

opportunities and challenges

an employment and commercial node

Already exists as a commercial/employment node

Vaughan Mills Centre is a successful commercial node located within a thriving employment centre, with a range of low density retail and employment uses. Residential neighbourhoods have emerged north and west of the Study Area, however, the oldest uses surrounding Vaughan Mills Centre are employment and industrial uses, which have contributed to the success of Vaughan as a centre for jobs and economic activity in the GTA.

Can be significantly expanded Over the last 10 years, Vaughan Mills Centre has grown with the development of the Vaughan Mills Shopping Mall and related commercial areas, but has not yet developed as the vibrant urban centre envisioned in the Official Plan.



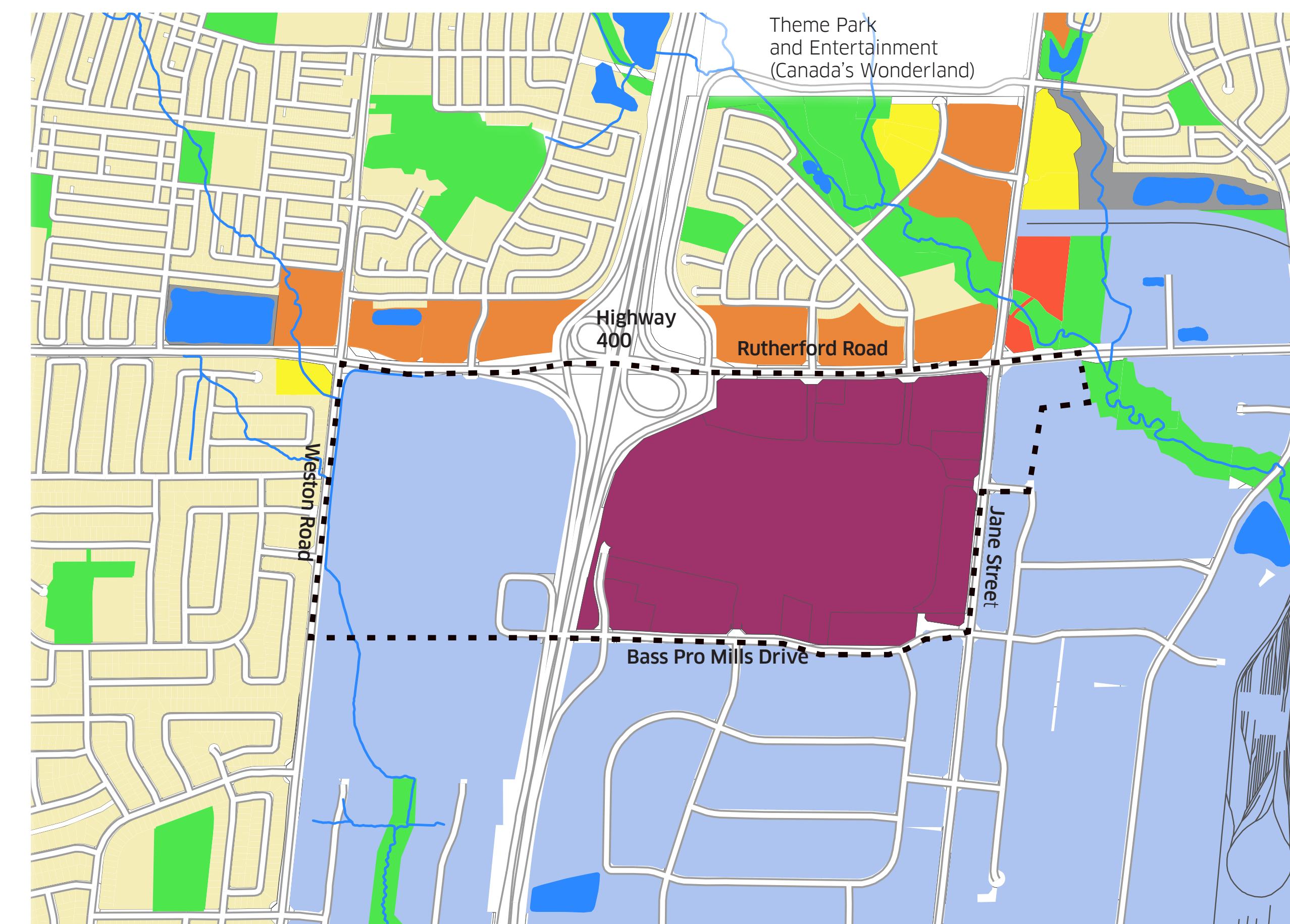
Existing commercial and office development in Vaughan Mills Centre

A 'thriving centre' is the vision of the Official Plan

A key component of the Vaughan Mills Centre Secondary Plan area is its role as a regional destination, employment hub, and commercial centre. Given that Vaughan Mills Centre serves a local and regional catchment area and is a centre of economic activity in the GTA, identifies a need to expand the mix of uses that can support planned transit, expanded retail shopping, and employment/office uses in support of an emerging urban centre.

“Vaughan Centre shall be an urban centre as defined in the Regional Official Plan including a mix of high and medium density residential, retail, office, community, cultural, recreational, civic, entertainment and tourism oriented uses”
- City of Vaughan Official Plan Amendment 600

- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Employment
- Vaughan Mills Centre Secondary Plan Area



Land use context (Vaughan Official Plan 2010)

May include a mix of uses

Perhaps the greatest opportunity in transforming Vaughan Mills Centre from a single use commercial node will be in providing a mix of activities towards creating a vibrant urban centre with new residential, office, recreation, shopping, transit, and other amenities that serve the growing community.

Should include an evolving building typology As the population ages, there will be a need for smaller, more compact housing forms, providing a range of options for those looking to downsize, as well as for first time buyers entering the housing market. Additionally, housing is required in closer proximity to places of employment, recreation, and community amenities.

