

COMMITTEE OF THE WHOLE – OCTOBER 6, 2008

CITY-WIDE OFFICIAL PLAN REVIEW STATUS REPORT FILE: 25.1

Recommendation

The Official Plan Review Committee recommends:

1. THAT the document "Vaughan Tomorrow – A Vision for Transformation" (Attachment 1) be used as part of the community consultation process to be undertaken this fall.

Economic Impact

There is no additional economic impact to the City of Vaughan as the necessary 2008 revenues have been allocated and approved for the Official Plan Review.

Communication Plan

To date, the public consultation process has included the Speakers Series, the preparation of Official Plan process updates - Citizens' Bulletins and Community Visioning Workshops.

The Citizens' Bulletins, Background Papers and other information as it becomes available, can be viewed on the Vaughan Tomorrow website now.

Advertisements for the public consultation program were placed in the City Page of the Vaughan papers. Notices were placed on the City website and circulated to the community via mail, e-mail and Councillors' newsletters.

The new City Official Plan process and progress to date has been communicated to the Official Plan Review Committee at monthly meetings.

Purpose

To provide Committee and Council a Status Report on progress to date on the New Official Plan.

Background - Analysis and Options

On September 18, 2008, the Official Plan Review Committee approved the Commissioner of Planning's recommendation that this report be forwarded to the Committee of the Whole meeting on October 6, 2008 and that the document "Vaughan Tomorrow – Vision for Transformation" (Attachment 1) be used as part of the community consultation process to be undertaken in the fall.

The new City-Wide Official Plan process was initiated by Council by approving the Terms of Reference on May 7, 2007.

The following is a list of the Official Plan Updates Citizens' Bulletins/Newsletters under "Vaughan Tomorrow - Our City, Our Future".

Official Plan Updates Newsletters / Citizens' Bulletins

Citizens' Bulletin No. 1 – "One of Canada's Fastest Growing Cities", March 2008

This described the rapid growth of the city over the past 17 years and introduced the public to the Official Plan project. It encouraged residents, including youth, to get involved.

Citizens' Bulletin No. 2 – "The Provincial Planning Context", April 2008

This explained that the City's new plan will need to take into consideration Provincial Policies including the Oak Ridges Moraine conservation Plan, the Greenbelt Plan and "Places to Grow: A Growth Plan for the Greater Golden Horseshoe" (the Growth Plan). The Bulletin briefly discussed the need for intensification in some areas, protecting employment areas and how new development (greenfield) areas should be developed. It also noted York Region's planning role including their Transportation Master Plan work, now underway.

Citizens' Bulletin No. 3 – "Population and Housing" April 2008

This outlined that current rapid growth has been from relatively younger new families, but that, over time, the population structure will age over the duration of the plan. It notes that new development will need to address possible future preferences for medium and higher density housing.

Citizens' Bulletin No. 4 – "Parks, Recreation, Culture & Libraries", May 2008

This newsletter discussed the "Active Together" Master Plan from Community Services and the need to provide both active and passive recreational opportunities within the City's communities. It noted the relationship between these needs and the new plan's role in accommodating them.

Citizens' Bulletin No. 5 – "Arts, Culture & Heritage", May 2008

This briefly discussed the role of arts, culture and heritage within an evolving creative city.

Citizens' Bulletin No. 6 – "Employment", August 2008

This newsletter described the increase in Vaughan's employment numbers over 20 years (100,000 new jobs). It described the City's strong position respecting the industrial employment base and the competitive character of future employment lands. It identified such future planning challenges as improving the "live / work" relationship of residents to places of work.

Citizens' Bulletin 7 – "Sustainable Community Design", September 2008

This newsletter placed emphasis on the need for the City's future plan to be based on sustainability principles. It briefly identified a number of sustainability elements such as an integrated design process, land use, movement and transportation, infrastructure and engineering standards and public realm considerations. It positioned sustainability elements as key challenges and opportunities for the new Official Plan.

Speaker Series

The Speakers Series brought together a number of knowledgeable experts in different fields to provide a variety of perspectives and raise thought-provoking ideas at the commencement of the new Official Plan process. The sessions were:

Session 1, April 10, 2008 – "Defining a Sustainable Future"

Session 2, April 24, 2008 – "Improving Vaughan's Quality of Life"

Session 3, May 6, 2008 – "Vaughan as a 21st Century City"

Visioning Workshops

Visioning workshops were held in five of the City's communities with members of the community including residents, ratepayer association representatives, business and landowners. Background information and analysis was provided and public input about the future of Vaughan

was encouraged. The comments received assisted in the development of a draft Vision for Transformation. Meetings were held as follows: Maple (May 21), Thornhill (May 27), Concord (June 23), Kleinburg (June 4), Woodbridge (June 11). Overall, these meetings were well attended and the public's insights recorded, including a visual recording (map) of people's best/favourite places in the city, and their least favourite places.

A Report, dated June 25, 2008, summarizing of the comments received at the workshops and distributed to the Members of the Official Plan Review Committee was discussed at its June 26, 2008 meeting.

Other Engagement

Meaningful engagement with youth is a key component of the City's Vision 2020. Vaughan was the first municipality in Canada to appoint a Youth Councillor and has an active Youth Cabinet. The Youth Engagement Program involved three high schools across Vaughan. These workshops focused on understanding the Growth Plan, the types of community change expected and the sorts of changes students would like to see in the future. Students were also invited to participate in the Be Heard Symposium, hosted by the Vaughan Youth Cabinet. The Vaughan Youth Cabinet was closely consulted on creating the engagement program.

Accompanying the Vision document is the documentary film Vaughan Tomorrow. This documentary captures the current conditions in Vaughan today, showing the diversity of cultures, landscapes and activities that take place in communities across the City. The documentary is also a call for citizens in Vaughan to be aware of the challenges that Vaughan is facing and will continue to face unless we make changes in the way that we plan and develop suburban cities. The documentary will be made widely available for distribution.

Background Papers

There has, to date, been work done on four Background Papers and there will be more coming forward in Fall 2008. The Background Papers are as follows:

- Vaughan Urban Structure

This looks at key planning concerns within the context of Vaughan's evolution to date and its future potential. It addresses the City in terms of various places such as places to work, live, shop and those parts of the city that are countryside. It notes that most of the of the City's growth has taken place since the 1980's primarily based on a car-oriented structure. It raises a number of questions as to how the City should develop into the future. It also notes that the aging population, smaller households and the desire for more affordable, sustainable transportation options will be some of the factors that will shape and reshape Vaughan's communities. Issues such as the population's proximity to shopping, including neighbourhood convenience shopping and the possibility of an identifiable City core/downtown are raised. It asks the questions as to how the City's remaining developable lands now in countryside should be planned in light of sustainable planning principles.

This Background Paper was the focus of a presentation by Pino DiMascio of Urban Strategies Inc. to the Official Plan Review Committee on June 26 2008.

- Vaughan's Agriculture

This identifies questions and implications for the new Official Plan in light of the character of agricultural lands and their classification and other rural area characteristics, agricultural employment and the need to include countryside protection policies within a new plan. It notes the broader policy context of provincial plans (Greenbelt, Oak Ridges Moraine, Places to Grow), the York Region Official Plan, and the City's need to address these. A number of

issues related to sustainable agriculture in the City are identified and will be addressed over the course of the Official Plan process.

- **City-Building and Placemaking**

This work turns to the actual matter of creating desirable places within the context of what land uses should go where. In other words, once the City knows “what goes where”, how places should be developed is an important consideration in city-building. The creation of beautiful places through high quality buildings and public spaces is intrinsically important to the future character and image of the City. This means that each type of land use (commercial, industrial, residential communities) needs to be evaluated to determine the type of place-making the City will want to achieve as growth and development continues.

- A background paper on Natural Heritage is being prepared and will be available.

Vaughan Official Plan Vision

“Vaughan Tomorrow: A Vision for Transformation”

The draft document, “Vaughan Tomorrow: A Vision for Transformation” has been prepared to guide the public consultation process over the fall 2008. In it, the visioning process is described and, building on “where we are today”, pursues a possible “vision for transformation” for discussion with Vaughan citizens.

The Vision sets out basic “principles and directions” for a new Official Plan and sets out a process through which a new urban structure for the City will be developed. It is based on the following 8 themes:

- A Vision for strong and diverse neighbourhoods
- A Vision for a robust and prominent countryside
- A Vision for a diverse economy
- A Vision for a vibrant and thriving downtown
- A Vision for moving around without a car
- A Vision for design excellence and memorable places
- A Vision for a green and sustainable city
- A Vision for directing growth

Under each vision statement, a number of principles and directions are identified based upon the initial background work to date and the comments obtained through the consultation process undertaken in late 2007 and early 2008. They present an overall, generalized picture of the appropriate locations for growth and development in the City.

Envision/Metroquest Workshop

A City-Wide Community Workshop is being organized for November 2008. The workshop will begin with a screening of the documentary film, followed by a brief presentation on the Vision and then the Metroquest work. The Envision/Metroquest software and facilitation program will assist attendees in understanding the implications of various growth scenerios. Results from the workshop will be posted on the website. A web version of Metroquest will also be available on the project website as an engagement piece.

Relationship to Vaughan Vision 2007

The new Official Plan Review is consistent with Vaughan Vision 2020's Strategic Initiatives respecting “Planning and Managing Growth and Economic Vitality”, specifically, “Complete and

implement the Growth Management Strategy” - Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031 including: support and coordinate land use planning for high capacity transit at strategic locations in the City and prepare a land use plan for the Vaughn enterprise zone and employment lands. It includes a public consultation process consistent with the City’s service excellence objectives by creating “a strategy to engage and support our diverse community”.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved for 2008.

Next Steps

The draft “Vaughan Tomorrow - Vision for Transformation” document will be the main subject of discussion through the fall when it will be presented to as many community groups as possible to receive their comments and feedback. With Council’s approval, the draft vision and the related film will be available for use as part of this consultation process. It is expected that a final Vision document will be presented to Council in January 2009.

Stage 1 of the Work Program – Research and Analysis is nearly complete. Stage 2 – Community Engagement and Visioning is expected to be complete by the end of 2008 and Stage 3 – Developing the Plan will commence in 2009. Stage 3 will continue throughout 2009 and will extend into 2010. Concurrently, the Focused Area Reviews will also commence in Fall 2008 and continue through 2009. Work on the New Official Plan will be completed and ready for approval by Council in September of 2010.

Regional Implications

The Official Plan Review and related studies are in accordance with the Regional objectives.

Conclusion

The Official Plan Review Committee recommends that the document “Vaughan Tomorrow – A Vision for Transformation” be used as part of the community consultation process to be undertaken over the fall.

Attachments

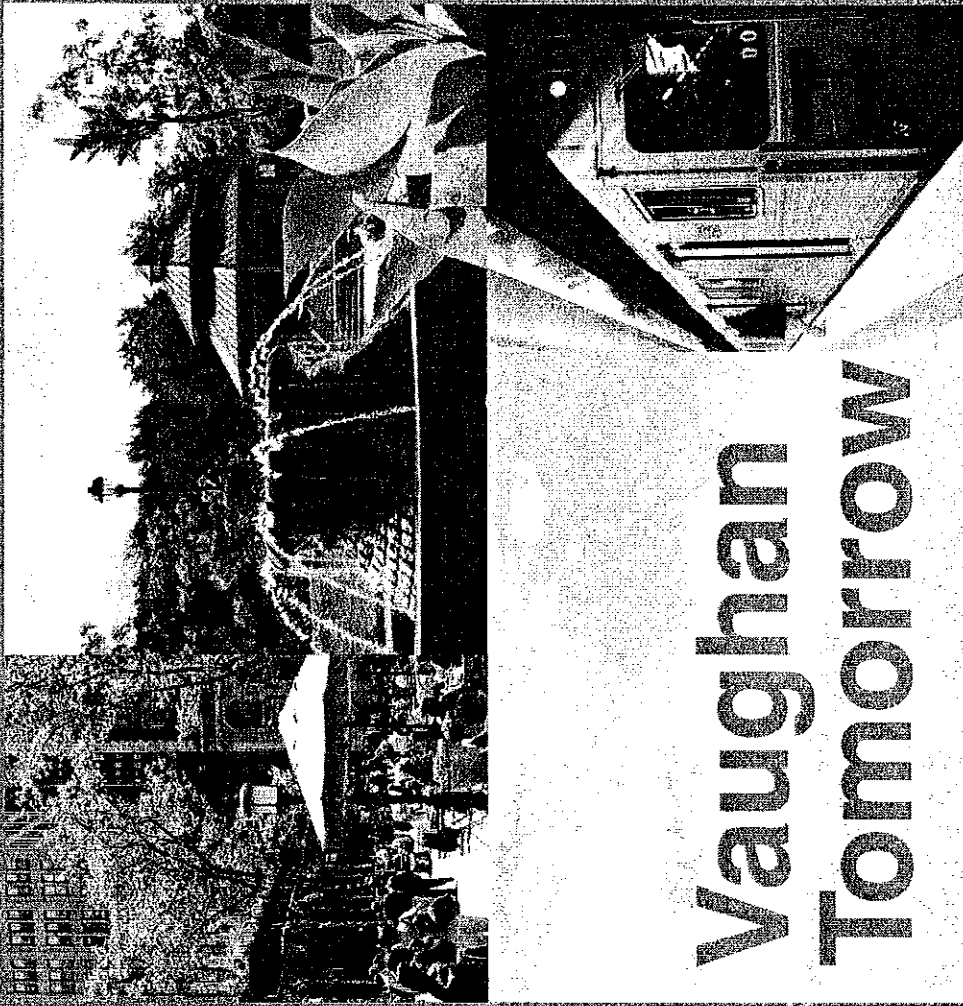
1. Vaughan Tomorrow – A Vision for Transformation

Report prepared by:

Wayne McEachern, Manager of Policy Planning, ext. 8026

Respectfully submitted,

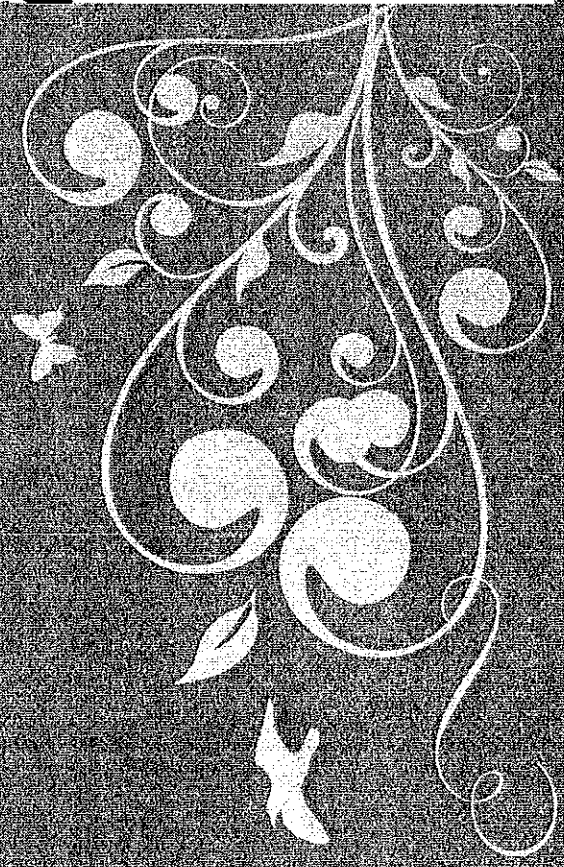
Peter Meffe
Chair, Official Plan Review Committee

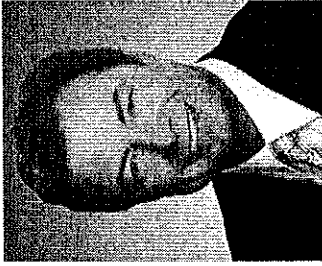


Vaughan Tomorrow

A Vision for Transformation
Vaughan Official Plan Discussion Paper
Prepared by Urban Strategies

DRAFT





PETER MIEFFE
WARD 1 COUNCILLOR

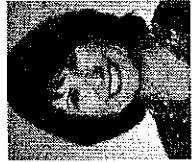
Message from the Official Plan Review Committee Chair

As Chair of the Official Plan Review Committee, my primary goal is to oversee the development of Vaughan's New Official Plan. The Official Plan is part of Vaughan's integrated Growth Management Strategy, known as Vaughan Tomorrow. It will address all elements of effective, sustainable and successful city-building, while managing projected growth to 2031. This document – A Vision for Transformation Discussion Paper - represents the outcome of our first phase visioning process. On behalf of the Official Plan Review Committee and Members of Council, I would like to thank everyone who participated in this process. Our gratitude goes to the many residents who attended the workshops, speaker series, contributed to the documentary as well as the students who produced insightful media pieces. Through this process we were able to form a good understanding of the City of Vaughan and the great place that its residents want to see it become.

Peter Meffe Official Plan Review Committee Chair



LINDA D. JACKSON
MAYOR



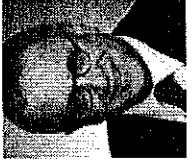
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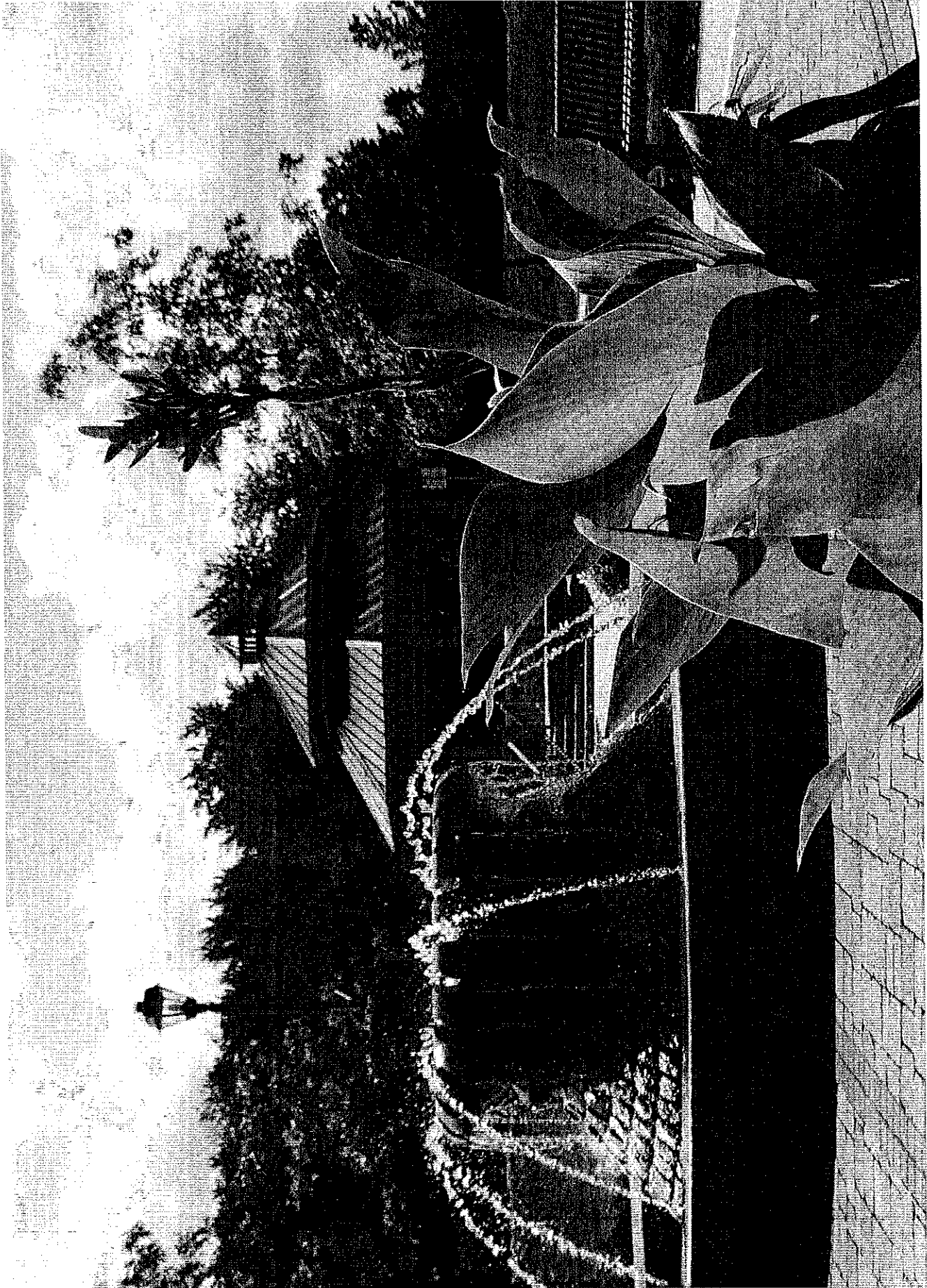


ALAN SHEFMAN
WARD 5 COUNCILLOR

Members of Council

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Introduction

The City of Vaughan is undertaking an ambitious three-year project 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. Vaughan's new Official Plan must conform to the Province's Places to Grow legislation and the Growth Plan for the Greater Golden Horseshoe. The Growth Plan is a land use policy framework that sets out how regional and local municipalities should plan for development, including standards for higher-density and compact urban growth. The new Vaughan Official Plan gives us the opportunity to reflect on where we are as a City, how we got here and where we want to go in the future. This document provides an overall Vision, to guide the creation of Vaughan's new Official Plan.



Visioning Process

The Visioning process, which took place in the first half of 2008, is a key component of the Official Plan process. During this period, a series of public engagement activities and events provided Vaughan's citizens with an opportunity to voice what they see as both opportunities and challenges to managing growth and planning in Vaughan. To better understand Vaughan's opportunities and challenges a series of background papers on key growth issues were produced during the winter/spring of 2008. Background papers address the Provincial Policy Context, Population and Housing, Employment, Sustainability, Urban Structure, City-building and Placemaking, Vaughan's Agriculture, and Natural Heritage.

Public Engagement

This Plan will only be successful if it is supported by the citizens of Vaughan. Public support and stewardship of the long-term planning of the city will happen only if there is meaningful consultation and engagement from the start of the Official Plan process. Recognizing this, the City of Vaughan has initiated an extensive public engagement strategy in its various communities. The engagement strategy kicked-off in January 2008 with the production of Citizen's Bulletins and a Youth Media Program, followed in the spring by a Public Speaker Series and Visioning Workshops.

Citizen's Bulletins

Each background paper has been summarized in the form of a Citizen's Bulletin and distributed at public consultation events, on the City's website and via email. The Citizen's Bulletins give a general overview of key growth planning issues. Citizen Bulletin's have also been created for the Parks, Recreation and Culture and Heritage master plans. Additional Bulletins on specific key issues will continue to be prepared. These bulletins will be available and distributed throughout the Official Plan process.

Citizens' Bulletin | OFFICIAL PLAN UPDATES | JULY 2008 | ISSUE #69

Vaughan Tomorrow
 The City of Vaughan is pleased to announce the release of the 2008 Official Plan Update. This update is a key document that sets the long-term vision and direction for the City of Vaughan. It provides a framework for the City's growth and development over the next 20 years.

Agriculture in Vaughan
 The City of Vaughan is committed to supporting and promoting agriculture in the City. This includes providing a supportive regulatory environment, promoting agricultural tourism, and supporting local food production. The City is also working to create a supportive regulatory environment for agriculture, including reviewing and updating zoning bylaws to allow for a variety of agricultural uses.

Agri-tourism
 The City of Vaughan is committed to supporting and promoting agri-tourism in the City. This includes providing a supportive regulatory environment, promoting agricultural tourism, and supporting local food production. The City is also working to create a supportive regulatory environment for agri-tourism, including reviewing and updating zoning bylaws to allow for a variety of agri-tourism uses.

Citizens' Bulletin | OFFICIAL PLAN UPDATES | MAY 2008 | ISSUE #64

Parks, Recreation, Culture & Libraries

The City of Vaughan is committed to providing a high quality parks, recreation, culture and libraries program for all residents. This includes providing a wide range of recreational facilities, promoting cultural activities, and supporting libraries. The City is also working to create a supportive regulatory environment for parks, recreation, culture and libraries, including reviewing and updating zoning bylaws to allow for a variety of parks, recreation, culture and libraries uses.

Citizens' Bulletin | OFFICIAL PLAN UPDATES | APRIL 2008 | ISSUE #63

Vaughan Tomorrow
 The City of Vaughan is pleased to announce the release of the 2008 Official Plan Update. This update is a key document that sets the long-term vision and direction for the City of Vaughan. It provides a framework for the City's growth and development over the next 20 years.

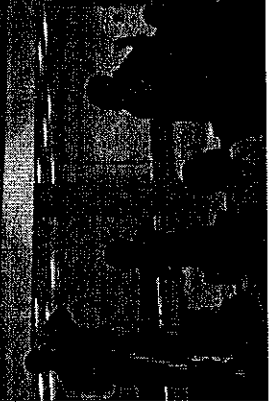
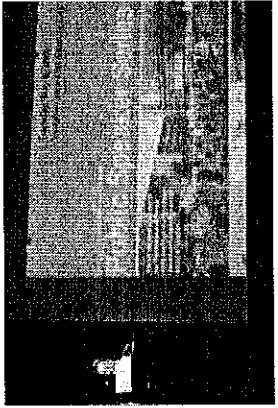
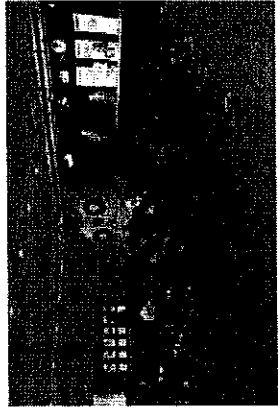
Population & Housing
 The City of Vaughan is committed to providing a high quality population and housing program for all residents. This includes providing a wide range of housing options, promoting population growth, and supporting community development. The City is also working to create a supportive regulatory environment for population and housing, including reviewing and updating zoning bylaws to allow for a variety of population and housing uses.

Citizens' Bulletin | OFFICIAL PLAN UPDATES | OCT. 2008 | ISSUE #68

City Building & Placemaking

The City of Vaughan is committed to providing a high quality city building and placemaking program for all residents. This includes providing a wide range of city building and placemaking options, promoting city building and placemaking, and supporting community development. The City is also working to create a supportive regulatory environment for city building and placemaking, including reviewing and updating zoning bylaws to allow for a variety of city building and placemaking uses.

The current state of places in Vaughan
 The City of Vaughan is committed to providing a high quality city building and placemaking program for all residents. This includes providing a wide range of city building and placemaking options, promoting city building and placemaking, and supporting community development. The City is also working to create a supportive regulatory environment for city building and placemaking, including reviewing and updating zoning bylaws to allow for a variety of city building and placemaking uses.



Public Speaker Series

The Public Speaker Series took place at the Vellore Village Community Centre over three evenings in the spring of 2008. Open to the public, over 200 people attended panel sessions that brought together experts to speak on the topics of sustainability, placemaking, and Vaughan as a 21st century city.

The speaker series began with **Defining a Sustainable Future**, exploring the meaning of Sustainable Community Design and its implications for the growth and development of Vaughan. Speakers provided examples of sustainable community actions that can be taken within Vaughan to promote sustainability. Pamela Robinson (Friends of the Greenbelt Foundation), George Dark (Urban Strategies, Evergreen Foundation) and James Micak (DPRA, Vaughan Environmental Master Plan) highlighted the unique relationship between the city and countryside. Some of the questions posed were: what if Vaughan was to become known as the "Headwaters of Lake Ontario"? Can Vaughan harness the potential of its agricultural lands to supply local food at farmers markets and in stores? How can Vaughan better integrate its natural heritage features like the Oak Ridges Moraine and Humber and Don Valley Rivers into future planning?

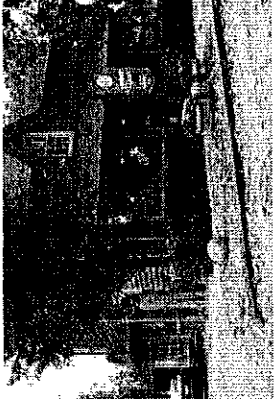
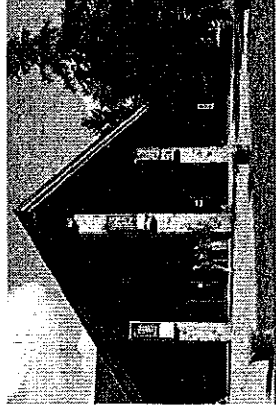
The next panel presentation focused on **The Importance of City Building and Place Making**, exploring the characteristics of successful urban places. Speakers drew upon their experiences

to highlight examples of successful placemaking initiatives that could be carried out in Vaughan. Gil Panelosa (Walk & Bike for Life, Project for Public Spaces) discussed how creating bike-friendly cities can create more people-friendly places. Mark Lakeman (City Repair Project) showed community-initiated placemaking projects in Portland Oregon where residents remade local intersections into community meeting places and built benches and tea trolleys for neighbours to enjoy. Greg Weimerskirch (Urban Design Associates) talked about specific design features that can create better places such as putting garages in the back of houses (on laneways), the orientation of building faces, and the importance of human scale in creating walkable environments. Catherine O'Brien (Cape Breton University) made the important point that by creating cities that are child-friendly, we are creating cities that are accessible to everyone.

The final presentation explored **Vaughan as a 21st Century City**. Roger Keil (York University City Institute) and Mark Kingwell (University of Toronto) discussed the major transformations taking place in the overall region and the impact on Vaughan's urban structure. They also highlighted how the Official Plan could help to improve the quality of life for Vaughan's residents, ensuring that the city is socially just with a range of housing, transit options and culturally-specific infrastructure. Greg Baeker (Euclid Canada) talked about the importance of having a cultural infrastructure to support creativity in the city and the importance of the city having a 'soul'.



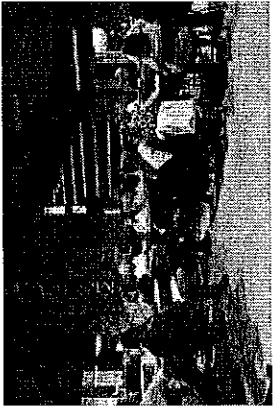
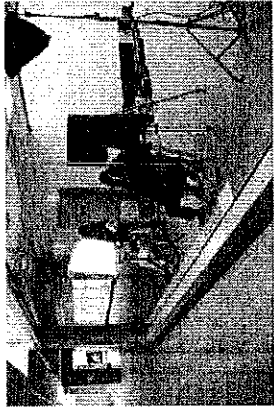
Compilation of demography maps used at the Visioning Workshops and at the Be Heard! Take Action! Youth Conference



Community Visioning Workshops

Following the Public Speaker Series, five **Community Visioning Workshops** were held in each of Vaughan's existing communities: Woodbridge, Thornhill, Concord, Maple and Kleinburg. Each visioning workshop began with a presentation overview of the new provincial policy legislation and what this means for future growth planning in Vaughan. Each workshop was tailored to the individual community, focusing on the specific history of growth in their area and recent municipal initiatives that will have an impact on their communities. This was followed by a workshop wherein feedback was solicited from every person in the room on these issues. All comments were recorded and have helped to form this Vision. At each workshop, a large map of Vaughan was used to

facilitate a dotmography exercise. Workshop participants were given coloured dots and asked to place them on their home, places they like and places that they dislike. The purpose of the exercise was to get an understanding of what places people liked in Vaughan and what places need improvement. By the end of the workshops one map was created that gives a sense of what is working and what isn't working in Vaughan. Based on the maps and discussions of the workshops, it is evident that people have a strong connection to the natural heritage of Vaughan, especially the Humber River and Don River systems, protected woodlots and historic villages. Unpopular places tend to be characterized by single purpose, large retail stores and intersections along Highway 7 that are dominated by heavy truck traffic with little or no pedestrian amenity.



Vaughan Tomorrow Documentary

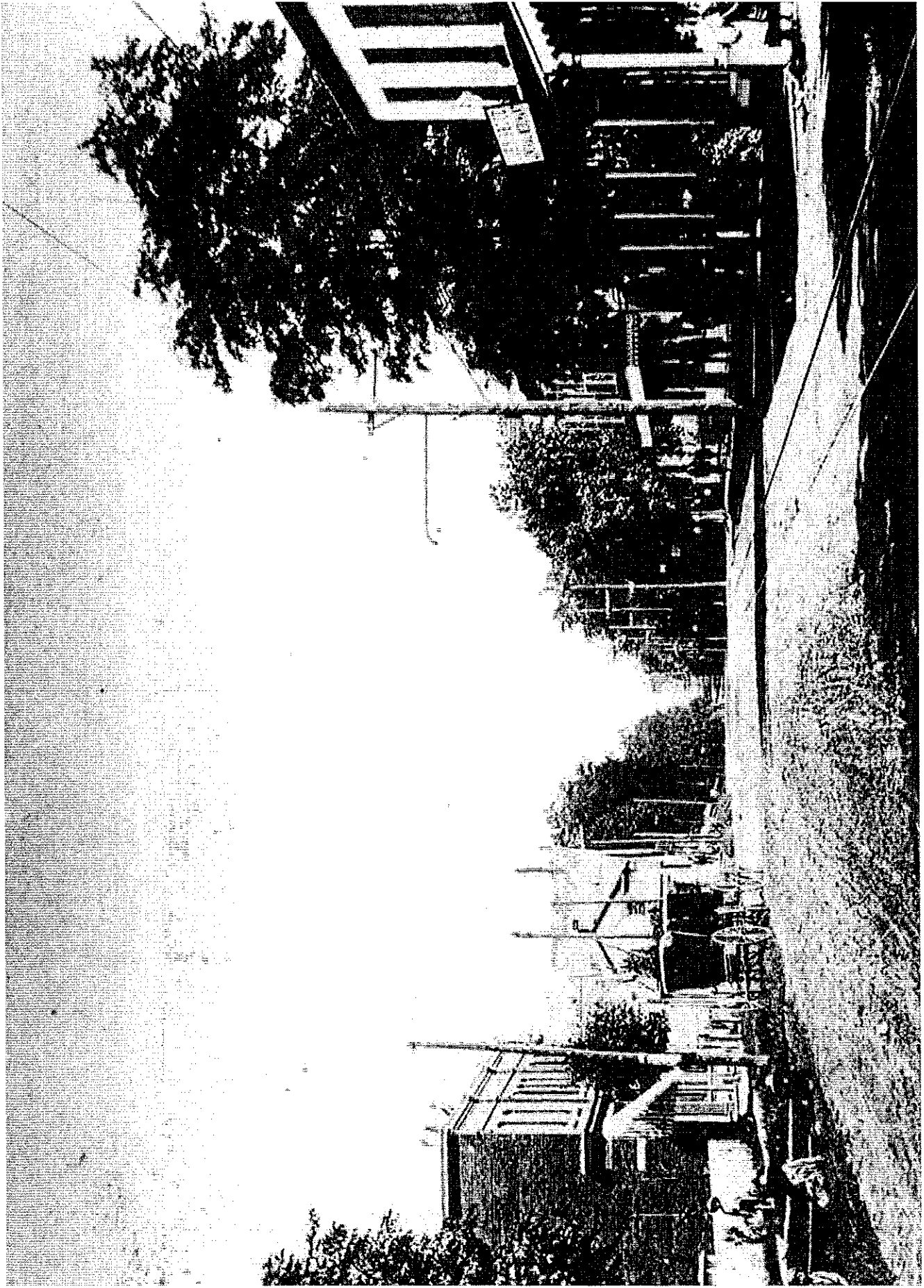
Accompanying the Vision document is the documentary *Vaughan Tomorrow: Voices for Transformation*. This documentary captures the current conditions in Vaughan today, showing the diversity of cultures, landscapes and activities that take place in communities across the city. The documentary is also a call for citizens in Vaughan to be aware of the challenges that Vaughan is facing and will continue to face unless we make changes in the way that we plan and develop suburban cities. The documentary will be made widely available for distribution.

Youth Engagement

Meaningful engagement with youth is a key component of the City's Vision 2020. Vaughan was the first municipality in Canada to appoint a Youth Councillor and has an active Youth Cabinet. So far the Official Plan has involved three high schools from across Vaughan: Vaughan Secondary School, Holy Cross Secondary School, and Stephen Lewis Secondary School.

Workshops were conducted in communications and technology classes in each of these schools, focusing on understanding the Growth Plan, the types of community change expected, and the sorts of changes students would like to see in the future. Classes produced a range of media pieces exploring workshop topics further; including a radio documentary interview, short films and posters addressing issues and opportunities in their communities.

Students were also invited to participate in the Be Heard Symposium, hosted by the Vaughan Youth Cabinet, that took place at the Veilore Community Centre in spring 2008. A video from Vaughan Secondary School was screened at the conference. As well, the participants had a booth to showcase the rest of their work. Throughout this process the Vaughan Youth Cabinet was closely consulted with to create the engagement program. Student work from the Youth Engagement program can be viewed on the Vaughan Tomorrow website www.vaughtantomorrow.ca.



Where We Are Today

Long before Vaughan was constituted as a Township, Town and then a City, it was home to First Nations peoples who camped, fished, hunted and farmed along the Humber and Don rivers. In the 19th century, European settlers established a number of villages within the city's current boundaries, four of which have survived as distinct communities - Thornhill, Maple, Woodbridge and Kleinburg/Nashville. By 1880, these villages had become clearly defined communities that supported and serviced vast agricultural areas. Each village contained homes, businesses, churches and other places for congregating, in close proximity to one another. Those villages and associated countryside remained relatively stable for over 100 years while the Town of York to the south grew into the City of Toronto. A lack of servicing (water and sewers) limited the amount of growth in Vaughan and contained it within the four villages. By 1971, when Vaughan was formally incorporated as a municipality, more than 90% of Vaughan was still rural.

The York-Durham Sewer System lay the groundwork for an explosion of growth in the newly incorporated Town of Vaughan. With Toronto built-out and the provision of water and sewer services, population in Vaughan exploded, growing from 15,000 in 1971 to over 100,000 in 1991. That year, the Town of Vaughan became the City of Vaughan. It has continued to undergo significant growth and has transformed, in a very short time, from a collection of rural villages and countryside into one of Ontario's largest cities. Vaughan has been one of the fastest growing municipalities in Canada in terms of both population and job growth; over 200,000 people and almost 150,000 jobs came to Vaughan in about 30 years. It is now a major City within a growing Region. Today, Vaughan has a population of 250,000 with a forecast of 420,000 by 2031 and employment of 162,000 with a forecast of 276,000 by 2031. With 170,000 more people and 114,000 more jobs forecast, we are at a critical moment in Vaughan's history and in an exciting position to determine where and how we accommodate this growth. Central to this Official Plan process will be setting out land use principles that manage growth in a way that is sustainable, equitable, affordable and culturally appropriate to a growing and diverse population.

Vaughan is full of great places and significant assets. Many of these were highlighted by citizens at the Visioning Workshops – natural features, Humber Valley, countryside, village cores, heritage resources, active and engaged citizens. However, the intensity and speed of growth over a short period of time has also created a number of issues that need to be addressed urgently:

- The countryside is being rapidly consumed.
- New developments in the City consist of large and segregated single-use areas.
- Newer neighbourhoods exhibit a uniformity of design and lack diversity in type and tenure of housing.
- Mobility in Vaughan is almost entirely dependent on cars.
- There exist few great civic spaces that provide opportunities for social interaction and the architecture is generally uninspiring.
- The cost of housing is rising while housing types and tenures remain limited.

This pattern of development, typical of suburban areas over the past 30 years, is not sustainable. Looking globally, this way of living contributes to global warming and the overconsumption of the planet's resources. Locally, this pattern of development has resulted in traffic congestion, increasing commute times, inefficient management of municipal infrastructure, and a significant loss of agricultural lands. Recognizing the seriousness of this situation, all levels of government have actively initiated programs and measures to reverse this pattern.

“At the city-level of government,
Vaughan Council has established
the concept of “sustainability” as
the main driving force for future
municipal decisions through the
City of Vaughan Strategic Plan 2020...”

At the Provincial level, the Government has mandated changes to this development pattern and created a series of policy initiatives that will help municipalities plan for and achieve more efficient and sustainable land use. These initiatives include: The Oak Ridges Moraine Conservation Plan (2001) and Greenbelt Plan (2005), The Provincial Policy Statements (2005), The Places to Grow Act (2005) The Growth Plan for the Greater Golden Horseshoe (2006), and the Metrolinx Regional Transportation Plan (2008). Together, these plans give municipalities a framework within which to plan for communities that are more pedestrian-friendly, require less commute times, create a stronger relationship between urban areas and natural heritage and both strengthen and build upon existing public infrastructure. In addition to guiding growth in urban areas, the Provincial legislation also sets out protective measures to preserve and enhance the natural and agricultural features of the Greater Golden Horseshoe through protection of the Greenbelt and Oak Ridges Moraine, both of which are a significant part of Vaughan's landscape.

Vaughan Vision 2020

A city of choice that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable

Lead & Promote Environmental Sustainability

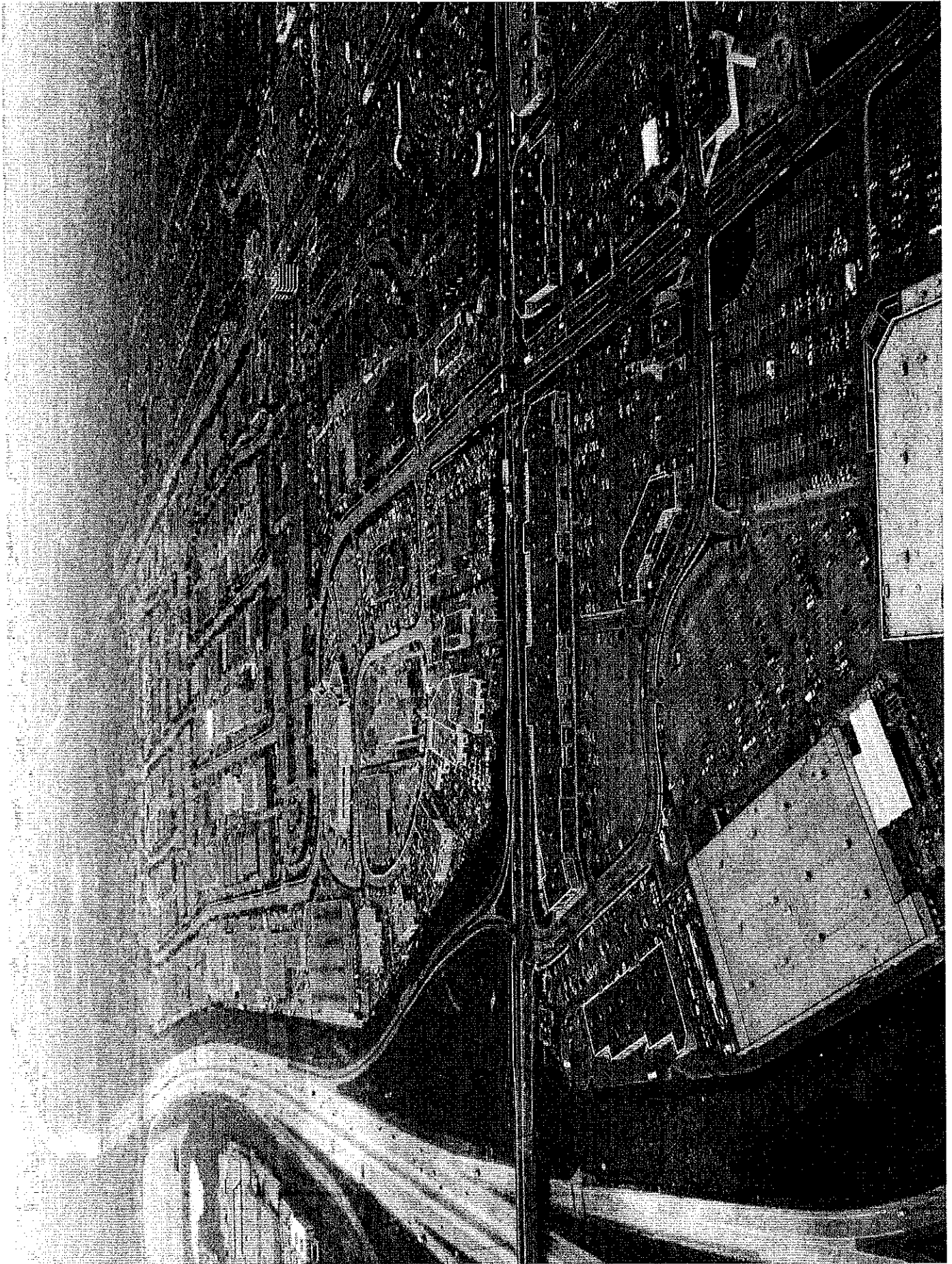
To preserve, protect and enhance Vaughan's natural and built environment through responsible leadership and innovative policies, practices and education

Vaughan Vision 2020

At the city-level of government, Vaughan Council has established the concept of "Sustainability" as the main driving force for future municipal decisions through the City of Vaughan Strategic Plan 2020. A new Environmental Master Plan (EMP) will be part of the Vaughan Tomorrow Growth Management Strategy. The EMP will establish principles for sustainability that touch on all areas of the City's responsibility. These principles will guide decision making across the City and will define what actions the Corporation of the City of Vaughan can take to become a more sustainable entity. The new Official Plan is another key municipal tool to establish policies for how land is used in the city in a sustainable manner.

Finally, but perhaps most importantly, it is clear that the citizens of Vaughan are demanding change in the way that we build our city. Over the course of the public events in the winter and spring of 2008, we heard about the importance of the natural and architectural heritage of Vaughan in the cultivation of local identity. We heard time and time again that monolithic sprawl in the form of big-box shopping malls and poorly designed residential areas needs to be re-thought. Local food production, sourcing and promotion was high on the list of priorities in each of the communities, along with a deep appreciation for the beautiful natural heritage features (the Don and Humber Rivers, Oak Ridges Moraine) of Vaughan. Traffic congestion and commute times were linked to poor public transit infrastructure and long distances between amenities, home and work. But, it was clear that many of the amenities in Vaughan such as parks, recreation facilities, libraries and schools are of high quality.

The foundation for a great City of Vaughan is in place. This Vision document builds on this foundation and presents principles and directions to manage future growth while also addressing issues created by past development.



Vaughan Tomorrow

A Vision for Transformation

The past 30 years have seen the City of Vaughan transform from a series of agricultural villages in the rural countryside of the Greater Toronto Area to one of the largest suburban municipalities and most rapidly growing economies in the Greater Golden Horseshoe. The issues created by this period of growth and change now demand a second “transformation” - this time from a 20th century suburban municipality to a vibrant and sustainable 21st century city situated at the geographic centre of Canada’s largest regional economy.

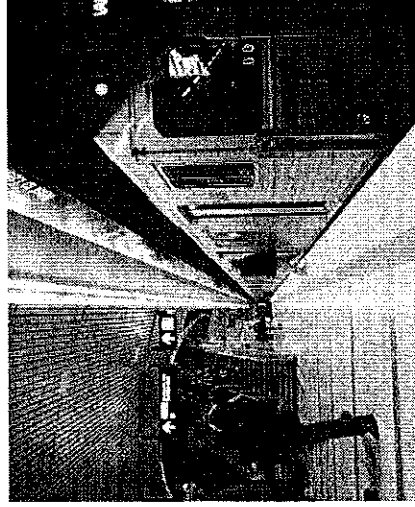
We have heard clearly from citizens and experts that what we've done in the past isn't good enough - we need a new urban model to structure our City and the growth that will happen in it. The vision forwarded by the citizens of Vaughan is a vision of improvement, it is a vision of sustainability, and it is a vision of change.

The next thirty years will, therefore, be driven by a vision of transformation – shifting Vaughan from a 20th Century suburb to a vibrant and sustainable 21st Century City. The Vaughan of tomorrow will be one of the leading cities within the multi-centred Greater Golden Horseshoe. Vaughan will no longer be defined as the “City above Toronto” but as the most vibrant, green and sustainable municipality in the GGH. It will be an example of how to build a great city and how to achieve the objectives of the new Provincial Planning Framework.

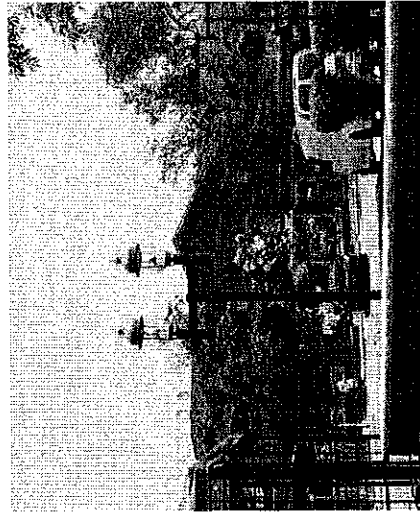
The seeds of this transformation are already underway:



Greenbelt lands have been protected just over 5300ha, or 58% of Vaughan's countryside lands have now been protected by the Provincial Greenbelt Act.



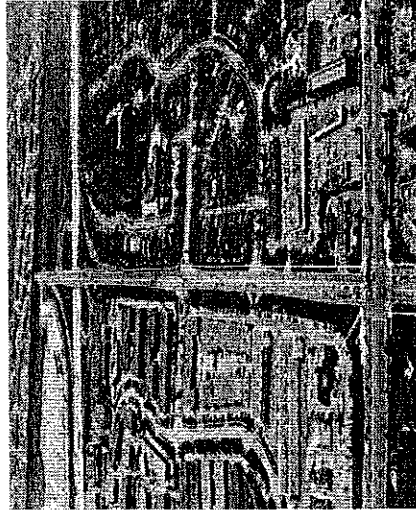
Public transit is rapidly advancing. York Region Transit now carries 55,000 people per day, and the addition of Viva Rapid Transit has expanded its capacity tremendously. Likewise, Go Transit is improving and increasing its service. With the coming of two subway lines at least four subway stations, Vaughan is positioned to become a major transit city.



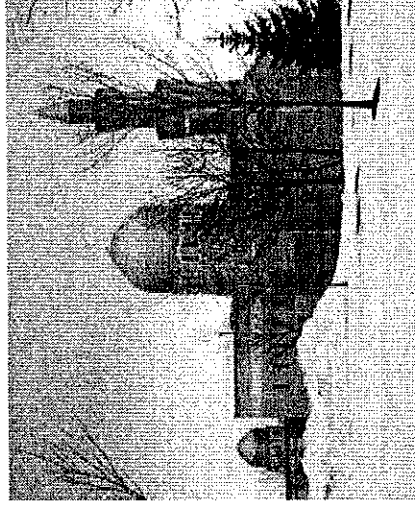
Examples of good mixed-use developments are taking shape in Woodbridge Core, Kleinburg, Thornhill and Maple contain excellent examples of mixed use, medium density neighbourhoods with retail at grade and residential above.



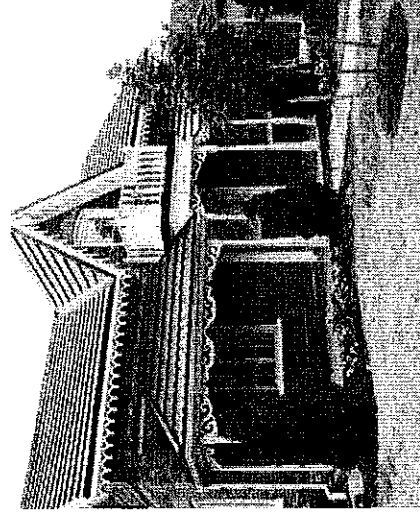
Civic Spaces are becoming a priority. Adding to a history of great places in Vaughan's historic village centres, the creation of a lively, attractive public space at the new the Vaughan Civic Centre signals a sea change in Vaughan's treatment of civic spaces throughout the city.



Employment remains strong. One of the country's strongest industrial powerhouses, employment in Vaughan tripled between 1986 and 2006. Our challenge is to build a diverse economic future from this robust industrial base; expanding the types of economic opportunities available in Vaughan and better matching employment and residents should be a priority.



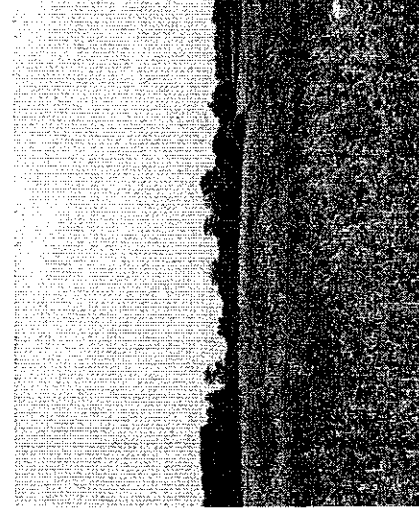
Diversity is taking shape. As Vaughan grows, its people and its places are rapidly diversifying. From the original rural villages to the new communities of the Ahmadiyya Peace Village and Vellore Village, Vaughan is truly embracing a bright multicultural future.



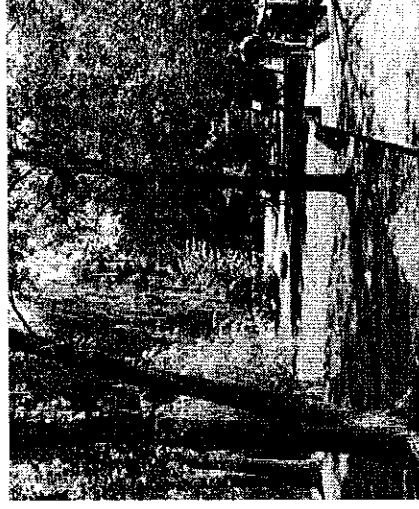
Our heritage is valued.
The preservation of Vaughan's cultural heritage in the historic village centres is a priority for the citizens of Vaughan; this prioritization is reflected in historical preservation efforts in the Thornhill Heritage District, Woodbridge Heritage District and elsewhere.



Citizens are becoming engaged
Over the course of the Vaughan Tomorrow process, Vaughan's citizens demonstrated their passion for their city and their desire for change: youth voiced their concerns strongly through the Youth Media Project and Be Heard Symposium!, while over 300 attendees of all ages spoke out at the Public Speaker Series and Community Visioning Workshops.



Nature and Countryside have been identified as assets
Citizens at the Community Visioning Workshops indicated a strong appreciation for natural features, such as the Humber and Don River watershed areas, as well as a clear inclination to preserve the agricultural countryside.



Sustainability has become our mantra
The process of change that the City of Vaughan has embarked upon under the umbrella of Vaughan Tomorrow is largely guided by a single principle: sustainability. Social, economic, and environmental sustainability are the drivers behind the Environmental Master Plan, Vision 20/20 and the Official Plan Review.

The Vision for Transformation needs to build on these initiatives and establish principles and directions that protect and strengthen what is important, change what isn't working well, and create new places that are vibrant, beautiful and diverse.

The themes and related Principles and Directions are to be supported by an urban structure that directs growth and development to the right places; protecting Vaughan's neighbourhoods, natural heritage and countryside, while supporting a diverse and flourishing economy.

The Vaughan Tomorrow Vision for Transformation is 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. Based on background studies and extensive public consultation, the consultant team is now engaged in a Capacity Analysis to test Vaughan's urban structure for barriers and opportunities to the implementation of this Vision. Locations for future growth will be identified through careful study of Vaughan's current land supply, trends in future demand for various types of land uses and an understanding of the ecological, agricultural and cultural importance of remaining undeveloped lands. In the fall of 2008, public workshops will be held to discuss the urban structure resulting from the Capacity Analysis. Public feedback will then be incorporated into a final proposed urban structure, to be published in a report entitled "Where and How to Grow" during the spring of 2009.

Vision

Principles & Directions

This section outlines the principles and directions that make up the Vision for Transformation and describes the process through which a new urban structure will be developed.

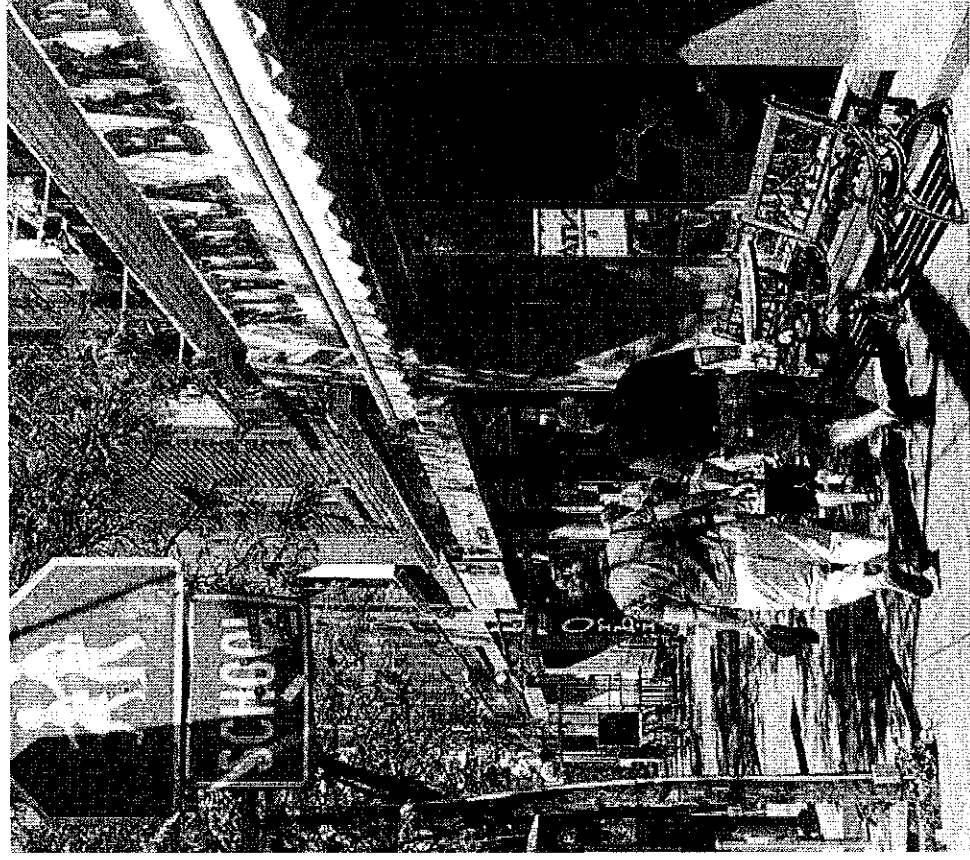
1 A Vision for Strong and Diverse Neighbourhoods

A city's residential neighbourhoods are among its most important assets. Stable neighbourhoods are places families inhabit for generations. They are settings where people interact with one another on a daily basis, forging civic bonds and personal ties – becoming neighbours. An assortment of established neighbourhoods is crucial to house the diversity of workers necessary for a thriving economy. Moreover, distinct and diverse neighbourhoods can be attractions in themselves, making the city a more exciting place to live and visit.

Functioning neighbourhoods are more than simply a collection of houses. At their best they contain schools, parks, natural features and community facilities, places to purchase household necessities, local diners, corner pubs, and lively public spaces. Great neighbourhoods are places where the organization of these services and amenities encourages community interaction, by bringing neighbours into more frequent contact in welcoming spaces that encourage conversation.

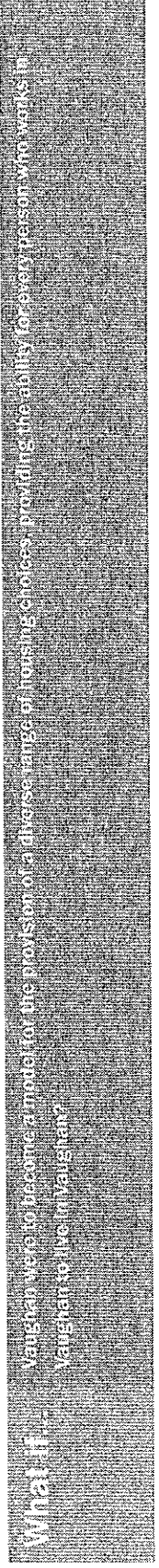
Vaughan currently consists of 4 existing residential neighbourhoods (Woodbridge, Kleinburg, Maple and Thornhill/Concord) and three developing residential neighbourhoods (Vellore, Carrville and Nashville). These residential neighbourhoods consist mainly of low-rise and low-density single-family houses although pockets of mid-rise multiple-family housing exist in each of the areas. In addition, Thornhill also has a significant component of high-rise buildings.

Almost all residential buildings in Vaughan are contained within these residential neighbourhoods. However a growing number of residential buildings are starting to be developed in other locations (e.g., along Avenue 7 and at Jane/Rutherford) and future residential uses are planned for mixed-use Centres (e.g., The Vaughan Corporate Centre, Steeles Corridor).



The principles and directions below seek to protect existing residential neighbourhoods, direct well designed, context-sensitive growth to strictly delimited areas, and provide for a wider range of housing choices and a full range of community services and amenities.

- 1.1 Vaughan's residential neighbourhoods are predominantly stable areas where the primary use will be a variety of low-rise housing forms.
- 1.2 Specific locations within residential neighbourhoods can be identified for mid-rise housing forms. High-rise housing forms will be limited to the edges of residential neighbourhoods on main corridors well-served by transit.
- 1.3 New development within existing residential neighbourhoods should be limited to infill opportunities that seek to maintain the character of the surrounding areas, although higher densities than currently exist are encouraged.
- 1.4 A wider diversity of housing opportunities, in terms of form, tenure and affordability, should be sought within residential neighbourhoods, such as secondary suites and live/work units.
- 1.5 Uses compatible with housing should be permitted throughout residential neighbourhoods. Such uses include schools, daycares, community services, small-scale convenience retail and restaurants, and live-work opportunities.
- 1.6 All residents in Vaughan should be a 15 minute walk from a park or trail, public transit and a convenience store.
- 1.7 Community centres should evolve as civic spaces and community hubs within neighbourhoods. Centres should include indoor and outdoor spaces that provide a broad range of uses including, recreational, residential, commercial, social and city services.
- 1.8 Vaughan's diverse cultures should be recognized and supported through the creation of new types of cultural centres and open spaces that respond to a range of cultural needs.
- 1.9 The new Official Plan should establish policies under Section 37 of the Planning Act that would allow for increases in height and density in exchange for contributions such as affordable housing, community services, cultural and public realm improvements.



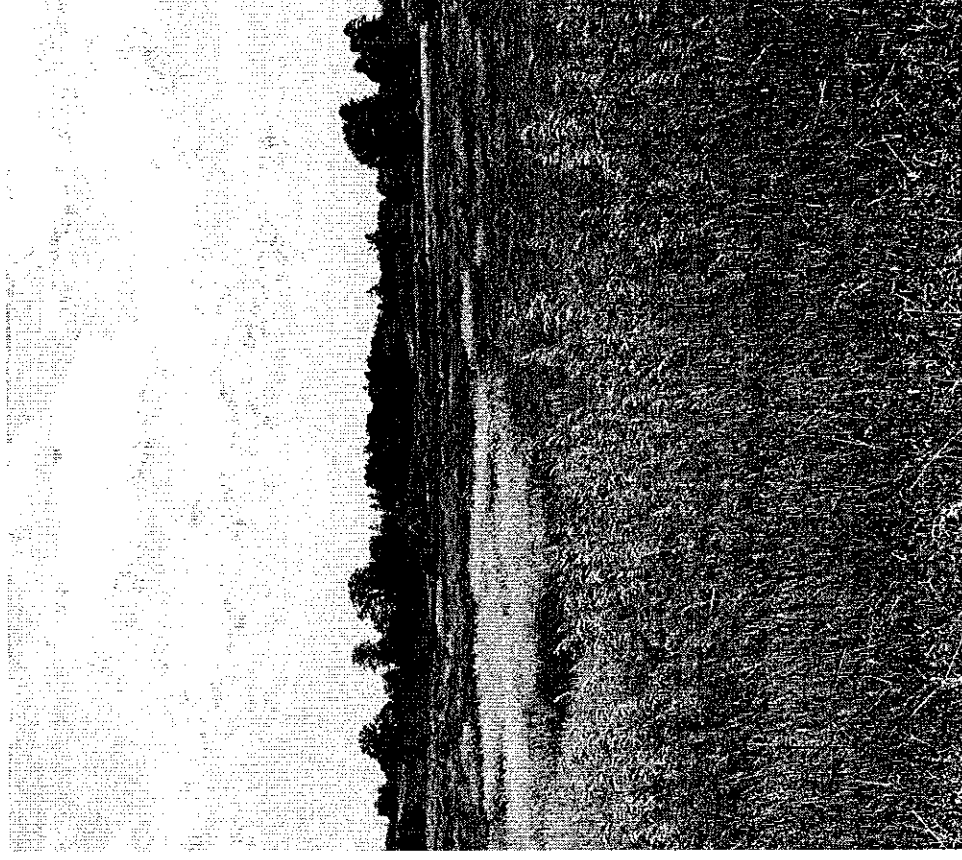
2 A Vision for a Robust and Prominent Countryside

Despite an incredible scale and pace of growth, the City of Vaughan still has a considerable amount of countryside remaining within its municipal boundaries.

A significant amount of this land is protected in valley and stream corridors and Greenbelt areas, including the Oak Ridges Moraine lands. Other portions of these lands are developable, but such development must be balanced with appropriate forms of protection for natural and agricultural lands and the promotion of the countryside as an important municipal asset. Therefore, in developing the Official Plan, careful attention must be paid to the natural and agricultural features of the countryside in order to establish the appropriate role for these areas within the overall urban structure.

Ensuring a prominent and accessible countryside within Vaughan's urban structure will allow Vaughan's citizens to realize the many benefits of such a close association with this land. Beyond food production and wildlife habitat, the countryside provides a number of valuable services. Forests and riparian corridors clean toxins from the water supply, slow storm water and provide flood protection. Vegetation filters pollutants from the atmosphere; an average hectare of corn, for example, absorbs 22 tons of carbon dioxide per year. Additionally, the countryside provides a wide range of opportunities for passive and active recreation, from cross country skiing to bird watching. Pastoral landscapes offer aesthetic benefits to residents and visitors. All of these countryside functions can be leveraged to support Vaughan's economy.

Indeed, promoting the countryside requires ensuring that it has a strong, diverse and thriving economy. While the primary functions of the Countryside will remain environmental and agricultural, Countryside functions should be bolstered by a wide range of supporting uses both within the countryside, such as on-farm businesses and energy generation, as well as elsewhere within the urban structure, including farmer's markets and supporting infrastructure for locally-grown food.



Together, the principles and directions below outline a vision for a prominent and accessible countryside supported by a variety of economic functions.

- 2.1 The City of Vaughan recognizes the importance of protecting its countryside features, including its natural heritage features, as part of a balanced, overall development plan.
- 2.2 The City of Vaughan's overall urban structure will ensure that it remains a place where the transition from urban to countryside occurs within its municipal boundaries. This transition implies protecting countryside areas within Vaughan and ensuring an appropriate transition of development intensities.
- 2.3 The new Official Plan should contain a Countryside designation that applies to protected valley corridors, Greenbelt, Oak Ridges Moraine, other significant natural features, cultural resources and agricultural lands not required to accommodate the growth forecasts to 2031. The main function of the Countryside designation(s) is to provide for a land base that serves an environmental and agricultural function.
- 2.4 The new Official Plan will define the Countryside designation so as to allow for a broad range of uses that support the overall main function of this area. These uses could include renewable energy generation, small-scale commercial opportunities, tourism, recreation and educational opportunities, to be carried out in a sustainable manner.
- 2.5 Countryside functions will be supported by a range of other uses and municipal actions within other areas of Vaughan. These can include farmer's markets and supporting infrastructure for locally-grown food, marketing opportunities for major countryside activities and coordinating activities with the Toronto and Region Conservation Authority.



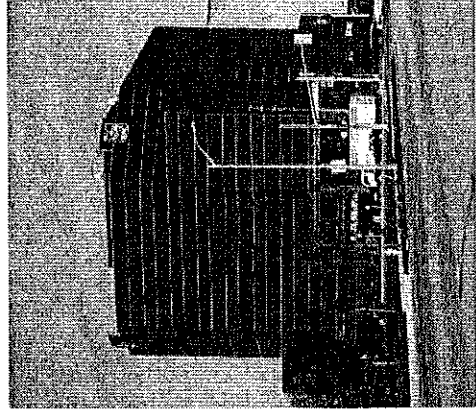
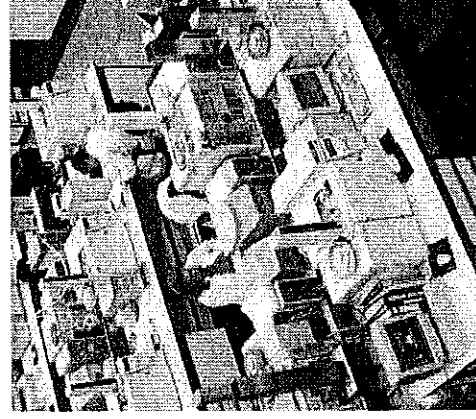
3 A Vision for a Diverse Economy

Vaughan is one of the most successful municipalities in the country in terms of job creation. Employment in the City tripled between 1986 and 2006 from 54,600 jobs to 152,700 jobs and while other municipalities have struggled to maintain manufacturing jobs, Vaughan has become an industrial powerhouse. This incredibly strong industrial foundation can be built upon to create a diverse economic future.

Despite Vaughan's tremendous economic success, a number of weaknesses in the current economic base exist and need to be addressed. First, Vaughan is not currently competitive in the attraction of major office uses and is under-represented in terms of research, health and education employment. Second, most of the employment in Vaughan is found in employment lands and there is almost no concentration of major offices or employment in mixed-use centres, or near transit facilities. Finally, the jobs in Vaughan are not well matched with the residential population and therefore most people living in Vaughan still need to leave the City for work and many people working in Vaughan cannot afford to live in the City.

With regard to retail, Vaughan appears to be "over-retailed" as it has a higher-than-average proportion of jobs in the retail sector in comparison to other GTA municipalities. While retail employment is important, it is generally understood as a population-serving function that does not bring in new wealth in the same ways as other employment. Therefore, as part of a comprehensive economic growth and land-use strategy, retail uses should not diminish the land supply otherwise available for other forms of economic functions.

In the past 30 years, Vaughan has shown an incredible ability to build and strengthen its industrial economy. In the next 30 years, Vaughan must apply the same foresight and determination to the progressive restructuring of its economic base.



The following principles and directions present a vision for establishing a healthy, balanced and diverse economy in the City of Vaughan, both on Employment Lands and elsewhere throughout the urban fabric.

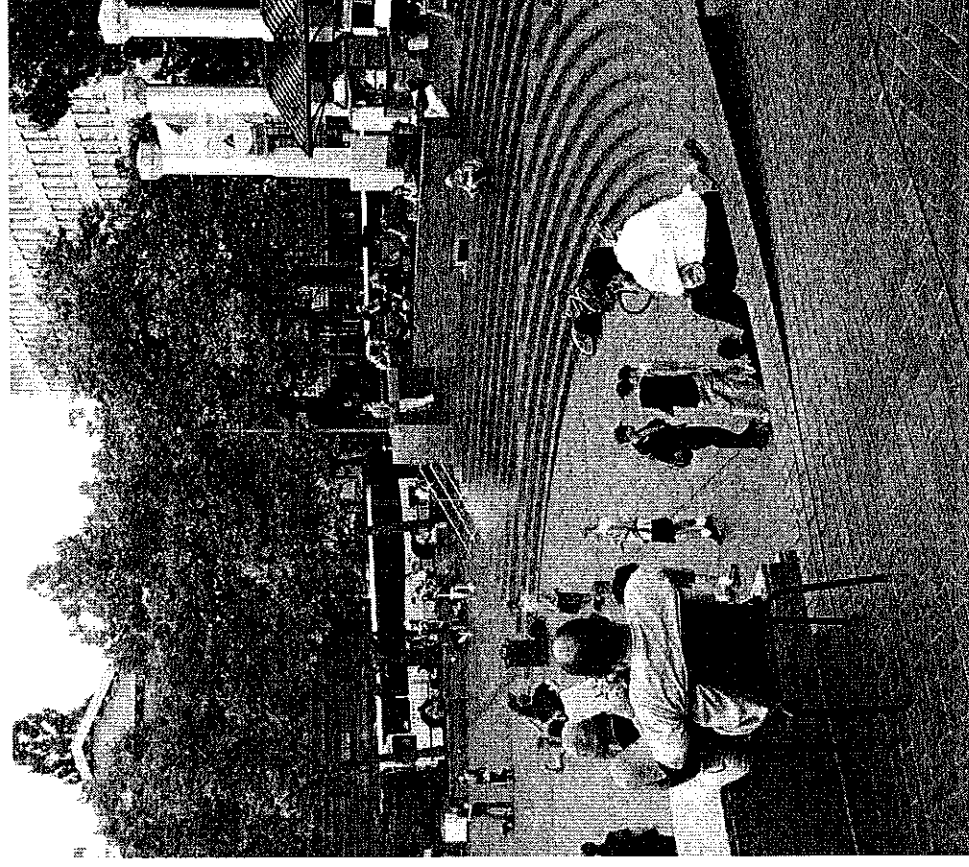
- 3.1 Vaughan will endeavor to diversify its economic base in order to support a wide range of employment opportunities in the long term. Future land-use planning decisions should support this overall objective of economic diversification.
- 3.2 Vaughan will continue to support and promote its industrial economic base, by ensuring that its designated Employment Lands are primarily used for the purposes of manufacturing, warehousing, shipping and some related office and servicing functions.
- 3.3 Major office uses within designated Employment Lands will be limited. Such uses should instead be directed towards the Vaughan Corporate Centre, Steeles Corridor and other mixed-use centres and/or corridors with good transit accessibility.
- 3.4 New major single-purpose retail developments are not encouraged. Rather, major retail uses should help establish, anchor and support mixed-use centres and communities. They should not be permitted within designated Employment Lands.
- 3.5 All people working in Vaughan should have the ability to live in Vaughan through the provision of a range of affordable housing options.
- 3.6 The new medical /health care centre development should be leveraged to help create a wide variety of related jobs in health care, health research, education and related industries. This facility should be linked to the future medical faculty at York University.
- 3.7 The presence of York University at the boundary of Vaughan and the Steeles Corridor should be leveraged to help create a wide variety of education related employment opportunities in the City in general and within the Steeles Corridor in particular.
- 3.8 Countryside features, ecological, agricultural and cultural, should be viewed as economic assets. As such, the countryside should be leveraged to create a range of appropriate economic opportunities in education, tourism, recreation, and agriculture.



4 A Vision for a Vibrant and Thriving Downtown

A city's downtown is the masthead of its identity. For citizens the downtown area should become a gathering place - a place to work, shop, recreate; a place to demonstrate, learn, and invent. In short, the downtown should be a "place", a recognizable and special place at the heart of the city. The success of a downtown is part planning, part design, part programming and part magic- the magic comes from the investment of its citizenry. It needs to have streets that invite walking, uses that invite people at all times of day and night, for a full range of ages, abilities and cultures. It should be accessible locally and regionally.

The growth and development of Vaughan around four historic villages has meant that it does not currently have a central downtown to serve the entire City. The Vaughan Civic Centre and the four historic village cores partially contain functions associated with traditional downtowns but there is no one place in Vaughan that brings these various elements together. The Vaughan Corporate Centre has long been planned to become a major mixed-use centre with a concentration of high-density employment and housing. The development that has occurred there to date has consisted of mostly low-density retail, entertainment, hotel and industrial uses. Recognizing its location along the Highway 7 rapid transit corridor and at the terminus of the planned Spadina Subway Line extension, the Province has identified the Vaughan Corporate Centre as a provincially designated Urban Growth Centre. The Vaughan Corporate Centre is poised to become the highest density node within the City; it should be renamed Vaughan Centre and be planned as Vaughan's downtown - a vibrant and thriving focus of social activities, business, shopping and entertainment.



The principles and directions below seek to shape Vaughan Corporate Centre into a vibrant, mixed use city-wide and regional hub.

- 4.1 The Vaughan Corporate Centre should be renamed.
- 4.2 The Vaughan Corporate Centre should be developed as a thriving mixed-use community with a special focus on social and cultural activities and significant public and civic spaces such that it gives the City a positive recognizable identity. The mix of jobs and residents in the Vaughan Corporate Centre should be approximately equal, with slightly more residents than jobs.
- 4.3 All proposals for major offices in Vaughan should be encouraged to investigate locating in the Vaughan Corporate Centre prior to looking at other locations.
- 4.4 All proposals for significant investment in government offices or institutions in the Greater Toronto Area – including Regional, Provincial and Federal – should be encouraged to consider locating in the Vaughan Corporate Centre.
- 4.5 Special urban design policies should be established for the Vaughan Corporate Centre in recognition of its special function within the City and need to create a positive recognizable identity. A Design Review Panel for the Vaughan Corporate Centre should be established as a pilot project prior to launching a City-wide Panel.
- 4.6 The Vaughan Corporate Centre should be the showcase for Green City initiatives throughout the municipality. Initiatives could include a district energy facility, green development standards, and demonstration projects showcasing green technology such as green roofs, permeable paving, and renewable energy.
- 4.7 A municipal parking authority should be created to ensure parking standards that support the goals of increasing transit ridership, and creating beautiful, safe, and functional City streets.

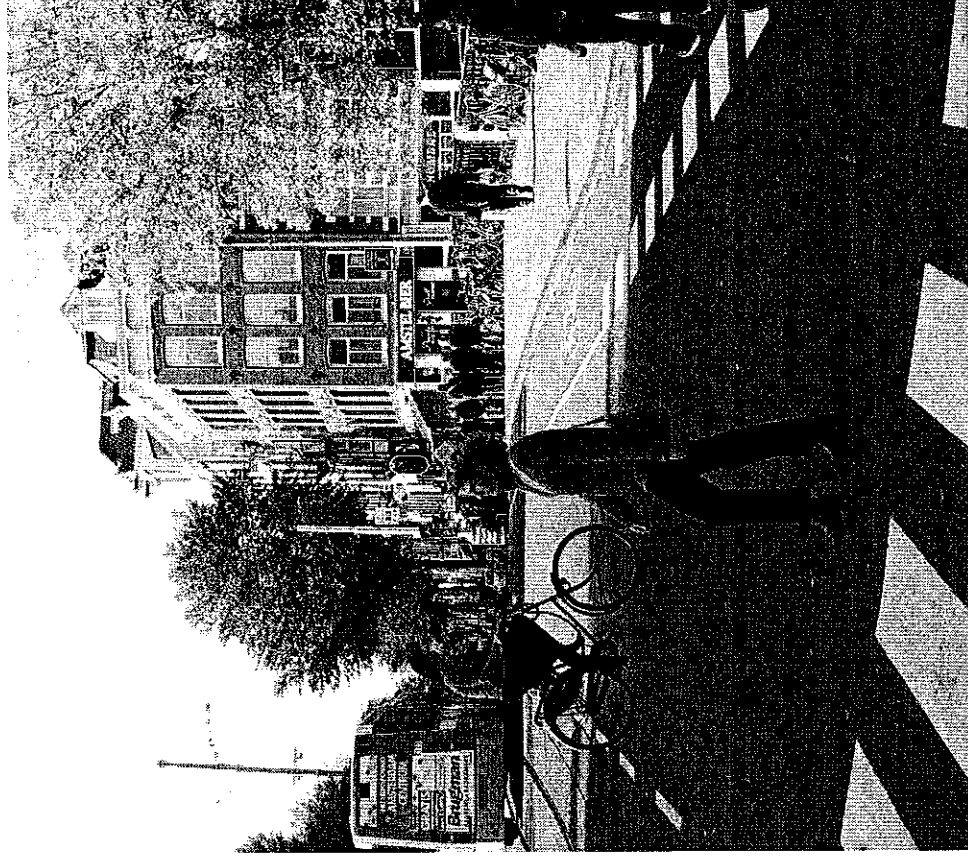


5 A Vision for Moving Around without a Car

The option to move around both city-wide and regionally, by foot, bicycle, and public transit are becoming more and more critical as the public becomes aware of environmental and health concerns. Reducing car traffic creates cleaner air and more enjoyable streets. However, people will continue to drive cars until there are more viable transportation options. Cities that don't require a car to move around have a number of common features including, a mix of uses within close proximity to one another so people can walk or bike from one location to the next; a comprehensive and reliable public transit infrastructure that reduces car dependency; well-designed streetscapes that encourage walking and biking. Reducing auto-dependency will have a positive impact on the environment, counteract obesity and increase the overall quality of life for Vaughan's citizens.

The existing pattern of development in Vaughan has created a car-dependent culture. The combination of low-density development, segregated land uses and roadways that have been designed for cars and few other users, has resulted in an environment which is not supportive of alternative modes of travel. The lack of a pedestrian-scaled grid system and the restriction of street connections to major roadways has meant that even short-distance trips need to be made by car as there is an inability to access commercial uses adjacent to residential developments. It has become clear that this reliance on the automobile is not sustainable. Furthermore, it has isolated a large part of the population who are unable to drive or do not have access to cars on a regular basis.

The Spadina subway extension, the VIVA network system and increased GO service will provide a strong foundation for Vaughan's public transit infrastructure. The new Pedestrian and Cycling Master Plan is also an important step in this direction, making clear that the current state of auto-dependency needs to be addressed and changed.



The principles and directions below seek to encourage ongoing commitment and investment into alternative modes of transportation.

- 5.1 Encourage continued investment by the Regional, Provincial and Federal Governments into high-quality rapid transit as the primary element of the future transportation network for Vaughan.
- 5.2 Ensure transit-supportive densities along existing and planned transit corridors and stations in order to make efficient use of these investments. Minimum densities should be developed in these locations in order to ensure this objective is achieved.
- 5.3 Implement a comprehensive City-wide cycling network to support cycling for daily commutes and recreational opportunities, especially connections with the countryside.
- 5.4 Ensure all new streets and the redesign of existing streets create a balanced streetscape that supports the needs of pedestrians, cyclists, transit vehicles and automobiles. Where conflicts arise, the needs of pedestrians and transit vehicles should have priority.
- 5.5 Small-scale commercial activities should be encouraged to locate within the major block system of Vaughan as a means of making them more accessible. The ability for people to walk for daily necessities will be an important objective in future planning decisions.
- 5.6 New developments need to support a finer grained street network than currently exists. This includes both a more typical grid pattern of development within blocks and a multitude of street connections onto the major roadways.



6 A Vision for Design Excellence and Memorable Places

Great cities have beautiful streets, parks and squares that invite you to gather and socialize; architecture and design that inspires you and creates a positive image; public art that delights and captures the soul of the City; natural landscapes that make you feel connected to the environment; and buildings- old and new- that create unique neighbourhoods and a sense-of-place. Great places can be as small as a local parkette and as big as a city centre, together they make a great city.

Vaughan has a number of remarkable assets that define it as a place. The two Valley corridors – especially the Humber Valley which plays such a dominant role in the City's landscape – are the most often identified placemaking features in Vaughan. The remaining Countryside and related small settlements (such as Purpleville) are other important features that help give Vaughan a positive identity. With regards to the built areas of the City, the historic village cores and the parks and community centres are well-respected places .

Unfortunately much of the recently developed landscape is devoid of placemaking attributes. While people in Vaughan cherish their residential neighbourhoods they also understand that the City as a whole has not had the opportunity or time to develop the various attributes that make wonderful built landscapes. There is no downtown, there are not enough civic spaces, there need to be more facilities for arts and culture, there needs to be more beauty in general. Cities take time to develop a sense of place. Vaughan has grown rapidly and, therefore, most city building initiatives have focused on developing the appropriate infrastructure to accommodate growth. The next phase of city building, however, will need to focus on placemaking.



The principles and directions below seek to guide the creation of great places and protect and support existing great places.

- 6.1 The new Official Plan should contain urban design policies and specific principles to achieve design excellence for all new buildings and site plans.
- 6.2 The new Official Plan should contain policies regarding the public realm that provide specific principles to be achieved by all new developments with regard to creating remarkable public spaces.
- 6.3 The new Official Plan should explore a Design Review Panel as a mechanism for achieving great architecture and design.
- 6.4 Policies regarding the development of public art for all new developments should be established within the Official Plan.
- 6.5 The new Official Plan should support the protection and promotion of heritage properties throughout the City.
- 6.6 The new Official Plan should contain policies supporting the development of arts and cultural institutions within the City.

What if... Vaughan became recognized regionally for its city-wide public art program?

7 A Vision for a Green and Sustainable City

Sustainable community design is not a new or radical idea- it is, in fact, more connected to the traditional way of organizing a community and is evident in the vestiges of the four original villages that have grown to become Vaughan: Maple, Woodbridge, Thornhill and Kleinburg/Nashville developed organically around a main street with connections to the river valleys, woodlots and farmlands that literally “sustained” the inhabitants of those places. The design of sustainable communities requires more than a piecemeal approach to development. Indeed, well-planned and designed cities are the foundation for sustainable cities.

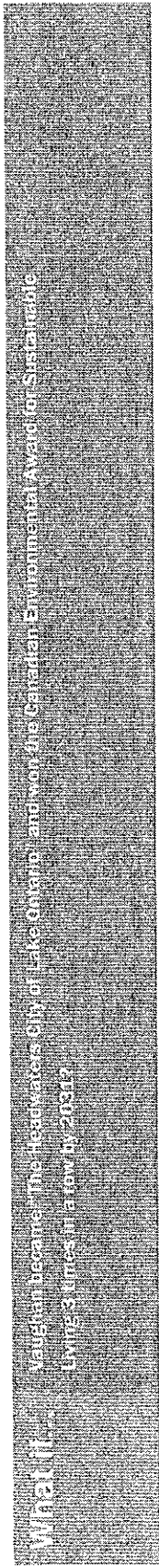
The City of Vaughan has established the concept of sustainability as a key City-wide objective. This is reflected in the City’s Strategic Plan – Vision 2020 – and the development of an Environmental Master Plan. The main principles of sustainability, as outlined in the Official Plan Background Paper on Sustainable Community Design, will be found throughout the Official Plan, as they form the backbone for transformation. These principles relate to the efficient and effective use of land, the protection of the natural environment, agricultural lands, and the ability for people to live in a manner that has a low impact on the environmental health of the City.

Within this broad framework of sustainability, one of the key objectives in looking towards 2031 is to establish Vaughan as one of the greenest cities in the country. This includes not only protection of the natural environment and countryside, but the establishment of specific green principles to guide all future developments.



The principles and directions below seek to identify and implement sustainable community design strategies.

- 7.1 In concert with the Region of York and Toronto and Region Conservation Authority, the new Official Plan should clearly identify the elements of Vaughan's natural heritage that are to be preserved and protected from any future development.
- 7.2 The new Official Plan should identify environmentally sensitive areas that are subject to development and establish clear policies and standards for any development within those areas.
- 7.3 The new Official Plan policies should secure sustainable buildings through Green Building Standards for all new developments prior to final approval.
- 7.4 The new Official Plan should encourage development of the green economy in Vaughan. Such development includes, industrial activities and research and development related to alternative energy and fuels production, material recycling technologies, and conservation technologies.
- 7.5 The new Official Plan should encourage renewable energy sources for new developments and existing communities, which may require retrofitting. District energy systems should be considered for the Vaughan Corporate Centre, Steeles Corridor and new residential communities.
- 7.6 The new Official Plan should establish policies for reducing parking standards subject to specific location criteria (e.g., Vaughan Corporate Centre) and/or the provision of specific alternative measures (e.g., car sharing, cycling facilities).
- 7.7 The new Official Plan should establish policies for allowing and encouraging the production of food on all lands within Vaughan.

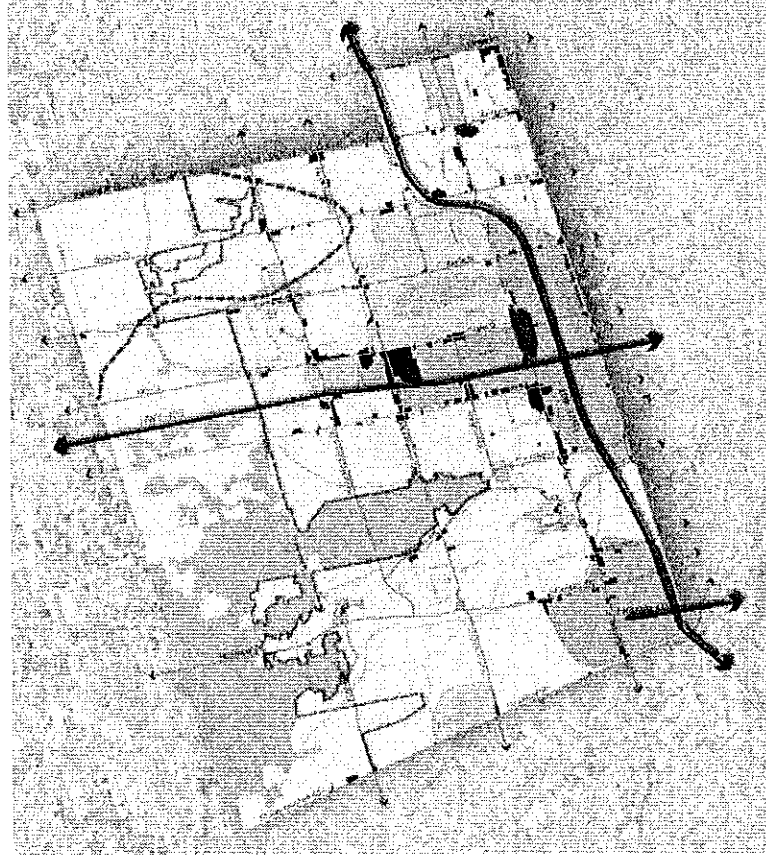


8 A Vision for Directing Growth

Planning the attractive, sustainable and prosperous city envisioned by these principles and directions will in large part be achieved by directing growth to appropriate locations. In short, this means directing change towards places that need and can support it. It means re-thinking our urban structure – the way land uses, infrastructure, open spaces and natural features are arranged. Like other suburban municipalities in the GTA, Vaughan has a great deal of isolated land uses and a car-oriented, low density development pattern. By directing growth to the right locations, we can change this pattern and set Vaughan on a path to a more sustainable and prosperous future.

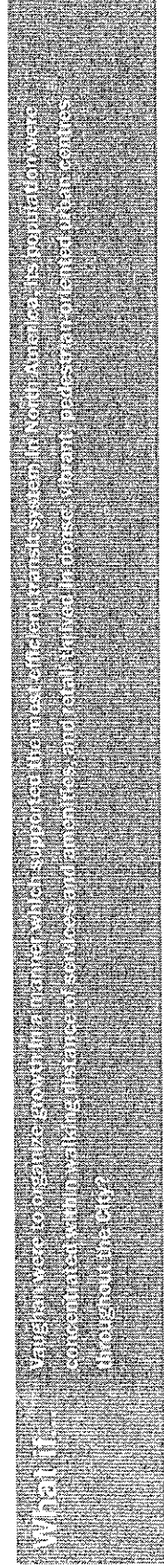
The Provincial and Regional forecasts result in an increase of 114,000 jobs and 170,000 people for Vaughan by 2031. The Growth Plan for the Greater Golden Horseshoe requires 40% of this increase to be contained within the built-up area, at a regional level. Working with York Region, it is estimated that this translates into at least 30,000 new housing units within the already built-up area of Vaughan.

Vaughan's new Official Plan will direct future growth and development to specific and appropriate locations. Based on in-depth research (reported in the Vaughan's Urban Structure background paper) and extensive public consultation (as summarized in this Vision document), the consultant team is now engaged in a Capacity Analysis to test Vaughan's urban structure for barriers and opportunities to the implementation of this Vision. Locations for future growth will be identified through careful study of Vaughan's current land supply, trends in future demand for various types of land uses and an understanding of the ecological, agricultural and cultural importance of remaining undeveloped lands. In the fall of 2008, public workshops will be held to discuss the urban structure resulting from the Capacity Analysis. Public feedback will then be incorporated into a final proposed urban structure, to be published in a report entitled "Where and How to Grow" during the spring of 2009.



The principles and directions below outline the Vision resulting from the initial background work and consultation undertaken in late 2007 and early 2008. They present an overall, generalized picture of the appropriate locations for growth and development in our City.

- 8.1 Working with York Region, Vaughan will ensure sufficient development opportunities within the existing built boundary in order to meet the regional target of 40% intensification.
- 8.2 Specific intensification opportunities will be identified to accommodate the majority of growth within the built boundary. Areas not identified as intensification opportunities will remain relatively stable with the exception of minor infill and ongoing gradual change.
- 8.3 The Vaughan Corporate Centre will evolve as the downtown for Vaughan and will become the major focus of new mixed-use development. It will be developed to a minimum density of 200 people and jobs per hectare.
- 8.4 Future growth centres will be located along key corridors and around future subway and rapid transit stations and planned GO stations.
- 8.5 Highway 7 will evolve as the main east-west corridor through Vaughan and serve as an important transit-oriented intensification corridor. Jane Street will serve as a similar north-south corridor. Other intensification corridors should also be established.
- 8.6 Intensification opportunities to support mid-rise and medium-density mixed-use development should be established in the Vellore and Carrville District Centres, Woodbridge Core (including the Kipling Avenue area), Maple and Thornhill.
- 8.7 Beyond the existing built boundary, the Vellore, Carrville and Nashville Areas will be built out as residential neighbourhoods within the existing urban boundary. The Vaughan Enterprise Zone around Highway 427 will be built out as an Employment Area within the existing urban boundary with a high density focus and a transit hub at the Highway 427 / Highway 7 interchange.
- 8.8 The areas between the Provincially designated Greenbelt lands and the built boundary are known as the "whitebelt". Working with York Region, whitebelt areas will be analyzed as part of the overall land supply analysis to understand their most appropriate land use and whether or not they should be added to the urban boundary.





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