

policy context

provincial policy

The Provincial Policy Statement, 2005

The Provincial Policy Statement (PPS), enacted in March 2005, provides policy direction on matters of provincial interest related to land use planning and development. The PPS supports efficient use of land, resources and infrastructure. It encourages development patterns that support strong, livable and healthy communities by endorsing intensification as a means to accommodate growth and increase urban vitality. It promotes land use patterns, densities, and mixes of uses that minimize vehicular trips and supports the development of plans and viable choices for public transportation.

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

The Growth Plan will have a significant impact on future land use within the Vaughan Mills Centre Secondary Plan area as it mandates the development of compact and transit-supportive communities in both urban and rural contexts. The Growth Plan provides municipalities with a 25-year framework (to 2031) to manage growth in urban areas, and to protect farmland and green spaces by curbing sprawl. The Growth Plan provides policies to:

- Reduce automobile dependency through mixed-use, transit-supportive and pedestrian friendly development;
- Efficiently use existing infrastructure;
- Direct growth at higher densities and with a mix of uses;
- Create complete communities in both existing built-up areas and new developments;
- Preserve designated employment areas for future economic growth;
- Provide convenient access to a greater range of transportation options;
- Provide for a range and mix of housing, including affordable housing, a diverse and compatible mix of land uses, and high quality public open spaces; and
- Conserve cultural heritage and archaeological resources as intensification occurs.

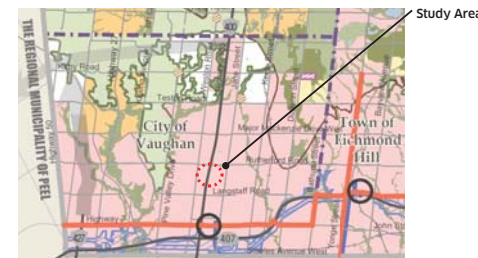


Places to Grow - Growth Plan for the Greater Golden Horseshoe

regional policy

York Region Official Plan, 2009

The Regional Official Plan designates the study area as part of the **Urban Area**. Jane Street and Rutherford Road are identified as **Urban Corridors**. Urban Corridors are identified as mixed use transit spines that link urban and regional centres, which have potential for more intensive development. What this means is that the Study Area is intended to develop according to the Community Building policies of Section 5.2 of the Regional Plan, policies that target most development intensification within the built-up portions of the urban area, concentrated along and within Local and Regional Corridors and Centres.



Region of York Official Plan 2009

York Region Transportation Master Plan, 2009

In 2009, York Regional Council adopted the Regional Transportation Master Plan (TMP) Update as the Region's transit and roads plan to 2031. The TMP addresses future transportation needs in a sustainable and integrated manner to respond to new provincial initiatives, and additional growth in the Region. The Plan provides for new facility, services, and infrastructure upgrades, which will affect the Vaughan Mills Centre Secondary Plan area. The Plan also identifies Highway 400 as a corridor to support Expressway Bus Services, Jane Street to Major Mackenzie as a **Rapid Transit Corridor**, and Rutherford Road and Weston Road as **Transit Priority Network** areas.

Proposed Rapid Transit technologies could include subway, LRT, Bus Rapid Transit, and GO Rail. Proposed Transit Priority technologies could include HOV Lanes, or Transit Signal Priority, amongst others. Currently, the Rutherford Road Environmental Assessment process is underway, which recommends HOV lanes and dedicated cycling lanes along Rutherford Road from Jane Street to Keele Street.



York Region Transportation Master Plan, 2009

growth management

Vaughan Tomorrow, 2010

Vaughan Tomorrow is the City's growth management strategy, which has entailed a number of studies, all of them informing the preparation of a new Official Plan for the city, and guided by a Vision developed through extensive consultations with the community. The strategy is based on a Vision for transforming the city based on the following 8 themes:

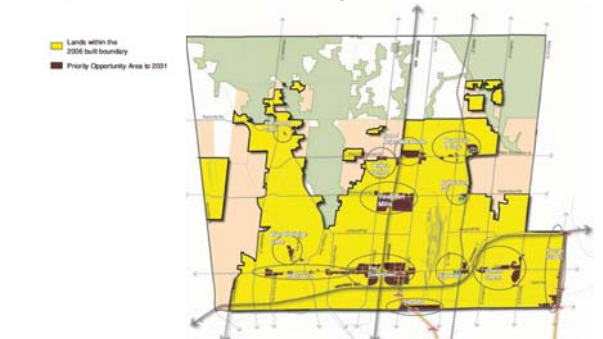
1. A Vision for strong and diverse neighbourhoods
2. A Vision for a robust and prominent countryside
3. A Vision for a diverse economy
4. A Vision for a vibrant and thriving downtown
5. A Vision for moving around without a car
6. A Vision for design excellence and memorable places
7. A Vision for a green and sustainable city
8. A Vision for directing growth

Vaughan's new Official Plan will direct future growth and development to specific and appropriate locations including the Vaughan Mills Centre as a major intensification area for the city.

Where and How to Grow, 2009

The Where and How to Grow document is a growth management study prepared as a background document in support of the development of the Vaughan Official Plan 2010. The document looked at addressing the requirements of the provincial Growth Plan for the Greater Golden Horseshoe with respect to future development growth within Vaughan to 2031.

The document identifies the Vaughan Mills Centre Study Area as a **Mixed-use Opportunity Area** and a **Priority Area** for intensification. The study provided estimated development capacity of 5,000 - 9,000 residential units and a population of 19,000 people. The study recognized the current employment designations within the Study Area, while suggesting that significant residential development could be introduced within Vaughan Mills Centre.



Where and How to Grow, 2009

policy context

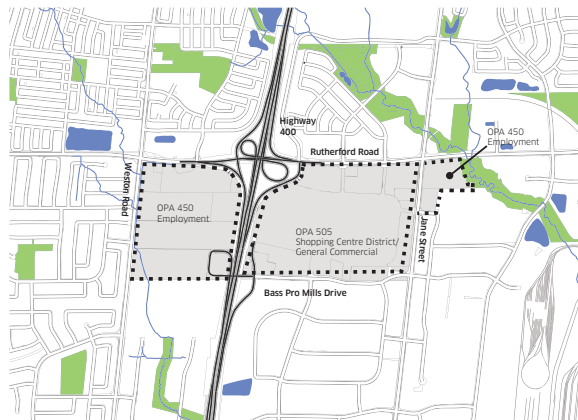
municipal land use policy

OPA 450 (1997)

Official Plan Amendment (OPA) 450 designates the lands within the Study Area, on the east side of Jane Street and west of Highway 400, as **Prestige Employment** and **General Employment** areas. Prestige Employment areas are generally located along arterial and highway corridors to provide high visual exposure, good accessibility, and an attractive working environment. General Employment areas are located on the interior of blocks, for uses that do not require high profile locations, but that may need areas for outside storage for industrial operations.

OPA 505 (1998)

Currently, the Vaughan Mills Mall lands between Highway 400 and Jane Street, north of Bass Pro Mills Road, are part of site-specific Official Plan Amendment 505. The amendment was approved in 1998 by the Ontario Municipal Board to bring the lands south of Rutherford Road within the Vaughan Mills Centre Secondary Plan area, and to permit the use of the lands as a Mills format shopping centre and related development. OPA 505 designates the Vaughan Mills Mall area as **Vaughan Centre Shopping Centre District**, and **General Commercial**, allowing for a 'Mills' format mall and related commercial uses, respectively. The maximum commercial floor area of all commercial uses located within the Vaughan Centre Secondary Plan, south of Rutherford Road, with the exception of offices, hotels, and accessory convention centres, is 160,000 sq.m (1,722,225 sq.ft). A maximum 10,000 sq.m (107,639 sq.ft) of office space with a maximum 5-storey height for offices is also permitted.



Current Official Plan Designations

OPA 600 (2002) (In Force City-Wide OP)

The current City of Vaughan Official Plan (OPA 600) was approved by Regional Council on June 22, 2002, amending OPA No.400 (the previous growth management and land use plan). OPA 600 will be superseded by the adoption and approval of the new VOP 2010. OPA 600 incorporates the policies of OPA 450 and OPA 505 with respect to permitted uses within the Study Area.

OPA 600 designates areas within the Secondary Plan boundary between Highway 400 and Jane Street as **Vaughan Mills Centre Shopping District** and **General Commercial**. The western area (lands west of Highway 400) and the eastern area (lands east of Jane Street) are designated **Employment Area**.

Policy 4.1.1 iv (OPA 600) states that Vaughan Mills Centre shall develop as an urban centre including a mix of high and medium density residential, retail, office, community, cultural, recreational, civic, entertainment, and tourism-oriented uses, setting the direction for creating a mixed-use urban environment for the Study Area.

City of Vaughan Official Plan, 2010

The City of Vaughan Official Plan (VOP) 2010, Volume 1, was approved spring 2012. Volume 2 is currently under review by the Region, the outcome of which will be an Official Plan Amendment to bring the Plan into conformity with the adopted and amended York Region Official Plan. Vaughan Tomorrow is the City's growth management strategy, which has led to a new city-wide Official Plan and this Secondary Plan study for Vaughan Mills Centre. The Vaughan Tomorrow process, which involved extensive public outreach over two years, confirmed the objective of developing Vaughan Mills Centre as a mixed-use intensification area with a mix of residential, commercial, office, and community facilities to support a transit-oriented, and pedestrian-friendly environment, as prescribed by the Province.



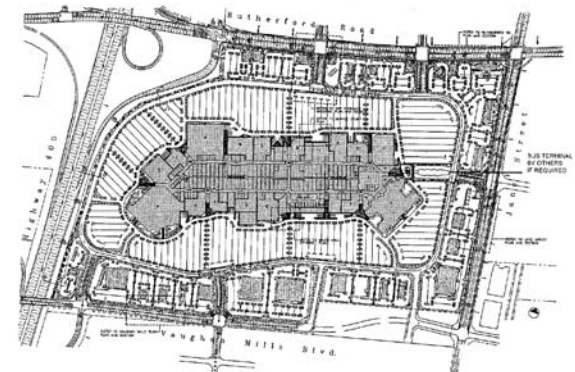
City of Vaughan Official Plan 2010 : Schedule 1- Urban Structure

Vaughan Mills Urban Design Guidelines (1999)

In 1999, the City approved Urban Design Guidelines for the Study Area, consisting of the lands north of Bass Pro Mills Drive between Highway 400 and Jane Street. The Urban Design Guidelines provides general design and architectural principles to guide the development of all future mall and outparcel development. The Guidelines include a master concept plan consisting of the Vaughan Mills Mall centered within the site surrounded by a number of commercial blocks defining edge development opportunities.

The concept plan includes the following:

- an internal private ring road designed for traffic circulation with minimal pedestrian facilities;
- streetscape treatment including landscaping and sidewalks with pedestrian linkages to internal roads of the mall;
- development of a transit terminal with clearly delineated walkways between the terminal and the mall;
- a public street along the southern edge of the property extending from Highway 400 to Jane Street; and
- minimum standards for the development of the outparcels including setbacks, easements, servicing, streets and block pattern, parking, public realm and landscaping, and maintenance standards.



Master Concept Plan (Vaughan Mills Urban Design Guidelines, 1999)