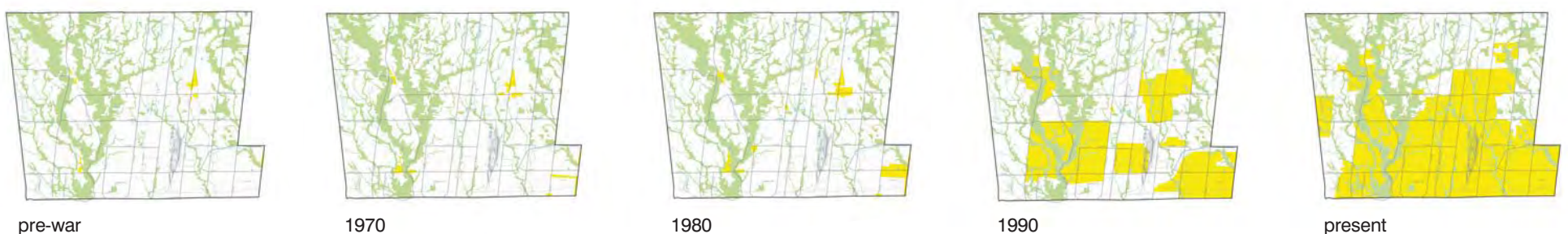


# Vaughan is Growing

**Vaughan is one of the fastest growing cities in Canada. This significant growth is due in part to the quality of life and setting offered in Vaughan. However, rapid urban growth threatens those very things that make Vaughan attractive.**

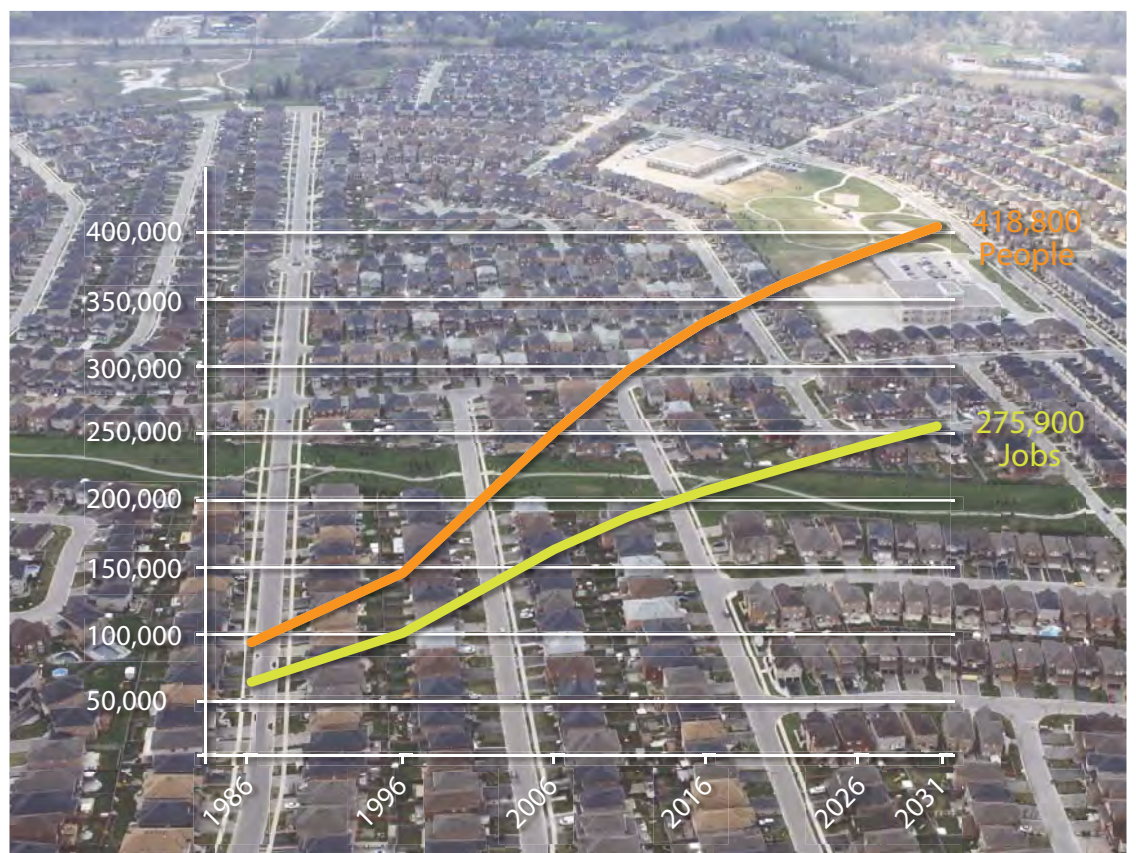
## History of Growth in Vaughan



Vaughan's growth in the past few decades has been mostly in a suburban form, leading to large subdivisions separated from retail and other employment areas, with heavy reliance on cars and the loss of agricultural land.

## The Future of Growth in Vaughan

This growth pattern has been repeated throughout the GTA, prompting the Province to respond with a variety of growth planning initiatives. The Growth Plan for the Greater Golden Horseshoe establishes limits to where growth can occur and provides guidance for all new development throughout the GTA. The growth numbers and densities established in the Greenbelt Plan will directly inform Vaughan's new Official Plan. The Greenbelt Plan restricts development on important natural heritage and agriculture features. Metrolinx's "The Big Move" plan identifies the major GTA rapid transit initiatives for the next 25 years, including improvements to VIVA and a subway extension to Jane and Hwy 7, the heart of Vaughan's new downtown. York Region is also planning for the future and is currently undergoing a Regional Official Plan review. The GTA is changing rapidly and the new Official Plan for the City of Vaughan will ensure that Vaughan plays a positive role in this transformation to emerge as a great city.



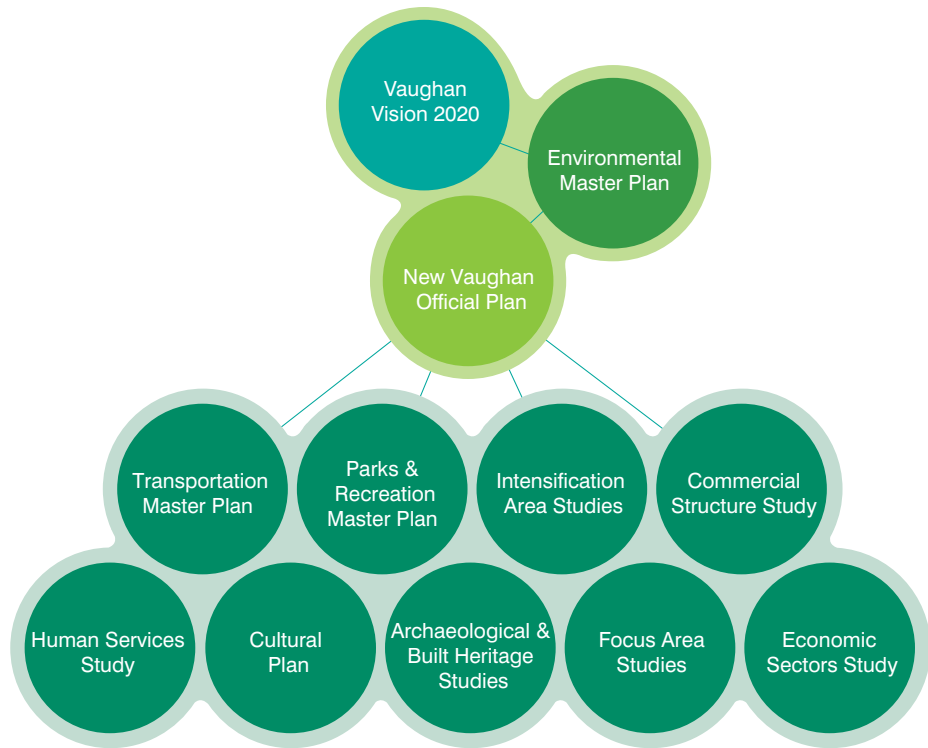
**Imagine... Vaughan with almost double today's population.**

# A New Official Plan

The City of Vaughan is undertaking an ambitious three-year process to create a new Official Plan. The Official Plan is part of the City's Vaughan Tomorrow initiative, an integrated growth management strategy that also includes the City's Environmental Master Plan and the Vision 2020 Strategic Plan.

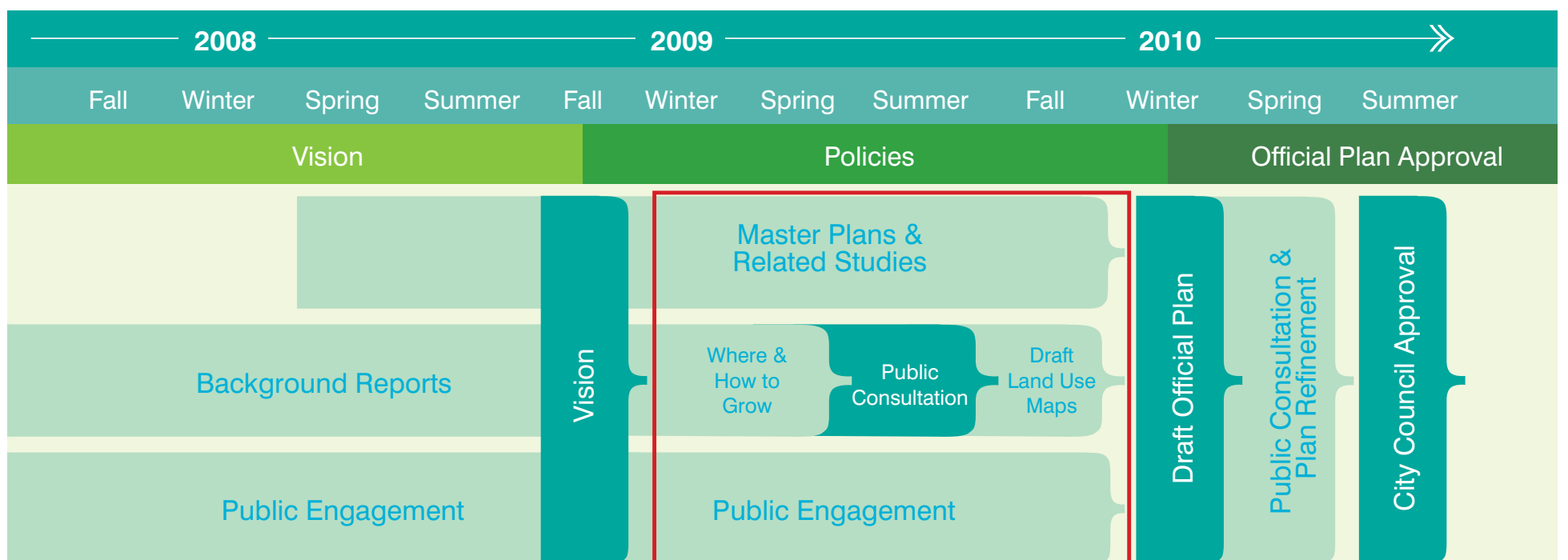
The Official Plan will address all elements of effective, sustainable and successful city while managing projected growth over the next 25 years. City-building and place-making are at the core of the Official Plan, with the focus on transforming Vaughan from a suburb of Toronto to a great city.

Many related studies are also being prepared to support and inform the Official Plan. These studies are currently underway and feed into the Official Plan development process through a variety of processes, including this open house.



## Timeline

Developing an Official Plan is a long and complex process, and it is anticipated that the final Official Plan will not be complete for another year. This gives everyone more opportunities for input and feedback into the process.



## Think About...

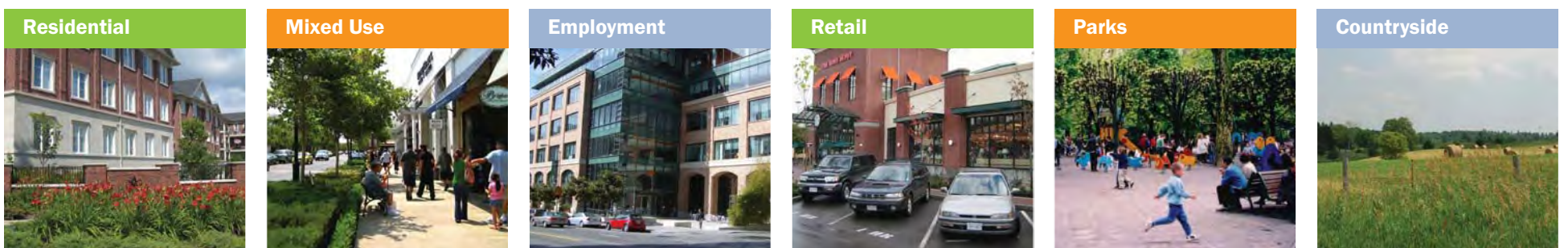
How each of the other topic areas are connected to land use as you tour the other displays.



# What is an Official Plan?

An Official Plan is a strategic growth management tool that guides land use development and provides direction for the future of a city. Vaughan's Official Plan will be transformative in setting out a new future for Vaughan. The following highlights what an Official Plan does and what an Official Plan does not do.

It directs specific activities to specific places



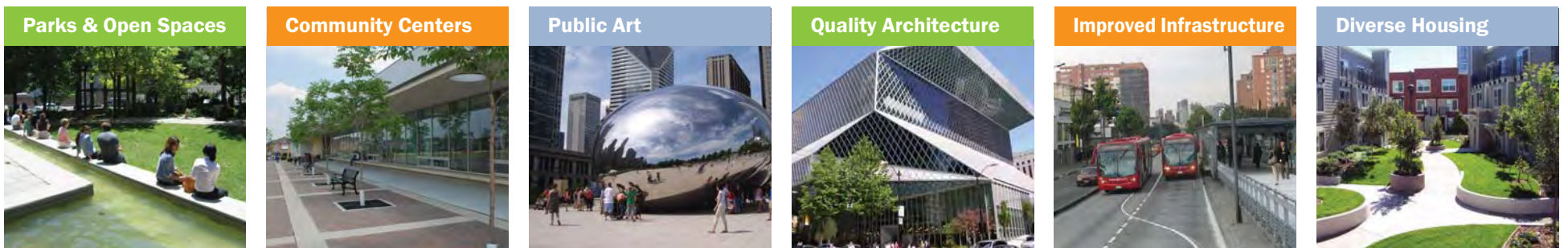
It directs change to where it is appropriate



It protects places where major change is not desirable



It establishes community amenities & public benefits



What if...

You decided Vaughan's future through your participation in the development of the new Official Plan?



# A Vision for the Future

Vaughan's new Official Plan is an opportunity to reflect on where we are as a city, how we got here and where we want to go in the future. Over the last year we asked you about your aspirations for the future of your city. We heard what you said and prepared a vision that will guide the development of the Official Plan. The main themes in the vision are summarised here.

You have a vision for:

**Strong & diverse neighbourhoods**



**A robust & prominent countryside**



**A diverse economy**



**A vibrant & thriving downtown**



**Moving around without a car**



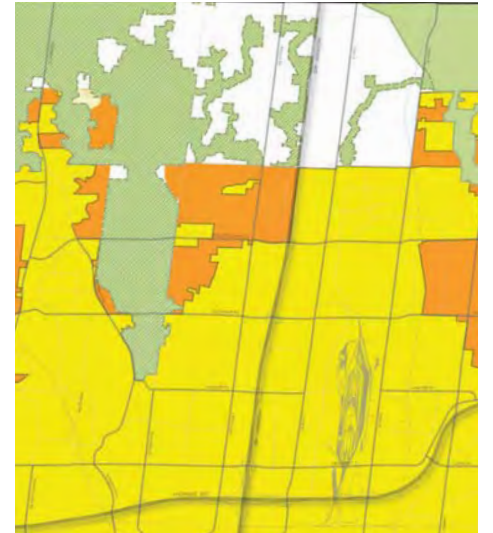
**Design excellence & memorable places**



**A green & sustainable city**



**Directing growth**



**Thank You...**

For helping develop the Vision for Transformation.



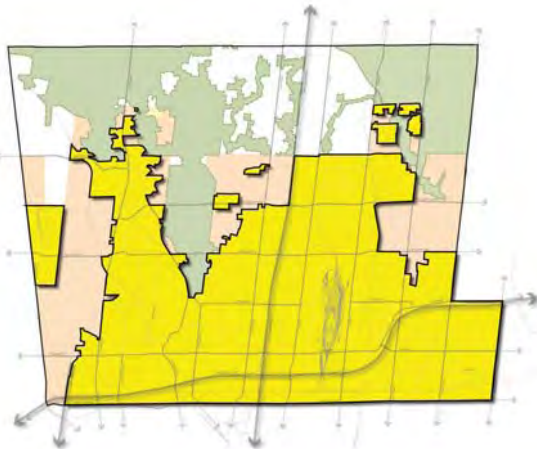
# Where & How to Grow

**In 2006, there were 250,000 people living in Vaughan. By 2031, this population is forecast to grow to 419,000 people. This means 170,000 more people and 65,000 new housing units.**

**In 2006, there were 162,000 jobs in Vaughan. By 2031, the number of jobs is forecast to grow to 276,000, an increase of 114,000 jobs.**

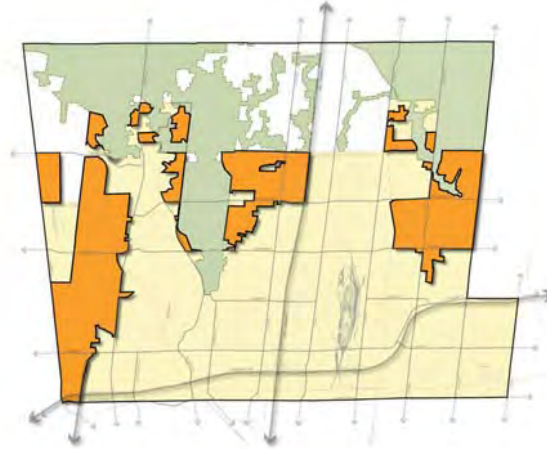
The intent of the Province's Growth Plan for the Greater Golden Horseshoe is to create a more compact and sustainable urban area and to protect countryside and agricultural areas from development – essentially to curb urban sprawl. The Growth Plan establishes rules that municipalities must follow with respect to land use and new development. Development targets have been created for existing built-up areas and undeveloped greenfield areas within the urban growth boundary, and countryside and natural area protection has been reinforced.

The Provincial policies consider Vaughan as being made up of four areas:



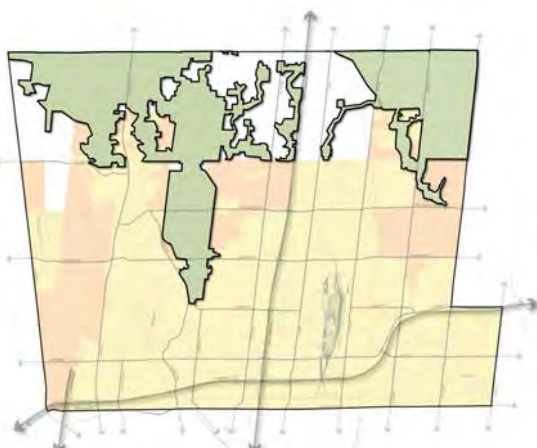
## Designated Built-up Area (as of June 2006)

This area includes those parts of Vaughan that have already been developed. The Growth Plan requires that by 2015, 40% of new development in York Region occurs as intensification in built-up areas. **Vaughan is expected to accommodate 45% of new growth through intensification within its designated built-up areas.**



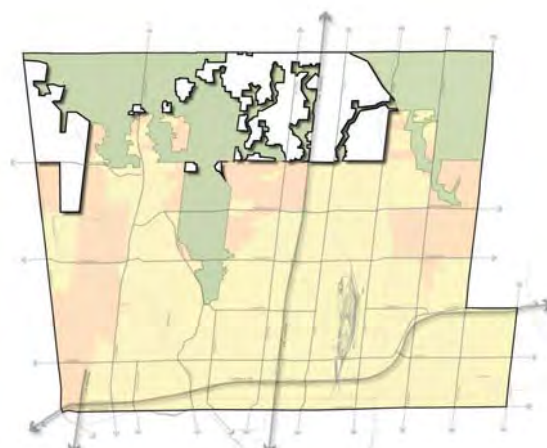
## Designated Greenfield Area

These are areas within Vaughan's urban growth boundary that are currently designated for urban development in the City's Official Plan. The Growth Plan requires that **new development in these areas achieves an overall minimum density target of 50 people and jobs per hectare.**



## Greenbelt & Oak Ridges Moraine

These areas have been protected from significant development to protect agricultural and natural heritage assets. Vaughan's forecast growth will not occur in these areas.



## Whitebelt

The whitebelt includes the remaining rural and agricultural areas that are not protected by the Greenbelt and Oak Ridges Moraine legislation. These areas may be the location for future development or may permanently remain part of the countryside.

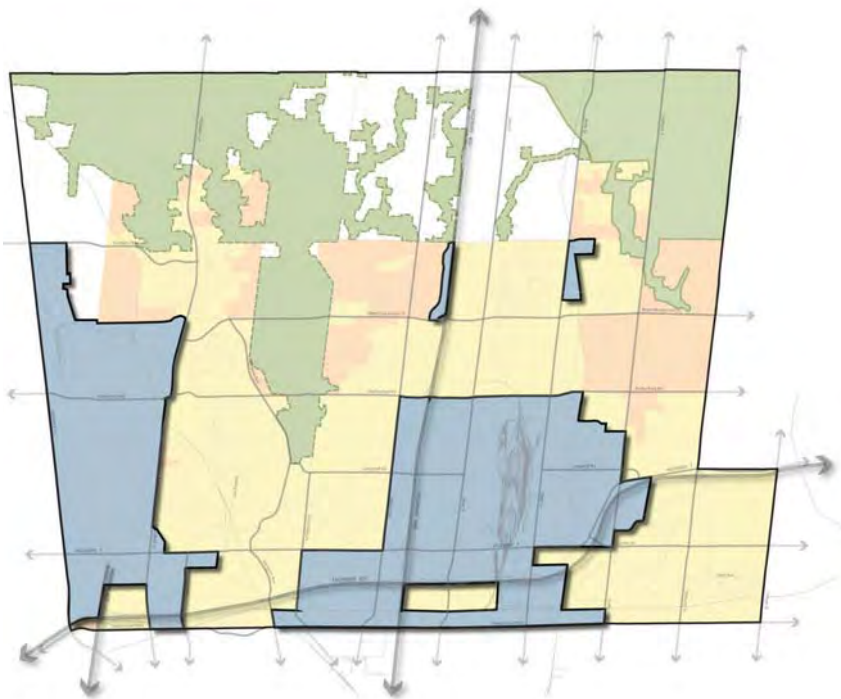


# Where & How to Grow Employment Growth

It is forecast that Vaughan will be home to about **114,000 new jobs by 2031:**

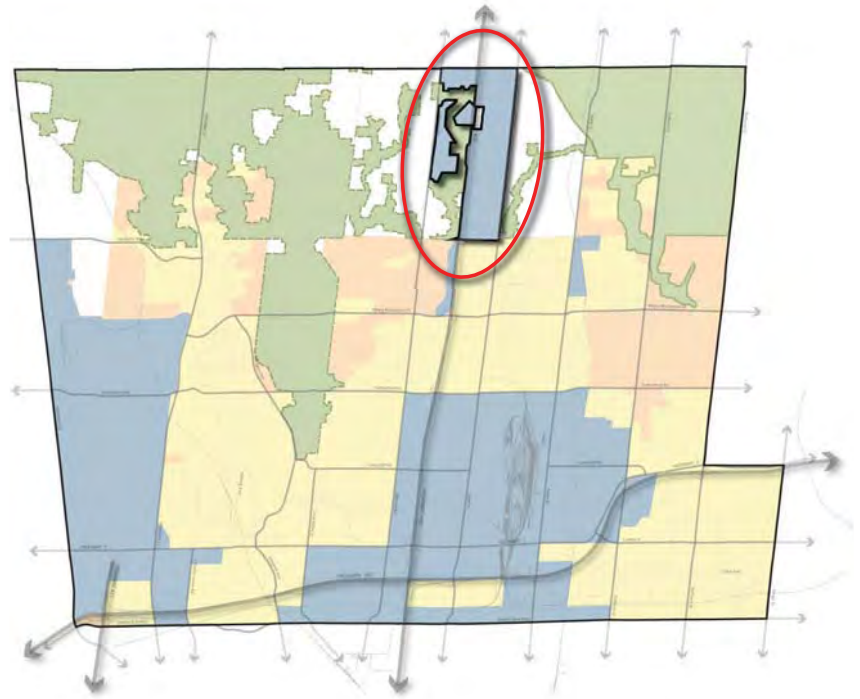
- about 30%, or 36,000 jobs, will be office, retail or service commercial jobs located in the community
- about 70%, or 78,000 jobs, are expected to be located on designated employment lands.

Vaughan must ensure a ready supply of valuable employment lands to attract businesses and industries



**Existing Designated Employment Areas**

Some of the existing designated employment lands are currently vacant or undeveloped and could accommodate 56,000 jobs. This means that the remaining 22,000 jobs will have to be located on new employment lands, requiring 540 hectares of new employment lands.



**Expansion of Employment Areas**

The whitebelt lands on both sides of Highway 400 north of Teston Road have been identified as an appropriate expansion to the existing supply of employment lands. The City has already designated these lands for new employment growth but is waiting for Provincial approval. With these new employment lands, no additional lands are required to accommodate employment growth to 2031.

**What if...** Vaughan was the manufacturing heart of the new green economy?



# Where & How to Grow Residential Growth Intensification

One of the best ways to limit sprawl is to redevelop and infill existing developed areas instead of building in the countryside. Vaughan is expected to achieve a minimum of 45% intensification, meaning that 45% of new residential growth must occur within the designated built-up area. In Vaughan, this means we are planning for a minimum of 30,000 new housing units through intensification.

We need transformation from this...

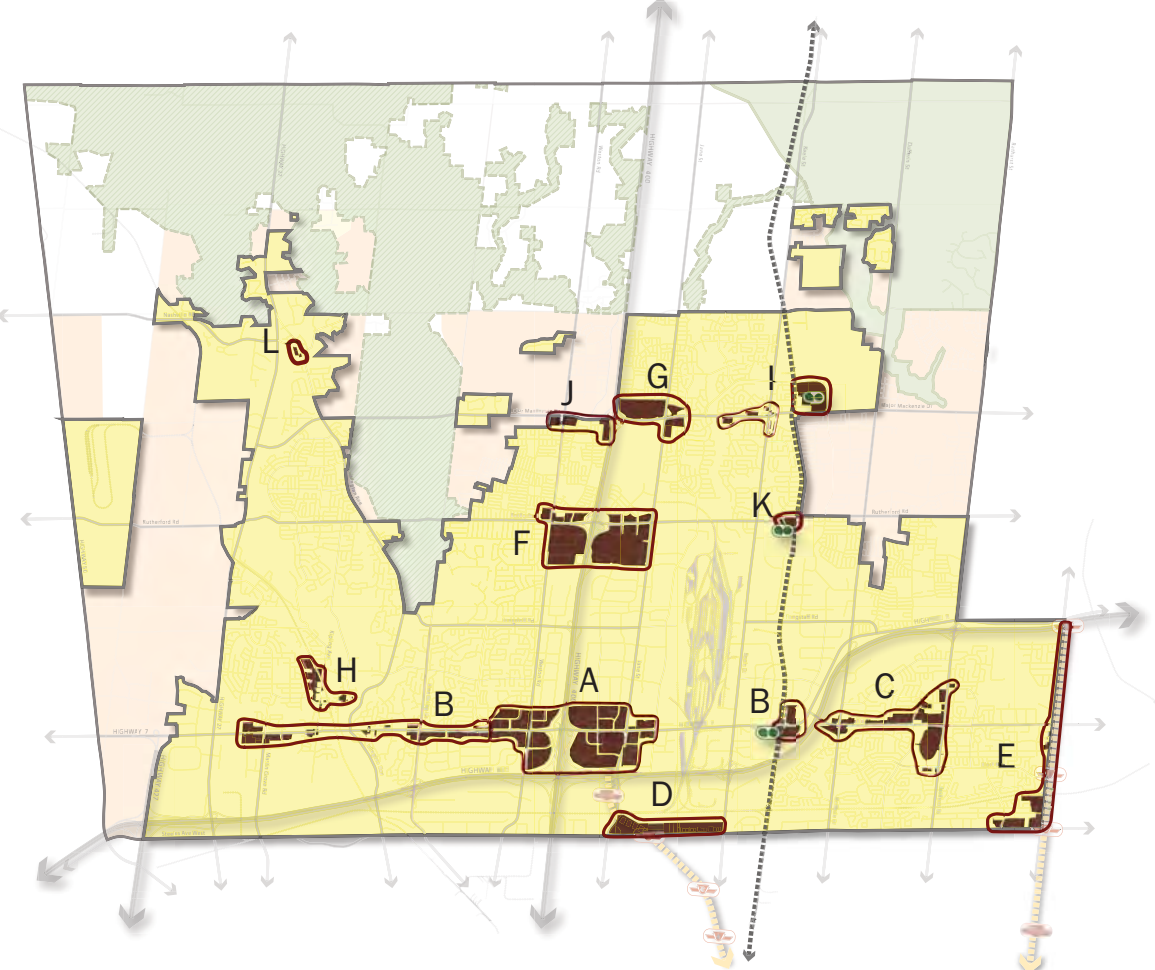


to this.



## Intensification of Priority Areas

Meeting the intensification target will not be hard for Vaughan. If all of the underutilized and vacant parcels in the City were redeveloped, we could accommodate over 100,000 new housing units. Instead, the new Official Plan will direct intensification to priority areas to achieve the minimum 30,000 new housing units. These priority areas include areas that are underutilized (i.e. not making good use of public infrastructure such as roads, transit, water and sewer service), vacant, or in close proximity to major transit investments (like a subway or LRT stop). Most of these sites are found along major arterials. No major intensification is proposed for the existing stable neighbourhoods. However, it is expected that a small amount of intensification will happen naturally over time as neighbourhoods mature. Intensification suggests building at higher densities than exist today, but that doesn't only mean tall towers. Intensification areas will feature a mix of housing types including forms that appeal to families. In addition to the 30,000 intensification units, around 2,000 singles and semis will also be developed in the built-up area, which do not count toward the intensification target.



Priority Area	Intensification Capacity
A. Vaughan Corporate Centre	10,000 - 15,000
B. Highway 7	5,000 - 6,500
C. Centre Street	4,000 - 5,000
D. Steeles Corridor	5,500
E. Yonge Street	5,000 - 7,000
F. Vaughan Mills	5,000 - 9,000
G. Jane / Major Mackenzie	1,000 - 2,000
H. Woodbridge	1,000
I. Maple GO & Core	1,500 - 2,000
J. Vellore Centre	1,000 - 2,000
K. Rutherford GO	300
L. Kleinburg Core	100

What if... You could pick up fresh vegetables from the local market on your walk home from work?

# Where & How to Grow

## Residential Growth *Greenfield*

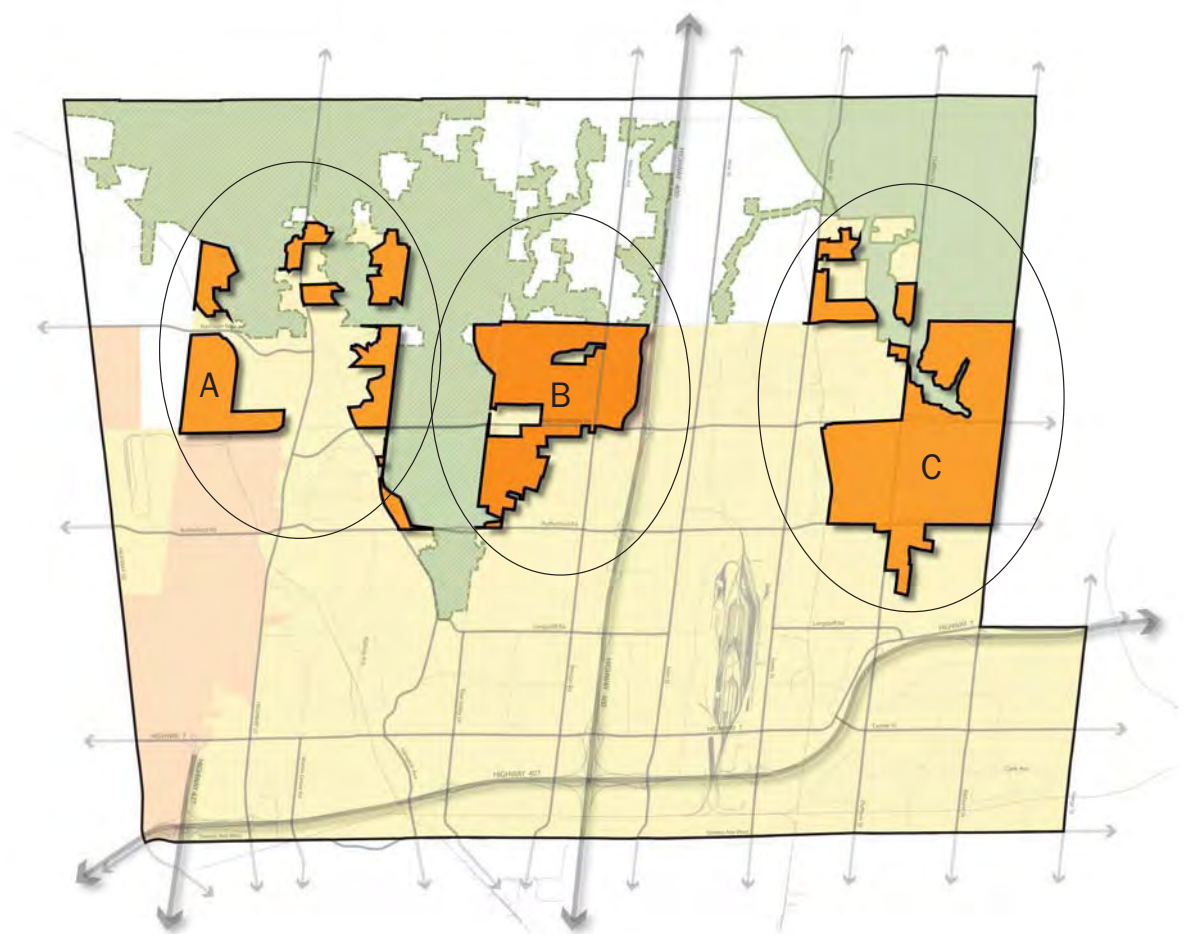
Overall, greenfield development will accommodate a minimum of 26,500 residential units, or at least 43% of Vaughan’s anticipated growth. A detailed capacity analysis is underway to identify the development capacities of each of the greenfield areas.



### Vaughan still has a generous supply of Designated Greenfield lands.

While today some greenfield areas may look like fields, many have already been planned for development. The Growth Plan requires that all new greenfield development achieve a Region-wide minimum density target of 50 people and jobs per hectare. This will help to make new areas more walkable and supportive of fast, efficient public transit. Even reaching the minimum density target, most of Vaughan’s greenfield growth will be in the form of singles, semis and row houses. The development of the District Centres within greenfield areas will ensure that they are complete communities.

Priority Area	Greenfield Capacity
A. Kleinburg / Nashville	3,000 - 7,000
B. Vellore	7,000 - 9,000
C. Carrville & Block 20	16,000 - 17,000



What if... your new community had a corner store at the end of the street and your kids could walk to school?



# Where & How to Grow

## Residential Growth *What's Left*

**65,000** new housing units  
**-30,000** intensification units  
**- 2,000** low density units in built-up area  
**-26,500** greenfield units

---

**6,500** units to be allocated

Most of the new housing units can be accommodated through intensification and greenfield growth, leaving only 6,500 units to be allocated.

**Where should these 6,500 units go?**

### Additional Intensification

This option would allow for additional intensification within built-up areas of Vaughan, targeting growth in the priority areas discussed in Panel 7. With an overall capacity of more than 100,000 intensification units, we would not have difficulty increasing the existing minimum intensification target from 30,000 units up to 36,500 units.

### Increased Residential Greenfield Density

This option would seek to increase development densities in greenfield areas to accommodate new units. For example, a focused area study of Kleinburg /Nashville is underway which may identify additional opportunities for development.

### Whitebelt Expansion

This option would see the conversion of existing agricultural and rural lands into lands designated for urban development. The Growth Plan requires that development in the whitebelt be planned for compact and sustainable communities, and meet minimum density targets that help achieve the Region-wide density target of 50 people and jobs per hectare. A maximum of 325 hectares of land would be needed to accommodate 6,500 new units.



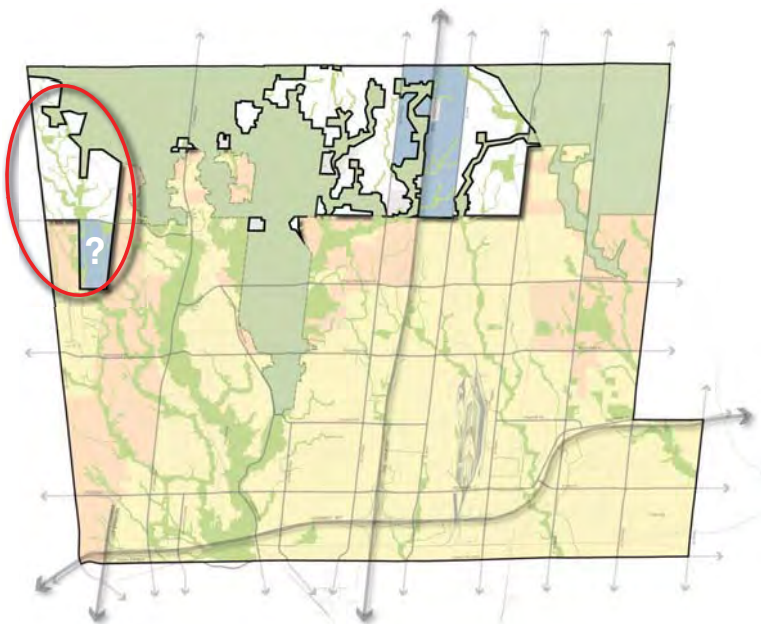
### What if...

A combination of additional intensification and a bit more growth in the greenfield areas meant we could protect the entire countryside?



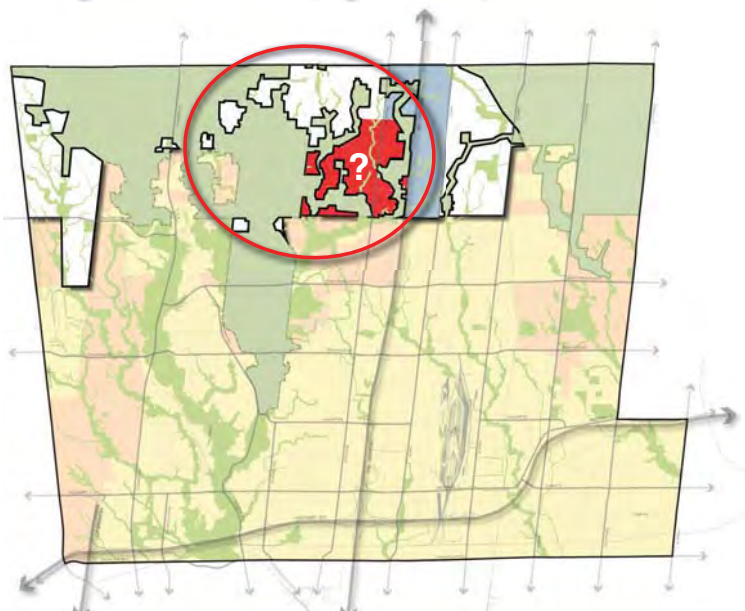
# Whitebelt Expansion Scenarios

**Converting rural and agricultural whitebelt lands to accommodate more urban development is a difficult decision, since the countryside is so highly valued by Vaughan citizens and there is so little of it left. If it is found to be necessary, there are three areas in the whitebelt that could be considered for further urban growth. Only 325 hectares would be needed to accommodate 6,500 units.**



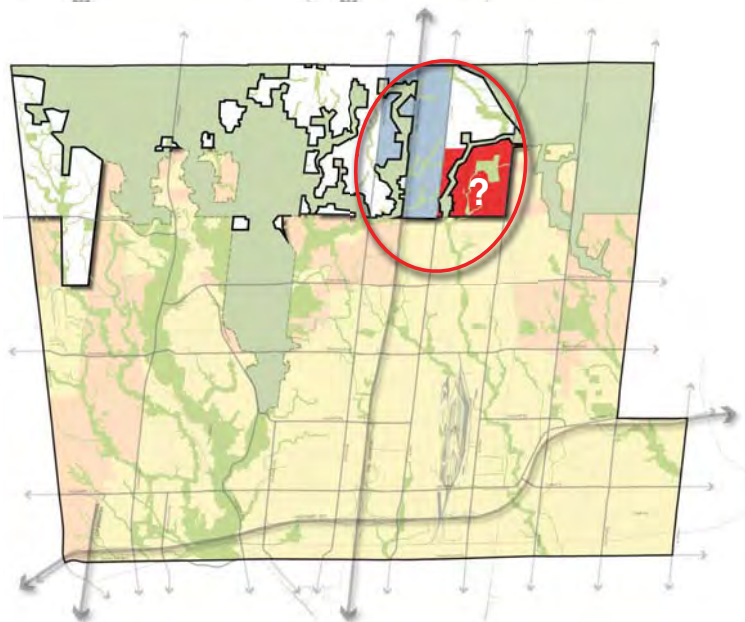
## Northwest Vaughan

This area is adjacent to the Greenbelt and is north of the Vaughan Enterprise Zone industrial area. To the west, in Brampton/Caledon, there is another industrial area. With the proximity to rail infrastructure, the possibility of further extension of Hwy 427 and the need to protect for long-range (post-2031) employment opportunities, these lands are not appropriate for residential development. They should be protected as countryside. One possible exception is the part south of Teston Road. The urban boundary could be expanded to include this area pending the completion of the detailed employment lands needs analysis and the demonstration of quantifiable need for such an expansion.



## North Weston

This area along Weston Road north of Teston Road is fragmented by Greenbelt lands and other natural heritage features and currently consists of agricultural lands. It could be fully protected as a countryside/agricultural area or a portion of it (as shown in red) could become an extension of the Vellore community. In such a situation, part of the Hwy 400 North employment lands the east side of Weston Road would be better suited as residential and could form part of this new community. The displaced employment lands would need to be relocated.



## North Jane

This area east of Jane Street and north of Teston Road provides a contiguous developable area, a portion of which (shown in red) could be connected to the Maple area. The swath of Greenbelt provides a natural limit to the new community and would encourage a compact development pattern. Currently the lands are used for agricultural purposes. Urban expansion opportunities need to be evaluated with respect to the loss of those lands for agricultural purposes.

**What if...**

None of these scenarios were required for new growth and the whole countryside could be protected?



# Where & How to Grow

## Choices to Make

We have seen that 90% of the expected growth in Vaughan can be accommodated within the existing urban area (the yellow and orange areas).

Where should the last 10% be accommodated?

- 1) through greater intensification (yellow and brown)
- 2) through additional development of the unbuilt greenfield areas (orange)
- 3) through an expansion into the whitebelt (one of the red areas)

