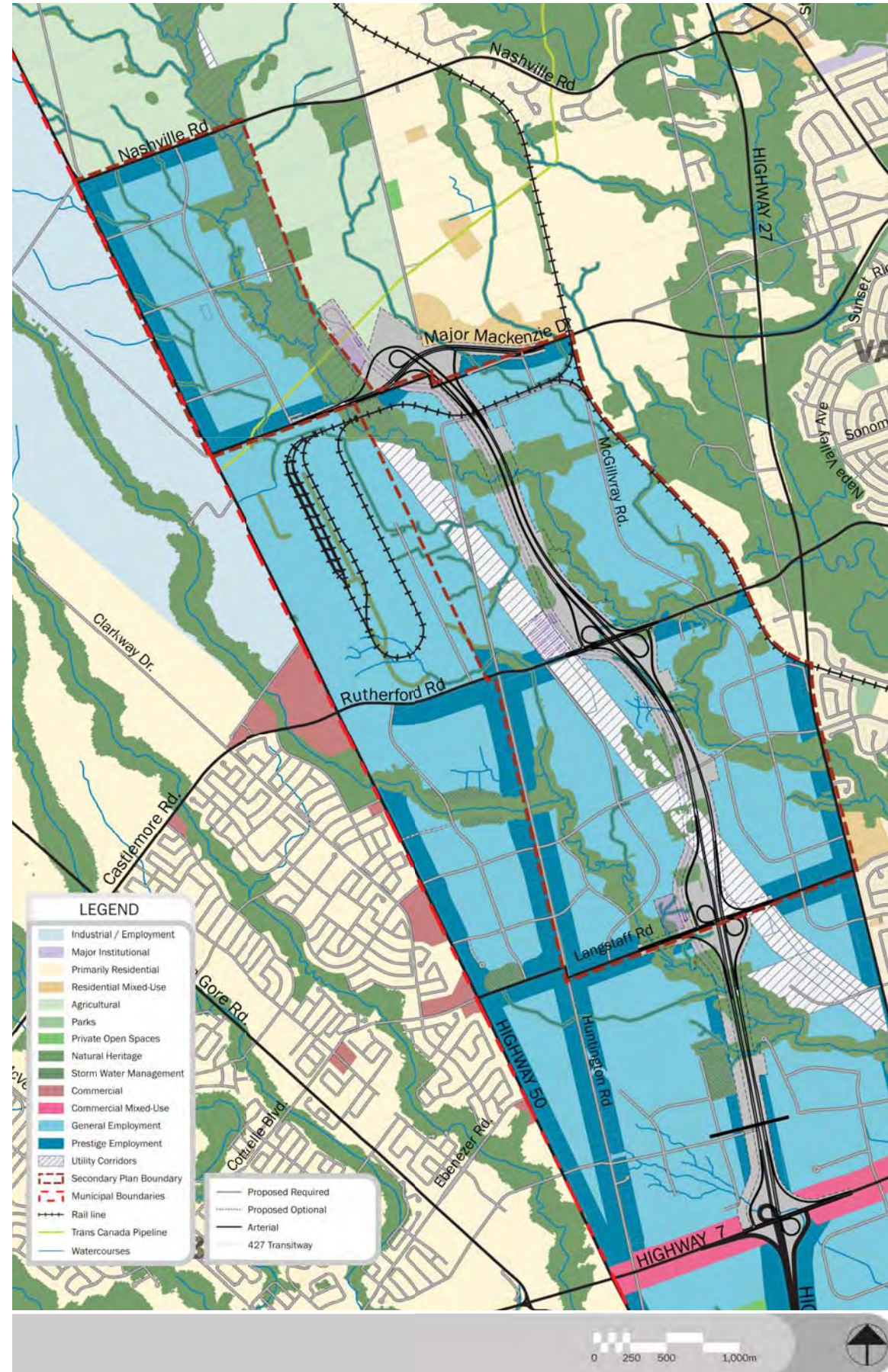


West Vaughan Employment Secondary Plan



Open House
April 22, 2010



Land Use

Employment Uses

The new Vaughan OP includes two land use designations appropriate for the WVEA. The **General Employment** designation accommodates industrial, manufacturing and warehousing uses that are often incompatible with other uses due to noise, emissions, outdoor storage and other factors. The **Prestige Employment** designation accommodates light industrial, manufacturing and warehousing uses that do not have produce significant noise and emissions and do not require outside storage, as well as limited office uses. These uses are located in highly visible and accessible corridors, often as buffers around employment uses, and are subject to higher built form and urban design criteria.

Non-Employment Uses

To protect lands for employment uses, the new Official Plan restricts non-employment uses in designated Employment Areas, such as the WVEA. Some small-scale, employment-supportive retail and office uses are permitted to serve the daily needs of employees and visitors to the area businesses. Large retail-commercial clusters are planned or exist to the immediate north and south of the WVEA, which will serve the needs of surrounding communities and the WVEA.

Parkland

Parkland will be provided in the WVEA to enhance the attractiveness of the area as a setting for business and will serve the social and recreational needs of area employees and visitors. Most new parkland will be directed adjacent to existing open spaces, including the hydro corridor, natural heritage resources and existing and planned trails. Connections between employment uses and parks and open spaces will be maximized.

West Vaughan Employment Secondary Plan



Land Use

Policy Direction

- Direct **Prestige Employment** uses along to locations with high visibility, including arterials and the planned Highway 427 Corridor, where appropriate, and to apply higher built form and urban design criteria to these uses
- Support the retention of large, consolidated parcels of land that can accommodate large scale employment uses, especially in proximity to the CP Intermodal facility
- Smaller development parcels for smaller-scale employment uses may be permitted where natural heritage and topography may limit the development of large industrial buildings and in the area south of Rutherford Road and east of the planned Highway 427 Extension
- Restrict uses that conflict with the employment uses in the WVEA, including residential, major office and retail uses.
- Permit some small scale retail and office uses, where appropriate, in **Prestige Employment** designations.
- Encourage development in a flexible manner that is capable of supporting some employment intensification and change over time
- Apply the parkland dedication policies of the Official Plan and direct local park enhancements to be integrated with other open spaces including the hydro corridor, trails and natural environment, where appropriate
- Require detailed Block Plans to implement the Secondary Plan