

Planning Context : Provincial

- The City of Vaughan is identified as an Urban Growth Centre.
- Provincial mandate to intensify and re-urbanize urban growth centres to create mixed-use, compact forms of development that are transit-supportive.
- A minimum of **40%** of all residential development will occur within built up boundaries of each upper- and single-tier municipality.



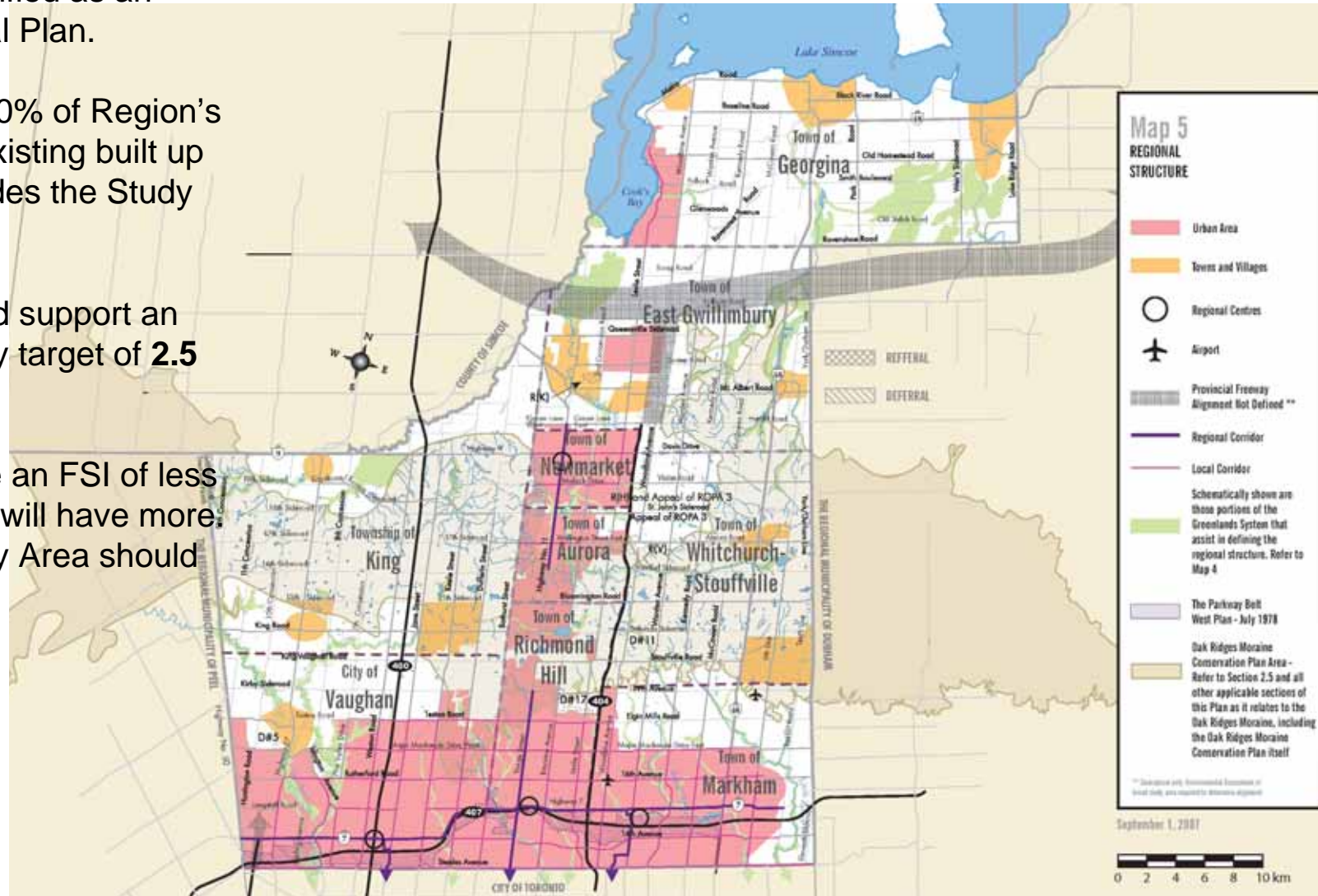
URBAN GROWTH CENTRES IN THE GOLDEN HORSESHOE

Yonge Street Study

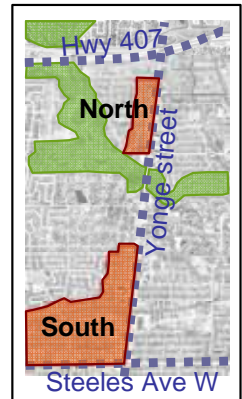
Planning Context : York Region Official Plan

- The study area is identified as an Urban Area in the Official Plan.
- Target a minimum of 30% of Region's population increase to existing built up urban areas which includes the Study Area (policy 5.2.4)
- The Study Area should support an overall, long-term density target of **2.5 FSI**.








i.e.: Some sites will have an FSI of less than 2.5 and some sites will have more. The average in the Study Area should be 2.5 FSI

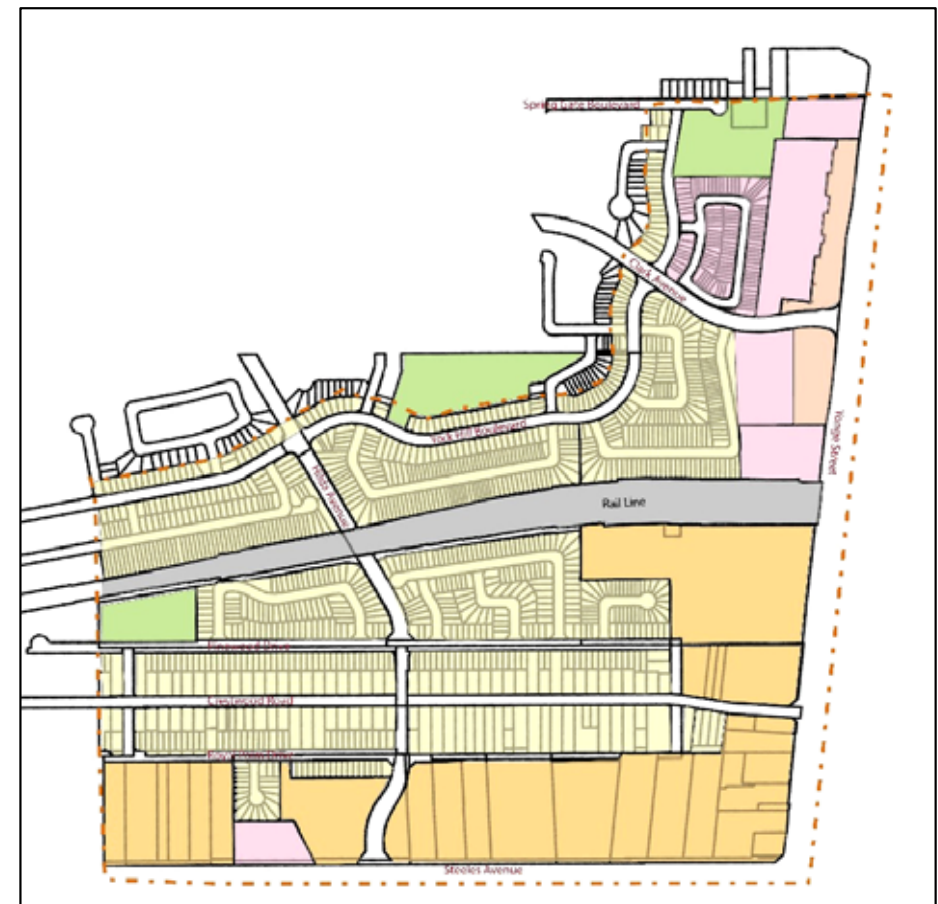
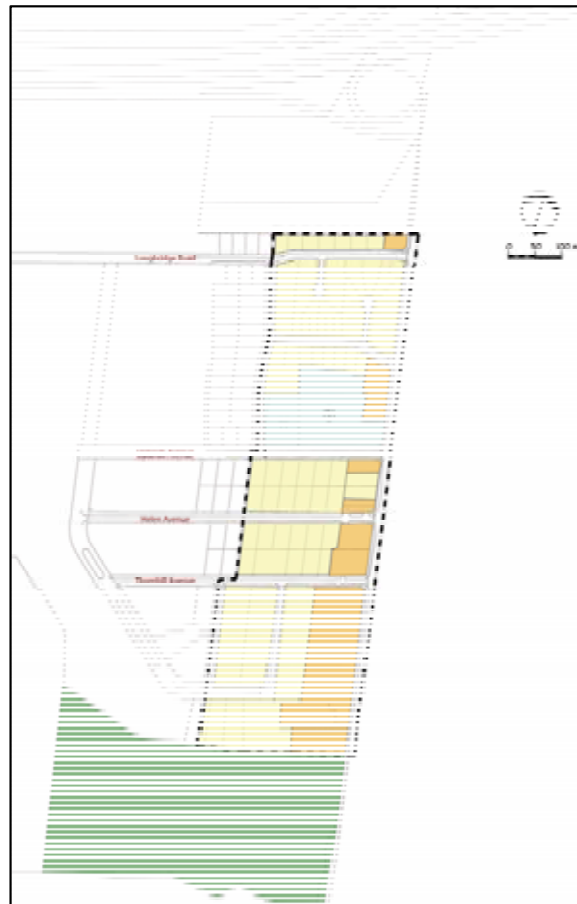


Planning Context : OPA #210



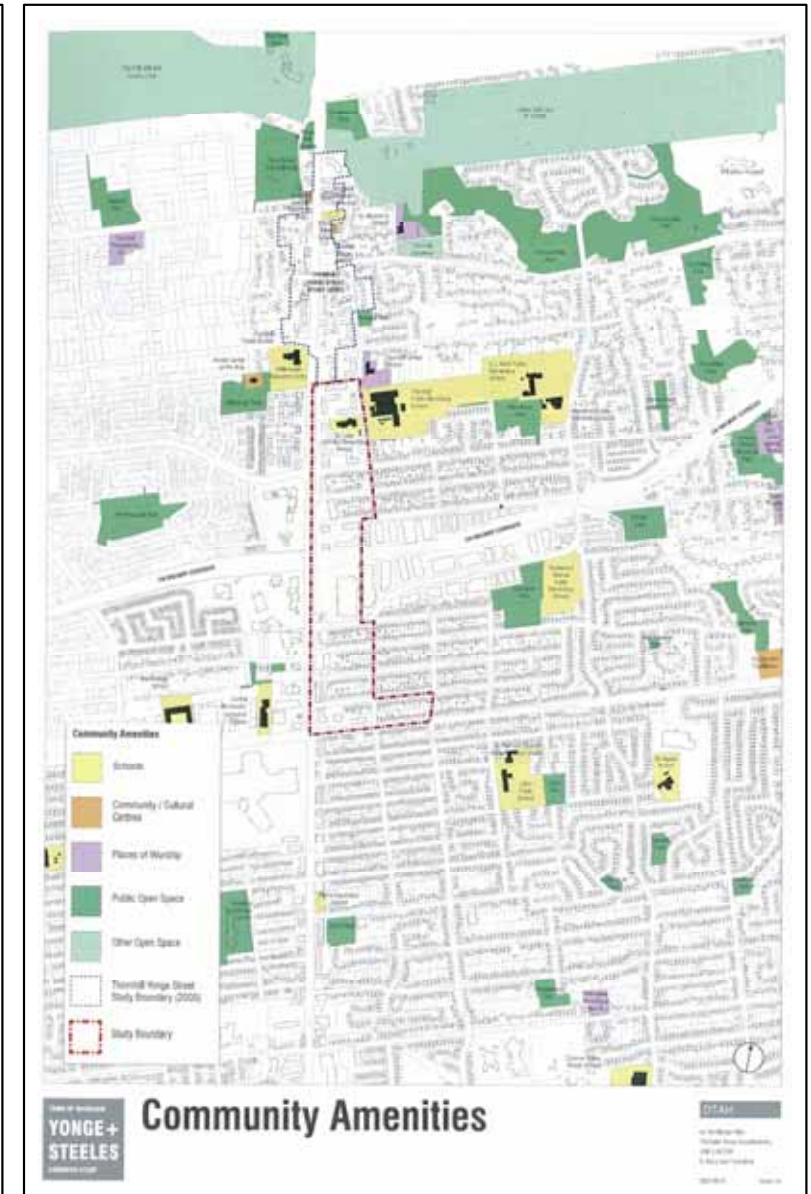
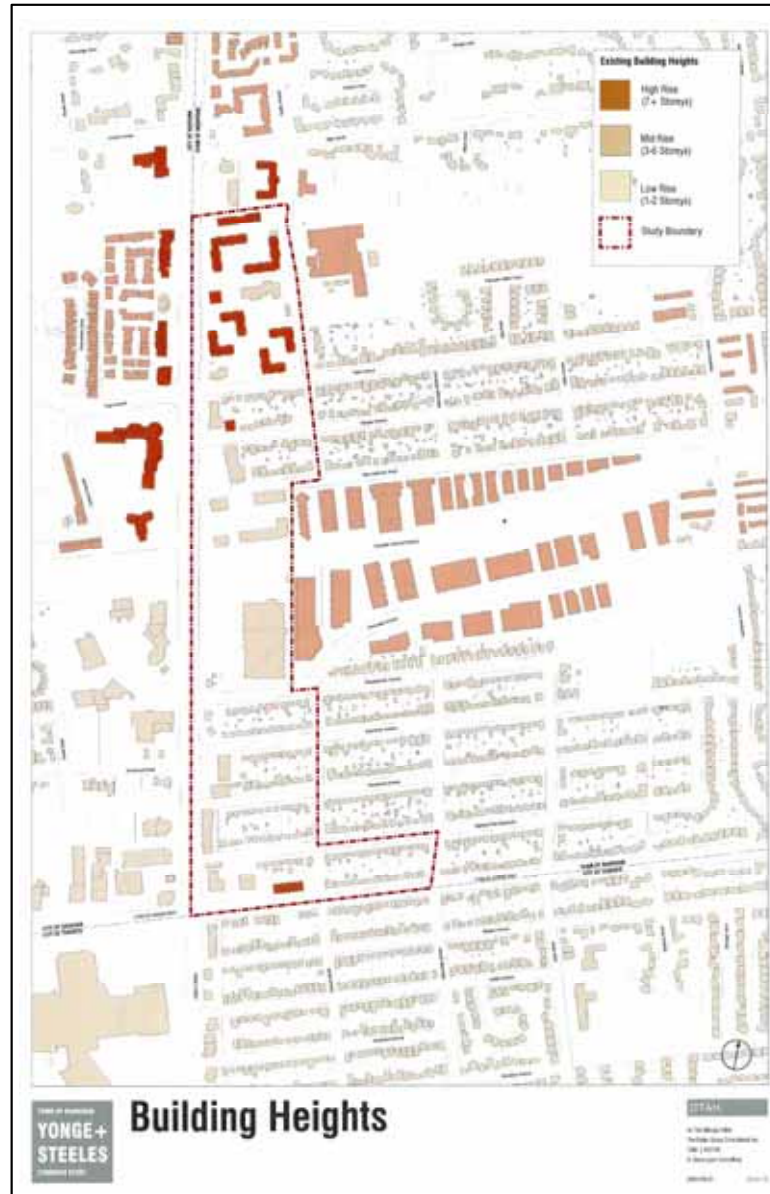
Land Use Thornhill-Vaughan Community Plan (OPA #210)

-  Low Density Residential
-  Medium Density Residential
-  Mixed Residential & Commercial
-  General Commercial
-  Parks/Open Space
-  Parkway Belt
-  School Site

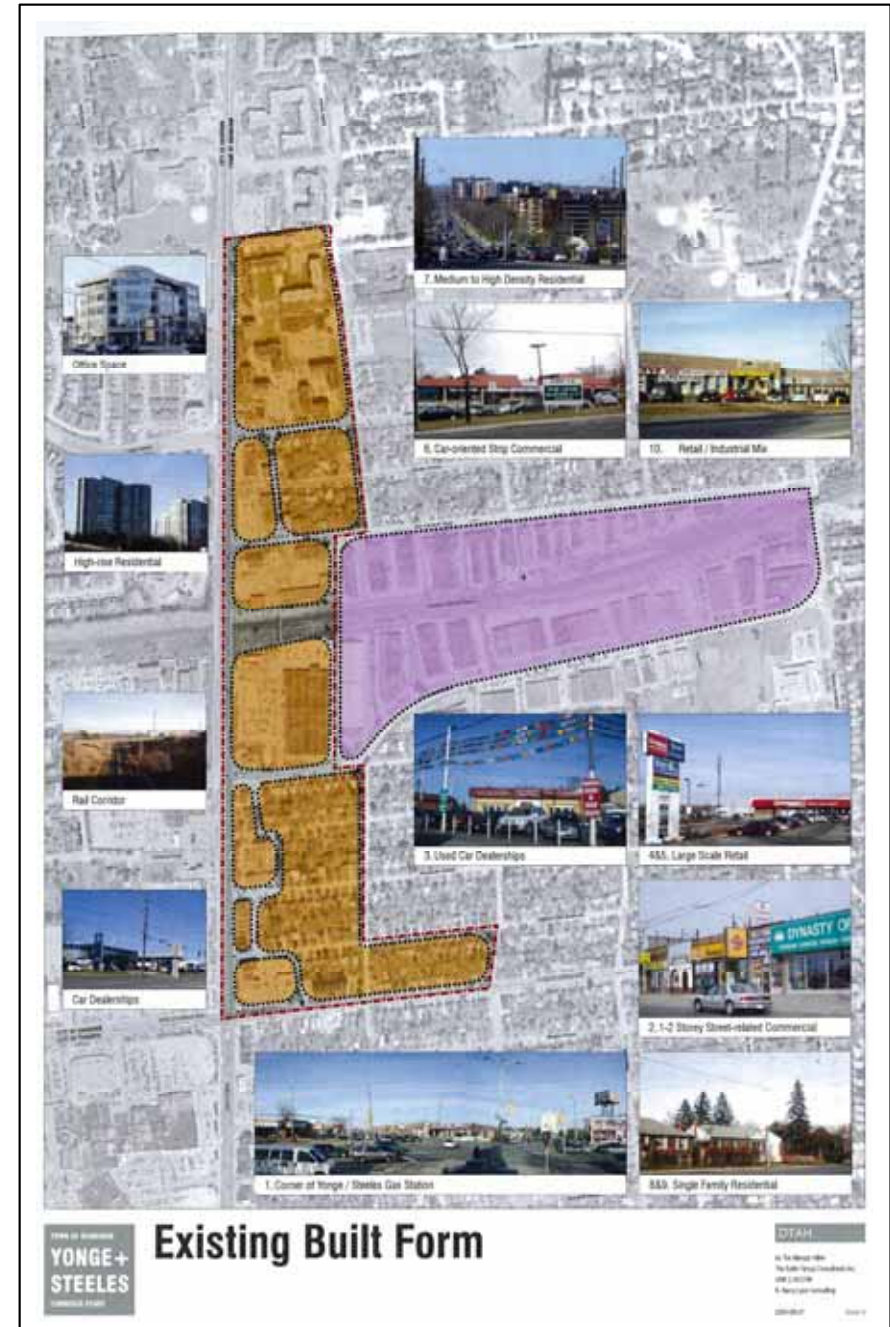


Planning Context : Existing Conditions East side of Yonge Street -Town of Markham

- Existing building heights
- Existing community amenities



Planning Context : Existing Conditions East side of Yonge Street -Town of Markham



Planning Context : Existing Land Use

Generalized Existing Land Use

