



THE VMC PLAN

secondary plan for the vaughan metropolitan centre

Prepared for **City of Vaughan**
Prepared by **Urban Strategies Inc**

with assistance from AECOM

september 2010

TABLE OF CONTENTS

INTRODUCTION

Purpose 01

Document structure 01

PART A: THE PLANNING CONTEXT

1.0 VMC Focus Area Study 04

2.0 Policy Context 05

Provincial Policy Statement
Growth Plan (Places to Grow)
Regional Transportation Plan
Region of York Official Plan
Vaughan Tomorrow
Green Directions Vaughan
Previous Official Plans for the VMC
Draft Streetscape and Open Space Plan

**3.0 Existing Conditions and
Opportunities** 10

The industrial setting
Barriers
Natural heritage
Land use
Transit initiatives

PART B: THE SECONDARY PLAN

1.0 Introduction 15

2.0 Vision and Principles 16

3.0 Objectives 18

3.1 Establish a distinct downtown
3.2 Establish complete neighbourhoods
3.3 Accommodate a variety of employment uses
3.4 Attract a major institution of higher learning
3.5 Optimize investments in rapid transit
3.6 Establish a fine-grain grid network of streets
3.7 Develop a rich open space system
3.7 Make natural features and functions
prominent
3.9 Incorporate green infrastructure
3.10 Ensure a high quality of urbanity, materials
and design

4.0 Streets and Transportation 24

4.1 General
4.2 Public Transit
4.3 Street Network
4.4 Streetscaping
4.5 Bicycle Network
4.6 Parking

**5.0 Energy, Water and the Natural
Environment** 36

5.1 General Policies
5.2 Energy Infrastructure
5.3 Water and Wastewater Services
5.4 Stormwater Management
5.5 Environmental Site Design
5.6 Natural Heritage

6.0 Parks and Open Spaces 40

6.1 General
6.2 Neighbourhood and Civic Parks
6.3 Environmental Open Spaces

7.0 Community Services, Cultural Facilities and Public Art 46

- 7.1 General
- 7.2 Schools
- 7.3 Library
- 7.4 Cultural Facilities and Public Art

8.0 Land Use, Density and Built Form 50

- 8.1 General Land Use and Density
- 8.2 Station Precinct
- 8.3 South Precinct
- 8.4 Neighbourhood Precincts
- 8.5 Technology Precincts
- 8.6 Built Form
- 8.7 Parking and Servicing Facilities

9.0 Administration and Interpretation 62

- 9.1 Application
- 9.2 Status of Uses Permitted Under Previous Official Plans
- 9.3 Interpretation

10.0 Implementation 64

- 10.1 General
- 10.2 Infrastructure
- 10.3 Plans of Subdivision
- 10.4 Zoning By-law
- 10.5 Site Plan and Design Review
- 10.6 Development Applications
- 10.7 Landowners' and Development Agreements
- 10.8 Community Improvement
- 10.9 Monitoring

APPENDICES

Appendix A: Schedules

- schedule A: VMC boundaries
- schedule B: transit network
- schedule C: street network
- schedule D: bicycle network
- schedule E: major parks and open spaces
- schedule F: community and cultural facilities
- schedule G: land use precincts
- schedule H: areas for office uses
- schedule I: areas for retail uses
- schedule J: height and density parameters

Appendix B: Street Cross-sections

- figure A: highway 7
- figure B: highway 7
- figure C: jane street
- figure D: millway avenue
- figure E: major collector with median
- figure F: major collector
- figure G: minor collector with bike lanes
- figure H: minor collector
- figure I: local street a
- figure J: local street b
- figure K: mews street a
- figure L: mews street b

Appendix C: Built Form Guidelines

Appendix D: Long-term Concepts

Introduction

Purpose

This document was prepared under the provisions of the Ontario Planning Act and constitutes the Official Plan for the Vaughan Metropolitan Centre (VMC). Its purpose is to establish the context, planning framework and policies that will guide development of the Vaughan Metropolitan Centre (VMC) over the next 20-25 years. It will be used by the City, the Region of York and various public agencies as the basis for planning and designing infrastructure, community facilities and services, and other public projects in the VMC. It will also inform the planning of these matters at the scales of the city, the region and the Greater Toronto Area. Finally, this plan will be the primary tool used in the review of development proposals and applications in the VMC, including plan of subdivision, rezoning and site plan applications. It is the City's intent that all public and private development in the VMC will comply with this plan.

Document Structure

This document comprises two parts. Part A sets the planning context for the Secondary Plan. It describes the process that led to the plan and provides an overview of existing policy documents, physical conditions and planned initiatives to which the Secondary Plan responds. Part B constitutes the actual Secondary Plan. It begins with a description and illustrations of the long-term vision and general principles behind the plan before setting out the objectives for the VMC. The bulk of Part B describes the intended structural framework for the VMC, in terms of public transit, streets, open spaces and land use, and contains policies regarding all aspects of development. Part B concludes with a description of the actions and tools required to implement the plan.

The Schedules appended to this document form part of the Secondary Plan. Appendices B and C contain figures illustrating streetscape and urban design guidelines and are technically not part of the plan; however, they will be referred to during the review of development applications and capital projects. Appendix D, which contains concepts illustrating the long-term vision for the VMC, also is not part of the plan. All other images in this document, apart from the Schedules, including diagrams and photographs, are for purposes of illustration and are not intended to be prescriptive.