

OP and SPA Review



Special Policy Area:

means an area within a community that has historically existed in the **flood plain** and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the **continued viability of existing uses (which are generally on a small scale)** and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for approval are **established by the Province**.

A *Special Policy Area* is **not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.**

- **Complete technical work** to calculate aspects of flood risk (i.e. flood risk assessment and build-out scenarios).
- Use flood risk assessment to recommend changes to SPA **boundaries to reduce flood risk.**
- **Modify land use policies and urban design guidelines**, as needed, to reduce flood risk in remaining SPA.
- **Seek approval from the Province.**



Next Steps



Next Steps

- **Incorporate feedback**
- **Develop a Development Concept Scenario for the Study Area with a focused review of Market Lane**
- **Finalize SPA review + Capacity Analysis**
- **Define policies for gap areas**
- **Circulate materials**

? Your questions



Woodbridge Focused Area Study

September | 17 | 2009



Office for Urbanism *jointly with* The City of Vaughan

