

**6. WEST VAUGHAN EMPLOYMENT AREA
 SECONDARY PLAN
 FILE 25.5.19
 WARDS 1 & 2**

P.2010.32

Recommendation

The Commissioner of Planning recommends:

THAT the draft Official Plan Amendment (Attachment #5) for the West Vaughan Employment Area Secondary Plan BE RECEIVED; and that any issues raised at the public hearing and comments submitted in writing be addressed in a report 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

Consistent with *Green Directions Vaughan, Community Sustainability and Environmental Master Plan*, the new development created by the Secondary Plan will meet the Region of York's policies for economic vitality, and requirements under Places to Grow: Growth Plan for the Greater Golden Horseshoe (2005) respecting employment lands while meeting the following specific goals and objectives outlined by *Green Directions Vaughan*:

Goal 2: To ensure sustainable development and redevelopment

Goal 4: To create a vibrant community where citizens, business and visitors thrive

Economic Impact

The draft West Vaughan Employment Area Secondary Plan (the Secondary Plan) establishes a framework for development in the Plan area. The draft Secondary Plan will have a positive impact upon the City of Vaughan in terms of managing growth and fostering employment opportunities. The Secondary Plan will also fulfill the City's obligations to conform to the policy framework set out by the Province and the Region of York for managing growth and to achieve efficient land use.

Communications Plan

On April 22, 2010, the Policy Planning Department held a Public Open House for the Secondary Plan. A presentation was made by the consultants, Urban Strategies Inc., discussing the background work, and proposed transportation, environmental and land use policies. The notification process for the public hearing includes notices mailed to surrounding residents and landowners 150 metres from the study area, postings on the electronic City Page, the City's website, local newspapers, and postings in public facilities (e.g. community centres and libraries).

The Public Hearing is scheduled for June 14, 2010 to consider amendments to the Official Plan. The notification process used is same as above.

Purpose of this Report

The purpose of this report is to introduce the draft West Vaughan Employment Area Secondary Plan and to provide a brief summary and highlight key policies being

proposed that will establish the future vision for growth in this area. The draft Secondary Plan will replace the City's existing Official Plan documents as they relate to the Plan area, and establish a comprehensive framework of planning policies to guide and manage growth and development. Copies of the draft Secondary Plan have been provided to Council and are available on the City's website and at the Planning Department.

Background

Location

The lands subject to the draft Secondary Plan comprises approximately 975 gross hectares of land and are the northerly extension of the existing Vaughan Enterprise Zone employment area. The lands are located north of Langstaff Road, between Huntington Road and Highway 27, extending north to Major Mackenzie Drive between the Intermodal Facility and the CP MacTier Rail line and, the lands between Highway 50 and the hydro corridor between Major Mackenzie and Nashville Road as shown on Attachment #1.

Official Plan

i) City of Vaughan Official Plan

The new 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, which have required more detailed planning analyses and policies, including the draft West Vaughan Employment Area Secondary Plan. 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 report deals with the policies specific to the West Vaughan Employment Area (WVEA) Secondary Plan.

ii) Official Plan Designations

The Secondary Plan introduces a set of land use designations applicable throughout the Plan area as shown on Attachment #4 (Schedule 3-Land Use) including detailed land use policies related to land use issues such as built form, transportation, the environment, and sustainable development.

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 the preparation of a new zoning by-law to bring it 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.

Purpose of the Study

On February 14, 2005, Council approved a Terms of Reference to prepare a secondary plan for the lands identified as the "Highway 427 Employment Area and Secondary Plan Study Area". The Terms of Reference originally included lands within Block 64, however, these lands are not included in the Secondary Plan because they have been included as part of a separate Block Planning process.

In 2007, the City initiated the Vaughan Tomorrow, growth management strategy which included a new Official Plan. Given that the Highway 427 Extension was near completion, the preparation for the Secondary Plan for the WVEA lands was included as part of the Vaughan Tomorrow Official Plan initiative.

The study was initiated in January 2010, with consultant Urban Strategies Inc. as an extension of their contract for the Official Plan. The intent of the Secondary Plan is to provide further detailed policies, in addition to the policies in the new Official Plan, for the subject lands, including direction regarding land use, built form and urban design, and other planning considerations.

Existing Characteristics and Conditions

The subject lands mainly contain rural/agricultural uses with some small-scale non-agricultural uses which have been permitted through site specific amendments such as a truck terminal and recycling facility. The lands also contain significant aspects of the Natural Heritage Network including tributaries of the Humber River, and a hydro corridor as shown on Attachment #3 (Schedule 2 - Natural and Cultural Heritage).

The subject lands are surrounded by existing and planned employment uses that form the southern portion of the Vaughan Enterprise Zone to the south, the Canadian Pacific (CP) Intermodal Facility and the City of Brampton with a concentrated business corridor at Castlemore Road and Highway 50 intended for office uses to the west, the Woodbridge community to the east, and the Kleinburg-Nashville Community to the north as shown on Attachment #1 (West Vaughan Employment Area Location Map).

Analysis and Options

Provincial Policy Statement (2005)

The policies in the Secondary Plan are consistent with the PPS in encouraging the promotion of efficient land use and development patterns to support strong, liveable and healthy communities, protection of environment and public health and safety, and to facilitate economic growth through intensification.

Places to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan was approved in 2006 and provides more refined policies that build on the Provincial Policy Statement requiring prescribed intensification targets and for the identification and protection of employment lands.

Under the Growth Plan, population and employment will be accommodated through compact development, intensification and directing growth within built-up areas, and identification and protection of employment lands. Density targets in employment areas (and non-employment areas) are also defined. The policies in the Secondary Plan conform to the Growth Plan.

Region of York Official Plan

The "in force" Region Official Plan (2005) designates this site as "Urban Area" and identifies portions of the lands as part of the "Regional Greenlands System". Regional Greenlands Systems are to be identified, protected and restored where possible.

The lands are also subject to Regional Official Plan Amendment No. 19 (ROPA 10), re-designating the lands into "Urban Area" in the Regional Official Plan. ROPA 19 also

requires the preparation of local secondary plans to identify detailed land use, infrastructure, and environmental requirements prior to development.

York Region Council adopted its new Official Plan in December 2009; approval from the Province is pending. The subject lands are designated as "Urban". The Region of York Official plan requires that Regional Greenlands Systems within Urban Areas, be identified specifically in local official plans and secondary plans and, integrated in community design (s. 2.1.9). Plans shall contain policies that support system remediation and enhancement opportunities.

Figure 2 of the Regional Official Plan identifies the Secondary Plan area as "strategic employment lands", which are to be protected for employment use. The policies in the Secondary Plan conform to the Regional Official Plan.

Highway 427 Transportation Corridor Environmental Assessment

A technically preferred route for the extension of Highway 427 has been identified and is reflected in the Secondary Plan. The Highway 427 Transportation Corridor Environmental Assessment is near completion, and a timeline for construction is pending with the Province.

City of Vaughan Official Plan

Official Plan Amendment #600 identifies these lands as "Employment Secondary Plan Study Area", with a portion the lands designated as "Major Open Space & Valley Lands". The lands continue to be subject to Agriculture Area and Rural Use Area policies of OPA 600 until a Secondary Plan is adopted and approved by the City. The Secondary Plan process for these lands was pending completion of the Highway 427 Transportation Corridor Environmental Assessment as discussed above.

Vaughan's draft Official Plan establishes the City's urban structure and identifies the subject lands as an "Employment Area" (Schedule 1, Vol. 1). In addition, a secondary plan is required for these lands to address specific planning considerations pertaining to these employment lands. Details regarding proposed land use designations will be discussed further in this report.

Draft West Vaughan Employment Area Secondary Plan

A draft Secondary Plan for the West Vaughan Employment Area forms Attachment #5 to this report. The intent of the Secondary Plan is to implement policies of the draft Official Plan and provide additional direction for development.

Synopsis of the Draft West Vaughan Employment Area Secondary Plan

The policies of the draft West Vaughan Employment Area (WVEA) Secondary Plan are summarized below:

Policy Objectives

- a) General Policies
 - i) Accommodate significant portion of Vaughan's employment growth in industrial, manufacturing and warehousing to 2031 by taking advantage of proximity to the airport, existing and planned railway infrastructure,

supply of vacant employment lands, and open space and natural heritage features.

- ii) Establish a minimum of 40 jobs per hectare for the WVEA in accordance with the York Region Official Plan.
- iii) Provide opportunities to accommodate and attract industrial, manufacturing, warehousing and limited office employment.
- iv) Attract industries to the WVEA that will take advantage of the CP Intermodal Facility.
- v) Require comprehensive transportation network to facilitate access to, through and within the WVEA.

b) Transportation

- i) Identify a new local street network connected to arterial roads, providing efficient access to the highway network. This is intended to reduce the need for local traffic to extensively travel on area arterials.
- ii) Support early implementation of the planned Highway 427 Corridor (including Highway 427 corridor transit way) as identified in the Highway 427 Transportation Corridor Environmental Assessment.
- iii) Develop a grid-like street network with north-south and mid-block collectors. Provide opportunities to identify "secondary" travel routes through the Block Plan process, subject to transportation analysis and justification.
- iv) Identify opportunities for the expansion of bicycle and pedestrian infrastructure consistent with the City's Pedestrian and Bicycle Masterplan and support facilitation of bicycle and pedestrian activity.
- v) Alignment of streets and feasibility of crossings across the Natural Heritage Network will be developed through the Block Plan process.
- vi) Additional studies should be undertaken to identify appropriate GO station locations and land use permissions on the surrounding lands within the vicinity of the station.
- vii) Support the long-term protection of employment-related uses, goods movements and future commuter rail opportunities.
- viii) Work with landowners and other appropriate agencies to identify appropriate locations for grade separated crossings for the rail corridor where appropriate.
- ix) Ensure appropriate coordination with the City of Brampton and the Region of Peel to identify street connections to Highway 50 in Block 66.

c) Environment

- i) Preserve and enhance ecosystem functions and natural heritage resources through new development, with minimal impact to local

features, by on-site environmental enhancement (e.g. naturalized stormwater management and landscaping) and urban design and built form initiatives.

- ii) Provide opportunities to enlarge and enhance two "Enhancement Areas" in the WVEA located in portions of the hydro corridor and proposed east-west natural heritage linkage across the rail corridor, south of Major Mackenzie Drive connecting two tributaries of the Humber River.
- iii) Sustainable development policies (Section 9.1.3) and Green Development elements of the draft Official Plan - Volume 1 (Section 9.1.3.2) shall be considered in addition to green development approaches respecting stormwater management, stormwater runoff, water quality and on-site energy production. The design and location of stormwater management facilities shall be determined at the Block Plan stage.
- iv) Identification of natural heritage features as an asset in attracting businesses and supporting the City's trail network. Where development is planned adjacent to the natural Heritage Network, it shall complement natural heritage features and provide views and pedestrian access.
- v) Determine appropriate development limits against all natural heritage features and hazards through the Block Plan process.
- vi) Support eco-industrial networks and sustainable physical design approaches to maximize resource efficiency to support financial and environmental performance.
- vii) Protection of the lands located within the Wellhead Protection Area designation through conformity with the policies in Volume 1 of the draft Official Plan and the Region of York Official Plan.

d) Parks

- i) Enhance and serve the local recreational needs of area employees, visitors and residents with parkland. Where possible, new parkland will be directed to areas adjacent to existing open spaces and hydro corridors, natural and cultural heritage resources including existing and planned trails.
- ii) Secure at minimum, one District Park (of approximately 10 ha) east of the Highway 427 corridor or alternatively one smaller District Park and one Neighbourhood Park acquired through combined parkland dedication requirements of the Secondary Plan area and secured through land owner agreements.

f) Cultural Heritage

- i) Recognition and conservation of cultural heritage resources, including those under the Ontario Heritage Act and City's Heritage Register.
- ii) Retention of existing structures and identification of opportunities for adaptive re-use should be explored.

- iii) Conservation and integration of existing cultural and built heritage features and landscapes within the overall design strategy and structure of any area development.
- iv) Identification of opportunities and evaluation for cultural heritage significance as development occurs according to the processes identified in Volume 1 of the draft Official Plan.

g) Land Use and Built Form

- i) Detailed land use permissions and building types are identified in Volume 1 of the draft Official Plan. The West Vaughan Employment Area Secondary Plan includes two of the employment area land use designations from Volume 1 as follows:

- a) General Employment

The General Employment designation accommodates employment uses such as industrial, manufacturing and warehousing potentially requiring outside storage and where otherwise are not generally compatible with other land uses. These uses are generally located to the interior of the employment lands where they are not visible from major streets.

- b) Prestige Employment

The Prestige Employment designation accommodates light industrial, manufacturing and warehousing uses, which do not require outside storage. It is intended that the areas designated as "Prestige Employment" acts as an interface and transition between other, more sensitive, community areas of the City and designated General Employment areas. These uses are located in highly visible and accessible areas including major streets (e.g. highways, arterial street) and subject to higher built form and urban design criteria.

To protect lands for employment uses, the draft Official Plan restricts non-employment uses in Employment Areas. Small-scale retail uses, supportive of employment uses and serve the daily needs of employees, visitors and area businesses will be permitted, subject to locational criteria. The draft Official Plan also permits offices uses up to a maximum of 7,500m² per lot within the Prestige Employment designation. Ancillary offices, directly associated with another employment use, are permitted throughout the Employment Areas. The draft Official Plan permits only limited and ancillary retail uses throughout Employment Areas. Large scale retail uses (e.g. retail warehouses) are not permitted in any employment areas.

- ii) Existing and planned commercial-retail uses are situated immediately north and south of the Secondary Plan area, which will serve the retail needs of business within the WVEA.

- iii) Support the retention of large consolidated parcels of land that can accommodate large scale employment uses and support expansion of intermodal uses in the Intermodal Priority Area.
 - iv) Require property line setbacks for development north of Major Mackenzie Drive, west of Highway 427 to provide a landscaped area berm sufficient to screen activities on site. This will be further implemented through the zoning by-law and Urban Design Guidelines.
 - v) Require that development in high visibility areas, and those abutting arterial roads, Highway 427, rail corridors and natural heritage features respond with a high quality approach to a design and appropriate building orientation. This will be further implemented through the Zoning By-law and Urban Design Guidelines.
 - vi) Require parking areas to be paved with hard surfaces to promote dust control and air quality, while also encouraging permeable paving alternatives to address stormwater run-off.
- h) Implementation

The Secondary Plan requires that Block Plans for all areas of the WVEA be used to implement the policies of the Secondary Plans identified in Chapter 10, Volume 1 of the draft Official Plan.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with Vaughan Vision 2020's Strategic Initiatives respecting planning and managing growth and economic vitality, specifically "Plan and Manage Growth and Economic Vitality".

Regional Implications

The Secondary Plan has been prepared in consultation with the Region of York pursuant to the policy requirements and provisions of both the "in-force" Regional Official Plan and recently adopted Regional Official Plan, which is awaiting final approval by the Province.

Next Steps

Comments on this evening's Public Hearing are requested no later than July 5, 2010. The Policy Planning Department will be preparing a comprehensive report for the consideration of the Committee of the Whole meeting in response to comments received at this Public Meeting, or in writing.

It is anticipated that the report will be considered by the Committee of the Whole on August 31, 2010, at a special evening meeting, and the report will include a recommendation for adoption of the draft Secondary Plan. With the direction of Committee of the Whole, the scheduled September 7, 2010 Council meeting is anticipated to be the date when Council will consider adoption of the draft Secondary Plan.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map
2. Transportation Network Map
3. Natural and Cultural Heritage Map
4. Land Use Map
5. Draft West Vaughan Employment Area Secondary Plan (MAYOR AND MEMBERS OF COUNCIL ONLY)

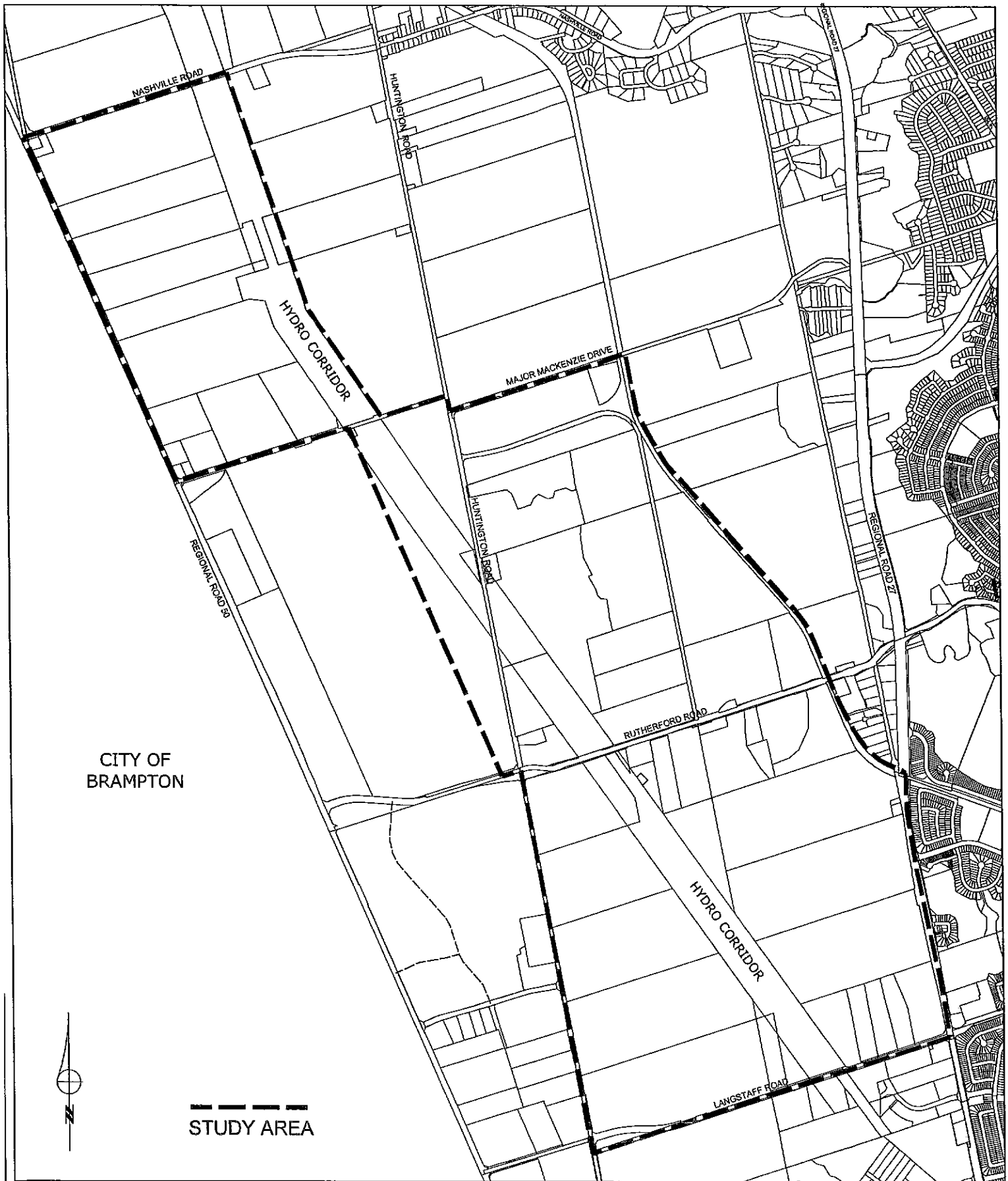
Report prepared by:

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Respectfully submitted,

JOHN ZIPAY,
Commissioner of Planning

DIANA BIRCHALL,
Director of Policy Planning



**West Vaughan Employment
Area Secondary Plan**

APPLICANT(S): City of Vaughan
 LOCATION: Part of Lots 10 - 26,
 Concessions 9 & 10

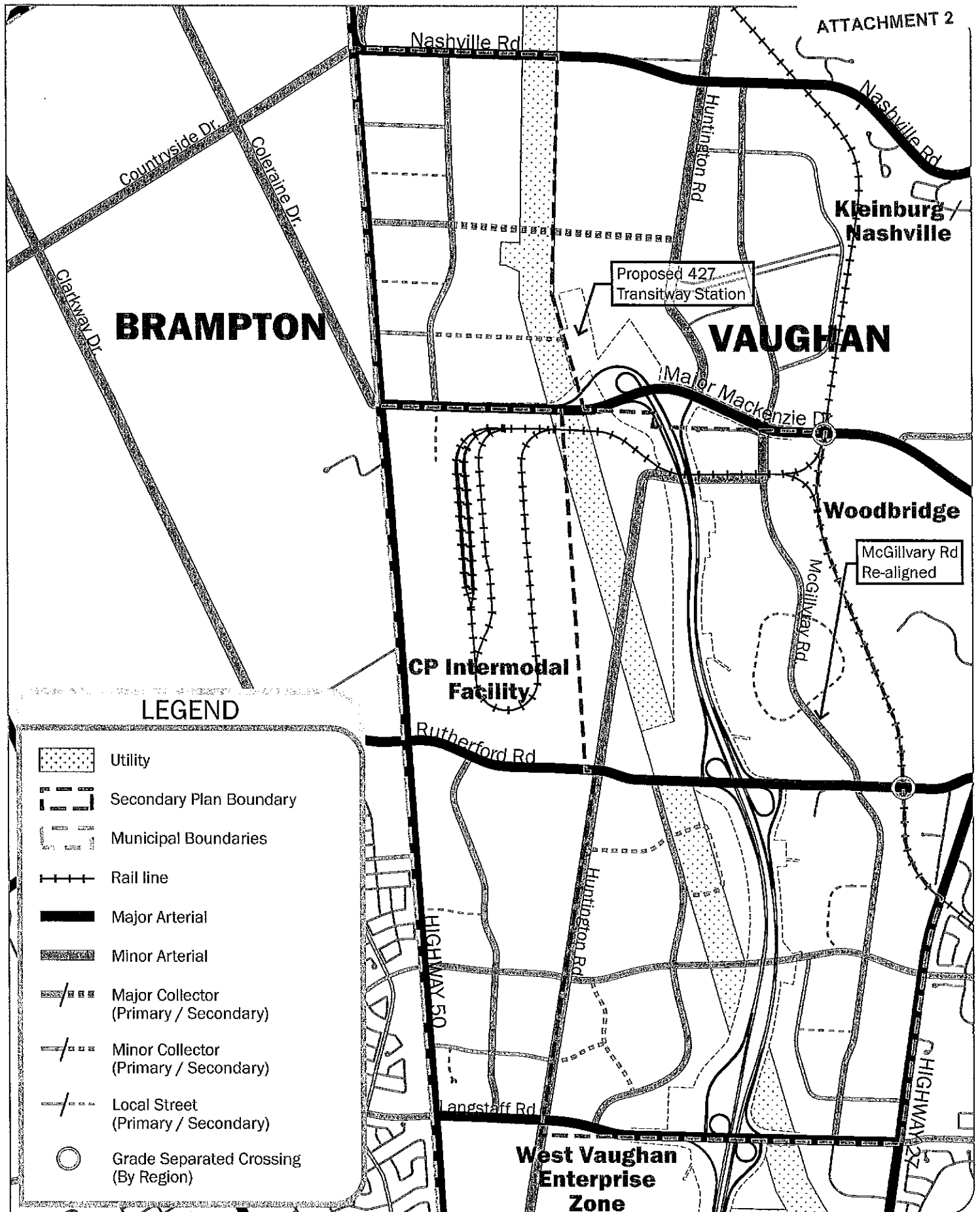


The City Above Toronto
 Policy Planning Department

Attachment

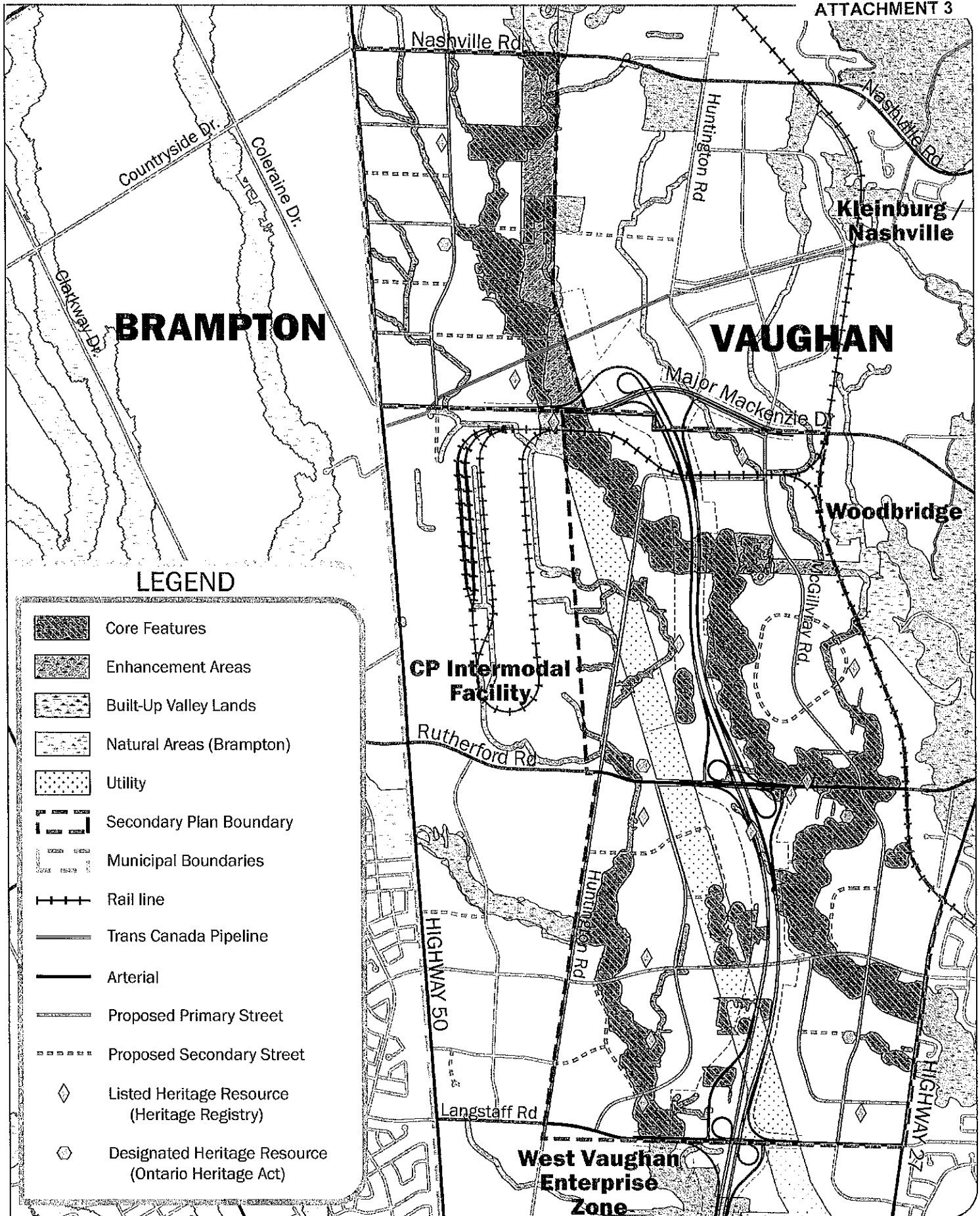
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June 1, 2010



Schedule 1: Transportation Network





BRAMPTON

VAUGHAN















**Kleinburg /
Nashville**

Woodbridge

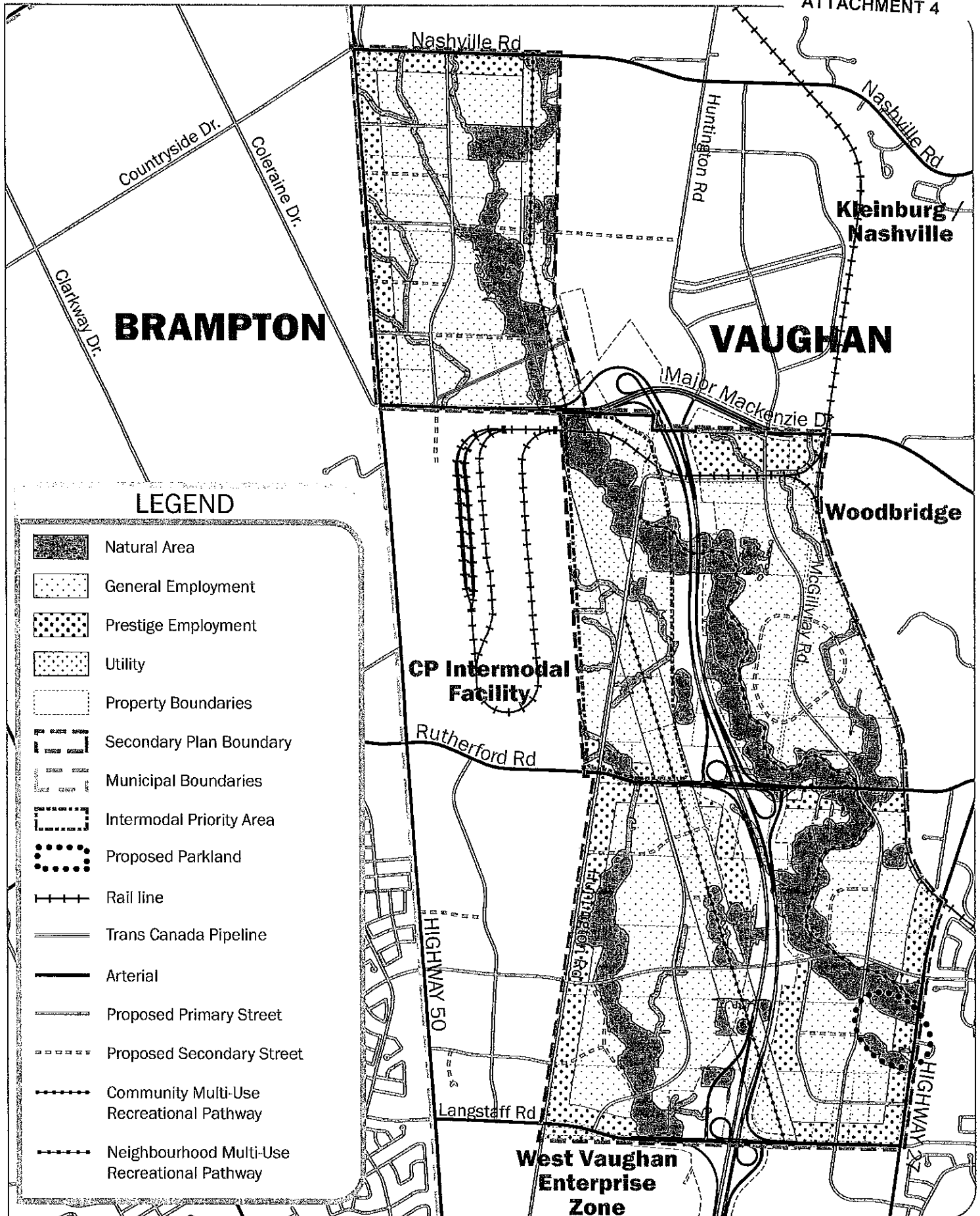
**CP Intermodal
Facility**

**West Vaughan
Enterprise
Zone**

LEGEND

-  Core Features
-  Enhancement Areas
-  Built-Up Valley Lands
-  Natural Areas (Brampton)
-  Utility
-  Secondary Plan Boundary
-  Municipal Boundaries
-  Rail line
-  Trans Canada Pipeline
-  Arterial
-  Proposed Primary Street
-  Proposed Secondary Street
-  Listed Heritage Resource (Heritage Registry)
-  Designated Heritage Resource (Ontario Heritage Act)





BRAMPTON

VAUGHAN

**Kleinburg /
Nashville**

Woodbridge

**CP Intermodal
Facility**

**West Vaughan
Enterprise
Zone**

LEGEND

- Natural Area
- General Employment
- Prestige Employment
- Utility
- Property Boundaries
- Secondary Plan Boundary
- Municipal Boundaries
- Intermodal Priority Area
- Proposed Parkland
- Rail line
- Trans Canada Pipeline
- Arterial
- Proposed Primary Street
- Proposed Secondary Street
- Community Multi-Use Recreational Pathway
- Neighbourhood Multi-Use Recreational Pathway

