

# Table of Contents



	<b>page</b>
<b>Part 1 – Summary of the Study</b>	<b>1</b>
<b>1.0 INTRODUCTION</b>	<b>3</b>
1.1 Purpose	3
1.2 Location	5
<b>2.0 BACKGROUND AND CONTEXT</b>	<b>7</b>
2.1 Background	7
2.2 Area History	7
2.3 Provincial Policy Framework	10
2.4 York Region Official Plan	11
2.5 Existing Municipal Policy	11
<b>3.0 THE KIPLING AVENUE CORRIDOR STUDY</b>	<b>17</b>
3.1 Public Consultation	17
3.2 The Study Process	17
3.3 The Vision	19
3.4 Key Recommendations of the Study	27
<b>4.0 DESCRIPTION OF THE AMENDMENT</b>	<b>29</b>
4.1 Overview	29
4.2 Land Use Designations	31
<b>5.0 CONCLUSIONS</b>	<b>35</b>
<b>Part 2 – The Plan</b>	<b>37</b>
<b>1.0 APPLICATION OF THE PLAN</b>	<b>38</b>
<b>2.0 DEVELOPMENT PRINCIPLES AND OBJECTIVES</b>	<b>39</b>
2.1 General Principles and Objectives	39
2.2 Urban Fabric	41
2.3 Heritage Conservation	48
2.4 Parks and Open Space	48
2.5 Transportation	57
<b>3.0 POLICIES</b>	<b>59</b>
3.1 General Land Use Policies	59
3.2 Urban Design	68
3.3 Parks and Open Space	80
3.4 Environmental Policies	80
3.5 Servicing	81
3.6 Storm Water Management Ponds	81
3.7 Transportation	81
3.8 Street Network	82
3.9 Public Transit	82
3.10 Parking	82
<b>4.0 IMPLEMENTATION</b>	<b>83</b>
4.1 Implementation	83
4.2 Phasing of Development	83
4.3 Developers' Group Agreement	83
<b>5.0 INTERPRETATION</b>	<b>84</b>

Click on section title to view document.

	<b>page</b>
<b>Appendix A – Schedules</b>	<b>85</b>
SCHEDULE A – The Amendment Area: Lands Subject to OPA #695	86
SCHEDULE B – Street Network	87
SCHEDULE C – Identification of Heritage Resources	88
SCHEDULE D – Projected New Unit Counts and Density	90
SCHEDULE E – Low Density Residential Neighbourhood	92
SCHEDULE F – Mid Density Mixed Use	93
SCHEDULE G – Mid Density Residential Neighbourhood	94
SCHEDULE H – High Density Mixed Use	95
SCHEDULE I – High Density Residential Neighbourhood	96
SCHEDULE J – Open Space and Parks	97
SCHEDULE K – The Fairgrounds	98
SCHEDULE L – Conservation Lands	99
SCHEDULE M – The Flood Plains	100
SCHEDULE N – City of Vaughan Pedestrian and Bicycle Master Plan Study - Map 3 Pedestrian and Bicycle Network	101
SCHEDULE O – City of Vaughan Pedestrian and Bicycle Master Plan Study - Trail Phase One: 0-5 years	102
SCHEDULE P – City of Vaughan Pedestrian and Bicycle Master Plan Study - Trail Phase Two: 6-10 years	103
SCHEDULE Q – City of Vaughan Pedestrian and Bicycle Master Plan Study - Trail Phase Three: 11-25+ years	104
<b>Appendix B – Streetscape Master Plan Schedules</b>	<b>105</b>
Detailed Streetscape Characteristics	106
SCHEDULE 1 – Street Section - Kipling Avenue North	108
SCHEDULE 2 – Street Section - Kipling Avenue South	109
SCHEDULE 3 – Street Section - Woodbridge Avenue East	110
SCHEDULE 4 – Street Section - Woodbridge Avenue West	112
SCHEDULE 5 – Street Section - Parkside Drive	113
SCHEDULE 6 – Street Section - Porter Avenue East	114
SCHEDULE 7 – Street Section - Porter Avenue West	116
SCHEDULE 8 – Street Section - Industry Avenue	118
SCHEDULE 9 – Street Section - Residential Street Typical	119
SCHEDULE 10 – Woodbridge Avenue and Kipling Avenue Gateway Node	120
SCHEDULE 11 – Porter Avenue East - The Fairground Gateway	121
SCHEDULE 12 – Porter Avenue West - The Junction	122
SCHEDULE 13 – Woodbridge Avenue and Kipling Avenue Gateway Master Plan	123
SCHEDULE 14 – Porter Avenue East and West - The Junction Master Plan	124