

# Citizens' Bulletin

Vaughan  
Tomorrow  
our city. our future.

OFFICIAL PLAN UPDATES

MAY 2009

ISSUE No12

## Vaughan Tomorrow

The City of Vaughan is undertaking an ambitious three-year process to create a new Official Plan. The Official Plan is part of Vaughan's integrated Growth Management Strategy. It will address all elements of effective, sustainable and successful city-building while managing projected growth over the next 25 years.



# Where and How to Grow

In 2006, there were 250,000 people living in Vaughan. The population is forecast to grow to 418,000 people by 2031.



# How do we accommodate this growth?

With 170,000 more people, Vaughan will need 65,000 new housing units. A similar level of growth is forecast for jobs as 114,000 new jobs will be added for a total of 276,000 jobs in the City of Vaughan by 2031.

Provincial policies require that we think about Vaughan as being made up of four areas:

- 1 The existing **built-up** area as of June 2006;
- 2 The **unbuilt designated greenfield** areas which define the extent of the existing urban boundary;
- 3 The areas protected from urban development by the **Greenbelt and Oak Ridges Moraine Plans**; and
- 4 The remaining rural and agricultural areas, which have come to be known as the **whitebelt**.



Pre-war



1970



1980



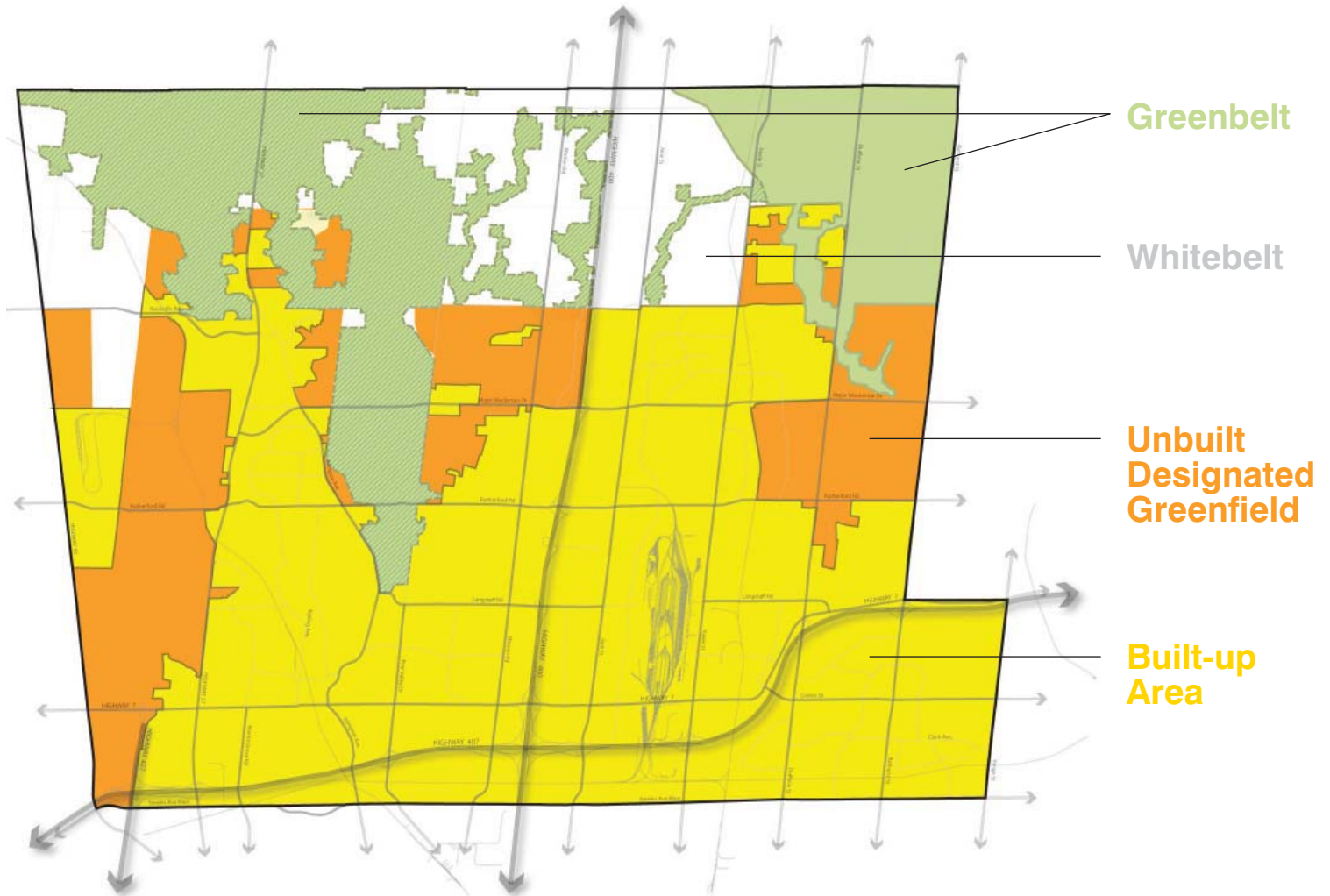
1990



Present

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 Province of Ontario has established rules that municipalities must follow with respect to how land is used developed to create more sustainable communities. There are targets for a minimum amount of development that must occur through *intensification* of the already built areas, and minimum densities that must be achieved in *greenfield* developments. In both cases, these new rules try to create a better balance between where we live and where we work and shop and learn and play which results in a more sustainable development pattern.



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

Places to Grow requires that growth be focused as much as possible within the existing urban area.

The Growth Plan sets the following targets to help achieve a more sustainable development pattern:

Minimum 40% of residential growth to be accommodated through *intensification* of the already built-up areas.

*Intensification* means development at a higher density than currently exists through redevelopment of underutilized sites, development of vacant sites and infill.

*Greenfield* areas to be planned to achieve a minimum density target of 50 people and jobs per hectare.

*Greenfield* areas are lands currently designated for urban development in the City's Official Plan which have not yet been built.

# Where can we grow in Vaughan?



## Intensification to be directed to Key Areas

The intent of the Province's Growth Plan for the Greater Golden Horseshoe is to create more compact and sustainable urban areas and protect countryside and agricultural areas from development – to curb “urban sprawl”. One of the key tools for reducing sprawl is redeveloping and infilling the areas that already have urban development through intensification. Across York Region, a minimum of 40% of new residential growth has to take place within the already built-up areas. In Vaughan, this means we are planning for 30,000 new housing units through intensification.

Meeting this target will not be hard for Vaughan. If we intensified all of the underutilized or vacant parcels in the City we could accommodate over 100,000 units. Instead, the new Official Plan will direct intensification to priority areas to achieve the minimum 30,000 new housing units. The right places for intensification are 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 (like a subway or LRT stop). No major intensification is proposed for the existing stable neighbourhoods, although it is expected that a small amount will happen naturally over time as the neighbourhoods mature.



## There is Unbuilt Greenfield Supply

The greenfield areas of Vaughan are generally the un-built areas of Vellore and Carville, Block 20 in North Maple and Kleinburg/Nashville. While today they may look like fields, they have already been planned and will accommodate about 26,500 units, or 43% of Vaughan's anticipated growth.

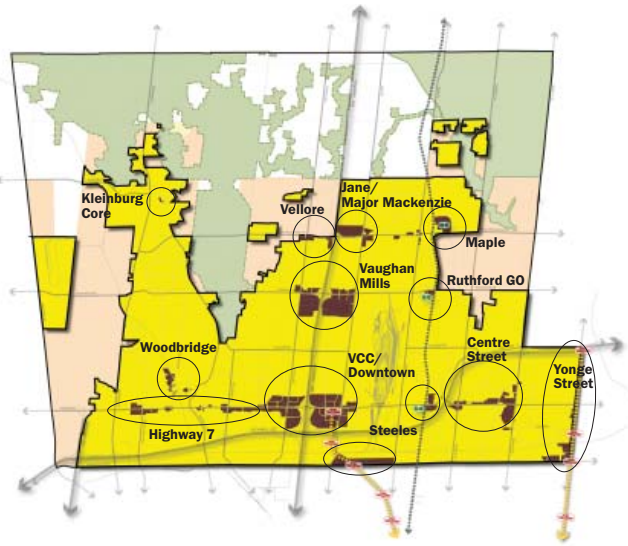


## Employment Lands

We need to plan for new employment growth in Vaughan over the next 25 years. It is forecast that Vaughan will be home to 113,700 new jobs by 2031. Of those, about 30% will be office, retail or service commercial jobs that will be located in the community (primarily the Village Cores, District Centres and Downtown) and about 60%, or 78,000 jobs, are expected to be located on designated employment lands. Some of the existing designated employment lands are currently vacant, and the West Vaughan Enterprise Zone has yet to be developed. It is estimated that these existing employment lands could accommodate 56,000 jobs. The remaining 22,000 employment lands jobs will have to be located on new employment lands converted from rural and agricultural lands.

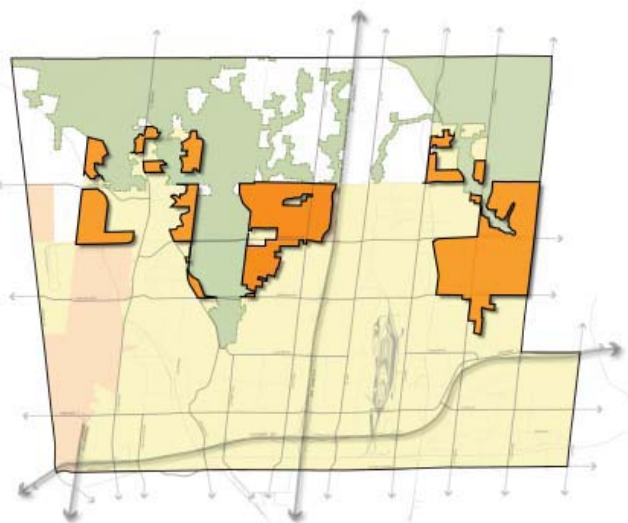
Whitebelt lands on either side of Hwy 400 north of Teston Road have been identified as an appropriate expansion to the existing supply of employment lands. No additional employment land is required to accommodate employment growth to 2031.



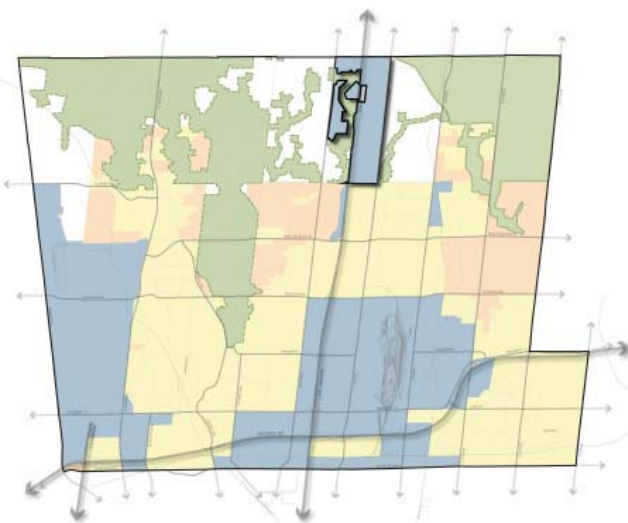


Intensification will be directed to priority areas

Opportunity Area	Unit Potential
Vaughan Corporate Centre	10,000-15,000
Highway 7	5,000 - 6,500
Center Street Corridor	4,000 - 5,000
Steeles Corridor	5,500
Yonge St	5,000 - 7,000
Vaughan Mills	5,000 - 9,000
Jane/Major Mackenzie	1,000 - 2,000
Woodbridge	1,000
Maple GO & Core	1,500 - 2,000
Vellore Centre	1,000 - 2,000
Rutherford GO	300
Kleinburg Core	100



Vaughan has a good supply of unbuilt greenfield areas



Highway 400 north lands can accommodate employment growth



# Whitebelt Expansion

We need to plan for 65,000 more housing units in Vaughan by 2031. Some will be accommodated through intensification and some will be accommodated through the planned but unbuilt greenfield supply.

- 65,000 new units
  - 30,000 intensification units (min)
  - 26,500 greenfield units (min)
- 
- = 6,500 units to be accommodated

These 6,500 units could be accommodated through additional intensification or by expanding the urban boundary of Vaughan into the whitebelt. The Province has set minimum densities for new development, including any potential whitebelt expansion, in order to ensure that we are planning and building more compact sustainable communities. If a whitebelt expansion is determined to be necessary, a maximum of 325 hectares of land would be needed to accommodate this growth.



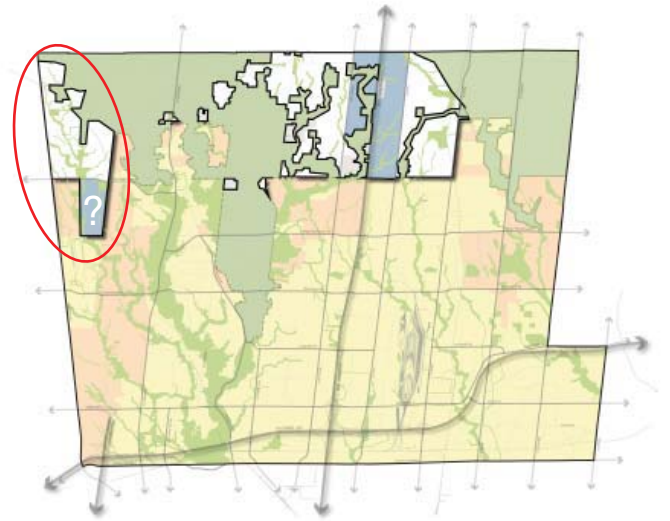
Converting rural and agricultural whitebelt lands to accommodate more urban development is a tough decision, since the countryside is so highly valued by Vaughan citizens and there is so little of it left.



# There are three whitebelt areas that could be considered for urban growth, if needed.

## 1 Northwestern Vaughan:

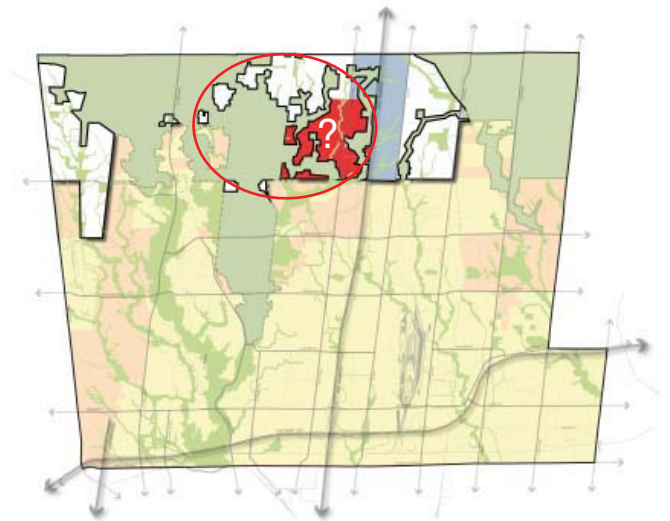
This area is adjacent to the Greenbelt and is north of the Vaughan Enterprise Zone industrial area. To the west, in Brampton/Caledon, there is another industrial area. With the proximity to rail infrastructure, the possibility of further extension of Hwy 427 and the need to protect for long-range (post 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.



Expansion into the whitebelt of max 325 ha may be necessary

## 2 North Weston:

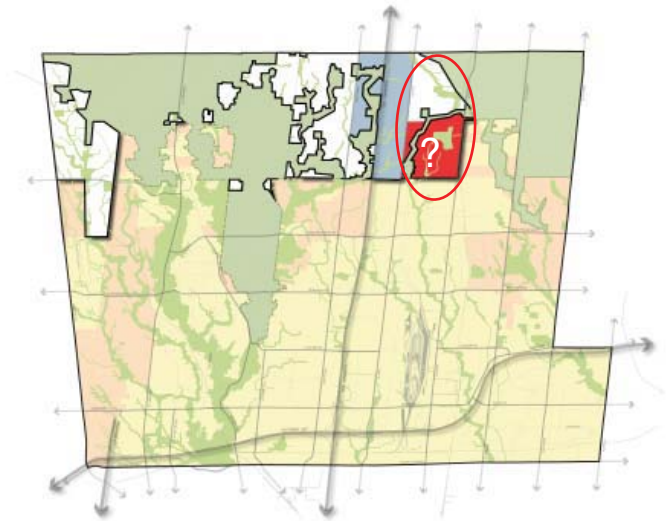
This area along Weston Road north of Teston Road is fragmented by Greenbelt lands and other natural heritage features and currently consists of agricultural lands. It could be fully protected as a countryside/agricultural area or, a portion of it (as shown in red) could become an extension of the Vellore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



North Weston potential expansion area

## 3 North Jane:

This area east of Jane Street, north of Teston Road provides contiguous lands, 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 and urban expansion opportunities need to be evaluated with respect to the loss of those lands for such purposes.



North Jane potential expansion area

## Next Steps

In June, a *Where and How to Grow* paper that identifies choices will be released for discussion.

We need to test these choices against Vision 2020, the Environmental Master Plan, the results of the focus area studies and other Master Plans, and the capacity analysis.

In the fall, we will release a draft land use map for comment.

A new draft Official Plan will be released in January, 2010.



**Please submit your comments through our website [vaughtantomorrow.ca](http://vaughtantomorrow.ca)**

Be sure to visit the Vaughan Tomorrow website, a portal for information on all Official Plan project events, and important dates at [www.vaughtantomorrow.ca](http://www.vaughtantomorrow.ca)

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