

**CITY OF VAUGHAN  
VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE  
AGENDA**

**This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). If you wish to speak to an item listed on the Agenda, please pre-register by contacting Access Vaughan at 905-832-2281 or [clerks@vaughan.ca](mailto:clerks@vaughan.ca) by noon on the last business day before the meeting.**

**Tuesday, November 10, 2020  
9:30 a.m.**

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5. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
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7. NEW BUSINESS
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ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE  
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## VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE

### 2021 SCHEDULE OF MEETINGS

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*\* Check agenda for meeting location*

Tuesday, March 2, 2021 @ 9:30 a.m.

Tuesday, June 8, 2021 @ 9:30 a.m.

Tuesday, November 2, 2021 @ 9:30 a.m.

## VMC Sub-committee Report

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**DATE:** Tuesday, November 10, 2020

**WARD:** 4

**TITLE: VMC DEVELOPMENT ACTIVITY UPDATE**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** FOR INFORMATION

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**Purpose**

To provide an update on the status of development activity in the Vaughan Metropolitan Centre ('VMC').

**Report Highlights**

- The current VMC Secondary Plan established a population target of 25,000 residents and 11,500 jobs by 2031 to achieve the critical mass of a downtown.
- Based on York Region's people per unit assumptions, realization of potential residential development currently represent more than 63,352 residents in 31,996 units moving into the VMC, achieving 267% of residential unit and 253% of population targets identified for the 2031 planning horizon far earlier than expected. These numbers are based on:
  - 2,137 units that are occupied
  - 4,383 units under construction
  - 6,758 units approved by Council
  - 5,125 units submitted as part of complete development applications
  - 13,593 units identified in pre-application projects (proposed)

### **Report Highlights Continued**

- 538,770 ft<sup>2</sup> of new commercial office space has been approved, representing 2,176 jobs. This volume amounts to 36% of the 2031 office space target, with two of the projects fully occupied. Three new development applications propose an additional 1,114,544 ft<sup>2</sup> of office space, which would increase the volume to 110% of the 2031 office target, and the number of new office jobs to 6,678, if realized.
- 543,994 ft<sup>2</sup> of retail uses have been proposed as part of mixed-use developments, representing 72% of the 2031 retail target, and 1,263 jobs, if realized.
- The average density of projects continues to increase steadily with new applications, a factor which must be balanced with an updated and measured delivery of community services and social infrastructure to ensure continuity in establishing a complete community.
- Efforts are being undertaken to maintain a healthy balance between current population density trends and available community services and social infrastructure.
- An update to the VMC Secondary Plan has been initiated to address new provincial and regional policies and to confirm that the framework is still relevant, while considering the nature of existing, approved and proposed development in the VMC.

### **Recommendation**

1. That the Vaughan Metropolitan Centre Development Activity Update report be received for information.

### **Background**

To achieve the critical mass of a downtown and meet the density target of 200 people and jobs per hectare established in the Province's *Growth Plan for the Greater Golden Horseshoe*, the VMC Secondary Plan established a population target of approximately 17,000 residents and 6,500 jobs by 2031. The population target for the larger VMC area, including the Urban Growth Centre, is 25,000 residents and 11,500 jobs by 2031.

The following report outlines the current situation in the VMC, capturing the trends associated with development activity over the last several years. This report is complimented by the VMC Plans and Studies Update report being received today that highlights actions being taken by the VMC Team to reassess and refocus efforts for the downtown moving forward based on development trends. The VMC Capital Projects and Implementation Plan Update report, also received on Tuesday, November 10th, bridges the gap by outlining activities that have been undertaken, or are underway, to provide the infrastructure to support development and growth in the emerging downtown.

## **Previous Reports/Authority**

[VMC Development Activity Update – April 10, 2018](#)

[VMC Development Activity Update – March 5, 2019](#)

## **Analysis and Options**

### ***Residential activity continues to dramatically outpace expectations in Downtown Vaughan***

On March 5, 2019, Item 2 of the VMC Sub-Committee meeting identified that approved and proposed residential developments at the time represented more than 36,284 residents in 18,325 units moving into the VMC, achieving 153% of residential units and 145% of population targets identified for the 2031 planning horizon far earlier than expected. These numbers illustrated a significant 72% increase from the unit targets reported a year prior at the April 10, 2018 VMC Sub-Committee meeting, where 81% of residential units and 77% of 2031 population targets were identified.

Throughout 2020, these numbers have continued to rise dramatically. In fact, the percentage of residential units tied to the VMC Secondary Plan targets has increased by 114% since last reported in March 2019. Based on York Region's people per unit assumptions, realization of potential residential development currently represent more than 63,352 residents in 31,996 units moving into the VMC, achieving 267% of residential units and 253% of population targets identified for the 2031 planning horizon. These numbers are based on a summation of units categorized into the following and identified in Attachment 1:

- a) those that are occupied
- b) those that are under construction
- c) those that are approved by Council
- d) those that have been formally submitted as part of complete development applications
- e) those that are proposed pre-application projects

Based on the developments that are currently occupied and under construction, a projected population of 12,910 residents will be living in the VMC by 2023. When Council approved projects are added to the total occupied units, 26,290 residents will be moving into the emerging downtown within the next 5 years. This subtotal alone exceeds the 2031 planning horizon target, not considering applications currently under review by Staff or proposed as pre-application projects.

### ***Proposed densities are rising exponentially each year***

Vaughan's skyline has been dramatically transforming over the last few years as buildings continue to reach greater heights, setting new benchmarks for the Region. With the increased building height comes increased density, both of which are significantly above what was originally contemplated in the VMC Secondary Plan.

Floor Space Index (FSI) is a measure used to calculate the density of a project on a site by determining the ratio between the area of a building to the area of land on which the building stands. The higher the number, the greater the density and occupants of a site. A deeper analysis of the average density of projects across the VMC is very revealing. We are experiencing a significant annual increase in the average FSI for development applications currently being proposed or approved by Council. For those projects that are fully occupied by the downtown's first residents in the Mobility Hub and Edgeley Pond and Park neighbourhoods, the average **FSI is 3.4**. These projects represented the first approvals by Council between 2013 and 2017.

Projects currently under construction have an increased average **FSI of 6.7**, almost one and a-half times the initial Council approvals from the first phase of development. These projects were approved by Council between 2017 and 2019.

Council approvals for projects issued between 2018 and 2020 that have not yet commenced construction have an even greater average **FSI of 8.3**.

Through 2019 and 2020, projects that have been formally submitted as part of complete development applications, and projects that are proposed pre-application projects, propose a heightened average **FSI of 9.2**. This number represents a significant 2.7 times increase, or 270%, in the average density of projects in the downtown over a 7-year period.

Development trends amount to an overall average 1.6 times intensification of sites above maximum as-of-right permissions. While the magnitude of development interest and activity in the downtown is exciting, the risk of growing too quickly is that the downtown may not develop as a complete community with a healthy balance of social infrastructure to service the growing population, as was envisioned by Council and mandated by policy. Recognizing this concern, Staff have proactively advanced a collection of related VMC Plans and Studies updates to address the trends, reassess the development context and refocus efforts moving forward.

***Greater diversity of building types and tenures is desired for a complete community***

Based on formal development applications under review or approved, 97% of housing continues to be apartment units, with 3% representing townhouses. Within multi-unit buildings, there is currently a ratio of 56% 1-bedroom units, 42% 2-bedroom units, and 2% 3-bedroom units.

The predominate form of development continues to be high rise residential towers, with delivery of lower rise buildings lagging behind. Staff continue to encourage the integration of more mid-rise housing forms as the “missing middle” building typology in the City.

While the VMC has secured its first purpose built rental building, a focus on providing affordable housing continues to be a top priority.

***The downtown’s Neighbourhood Precincts need to be protected***

The urban structure of the VMC Secondary Plan included several land use precincts, with associated height and density permissions. The Plan provided for the greatest height and density permissions in the Station Precinct, with the Mobility Hub located at the core of the downtown and envisioned for the greatest intensity of uses and people. Initial development activity largely focused on sites within the Station Precinct. The increased heights and densities proposed with these projects were tied to the adjacent transit infrastructure implemented in the Station Precinct area.

Recent development activity has seen similar height and density proposals spreading to the Neighborhood Precinct areas where smaller scale residential neighbourhoods were envisioned. These communities, one for every quadrant of the downtown, were intended to be developed with a mix of high-rise, mid-rise, and low-rise buildings, complimented with schools, accessible open spaces and neighbourhood parks.

Staff are very concerned with the scale and density being proposed in these areas, as they do not contribute to the desired Neighbourhood Precinct vision and character described in the VMC Secondary Plan and VMC Urban Design Guidelines. Staff feel that protection of the Neighbourhood Precincts are fundamental to delivering Council’s vision of a complete community with sensitive transition and scale in context.

***Development must be balanced with delivery of supporting social infrastructure to achieve a complete community***

Vaughan’s downtown has captured a competitive advantage in the marketplace with its strategic location and catalyst infrastructure investments. With this great success comes the need to reconfirm whether the overall objectives and vision are being realized considering the unexpected residential growth.



In order to achieve Council's vision of "an intense, dynamic community that in time will become the heart of the city, economically, culturally and physically" and deliver on the City of Vaughan Term of Council Strategic Priority of City Building to "Develop the VMC as a complete community, with emphasis on cultural development," the provision of social infrastructure must be phased in step with development. The City needs to ensure that residential density is balanced with the objective of realizing a complete and sustainable community complimented with parks, social and cultural services, and delivering a mix of building types, uses and tenures.

Guided by the robust placemaking framework for the VMC, the City has secured the first privately-owned public spaces, pedestrian connections, public art and iconic Centre of Community partnership. While these spaces and features help support an animated and pedestrian oriented downtown, the City needs to ensure that the build-out of parks, schools, cultural spaces, emergency services, and affordable housing are also delivered to support the emerging community.

***The VMC needs a critical review of parkland provisions based on development trends***

As mentioned earlier, growth trends are outpacing provision of social infrastructure. Parkland is an area of particular concern. Parkland development is lagging with respect to the aspirational target of 10 hectares of planned parkland by 2031, also it is expected that with growing density trends, additional parkland will have to be secured to provide adequate active and passive recreation facilities to all VMC residents, day commuters and visitors.

One of the main reasons for the lag of park implantation in the VMC is land ownership. The City currently owns only 1.8 out of the 20.0 hectares of parkland envisioned in the Secondary Plan, while the rest of the park blocks are expected to be secured and/or negotiated through the development application process. Furthermore, most of the development blocks that are in construction or in the development application review process in the VMC are not related to a specific park block, making it harder to forecast the development of park blocks.

The VMC Parks and Wayfinding Master Plan will provide the City with a Parks and Open Space Master Plan that identifies parkland provision gaps, generate recommendations, and prepare a plan that can be implemented in a timely manner to fulfill the VMC Parkland target at a mid-to-long term time frame.

As the majority of parks are development driven, Staff have been partnering with landowners to advance parks where possible.

### ***The right moment to reassess and refocus efforts***

Recognizing that development trends have progressed more quickly than expected, the City has proactively implemented a series of measures to ensure the balance between the current population density trends and the existing and proposed community services and social infrastructure as envisioned in the VMC Secondary Plan. These initiatives include securing park construction timeline commitments, placing triggers and working with landowners in a timely manner to develop and implement the first VMC public parks and other additional supplemental open spaces. The City also continues to further supplement hard infrastructure by the advancement of roads and the upsizing of servicing infrastructure. Additionally, staff have introduced a recent initiative to request Parks and Open Space Briefs as necessary as part of a complete development application requirement. This will identify gaps in parks and open space service levels and any improvements that may be necessary to enhance the quality of life for new downtown residents.

With the understanding that these trends will continue, the City has also initiated an update of the VMC Secondary Plan in step with, and to be adopted under, the Vaughan Official Plan Update. This secondary plan update will be complemented and informed by the VMC Parks and Wayfinding Master Plan that is currently underway. Together, these documents will set the stage for an updated parks and open space policy framework, facility and programming strategy to support the emerging downtown over time.

### ***Proposed new office uses have increased significantly over the last year***

Currently, there are three approved office projects in the VMC, as shown in Attachment 1, with 538,770 ft<sup>2</sup> of new commercial office space, representing 36% of the 2031 target and an estimated 2,176 new jobs. Two of the projects are built or under construction. The third is currently uncertain, as the marketing of the project has been cancelled.

Three new active development applications propose an additional 1,114,544 ft<sup>2</sup> of office space, which would increase the volume to 110% of the 2031 office target, and the number of new office jobs to 6,678, if realized. Proposed office uses have increased by a factor of three times over the last year, which is fundamental to furthering the City's vision of achieving a mix of uses in the downtown. Should these developments materialize as proposed, the City will have achieved its target of office uses and office jobs planned for 2031, facilitated in part through the incentive program offered for large office developments in the Community Improvement Plan (CIP) for the VMC and other Intensification Areas. The CIP Financial Incentive Program The CIP applies to developments of 7,000 sq. m. (75,347 sq. ft.) or larger in the VMC and allowed for Development Charge (DC) Grant/Reduction, DC Deferral, ax Increment Equivalent Grant (TIEG) and Cash-In-Lieu (CIL) of Parkland Exemption/Reductions.

***Proposed retail uses have been lagging behind other uses, though there has been a significant increase since 2019***

543,994 ft<sup>2</sup> of retail uses have been proposed as part of mixed-use developments, as shown in Attachment 1, representing 73% of the 2031 retail target, and 1,263 jobs, if realized. This percentage has increased considerably since the 40% status of retail in 2019. This is anticipated given that retail uses often increase following establishment of a critical mass of residents.

**Financial Impact**

There are no economic impacts resulting from this report.

**Broader Regional Impacts/Considerations**

Building a downtown is an ambitious goal. York Region's Official Plan places tremendous importance on the centres and corridors within its local municipalities as the cornerstone to achieving provincial population and employment growth targets. Collaboration with broader regional stakeholders continues to be an important factor in ensuring the success of the VMC.

Regional Staff have participated and will continue to be involved throughout the duration of these initiatives to provide input and comment as required to ensure the successful implementation and coordination of projects in the downtown.

**Conclusion**

The VMC is transforming into a vibrant, modern urban centre for residents and businesses that encompasses all amenities of an urban lifestyle.

The average density of projects continue to increase steadily with new applications, a factor which must be balanced with measured delivery of community services and social infrastructure. The City is committed to ensuring that the downtown continues to develop as a complete and balanced community with high-density mixed uses that are transit supportive and pedestrian friendly, with a vibrant sense of place, a high-quality public realm and environmentally sustainable design approaches.

An update to the VMC Secondary Plan has been initiated to address new provincial and regional policies and to confirm that the framework is still relevant considering the nature of existing, approved and proposed development in the VMC. This Update will run in parallel with and be adopted under the Vaughan Official Plan Update to ensure that comprehensive planning is realized.

**For more information**, please contact Christina Bruce, VMC Program Director, extension 8231

**Attachment**

1. VMC Development Activity Summary Table

**Prepared by**

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Natalie Wong, VMC Senior Planner, extension 8866

Michelle Samson, VMC Economic Development Officer, extension 8367

Amy Roots, VMC Senior Manager, extension 8035

Christina Bruce, VMC Program Director, extension 8231

**Approved by**

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City Manager,  
Infrastructure Development

**Reviewed by**

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager

Attachment 1 - VMC Development Activity Summary Table

Developments that are Completed and Occupied	Developer	Under Construction or Built Projects	DA NUMBER	FINAL FSI	Number of Storeys	Retail Area (f²)	Office Area (f²)	Residential Area (f2)	Hotel Area (ft2)	Apartment Units	Townhouse Units	Total Units Completed and Occupied	Population
	Cortel	Expo Tower 1	DA.14.014	4.33	37-storey building	17,438	0	418,074		353	0		
	Cortel	Expo Tower 2	DA.14.014		37 storey building	22,626	0	385,136		351	0		
	Cortel	Expo Tower 3	DA.16.111		39-storey building	5,382	0	426,362		446	0		
	Cortel	Expo Tower 4	DA.16.111		39-storey building	3,929	0	393,564		415	0		
	PlazaCorp	Berkley Development ("The Met")	DA.16.033	4.1	35-storey building, 3-storey townhouses	0	0	448,611		510	62		
	SmartCentres	KPMG	DA.12.085, OP.12.014 and Z.12.034	1.68	15-storeys	59,073	287,130	0		0	0		
	Total					108,447	287,130	2,071,747	0	2,075	62	2,137	4,231
Developments that are Under Construction or Built	Developer	Under Construction or Built Projects	DA NUMBER	FSI	Number of Storeys	Retail Area (f²)	Office Area (f²)	Residential Area (f2)	Hotel Area (ft2)	Apartment Units	Townhouse Units	Total Units Under Construction or Built	Population
	SmartCentres	VMC Residences ("Transit City 1 and 2")	DA.17.014	8.64	2, 55-storey buildings	6,189	0	997,554		1,121	11		
	SmartCentres	VMC Residences ("Transit City 3")	Z.17.028	12.7	55-storey building	6,135	0	534,336		631	0		
	SmartCentres	PwC	DA.16.007 and Z.16.003	2.55	9-storeys	6,082	105,799	0		0	0		
	QuadReal	Quadreal Block 2 (Mobillio)	DA.18.056	2.65	13,15, 18-storey buildings and 3-storey townhouses	1,204	0	1,053,271		751	397		
	SmartCentres	SmartCentres East Block (Transit City 4 & 5 + Rental Building)	DA.18.074	7.08	36, 45, 50-storey buildings	20,688	0	1,269,980		1,472	0		
	Total					40,299	105,799	3,855,141	0	3,975	408	4,383	8,678
Approved Development Applications	Developer	Approved Projects				Retail Area (f²)	Office Area (f²)	Residential Area (f2)	Hotel Area (ft2)	Apartment Units	Townhouse Units	Total Approved Residential Units	Population
	Liberty	Liberty Maplecrete Phase 1 ("Cosmos")	DA.13.021	5.5	3, 35-storey buildings	35,532	145,841	993,216		1,162	0		
	Gupta Group	Icona	DA.17.015	12.58	2, 55-storey buildings and 46 storeys	11,227	0	1,333,375	197,728	1,633	16		
	Liberty	Liberty Cement Plant	DA.18.037	5.66	34 and 40-storey buildings	8,204	0	862,249		935	0		
	Cortel	Expo City Tower 5	DA.18.050	10.24	60-storeys	28,148	0	602,181		551	0		
	QuadReal	Quadreal Block 3	OP.19.006, Z.19.017, Z.19.018, DA.18.075	7.7	40, 46, 55, 59-storey buildings	87,479	0	1,785,715		2,461	0		
	Total					170,590	145,841	5,576,737	197,728	6,742	16	6,758	13,381
Formally Submitted Development Applications In-Progress	Developer	In-Progress Projects				Retail Area (f²)	Office Area (f²)	Residential Area (f2)	Hotel Area (ft2)	Apartment Units	Townhouse Units	Total Residential Units In-Progress	Population
	Goldpark	Goldpark	OP.11.014 and Z.11.046	8.32	40-storey building	10,613	0	350,627		420	0		
	Zzen Group	Zzen	OP.11.015 and Z.11.047	8.5	40-storey building	10,140	0	346,848		417	0		
	Ripple Developments	Royal Centre, 3300 Highway 7	OP.19.010 and Z.19.025	11.6	50 and 58 storey buildings	14,340	319,506	1,210,530		1,191	0		
	Melrose Investments	Melrose	OP.19.009; Z.19.024; 19T-19V004 & DA.19.075	5	27 and 37 storey buildings	4,592		585,451		769			
	Aspen Ridge / Metrus	7800 Jane Street - Metrus (Terra) Properties Ltd.	OP.20.003, Z.20.008, 19T-20V002, DA.20.041	10.6	50, 60 residential buildidng with 17-storev	37,636	347256.12	1121910	0	1,177	0		
	Doughton Residences Corp	216-220 Doughton Road	OP.20.005, Z.20.013	11.41	47, 49-storey towers	0	0	919,345		1,151	0		
	Total					77,320	666,762	4,534,711	0	5,125	0	5,125	10,148
Pre-Application (Proposed) Projects	Developer	Proposed Projects				Retail Area (f²)	Office Area (f²)	Residential Area (f2)	Hotel Area (ft2)	Apartment Units	Townhouse Units	Total Residential Units Propo	Population
	QuadReal	Quadreal Block 3S	PAC.20.024	7.5	38, 34, 17, 14 storey buildings	26,264	0	1,240,336		1,543			
	MegaVista Real Estate Development Inc.	MegaVista Real Estate Development Inc.	PAC.20.024	9.01	42 and 45 residential storey buildings	9,149	0	840,931		1,092			
	Omega	Vaughan City Square	PAC.19.053	10.8	two-25, two-39, two-49, one-50 and two-58-storev	29,924	0	4,088,725		4,376	69		
	SmartCentres	SmartCentres E2	PAC.20.044	12.85	two, 52 and 56-storey residential towers	10,000	0	925,000	0	1,143			
	SmartCentres	Walmart Block A5	PAC.20.43	8.05	multi-phase mixed-use development	40,000	0	3,960,000	0	4,640			
	SmartCentres	East Block South (C2)	PAC.20.042	7.22	15-storey office, 60-storev residential and at-	32,000	447782	624,312	121,633	730			
	Total					147,337	447,782	11,679,304	121,633	13,524	69	13,593	26,914
Totals						543,994	1,653,315	27,717,639	319,361	31,441	555	31,996	63,352
						73%	110%			98%	2%	267%	253%

## VMC Sub-committee Report

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**DATE:** Tuesday, November 10, 2020

**WARD:** 4

**TITLE: VMC STUDIES UPDATE**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** FOR INFORMATION

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### **Purpose**

To provide an update on current Vaughan Metropolitan Centre (VMC) plans and studies, their purpose and implementation, and how they contribute to the creation of a complete community in the VMC.

### **Report Highlights**

- The VMC Secondary Plan established a population target of 25,000 residents and 11,500 jobs by 2031 to achieve the critical mass of a downtown
- Based on York Region's people per unit assumptions, realization of potential residential development currently represent more than 63,300 residents in almost 32,000 units moving into the VMC, achieving over 250% of residential units and population targets identified for the 2031 planning horizon far earlier than expected
- The average density of development projects continues to increase with new applications, a factor which must be balanced with an updated and measured delivery of community services and social infrastructure to ensure continuity in establishing a complete community
- Efforts are being undertaken to maintain a healthy balance between current population density trends and available hard and soft infrastructure, including community services and parks and open spaces

### **Report Highlights Continued**

- The VMC Secondary Plan Update, VMC Transportation Master Plan Update, and VMC Parks and Wayfinding Master Plan have begun
- The VMC Functional Servicing Strategy Update is advancing with a draft expected in Q4 2020
- The various VMC plans and studies inform each other and will be closely coordinated to ensure their collective contribution to the Term of Council Strategic Priority of City Building to “Develop the VMC as a complete community, with emphasis on cultural development”
- Staff will ensure every study undergoes a robust and strategically coordinated public consultation process to optimize input

### **Recommendation**

1. That the Vaughan Metropolitan Centre Studies Update report be received for information.

### **Background**

As outlined in the VMC Development Activity Report being received today, and based on the approved and proposed residential developments to date, close to 63,300 residents in almost 32,000 residential units are moving into the VMC, achieving over 250% of the residential units and population targets identified for the 2031 planning horizon. These numbers have been achieved far earlier than expected. Given that this growth trend is expected to continue, staff have reassessed and refocused the priorities of the VMC. In order to meet the hard and soft infrastructure needs of this growing community, staff are undertaking an update of the VMC Secondary Plan, VMC Transportation Master Plan, and the VMC Functional Servicing Strategy Report. Staff have also begun the VMC Parks and Wayfinding Master Plan, the VMC Tree Planting Pilot Project, and the VMC Parking Pilot study. The VMC Capital Projects and Implementation Plan Update report, also received today, outlines activities that have been undertaken, or are underway, to provide the infrastructure to support development and growth in the emerging downtown.

### **Previous Reports/Authority**

Previous reports relating to the VMC Studies Update can be found at the following links:

[VMC Studies Update May 2020](#)

[VMC Implementation Plan and Priority Infrastructure Project Update March 2019](#)

[VMC Term of Council Priorities and Implementation Update April 2018](#)

## **Analysis and Options**

The VMC Program comprises a multi-disciplinary, dedicated team working to ensure the efficient and effective delivery of infrastructure and services to the current and future residents, workers, and users of the VMC. The VMC Program's broad scope of work includes the coordination and delivery of the various studies identified below so that they inform each other and collectively contribute to the creation of a complete community in the VMC.

### **VMC Secondary Plan Update**

The VMC Secondary Plan Update (VMC SP) was initiated in August 2020. The successful consulting team for this study consists of Gladki Planning Associates with Ken Greenberg, dTAH, and Urban Metrics. The consultant team is currently undertaking a review of existing planning documentation and supportive studies to prepare the Background Study Report that will inform the next steps of the VMC SP update. The consultant team has also recently participated in a coordinated site walk with City Staff and consultants for the VMC Transportation Master Plan and VMC Parks and Wayfinding Master Plan to better understand the context of the downtown.

The existing VMC SP provides a strong policy foundation that initiated the development of Vaughan's emerging downtown. The City has been successful in working with landowners to create the first phase of the downtown build-out. The purpose of the VMC Secondary Plan update is to address new provincial and regional policies and confirm that the framework is still relevant considering the nature of existing, approved and proposed development in the VMC. Updates to the VMC SP policy framework and land use plan must continue to recognize the VMC as the City's priority intensification area and emerging downtown, while ensuring that the area continues to develop as a complete community. Fifteen million dollars in Section 37 community benefits have been collected to date through Council approvals to advance needed community infrastructure. With the introduction of Bill 197, a Community Benefits Charge (CBC) will replace Section 37 following adoption of a CBC By-law. The Secondary Plan Update will review this policy change.

The secondary plan update will include a Community Services & Facilities analysis and implementation plan which will assess the amount and types of facilities and community services needed to support the VMC and new density and population targets as mandated by the Province and the Region. The impact of COVID-19 on city building will also be assessed through the VMC SP Update. It will also consider a potential boundary expansion to incorporate additional lands into the VMC Secondary Plan area and will explore land use options, which will likely include opportunities for new parkland, informed by the VMC Parks and Wayfinding Master Plan.



Next steps of the VMC SP Update include finalizing the public and stakeholder engagement strategy and developing a dedicated webpage for information and updates on the study. The VMC SP project team will be engaging with stakeholders, including public agencies, staff, landowners, and members of the public to seek input in the near future.

The study is targeted for completion in Q2 2022.

### **VMC Parks and Wayfinding Master Plan**

The VMC Parks and Wayfinding Master Plan (VMC PWMP) was initiated in May 2020 with the successful proponent, Janet Rosenberg & Studio. The consultant has completed their background research and assessment of the parks and open space in the VMC and environs, culminating in their draft Assessment Report, of which they will present a summary of the findings.

The challenges of COVID-19 have made clear how vital parks are to our citizens, especially in high-density communities that have little private open space. The intent of the VMC PWMP is to prepare a master plan and implementation strategy to facilitate the timely development of parks and open space for VMC residents, commuters and visitors, as outlined in the VMC Secondary Plan and envisioned in supportive placemaking studies, together with the development of a public realm wayfinding strategy that can be implemented incrementally to achieve a legible and cohesive public realm.

As noted in the VMC Development Activity Report, there has been a remarkable increase in proposed densities in the VMC. If development trends continue, the VMC could become one of the most densely populated urban areas in North America. This trend, combined with the parkland proposed in the existing VMC Secondary Plan, could place the VMC parkland at or below levels in the most densely populated areas of the largest North American cities, where the shortage of parkland is an acknowledged problem. As other downtown areas in the GTA emerge, this amount of parkland may also place the VMC at a competitive disadvantage in attracting residents, employers, and visitors. Given these trends, the City must act expeditiously to ensure that our downtown is equipped with the necessary services to emerge as a complete community.

The findings of the Assessment Report, the first deliverable of the VMC PWMP, provide the City with valuable insight into demographics, service levels, and benchmarks that

will guide the timely provision of parkland in the VMC. Highlights of the assessment include:

- Active parkland and social infrastructure are critical priorities for the VMC.
- Of the 20 hectares of active parkland proposed through the VMC Secondary Plan, only five hectares are currently scheduled to be open by 2031, supporting a projected population of 63,300 as per the VMC Development Activity Report.
- Substantial additional active parkland, within the VMC or in close proximity, will be required to fully accommodate required facilities to serve the projected 2031 population and position the VMC as a leader in providing parkland to downtown residents in the GTA; this may also require the City to reconsider its approach to how density bonusing is reviewed and approved through the development application process, in order to minimize density growth beyond what was originally approved through the Secondary Plan
- Existing parks and open spaces within the VMC, or immediately adjacent to it, may be explored for potential expansion and/or improvements to service the new downtown's population
- Proposed Neighbourhood Parks are inadequate to provide the amount and configuration of active parkland needed to support required recreational facilities of each VMC neighbourhood precinct
- Stratified or private ownership of parks may limit the City's ability to respond to the future park needs of VMC residents and should be discouraged
- The VMC is uniquely situated among three significant greenways that run along the Humber River, Black Creek, and the West Don River. These greenways are linked by the hydro corridor running south of Highway 407, within which a future extension of the Vaughan Super Trail is proposed. If this trail system was combined with a safe and accessible connection across Highway 407 for pedestrians and cyclists, it would provide VMC residents with access to many kilometers of trails, parks, and green spaces
- The area south of Highway 407 also contains two large parcels of publicly owned lands where active parkland could be located: a 40-hectare parcel west and south of the Highway 407 TTC Station and the 12.8-hectare north parcel of Black Creek Pioneer Village

This initial report is giving the City a better understanding of the current state of parkland provision and gaps in service levels and will guide the next stages of the study as it works to enable the implementation of a diverse, multi-functional, and seamlessly interconnected parks and open space network. The consultant will next produce a Design Brief, with conceptual options that describe the character and facilities of the VMC parks and open spaces, with a particular focus on advancing the public realm of the Black Creek corridor. The consultant will also be looking at preliminary signage options and strategies and will continue to look for options to provide active parkland to the VMC.

The findings of the Assessment Report will inform the Community Services & Facilities study to be completed as part of the VMC Secondary Plan Update.

The study is targeted for completion in Q4 2021.

### **VMC Functional Servicing Strategy Update**

The VMC Functional Servicing Strategy Report (VMC FSSR) is advancing, led by consultant Civica Infrastructure with EOR.

A draft VMC FSSR is expected in Q4 2020, and the final report will be completed in conjunction with the City-wide Integrated Urban Water Master Plan (IUWMP). The IUWMP includes fourteen study areas, including the VMC. The study is assessing the water, wastewater, and stormwater systems performances under existing and ultimate buildout scenarios, based on updated population targets and trends, and will establish a long-term strategy to provide safe, reliable, and sustainable services to the existing and future population of the VMC and the City of Vaughan. The study includes a review and is an update of the VMC's existing Servicing Master Plan (2012), ensuring that servicing capacity can support the anticipated increase in height and density of future growth and intensification in the VMC.

A guideline for Low Impact Development (LID) measures for stormwater management will be included as part of the study, focusing on roads, right-of-ways, and public parks and open spaces. Contributions from all City departments will inform the development of the LID guideline, expected in November 2020.

### **VMC Transportation Master Plan Update**

The VMC Transportation Master Plan Update (VMC TMP) was initiated in September 2020 with the successful proponent, WSP Consulting. The consultant is currently undertaking a review of existing documentation and supportive studies, coordinating

data collection, and has participated in a coordinated site walk with City Staff and consultants for the VMC SP and VMC Parks and Wayfinding Master Plan.

The VMC TMP will undergo a fulsome review and update to support increased densities and population, coordinated with the updated VMC SP. The study will be used to provide direction on developing a refined multi-modal transportation network for the VMC area, supporting innovative mobility strategies and a strategic implementation plan.

The study will work interactively with the City's OPR, and updates to the Zoning By-law and the on-going City-wide Transportation Master Plan (Vaughan Transportation Plan) to inform policies, initiatives, and infrastructure improvements. It will address Phases 1 and 2 of the Municipal Class Environmental Assessment (MCEA) process and provide direction on building a refined multi-modal transportation network. The study will include the completion of two Municipal Class Environmental Assessments (to Phase 4) for Interchange Way (from Commerce Street to Creditstone Road) and Millway Avenue (from Highway 7 to Interchange Way East-West).

Results and recommendations of the VMC TMP are anticipated by Q4 2021–Q1 2022.

### **The Parking Pilot Project RFP was released in October 2020**

In May 2020, Council approved a two-year first-of-its-kind pilot project in Vaughan to implement paid on-street public parking in the VMC Mobility Hub area. A Request For Proposal (RFP) was prepared utilizing the information received from a previous Request For Information. The project is expected to be awarded this year and the pilot implemented in 2021 in step with the opening of the new Centre of Community.

The implementation of the pilot is described in the VMC Capital Projects Update Report being received today.

### **VMC Tree Planting Pilot Project**

Staff have identified underutilized roadsides, verges, and medians adjacent to Highways 400 and 407 as an opportunity to create a new green edge to the VMC through the VMC Tree Planting Pilot Project. This new urban forest will increase tree canopy coverage, provide enhanced ecosystem services, create a buffer to new development, and increase the legibility of the VMC.

A specialist consultant is expected to be retained in Q4 2020. The work produced under this study will inform a forthcoming tree planting tender, anticipated in Q1 2020, including a complete soil specification.

### **An Innovative and Coordinated Consultation Plan is Being Developed**

Staff are ensuring every study undergoes a robust and strategically coordinated public consultation process to optimize input to the work. In addition to leveraging the VMC Landowner Working Group platform developed over many years, staff are working both internally and with external consultants to develop engagement processes that effectively reach Vaughan's residents, business owners, and other stakeholders. Current consultation methods are focusing on virtual connections and will be evaluated over time.

### **Financial Impact**

There are no financial impacts resulting from this report.

### **Broader Regional Impacts/Considerations**

Collaboration continues with regional stakeholders which is an important factor in realizing the success of the VMC.

### **Conclusion**

Building a downtown is an ambitious goal. The average density of development projects continues to increase with new applications, a factor which must be balanced with measured delivery of community services, social and hard infrastructure.

As a result of this growth, studies have been initiated and coordinated to ensure that the downtown continues to develop as a complete and balanced community that is transit supportive and pedestrian friendly, with a vibrant sense of place, a high-quality public realm, and environmentally sustainable design approaches.

The VMC team continues to collaborate across internal departments and with residents, landowners, and other stakeholders to deliver a complete community.

**For more information**, please contact Christina Bruce, Director of VMC Program, ext. 8231

### **Attachments**

1. N/A

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Nick Spensieri, Deputy City Manager,  
Infrastructure Development

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Jim Harnum, City Manager

## VMC Sub-committee Report

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**DATE:** Tuesday, November 10, 2020

**WARD:** 4

### **TITLE: VMC CAPITAL PROJECTS AND IMPLEMENTATION PLAN UPDATE**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** FOR INFORMATION

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#### **Purpose**

To provide an update on the capital projects and implementation plan within the Vaughan Metropolitan Centre (VMC).

#### **Report Highlights**

- Construction of several critical infrastructure projects, including roads and parks, required to support development in the emerging downtown are underway or complete.
- Construction of the VMC Centre of Community is nearing completion, with opening anticipated for spring 2021.
- The detailed design of Central Park Phase 1 is underway, with construction anticipated to commence in 2021.
- Final design of the Edgeley Pond and Park is expected in December 2020.
- The detailed design of the iconic pedestrian bridge within the Edgeley Park is being advanced, utilizing Section 37 community benefit contributions.
- The Black Creek Renewal detailed design Request for Proposal (RFP) was released in September 2020.
- The On-Street Pay and Display Parking Pilot will be implemented in 2020.
- The VMC's first public art installations are underway, which will contribute to the placemaking identity of the downtown.

## **Recommendation**

1. That the Vaughan Metropolitan Centre Capital Projects and Implementation Plan Update report be received for information.

## **Background**

As construction progresses in Vaughan's downtown, the VMC team continue to focus on advancing critical infrastructure improvements in each of the four quadrants to keep pace with development and provide the necessary infrastructure to support the emerging community. Given the complexity of the planned capital infrastructure, seamless design coordination and timing of constructed works are being carried out.

Construction has commenced for many of the priority infrastructure projects identified in Attachment No. 1, several of which are complete. In parallel with implementing these critical civil infrastructure works, the VMC team is focused on prioritizing the planning and design of parkland and social infrastructure to ensure that a complete community is developed in step with the growing population. The VMC Development Activity and VMC Plans and Studies update reports received today outline the current situation in the downtown and provide future projections for City focus moving forward. This report will concentrate on the efforts that have been undertaken, or are underway, in each of the quadrant areas to advance the initial infrastructure required to support growth.

## **Previous Reports/Authority**

[VMC Development Activity Update March 2019](#)

[VMC Implementation Plan and Priority Infrastructure Project Update March 2019](#)

[VMC NW and SW Quadrants Implementation Update June 2019](#)

[VMC Parking Conditions and Management Strategy June 2019](#)

[VMC Implementation and Construction Update December 2019](#)

[VMC Pay-and-Display On-Street Parking Pilot Project May 2020](#)

## **Analysis and Options**

***Design and Construction activity is advancing in each quadrant of the VMC***

On December 4, 2019, Item 4 of the VMC Sub-Committee meeting identified critical infrastructure improvements and construction activities completed or underway in order to support redevelopment activity in the downtown.

A great deal of progress has been made through 2020 on projects captured in the VMC Implementation Plan. The following sections highlight activities that have advanced in each quadrant.



## Northwest Quadrant

### ***Road works are advancing on the widening of Portage Parkway and Buttermill Avenue extension***

At the December 4, 2019 VMC Sub-Committee meeting, staff reported that three new roads were constructed in 2019, including Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road, and Apple Mill Road from Edgeley Boulevard. The construction of these spine roads has greatly improved access and circulation in the VMC.

Further advancements to the road network are currently underway. This includes the detailed design and utility relocation coordination work related to the widening and reconstruction of Portage Parkway between Jane Street and Applewood Crescent. The road widening works are expected to be completed in late 2021.

Road works for the Buttermill Avenue extension are also advancing through design and construction and area expected to be complete by Q3 of 2021, following the demolition of the existing Walmart site.

The Transit City Towers 4 and 5 development site, situated east of Millway Avenue and south of Portage Parkway, will include the delivery of a new local road connecting Millway Avenue to Jane Street. This road has been designed with a pedestrian focus and will add to the fine grain network envisioned for the downtown. Construction of the east-west road is expected to start in 2021. This street will be seamlessly designed to connect with the adjacent large privately owned public spaces.

### ***The VMC Centre of Community is set to open in 2021***

The iconic VMC Centre of Community is nearing completion. While the COVID-19 pandemic delayed final interior fit-out and programming of the facility by a number of months, completion and opening of associated civic uses, including the YMCA, daycare and City of Vaughan library and community recreation space, is expected in Q2 2021. This facility will be transformational to the downtown, providing important social infrastructure and community space for the first residents.

### ***The Parking Pilot Project will be implemented in step with the opening of the Centre of Community in 2021***

In May 2020, Council approved a two-year pilot project for 'pay-and-display' on-street parking in the VMC Mobility Hub area. The pay-and-display on-street parking pilot will help manage current demand for short duration (2-hour maximum) on-street public

parking from various road users and, on a trial basis, would permit the City to gauge future parking demand based on development activity in the VMC. The Pilot is expected to be implemented in Q1 2021 in conjunction with the opening of the new Centre of Community. Three streets are being considered for the implementation of the pilot project; they include Apple Mill Road, Buttermill Avenue and New Park Place in the VMC Mobility Hub.

### ***Phase 1 of Vaughan's first Urban Park to commence next year***

City staff and SmartCentres continue to work collaboratively towards advancing the design and implementation of Urban Park Block 1. The delivery of the first urban park block in the VMC will provide active and passive recreation park amenities to the growing downtown population. Future public engagement and a presentation to the Vaughan Design Review Panel is being integrated into the planning and design process, which is expected to be finalized in 2021, followed by construction. The Urban Park Block 1 is located within the northwest quadrant, between Edgeley Boulevard to the west and KPMG Tower to the east and seamlessly integrated with the KPMG and Transit Square landscape design.

#### Northeast Quadrant

### ***The extension of Portage Parkway east of Jane Street is complete***

Construction of Portage Parkway from Jane Street to the Black Creek channel was completed in Q2 of 2020, in time to welcome the first residents of the 35-storey Met development located at the southeast corner of Jane Street and Portage Parkway. The first phase of the hydro undergrounding project along the Met frontage on Jane Street is underway. This includes the future proofing and installation of the necessary utility ducts.

The next phase of the hydro undergrounding along the Edgeley Pond and Park frontage on Jane to Highway 7 design works are underway. Once the design and approvals are in place later this year, the implementation and conversion of the overhead transmission lines along the entire stretch of Jane Street from Portage Parkway to Highway 7 will be buried underground. These works are expected to be completed in 2021.

### ***The Edgeley Pond and Park final detailed design will include the pedestrian bridge and is expected in Q1 2021***

At the December 2019 VMC Subcommittee, staff provided an update on the Edgeley Pond and Park project. Since then, a third-party peer review was finalized, and the conclusions and recommendations are being incorporated into the final design. This

includes additional site investigations and dam analysis, required to support the necessary agency permit applications to MNRF, MECP, DFO and TRCA. The consulting team are preparing the final design package which is expected in Q1 2021.

In parallel, earlier this year, Staff started exploring the possibility of including the pedestrian bridge in Phase 1 of the Edgeley Pond and Park design and construction process. After considering all factors, it was decided that it would be better to advance the detailed design of the bridge together with the pond's first phase of construction to streamline resources and reduce implementation timelines.

It is anticipated that the Edgeley Pond and Park tendering will be released by Q2 of 2021. Construction of the pond is anticipated to begin in 2021, subject to the necessary agency approvals. The construction works will take approximately 2 years to complete.

### ***Construction of the Expo City strata park to commence in spring of 2021***

City staff have continued to work with the Cortel Group through 2020 to finalize the detailed design of Vaughan's first stratified park located within the Expo City development lands. Building upon the park vision and program set through the Edgeley Pond and Park public consultation, this parkland is a crucial component of the overall Edgeley Pond and Park open space system. The strata park will provide active recreation facilities, including a natural playground, an ice-skating loop, a splash pad, and a pavilion with programmable community space and washrooms where private and public events can be hosted throughout the year. Currently, the underground commercial parking facility is being constructed, with park and landscape works resuming at the end of the winter season in Q2 2021.

### **Southwest Quadrant**

#### ***Advancements for new collector and local roads are currently underway***

Development activity in the southwest quadrant has gained momentum following Council approval of the first three development proposals. Construction activity has begun on the Mobilio development, including construction of two new collector roads (Millway Avenue and Exchange Avenue) expected to be completed this year; and a pedestrian mews that will be completed next year.

Construction of the Interchange Way sanitary trunk sewer, from Highway 7 to Jane Street continues to progress and construction is expected to be completed later this year. Upsizing of this pipe and other servicing infrastructure is needed to support redevelopment in the downtown.

Block 3, known as Festival, will include delivery of a new local road, and improvements to the existing Commerce Street and parts of Interchange Way. Also, within the block interior, the pedestrian mews will connect into an animated privately owned public space. These two interconnected open spaces will be activated by retail, commercial uses and programming. Construction is expected to begin in 2021.

***The Millway Avenue Linear Park detailed design is being finalized***

City staff and QuadReal's consulting team have been working through 2020 on advancing detailed design of the Millway Avenue linear park south of Interchange Way in the southeast quadrant. Phase 1 of this park will have facilities suitable for the new Mobilio community, including a senior playground, active play equipment, shade structure and social gathering spaces flanked by perennial planting beds and a linear flexible lawn. The park construction is forecasted to commence as early as 2022.

Southeast Quadrant

***The Black Creek Renewal design RFP was released in September 2020***

The Black Creek corridor defines the westerly edge of the southeast quadrant and provides a unique frontage opportunity for development. With approval of the Black Creek Renewal (BCR) Class Environmental Assessment in 2019, initiation of detailed design for the corridor is being advanced. In September 2020, Infrastructure Development released the RFP for a technical advisor (TA) to assist in the preparation of the Owner's Statement of Requirements. The TA will also provide technical guidance, subject matter expertise, oversight and support during the subsequent project phases.

The TA assignment is expected to be awarded in November 2020 and the design will be initiated early in 2021.

***The Black Creek Financial Strategy updates are underway***

The Black Creek Financial Strategy acts as the funding model and Area Specific Development Charges (ASDC) Background Study for the Edgeley Pond and Black Creek infrastructure works in the VMC. The Financial Strategy supports three benefitting land areas that would be subject to ASDCs specific to this infrastructure along with components to be funded from the City-Wide Development Charge (DC) rates.

The Black Creek Financial Strategy was originally passed with new By-laws enacted in July 2016. As the DC Act requires an update to the DC Study every five years, staff

have begun working with external consultants to develop revised rates based on more updated cost estimates.

These works are in preliminary stages with public consultation to most likely begin in early November and the updated strategy and associated ASDC to be approved by July 2021.

### ***Three of the VMC's first public art installations are underway***

In keeping with the aspirational vision of the Vaughan City-Wide Public Art Program – “to create Public Art that enhances community identity, builds civic pride, orients visitors and celebrates resident and global talent by animating the public realm to foster a vibrant community life that is inclusive, progressive, sustainable and expresses the unique character of Vaughan” – it is fitting that several of the City’s earliest Public Art installations are being realized first at the VMC.

Vaughan’s first official temporary Public Art installation, Metropolis in Motion, prominently situated along Regional Road 7, was revealed on October 15. It represents a milestone in the City’s Public Art Program as the first installed Public Art piece. The monumental 63’ wide by 10’ high City-curated installation featuring the work of Vaughan artist Frank Mazzuca was realized through a collaborative partnership between Menkes, QuadReal and the City of Vaughan. The progressive, animated three-dimensional lenticular design, aspirational key messaging and strategic siting of the work were designed to serve as a memorable gateway and recognizable landmark leading into the Mobility Hub at the VMC. The word ‘VAUGHAN’ emerging as people travel eastbound at different speeds invites constantly changing viewing experiences. The inspirational phrase, coined by the iconic urbanist, Jane Jacobs: “DESIGN IS PEOPLE.” evolving on the west-bound face of the installation is visible during the day and activated by illuminated letters at night, to enhance the viewing experience.

Construction of the expansive suspended glass curtain wall for the digital Light Gallery – the infrastructure to exhibit the curated, rotating digital art collection – is advancing with the Transit City development with SmartCentres. Light testing has commenced on the 10,000 square foot light wall utilizing LED RGB fixtures installed on the south façade of Transit City Tower 3, and commissioning of the first three dynamic works of digital art have been finalized. Over 20 meters tall at its highest point, the abstract, low-res artwork will be activated on the glass curtain at night, visible to viewers from great distances – with sightlines appreciated from the mews and Millway Avenue and at ground mainly by a captive audience of commuters waiting at the bus terminal. Importantly, this leading-edge Digital Light Gallery is the City’s first permanent Public Art work secured through the Public Art Program.

Preliminary design concepts for the public art installation to be featured in the pedestrian mews between the Centre of Community, SmartVMC Bus Terminal and Transit City development are advancing with SmartCentres. It is anticipated the work will be installed in time for the opening of the Centre of Community. Early proposals are contemplating transformative, interactive placemaking design concepts that position the installation as a significant gateway feature, accessible at both macro and more intimate levels – inviting public engagement and celebrating Vaughan’s eclectic diversity through “a moment of arrival” that encourages viewing from a distance and at close proximity.

### **Financial Impact**

There are no economic impacts resulting from this report.

### **Broader Regional Impacts/Considerations**

Collaboration continues with regional stakeholders which is an important factor in realizing the success of the VMC.

### **Conclusion**

The VMC team will continue to work closely with Toronto and Region Conservation Authority, York Region, York Region Rapid Transit Corporation, and VMC landowners to facilitate the advancement of priority projects in the downtown. These catalyst projects, together with the momentum generated by development activity, are rapidly contributing to the realization of Vaughan’s downtown.

The VMC team is focused on advancing critical infrastructure improvements in each of the four quadrants to keep pace with development and provide the necessary infrastructure to support the transitioning downtown. Implementation of key infrastructure projects will continue to leverage investments in transit and support early placemaking strategies for the downtown.

**For more information**, please contact: Christina Bruce, VMC Program Director, ext. 8231

### **Attachment**

1. VMC Priority Infrastructure Projects

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Jim Harnum, City Manager

