

COMMITTEE OF THE WHOLE (WORKING SESSION) MARCH 28, 2006

FILE 15.73.8

STATUS UPDATE

HIGHWAY 400 NORTH EMPLOYMENT AREA SECONDARY PLAN STUDY

Recommendation

The Commissioner of Planning recommends:

1. THAT the land use Scenario, shown as Attachment 4 be endorsed as the basis for a draft Secondary Plan OPA for the Highway 400 North Employment Lands; and
2. THAT Staff schedule a Public Hearing for the Highway 400 North Employment Lands Secondary Plan to consider the OPA.

Economic Impact

Development of the lands subject to the Highway 400 North Employment Area Secondary Plan should have a substantial positive impact upon the City of Vaughan in terms of new development, assessment, job opportunities, etc.

Purpose

The purpose of the Highway 400 North Employment Area Secondary Plan Study is to determine the appropriateness for an urban boundary expansion on the Highway 400 corridor and land uses within the Study area, and to prepare a secondary plan to implement the Study's findings.

Background – Analysis and Options

Current Status of the Study

The first two phases of the Study are now complete.

Phase 1 involved background work in gathering relevant information respecting land use, environmental features, transportation and servicing, including existing and anticipated future conditions.

Phase 2 involved preparation of three development scenarios (Attachment 1, 2, 3) and evaluation criteria, and carrying out the evaluation of the scenarios. As a result of this process a recommended Scenario (Attachment 4) is being presented in the working session for the consideration and input of Committee of the Whole.

The consulting team and Staff have been working closely with a Stakeholder Consultation Group (SCG) comprised of local residents, development interests, and staff from the Region of York and TRCA. To date, a Public Open House, and two SCG meetings have been held, including a workshop meeting at which the three development scenarios were reviewed and evaluated. A consensus was reached that Development Scenario 2 was the most desirable, with some modifications needed.

Since the workshop, a recommended Scenario has been prepared by the consulting team and staff for consideration. This Scenario is very similar to Development Scenario 2 but incorporates a number of modifications consistent with the issues and concerns identified at the workshop, and by members of Staff and the consulting team.

Next Steps Toward Implementing A Plan For The Study Area

Upon endorsement of the recommended Scenario as the basis for a Secondary Plan, the consulting team will commence preparation of a draft Secondary Plan OPA. Staff will schedule a Public Hearing for the OPA to enable its adoption prior to Summer, 2006. Preparation of Urban Design Guidelines in support of the adopted plan will proceed during the Summer, with the draft document to be submitted to Council in September 2006.

Relationship to Vaughan Vision 2007

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

Conclusion

The City's consulting team and Staff have completed the first two phases of the Study Process, and recommend that the Scenario as depicted in Attachment 4 be endorsed as the basis for preparation of a Secondary Plan OPA for the Study Area.

Attachments

1. Development Scenario 1, **Members of Council ONLY**
2. Development Scenario 2, **Members of Council ONLY**
3. Development Scenario 3, **Members of Council ONLY**
4. Recommended Scenario, **Members of Council ONLY**

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Respectfully submitted,

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