

**3. THE WOODBRIDGE FOCUSED AREA STUDY
DRAFT SECONDARY PLAN
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WARD 2**

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Recommendation

The Commissioner of Planning recommends:

1. THAT the draft Woodbridge Centre Secondary Plan (Attachment #8), prepared by Office for Urbanism and the Policy Planning Department BE RECEIVED; and, that any issues identified by the public and Council, be addressed by the Policy Planning Department in a future report to a special evening meeting of the Committee of the Whole scheduled for August 31, 2010.

Contribution to Sustainability

Goal 2 of Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, directs that the new Vaughan Official Plan "ensure sustainable development and redevelopment". Consistent with this Goal, the draft Woodbridge Centre Secondary Plan (WCSP) is a sustainable approach to planning for the future of the WCSP Area, providing policies that reflect the application of environmental protection, sustainable community design, and economic vitality and growth.

Economic Impact

The proposed land use policy changes will permit new assessment to the local tax base, and have a positive impact upon the City of Vaughan through the efficient use of existing infrastructure, intensification, and the protection and enhancement of built and natural heritage features.

Communications Plan

The draft Woodbridge Centre Secondary Plan was posted on the City's web site on May 25, 2010, to allow for public review and comment. On May 20, 2010, a notice of the Public Hearing was sent to all residents/landowners within the study area, and to 150 metres outside of the study area boundaries, to ratepayer associations, and to individuals who had requested notification. The notice was also placed in the Vaughan Liberal and the Vaughan Citizen; posted in all City libraries and community centres; and, placed on both the City Page and Vaughan Tomorrow websites.

Purpose

The purpose of this report is to introduce the draft Secondary Plan for the Woodbridge Centre, replacing the existing Official Plan documents that apply to this area and establishing a comprehensive framework of planning policies to guide and manage growth and development. This report presents a summary of the draft Secondary Plan and the process of its preparation. Copies of the draft secondary plan have been provided to Council and are available on the City's website and at the Planning Department. A final report with recommendations, which takes into consideration input from the public hearing and any additional comments from public agencies, is expected to be presented at the August 31, 2010, special evening, Committee of the Whole meeting. The draft Secondary Plan is not final and may be subject to change with respect to its content and format.

Background - Analysis and Options

Location

The study area includes the area between Kipling Avenue to the west, the Humber Valley lands and Special Policy Area (SPA) east of Islington Avenue to the east, Langstaff Road to the north and Highway 7 to the south, and the SPA south of Highway 7 as shown on Attachment #1.

City of Vaughan Official Plan

i) The final City of Vaughan Official Plan document will be produced in two volumes. Volume 1 will introduce policies that will be generally applicable throughout Vaughan. Volume 2 will contain the secondary plans, including the draft WCSP, resulting from focused area studies that are applicable to a number of areas which require detailed planning analyses and policies. Volume 2 will also include a limited number of site-specific policies applicable to individual properties and small collections of properties in some parts of Vaughan. This public hearing deals with the policies specific to the Woodbridge Centre Secondary Plan area.

Official Plan Designations

ii) The Secondary Plan introduces a set of land use designations applicable throughout the Plan area as shown on Attachment #2, including detailed land use information related to the maximum permitted building heights and densities.

Zoning

The zoning provisions of By-law 1-88 applicable to the Secondary Plan area, will remain in effect until they are updated or replaced by zoning consistent with the new Official Plan including this Secondary Plan. Following approval of the Official Plan, it is anticipated that work will begin on preparation of a new zoning by-law to bring zoning provisions into conformity with the draft Secondary Plan and that a budget and work schedule will be prepared for consideration by Council in the 2012 budget.

The Policy Context

The study area is subject to Provincial, Regional and municipal policy as follows:

a) Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) supports efficient land use, a mix of housing types and densities, residential intensification, public transit ridership, and the protection of cultural heritage. The PPS focuses on development within settlement areas and away from sensitive resources. It encourages growth in built up areas by providing opportunity for mixed uses, housing and employment, parks and open spaces, transportation choices and pedestrian movement. Local centres, are identified as key areas for intensification and redevelopment.

b) Places to Grow Act (2006)

The Places to Grow Act provides a vision and growth plan for the Greater Golden Horseshoe in southern Ontario and is based on a set of principles for guiding decisions on how land is to be developed and public investments are managed. The Places to Grow Act supports the following principles:

- (i) Build compact vibrant neighbourhoods;

- (ii) Protect, conserve, enhance and wisely use valuable natural resources such as land, air and water for current and future generations;
- (iii) Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- (iv) Provide for different approaches to managing growth that recognize the diversity of communities; and,
- (v) Promote collaboration among all sectors including government, private and non-profit, and community members to achieve the vision.

c) York Region Official Plan (ROP)

The York Region Official Plan (ROP) is the upper tier planning document, to which the City of Vaughan's Official Plan must conform with respect to goals, objectives and land use policies. The ROP provides the framework for the overall planning structure of the Region, including specific guidance and policies for the urban structure and regionally significant areas such as the Woodbridge Focused Area Study area, including:

- (i) Direct the majority of growth to the Urban Areas identified in the Regional Structure Plan: The Woodbridge Focused Study Area is located within the identified Urban Area;
- (ii) Protect and restore the Regional Greenlands System as a permanent resource of the Region: The Humber River and the Rainbow Creek corridors are identified as part of the Regional Greenlands System;
- (iii) Create employment opportunities across the Region and reduce the overall levels of travel;
- (iv) Provide rapid transit services linking the Regional Centres within the adjacent urban area: Highway 7 within the study area, is identified as a Regional Rapid Transit Corridor; and,
- (v) Promote healthy communities by providing employment opportunities; encouraging the use of public transit; promoting walking and cycling; providing a range of housing options; protecting the natural environment; and improving community partnerships.

d) The New City of Vaughan Official Plan

The "vision for transformation" for the new City of Vaughan Official Plan (VOP), is based on eight key principles or themes; seven of which relate directly to the Woodbridge Focused Area Study as follows:

- (i) **Strong and Diverse Communities:** The VOP seeks to maintain the stability of existing residential communities, direct well designed, sensitive growth to strictly defined areas, and provide for a wide range of housing choices, and a full range of community services and amenities within each community.
- (ii) **A Robust and Prominent Countryside:** A focus of the Plan is to maintain a prominent and accessible countryside within Vaughan.
- (iii) **A Diverse Economy:** Build on Vaughan's economic success through policies which aim to diversify the local economy.

- (iv) Moving Around without a Car: The VOP focuses on planning and design policies that make walking, cycling and transit use realistic options for moving around.
- (v) Design Excellence and Memorable Places: The two river valley corridors, the historic village core, and the parks, are identifiable place making features in Vaughan. There is a focus on accommodating growth, in a manner that contributes to the overall beauty of the city.
- (vi) A Green and Sustainable City: The main principles of sustainable land-use planning relate to the protection of the natural environment and agricultural lands, and the ability for people to live in communities that minimize energy use, water consumption, and solid waste generation, and allow for alternative transportation choices.
- (vii) Directing Growth to Appropriate Locations: The VOP provides an appropriate balance in this regard by accommodating 45% of new residential growth through intensification. These areas are outlined through the "Where and How to Grow Report" prepared by Urban Strategies Inc. for the purpose of informing the VOP review.

The principles and objectives of the Woodbridge Focused Area Study are consistent with those of the draft VOP. Important objectives of the study were to maintain the low-rise residential character of the area, protect and enhance the natural and built heritage, and to permit intensification where appropriate and in a manner sensitive to the environment and heritage character.

The Study Process

The Terms of Reference for the Woodbridge Focused Area Study (WFAS) was approved by Council on May 4, 2009. The study, which was initiated later in May of 2009, was undertaken by City staff jointly with the firm of Office for Urbanism. The study included a review of Provincial, Regional, and existing City policies related to the study area. A comprehensive review of the Special Policy Area, provided as a separate report (as shown on Attachment #9), was also undertaken as part of the WFAS. The vision for the Woodbridge Centre Secondary Plan (WCSP) was developed with a focus on achieving key objectives of the draft VOP as described in the foregoing section of this report.

Community Consultation

The public consultation process for the Woodbridge Focused Area Study was addressed, in part, in association with the public engagement process for the new City Official Plan (draft City OP). In addition to the consultation which occurred at the draft City OP Public Open Houses of May 28 and November 18, 2009, the following community meetings were held:

- i) September 17, 2009 - To present emerging objectives/principles for future development in the study area, and to receive local community input.
- ii) February 11, 2010 – To present the draft Secondary Plan and draft urban design policies/guidelines for the study area; and, to receive Woodbridge Community input.
- iii) April 7, 2010 – To present an overview of the proposed Secondary Plan to the Ward 3 Community at a Statutory Public Open House; and, to respond to residents' questions and receive comments.
- iv) April 14, 2010 – To present an overview of the proposed Secondary Plan to the Ward 2

Community at a Statutory Public Open House; and, to respond to residents' questions and receive comments.

In addition to the public consultation meetings, a half day charrette was held with City staff and Council, as well as members of the Sora Delegation, in May of 2009. The purpose of the charrette was to explore design development alternatives for the Market Lane area.

Special Policy Area (SPA) Working Group Meetings

An SPA Review Working Group including representatives from the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources, the Toronto and Region Conservation Authority (TRCA), and the Region of York, together with City of Vaughan staff, met twice to discuss the information requirements for the SPA Justification Report. The SPA Review Working Group meetings were held on August 28, 2009 and April 8, 2010. The City of Vaughan was represented by staff from Development/Transportation Engineering, Fire and Rescue (Emergency Planning), Information and Technology Management, Development Planning, and Policy Planning Departments.

Key Principles and Objectives of the Study

The key principles/objectives of the study, some of which are contained in the existing Official Plan policies for the WFAS lands are summarized below. These principles were critical in guiding the development of the land use and design policies for the WCSP.

- i) **To Foster a Sense of Place:** Development shall contribute to a defined identity and "a sense of place" for the Woodbridge Centre, and it shall be planned as a destination in its own right, defined by a strong pedestrian realm and a healthy mix of land uses.
- ii) **Protect Heritage Resources:** All new development shall respect the area's natural and cultural heritage assets and shall contribute to its heritage character, including its forests and river valleys, its landscapes and streetscapes, and its buildings and structures. These environmental features and natural and built heritage have shaped the identity and character of Woodbridge and should be preserved.
- iii) **Provide a Mix of Uses:** The Woodbridge Centre shall accommodate and encourage a mix of uses to support a vibrant community and healthy economy.
- iv) **Achieve a Critical Mass:** Islington Avenue, and Woodbridge Avenue should provide the opportunity for residential and employment intensification where appropriate, and support their role and function as vibrant neighbourhoods within the City of Vaughan.
- v) **Achieve a High Quality Built Form:** New development shall contribute to the defined identity of the area and ensure high quality design for buildings and all other elements in the public realm.
- vi) **Establish a Central Community Amenity within the Core:** Strengthen Market Lane as the core public amenity area and community focus where pedestrians can gather for social functions and community events.
- vii) **Create a Supportive Transportation Network:** The design of the transportation network should support the expected levels of development and a range of users, including pedestrians, cyclists, public transit, and private vehicles.
- viii) **Enhance and Expand the Green Environment:** Parks and open spaces shall be connected, and additional park land/trails introduced where appropriate.

- ix) To provide updated mapping and policies for the Special Policy Area (SPA) in accordance with current Provincial, Regional, and City policies.

General Land Use Recommendations

The WCSP area has a distinct character within the larger Woodbridge context in that it is defined by its heritage features and mixed uses, including commercial, institutional, residential and open spaces. The study area can be described by its distinct parts (see Attachment #5) including:

- (1) The Kipling Avenue Corridor Study Area (OPA #695): The WFAS included the OPA #695 area within its boundaries, however, lands within the Kipling Avenue Corridor Study area will remain subject to the policies of the Kipling Avenue Corridor Secondary Plan.
- (2) The Established Low-Rise Residential Neighbourhoods: These are the stable low density residential neighbourhoods located at the interior of the study area boundary, and away from arterial and collector roads, as shown on Attachment #5. The draft WCSP maintains the low density residential character of these neighbourhoods, reflecting only the change in the name of the designation from Low Density Residential to be consistent with the draft VOP.
- (3) The Woodbridge Commercial Core: This is the local centre of the Woodbridge community providing retail, business, and commercial services to the local residents; and, was also identified as an area of intensification in the "Where and How to Grow" report for the VOP review. The draft WCSP provides for an intensification of approximately 200 units, beyond what the current OPA permits, in the Woodbridge Commercial Core. The development meets the urban design principles of the Woodbridge Heritage Conservation District Plan, while also addressing re-development within the TRCA regulated area. The intensification is considered appropriate and beneficial to the vitality and economic health of the local centre. The draft WCSP includes as policy the recommendation of the recent Woodbridge Heritage Conservation District Plan (2009), that development facing the Woodbridge Avenue and Market Lane Square frontages must include commercial uses at grade level. This land use policy will reinforce the historical function of the Woodbridge Commercial Core as a commercial and social focus of the community. The Secondary Plan also designates a public square in Market Lane. The introduction of the public square will be critical in establishing the Commercial Core as a prominent community gathering place.
- (4) The Islington Avenue Corridor: This area along Islington Avenue, generally between Langstaff Road and Highway 7 is to retain its primarily low density character, with pockets of established higher density residential. The draft Secondary Plan provides for an intensification of approximately 30 residential units on Islington Avenue, beyond what the current OPA permits. This potential increase in residential unit yield is a result of re-designating the lands on Islington Avenue between Gamble Street and Davidson Drive from "Low-Rise Residential" to "Low-Rise Residential (2)", permitting 0.5 FSI on these lands (with the possibility for an additional 0.5 FSI bonus density to achieve a maximum total FSI of 1.0). The re-designation of these lands is considered appropriate in the context of the existing adjacent Low Rise Residential lands in this section of the street corridor which are currently permitted an FSI of 0.5.

The WCSP re-designates the Hayhoe Mills site from its long standing industrial use to Commercial Mixed-Use and Public Park as shown on Attachment #2. Through the study process, the City was advised that the new landowner was not interested in continuing the mill operation, and requested that the City consider

alternative uses for the site. Since the lands are located partially within an SPA, and below top of bank, alternative uses must comply with the policies related to these environmental conditions, and are therefore limited to commercial and parkland uses. It is considered appropriate in the context of the surrounding residential uses to permit a re-designation of the westerly portion of the lands to Commercial Mixed-Use, which would permit small scale grade related retail and business office, cafes and small restaurant uses; and, cultural and recreational facilities on the lands. The easterly part of the lands are located in the more sensitive portion of the SPA, and given the need for parkland in the Secondary Plan area, provide a good opportunity for a public park use. The public park at this particular location, permits ideal trail connections between the established Pine Grove Road trail and the valley trails of the Humber River.

The Special Policy Area (SPA) review component of the Woodbridge Focused Area Study, concluded no further intensification should be permitted in SPAs located in the Islington Avenue corridor due to associated flood risks. As a result, the draft WCSP proposes that where the Islington Avenue Corridor Study (OPA #597) permits proposed increases in density within the SPAs, that these areas be redesignated back to a Low-Rise Residential designation as follows (see Attachment #7):

- i) immediately north of Davidson Drive on the west side of Islington Avenue;
- ii) between Hartman Avenue and Willis Road, on the east side of Islington Avenue; and,
- iii) at the intersection of Woodbridge Avenue and Islington Avenue on the east side of Islington Avenue.

Permitting the higher densities in this part of the SPA would add a further 187 units along Islington Avenue. This increase in risk to life is not justified according to the results of the comprehensive SPA review. It should also be noted that the increases in the SPAs included in the previous Islington Avenue Corridor OPA #597, were deferred by the Region of York, awaiting the results of the comprehensive SPA review.

General Environmental Principles and Objectives

Two principles form the basis of the environmental policies in the draft WCSP. The first principle is the protection of environmental features and ecosystem functions. As Volume 1 of the draft City of Vaughan Official Plan identifies a Natural Heritage Network and related policies, the environmental protection policies in the WCSP refer to Volume 1.

The Special Policy Area (SPA) policies are specific to the WCSP area and are included as a component of the environmental policies of the Plan. The SPA boundaries, policies, and land use designations affecting the SPA follow from the results of a comprehensive SPA review and flood risk assessment. The new SPA boundaries in the WCSP contain fewer properties as a result of flood limit reductions. Only one part of the SPA located generally at the northwest corner of Woodbridge Avenue and Clarence Street has the potential to re-develop for modest intensification since it is identified as a low risk area. The reduction in the SPA boundaries and modest intensification in one part of the SPA results in an overall reduction in the potential number of new dwelling units in the SPA over the time horizon of the Plan and, hence, an overall reduction in risk. The SPA review demonstrates overall consistency with the SPA policies in the PPS and with the provincially approved City Terms of Reference for the SPA review. The results

of the comprehensive SPA review require approval from the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources.

The second principle, upon which environmental policies for the Secondary Plan are based, is that of sustainable built form. These policies are intended to reduce the ecological footprints of development and identify measures to use resources more efficiently including energy and water conservation strategies for new development, and the promotion of active transportation and transit use.

The Urban Design Framework

A key objective of the WCSP is to provide an overall urban design policy framework for the plan area. The urban design policies included within the draft WCSP will also form the basis for a more detailed set of urban design guidelines which have been prepared and will be contained in a separate document. Key design policies from the Woodbridge Heritage Conservation District Plan have been included within the draft WCSP, and in addition, site specific policies have been developed for the different character areas identified on Attachment #5. The latter are summarized as follows:

a) The Stable Residential Neighbourhoods

Stable residential neighbourhoods are characterized by old and new single detached houses, with deep front yard setbacks. Urban design policy included within the draft WCSP seeks to respect and conserve adjacent heritage buildings, features and landscapes; improve the green character by providing for additional tree planting and landscaping; maintain the distinct setbacks; improve connectivity to new parks and trails; and, protect views to the Humber River Valley.

b) The Woodbridge Commercial Core

Woodbridge Avenue within the Woodbridge Commercial Core, as shown on Attachment #5, has a mixed-use main street character with commercial primarily located at grade level, and buildings with zero or minimal front yard setbacks. Urban design policies for the Commercial Core include, but are not limited to the following:

- (i) Woodbridge Avenue will function as a connecting link in the urban recreational open space system, and as a focus for beautification of the public realm, with key pedestrian nodes at the Woodbridge Avenue / Kipling Avenue intersection, and the Woodbridge Avenue / Clarence Street intersection, as the main focal points of social activity;
- (ii) the Woodbridge Avenue road allowance should accommodate enhanced landscaping, street furniture, a comfortable walking pedestrian zone, and a zone for retail and café spill-over;
- (iii) the established rhythm of minimal front yard setbacks shall be maintained;
- (iv) storefronts should be oriented to the street and experienced as a collection of small scaled retail, with operable doors.
- (v) the existing Woodbridge Avenue paved road width shall remain at its current 10 metres (at the most narrow point) to 14 metres (at the widest point), to conserve and protect the historic location and front yard setbacks of heritage properties; and,

(vi) the existing Clarence Street paved road width shall remain at its current 9 metres between Woodbridge Avenue and Mounsey Street, to conserve and protect the location and setback of heritage contributing properties.

c) Market Lane and Market Lane Public Square

Design policies established for the Market Lane area are the result of site specific analysis undertaken for this prominent community gathering place. These policies focus on the provision of a fine network of pedestrian connections to Woodbridge Avenue, Clarence Street, Arbor's Lane, and the Woodbridge Fairgrounds; careful design of the proposed Public Square; and the creation of a pedestrian priority zone.

d) Islington Avenue Corridor Area

The Islington Avenue corridor has a suburban street character with a mix of house forms, densities and uses. Urban design policies for the corridor maintain the existing deep front yard setbacks adjacent to Islington Avenue, provide for additional street tree canopy, and introduce wide pedestrian walkways on either side of the street.

In addition to the foregoing site specific design policies, a general urban design policy included within the draft WCSP directs that a detailed streetscape design be undertaken for Islington Avenue, Woodbridge Avenue, Clarence Street, and the Highway 7 / Islington Avenue intersection to complete a detailed Streetscape Master Plan for the entire WCSP area.

The Parks and Open Space Framework

As part of the WFAS, a parks and open space review was undertaken to assess the current service levels for parkland in response to the recommendation of the Active Together Master Plan (2008), and the demands of population intensification in the study area. The draft WCSP recognizes not only the long-term goals of the Active Together Master Plan, but also that a diversity of park types will be required to service the growing urban community.

The draft WCSP provides a parks and open space framework which maintains the parkland service requirements of the Provincial Planning Act, maximizes the potential for increased use of trails, provides for improved trail and park connections, provides for a more even distribution of park types throughout the community, creates a green streetscape environment, and introduces more urban public gathering places. The proposed Market Lane Public Square is envisioned as the central hub of the community. The location of proposed new parkland and open spaces are shown on Attachment #6.

Transportation

The draft WCSP supports the transportation objectives and policy direction of the draft Vaughan Official Plan for a sustainable, balanced, transportation system which focuses on strengthening the pedestrian, bicycle, and transit network systems. Transportation policies included within the proposed Woodbridge Centre Secondary Plan require: Travel Demand Management (TDM) strategies for new major developments; public transit enhancements; priority consideration for frequent all day transit services on Woodbridge Avenue and Islington Avenue; improved transit facilities; and, pedestrian enhancements to the identified transit node at Islington Avenue / Highway 7.

Relationship to Vaughan Vision 2020/Strategic Plan

The draft WCSP is consistent with the priorities set by Council in the Vaughan Vision 20/20 Plan, and in particular with the City's commitment to "plan and manage growth and economic vitality".

Regional Implications

The draft WCSP has been prepared pursuant to the policy requirements and provisions of the draft Vaughan Official Plan and Region of York Official Plan. Accordingly, it includes policies addressing the identified intensification area within the Secondary Plan, environmentally significant areas, and protection of natural and built heritage.

Next Steps

Comments on this Public Hearing are requested no later than July 5, 2010. The Policy Planning Department will be preparing a report for consideration by the Committee of the Whole in response to comments received at this Public Hearing, or in writing. It is anticipated that the August 31, 2010 Committee of the Whole report agenda will include a report with a recommendation to adopt the Woodbridge Core Secondary Plan. With the direction of the Committee of the Whole, the scheduled September 7, 2010 Council meeting is anticipated to be the date when Council will consider adoption of this Secondary Plan.

The Official Plan will be produced in two volumes. Volume 1 will include the City-wide policies. The Woodbridge Centre Secondary Plan will form part of Volume 2 of the VOP, which includes other secondary plans resulting from various focused area review studies and site-specific policies.

Conclusion

The draft Woodbridge Centre Secondary Plan is the result of a comprehensive review of current Provincial, Regional, and City land use policy, the study of the natural and built features of the Plan area and surrounding lands, and an interactive public consultation process. Comments on the draft Plan received from the public and Council at this Public Hearing or in writing, will be addressed in a comprehensive report to the August 31, 2010 Committee of the Whole meeting.

Attachments

1. Location Map
2. Proposed Land Use Plan
3. Building Height Maximums Map
4. Density Map
5. Distinct Character Areas Map
6. Proposed Parks and Open Space
7. Special Policy Area Map
8. Draft Woodbridge Centre Secondary Plan (MAYOR AND MEMBERS OF COUNCIL ONLY)
9. Special Policy Area Justification Report (MAYOR AND MEMBERS OF COUNCIL ONLY)

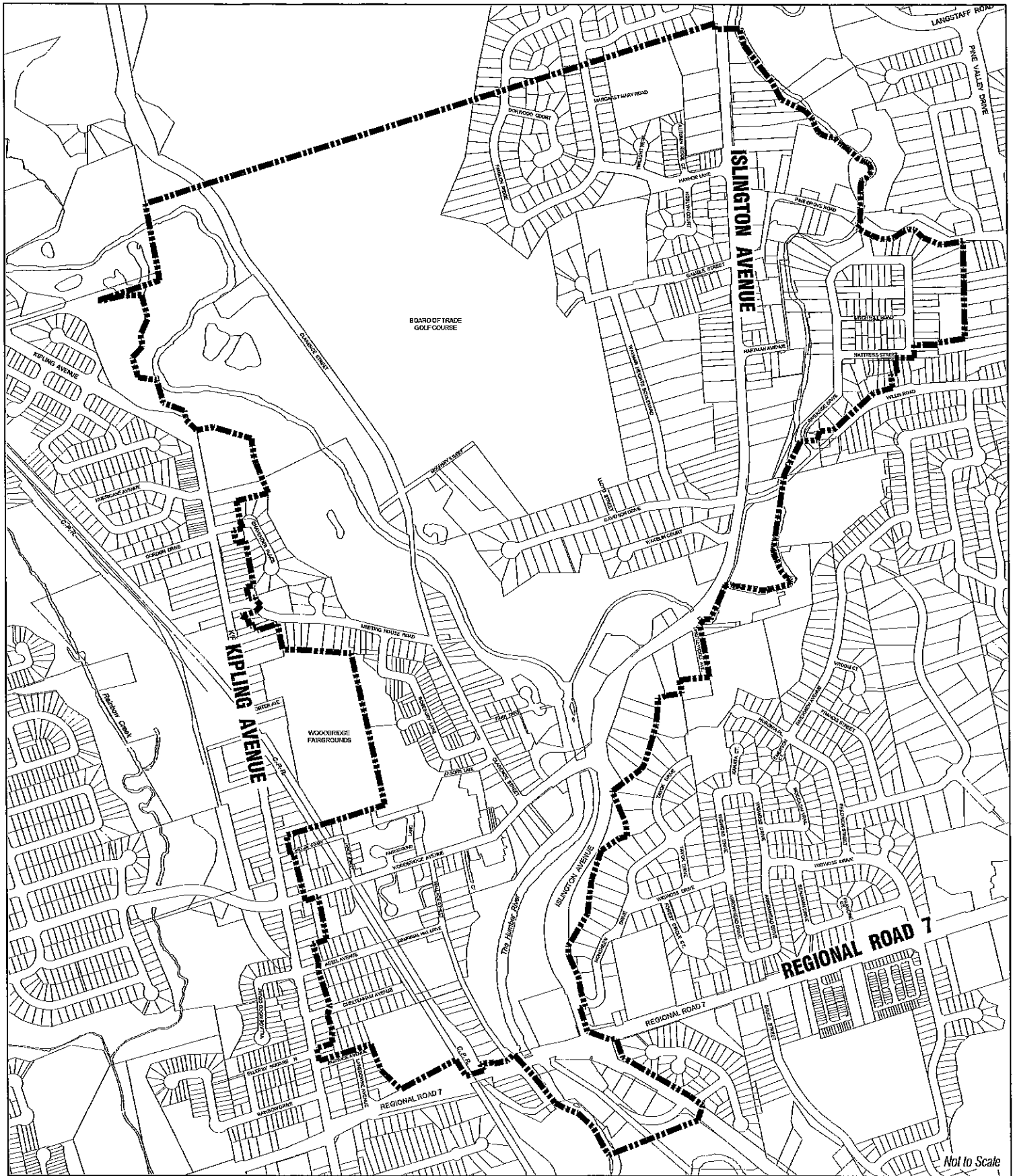
Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

DIANA BIRCHALL
Director of Policy Planning



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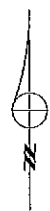
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----- Woodbridge Secondary Plan Boundary

Location Map

Woodbridge Secondary Plan
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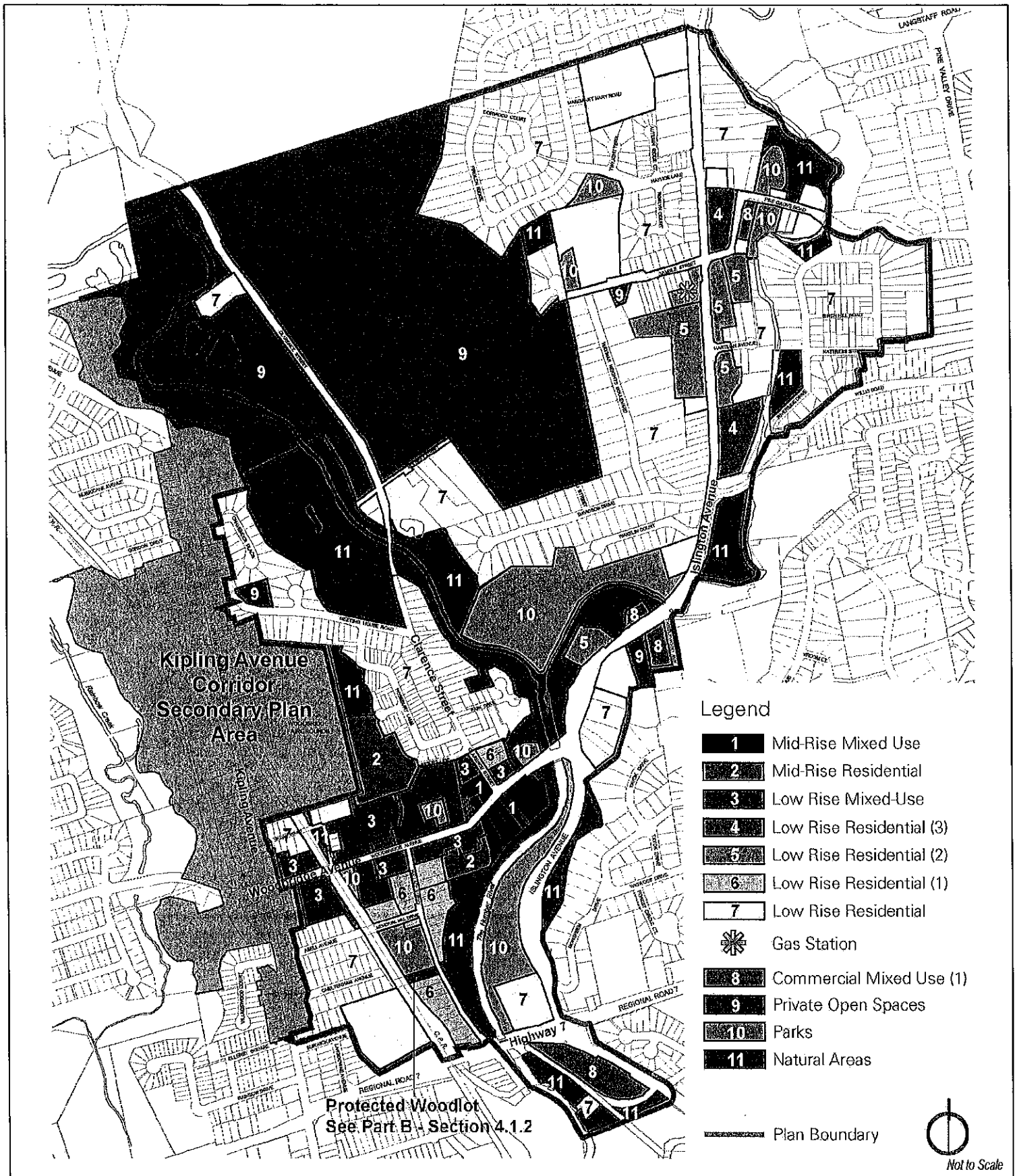
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Land Use Plan

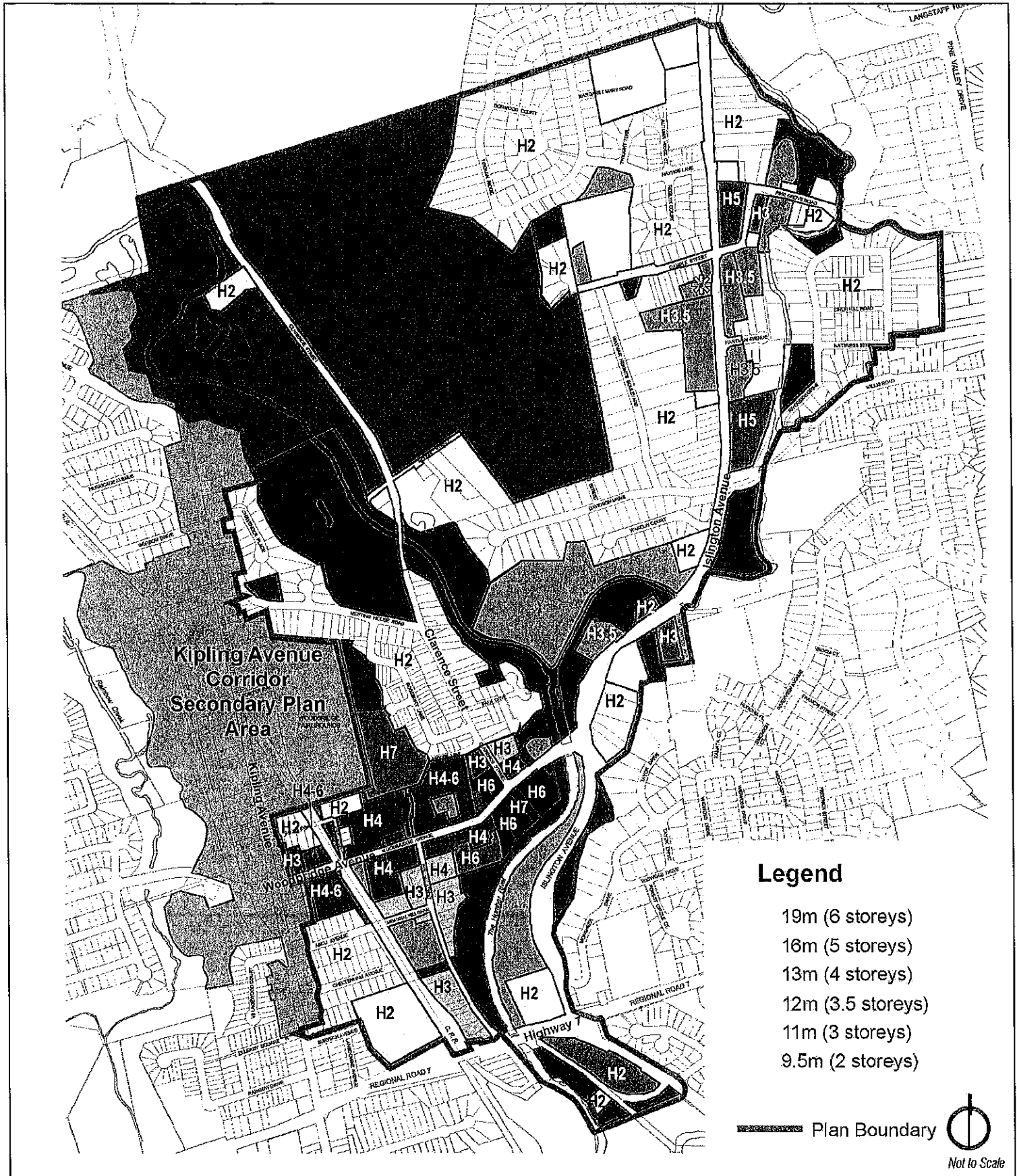
Woodbridge Secondary Plan
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Building Height Maximums

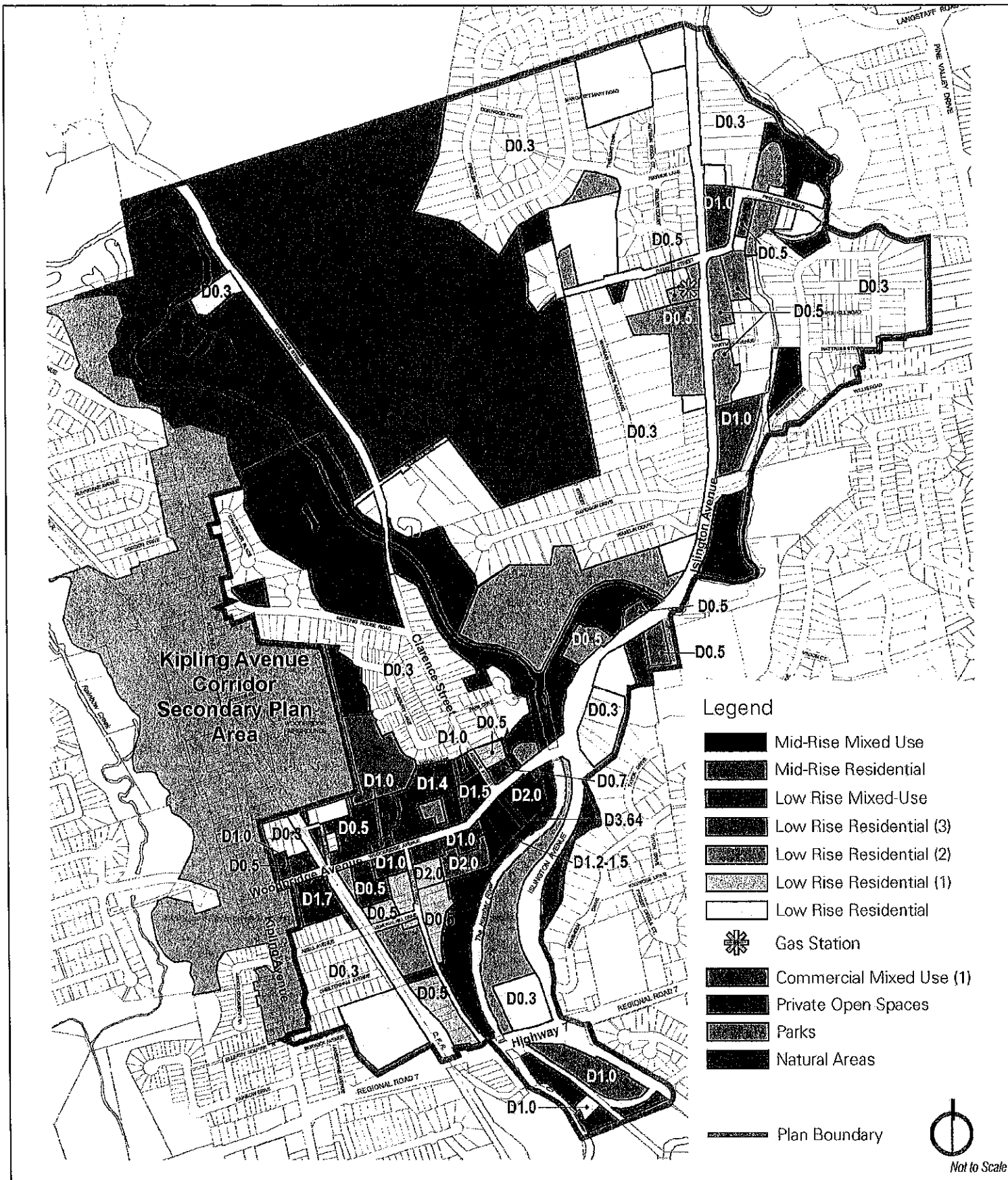
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Density Ranges & Maximums

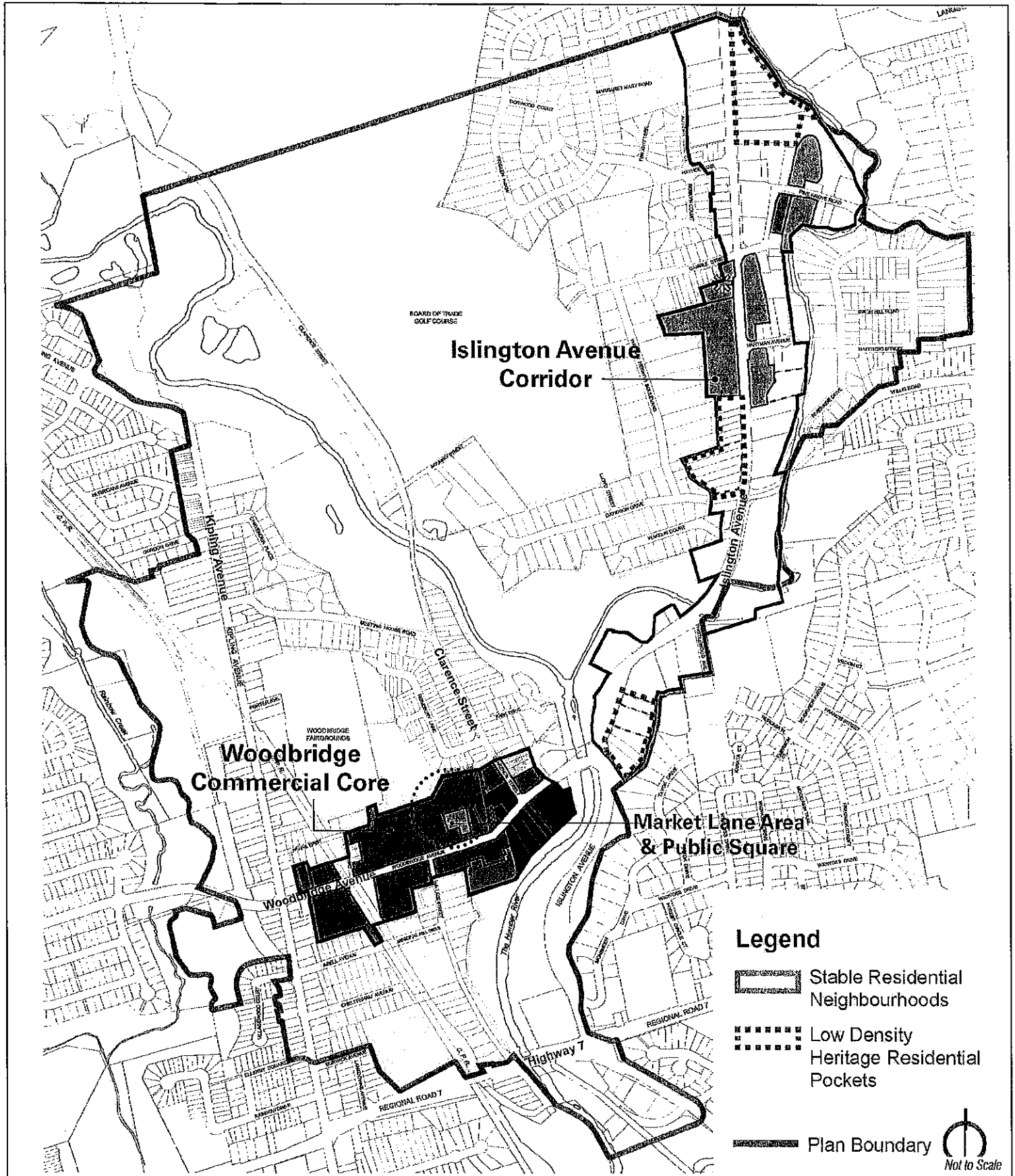
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Distinct Character Areas

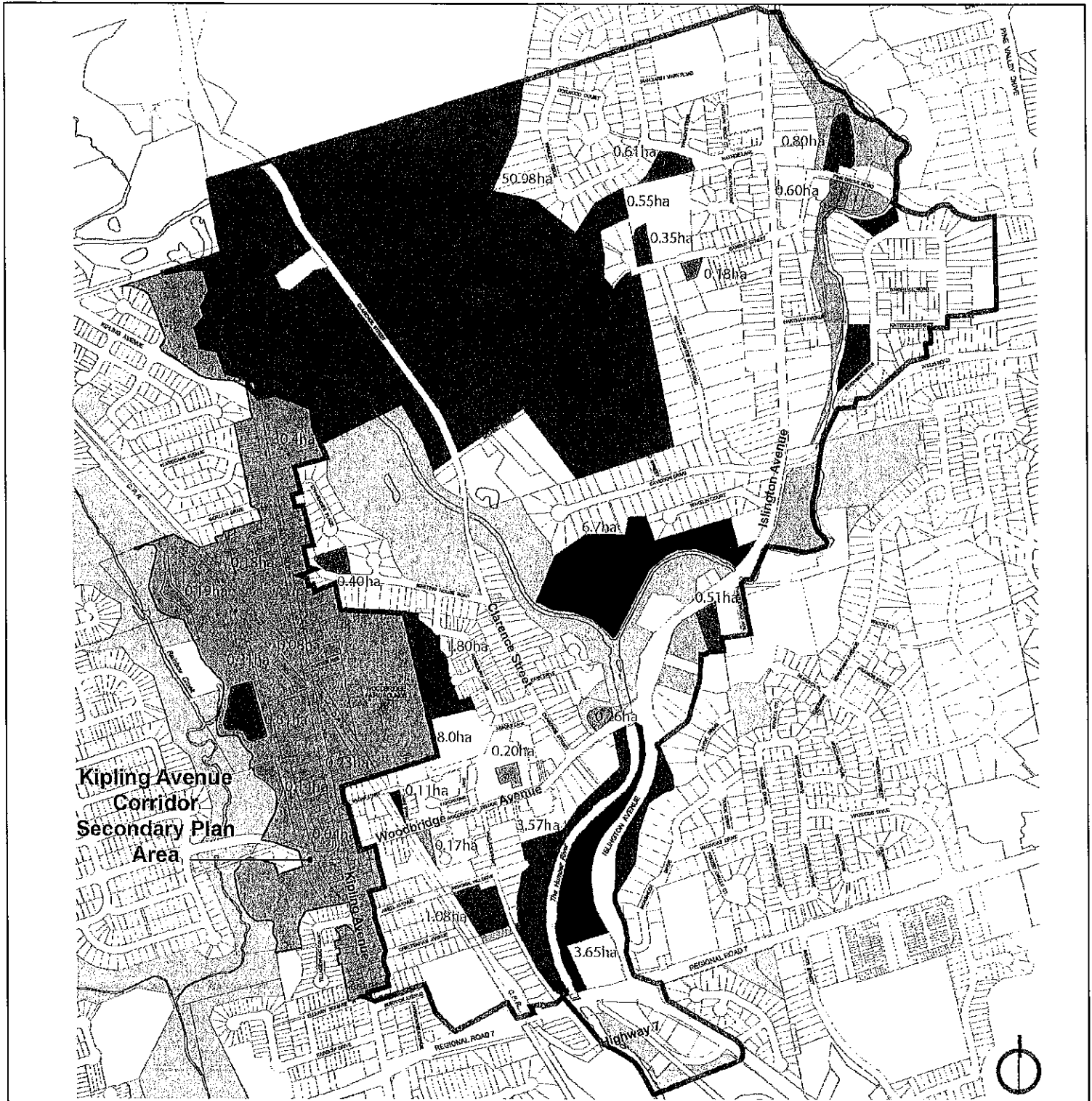
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Legend Woodbridge Centre Secondary Plan Boundary

Parks

- Public Square - 2.4ha
- Neighborhood Park - 7.22ha
- District Park - 9.72ha

Private Open Space

- Cemetery
- Fairgrounds
- Golf Course

Natural Areas and Adjacent Open Space

- Environmentally Sensitive Areas
- Environmental Protection & Significant Forest Areas
- Significant Forest Lands
- Valley Lands and Neighbouring Parks

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Parks & Open Spaces

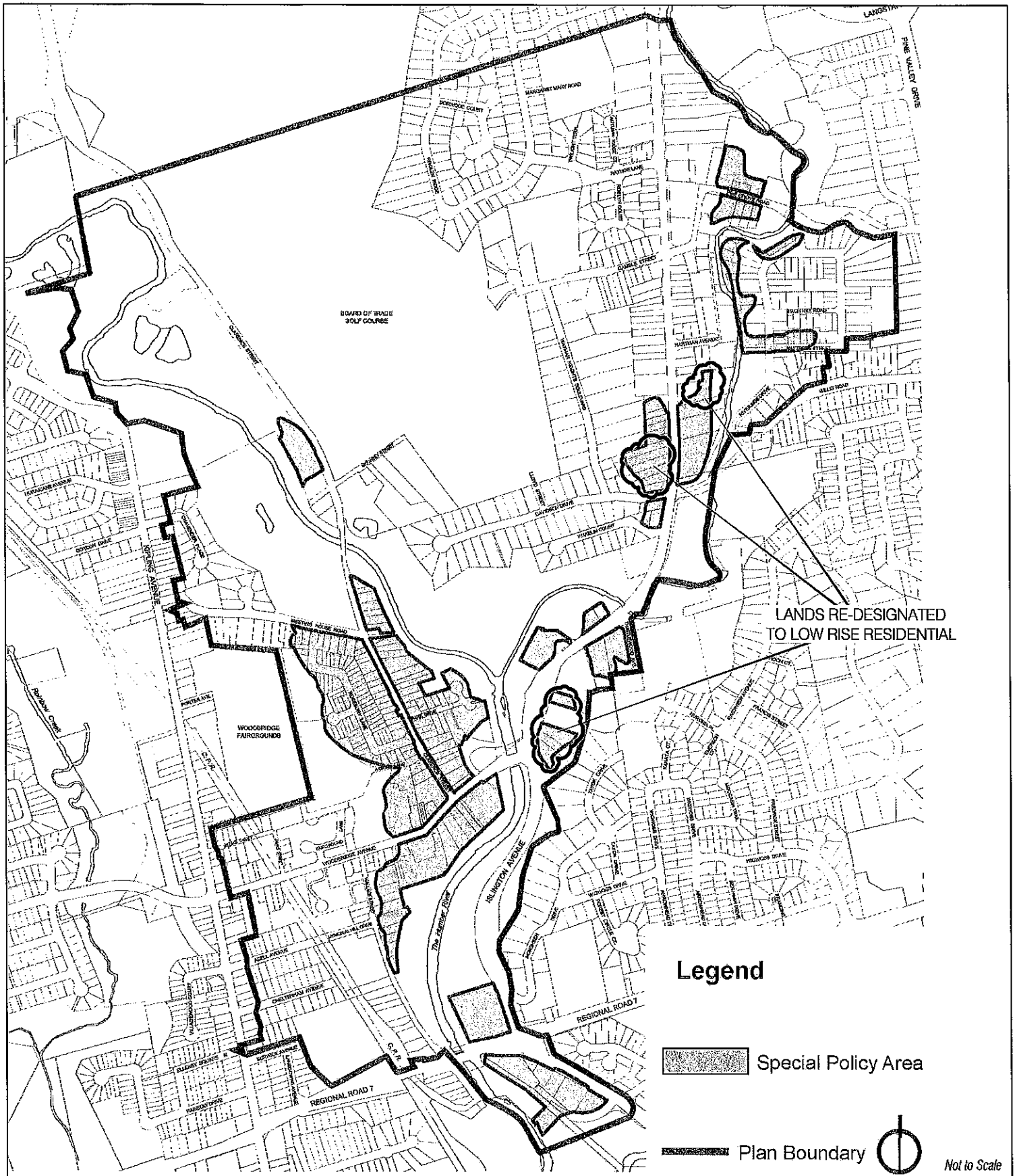
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Special Policy Areas

Woodbridge Secondary Plan
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