to the flood plain spill area mapping are provided by the Conservation Authority, or by development proponents through technical studies completed to the satisfaction of the Conservation Authority, the limits of the spill area depicted on **Schedule 1** may be modified and updated without Amendment to this Plan.

5.5 The Colossus Drive Corridor Protection Area Overlay

- a) The need for the Colossus Drive extension from WESTON 7, over Highway 400 and into the VMC is identified in the City's WESTON 7 Master Transportation Plan. **Schedule 4** identifies the Colossus Drive Corridor Protection Area Overlay. The intent of this overlay is to protect an area from development otherwise permitted by this Plan to accommodate the Colossus Drive Extension across Highway 400, connecting to Interchange Way within the Vaughan Metropolitan Centre. As such, where a development application that utilizes the permissions of this Plan includes lands affected by the Colossus Drive Corridor Protection Area Overlay, such applications shall not be considered for approval until such time as an Environmental Assessment Study is completed and approved.
- b) Notwithstanding b) above, a property that includes lands both within, and outside of the Colossus Drive Corridor Protection Area Overlay may be considered for approval on the basis of the permissions of this Plan only on the portion of the property located outside of the Colossus Drive Corridor Protection Area Overlay.

- c) Following the completion and approval of the required Environmental Assessment Study, development applications that implement the preferred alignment of the Colossus Drive Extension across Highway 400 may be considered for approval on the basis of the underlying land use designation(s), building heights and Active Transportation and Pedestrian Realm elements, and other transportation system improvements identified on **Schedule 1, Schedule 2, Schedule 3** and **Schedule 4** of this Plan.
- d) Nothing in this Section of this Plan precludes the issuance of building permits for development that conforms to an existing Zoning By-law, or any associated existing Site Plan Agreement.

5.6 The Priority Consideration Overlay

- a) The lands identified as within the Priority Consideration Overlay on **Schedule 1** include those lands that are subject to a current application for development that has been deemed complete by the City of Vaughan, as of the date of the approval of this Plan. In recognition of the status of these current applications for development, the City will assign priority to these applications for development review and consideration for adoption in advance of any other applications received within WESTON 7 following the date of the adoption of this Plan.
- b) Priority for the assignment of municipal service infrastructure systems capacity and transportation system capacity may also be considered by the City for the lands within the Priority Consideration Overlay, subject to:
 - i. Conformity with the policies of this Plan, and the relevant policies of the VOP; and
 - ii. Consistency with the Vaughan City-Wide Urban Design Guidelines, and any other relevant Council adopted Manuals, Master Plans, Guidelines and Strategies, to the satisfaction of the City.
- c) Notwithstanding the identified priority consideration area, all implementing Zoning By-law approvals shall be subject to a Hold (H) Provision, in consideration of the identified Growth Threshold of 26,000 people and jobs combined - a maximum of 16,000 people and 10,000 jobs.

6.0 THE PEDESTRIAN REALM NETWORK

6.1 Defining The Pedestrian Realm Network

- a) The Pedestrian Realm Network, identified on **Schedule 3**, in WESTON 7 shall be comprised of various and diverse components, including the Park System and Streetscapes. All of the components play vital roles in connecting and animating WESTON 7. The components included within the Pedestrian Realm Network are significant contributions to the provision of mobility options, recreational opportunities and for social activity.
- b) Each component of the Pedestrian Realm Network must be considered in concert with one another and within the context of the evolving WESTON 7 community. A comprehensive understanding of how these spaces work together and complement each other, and their adjacent uses, will lead to well-connected, universally accessible Pedestrian Realm and Active Transportation Networks throughout WESTON 7. Moving people in to, out of and through the community easily and safely, and providing a variety of spaces for socializing, special events and recreation, is a priority of this Plan. The Pedestrian Realm Network works seamlessly with the Active Transportation Network.
- c) A healthy and sustainable tree canopy is a fundamental element of the character of WESTON 7. On public lands and the lands within the public elements of the Pedestrian Realm Network, the planting and maintenance of the tree canopy shall be in accordance with the City's Urban Forestry Management Strategy.
- d) The City may consider permitting parking, including access to parking, under any element of the Pedestrian Realm Network provided the purpose, function and character of these facilities is not materially or qualitatively compromised, and subject to the City's design and construction requirements and, where appropriate, a strata title agreement with conditions established to the satisfaction of the City.
- e) Maintenance protocols will be established by the City to ensure the ongoing success of these key Pedestrian Realm Network assets. A commitment to established maintenance protocols is a fundamental requirement to ensure ongoing, successful implementation of a safe and comfortable pedestrian environment throughout WESTON 7.

6.2 The Park System

6.2.1 Intent

- a) It is the intent of this Plan to create a desirable, high quality and uniquely urban Park System within WESTON 7. The various components of the WESTON 7 Park System work together to complement each other, integrate with adjacent buildings and will lead to a well-connected, and universally accessible Pedestrian Realm Network and associated Active Transportation Network. Moving people through WESTON 7 easily and safely, and providing a variety of spaces for socializing, special events and recreation is a priority.
- b) The City shall require parks to be developed in accordance with the following park types:
 - i. Urban Parks: Major recreational and community gathering spaces designed to support intensive programming in high-density areas. These parks shall provide comprehensive facilities for active recreation, flexible gathering spaces for community events, and infrastructure that enables year-round programming and use. Urban Parks shall function as versatile community assets that integrate both recreational and cultural activities to serve the diverse needs of residents in high-density neighborhoods.
 - ii. Public Squares: Programmable civic spaces strategically located in areas of high pedestrian activity. These spaces shall incorporate facilities supporting both active and passive recreation while ensuring year-round activation. Public Squares shall be designed as dynamic community focal points that seamlessly connect with surrounding public realm elements to create vibrant gathering places for diverse community activities.
- c) All of the components of the Park System will play vital roles in animating WESTON 7. Specific planning, design and maintenance considerations are required to ensure the long-term vitality and longevity of the Park System. This Plan will be used by the City to assemble all of the components of Park System, as they are articulated in this Plan.

6.2.2 Policies for the Components of the Park System

- a) The City shall develop a minimum of 10.0 hectares of parkland in WESTON 7 through the acquisition and development of parks symbolically identified on **Schedule 3**, generally in accordance with **Table 2**. This parkland shall serve as the core of the parks system and shall not be substituted by other forms of open space.
- b) All components of the Park System within WESTON 7 will be secured in accordance with the City's Parkland Dedication By-law, and in conformity with all the relevant policies of the VOP and this Plan, and shall be designed consistent with the Vaughan City-Wide Urban Design Guidelines and any other relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies.
- c) Urban Parks shall meet the following requirements:
 - i. Provide a minimum contiguous area of 0.75 hectares;
 - ii. Maintain public street frontage along 50% of the park perimeter, distributed across a minimum of two public streets; and
 - iii. Include facilities to support both active and passive recreation as determined through the park design process.
- d) Public Squares shall meet the following requirements:
 - i. Provide a contiguous area between 0.2 and 0.75 hectares;
 - ii. Maintain public street frontage along 50% of the park perimeter, distributed across a minimum of two public streets; and
 - iii. Include facilities to support both active and passive recreation as determined through the park design process.
- e) No Amendment to this Plan will be required to make changes to the number, size, configuration and/or location of the parks identified in on **Schedule 1**. However, the number, size, configuration and location of the identified parks shall be confirmed through the required Block Plan process on a Quadrant by Quadrant basis, generally consistent with **Table**

2, subject to the City being satisfied that the Park System and overall Pedestrian Realm Network is being achieved.

Table 2: Park Distribution by Quadrant (all numbers are approximate)

	Gross Land Area (ha)	Minimum Land for Parks	Number of Parks
North-West Quadrant	25.76 ha	3.0 ha	3
North-East Quadrant	15.52 ha	2.0 ha	3
South-West Quadrant	11.59 ha	1.0 ha	2
South-East Quadrant	31.67 ha	4.0 ha	3
TOTALS	84.54	10.0 ha	11 Parks

- f) All parkland proposed for dedication shall meet the following criteria to be deemed acceptable by the City:
- i. Provide a minimum contiguous area of 0.2 hectares;
 - ii. Maintain a depth-to-width ratio not exceeding 1:4;
 - iii. Provide a minimum of 50% of the total park area as continuous flat land with grades not exceeding 2%;
 - iv. Be configured in a regular shape that avoids acute angles and maintains a minimum width of 20 meters throughout the entire parcel;
 - v. Provide uninterrupted public street frontage along a minimum of 50% of the park perimeter;
 - vi. Form a single contiguous land parcel without fragmentation, including from private drives, easements, or public roads;
 - vii. Demonstrate soil conditions that meet or exceed applicable residential environmental quality standards and are suitable for park development; and
 - viii. Include softscape and hardscape elements, intended to accommodate socializing in a dense urban area.
- g) The City shall only accept parkland dedication that does not meet the identified criteria where:
- i. The lands fulfill a specific parks and recreation objective that cannot be achieved at an alternative location within WESTON 7;
 - ii. The deviation from criteria is minor and can be fully mitigated through design measures; and
 - iii. The park demonstrably enhances connectivity within the Pedestrian Realm Network.
- h) Where proposed parkland does not meet the identified criteria the City shall:
- i. Refuse the proposed parkland dedication;
 - ii. Require alternative lands within the development area; or
 - iii. Require payment-in-lieu of parkland dedication.
- i) All parks shall:
- i. Maintain high visibility and accessibility from adjacent streets and pedestrian routes;
 - ii. Connect seamlessly with the Pedestrian Realm and the Active Transportation Networks, where applicable;
 - iii. Provide configurations and subsurface conditions that support intended programming and facilities;
 - iv. Support daily community recreation activities and cultural programming as well as larger civic gatherings, where appropriate based on size, location and context;
 - v. Incorporate design elements enabling flexible programming and future adaptation;

- vi. Utilize high-quality, durable, low-maintenance materials and finishes appropriate for intensive urban use and year-round activity through appropriate amenities, features, and associated infrastructure;
- vii. Implement sustainable and climate-resilient design through integrated stormwater management and climate-resilient native species selection;
- viii. Provide adequate soil volume to support urban tree canopy coverage;
- ix. Prioritize inclusive design that addresses diverse accessibility needs through barrier-free access to amenities and facilities, integrated pathway systems that meet or exceed AODA requirements, and recreational opportunities that accommodate varying physical and sensory abilities; and
- x. Adhere to Crime Prevention Through Environmental Design (CPTED) principles while providing appropriate lighting levels and maximizing natural surveillance opportunities.

6.3 Streetscapes

6.3.1 Intent

- a) WESTON 7 is expected to incorporate both existing and new roads to serve new developments with varying functional purposes, with varying pavement widths and rights-of-way. The City will implement a flexible approach to streetscape design, including Pedestrian Realm Network and Active Transportation Network elements, green infrastructure and environmentally sustainable trees/planting programs, street furniture and lighting. Inherent to this design flexibility, the principles for Complete Streets are to be implemented. Streetscape development shall be consistent with the City-wide Urban Design Guidelines and any other applicable Council adopted Manuals, Master Plans, Guidelines and Strategies.
- b) On **Schedule 3**, two Streetscape Character Types are defined according to existing or anticipated levels of pedestrian and vehicular traffic and adjacent land uses and built-form:
 - i. Enhanced Urban Streetscape; and
 - ii. Standard Urban Streetscape.

Streetscapes in WESTON 7 comprise a significant element of the Pedestrian Realm Network and associated Active Transportation Network - which solidifies their importance as a defining feature of WESTON 7. Streetscapes can be engaging and safe outdoor places with beautiful trees and plants, seating, shade and Public Art for everyone to enjoy. Streetscape design shall consider programming strategies that are a key element of street life activation and that promote connectivity, accessibility and a positive transition between the public and private realms.
- c) How built-form interfaces with the Streetscape is important to animating the street and creating a safe, welcoming environment for pedestrians and cyclists. This crucial interface of Streetscape and built-form is dependent upon the scale of the buildings, the width and function of the street and the size of the building setbacks. Active frontages correspond to at-grade uses, and the level of animation also define the type of Streetscape that is appropriate. It is the intent of this Plan:
 - i. That the design and maintenance of the range of Streetscapes in WESTON 7 must reflect its high quality character; and
 - ii. To create an enhanced Pedestrian Realm Network and support pedestrian movement and other forms of Active Transportation by expanding the sidewalk width, and employing mid-block access and well-designed promenades and intersections.

6.3.2 Policies for Streetscapes

- a) Streetscapes within WESTON 7 are to be defined by their attractive character and by their emphasis on environmental quality. Streetscape design will place an emphasis on creating comfortable and convenient facilities for pedestrians and cyclists, and they may also incorporate transit routes. The development of the various Streetscape Character Types shall be generally consistent with all applicable City plans, guidelines and standards as well as the following design policies:

- i. Street furnishings, trees and under story plantings and paving materials must be of the highest quality, and are intended to establish a consistent and recognizable sense of place within WESTON 7;
- ii. The design of streetscapes shall create defined and continuous zones for planting, street furnishings, utilities, sidewalks, cycle tracks and vehicular traffic; and
- iii. The City-Wide Streetscape Implementation Manual shall guide the design of all new streetscapes in WESTON 7. In addition, Streetscapes shall be designed in a manner that is generally consistent with the following additional criteria:
 - > Be designed consistent with the Vaughan City-Wide Urban Design Guidelines and the City-Wide Streetscape Implementation Manual; and
 - > Be designed on the basis of the principles of the Vaughan Complete Streets Guide, using sustainable infrastructure innovations.
- b) The City may consider permitting parking, including access to parking, under Streetscape elements provided the purpose, function and character of these facilities is not materially or qualitatively compromised, and subject to the City’s design and construction requirements and a strata title agreement with conditions established to the satisfaction of the City.

Enhanced Urban Streetscapes

- c) Enhanced Urban Streetscapes are identified on **Schedule 3** where non-residential land uses are required at-grade. The elements of the Pedestrian Realm and Active Transportation Networks and adjacent uses and built-forms shall actively engage with pedestrian traffic.

Standard Urban Streetscapes

- d) On Standard Urban Streetscapes, also identified on **Schedule 3**, active, non-residential land uses are permitted and encouraged at-grade. Where active, non-residential land uses are provided at-grade, a positive pedestrian experience will rely on the effectiveness of the streetscaping treatment.

7.0 TRANSPORTATION, SERVICE INFRASTRUCTURE + UTILITIES

7.1 A Multi-Modal Transportation System

7.1.1 Intent

- a) This Plan has been developed concurrent to, and is supported by the City's WESTON 7 Transportation Master Plan (2024). It is the intent of this Plan to:
 - i. Maintain a safe, multi-modal, and integrated Transportation System, comprised of street, transit and Active Transportation networks, that together facilitates the safe and efficient movement of people and goods within and through WESTON 7 and beyond;
 - ii. Enhance the Region’s and the City's transit system by ensuring that transit routes are connected to the Pedestrian Realm and Active Transportation Networks, public service facilities, and that transit is frequent and reliable enough to serve the needs of WESTON 7 and beyond; and
 - iii. Establishes a connected Active Transportation Network that is fully integrated with the Pedestrian Realm Network that serves WESTON 7's anticipated population and business community, and fosters a seamless, multi-modal community where daily travel does not rely primarily on the use of a private automobile.
- b) The Multi-Modal Transportation System serves as the framework on which to provide for travel by all modes of travel. The implementation of the Multi-Modal Transportation System for WESTON 7 will be planned and designed to accommodate all modes of travel and for universal accessibility, prioritizing safe and comfortably designed spaces for pedestrians and cyclists, with streetscapes that encourage users to walk, bicycle, or to take transit, in accordance with the principles of the Vaughan Complete Streets Guide.
- c) The Multi-Modal Transportation System is premised on the anticipated pattern of development and increases in traffic volumes that are expected within WESTON 7 over time. All development, including all public works related to the Transportation System, shall conform with the relevant policies of the VOP and this Plan.

- d) The Multi-Modal Transportation System in WESTON 7, as depicted on **Schedule 4**, consists of a number of equally important elements, and this Plan provides a broad based policy framework with respect to:
 - i. The Street Network;
 - ii. The Transit Network; and
 - iii. The Active Transportation Network.
- e) This Plan also provides a broad based policy framework with respect to parking, building services, loading and garbage collection/storage facilities and access.
- f) Transportation System improvements shall be implemented through the development approval process as set out in the VOP.

7.1.2 Mitigating Impacts

Traffic Infiltration Study

- a) The mitigation of traffic infiltration on the existing residential neighbourhoods, especially on Fieldstone Drive, Blue Willow Drive and points beyond, will be addressed through a Traffic Infiltration Study for the area outlined on **Schedule 4**.
- b) The overall intent of the required Traffic Infiltration Mitigation Study is to identify and implement measures that minimize the impact of traffic infiltration on existing residential neighbourhoods and local streets. This policy is intended to ensure effective traffic management, thereby protecting residents' quality of life and maintaining the safety and efficiency of the transportation network. The objectives of the Traffic Infiltration Study include to:
 - i. Reduce non-local traffic in residential areas;
 - ii. Enhance safety for pedestrians, cyclists, and local traffic;
 - iii. Maintain the efficiency of the main road network;
 - iv. Promote the use of designated routes for through traffic; and
 - v. Create opportunities for community feedback and engagement.
- c) The Traffic Infiltration Mitigation Study shall be completed prior to or in conjunction with the submission of the first development application seeking to redevelop the existing uses in the northwest quadrant of the Secondary Plan. It may be conducted by the applicant or by the City, but shall be completed to the satisfaction of the City.

Construction Mitigation Plan

- d) The intent of a Construction Mitigation Plan is to ensure that construction activities are carried out in a safe, efficient, and environmentally responsible manner promoting a safe and sustainable environment for all stakeholders. A Construction Mitigation Plan is to be included as part of the Site Plan Approval process for all development within WESTON 7. A Construction Mitigation Plan shall outline the measures to be implemented to minimize the impact of construction activities on the surrounding environment, community and infrastructure.

7.1.3 The Street Network

- a) The Street Network within WESTON 7 is identified in, and supported by the City's WESTON 7 Transportation Master Plan (2024) and it is identified conceptually on **Schedule 4**. It is the intent of this Plan that the Street Network provides a connected and continuous system of roads that promote connectivity within, as well as to and from WESTON 7.
- b) Improvements to the Street Network that are required to ensure that WESTON 7 can accommodate the identified Growth Threshold of 26,000 people and jobs combined - a maximum of 16,000 people and 10,000 jobs, are identified in **APPENDIX I: Transportation System Improvements**.

- c) The Street Network will balance the needs of all users while recognizing the importance of encouraging a range of active street life during both day and night. The Street Network within WESTON 7 shall be designed to an appropriate speed limit to minimize the potential for motorist speeding. Speed limits should be reviewed in the context of the City's Speed Limit Policy to encourage lower speed limits on streets, wherever technically justified, to increase safety for vulnerable road users.

- d) The Street Network within in WESTON 7 establishes a hierarchy of road typologies within WESTON 7. The Street Network has been established and supported through the associated WESTON 7 Transportation Master Plan (2024). The planned Street Network is expected to be fine-grained and is intended to establish the pattern of development sites and blocks. Development sites and blocks are required to have frontage on a Road or Street identified on **Schedule 4**. The hierarchy of road typologies includes:
 - i. *Highway 7 - Regional Bus Rapid Transitway* - The right-of-way width and design of Highway 7 shall comply with the requirements of the Region;
 - ii. *Weston Road - Regional Arterial Road* - The right-of-way width and design of Weston Road shall comply with the requirements of the Region;
 - iii. *Major Collector Roads* - Major Collector Roads shall have a minimum mid-block right-of-way width of 30 metres. Major Collector Roads shall have sidewalks and cycle tracks on both sides of the Road and shall include up to 4 vehicle travel lanes mid-block;
 - iv. *Minor Collector Roads* - Minor Collector Roads shall have a minimum mid-block right-of-way width of 24 metres. Minor Collector Roads shall have sidewalks and cycle tracks on both sides of the Road and shall include a minimum of 2 vehicle travel lanes mid-block;
 - v. *Local Roads* - Local Roads shall have a minimum mid-block right-of-way width of 23 metres. Local Roads shall accommodate 2 vehicle travel lanes and on-street parking mid-block, as well as sidewalks on both sides of the Road and cycle-tracks. The City may consider reduced mid-block right-of-way requirements if it is demonstrated that parking and/or cycle-tracks are not required based on the appropriate justification (e.g. parking study, cycling facility selection guidance), to the satisfaction of the City. Further, the City may consider:
 - > Permitting parking, including access to parking, under Local Roads provided the purpose, function and character of these facilities is not materially or qualitatively compromised, and subject to the City's design and construction requirements and, where appropriate, a strata title agreement with conditions established to the satisfaction of the City;
 - > Supporting privately owned Local Roads, subject to meeting appropriate design criteria as well as legal agreements registered on title to ensure full public access and public infrastructure emplacement, to the satisfaction of the City; and
 - vi. *Private, Mid-Block Mews/Laneways* - Private, mid-block mews or laneways connecting to Local Roads are not identified on **Schedule 4**, but may be considered by the City where they serve development and support the establishment of the interconnected, fine grained planned Road Network identified on **Schedule 4**. Mews and laneways may be considered through the development approval process, and shall be fully publicly accessible, as established through legal agreements registered on title, to the satisfaction of the City.

- e) Notwithstanding any of the road right-of-way widths identified in this Plan, the City and/or the Region may require additional right-of-way width to accommodate improvements to any road intersection. The extent of the enhanced right-of-way width shall be required and secured to address the need for additional intersection-related features such as turning lanes, transit facilities, pedestrian facilities and/or cycling facilities.

- f) Modifications to the location and alignment of the Street Network identified conceptually on **Schedule 4** are permitted without Amendment to this Plan, subject to the following, to the satisfaction of the City:
 - i. For Major and Minor Collector Roads the locations and alignments shall be determined by the City, in consultation with the Region through a Municipal Class Environmental Assessment, a suitable equivalent study and/or through the development approval process; and
 - ii. For Local Roads the locations and alignments shall be determined through the

development approval process, and may be modified provided that the intent of this Plan is maintained with respect to the scale and configuration of development sites/development blocks and the location and scale of the identified Urban Squares.

- g) The Street Network identified on **Schedule 4** shall be conveyed to the municipality as a condition of the approval of development. The Road Network will be developed in conformity with the relevant policies of the VOP and the recommendations of the City's WESTON 7 Transportation Master Plan (2024). Where possible, the Major and Minor Collector Road Network, as identified on **Schedule 4** within a Quadrant will be secured by the City prior to development proceeding within that Quadrant, while Local Roads will be delivered when adjacent development proceeds.

7.1.4 **The Transit Network**

- a) WESTON 7 is well served by public transit. **Schedule 4** identifies a number of existing and potential transit opportunities to serve WESTON 7, including:
 - i. The Highway 7 Viva Rapidway, including stations at Weston Road and Ansley Grove Road;
 - ii. A Transit Circulator connecting Weston 7 to the VMC and Highway 407 Subway stations; and
 - iii. The planned 407 Transitway.
- b) Improvements to the Public Transit Network that are required to ensure that WESTON 7 can accommodate the identified Growth Threshold of 26,000 people and jobs combined - a maximum of 16,000 people and 10,000 jobs, are identified in **APPENDIX I: Transportation System Improvements**.
- c) This Plan encourages the use of Public Transit by connecting patrons and residents with transit services through the accommodation of local transit service and the Pedestrian Realm and Active Transportation Networks. The provision of high-quality walking and cycling facilities is encouraged to further increase the potential catchment area of public transit services within WESTON 7.
- d) Vaughan is committed to working with the relevant transit agencies to support public transit service improvements required to ensure the success of WESTON 7. In addition, as part of the development approval process, the City will ensure that lands are secured where appropriate for public transit facilities.

7.1.5 **The Active Transportation Network**

- a) The intent of the Active Transportation Network is to provide enhanced connectivity to maximize access to, from and within WESTON 7. The Active Transportation Network is planned to provide a fine-grained and highly connected network, providing a seamless grid of routes, enabling shorter walking, cycling and other micro-mobility trips within WESTON 7. The Active Transportation Network is also expected to facilitate enhanced connectivity to Public Transit, including the Highway 7 - Regional Bus Rapid Transit facility, the Vaughan Metropolitan Centre Subway Station and the Potential 407 Transitway.
- b) The Active Transportation Network identified conceptually on **Schedule 4** is fundamentally connected to the Pedestrian Realm Network identified on **Schedule 3**.
- c) Improvements to the Active Transportation Network that are required to ensure that WESTON 7 can accommodate the identified Growth Threshold of 26,000 people and jobs combined - a maximum of 16,000 people and 10,000 jobs, are identified in **APPENDIX I: Transportation System Improvements**.
- d) The Active Transportation Network must be safe and comfortable for all users, consistent with the facility selection guidance of the City's Pedestrian and Bicycle Master Plan. This will ensure the greatest amount of encouragement for travelers in WESTON 7 to travel by means other than the private automobile. The Active Transportation Network shall be designed to:
 - i. Provide comfortable, pedestrian-friendly and cycling-friendly environments which may include shade trees and other vegetation, street furniture, parking for bicycles, lighting and signed and safe street crossings and other traffic controls;
 - ii. Connect to Active Transportation Networks in communities adjacent to WESTON 7 to create a continuous network;

- iii. Minimize road crossings and, where viable, provide pedestrian overpasses/underpasses constructed where the Active Transportation Network intersects with major roads. **Schedule 4** identifies the key locations for Grade Separated Pedestrian Connections;
 - iv. Minimize hazard and conflict exposures through the provision of adequate lighting, signage and wayfinding, as well as the management of vehicle speeds where on-road facilities are provided; and
 - v. Incorporate changes in elevation and direction. Where possible, steep grades should be avoided.
- e) The Active Transportation Network includes a number of Active Transportation Links which are identified conceptually on **Schedule 4**. The actual location and design of the identified Active Transportation Links will be determined by the City through the development approval process. The development of the various Active Transportation Links shall be generally consistent with the following policies:
- i. May be publicly owned, or privately owned and publicly accessible.
 - ii. Can be outdoor or indoor;
 - iii. Will be safe, secure and accessible and shall include appropriate lighting;
 - iv. Shall be provided in high pedestrian volume areas, for ease of movement as well as the creation of unique urban spaces;
 - v. Shall include several egress opportunities to the public sidewalk system;
 - vi. Will be located between pedestrian destinations and may become destinations themselves;
 - vii. Shall include opportunities for retail along their length, or alternately a green soft landscape treatment with plantings, furnishings and lighting;
 - viii. Shall be designed to the highest standards. Top quality building materials, informed planting choices and environmental sustainability are priorities;
 - ix. Facilities shall include seating and a full furniture program, including lighting, facilities that promote a passive, relaxing atmosphere, water features and Public Art. Where appropriate, opportunities for outdoor cafés and restaurants shall be considered; and
 - x. Shall include comprehensive maintenance schedules to ensure safe, accessible and healthy spaces.
- f) The City may adjust the location and/or alignment of the Active Transportation Links identified on **Schedule 4** to accommodate the actual on-the-ground route, and to respond to new opportunities and/or constraints that arise from time-to-time, without the need for an Amendment to this Plan.
- g) The City may consider permitting parking, including access to parking, under Active Transportation facilities, provided the purpose, function and character of these facilities is not materially or qualitatively compromised, and subject to the City's design and construction requirements and, where appropriate, a strata title agreement with conditions established to the satisfaction of the City.

7.1.6 Parking

- a) It is the intent of this Plan to minimize the amount of surface automobile parking in WESTON 7 in order to realize the intensity of built-form that is anticipated. In accordance with the relevant policies of the VOP, vehicle parking will be managed to minimize adverse impacts including environmental and visual impacts.
- b) Adequate bicycle and vehicle parking for residents, visitors and employees must be provided within WESTON 7 in accordance with the City's Zoning By-law. Bicycle and vehicle parking should generally be provided on-site. The City will consider opportunities for shared bicycle and vehicle parking facilities. In addition:
 - i. Bicycle parking, carpool and carshare parking should be prioritized and located in convenient and accessible locations in proximity to main entrance points or

destinations within WESTON 7;

- ii. The provision of vehicle parking shall include the establishment of maximum parking standards as a mechanism to support transit use and to reduce traffic congestion within WESTON 7; and
 - iii. The City shall monitor the need for public parking facilities in WESTON 7 and may prepare a public parking strategy that addresses, among other matters, the role of a Municipal Parking Authority, in accordance with the relevant policies of the VOP.
- c) Parking facilities for Low-Rise Buildings in the Residential I designation are encouraged to be in structure. Parking facilities, other than short-term surface parking (taxi, delivery, pick-up and drop-off), for Mid-Rise and High-Rise Buildings shall be accommodated in underground, or in above-ground parking structures.
- d) Where an above-grade parking structure fronts onto a public or private road, or any element of the Pedestrian Realm Network, active ground floor uses are encouraged to animate the streetscape and enhance pedestrian and cyclist safety. Where active ground-floor uses are not provided, an above-grade parking structure shall include facades finished with high quality materials to minimize the visual impact of the structure on the Pedestrian Realm Network. In all circumstances, an above-ground parking structure shall screen parking facilities from view at the sidewalk level. The street frontage wall, where an active use is not provided, shall be enhanced by architectural detailing.
- e) Surface parking may continue to be provided for existing development, or on an interim basis in the early phases of new development. Where surface parking currently exists or is proposed on an interim basis as part of an initial phase of a larger Mid-Rise and High-Rise Building development, it is a requirement of this Plan that all applications for development demonstrate, through a Phasing Plan the transition to a built-out scenario where buildings, rather than parking, become the predominant feature of the streetscape and surface parking is eventually be eliminated.
- f) Where permitted to serve existing development, or on an interim basis in the early phases of new development, surface parking facilities shall be designed in a manner which does not impede the Active Transportation components of the Transportation System. Where provided, the design of surface parking shall consider:
- i. Planting strips and landscaped traffic islands, medians, or bump-outs shall be provided within lots to screen these facilities from adjacent streets and to break up the expanse of hard surface; and
 - ii. Pedestrian-scaled lighting, walkways, landscaping, and signage to enhance pedestrian safety, movement and comfort through parking lots to the adjacent sidewalks.

7.1.7 Building Services, Loading and Garbage Collection/Storage Facilities

- a) Building services, loading and garbage collection/storage facilities shall generally be:
- i. Provided on-site; and
 - ii. Integrated and enclosed within a building for all Mid-Rise and High-Rise Buildings; and
 - iii. Designed to accommodate trade vehicles, moving vans, garbage trucks and delivery vehicles.
- b) Building services, loading and garbage collection/storage facilities should not be located where they are perceived from the Streetscape and should be hidden from view. Where any building service, loading and garbage collection/storage facility is visible, it shall be screened by the main building, landscape treatment or other screening techniques.

7.1.8 Access

- a) New development abutting Major Collector Roads, Minor Collector Roads and/or Local Roads shall consolidate vehicular accesses wherever possible to minimize conflicts with the Pedestrian Realm and Active Transportation Networks and to limit impacts on traffic flow. All new entrances on to the Road Network shall require the approval of the agency having jurisdiction.
- b) Vehicular access to parking facilities and to building services, loading and garbage collection/storage facilities shall be:

- i. From a Local Road, Private Mews or Laneway unless technically unfeasible. The location and design of all vehicular access points shall be safe, and where multiple access points are proposed in proximity, they shall be appropriately separated; and
 - ii. Coordinated within the development blocks to give access to multiple buildings. Shared private driveways will be designed to meet technical standards of the City and enhance pedestrian safety.
- c) Pedestrian and bicycle access to parking facilities and to building services, loading and garbage collection/storage facilities must be convenient and safe. Pedestrian and bicycle access to parking structures shall be integrated into the structure and be easily identified, well-lit and designed with consideration for CPTED principles.

7.2 Service Infrastructure + Utilities

7.2.1 General Policies

- a) Municipal service infrastructure includes water, wastewater and stormwater facilities that are a critical element in the development of WESTON 7. The objectives of this Plan with respect to municipal service infrastructure are to:
 - i. Provide adequate and sufficient systems of water supply, sanitary sewage disposal and storm drainage to all areas of development in WESTON 7 in accordance with the phasing policies this Plan and based on sound financial planning; and
 - ii. Develop necessary municipal service infrastructure enhancements and undertake improvements to existing servicing infrastructure bearing in mind the ultimate servicing requirements of the municipality, and the municipality’s ability to finance such projects.
- b) Municipal service infrastructure in WESTON 7 shall be planned in recognition of the two tier municipal water and wastewater services model and in an integrated and financially sustainable manner, having regard for the long-term development potential for WESTON 7 and including evaluations of long-range scenario-based land use planning and financial planning supported by infrastructure master plans, asset management plans, environmental assessments and other relevant studies and should involve:
 - i. Leveraging investments in municipal service infrastructure enhancements to direct growth and development in accordance with the policies of this Plan;
 - ii. Providing sufficient municipal service infrastructure capacity for the ultimate intensification of WESTON 7;
 - iii. Identifying the full life cycle costs of municipal service infrastructure and developing options to pay for these costs over the long-term, as determined by the City and the Region; and
 - iv. Considering the impacts of a changing climate.
- c) All development within WESTON 7 shall be provided with full municipal service infrastructure.
- d) In planning for the expansion of existing municipal service infrastructure corridors, the City will encourage the co-location of linear water, wastewater and stormwater service infrastructure, wherever possible, subject to any more detailed policies of this Plan;
- e) Planned municipal service infrastructure enhancements shall be implemented through the development approval process as set out in the VOP. The City, at its discretion, in exceptional circumstances, may also directly purchase lands for planned infrastructure improvements.
- f) The processing and approval of development applications shall fully consider the availability of water and wastewater capacity within the local municipal systems, in addition to capacity identified by the Region. Where adequate municipal service infrastructure does not exist, the City may not approve the application, or may use Holding (H) provisions in the Zoning By-law to regulate the timing of development. Where adequate servicing capacity does not exist to support a proposed development, neither the City nor the Region will not be obligated to provide such servicing in advance of development.

7.2.2 **Municipal Water and Wastewater Servicing Infrastructure**

- a) Servicing infrastructure for water and wastewater shall be planned in a comprehensive manner and shall be guided by the recommendations contained in the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024). Phasing of development shall be coordinated with the phasing of improvements to municipal water and wastewater services.
- b) Servicing infrastructure for water and wastewater improvements are identified in **APPENDIX II: Wastewater System Upgrades** and in **APPENDIX III: Water Servicing Infrastructure Projects**.

7.2.3 **Stormwater Management Infrastructure**

- a) Stormwater management in WESTON 7 shall be in accordance with the relevant policies of the VOP and shall be guided by the recommendations contained in the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024).
- b) Both public and private sector development in WESTON 7 is required to incorporate Low Impact Development measures, wherever feasible, to minimize runoff, reduce water pollution and enhance groundwater. These measures may include porous pavements, bioretention basins, enhanced swales, green roofs and rain gardens among others.

7.2.4 **Utilities and Communications/Telecommunications Facilities**

- a) Public and private utilities will be permitted in all land use designations and will be installed, where possible, within public road allowances. Where facilities cannot be located in a public road allowance, the provision of easements shall be permitted provided that their location does not detract from the function, amenity or safety of adjacent land uses.
- b) In planning for the expansion of existing and planned transportation and/or infrastructure corridors, the City will encourage the co-location of linear utilities and communication/telecommunication facilities.
- c) All utilities and communication/telecommunication facilities shall be located underground and be grouped into a single utility conduit, where feasible, in a road right-of-way or appropriate easement. Where these facilities are required to be located above grade, the City shall require appropriate locations are identified in consideration of City policies or procedures and that may take into consideration the location requirements for larger infrastructure elements, whether within public rights-of-way, or on private property.

8.0 APPLICATION, IMPLEMENTATION + INTERPRETATION

8.1 Application

- a) The lands affected by this Plan are identified on **Schedule 1**. The vision, principles, policies and schedules contained in this Plan constitute the WESTON 7 Secondary Plan.
- b) The City shall ensure that this Plan is in conformity with the *Planning Act*. Further, the City shall ensure that this Plan is consistent with the Provincial Planning Statement. Where there is a conflict between this Plan and any Provincial legislation or policy, the Provincial policies, or the more restrictive policies shall prevail.
- c) This Plan is to be read in conjunction with the relevant policies of Volume 1 of the VOP. Where there is a conflict between the designations and policies of this Plan and any policy of the VOP, the policies of this Plan shall prevail.
- d) This Plan is purposefully written to celebrate inclusivity and diversity, and therefore avoids the identification of any person, or group of people, in the vision, principles and subsequent land use policy frameworks.
- e) This Plan establishes a framework for growth and development to the year 2051. It is the City's primary tool for implementing the desired development within WESTON 7. The detailed policies of this Plan build upon the vision for the future and a number of supportive principles. Together, the vision, principles and policies of this Plan are inextricably linked to provide the City with a comprehensive framework to guide decision making about future growth.
- f) This Plan shall be read and interpreted as a fully integrated and comprehensive whole. The vision, principles and policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted

in isolation from other relevant policies. Decision making will be based on conformity with all the relevant policies of this Plan, supported by the following Schedules:

- i. **Schedule 1** - Land Use Designations;
 - ii. **Schedule 2** - Building Height;
 - iii. **Schedule 3** - Pedestrian Realm Network; and
 - iv. **Schedule 4** - Transportation System.
- g) It is intended that this Plan will form the basis of implementing zoning regulations, either on a site or area specific basis. All implementing Zoning By-laws shall conform to the intent and the specific policies of this Plan.
- h) The VOP, this Plan and any applicable Council adopted Manuals, Master Plans, Guidelines and Strategies all work together to establish the planning and development framework for WESTON 7. It is required that City Council, and all the Committees of Council make decisions in conformity with the vision, principles and policy framework of the VOP and this Plan. Further, all development applications shall be consistent with all relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies.
- i) Where there is a conflict between the policies of this Plan and the policies of the VOP, the policies of this Plan shall prevail. Where there is a conflict between the policies of this Plan and the concepts and directives of any relevant Council adopted Manual, Master Plan, Guideline, or Strategy, the policies of this Plan shall prevail.

8.2 Implementation

8.2.1 This Plan

Monitoring this Plan

- a) In order to evaluate the effectiveness of this Plan, including the approach to phasing, the City, in partnership with the Region will monitor development activity and changes in land use and may develop key performance indicators for this Plan. Where it is deemed necessary due to changes in the physical, social or economic makeup of the City, or as a result of new Provincial and/or municipal planning policy priorities/directions, this Plan shall be appropriately updated. Monitoring and measuring the performance of this Plan is critical to determine if:
- i. The assumptions inherent to this Plan remain valid;
 - ii. The implementation of the policies fulfills the overall Vision, Principles and intent of the policies of this Plan;
 - iii. The development is being carried out in conformity with the policies of this Plan and consistent with the associated plans, guidelines and manuals adopted by the City;
 - iv. The policy framework and implementing regulations continue to be based on an understanding of changes in modal split, travel behavior and parking requirements;
 - v. The development is achieving the job to population ratio; and
 - vi. The pace of development is being appropriately managed in sync with the approval and development of the required infrastructure systems improvements, the delivery of affordable housing units, and the development of public service facilities and the delivery of the integrated Pedestrian Realm and Active Transportation Networks.

Plan Review

- b) The City will review the policies of this Plan to identify planning issues and trends affecting the ongoing evolution of WESTON 7, to analyze the effectiveness of the policies of this Plan and to allow for adjustments and updating. It is critical to review, update, and consolidate this Plan to ensure its continued relevance and usefulness.
- c) The City will review existing and future legislation contained in the *Planning Act*, the *Municipal Act*, the *Development Charges Act* and other relevant Provincial statutes that apply to areas of municipal jurisdiction. The City will, where appropriate, amend existing policy and/or By-laws or pass new By-laws to ensure land uses are properly regulated in accordance with the policies of this Plan, relevant legislation and associated regulations.

Amendments to this Plan

- d) An Amendment to this Plan shall be required where the Vision or Principle, a policy, designation, or Schedule is added, deleted or significantly altered. The City will consider applications for Amendments to this Plan within the context of the policies and criteria set out throughout this Plan. All Amendments to this Plan shall proceed in accordance with the *Planning Act* approval requirements set out in the VOP. The responsible approval authority may be assisted in their review of a proposed Amendment by any agency having jurisdiction.
- e) An applicant of an Amendment to this Plan shall be required to submit a Planning Justification Report to demonstrate the rationale for such an Amendment, and shall be required to evaluate and address such matters, including but not limited to:
 - i. Conformity/consistency with relevant Provincial legislation, policies and plans;
 - ii. Conformity to the relevant policies of the VOP, and other City adopted By-laws, and consistency with any applicable Design Guidelines, Master Plans, or any sustainable development standards adopted by the City;
 - iii. The need for the proposed Amendment;
 - iv. Suitability of the lands for the proposal;
 - v. Land use compatibility with the existing and future uses and built-forms on surrounding lands; and
 - vi. The adequacy of infrastructure systems (water, wastewater, stormwater and transportation systems), public service facilities and the elements of the integrated Public Realm and Active Transportation Networks to support the proposed use.

Technical Revisions to this Plan

- f) Technical revisions to this Plan will not require an Official Plan Amendment provided they do not change the intent of the Plan. Technical revisions include:
 - i. Changing the numbering, cross-referencing and arrangement of the text, tables, Schedules and maps;
 - ii. Altering punctuation or language for consistency;
 - iii. Correcting grammatical, dimensional and boundary, mathematical or typographical errors; and/or
 - iv. Changing format or presentation.

8.2.2 Development Applications

Application Review

- a) All applications for development within WESTON 7 shall be evaluated in the context of:
 - i. The availability of capacity within the municipal service infrastructure systems and the transportation system;
 - ii. Conformity with this Plan and the relevant policies of the VOP; and
 - iii. Consistency with the Vaughan City-Wide Urban Design Guidelines and any other relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies, including consistency with the WESTON 7 Transportation Master Plan.
- b) To ensure orderly development of WESTON 7, and the most efficient and economical use of existing infrastructure, justification shall be required with a development application, to the satisfaction of the City that:
 - i. Transportation System requirements necessary to ensure that fundamental infrastructure elements such as roadways, active transportation networks, and transit capacities are adequately established in both interim and ultimate conditions within a timeframe deemed acceptable to the City and the Region. The capital costs for any

Transportation System requirements necessary to facilitate the proposed development shall not adversely affect the City's or the Region's budget;

- ii. Municipal service infrastructure requirements are in place and/or available within a timeframe deemed acceptable to the City and the Region. The capital costs for any municipal service infrastructure requirement necessary to facilitate the proposed development shall not adversely affect the City's or the Region's budget;
- iii. The requirements for the Pedestrian Realm and Active Transportation Networks and the delivery of public service facilities are in place and/or available within a timeframe deemed acceptable to the City, and the associated capital costs associated with the Pedestrian Realm and Active Transportation Networks , as well as the public service facilities required for the development shall not adversely affect the City's budget; and
- iv. Adequate school capacity has been confirmed by the school boards including provision of school sites, as required, or such other alternative solution has been agreed upon by the school boards.

Block Plans

- c) Prior to any application for development being approved within any Quadrant within WESTON 7, as defined on **Schedule 1**, the City shall require the preparation of a Block Plan that addresses the complexities of comprehensive planning within the affected Quadrant, scoped as required in accordance with the policies of the VOP, and in accordance with the policies of this Plan. Block Plans are to:
 - i. Consider the long-term development potential of all of the lands within the Quadrant, including lands owned by non-participants, in conformity with the Vision, Principles, designations and policies of this Plan;
 - ii. Address the phasing of development within the Quadrant in accordance with the Estimated Development Caps identified in **Table 1**;
 - iii. Create a pedestrian-oriented and highly interconnected street and block pattern, that integrates the Pedestrian Realm and Active Transportation Networks, with connections to adjacent communities and to public service facilities and the transit network;
 - iv. Ensure that the job to population ratio can be achieved, including the identification of opportunities for a full range of public service facilities;
 - v. Be supported by appropriate technical studies that include the cumulative impact of the long-term development potential of all of the lands within the Quadrant, and throughout WESTON 7;
 - vi. Establish a logical sequence of improvements which align the anticipated timing of development and the requirements for infrastructure systems improvements (water, wastewater, stormwater and transportation systems) and the delivery of public service facilities; and
 - vii. Be adopted by Council.

Development Concept Report

- d) In addition to the requirements for a complete application for development established in the VOP, the City shall require that each individual, site specific application for development within WESTON 7 shall be supported by a Development Concept Report, to be prepared by the applicant prior to the approval of development applications for Draft Plan of Subdivision/Condominium, or Zoning By-law Amendment, or Site Plan Approval. The Development Concept Report shall be based on the findings of the Block Plan, and shall conform to the vision, principles and policies of this Plan and the relevant policies of the VOP.

8.2.3 Implementing Zoning By-laws

- a) It is anticipated that this Plan will be implemented through a number of Implementing Zoning By-laws that are development site or block specific. Implementing Zoning By-laws shall implement the policies of this Plan by regulating the use of land, buildings or structures in accordance with the provisions of the *Planning Act* and, where appropriate, may be more restrictive than this Plan. Implementing Zoning By-laws shall:

- i. Include and refine the lists of permitted uses identified in this Plan. It is not the intent of this Plan that every permitted use within each designation necessarily be permitted on every site within the designation;
- ii. Include provisions for development to ensure compatibility and an appropriate transition between different uses and built-forms, taking into account existing and planned context. Development standards within the Zoning By-law may include, among other matters, building setbacks, build-within zones, step backs, angular planes, lot area, lot coverage, lot frontage, height and gross floor area restrictions. Any development application may be subject to review by the City’s Design Review Panel, prior to the submission of formal development applications, as necessary;
- iii. Be approved by the City where the City is satisfied that:
 - > The proposed use and/or building/structure will be compatible with adjacent development;
 - > The proposed use does not pose a danger to adjacent uses by virtue of any defined hazardous nature;
 - > The proposed use will not pollute any water, groundwater and/or soil or otherwise threaten the environment, including any endangered species or species at risk;
 - > The proposed use conforms to the policies and designations of this Plan, the VOP and the provision of the *Planning Act*; and
 - > Municipal service infrastructure, including municipal water and wastewater capacity and the transportation system is sufficient and available to support the proposed use.

The Holding (H) Provision

- b) All Zoning By-law Amendment applications within WESTON 7 shall only be approved by the City with a Holding (H) Provision. The requirements for the removal of the Holding (H) Provision shall include:
 - i. A capacity allocation for infrastructure (water, wastewater, stormwater and transportation systems) is approved by Council;
 - ii. The applicant/owner has, to the satisfaction of the City and, where appropriate, the Region, entered into:
 - > All agreements including a Site Plan Agreement, a Development Agreement, Front-Ending Agreement and any other appropriate agreements to ensure the provision of the identified and required elements and improvements identified in this Plan, including infrastructure systems improvements (water, wastewater, stormwater and transportation systems), the delivery of public service facilities and the delivery of the integrated Pedestrian Realm and Active Transportation Networks; and
 - > An Agreement with the Landowner's Group that ensures that all proponents of development equitably share of the cost of required infrastructure systems improvements (water, wastewater, stormwater and transportation systems) for WESTON 7, based on the recommendations of the City-Wide Integrated Urban Water Master Plan Environmental Assessment (2024) and the City's WESTON 7 Transportation Master Plan (2024).

8.2.4 Site Plan Approval

- a) Site Plan Approval will be used by the City in accordance with the provisions of the *Planning Act* and the City's Site Plan Control By-law as a means of achieving well-designed, functional, accessible, safe, sustainable built-form and public space. Site Plan Approval is one of the key tools for implementing the City’s policies on urban design in accordance with this Plan.
- b) All development within WESTON 7, including public buildings shall be subject to Site Plan Approval, with the specific exemption of residential development that includes 10 dwelling units or less.

- c) Notwithstanding b) above, the City may exempt forms of development which would otherwise be subject to Site Plan Approval where it considers such approval to be unnecessary due to the type or scale of development proposed.
- d) As part of the City's design review process, any development application may be subject to review by the City's Design Review Panel, prior to the submission of formal development applications, as necessary.
- e) Site Plan Approvals shall be consistent with the Vaughan City-Wide Urban Design Guidelines and any other relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies. However, where Site Plan Approval is required, or an Amendment to an existing Site Plan Agreement is required to facilitate modifications to an existing use, these Site Plan Approvals/Amendments shall be evaluated on their ability to generally improve existing on-site conditions to the satisfaction of the City, in general consideration of the Vaughan City-Wide Urban Design Guidelines and any other relevant and Council adopted Manuals, Master Plans, Guidelines and Strategies.

8.2.5 Other Planning Tools

- a) The City shall utilize the planning tools available to them, as they are empowered by the VOP, and as they are refined through this Plan.

Parkland Dedication

- b) The City has the authority to require parkland dedication, or payment-in-lieu of parkland dedication under the Planning Act. That authority shall be utilized to secure the components of the Park System identified in this Plan. Parkland dedication, and/or the payment-in-lieu of land shall be required in accordance with the Planning Act, the relevant policies of this Plan and the City's Parkland Dedication By-law, as a condition of all development approvals.
- c) The City shall require parkland to be dedicated in a coordinated manner that creates complete and cohesive park blocks. A strategy shall be identified in the required block plan process. Where a park spans multiple development parcels:
 - i. The full park block shall be secured and dedicated as a single coordinated conveyance; and
 - ii. Partial dedications shall only be considered where they form part of a comprehensive strategy to achieve the complete park block.
- d) The City's approach to the securement of the Park System will include the following:
 - i. It is the City's preference to secure unencumbered, fee simple parkland dedication; and
 - ii. Strata Park arrangements may be considered, subject to the policies of the VOP, and the City's Parkland Dedication By-law.
- e) The City shall encourage the consolidation of parkland dedications from multiple developments where such consolidation would result in larger, more functional parks by:
 - i. Facilitating land exchanges or purchases for optimal park configuration;
 - ii. Coordinating dedication timing between developments; and
 - iii. Requiring landowners to enter into agreements addressing:
 - > Land dedication and construction timing;
 - > Park development cost sharing;
 - > Interim conditions and temporary facilities;
 - > Infrastructure and services coordination; and
 - > Phased maintenance responsibilities.
- f) Where any component of the Park System is identified on any property, either as shown on Schedule 1 or Schedule 3 to this Plan, or on a Block Plan, or in site specific application for development, and the identified component is considered acceptable for parkland dedication by the City, the applicable parkland dedication shall be secured by the City as a condition of

first residential approval, subject to appropriate legal agreement(s) respecting interim use of the lands for parking for existing uses, construction access and staging operations.

Development Charges By-law

- g) To implement specifically the required growth related costs anticipated for the long-term development of WESTON 7 in accordance with the policies of this Plan, the City may prepare a background study and enact an Area Specific By-law under the *Development Charges Act*, to ensure that the capital costs of growth related services does not place a financial burden upon the City’s existing taxpayers, and to ensure that new taxpayers bear no more than the growth-related net capital cost attributable to providing the current level of services.

8.2.6 Municipal Finance

- a) The implementation of this Plan must be fiscally responsible, by ensuring that the required capital expenditures to provide required municipal service infrastructure enhancements and transportation system improvements are paid for in an equitable and appropriate manner.
- b) Development will be monitored to ensure that a balance is maintained between demands for municipal service infrastructure enhancements and transportation system improvements and the overall fiscal capacity of the City.
- c) Where possible, the City will use financial mechanisms available to it under any legislative authority, including the *Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation, for the purposes of land use planning and the provision of municipal service infrastructure enhancements, transportation system improvements, the Pedestrian Realm and Active Transportation Networks, public service facilities and any identified community benefits.
- d) It is the intent of this Plan that, wherever possible, the City, on the basis of the policies contained within this Plan, establish a staged program for the implementation of municipal service infrastructure enhancements, transportation system improvements, public works and/or any other municipally-assisted projects within WESTON 7. A five-year capital improvement program should be developed to systematically implement necessary capital improvements. This program should be reviewed annually as part of the capital budget procedure.
- e) The City will undertake capital works programs, in accordance with the approved capital budget, to provide the municipal service infrastructure enhancements and the transportation system improvements that are necessary to facilitate the ongoing development of WESTON 7.

8.2.7 Agreements

Landowner's Group Agreement

- a) To address infrastructure systems capacity constraints, applicants/landowners within WESTON 7 shall enter into a WESTON 7-wide Landowners Group Agreement to implement the financial requirements for the growth related elements of this Plan - infrastructure systems (water, wastewater, stormwater and transportation systems), public service facilities and the integrated Pedestrian Realm and Active Transportation Networks - to ensure their timely provision without adverse financial impact to the City's or the Region's financial capabilities. This may require front-ending agreements to advance the timing for the required elements of this Plan, to address any acceleration in associated costs, and to implement a fair and equitable sharing of the costs of providing the required elements of this Plan.

Development Agreements/Other Measures

- b) As a condition of approval of development in WESTON 7, the City shall require the implementation of appropriate development agreements and other appropriate measures/agreements to ensure that new development in WESTON 7 is coordinated and that the required commitments of funds, lands and services are secured and/or in place.

These agreements and other measures shall ensure that the reasonable costs of the identified municipal service infrastructure enhancements, including transportation system improvements and the delivery of the Pedestrian Realm and Active Transportation Networks and public service facilities are fairly and equitably shared without adverse impact on the City’s financial capability. The agreements and measures permitted by this policy shall be only those permitted by law and otherwise agreed to by the landowner(s) and the City.

8.3 Interpretation

8.3.1 Land Use Boundaries and Roads

- a) The location of boundaries and symbols, including land use designations shown on the Schedules to this Plan, are intended to indicate the general location, except where they coincide with highways, roads, railways, watercourses or other bodies of water, or other clearly recognizable or defined physical features.
- b) Future Road and Active Transportation Networks shown on the Schedules to this Plan are illustrated in approximate locations only. As such, Amendments to this Plan will not be required in order to make minor adjustments to the approximate land use boundaries, location of roads, or service area boundaries, provided that the general intent of this Plan is preserved. Such minor deviations will not necessarily be reflected on the attached Schedules to this Plan.
- c) Where a parcel of land is subject to two or more land use designations, the policies of each designation shall apply to the portion of the lands so designated.

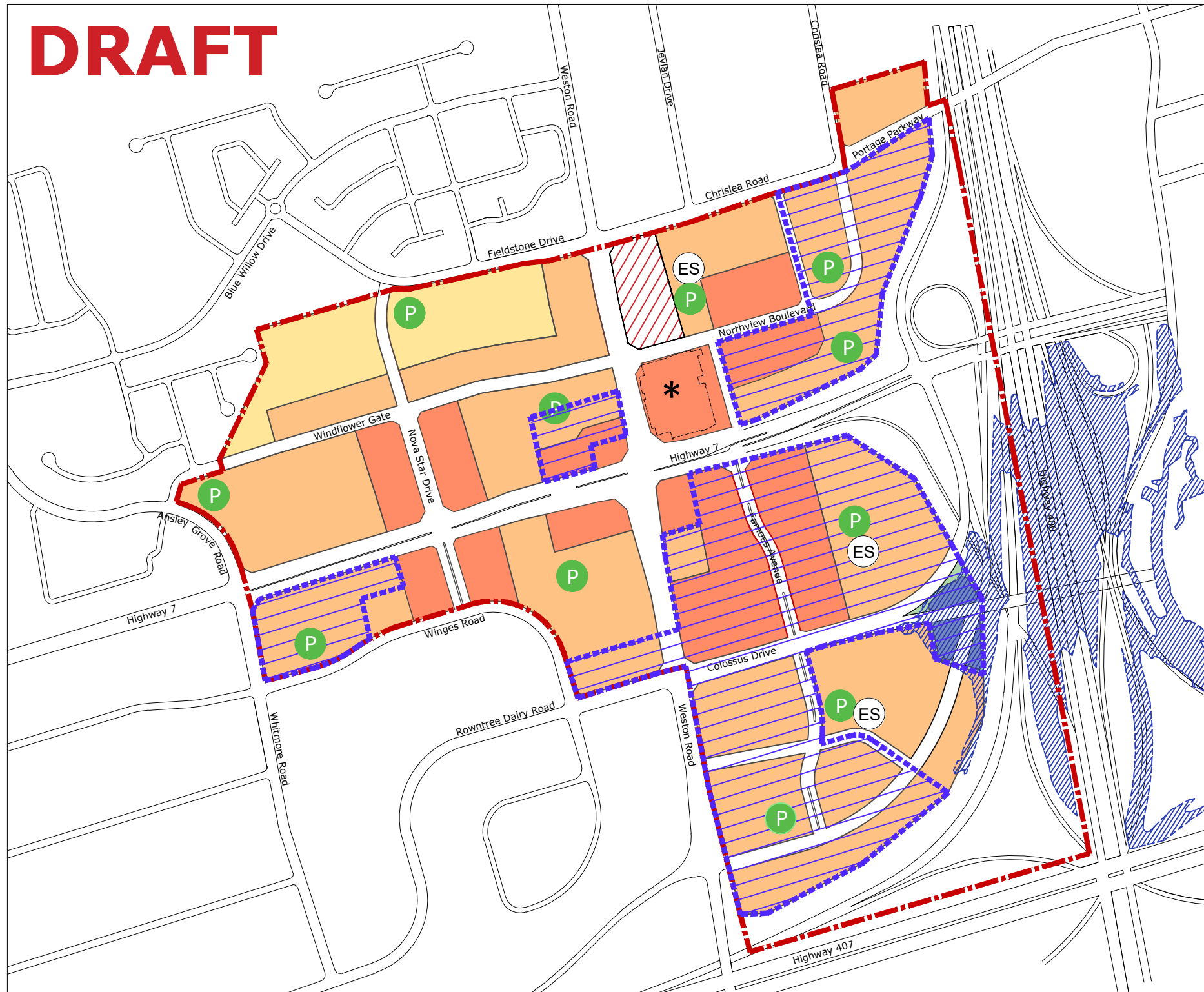
8.3.2 Numeric Standards

- a) With the specific exception of identified building height and density (FSI) limitations, and road right-of-way widths, it is intended that all other numeric standards identified in this Plan be considered approximate and not absolute.
- b) With the specific exception of identified building height and density (FSI) limitations, and road right-of-way widths, Amendments to this Plan shall not be required for minor variations from the criteria providing the general intent of this Plan is maintained.

8.3.3 Subsequent Legislation/Companion Documents

- a) Where a Provincial or Federal Act, regulation or guideline is referred to in this Plan, it is intended that such reference be interpreted to include any subsequent legislation, regulation or guideline that may replace the specified Act. Similarly, where reference is made to Region or Provincial Ministries or agencies, it is intended that such reference be intended to include any Ministry, agency or government branch who may assume responsibility for a particular policy/regulation currently administered by the referenced organization.
- b) Where reference is made to the VOP, it is intended that such reference be interpreted to include any subsequently approved Official Plan Amendment, or any approved revised or updated Official Plan.
- c) Where reference is made to any Council adopted Master Plan, Strategy, Guidelines Manual, or municipal By-law, or any Appendix to this Plan, it is intended that such reference be interpreted to include any subsequently revised or updated version, policy, regulation or guideline that may replace the specified companion document, or municipal By-law.

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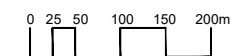
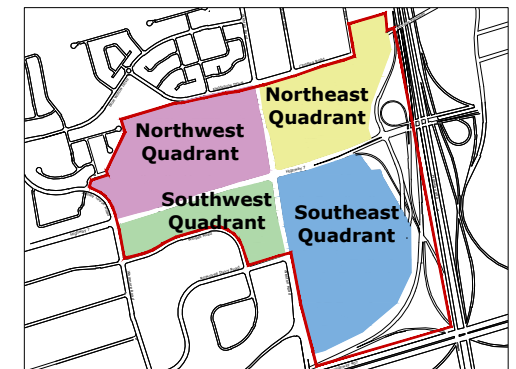


Schedule 1 Weston 7 Land Use Designations

Legend

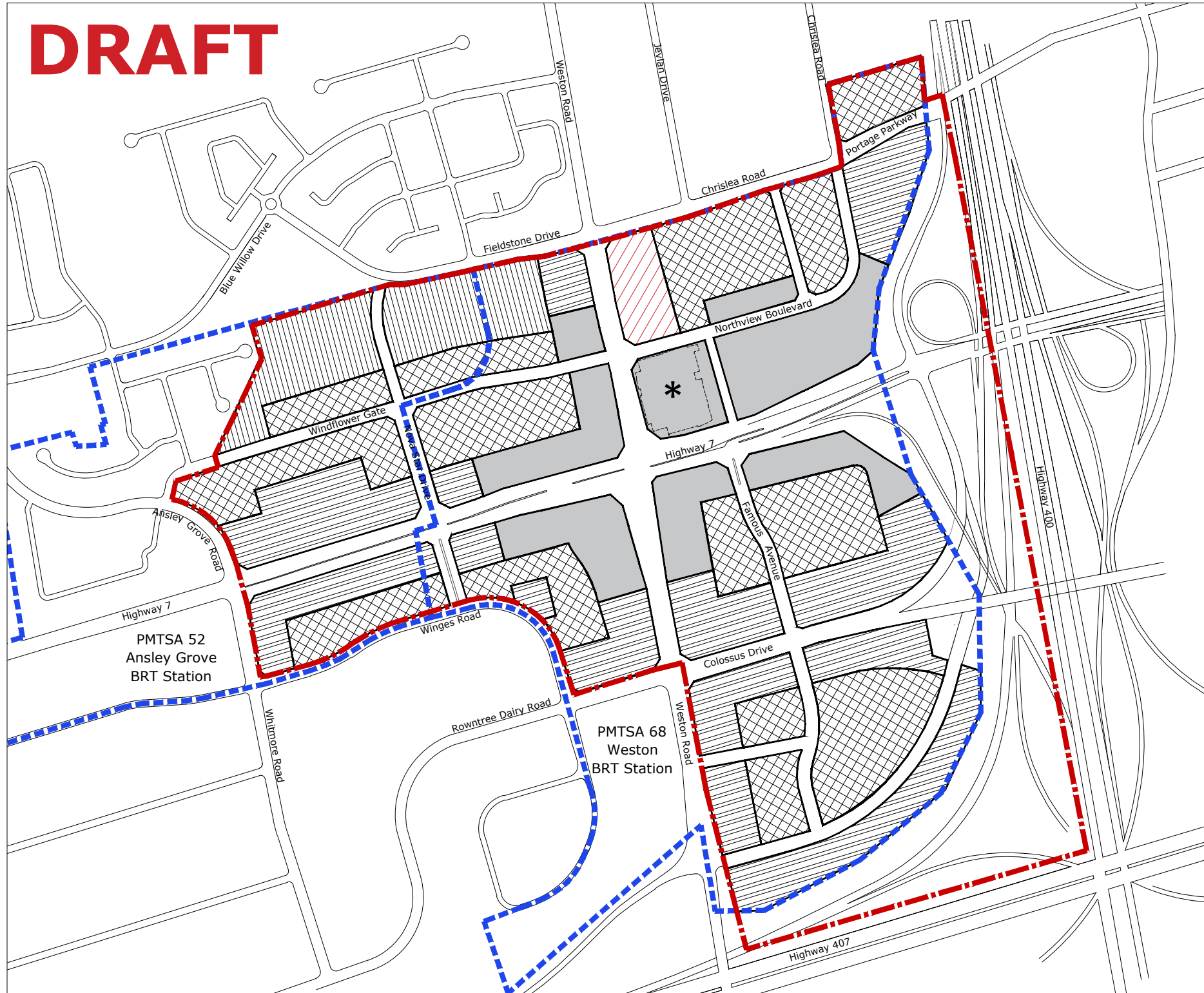
- Secondary Plan Area
- Residential I
- Mixed-Use I
- Mixed-Use II
- Weston 7 Parks
- Elementary School
- Existing Stormwater Management Pond
- Flood Plain Spill Area Overlay
- Priority Consideration Overlay
- Lands Subject to OLT Decision (OLT-22-004652, March 18, 2025)
- Existing Development (Centro Square)

Quadrants



April 2025

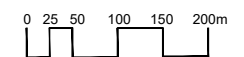
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Schedule 2 Weston 7 Building Height

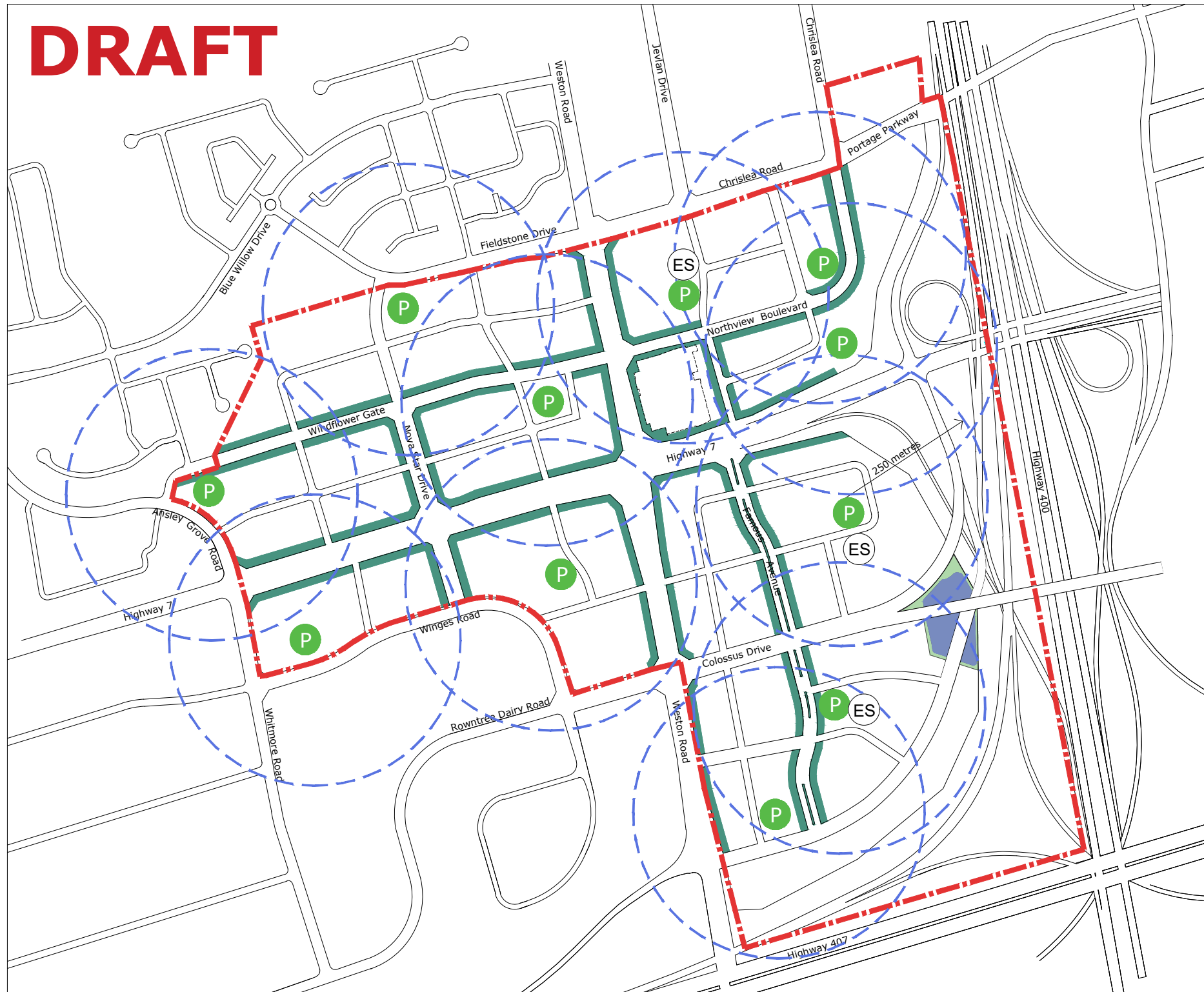
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- Secondary Plan Area
- Low-Rise
- Mid-Rise
- High-Rise I
- High-Rise II
- Lands Subject to OLT Decision (OLT-22-004652, March 18, 2025)
- Existing Development (Centro Square)
- York Region Major Transit Station Areas
PMTSA 52 - Ansley Grove BRT Station
PMTSA 68 - Weston BRT Station



April 2025

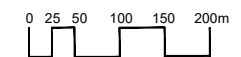
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Schedule 3 Weston 7 Pedestrian Realm Network

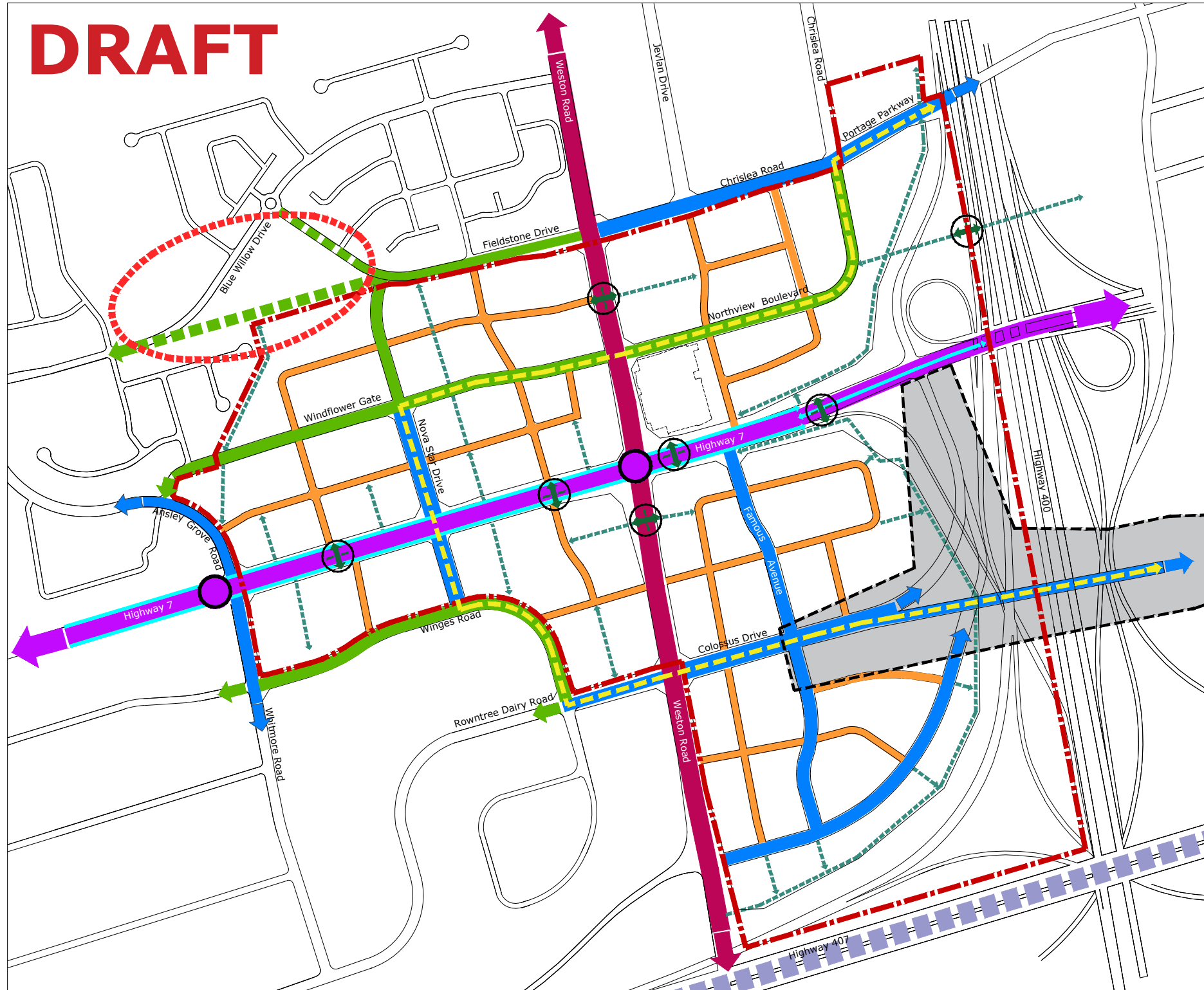
Legend

- Secondary Plan Area
- Weston 7 Parks
- Enhanced Urban Streetscape
- Standard Urban Streetscape
- Elementary School
- Existing Stormwater Management Pond
- 250m Radius, 2-3 Minute Walking Distance



April 2025

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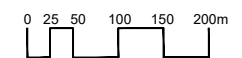


Schedule 4 Weston 7 Transportation System

Legend

- Secondary Plan Area
- Street and Transit Network**
 - Existing Roads
 - Highway 7 - Regional Bus Rapid Transitway
 - Bus Rapid Transit (BRT) Stop
 - Regional Arterial Road - Weston Road
 - Major Collector
 - Minor Collector
 - Local Road
 - Colossus Drive Corridor Protection Area
 - Weston 7 to VMC Transit Circulator
 - Potential 407 Transitway
- Active Transportation Network**
 - Existing Cycle Track
 - Active Transportation Link
 - Active Transportation Grade Separated Pedestrian Connection
 - Traffic Infiltration Study Area

Note: Alignments are Conceptual



April 2025

APPENDIX I: Transportation System Improvements

Based upon the City's Weston Road and Highway 7 Transportation Master Plan (2024)

The WESTON 7 Secondary Plan promotes an approach to growth management on the basis of the Growth Threshold of 26,000 people and jobs combined - a maximum of 16,000 people and 10,000 jobs. This Growth Threshold is based on the work carried out within the City's Weston Road and Highway 7 Transportation Master Plan (2024).

The implementation framework of the multi-modal transportation network proposed for the WESTON 7 Secondary Plan, as articulated in the City's Weston Road and Highway 7 Transportation Master Plan (2024) will be imperative for planning, protecting, and positioning WESTON 7 to accommodate additional population and jobs over time. The implementation framework is structured around both required broader City and Regional Transportation improvements as well as the multimodal transportation network projects recommended for implementation within WESTON 7.

Broad City and Regional Transportation System Improvements

The necessary broader City and Regional Transportation Improvements are as follows:

- > Colossus Drive extension over Highway 400;
- > Bass Pro Mills extension from Highway 400 to Weston Road;
- > Langstaff Road widening between Weston Road and Creditstone Road (4 to 6 lanes);
- > Langstaff Road connection over CN Yard;
- > Langstaff Road full interchange at Highway 400;
- > Steeles Avenue widening west of Jane Street (4 to 6 lanes);
- > Pine Valley Drive widening between Highway 7 and Steeles Avenue (4 to 6 lanes);
- > Weston Road widening north of Steeles Avenue (4 to 6 lanes);
- > Keele Street widening north of Steeles Avenue (4 to 6 lanes);
- > Highway 7 rapid transit corridor (Viva headway 10 minutes);
- > Steeles Avenue Transit Corridor (4 general purpose lanes plus dedicated transitway east of Jane Street); and
- > Jane Street Transit Corridor (4 general purpose lanes plus dedicated transitway between Major Mackenzie Drive and Highway 7 - Viva headway 10 mins).

WESTON 7 Transportation System Improvements

Within WESTON 7, a Quadrant-based approach is proposed for the orderly and contiguous implementation of the multi-modal transportation network internal to WESTON 7.

Generally, the Major and Minor Collector Road Network (as identified on **Schedule 4** to the WESTON 7 Secondary Plan) within a Quadrant will need to be secured prior to development proceeding within that Quadrant, while Local Roads will be delivered when adjacent development proceeds. The Identification of phasing of projects and improvements for Local Roads should also consider existing parcel fabric and built-form.

Active Transportation Improvements - The following Active Transportation Improvements are recommended for implementation within WESTON 7 follows (note that the ID# make reference to the numbering included within the City's WESTON 7 Transportation Master Plan (2024)):

- > AT-12: New pedestrian/cycling overpass connecting Weston 7 with VMC over Highway 400, located between Highway 7 and Portage Parkway existing structures.
- > AT-15: Weather protection along the existing Highway 7 median multi-use path over Highway 400;
- > AT-19: Over Highway 7 - grade-separated pedestrian/cycling linkages from the SE Quadrant to the NE Quadrant; and

- > AT-24: Weston Road between Highway 407 ETR EB Ramp to Chrislea Road/Fieldstone Drive – Improved AT Separated in-boulevard cycling facilities.

Public Transit Improvements - The following Transit Improvements are recommended for implementation within WESTON 7:

- > Ten-minute all-day bus frequencies along the Highway 7 Viva Rapidway; and
- > Transit circulator connecting Weston 7 to VMC and Highway 407 Subway stations.

Road Network Improvements - The following Road Improvements are recommended for implementation within WESTON 7:

- > ST-34, ST-36 and ST-31: Colossus Drive Extension and connecting roadways;
- > ST-35 and ST-10: All ages and abilities cycling infrastructure along Chrislea Road and Portage Parkway (Weston Road to VMC); and
- > ST-5, ST-1.1, and ST-1.2: Fieldstone Drive extension and related improvements (Weston Road to Blue Willow Drive).

In addition to those Road Improvements listed above, there are a number of more Quadrant specific improvements that are identified as follows:

ID#	Roadway	From	To
ST-10 ST-35	Chrislea Road	Weston Road	Applewood Crescent/ Portage Pkwy
ST-12.1 ST-12.2	Northview Blvd	Weston Road	Chrislea Road
ST-2.1 ST-2.2 ST-2.3	Windflower Gate	Ansley Grove	Weston Road
ST-1.2	Fieldstone Drive	Blue Willow Drive	Weston Road
ST-5	Road C (Fieldstone Drive Extension)	Fieldstone Drive	Blue Willow
ST-7 ST-8	Nova Star Drive	Fieldstone Drive	Highway 7
ST-19	Nova Star Drive	Highway 7	Winges Road
ST-31	Road W	Weston Rd. @ 407 ETR EB Ramp	Colossus Drive
ST-26 ST-33	Famous Avenue	Highway 7	Road W
ST-23 ST-24.1 ST-24.2	Winges Road, Rowntree Dairy Road, Whitmore Road	Highway 7	Weston Road

APPENDIX II: Wastewater System Upgrades

Based upon the City's Integrated Urban Water Plan - Weston Road and Highway 7 FSSR, Volume 3 – Sanitary Servicing (June 2024)

Servicing infrastructure for wastewater shall be planned in a comprehensive manner and shall be guided by the recommendations contained in the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024).

Phasing of development shall be coordinated with the phasing of improvements to municipal wastewater services. It is understood that improvements to the wastewater system will be required incrementally to achieve the Growth Threshold identified in this Plan. Required improvements to the wastewater system are identified in the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024), and are summarized below:

Project	General Location	Description	Completed By	EA Schedule
A2- P 1	From Fieldstone Drive south along Windflower Gate to Weston Road	335m of 450mm	Prior 2028	Schedule B
A2- P 2	Along Northview Boulevard	329m of 450mm	Prior 2028	Exempt
A2- P 6	Along Ansley Grove and Tumbleweed Court	76m of 250mm and 188m of 375mm	Prior 2028	Exempt
A2- P 7	Along Vittorio De Luca Drive and crosses east up to Helen Street	335m of 250mm	Prior 2028	Exempt
A2- P 9	Along Weston Road and Colossus Drive (east of Weston Road	803 m of 675mm, some tunnelling	Prior 2028	Exempt
A2- P 10	Along Helen Street, then south on Bruce Street, then towards West Street up to the Regional Sewer Outlet	360 m of 250mm, 502m of 300mm and 53m of 1050mm	Prior 2028	Exempt
A2- P 11	Along Winges Road and south to Rowntree Dairy Road	481m of 450mm	Prior 2028	Exempt
A2- P 12	Starts from west of Rowntree Dairy Road, then along Tall Grass Trail to Timber Lane, then west to A2-P 10 - south of Highway 7 south along Sydel Crescent	332m of 300mm, 122m of 825mm and 1489m of 900mm	Prior 2028	Exempt
A2- P 13	Along Rowntree Dairy Road (from Weston Road) up to A2-P 12	1725m of 750mm and 1041m of 825mm	Prior 2028	Exempt

Reference - Table 5.2 - City of Vaughan Integrated Urban Water Plan - Weston Road and Highway 7 FSSR, Volume 3 – Sanitary Servicing (June 2024)

APPENDIX III: Water Servicing Infrastructure Projects

Based upon the City's Integrated Urban Water Plan - Weston Road and Highway 7 FSSR, Volume 2 – Water Servicing (June 2024)

Servicing infrastructure for water shall be planned in a comprehensive manner and shall be guided by the recommendations contained in the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024).

Phasing of development shall be coordinated with the phasing of improvements to municipal water services. It is understood that improvements to the water system will be required incrementally to achieve the Growth Threshold identified in this Plan. Required improvements to the water system are identified in the City-Wide Integrated Urban Water Plan Class Environmental Assessment (2024), and are summarized below:

ID	Description	Diameter	Length	Phase	EA Schedule
1	Highway 400 crossing	400mm	520m	2028	Schedule B
2	Weston Road	400mm	1,400 m	2036	Exempt
3	Windflower Gate	400mm	190 m	2041	Schedule B
4	Highway 7 and Pine Valley Drive	300mm	490 m	2041	Exempt
5	Various future roads	300mm	4,760 m	2041	Schedule B
6	Islington Avenue	300mm	70 m	2041	Exempt
7	Various future roads	200mm	2,810 m	2041	Schedule B

Reference - Table 4 - City of Vaughan Integrated Urban Water Plan - Weston Road and Highway 7 FSSR, Volume 2 – Water Servicing (June 2024)