

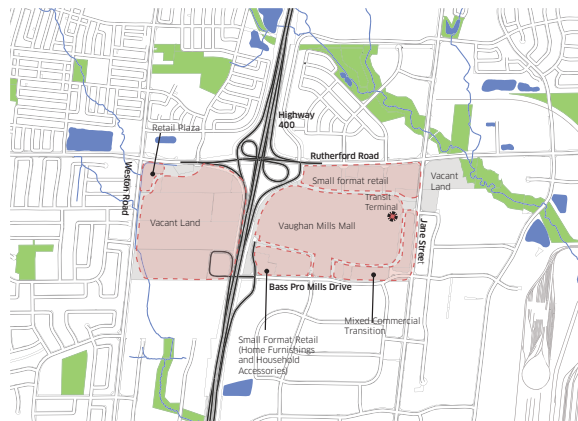
# development context

## Existing Development

The Vaughan Mills Centre Secondary Plan area is emerging as a major centre of activity in the city. The area benefits from an advantageous location along Highway 400, its relative close proximity to Pearson International Airport, and central location within the Greater Toronto Area (GTA). In addition, the area benefits from a draw of tourism activity generated from Paramount Canada's Wonderland and the Vaughan Mills Mall, making this area a major tourist centre in the region.

The diagram below indicates the existing character of the Study Area since the adoption of OPA 505 and the approved master concept plan for the Vaughan Mills Centre Secondary Plan area. It is clear that the shopping mall area has developed as the policies intended, and that the area is emerging as a focus for entertainment, office, and hotel uses as envisioned in the Official Plan, but has yet to see any significant residential development to occur.

Originally, all the lands along the Rutherford Road frontage between Highway 400 and Jane Street were planned for high density residential and commercial uses. Today, only retail and service commercial uses have been developed, including a mix of low-rise retail plazas, medium format shopping, and grocery stores.



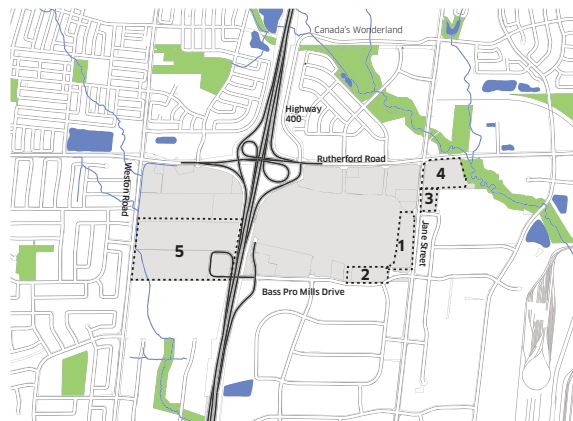
Existing character areas within Vaughan Mills Centre



High-rise residential development at the northeast intersection of Jane Street and Rutherford Road



Existing commercial development in Vaughan Mills Centre



Recent Development Proposals in Vaughan Mills Centre

## Recent Development Proposals in Vaughan Mills Centre

Recently, the majority of development proposals within the Vaughan Mills Centre area have been located along Jane Street and Rutherford Road. If approved, these developments will add a mix of residential, commercial, and office uses to the area, adding to the transformation of Vaughan Mills Centre as a growing urban centre in the city. A listing of these development proposals, together with a location map are provided below.

*There is development pressure within Vaughan Mills Centre for additional residential and commercial intensification that builds upon the urban structure framework established in the Vaughan Centre Secondary Plan and VOP 2010.*



Existing commercial plaza along Rutherford Road



Recent hotel development in Vaughan Mills Centre

### Recent Development Proposals

Development	Use Proposed
1. 5060 Jane Street	High density residential/commercial
2. 8540 Jane Street	High density residential/commercial
3. Jane Street and Riverock Gate	High density residential/commercial
4. Jane Street and Rutherford Road	High density residential/commercial
5. Weston Road and Rutherford Road	Employment/Office/Retail