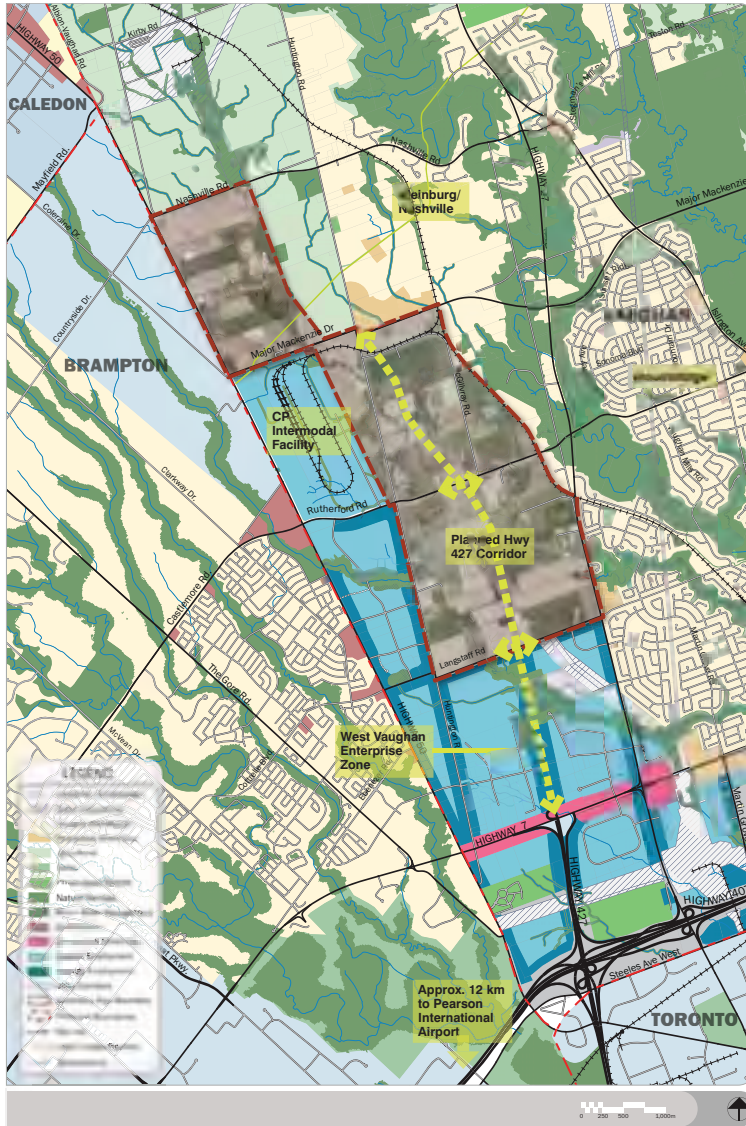


West Vaughan Employment Secondary Plan

Open House
April 22, 2010



Introduction

In 2002, OPA 600 designated lands east of Highway 50 and west of the Woodbridge and Kleinburg-Nashville communities for employment uses. While the southern part of this employment area has developed (the Vaughan Enterprise Zone) the lands north of Langstaff (the West Vaughan Employment Area, or WVEA) have not proceeded because of uncertainty around the proposed Highway 427 extension. As the preferred alignment for the Highway 427 extension has been identified through the Environmental Assessment process, further planning and development of these lands can now begin.

While the new Official Plan provides general direction for these and other employment lands, this Secondary Plan will provide further detail for the WVEA, including direction regarding land use, transportation, environmental, built form and urban design, and other planning considerations.

The WVEA will attract business to Vaughan by offering a range of parcel sizes, leveraging proximity to the CP Intermodal Facility, and excellent accessibility to the GTA and beyond via rail and the future Highway 427 Corridor.

Area Description and Context

Today, the WVEA consists mainly of rural uses scattered with small-scale industry. It also has a variety of natural heritage resources, including a series of Humber River tributaries. To the east are the Vaughan communities of Woodbridge and Kleinburg-Nashville. To the south is the existing Vaughan Enterprise Zone and to the north are rural lands that have been identified in the York Region Official Plan as Future Strategic Employment Lands. To the west are both residential and planned employment areas in Brampton.

The WVEA includes various features, including large infrastructure corridors and natural heritage, each of which create both constraints and opportunities. The features are:

- The CP rail line which also serves the Intermodal Facility;
- The TransCanada pipeline north of Major Mackenzie Drive;
- A major high voltage electricity corridor (the hydro corridor)
- The Highway 427 extension; and
- Elements of the Natural Heritage Network.

While each of these features may attract businesses to the WVEA by providing improved access, attractive locations, or opportunities for a trail network, their linear nature creates challenges for creating a connected internal road network and for