

Plan  
Secondary  
Vaughan  
Mills  
Centre

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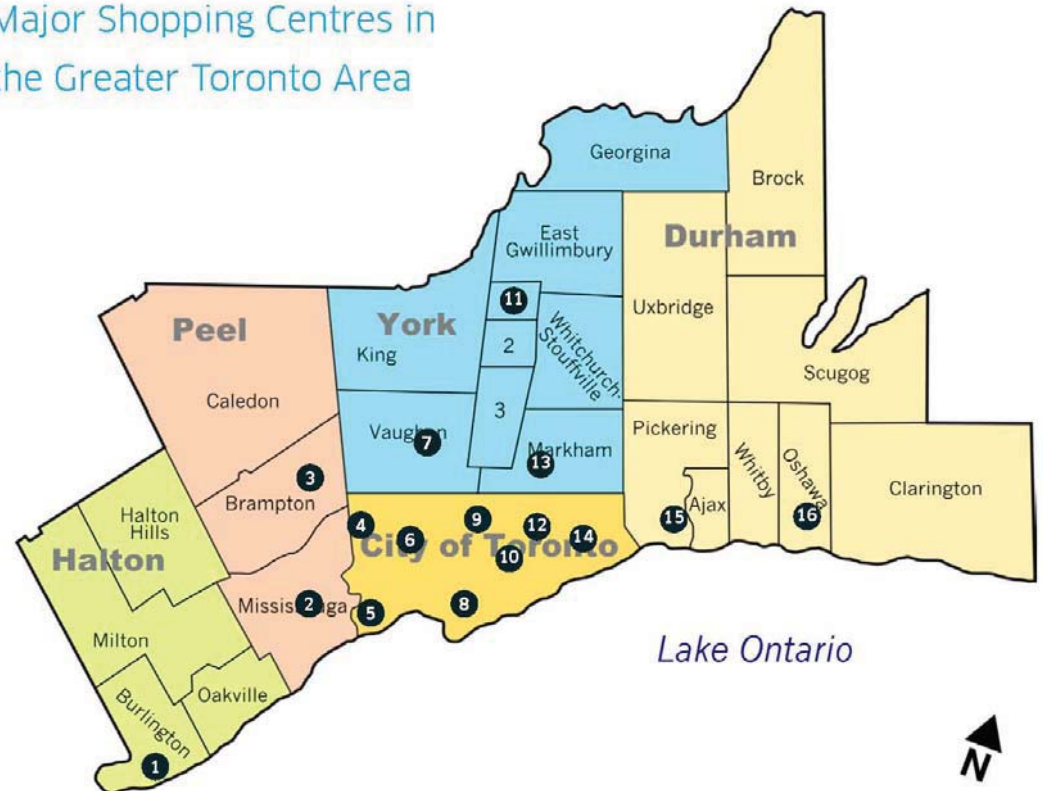
Fresh Eyes Analysis &  
Existing Conditions  
Vaughan Mills Centre  
Secondary Plan

# Existing Conditions: Commercial Context

# Existing Conditions: Regional Commercial Context

Vaughan Mills Mall serves a 'super regional' commercial role, drawing customers from across the GTA

Major Shopping Centres in the Greater Toronto Area



1. Burlington Mall - 72,912 m<sup>2</sup>
2. Square One - 160,987 m<sup>2</sup>
3. Bramalea City Centre - 129,839 m<sup>2</sup>
4. Woodbine Centre - 66,320 m<sup>2</sup>
5. Sherway Gardens - 91,045 m<sup>2</sup>
6. Yorkdale - 130,496 m<sup>2</sup>
7. **Vaughan Mills - 111,484 m<sup>2</sup>**
8. Eaton Centre - 159,979 m<sup>2</sup>
9. Centrepoint Mall - 59,005 m<sup>2</sup>
10. Shops at Don Mills - 47,550 m<sup>2</sup>
11. Upper Canada Mall - 76,182 m<sup>2</sup>
12. Fairview Mall - 81,874 m<sup>2</sup>
13. Markville Shopping Centre - 91,138 m<sup>2</sup>
14. Scarborough Town Centre - 121,467 m<sup>2</sup>
15. Pickering Town Centre - 82,647 m<sup>2</sup>
16. Oshawa Centre - 96,653 m<sup>2</sup>

# Existing Conditions: VOP 2010 Land Use

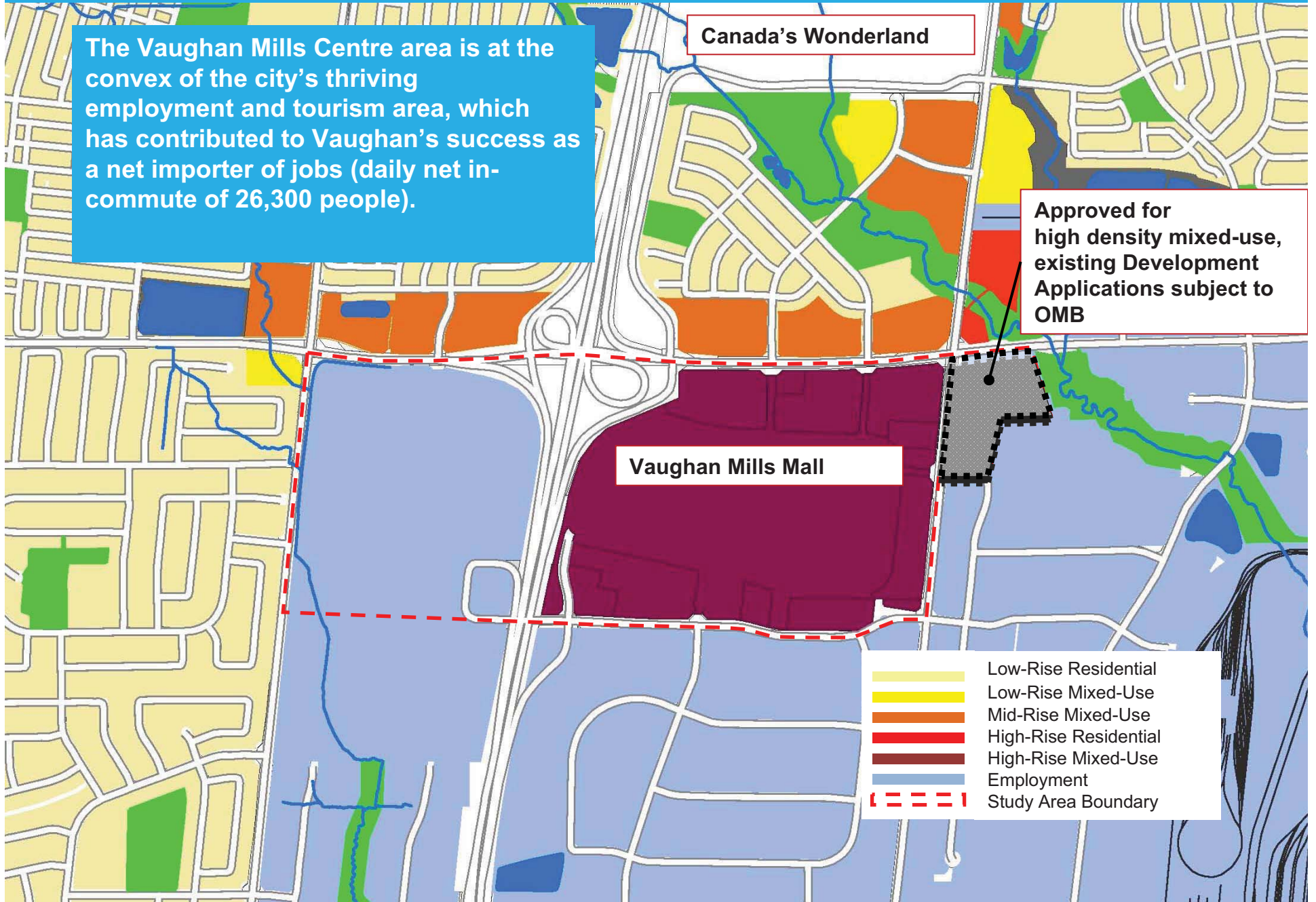
The Vaughan Mills Centre area is at the convex of the city's thriving employment and tourism area, which has contributed to Vaughan's success as a net importer of jobs (daily net in-commute of 26,300 people).

Canada's Wonderland

Approved for high density mixed-use, existing Development Applications subject to OMB

Vaughan Mills Mall

- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Employment
- Study Area Boundary



Existing Conditions:  
Trends in Commercial Development

Mixed Use



Convenience oriented



## Improved walkability





Increased density



## Flexible and Adaptable



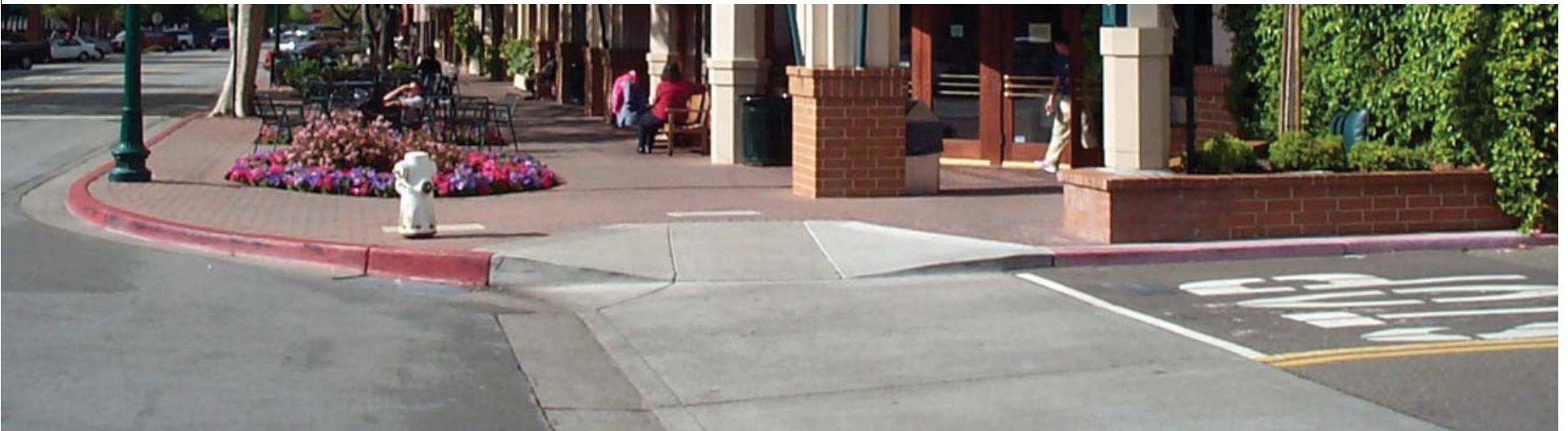
## Smaller Format Retail



## Outdoor Format



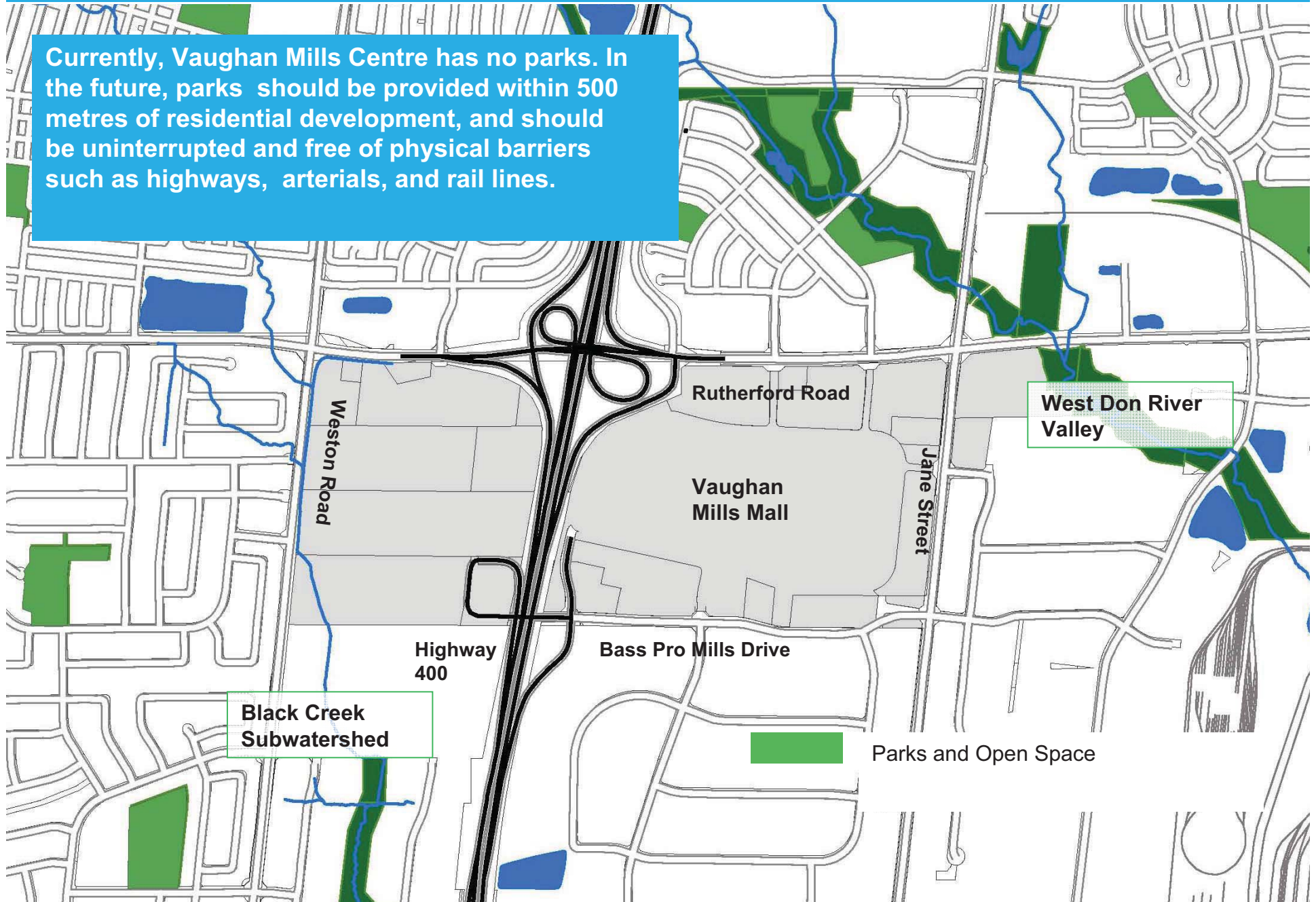
## Outdoor Format



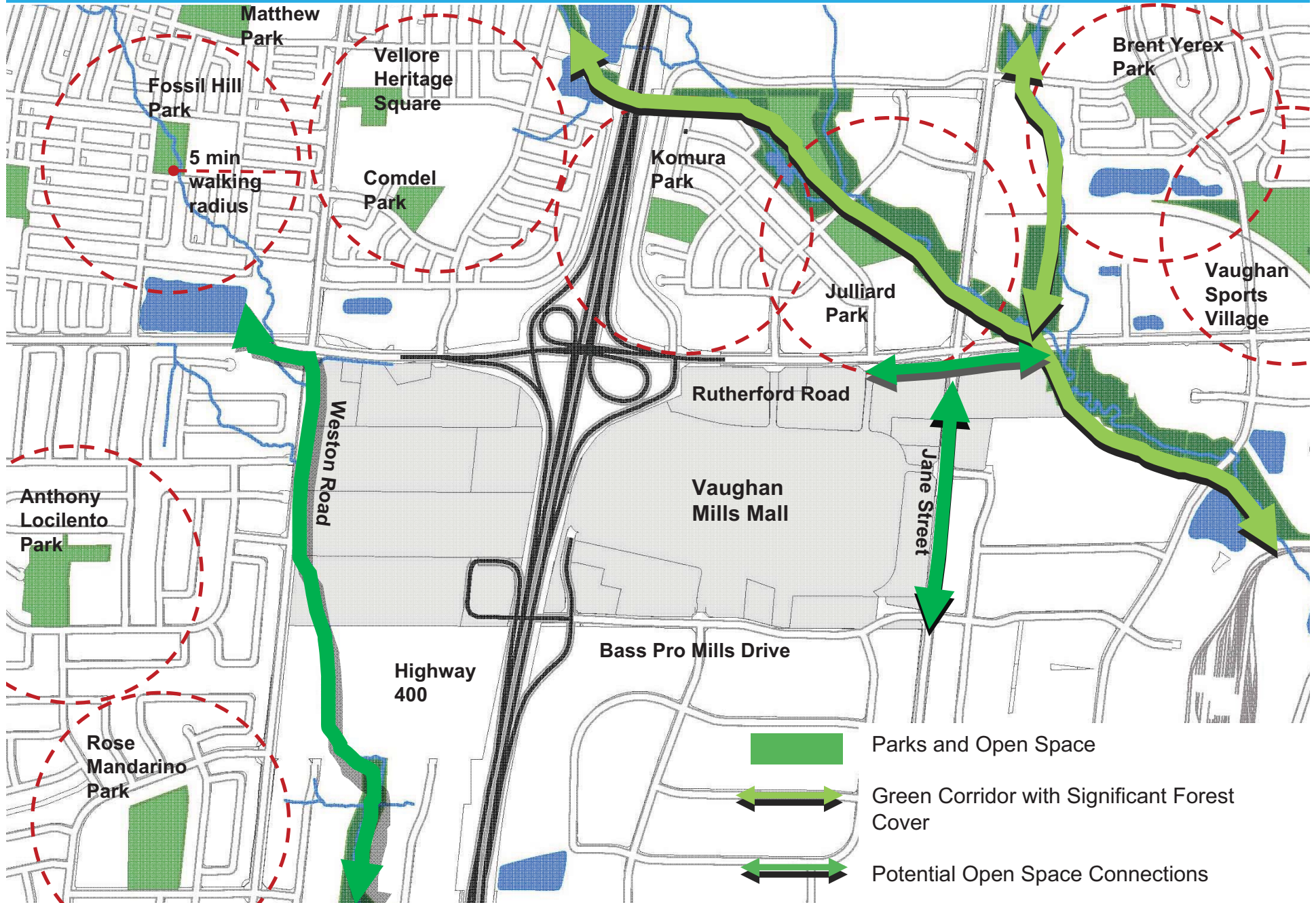
Existing Conditions:  
Parks and Open Space

# Existing Conditions: Open Space and Natural Heritage

Currently, Vaughan Mills Centre has no parks. In the future, parks should be provided within 500 metres of residential development, and should be uninterrupted and free of physical barriers such as highways, arterials, and rail lines.



# Existing Conditions: Parks Distribution

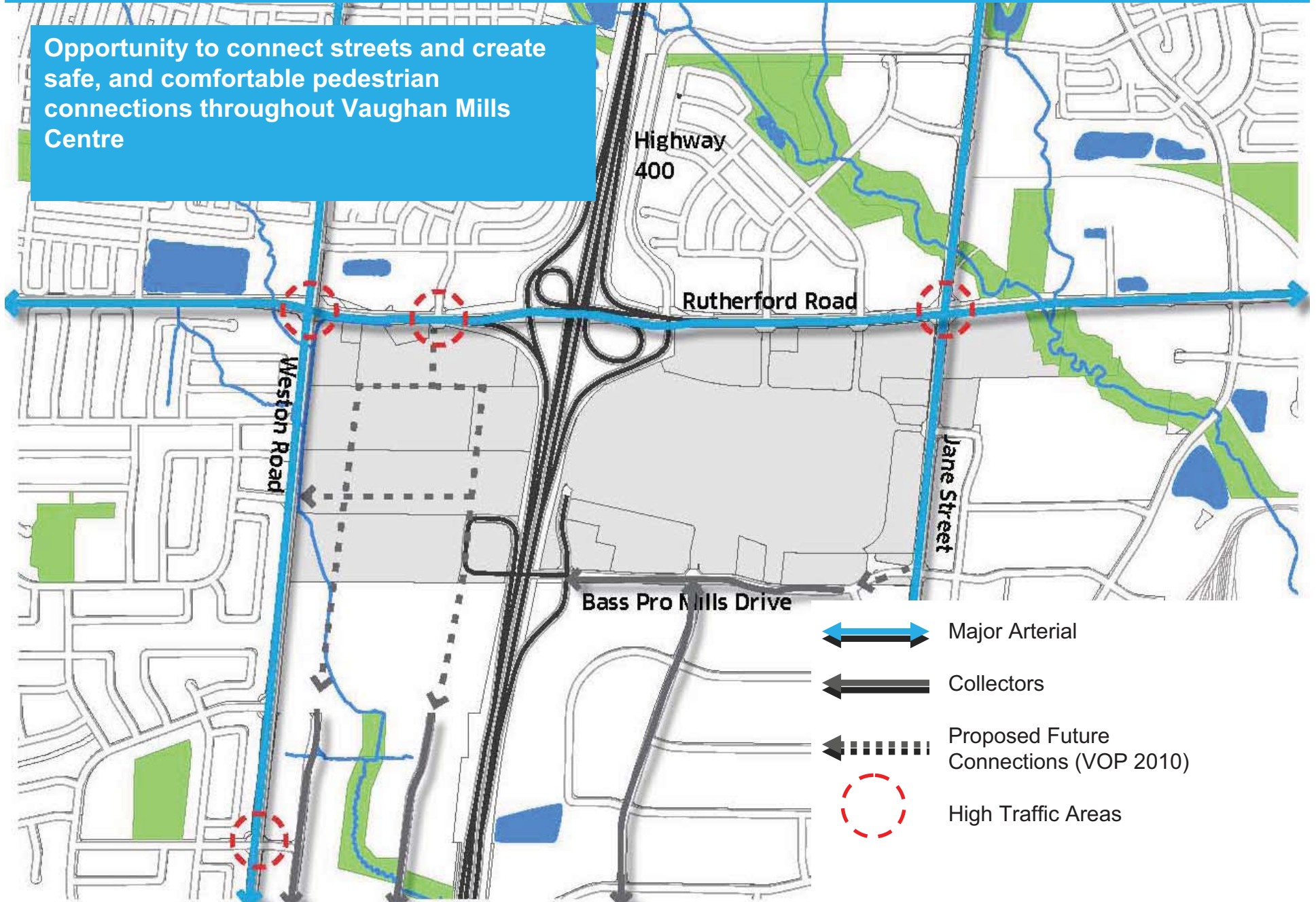




Existing Conditions:  
Mobility

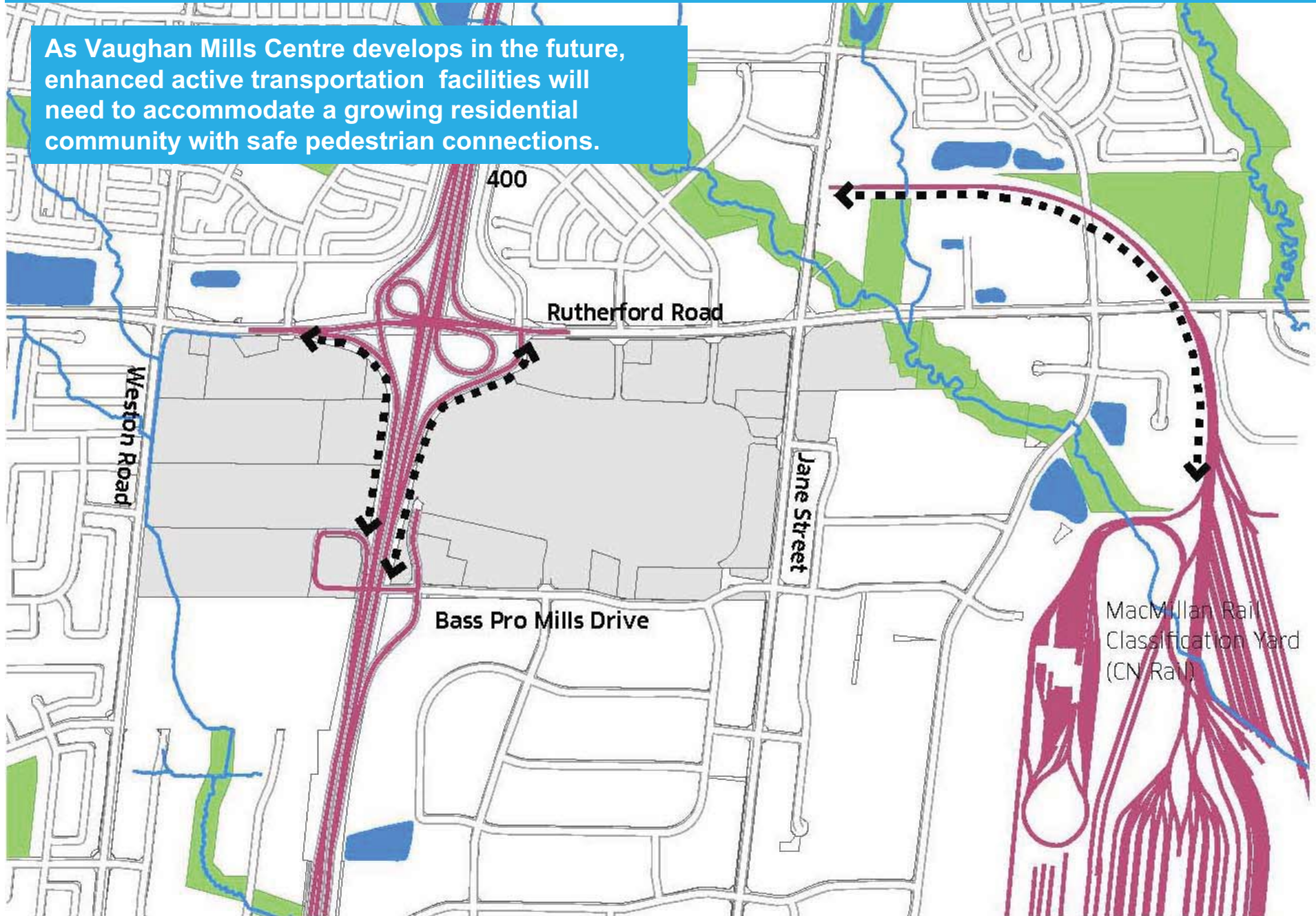
# Existing Conditions: Street Network and Traffic

Opportunity to connect streets and create safe, and comfortable pedestrian connections throughout Vaughan Mills Centre



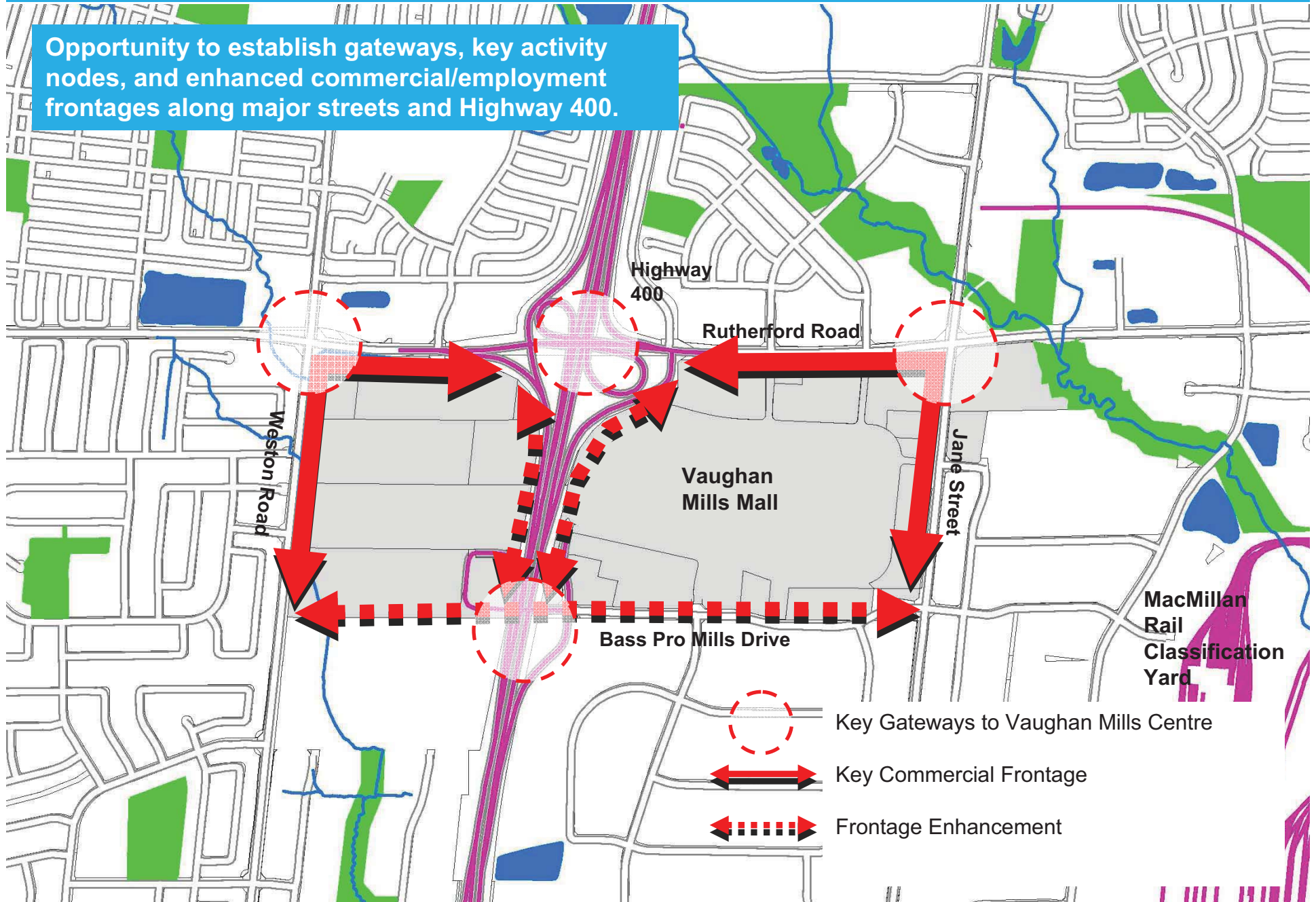
# Existing Conditions: Barriers

As Vaughan Mills Centre develops in the future, enhanced active transportation facilities will need to accommodate a growing residential community with safe pedestrian connections.



# Existing Conditions: Enhanced Urban Structure

Opportunity to establish gateways, key activity nodes, and enhanced commercial/employment frontages along major streets and Highway 400.



Existing Conditions:  
Sustainable Development

***Sustainable development is about development that aims to use resources to meet human needs while preserving the environment and resources so future needs may also be met.***

Bringing uses closer together.....Mixed Use

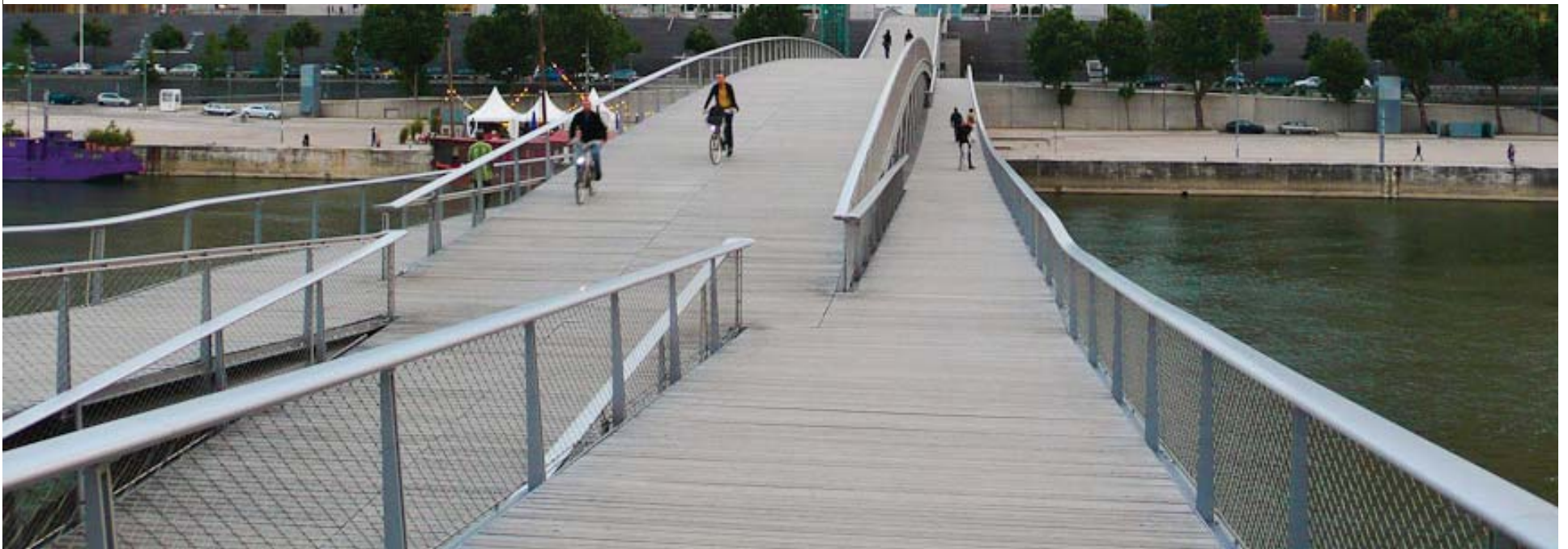


Integrated mobility options.....Public Transit

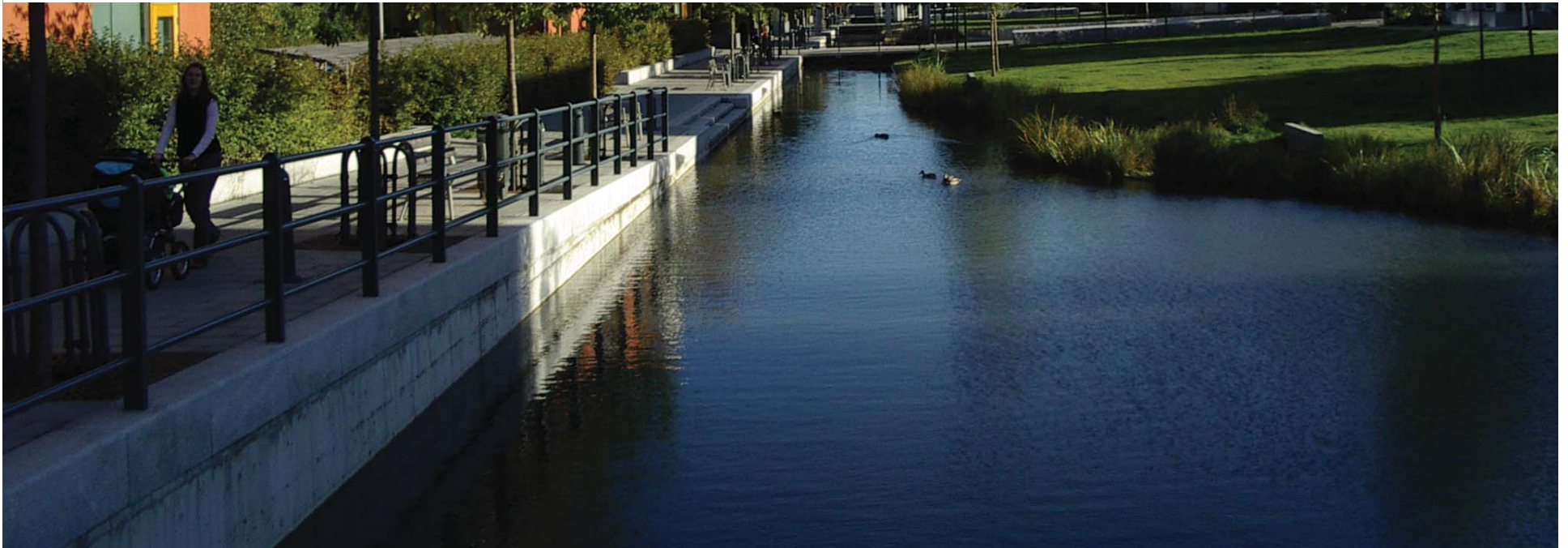




Providing options for walking and cycling.....Active Transportation



Reducing environmental impacts.....**Natural Systems**



Do more with less.....**Compact Development**

