



VAUGHAN METROPOLITAN CENTRE

**VMC Updates**

**Downtown Under Construction**



1. VMC **Development Activity** Update
2. VMC Implementation and **Priority Project** Update
3. VMC Transit City **Public Art Program** Update



# VMC Development Activity Update





# VMC Development Activity Update







# Current Context





Vaughan Metropolitan Centre Residential Units - Under Construction/Built, Approved, In-Progress, and Proposed

Developments that are Under Construction or Built	Under Construction or Built Projects	Apartment Units	Townhouse Units	Total Units Under Construction or Built	Population	%2031 target
	Expo Tower 1	353	0	3,889	7,700	32%
	Expo Tower 2	351	0			
	Expo Tower 3	446	0			
	Expo Tower 4	415	0			
	VMC Residences ("Transit City 1 and 2")	1,110	11			
	Berkley Development ("The Met")	510	62			
	VMC Residences ("Transit City 3")	631	0			
	Total Units Under Construction or Built	3,816	73			
Approved Development Applications	Approved Projects	Apartment Units	Townhouse Units	Total Approved Residential Units	Population	%2031 target
	Liberty Maplecrete Phase 1 ("Cosmos")	1,162	0	2,811	5,566	23%
	Icona	1,633	16			
	Total Units	2,795	16			
Formally Submitted Development Applications In-Progress	In-Progress Projects	Apartment Units	Townhouse Units	Total Residential Units In-Progress	Population	%2031 target
	Liberty Cement Plant	935	0	6,679	13,224	56%
	Expo City Tower 5	554	0			
	Quadreal Block 2	574	419			
	Quadreal Block 3	1,800	0			
	SmartCentres East Block	1,560	0			
	Goldpark	420	0			
	Zzen	417	0			
	Total Units	6,260	419			
Formally Submitted but Inactive Applications	Inactive Projects	Apartment Units	Townhouse Units	Total Residential Unit Proposed	Population	%2031 target
	Pandolfo	3,300	0	3,300	6,534	28%
	Total Units	3,300	0			
Pre-Application (Proposed) Projects	Proposed Projects	Apartment Units	Townhouse Units	Total Residential Unit Proposed	Population	%2031 target
	2851 Highway 7	652	0	1,646	3,259	14%
	Royal Centre, 3300 Highway 7	994	0			
	Total Units	1,646	0			
Total Units Approved, In-Progress, Proposed, Under Construction and Built				18,325	36,284	153%

Updated February 20, 2019

Residential Development

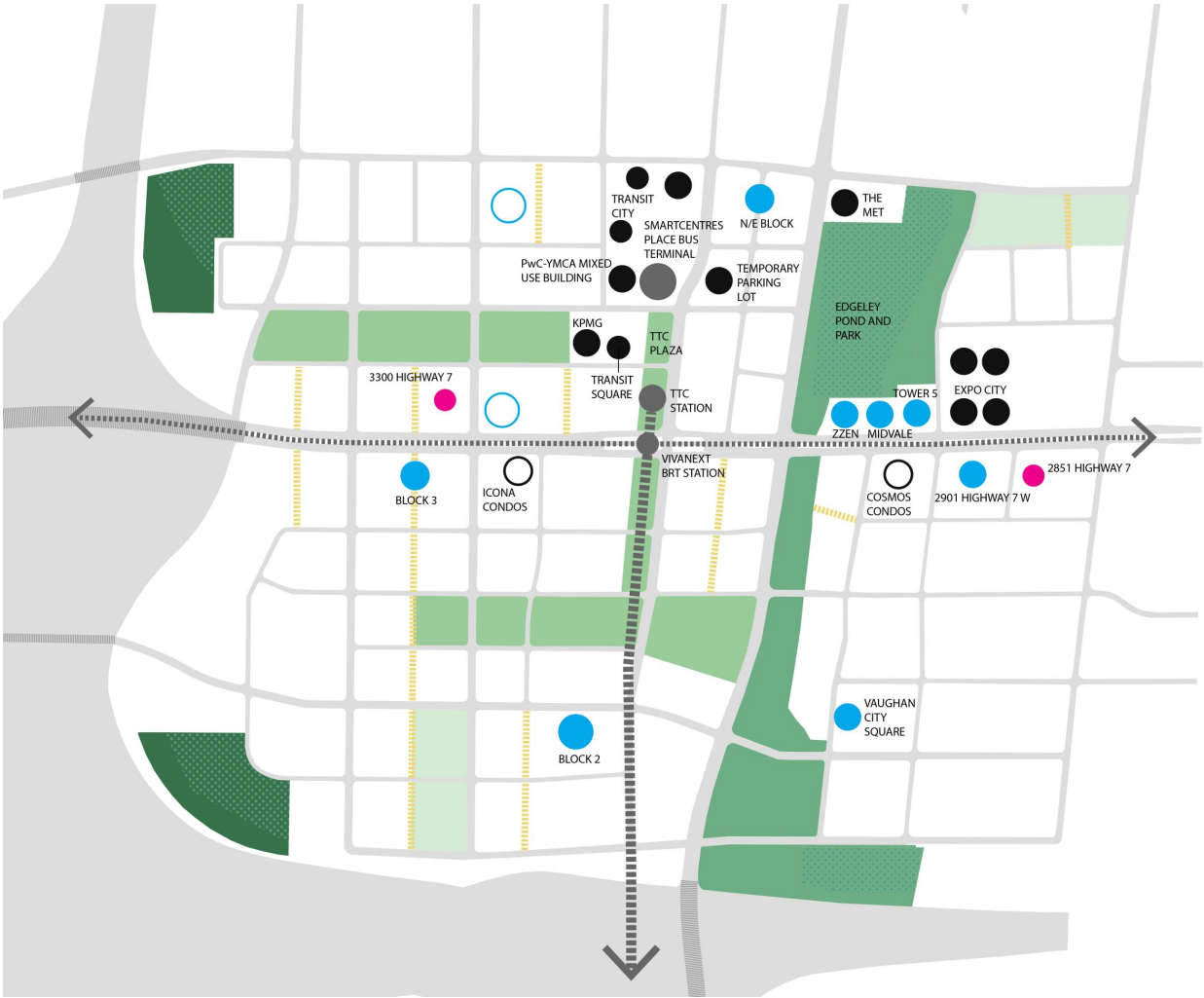


Vaughan Metropolitan Centre Residential Units - Under Construction/Built, Approved, In-Progress, and Proposed

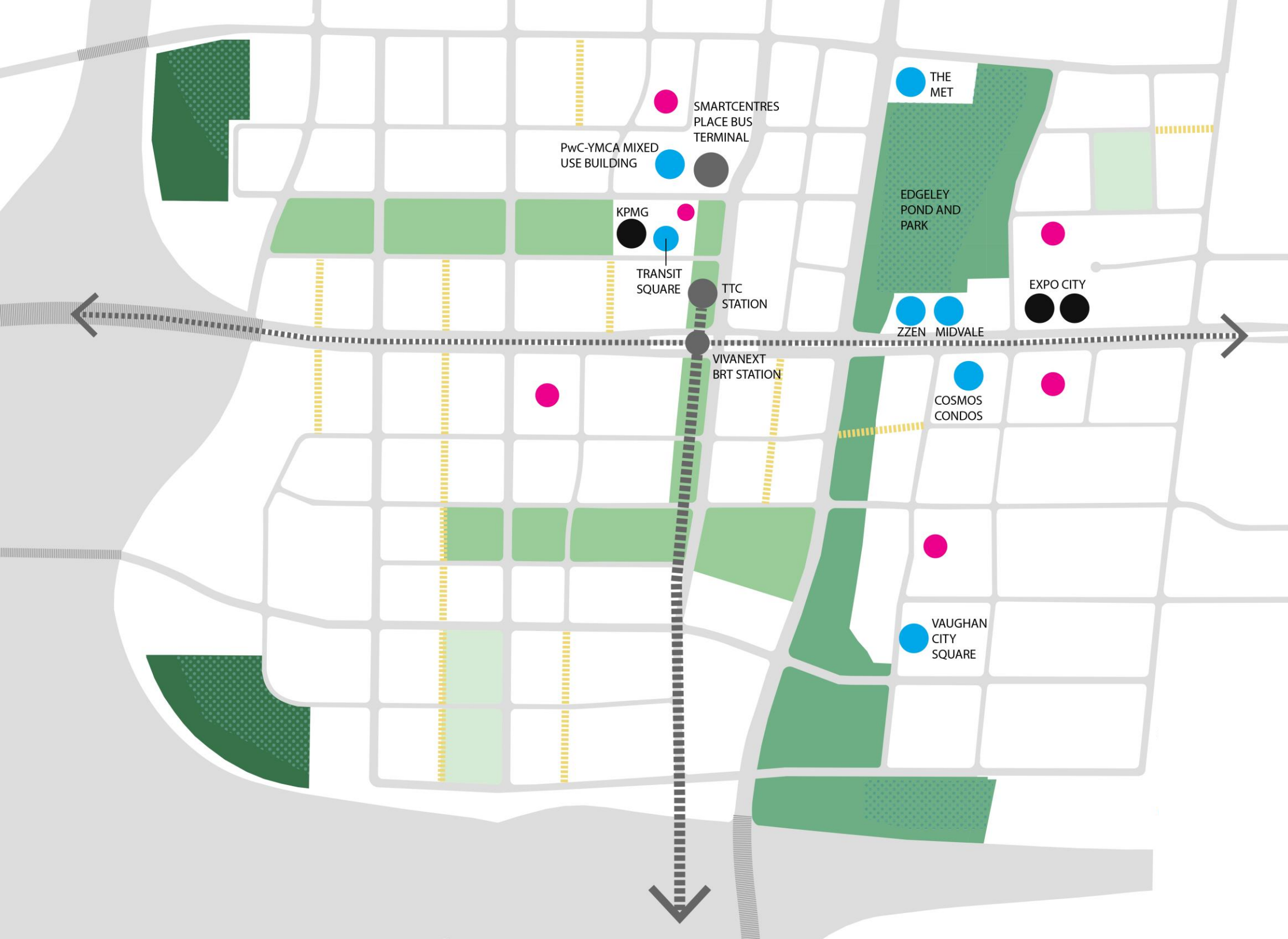
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Updated February 20, 2019

Residential Development

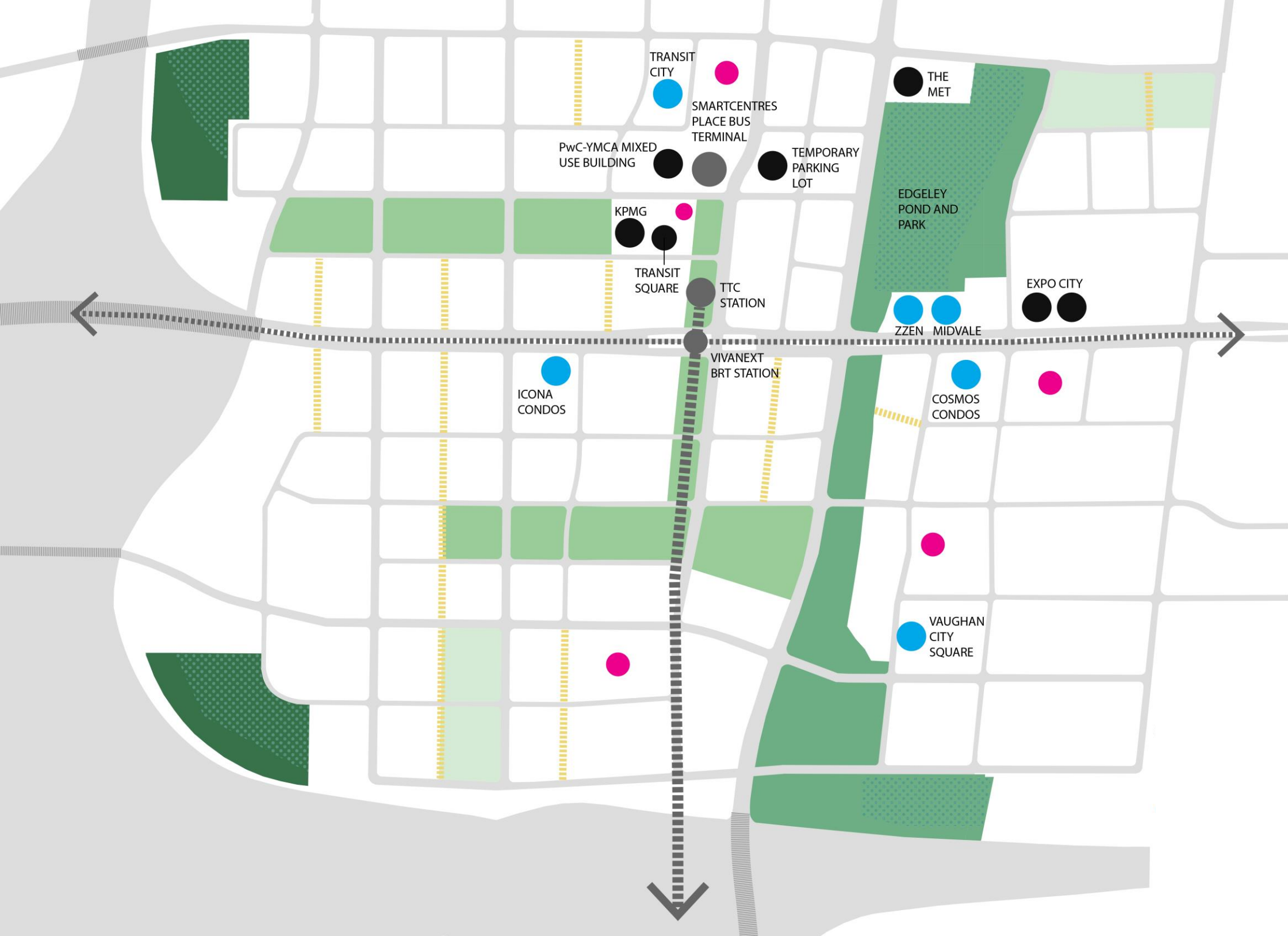






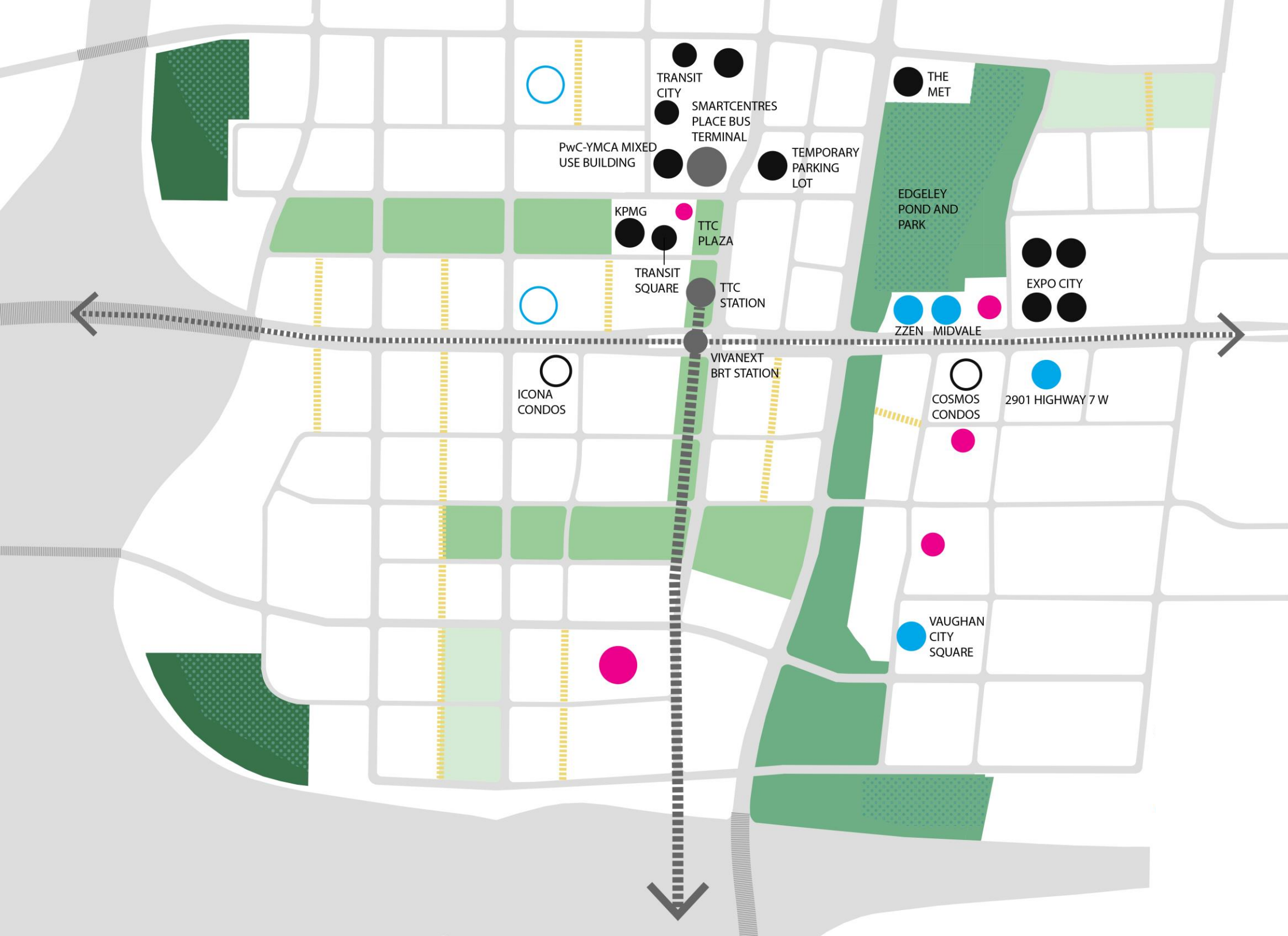
-  COMPLETED / UNDER CONSTRUCTION
-  COUNCIL APPROVED
-  ACTIVE DEVELOPMENT APPLICATION
-  MINOR DEVELOPMENT APPLICATION
-  TRANSIT PROJECT
-  AREA OF INTEREST











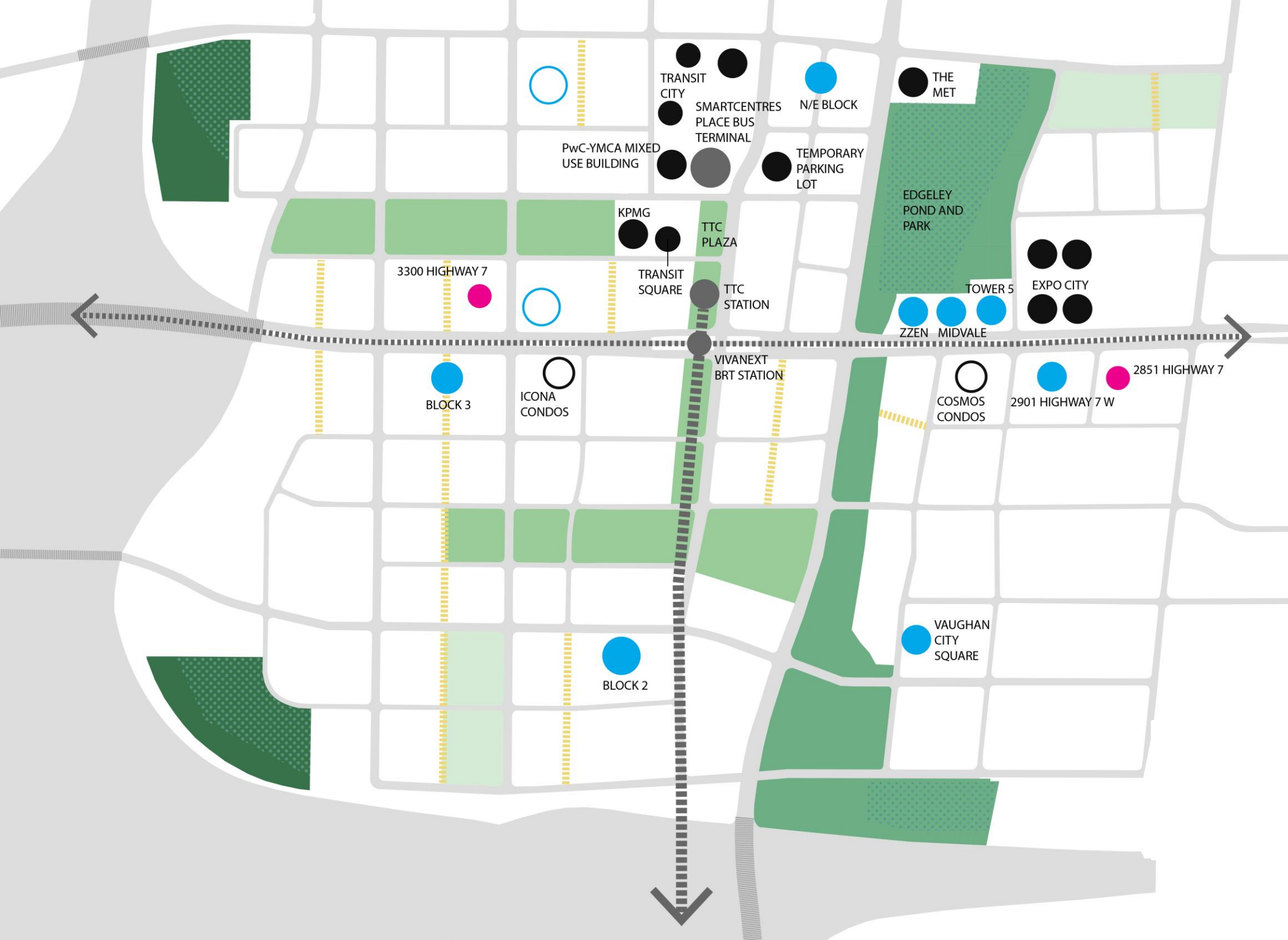
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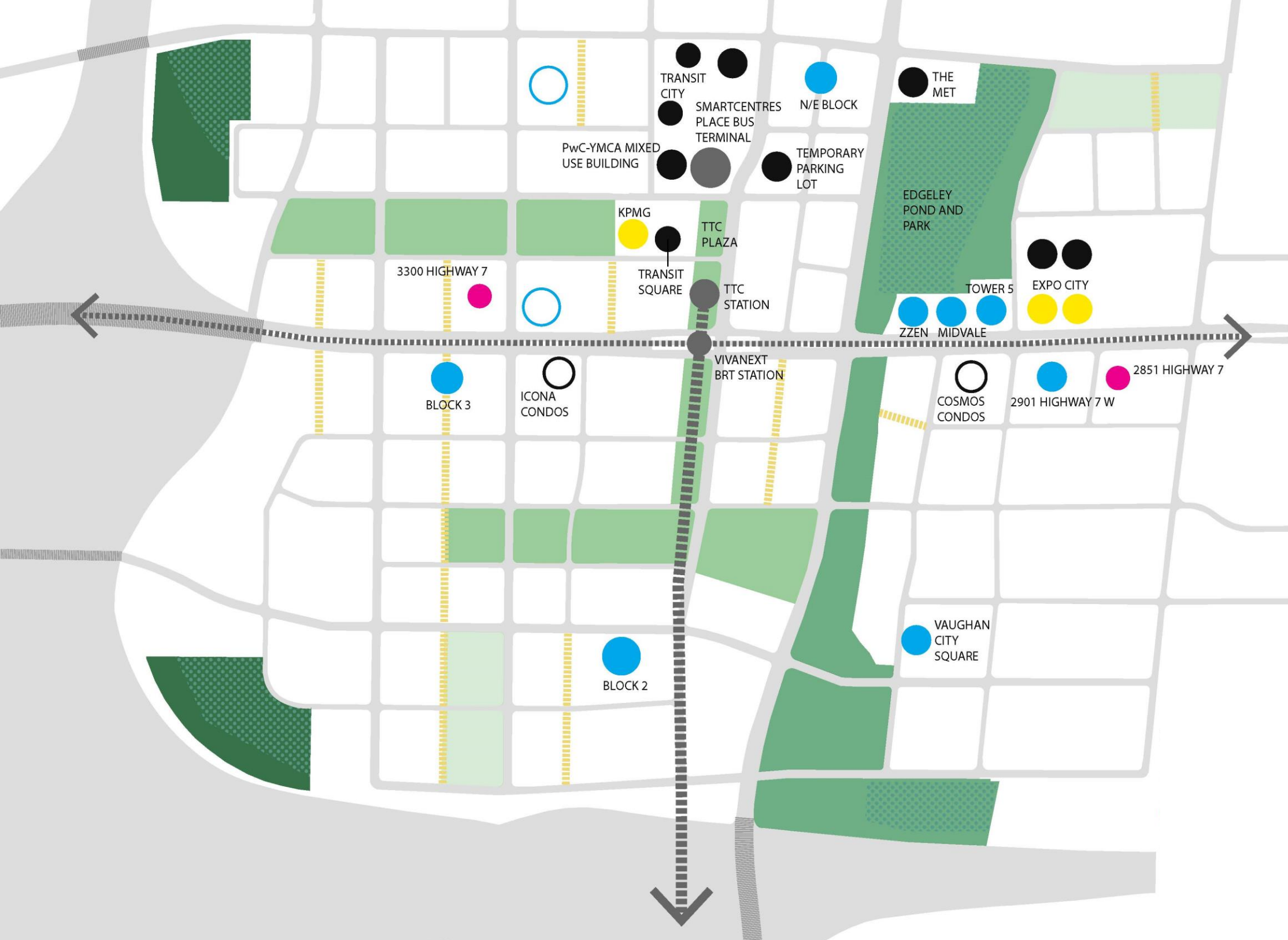











- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST



# Occupied Buildings



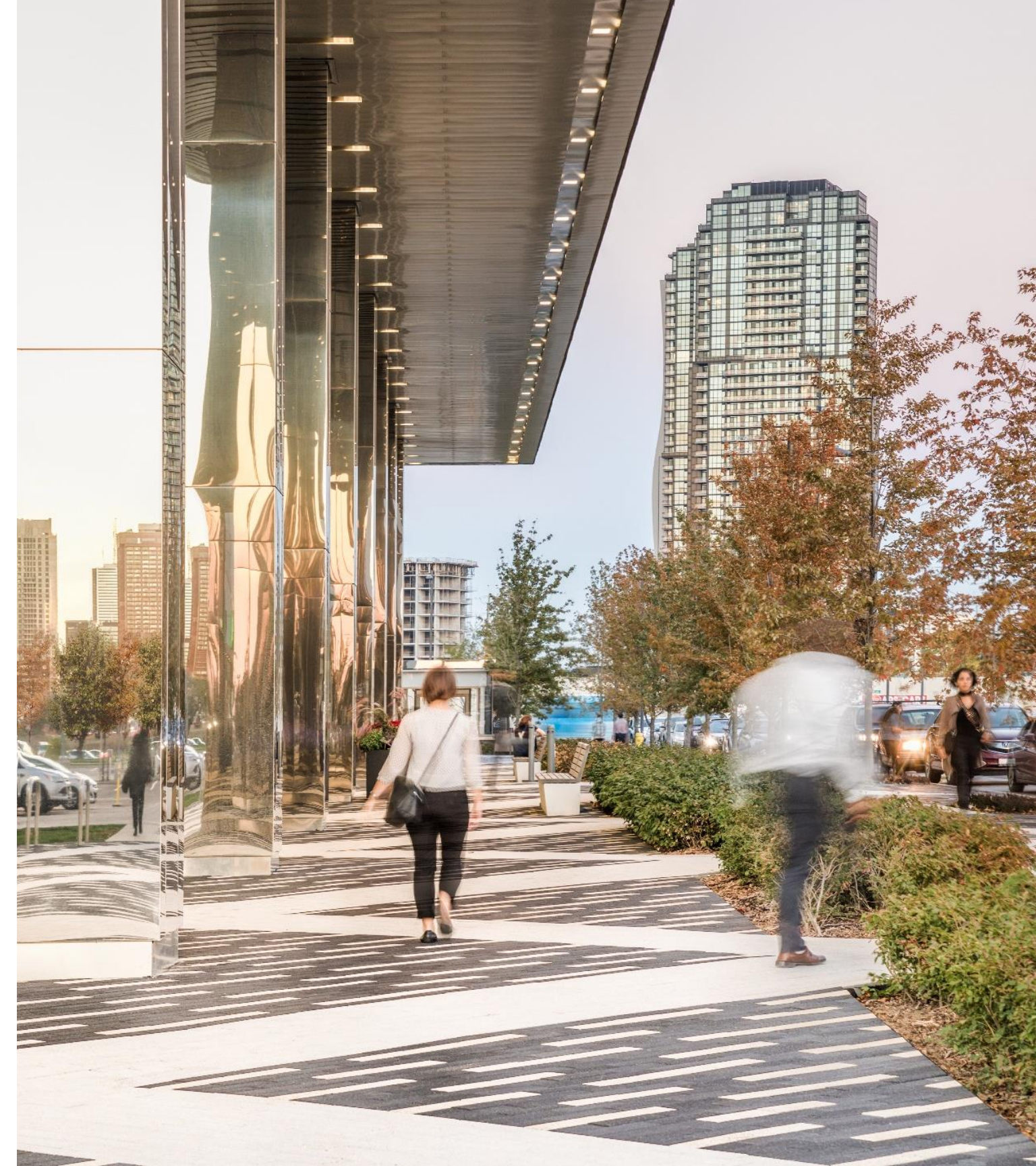
-  OCCUPIED
-  COMPLETED / UNDER CONSTRUCTION
-  COUNCIL APPROVED
-  ACTIVE DEVELOPMENT APPLICATION
-  MINOR DEVELOPMENT APPLICATION
-  TRANSIT PROJECT
-  AREA OF INTEREST



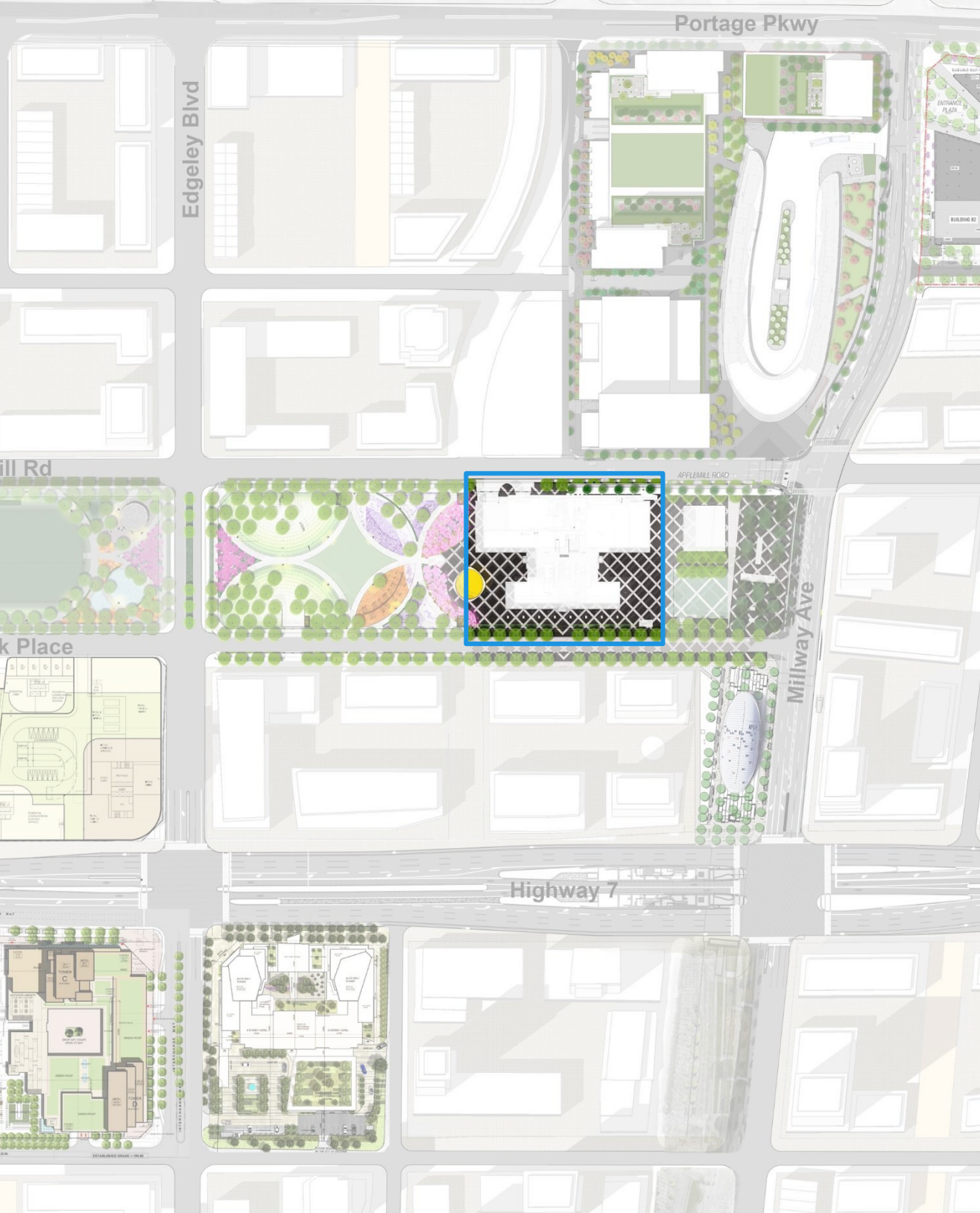
# Office Development

Office Built or Under Construction	Project	m <sup>2</sup>	f <sup>2</sup>	%2031 target
	KPMG	26,675	287,134	19%
	PwC	9,829	105,798	7%
	Total	36,504	392,932	26%
Office Approved by Council	Project	m <sup>2</sup>	f <sup>2</sup>	%2031 target
	Cosmos	13,549	145,840	10%
	Total	13,549	145,840	10%
Proposed Office	Project	m <sup>2</sup>	f <sup>2</sup>	%2031 target
	Royal Centre, 3300 Highway 7	31,670	340,904	23%
	Total	31,670	340,904	23%
Total Area Approved, Under Construction and Built		81,723	879,676	59%







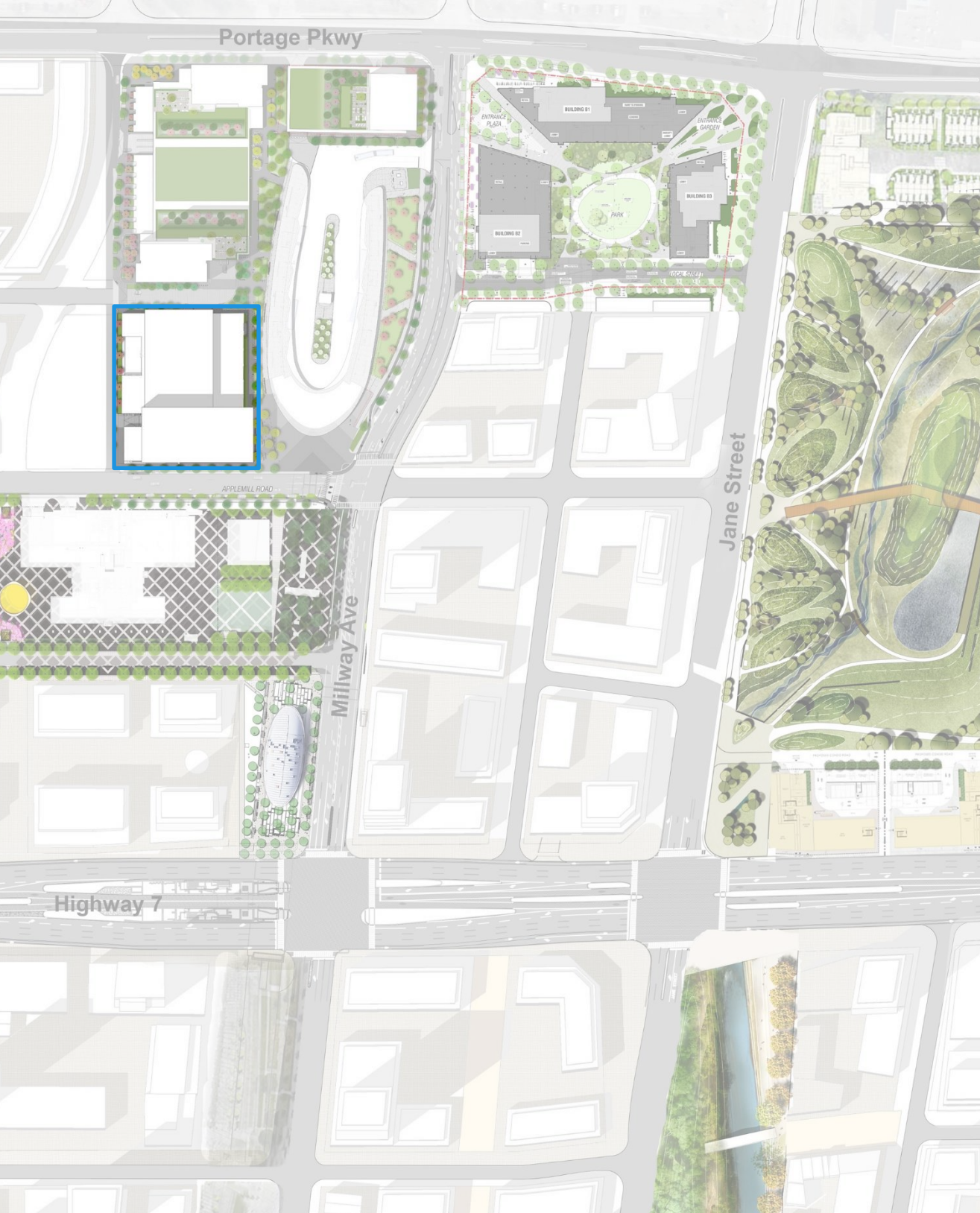


## KPMG Tower

Office: 26,675 m<sup>2</sup>  
complete







## PwC-YMCA Tower

Office: 9,829 m<sup>2</sup>  
under construction





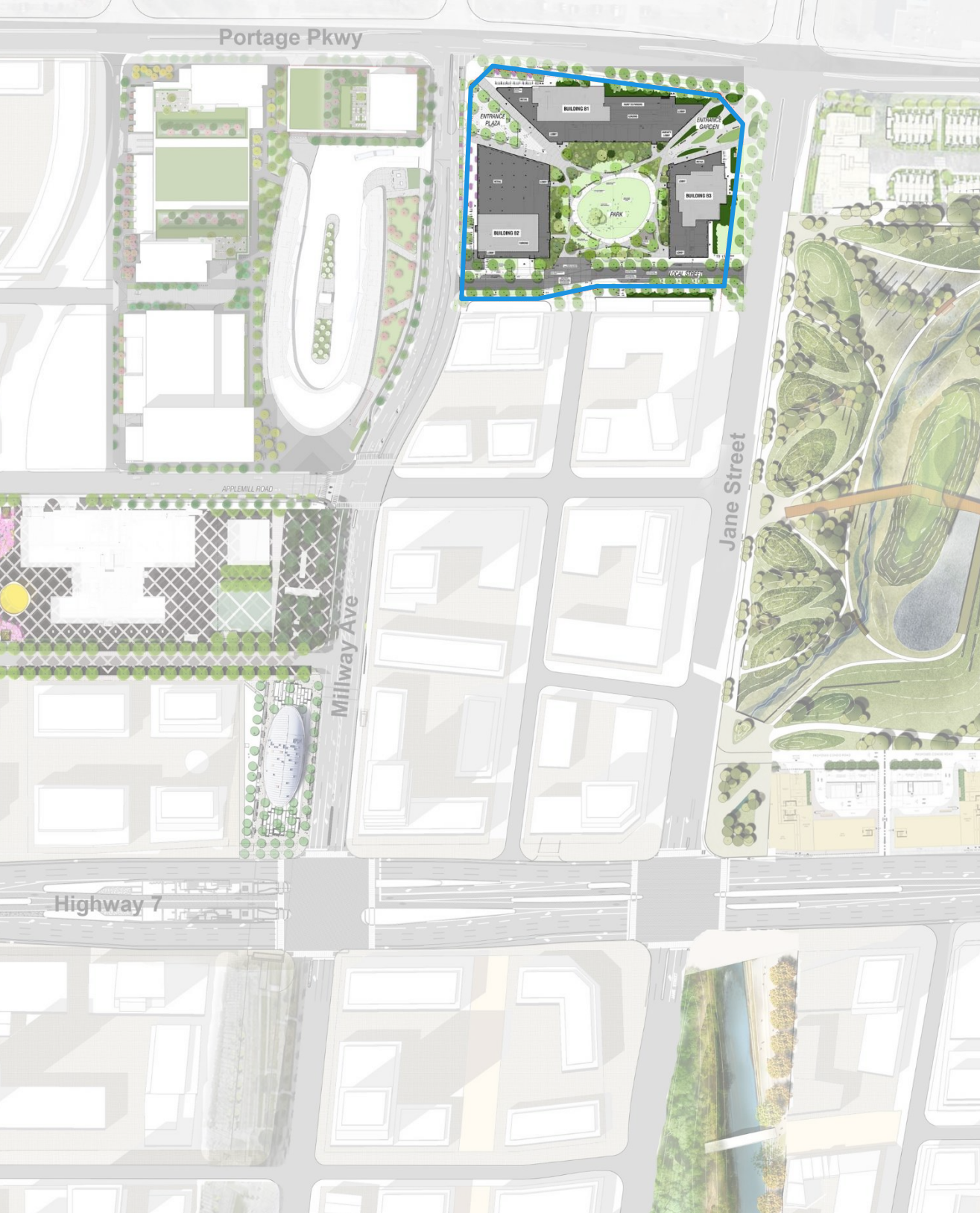


## TRANSIT CITY

1,752 residential units  
3,469 new residents (estimated)  
**2021/2022**







## EAST BLOCK

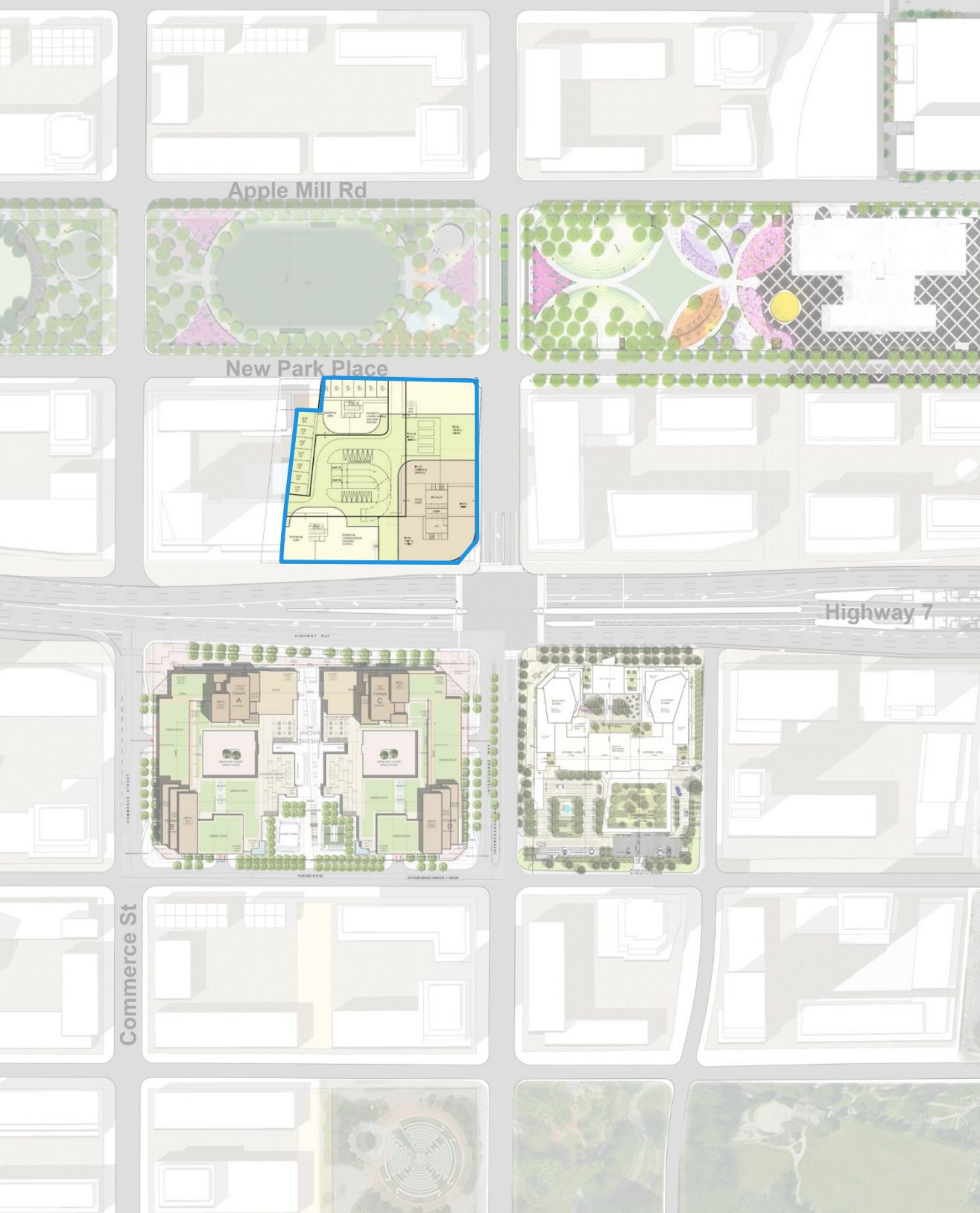
1,560 residential units  
 3,089 new residents (estimated)  
**application in-progress**

Rendering ©  
 SmartCentres



Conceptual Illustration only. Private development concepts are subject to Council approval.





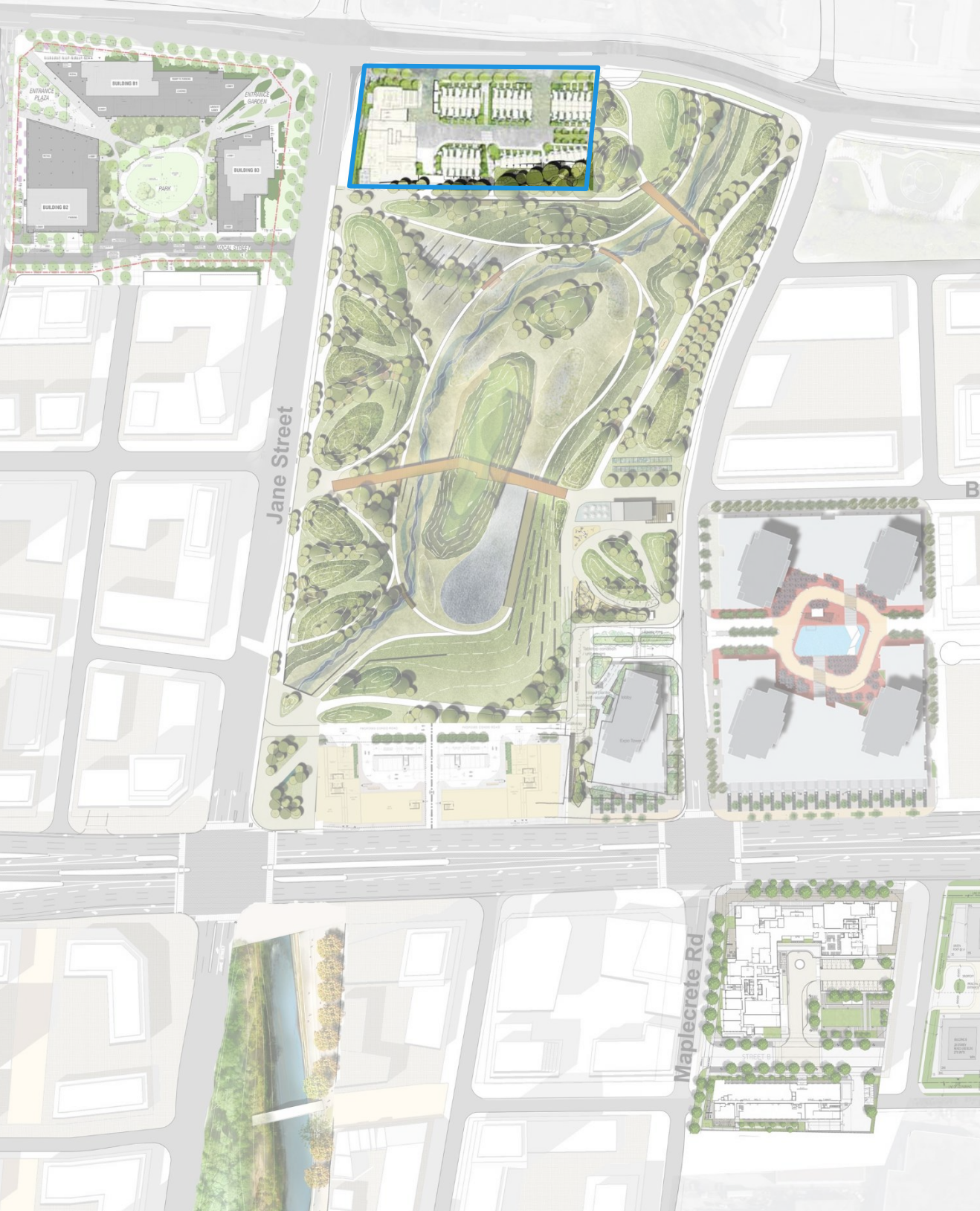
## 3300 HWY 7

994 residential units  
1,968 new residents (estimated)  
**pre-application**



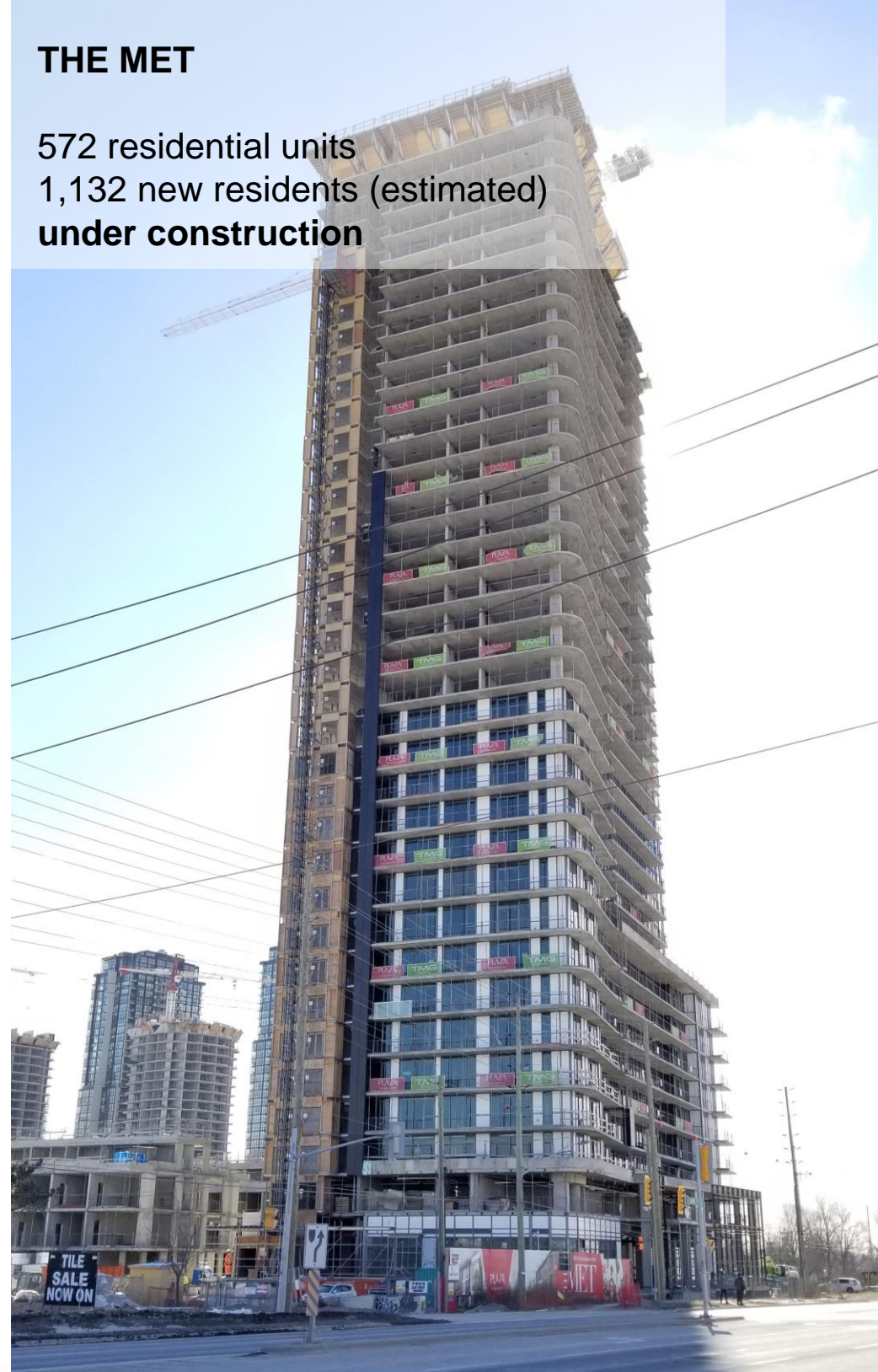
Rendering © RoyalCentre





## THE MET

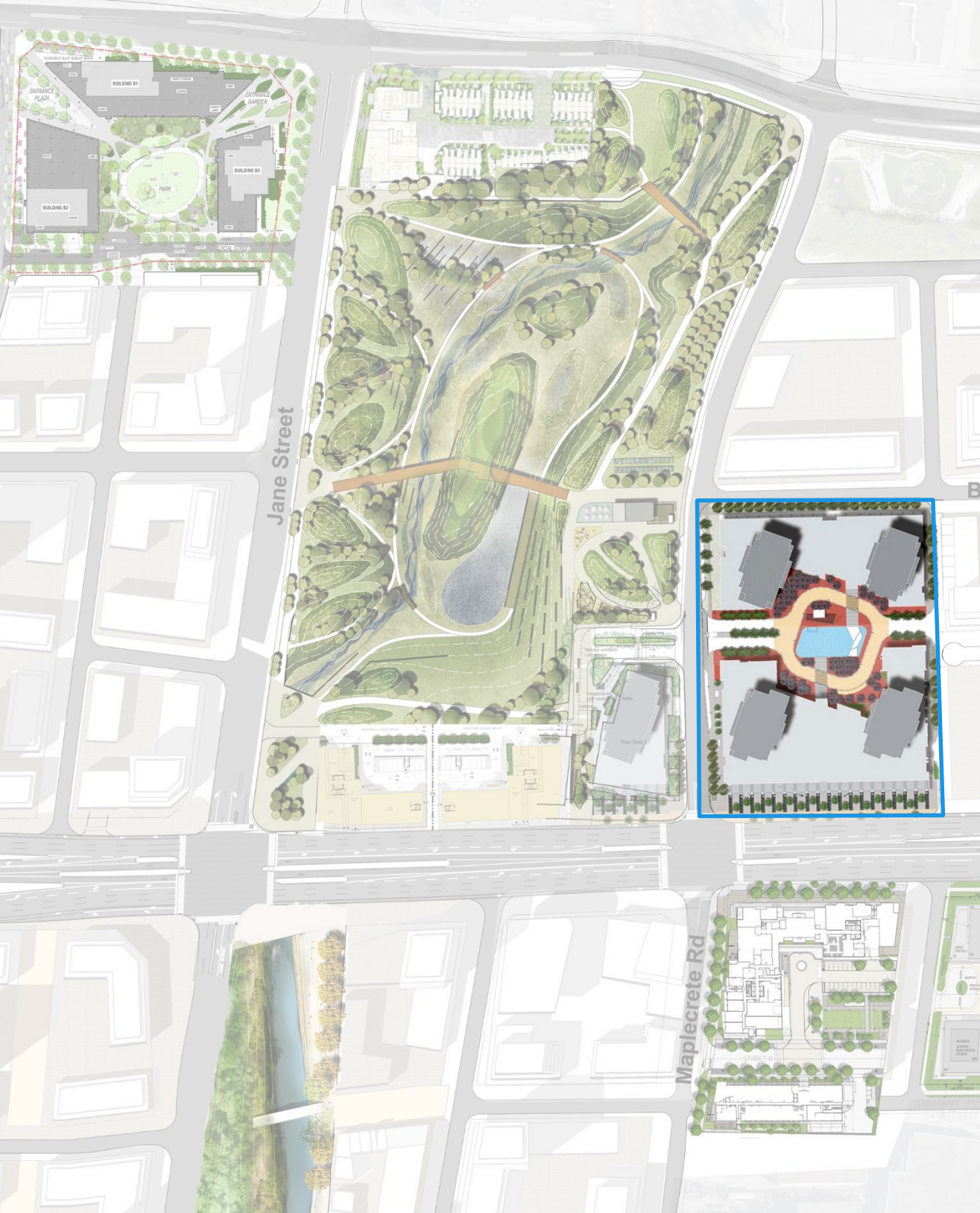
572 residential units  
1,132 new residents (estimated)  
**under construction**



Rendering © PlazaCorp







## EXPO CITY

1,565 residential units

3,098 new residents (estimated)

Phase 1 Towers 1 + 2 – **complete**

Phase 2 Towers 3 + 4 – **under construction**



Rendering © Cortel Group





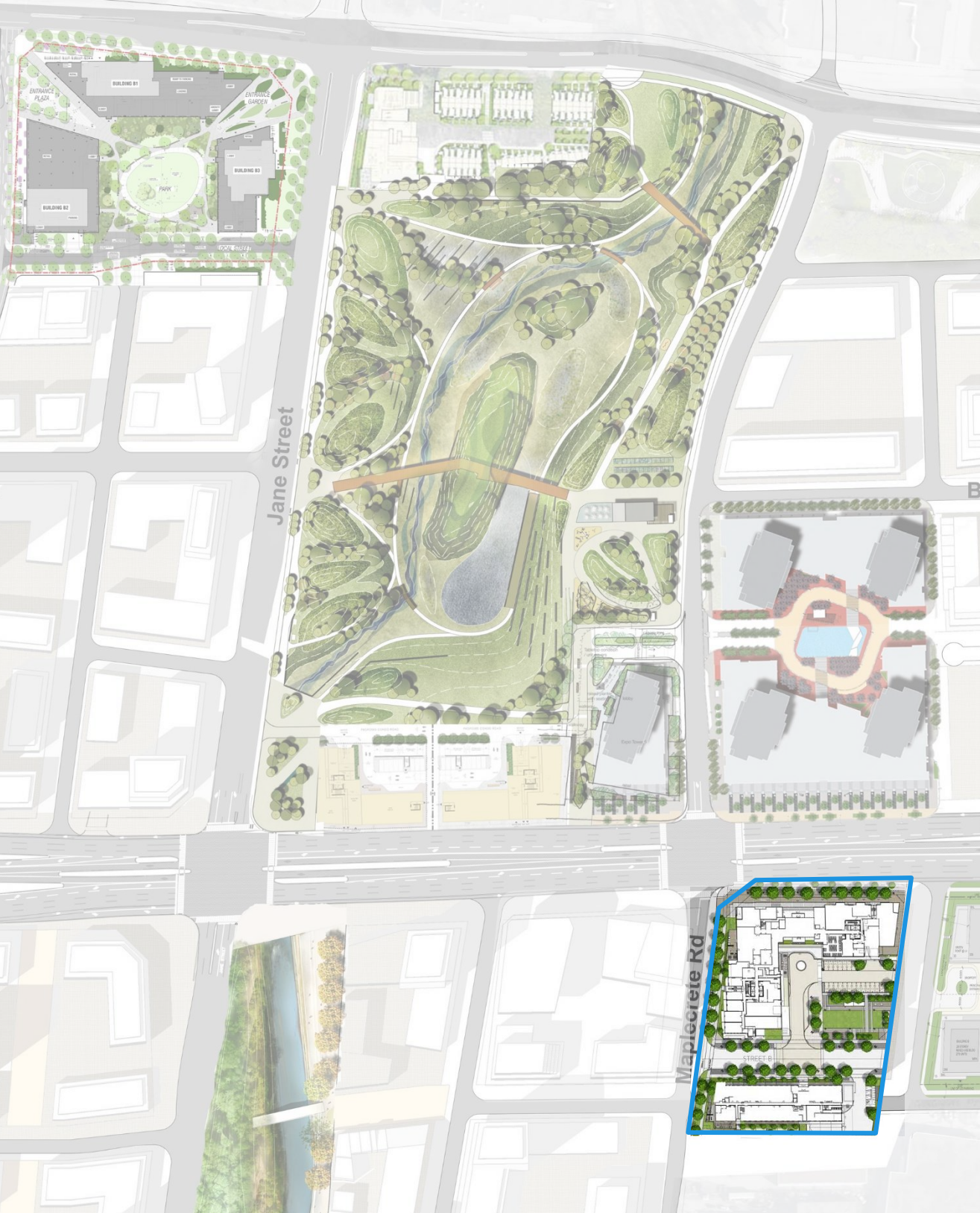
## EXPO CITY TOWER 5

554 residential units  
1097 new residents (estimated)  
**application in-progress**



Rendering © Cortel Group





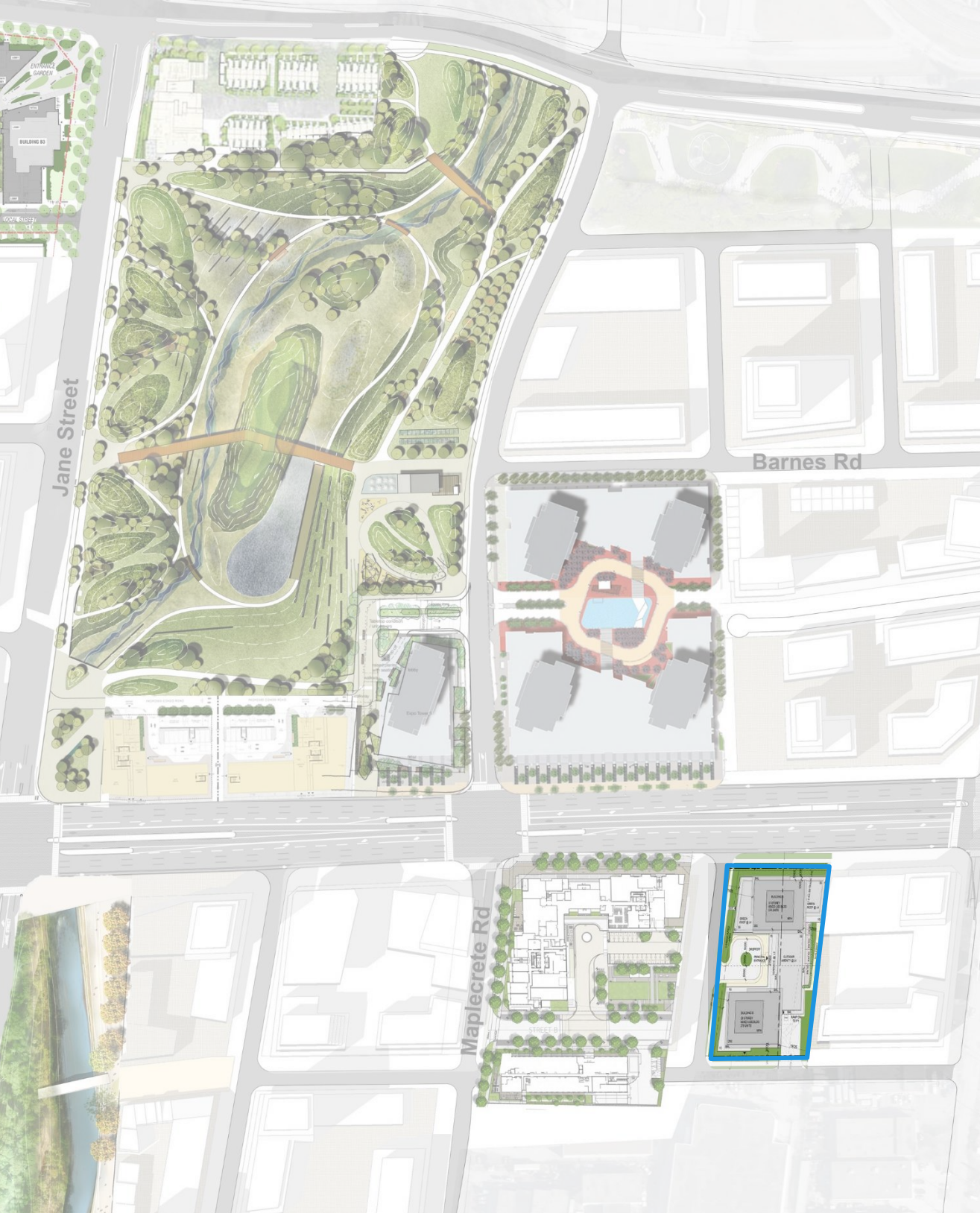
## CEMENT SITE

935 residential units  
1,851 new residents (estimated)  
**application in-progress**



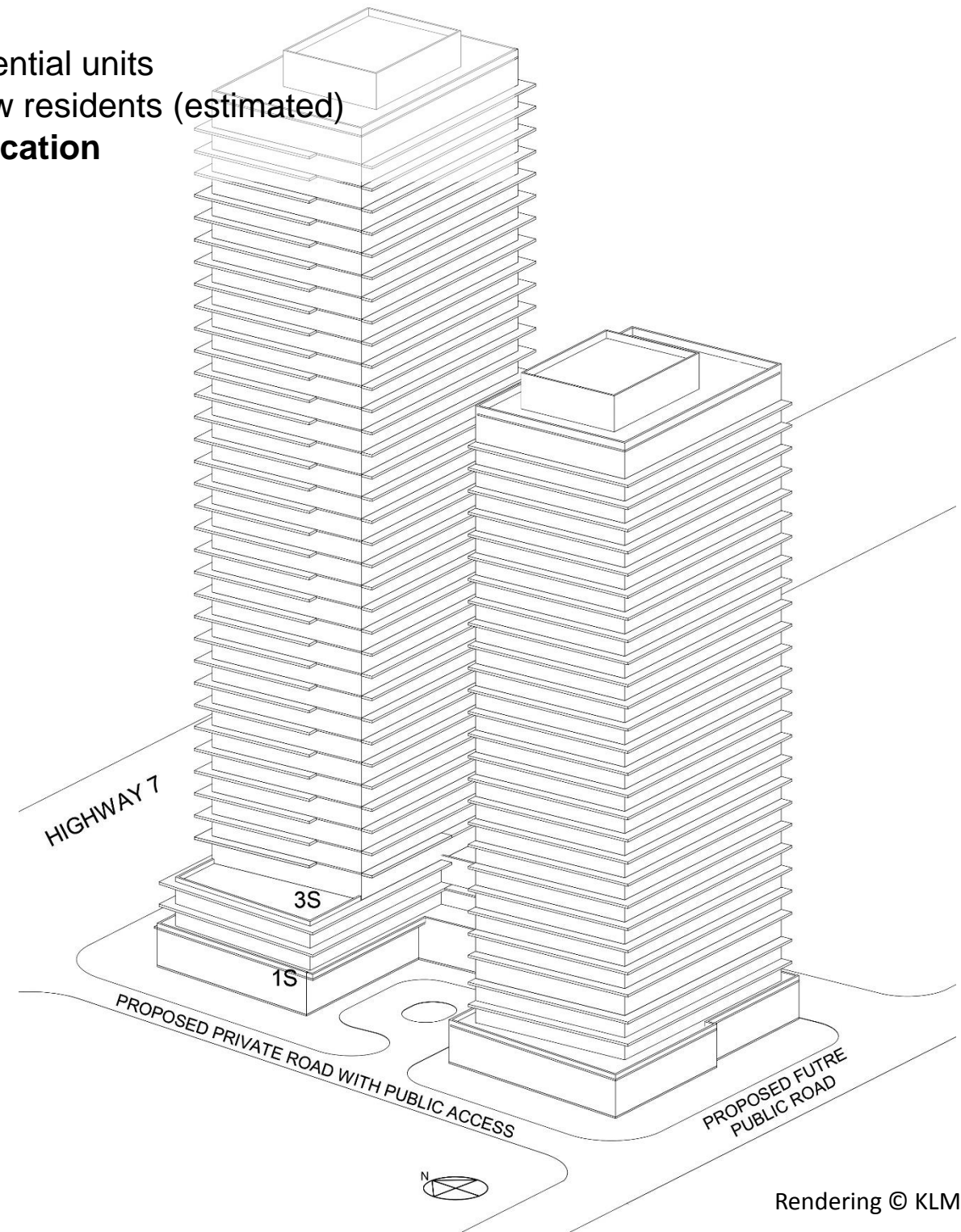
Rendering © Liberty Development





## 2851 HWY 7

652 residential units  
1,291 new residents (estimated)  
**pre-application**



Rendering © KLM Planning Partners





## Block 2

993 residential units  
1,966 new residents (estimated)  
**application in-progress**

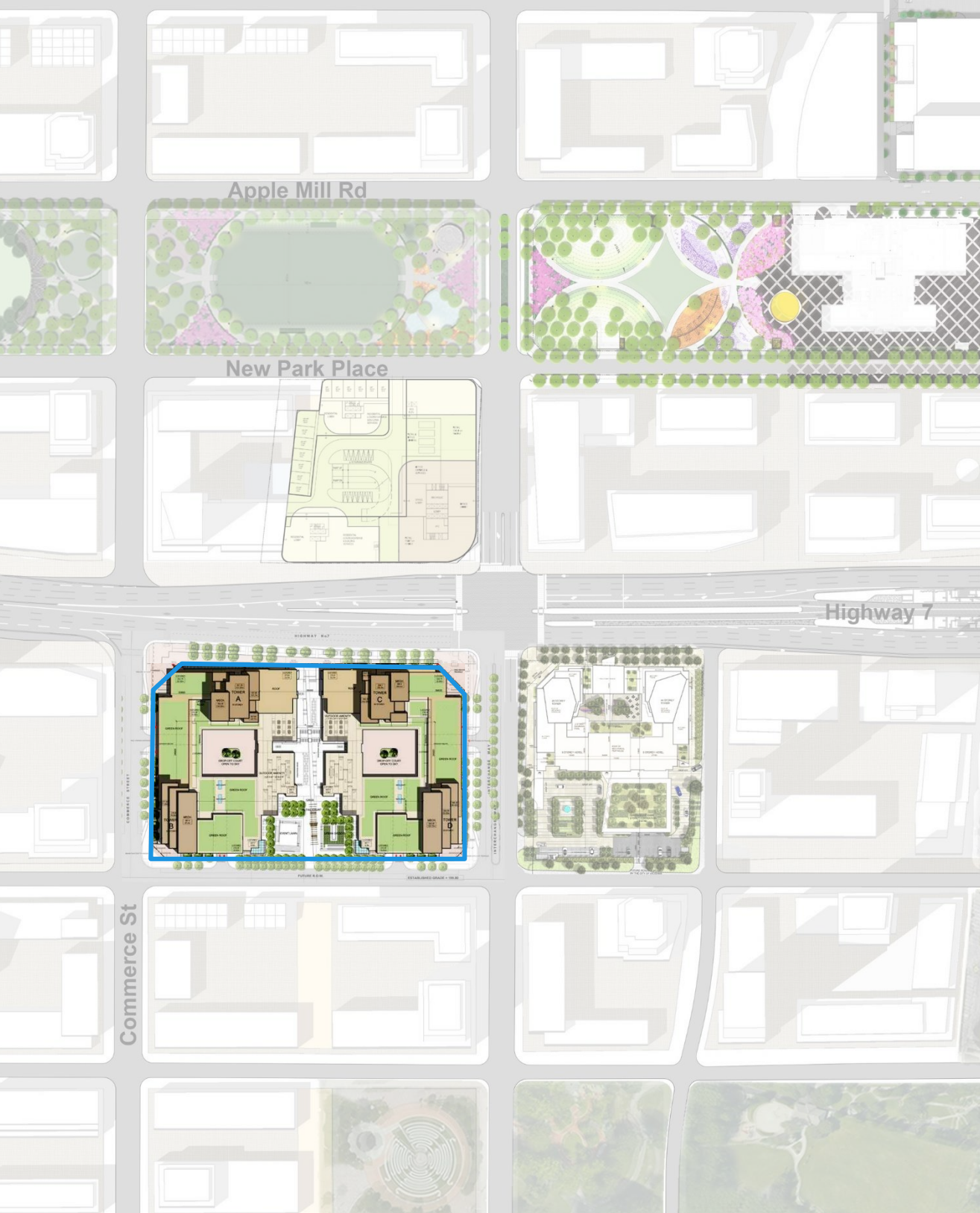


Rendering © QuadReal



Conceptual Illustration only. Private development concepts are subject to Council approval.





## BLOCK 3

1,800 residential units  
3,564 new residents (estimated)  
**application in-progress**



Rendering  
© QuadReal







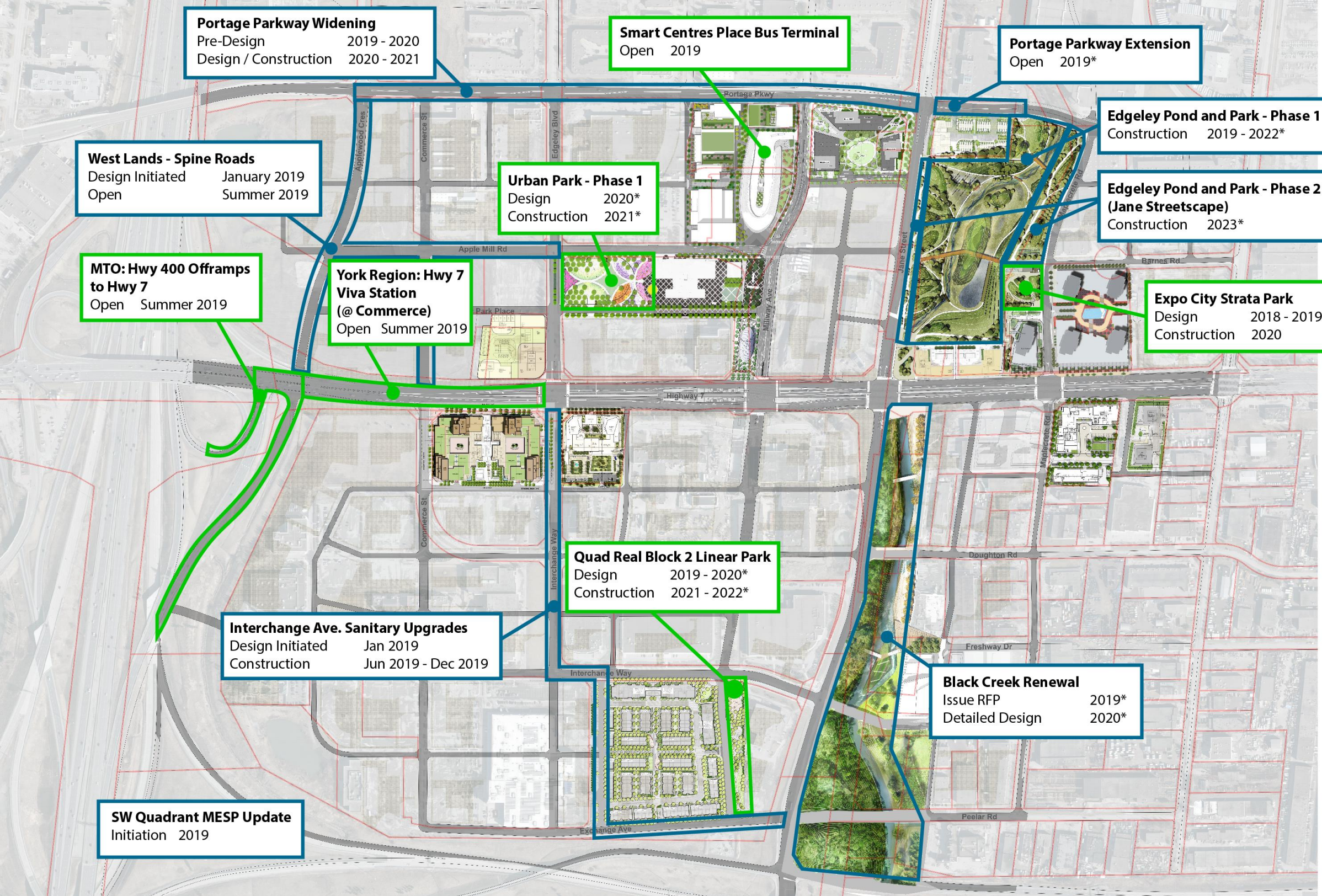
# VMC Implementation and **Priority Project** Update



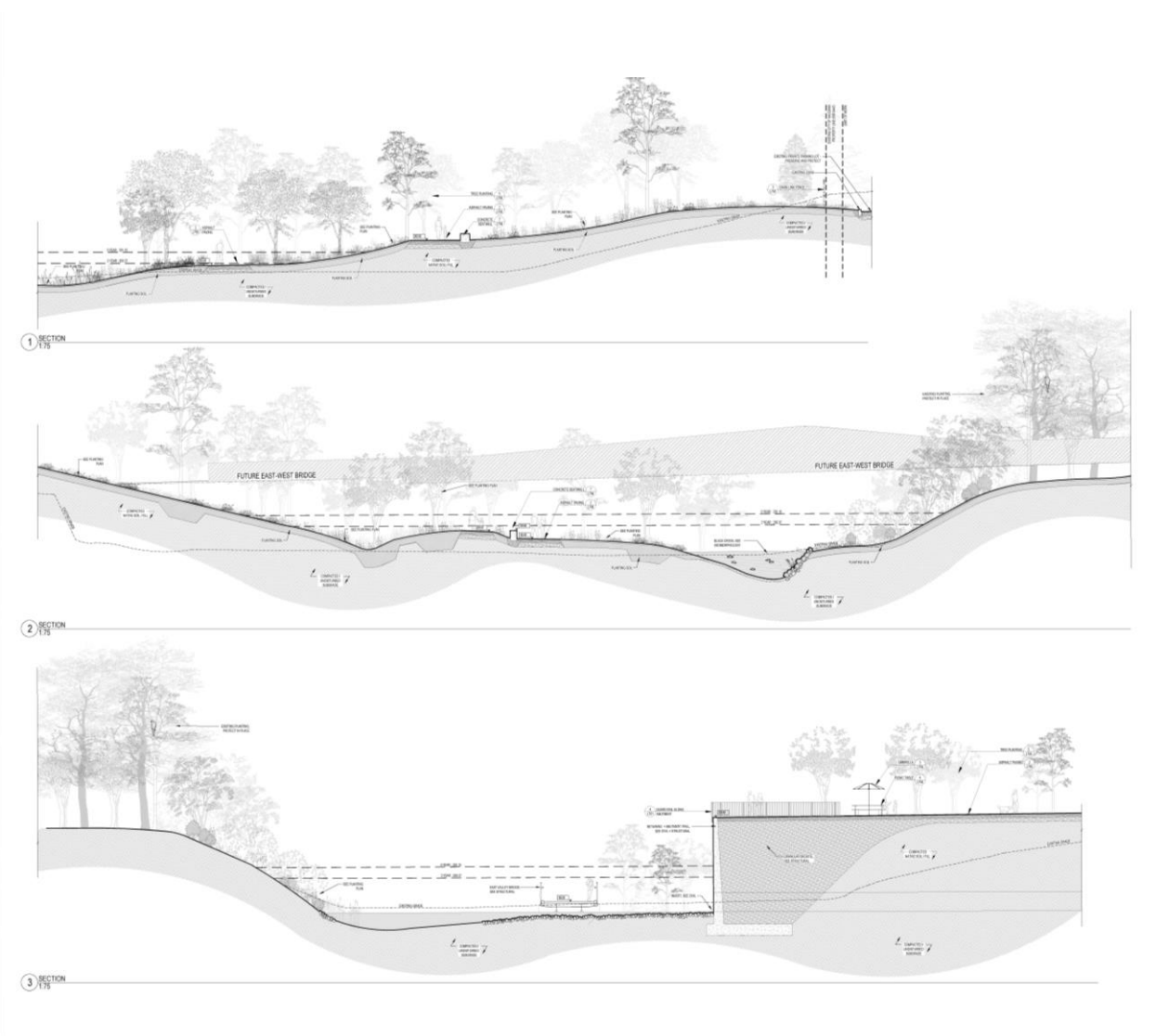
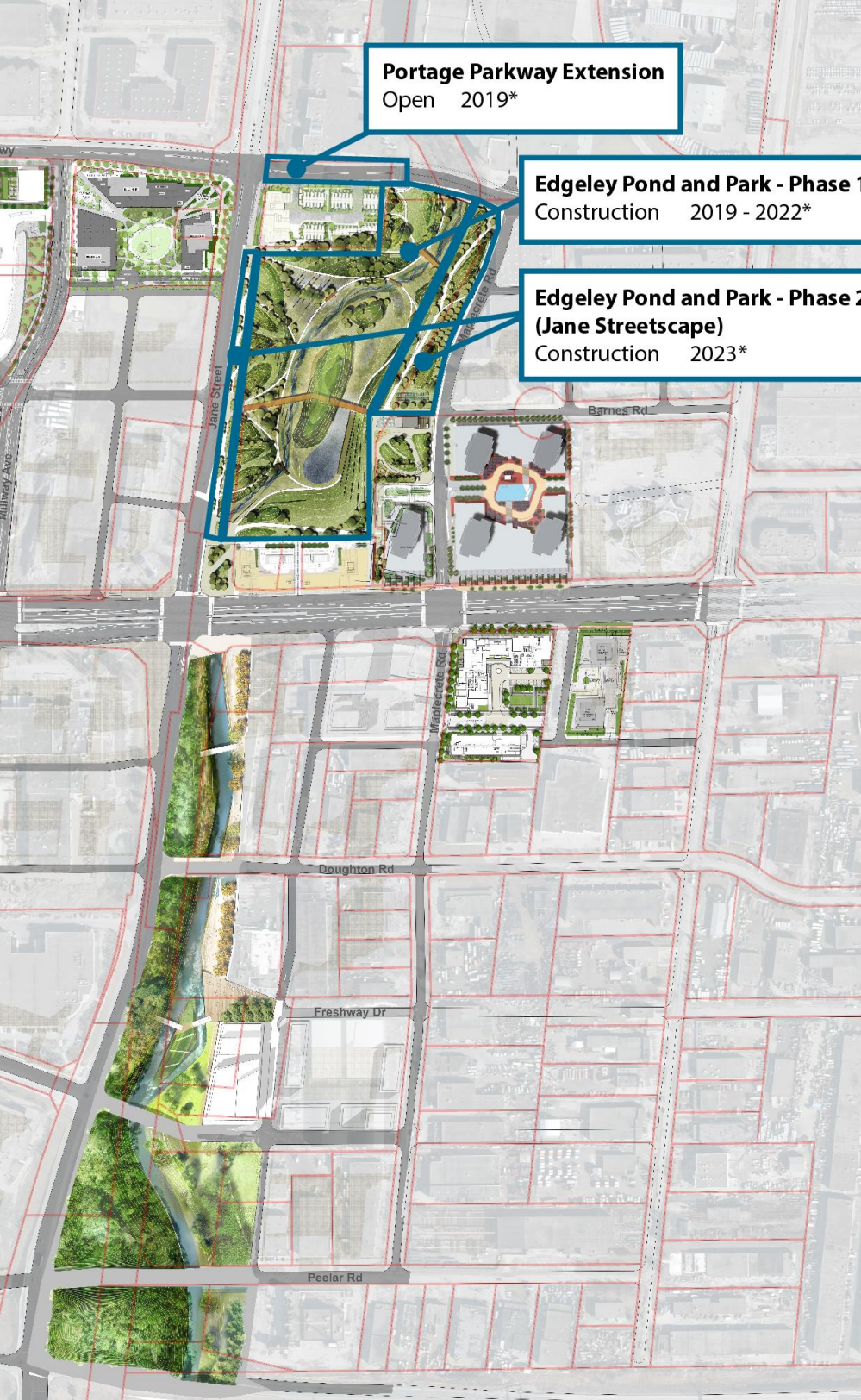


# VMC Implementation and **Priority Project** Update

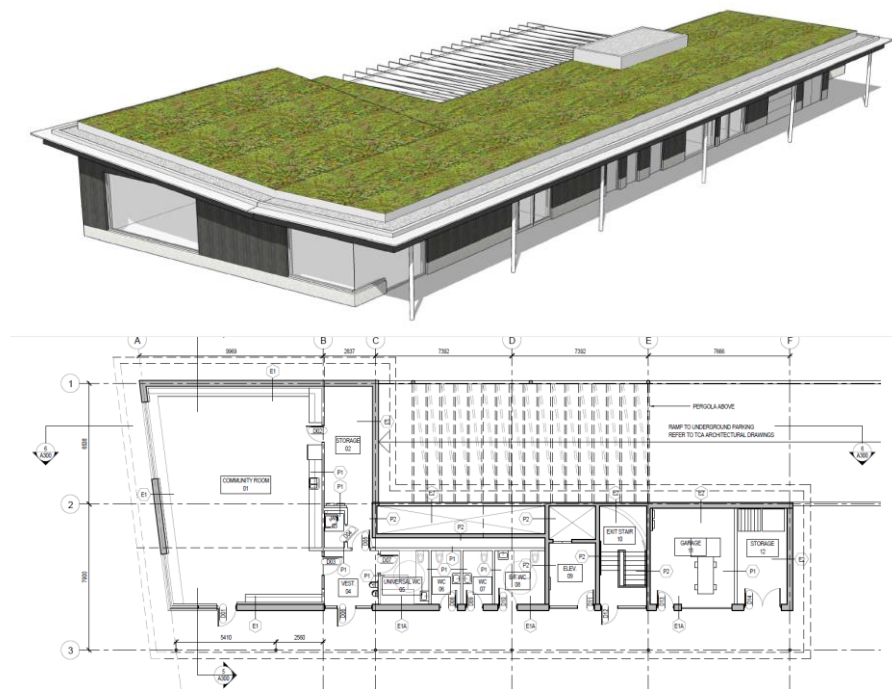
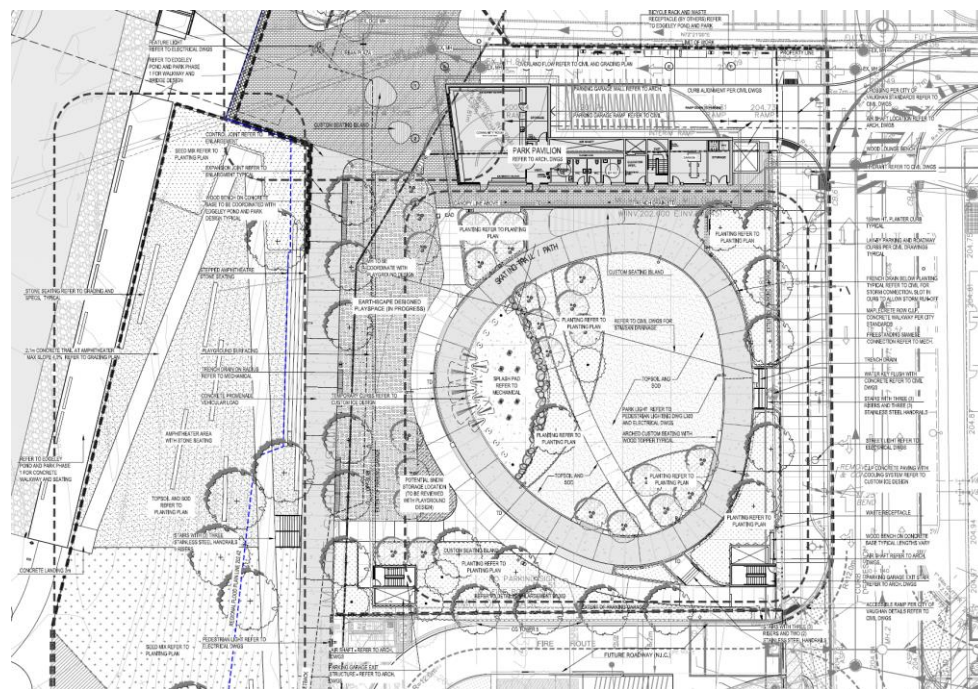
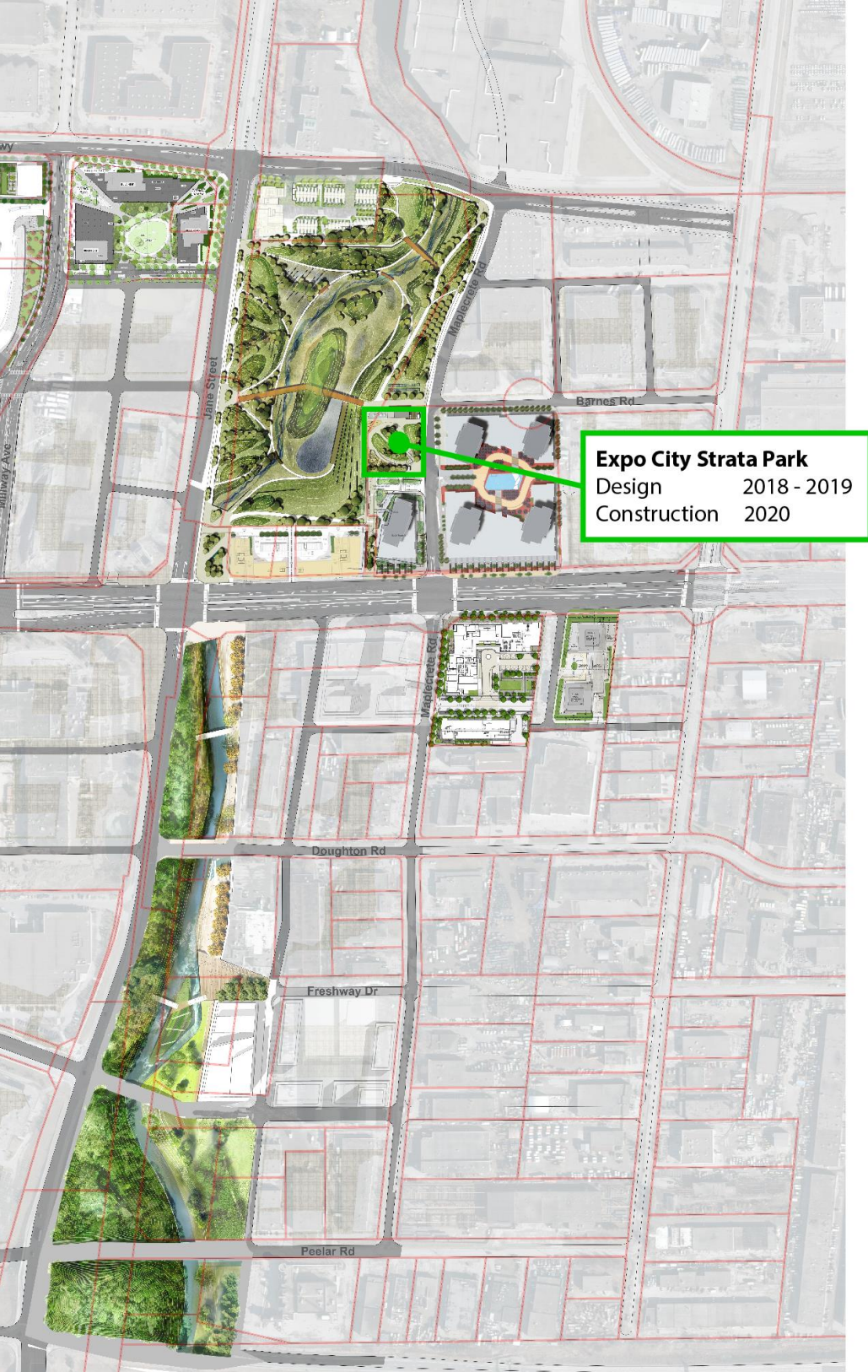




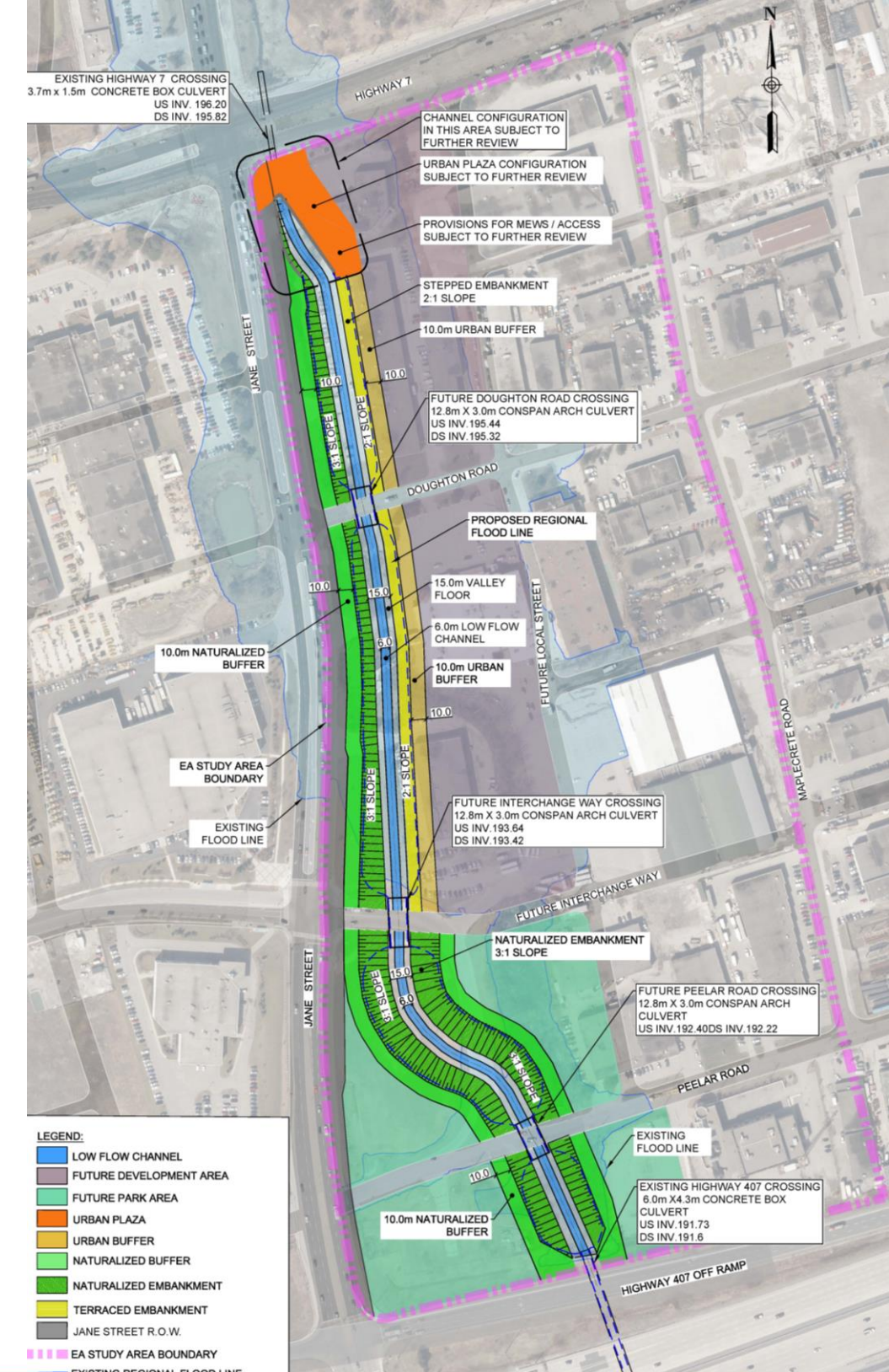












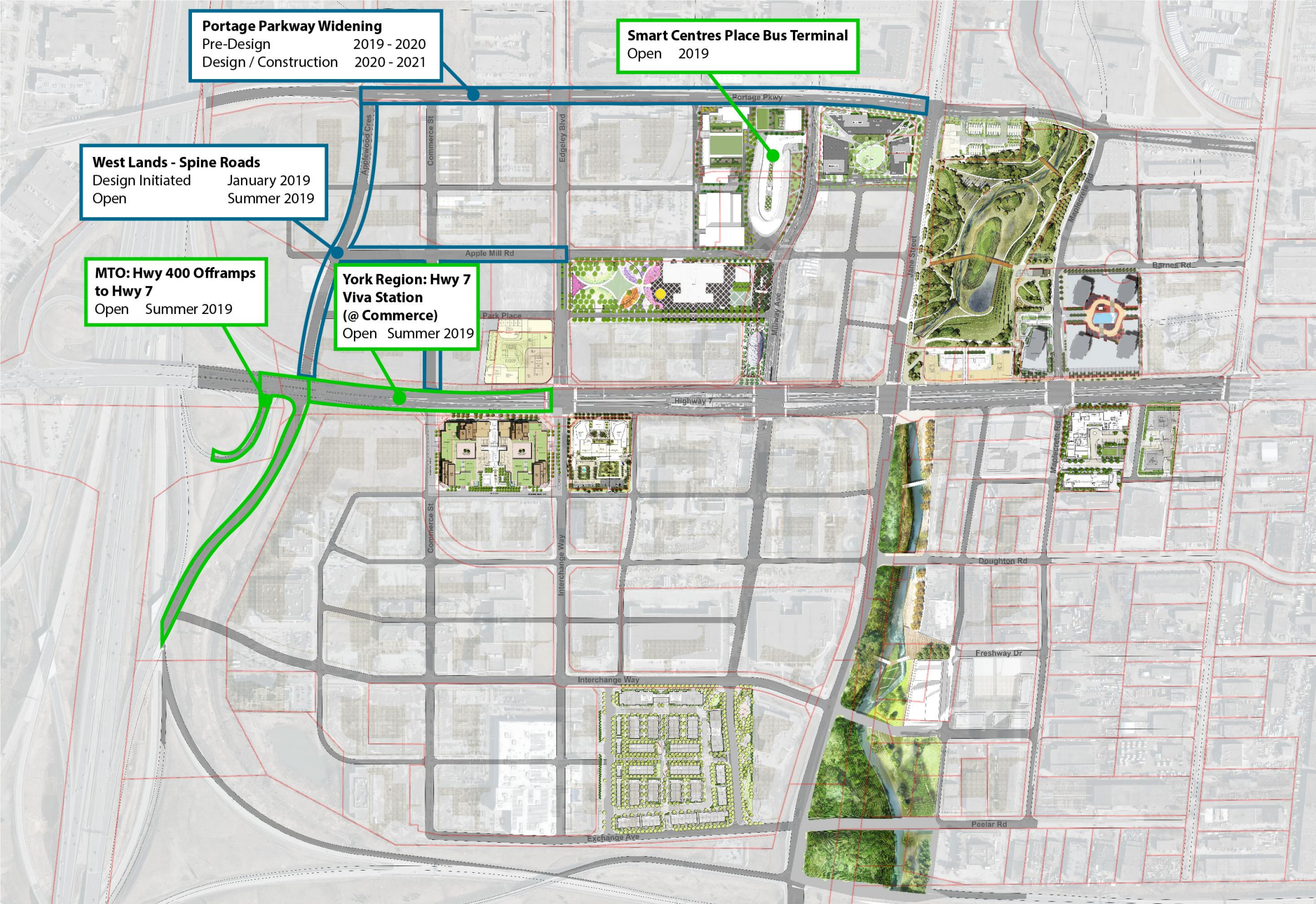




SMARTCENTRES PLACE  
BUS TERMINAL

VIVA York Region





**Portage Parkway Widening**  
Pre-Design 2019 - 2020  
Design / Construction 2020 - 2021

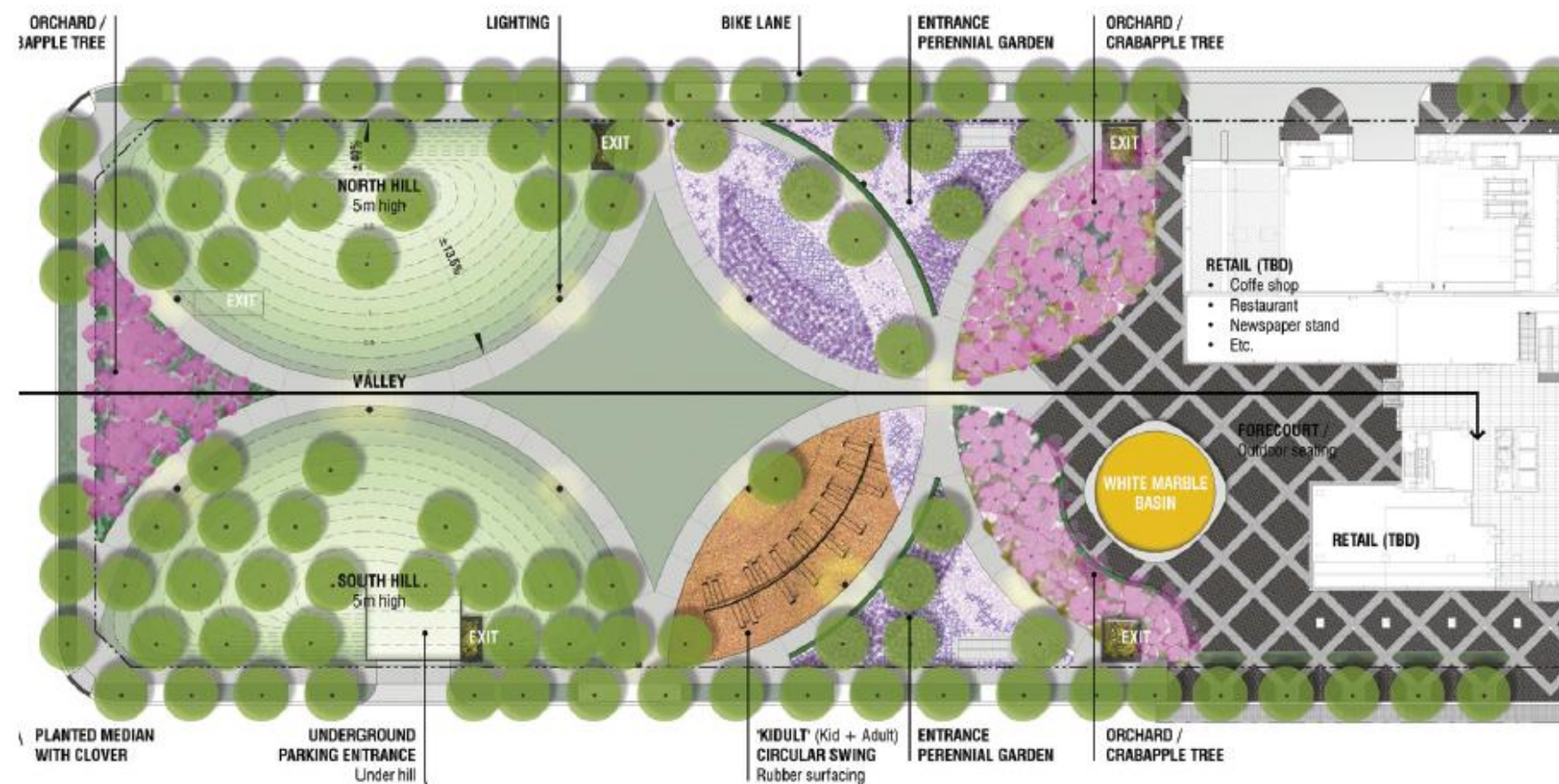
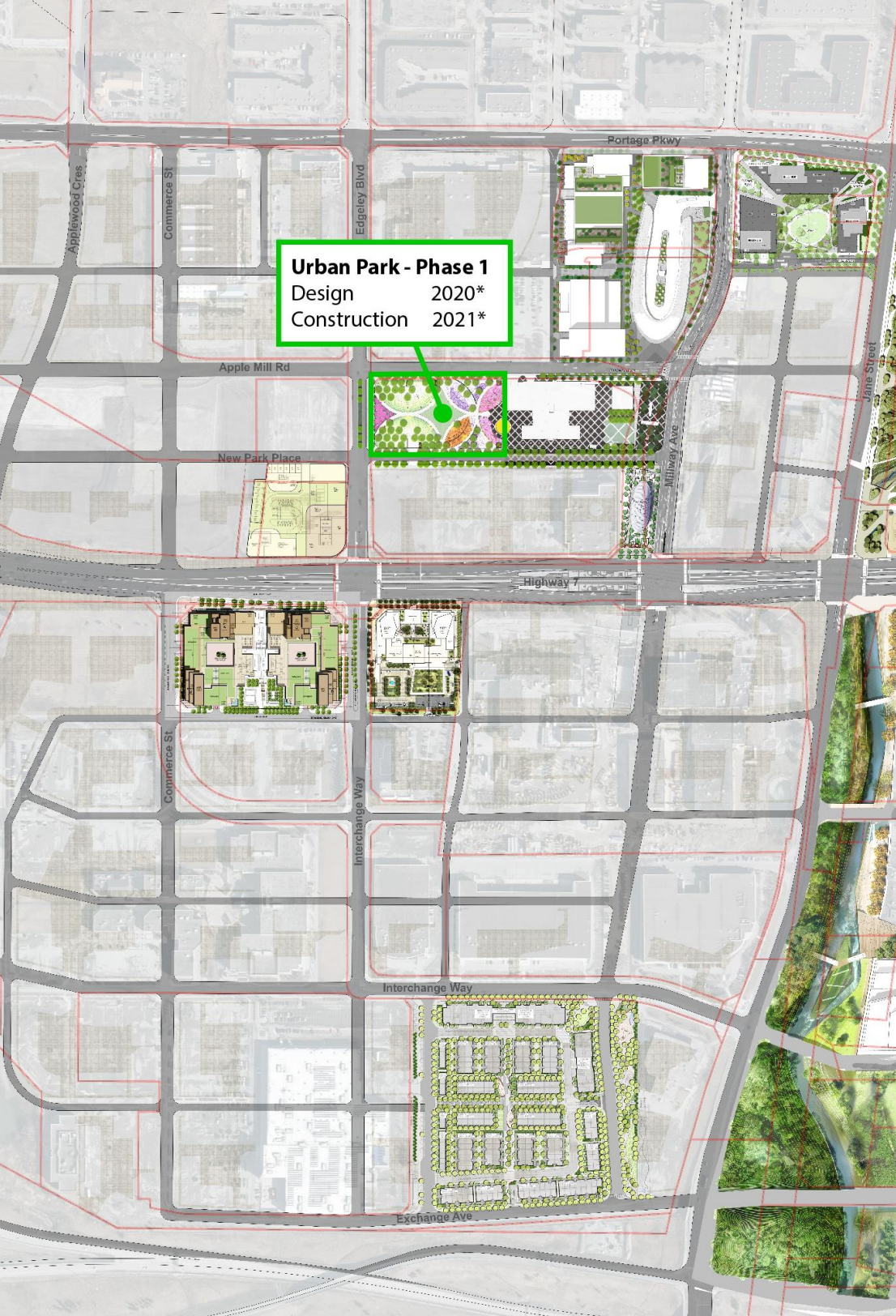
**Smart Centres Place Bus Terminal**  
Open 2019

**West Lands - Spine Roads**  
Design Initiated January 2019  
Open Summer 2019

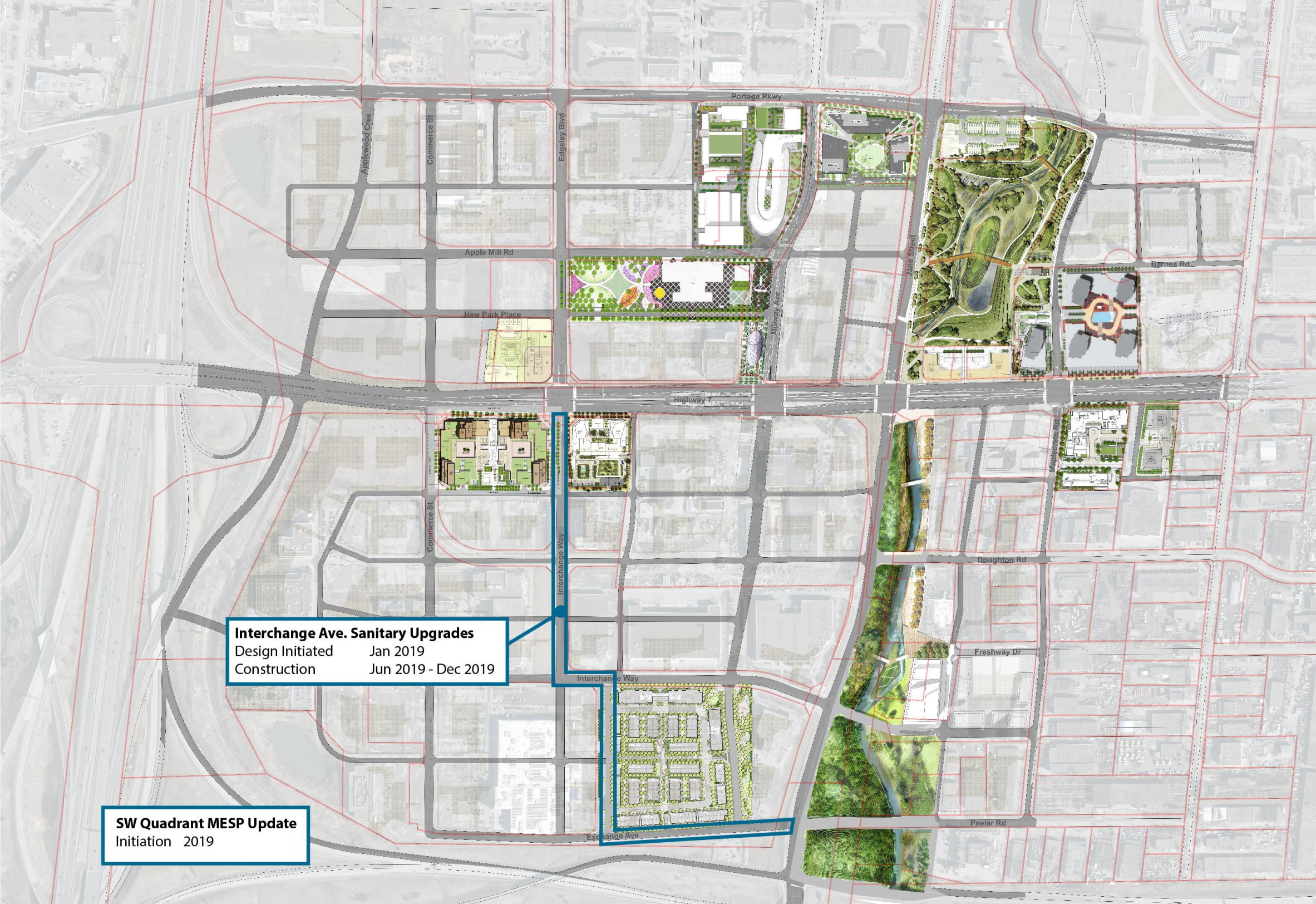
**MTO: Hwy 400 Offramps to Hwy 7**  
Open Summer 2019

**York Region: Hwy 7 Viva Station (@ Commerce)**  
Open Summer 2019





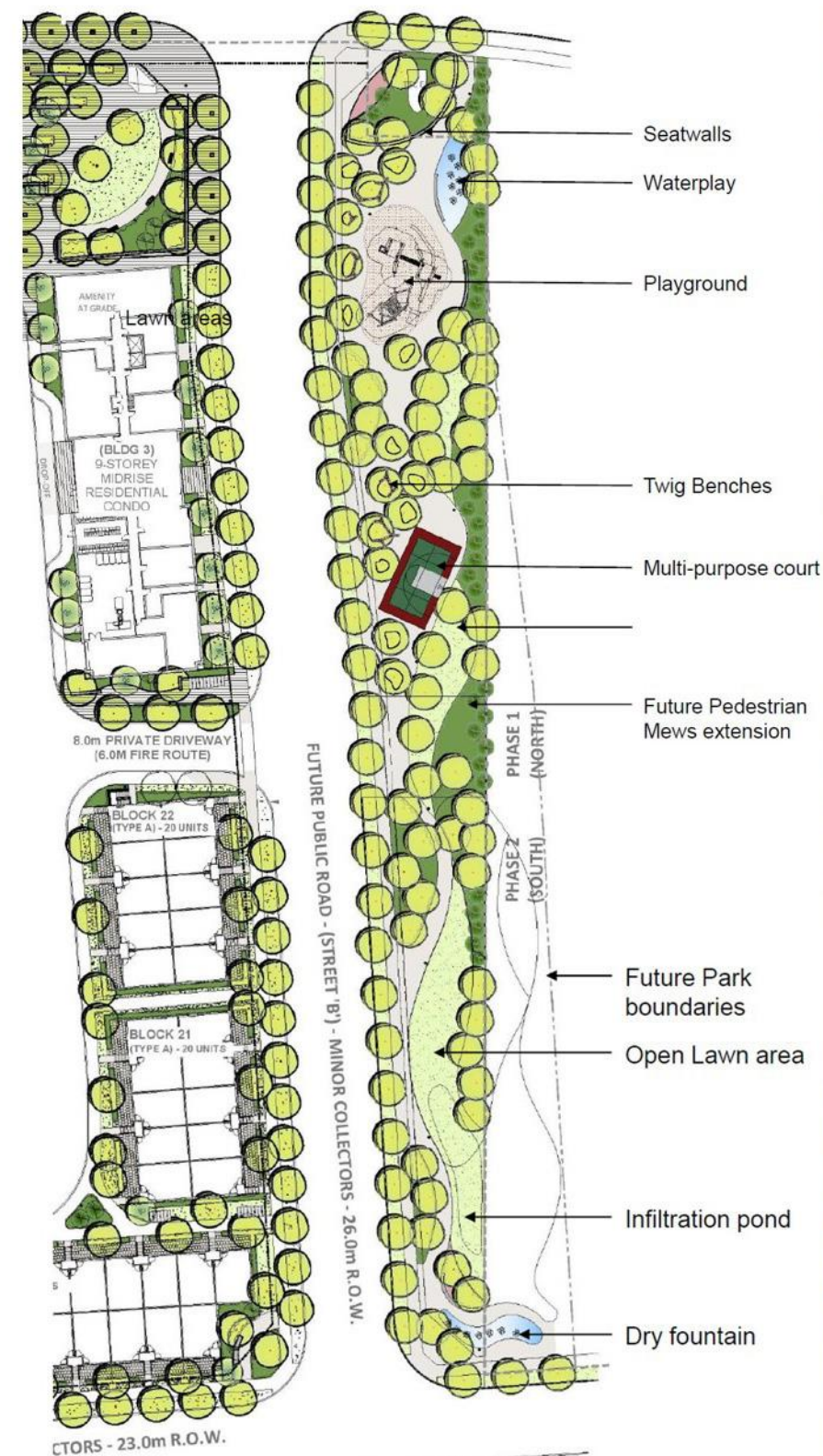
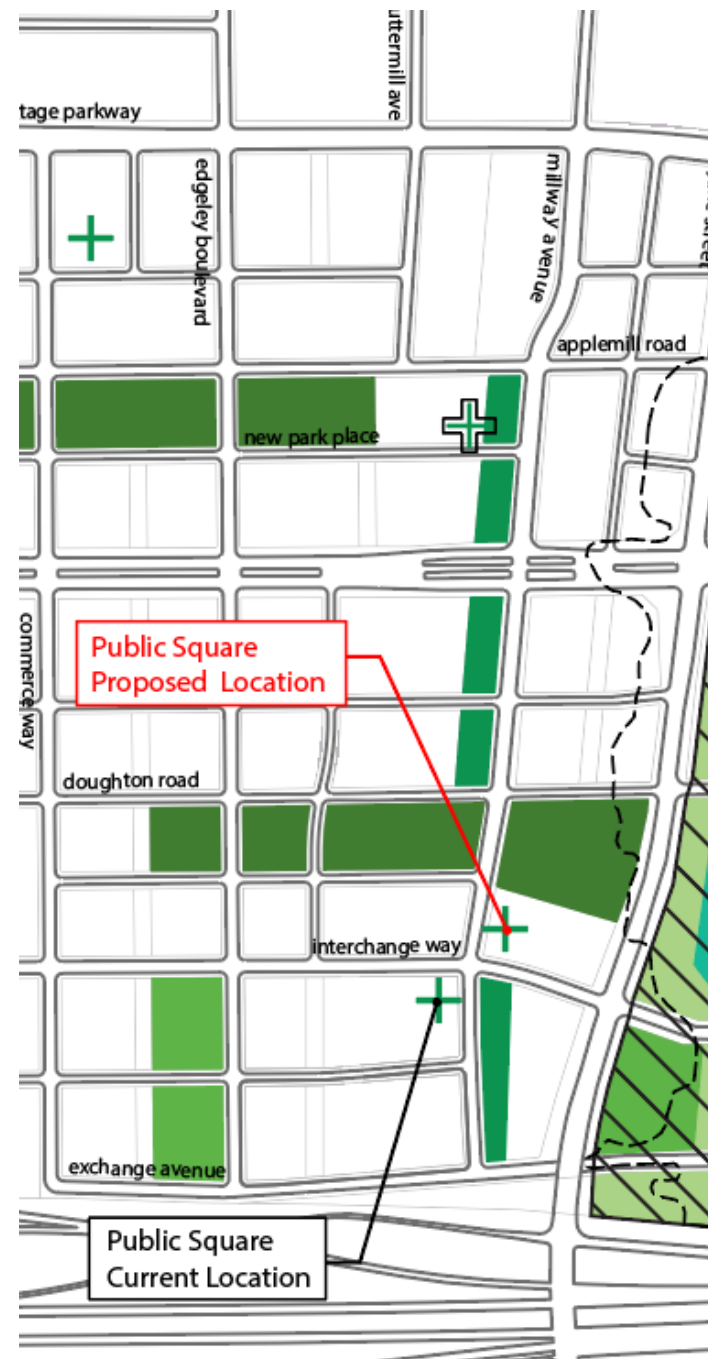
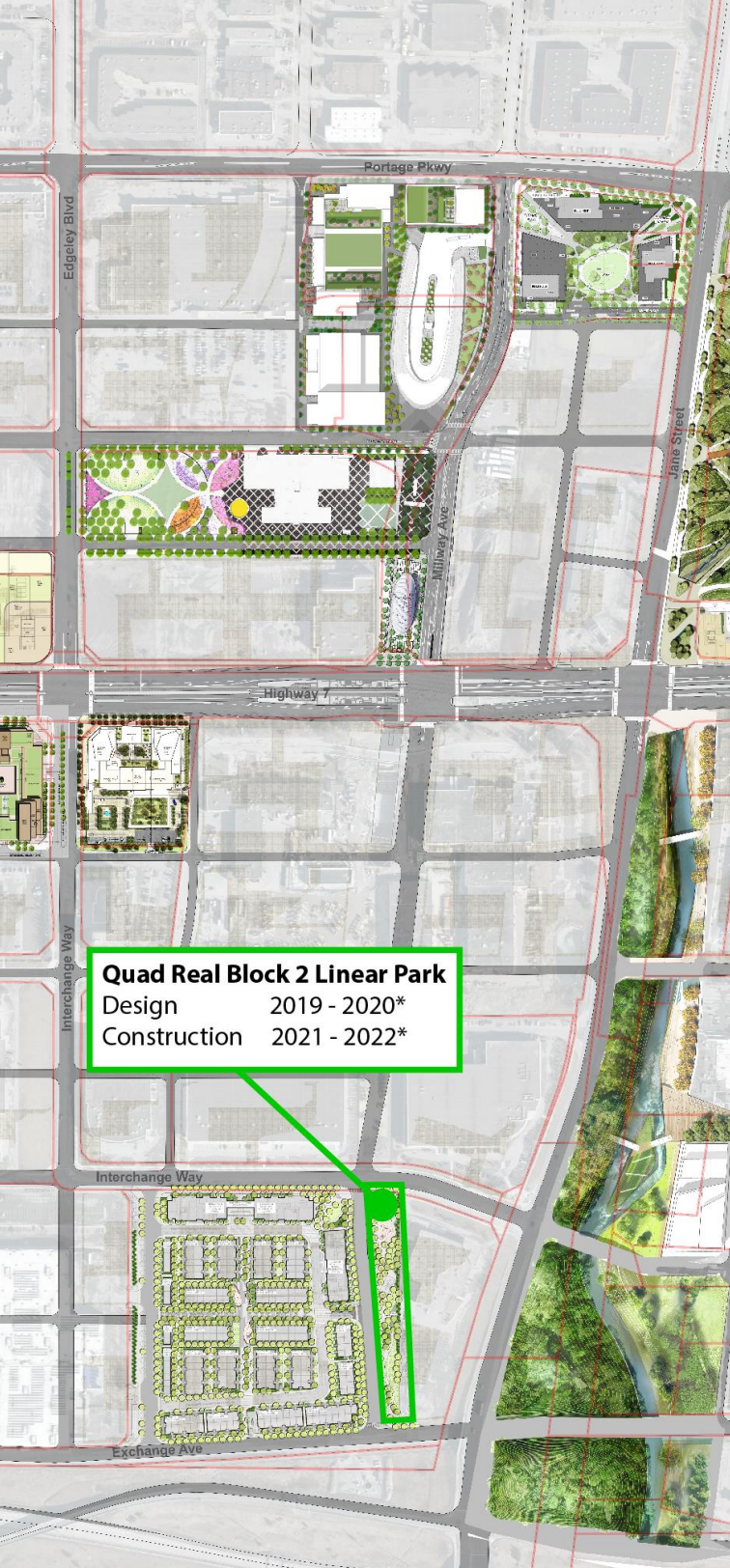




**Interchange Ave. Sanitary Upgrades**  
Design Initiated Jan 2019  
Construction Jun 2019 - Dec 2019

**SW Quadrant MESP Update**  
Initiation 2019





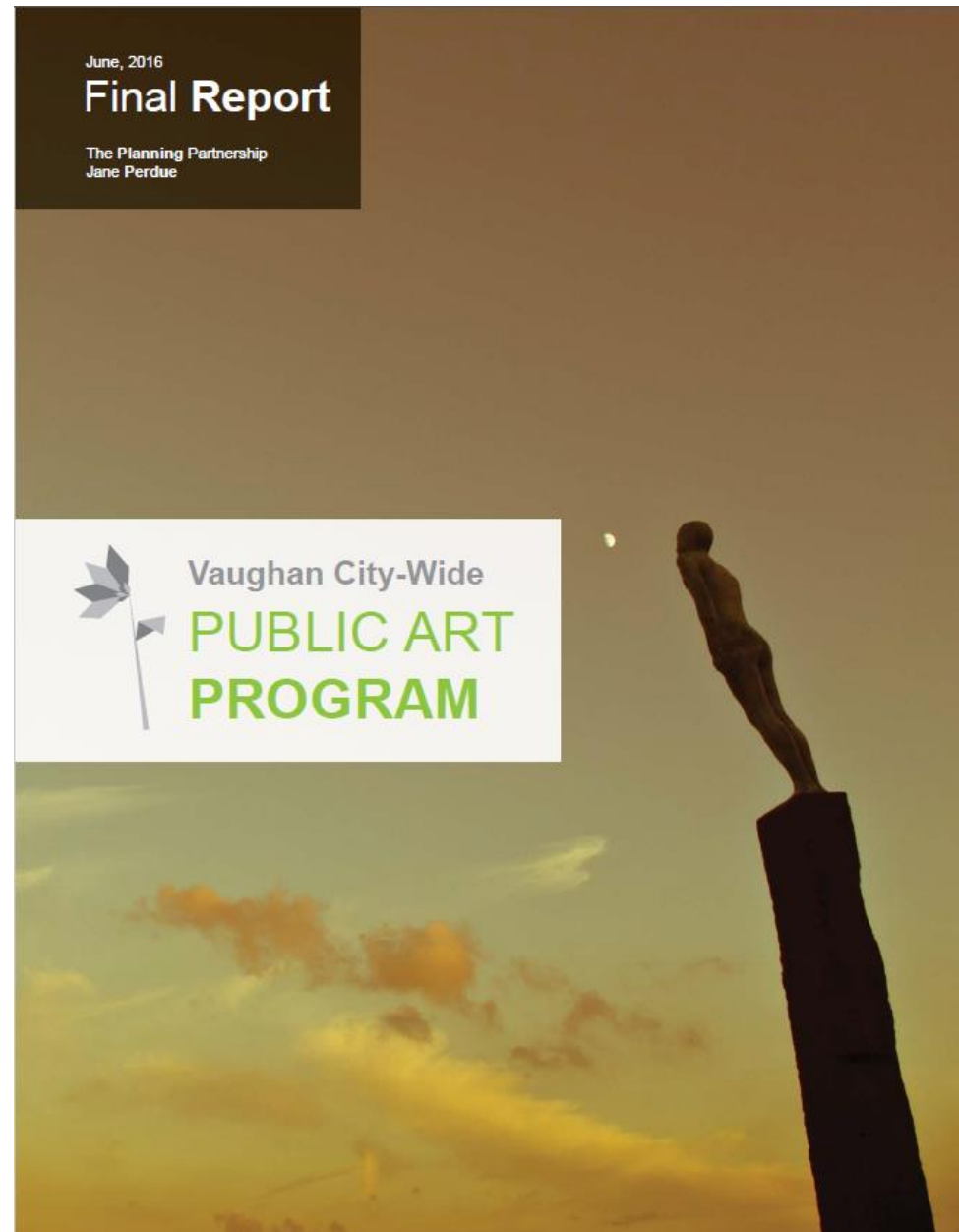






# VMC Transit City **Public Art** Program Update





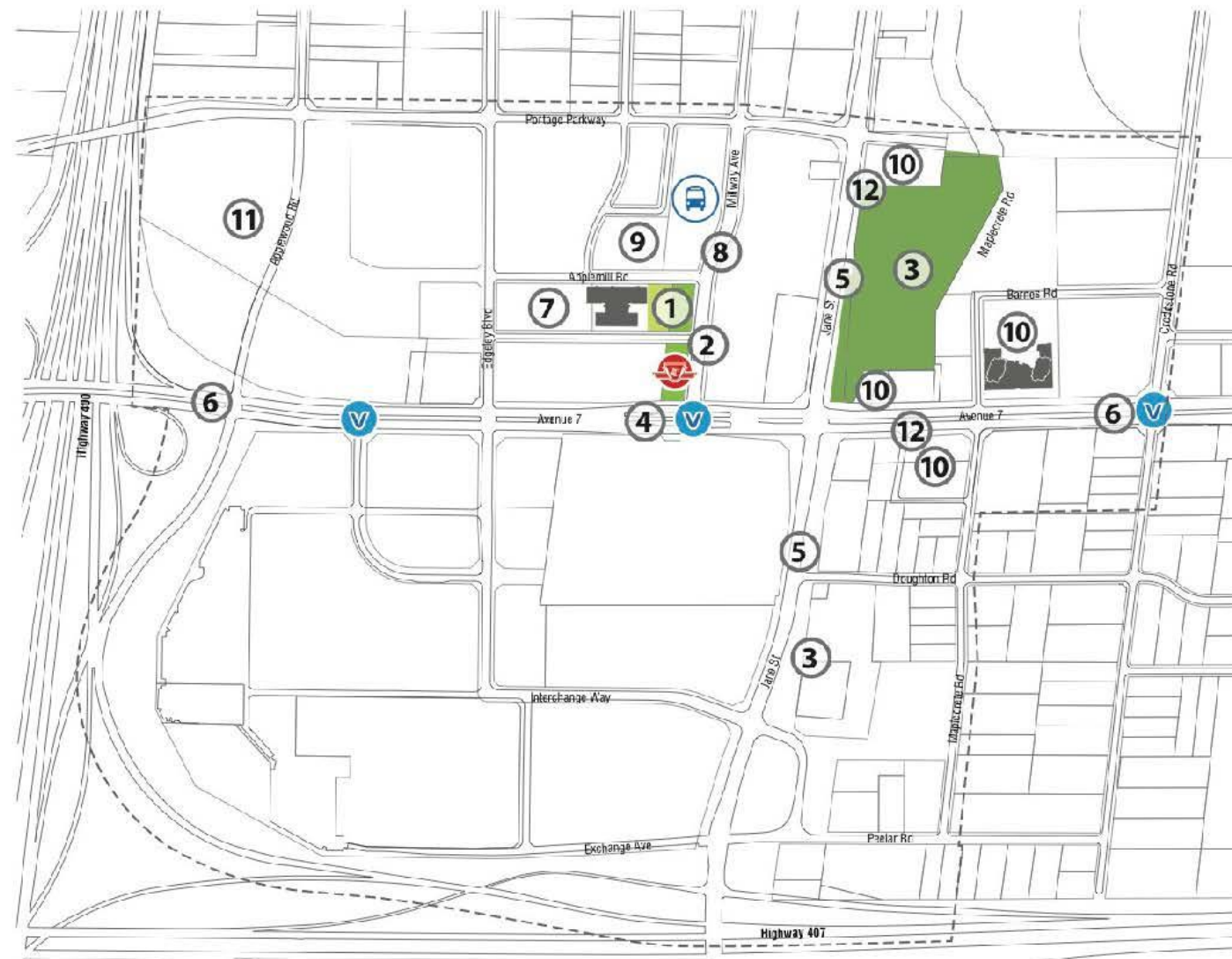




# 1 Vaughan Metropolitan Centre

Public Art in the VMC is addressed in a separate document:  
the **VMC Culture & Public Art Framework**

2021



## Roles for Public Art

Placemaking

Gateway Marker

Landmark

Memorial

Local Focal Point

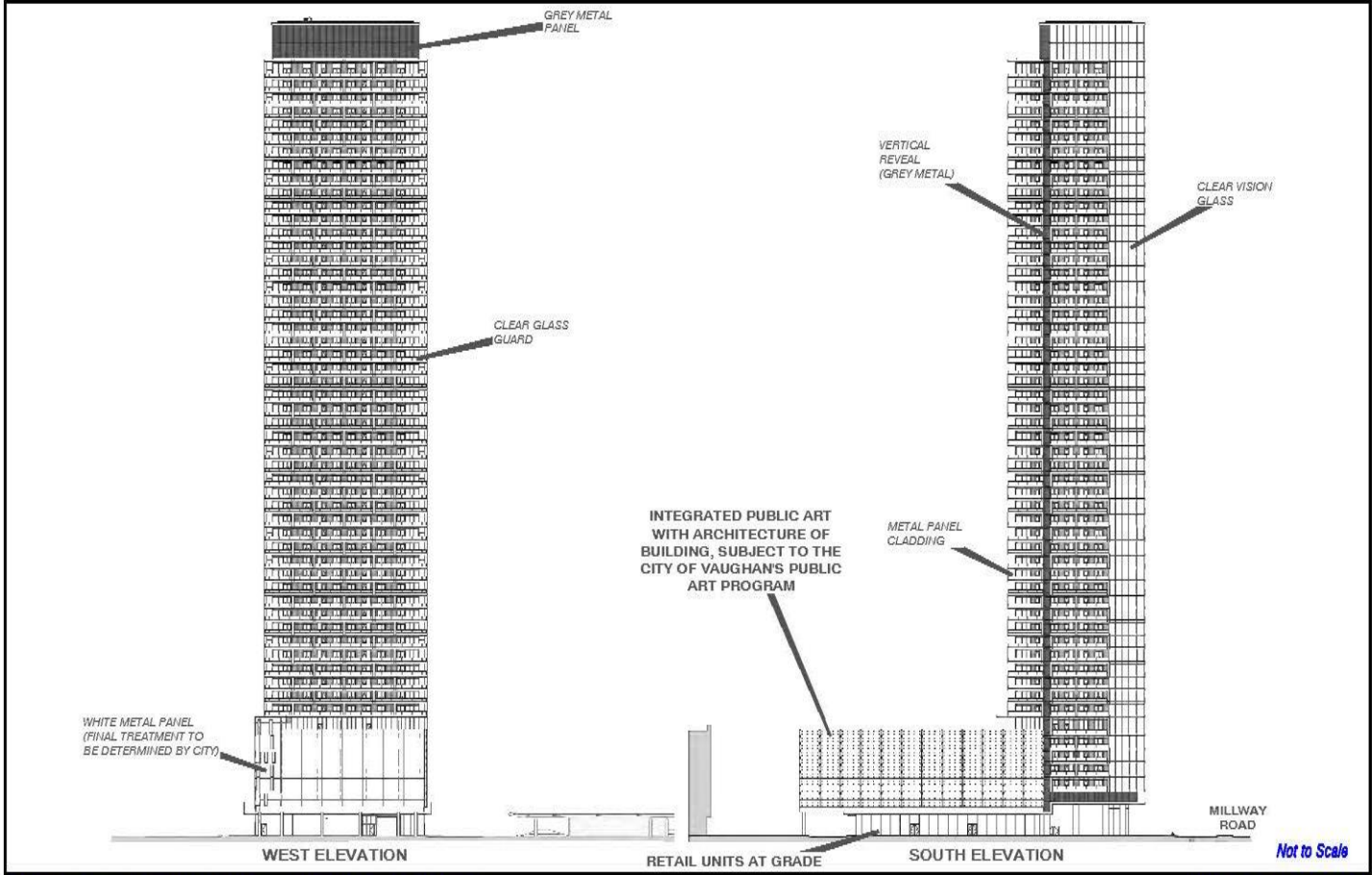
Wayfinding

Interpretation

Functional Element

Activation and Animation





Building Elevations - South & West

LOCATION:  
Part of Lot 7, Concession 5

APPLICANT: VMC Residences III GP Inc. as a General Partner and on behalf of VMC Residences III Limited Partnership

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Attachment  
FILES: OP.17.003,  
Z.17.028 & DA.17.062  
DATE:  
May 8, 2018  
**12**



Colour Perspective - South

LOCATION:  
Part of Lot 7, Concession 5

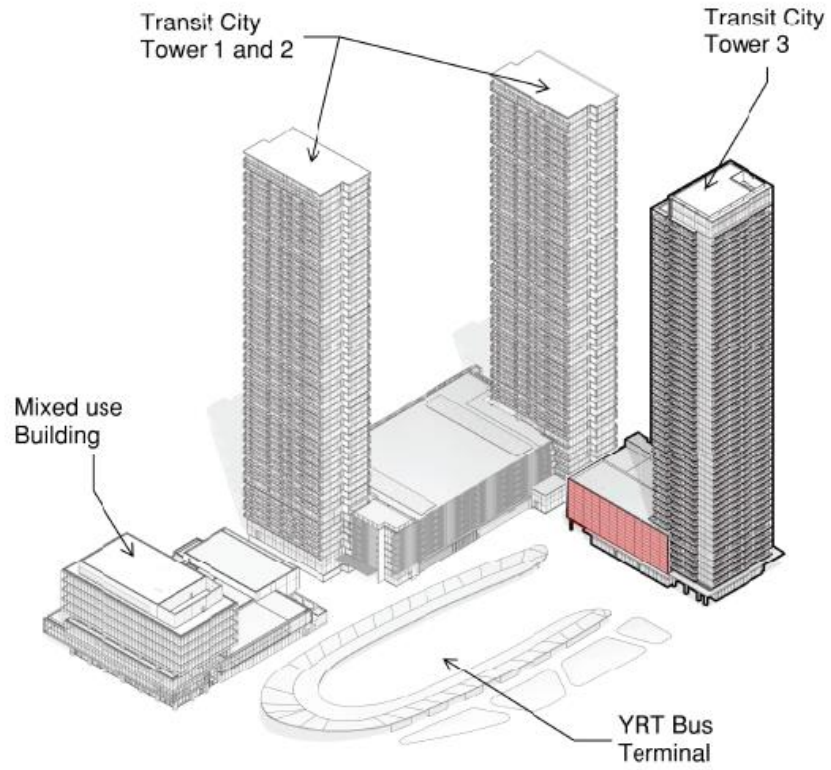
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FILES: OP.17.003,  
Z.17.028 & DA.17.062  
DATE:  
May 8, 2018  
**13**





INTEGRATED PUBLIC ART WITH  
ARCHITECTURE OF BUILDING,  
SUBJECT TO THE CITY OF  
VAUGHAN'S PUBLIC ART PROGRAM



## Colour Perspective - South

LOCATION:  
Part of Lot 7, Concession 5

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**13**





Nuit Blanche, Montreal



PERSPECTIVE VIEW FROM HIGHWAY 7



Rendering © SmartCentres





# | EMERGING DOWNTOWN

CITY OF VAUGHAN

2141 MAJOR MACKENZIE DR., VAUGHAN, ONTARIO, CANADA L6A 1T1

[WWW.VAUGHAN.CA/VMC](http://WWW.VAUGHAN.CA/VMC) | E. [ecdev@Vaughan.ca](mailto:ecdev@Vaughan.ca) | T. 905-832-2281