

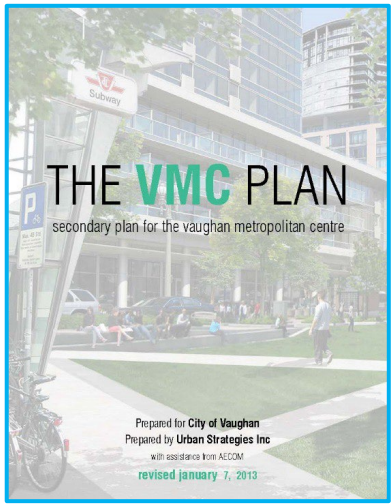
Communication : C1
VMC Sub-committee
April 11, 2023
Agenda Item # 1

VMC Development Activity Update

VMC Sub-Committee
April 11, 2023

“The City of Vaughan plans to create a **downtown** - an **intense, dynamic community** that in time will become the **heart of the city**, economically, culturally and physically.”

(2.0 VMC Secondary Plan)



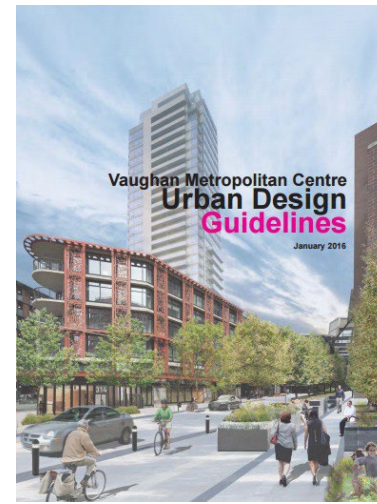
VMC Secondary Plan



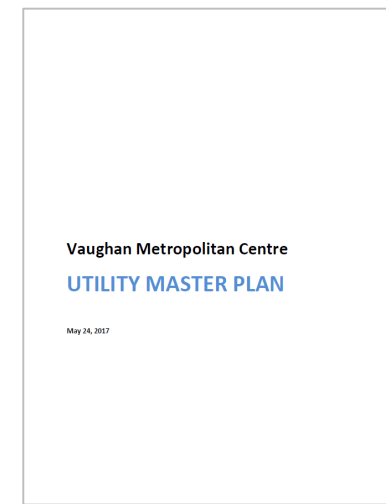
VMC Streetscape + Open Space Plan



VMC Cultural + Public Art Framework



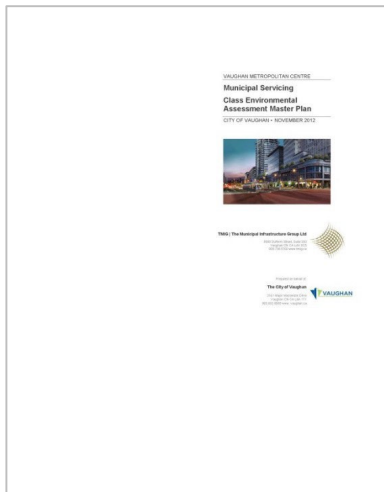
VMC Urban Design Guidelines



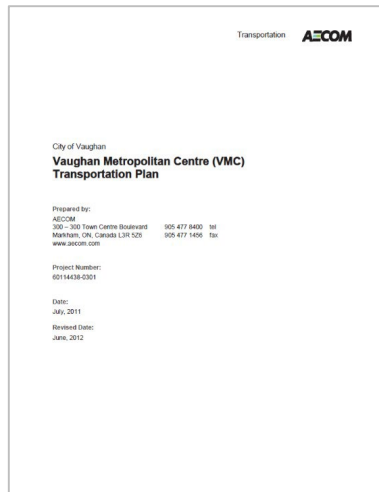
Utility Master Plan



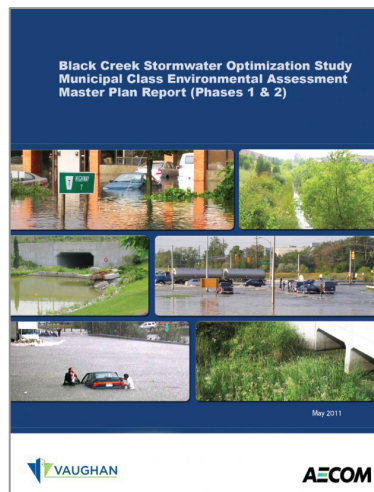
Community Improvement Plan



VMC Servicing Master Plan



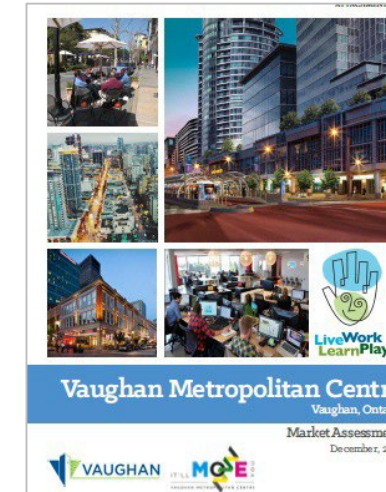
VMC Transportation Master Plan



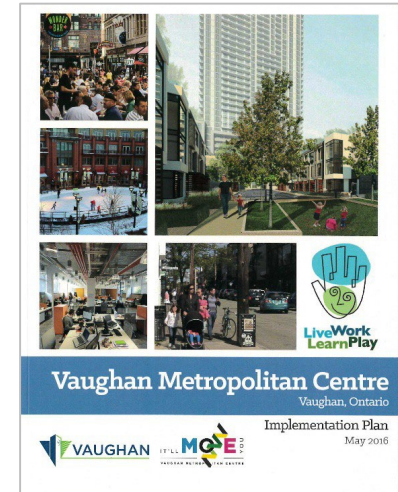
Black Creek Stormwater EA Phases 1+2



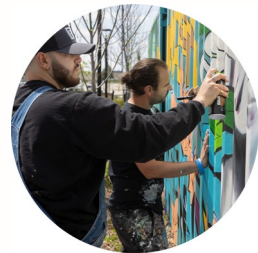
Reconnaissance + Strategic Assessment



Market Assessment



Implementation Plan

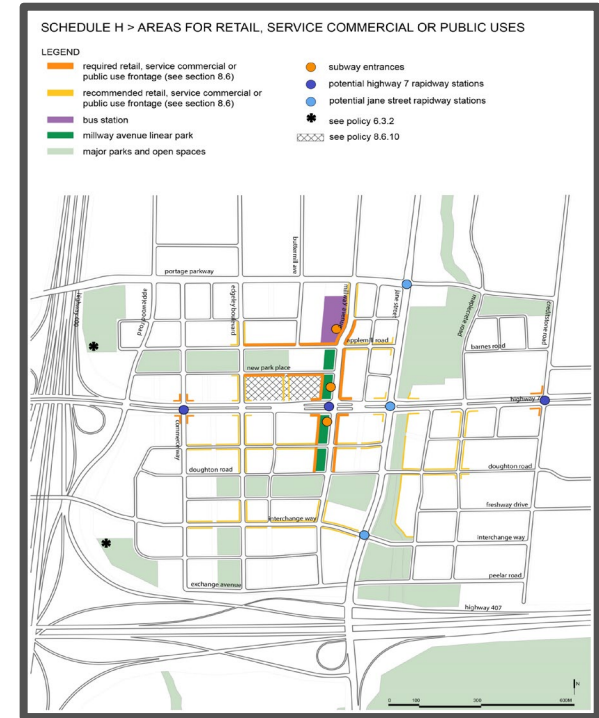
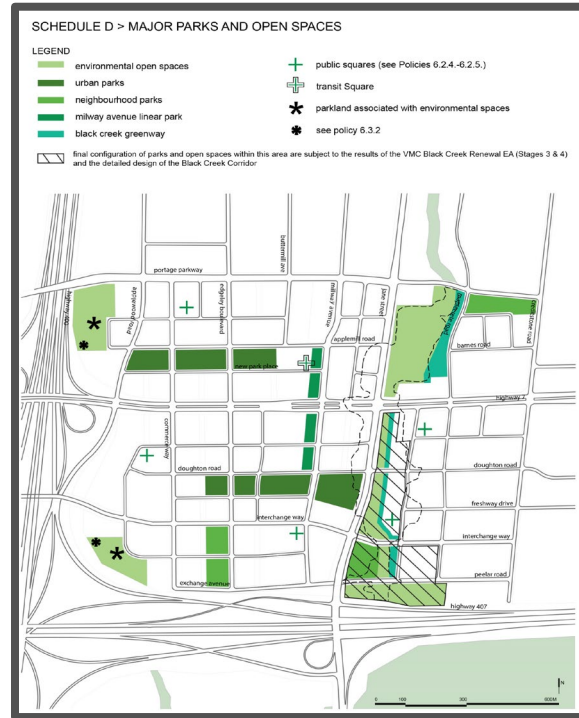
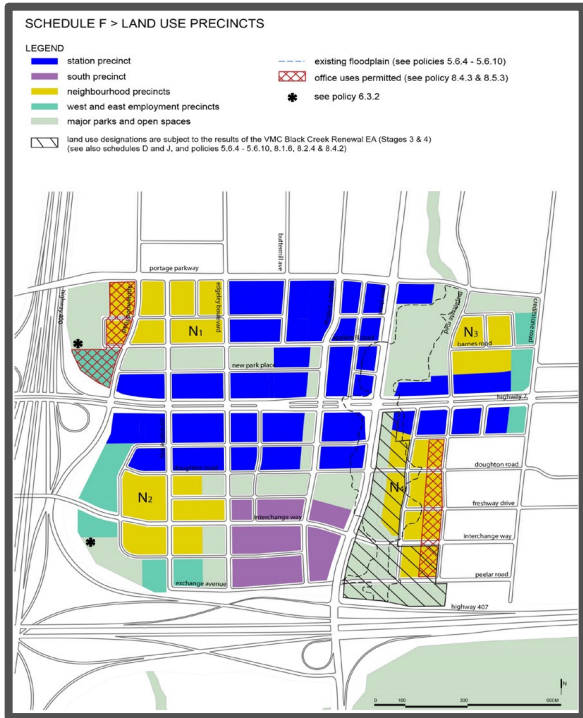
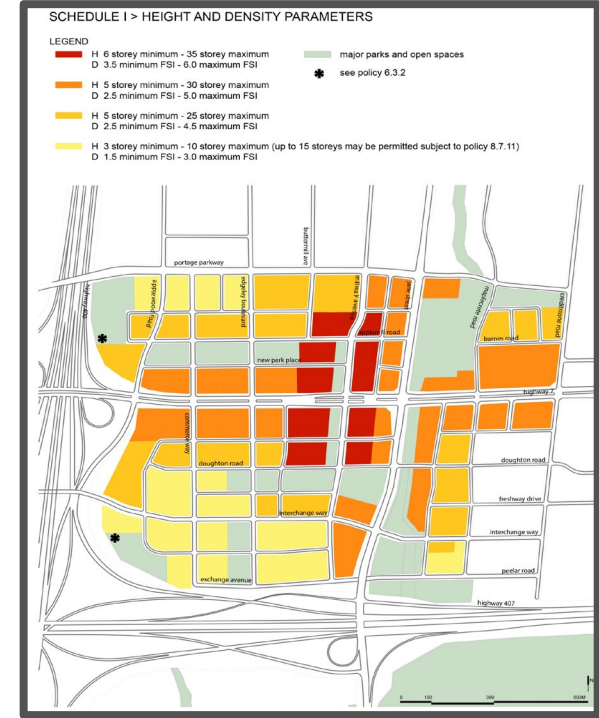
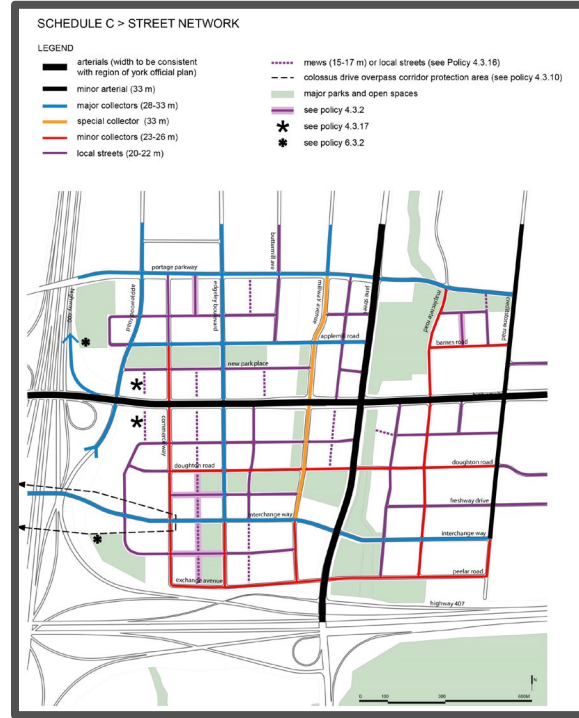
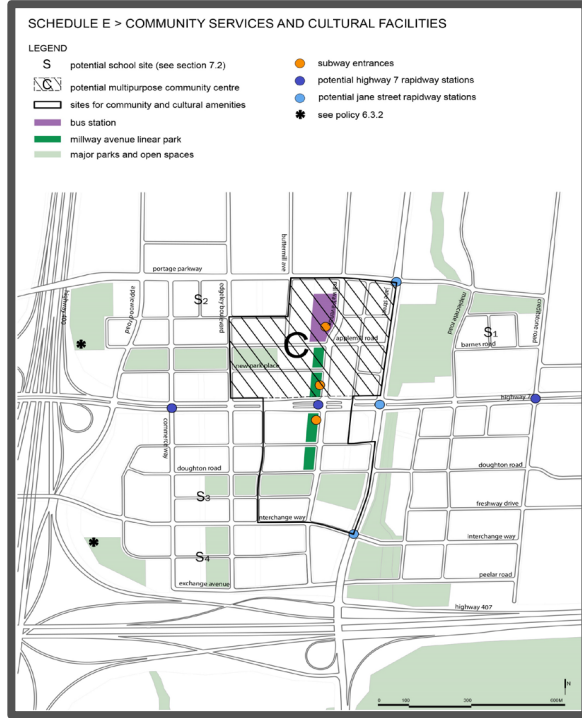


Transit-oriented

Universities
Jobs
Housing
Work
Townhomes

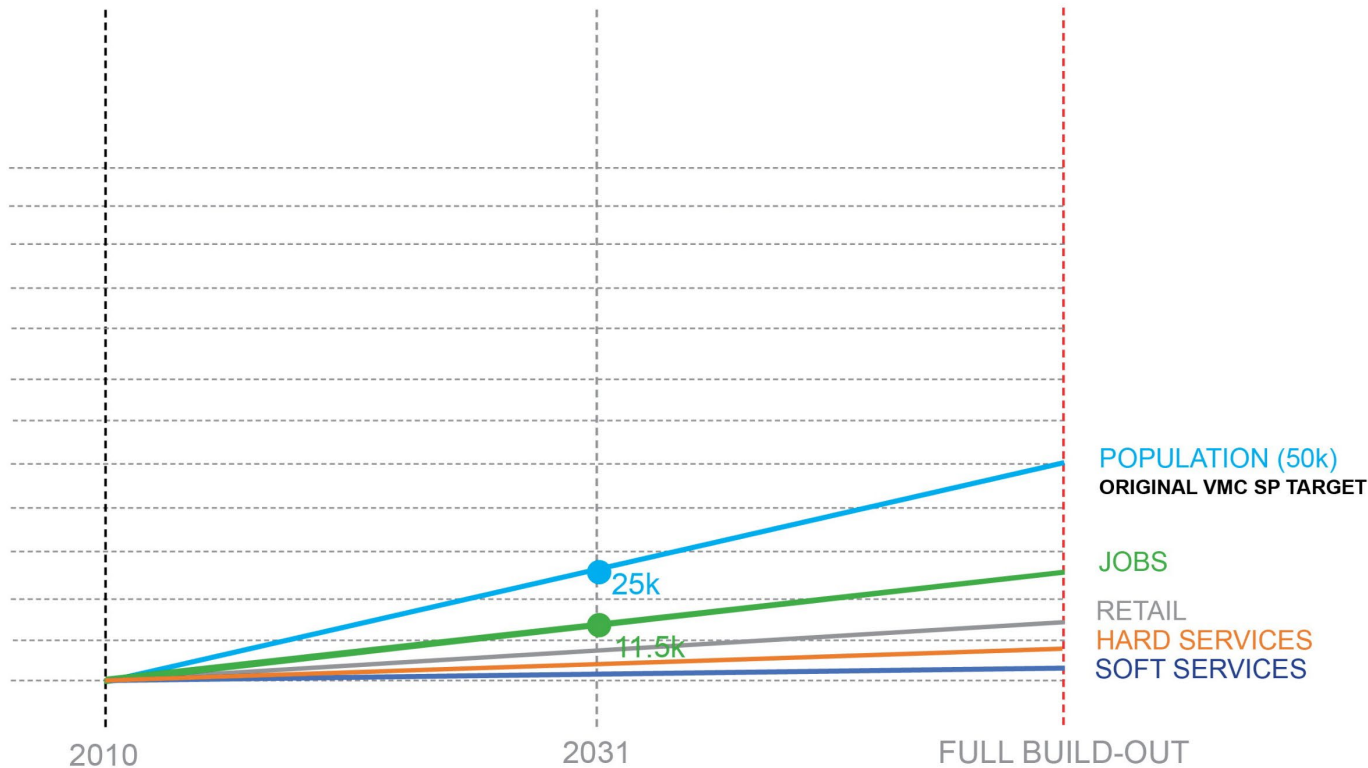
Neighbourhoods
Community Centres
Parks
Live
Arts and Culture
Office
Environmental Open Spaces
Beautiful
Live-work
Families
Play
Residential
Inclusive
Employment
Art
Retail
Schools
Mid-rise
Green
Entertainment
Diverse
Vibrant
Accessible
High-rise
Education
Libraries
Supermarkets

COMPLETE COMMUNITY



VMC Growth Trends

- The VMC Secondary Plan established a population target of **25,000** residents and **11,500** jobs by **2031**, with a maximum population of approximately **50,000** residents at full build-out.

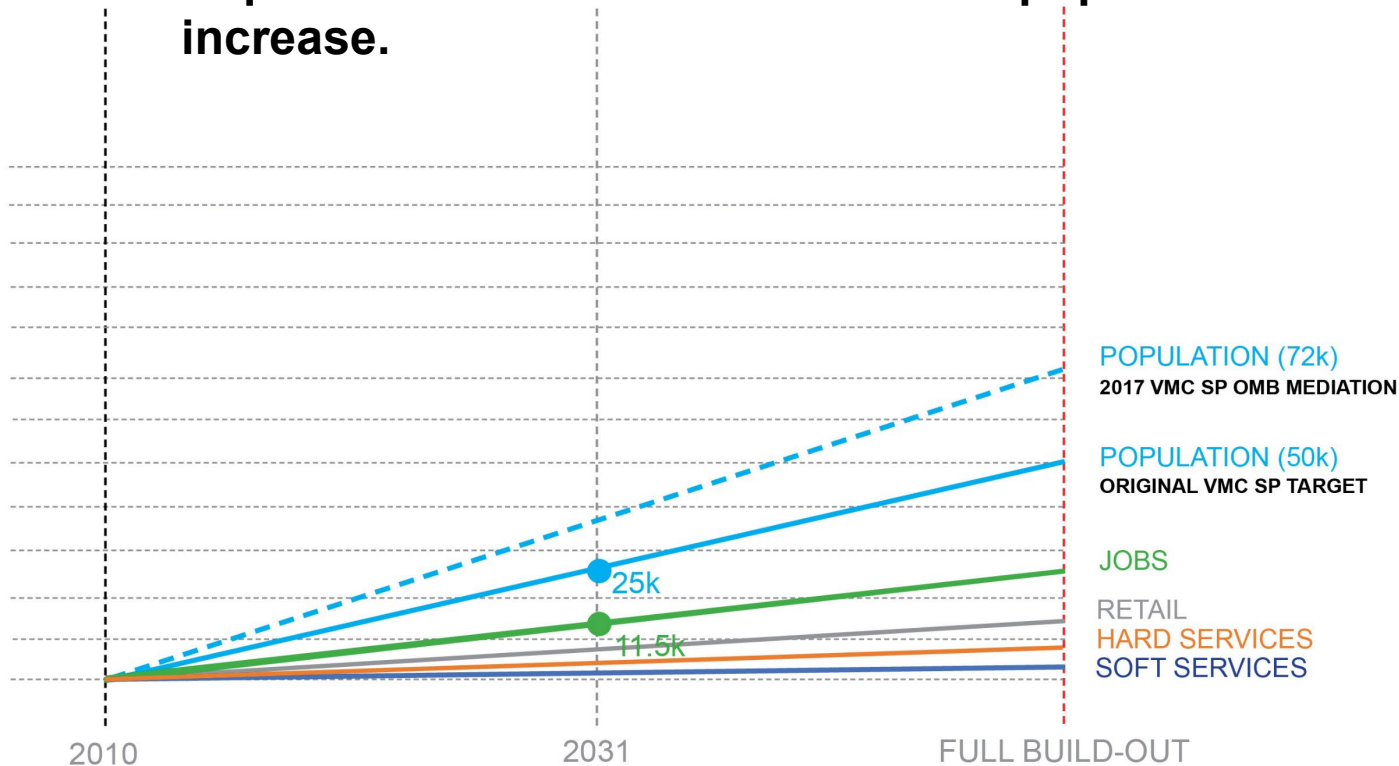


Note: Illustrations for representational purposes only



VMC Growth Trends

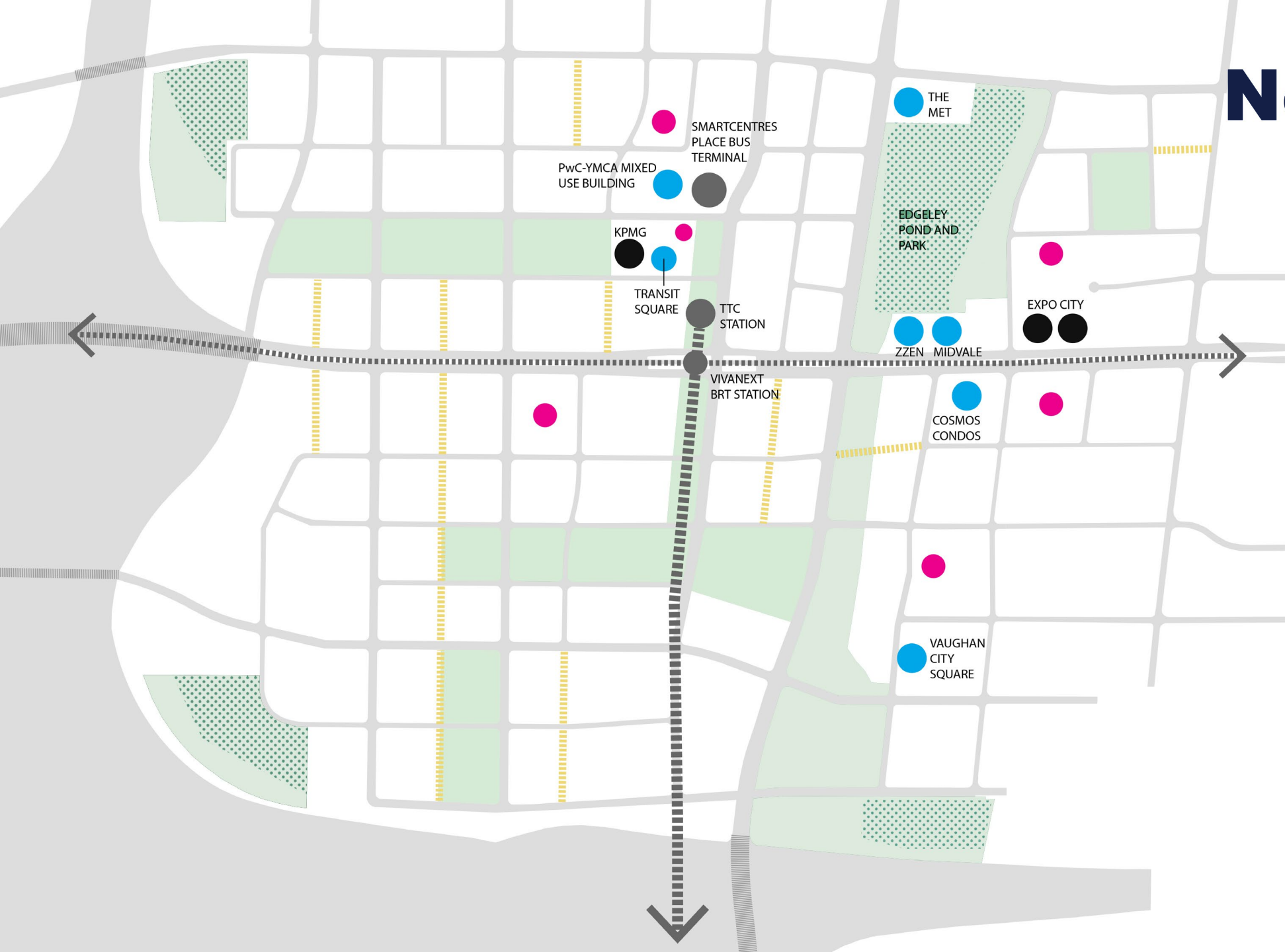
- Following the 2017 board-approval, the adjusted as-of-right population grew to **72,000** people at full build-out using the Region's population per unit assumption. **This adjustment did not include the services required to accommodate that 144% population increase.**



Note: Illustrations for representational purposes only

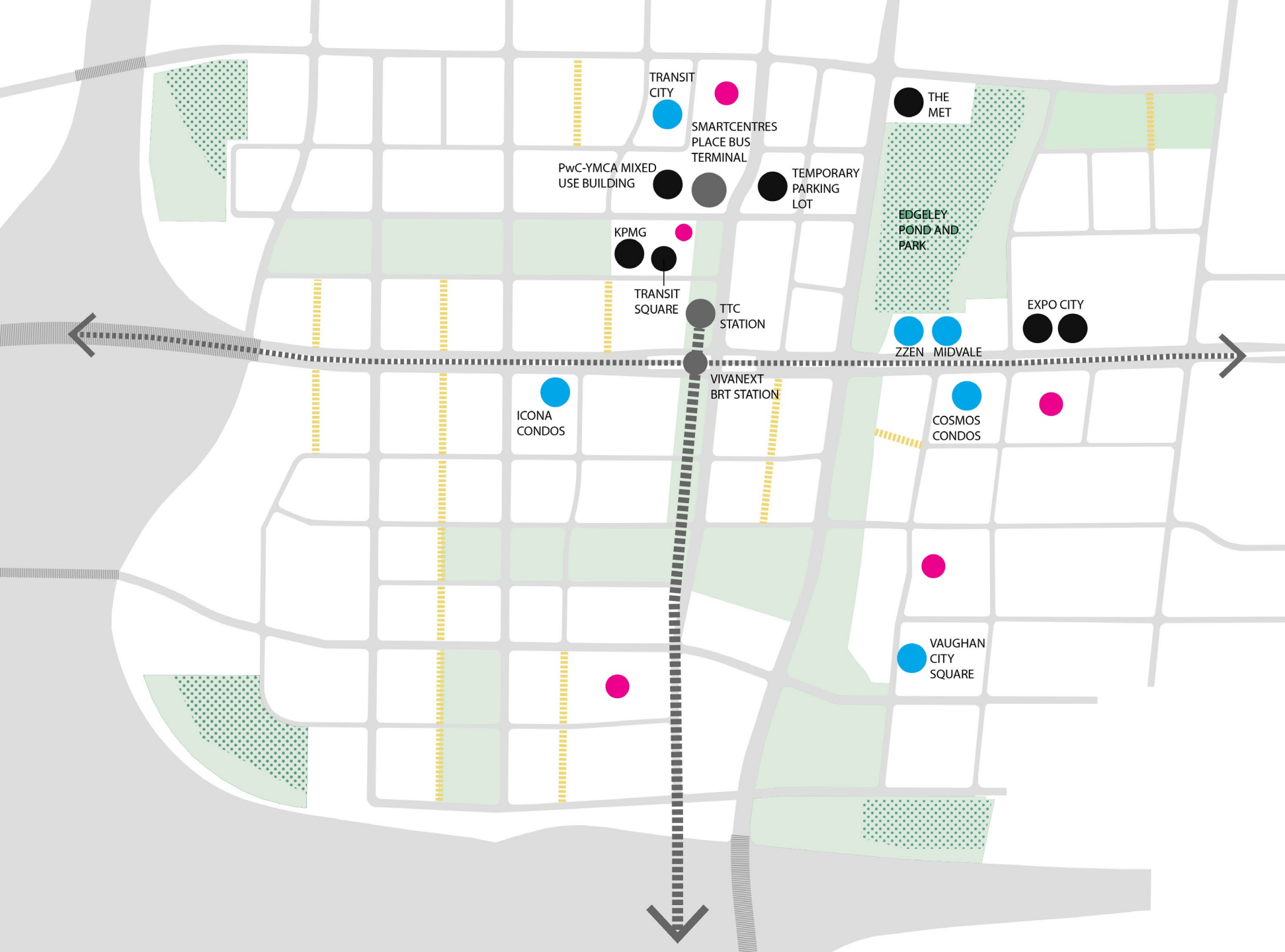


November 2016

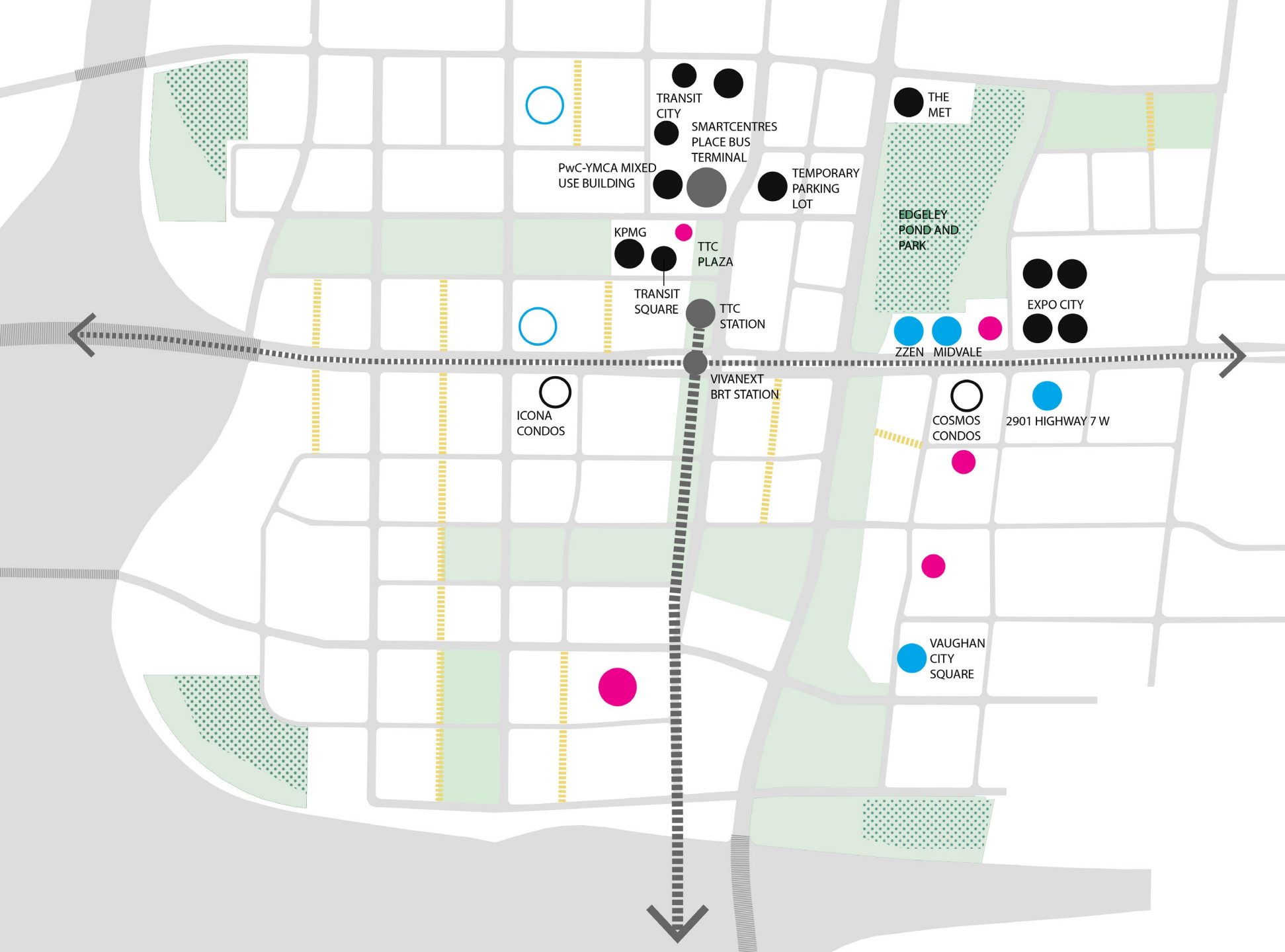


- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST

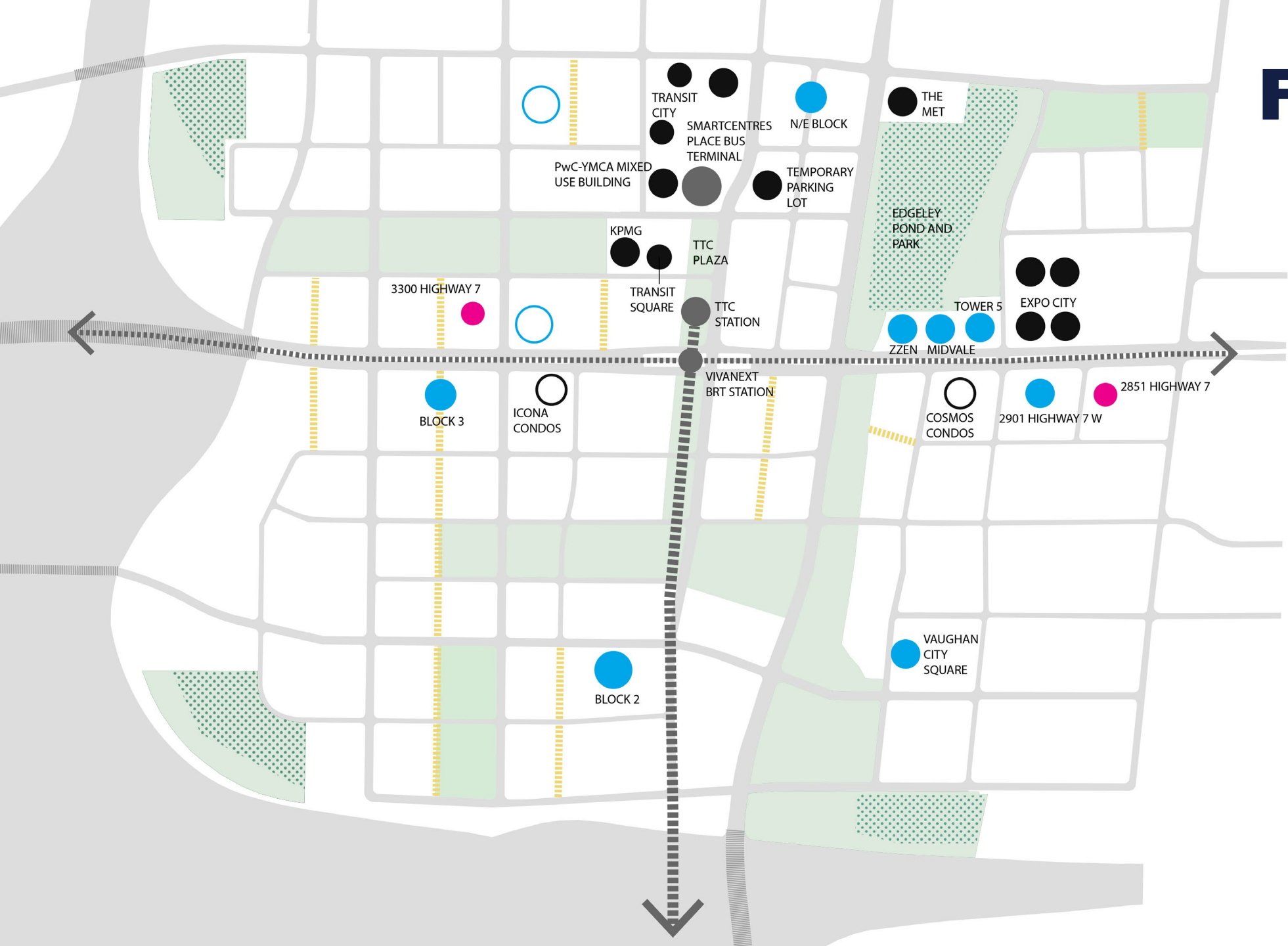
April 2017



April 2018

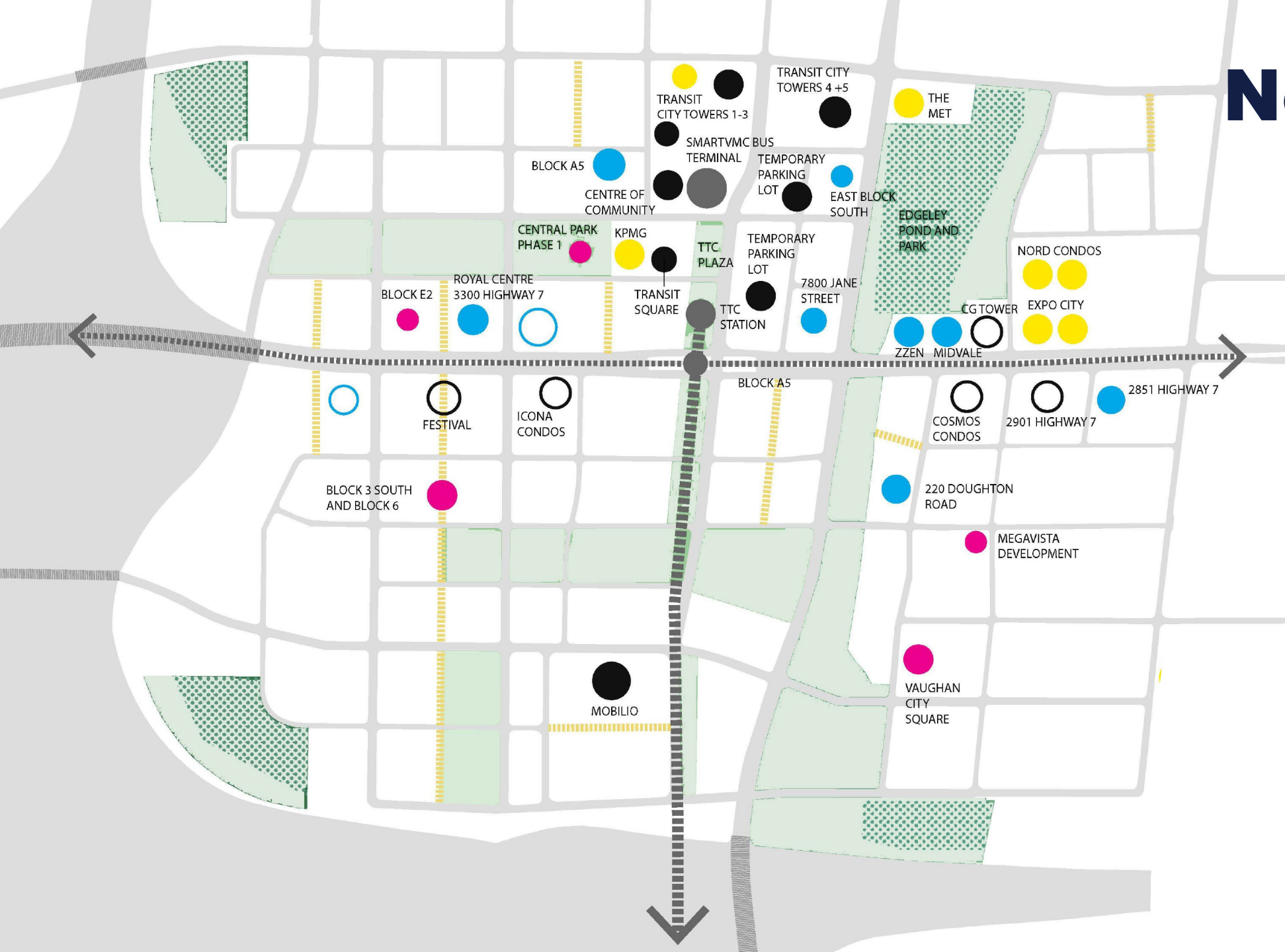


February 2019



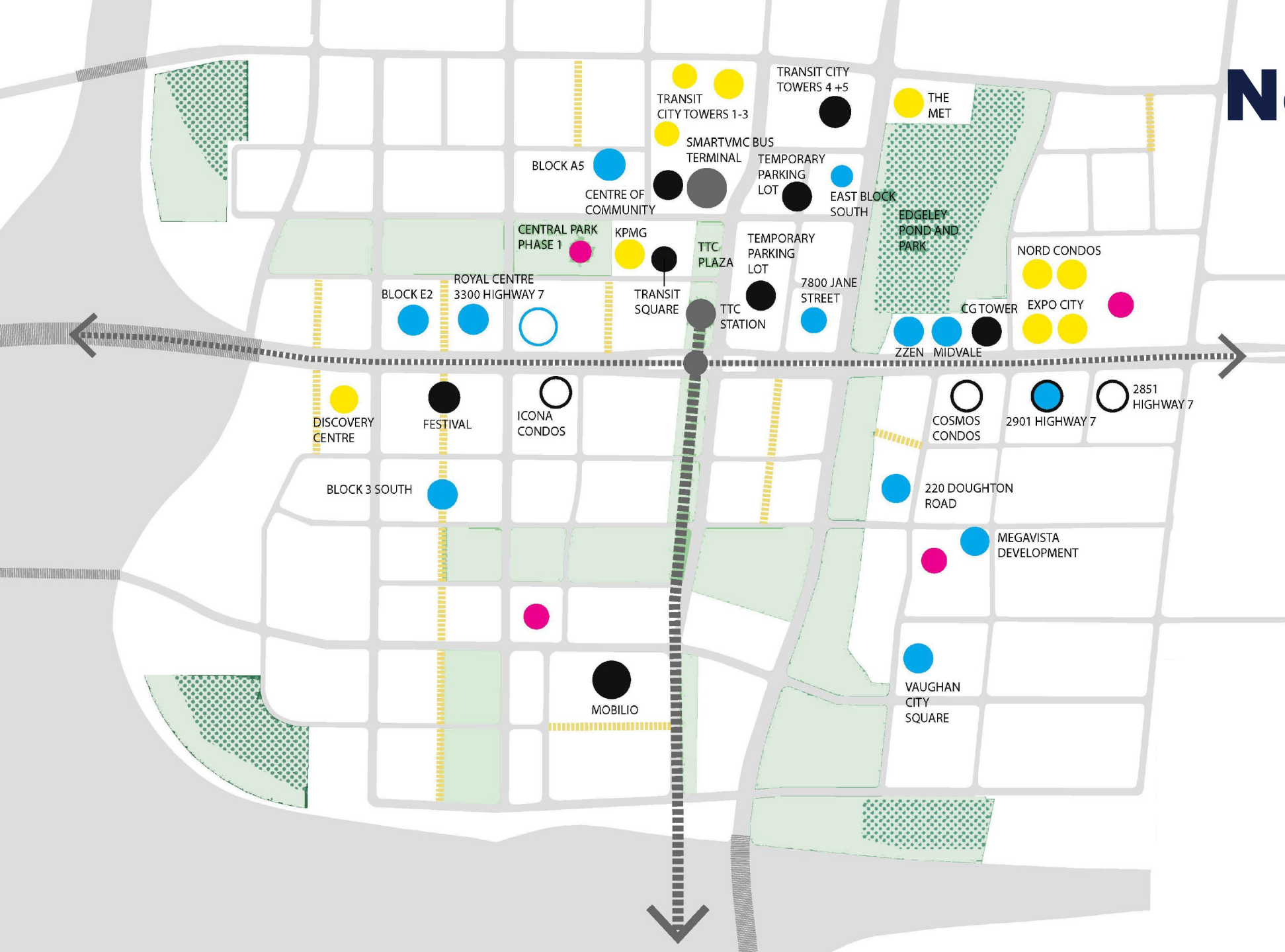
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November 2020



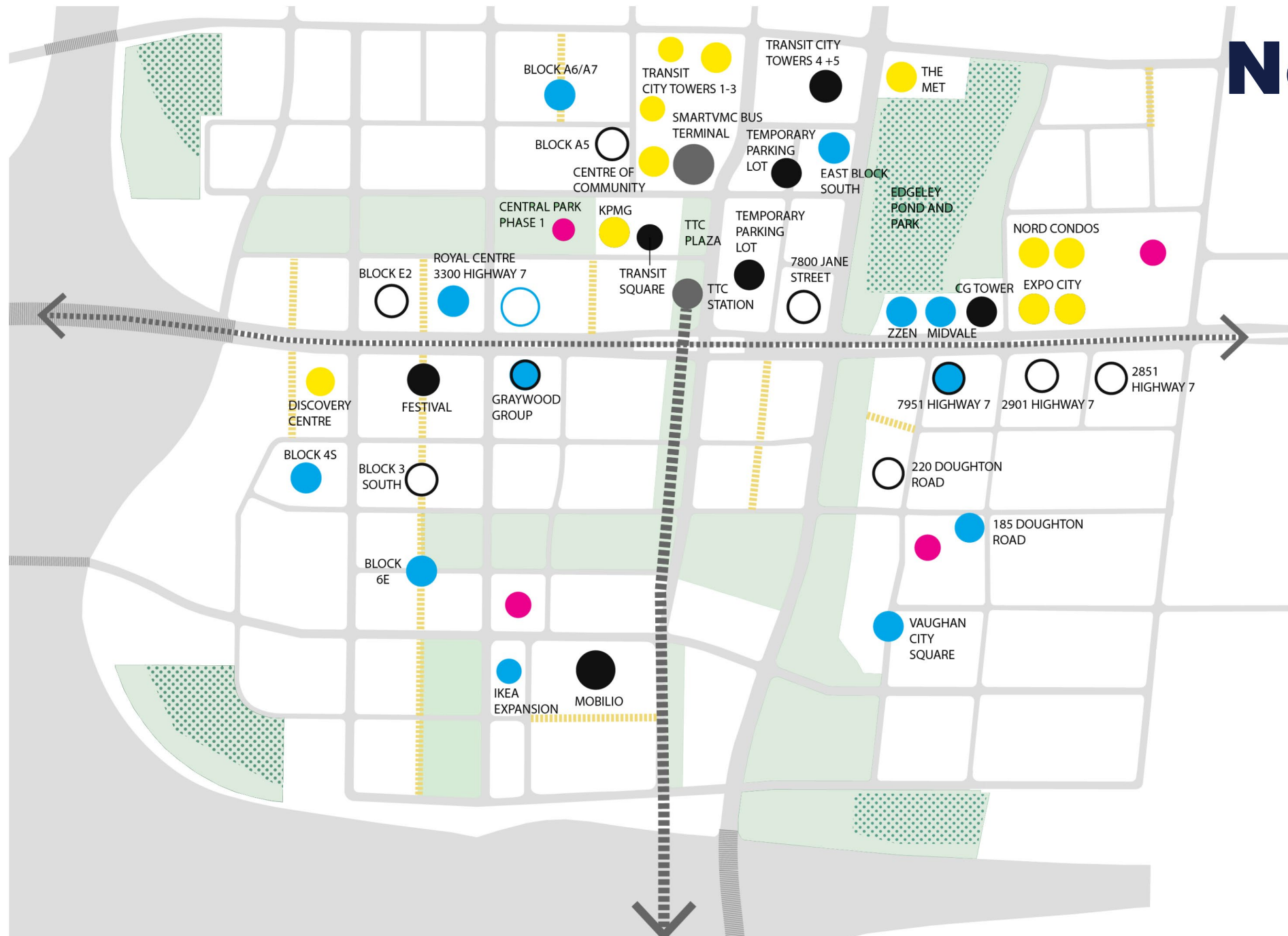
- OCCUPIED
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November 2021



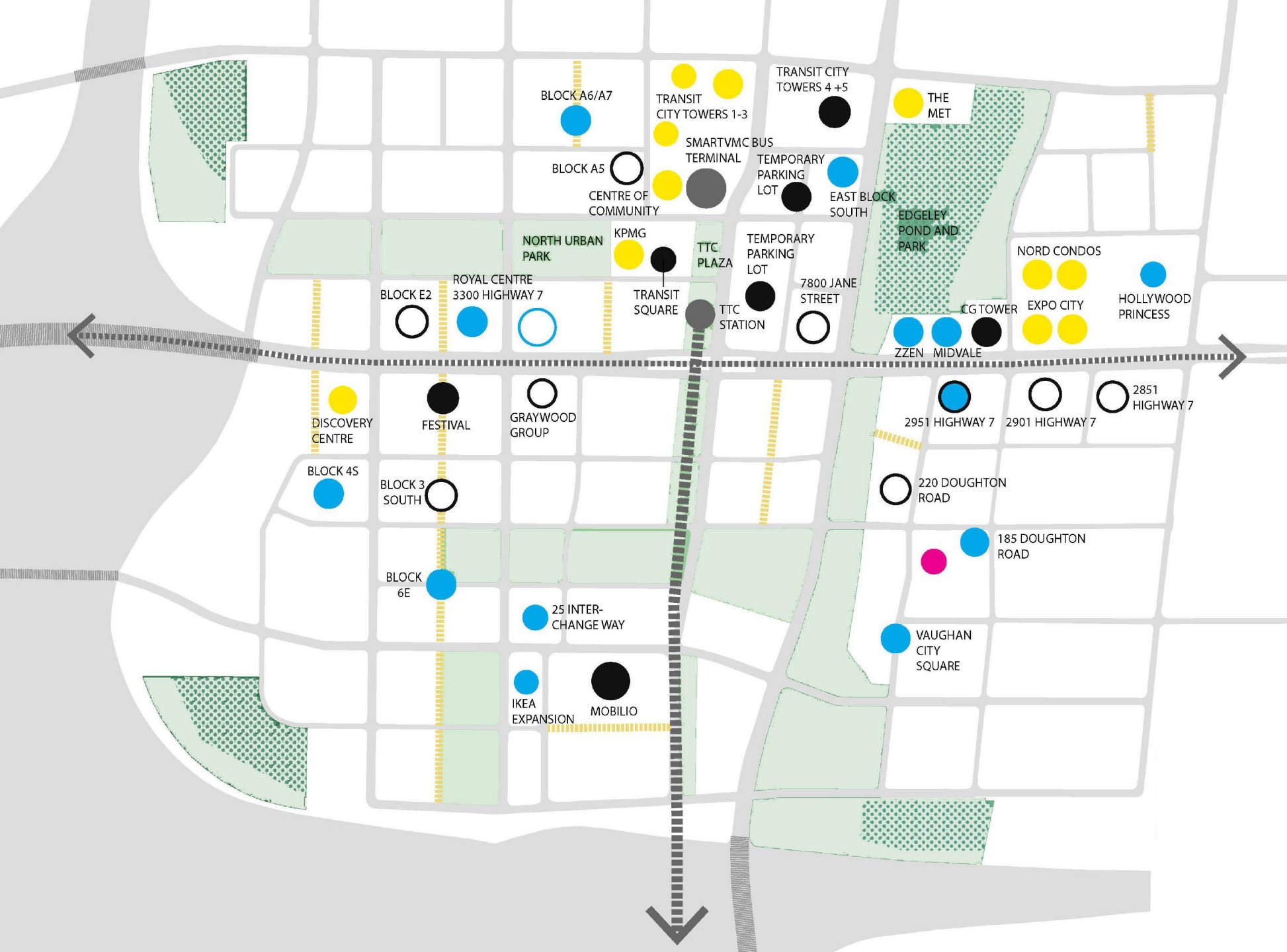
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November 2022



- OCCUPIED
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- COUNCIL APPROVED
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April 2023



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- TRANSIT PROJECT
- AREA OF INTEREST

Future Vision



Developments that are Completed and Occupied	Developer	Occupied Projects	Permitted FSI	FINAL FSI	Retail Area (ft²)	Office Area (ft²)	Residential Area (ft²)	Apartment Units	Townhouse Units	Total Units Completed and Occupied	Population
	Cortel	Expo Tower 1	5	6.52	17,438	0	418,074	353	0	3,900	7,722
	Cortel	Expo Tower 2			22,626	0	385,136	351	0		
	Cortel	Expo Tower 3			5,382	0	426,362	446	0		
	Cortel	Expo Tower 4			3,929	0	393,564	415	0		
	PlazaCorp	Berkley Development ("The Met")	5	4.1	0	0	448,611	510	62		
	SmartCentres	VMC Residences ("Transit City 1 and 2")	4.5	8.64	6,189	0	997,554	1,121	11		
	SmartCentres	VMC Residences ("Transit City 3")	4.5	12.7	6,135	0	534,336	631	0		
	SmartCentres	PwC	6	2.55	6,082	105,799	0	0	0		
	SmartCentres	KPMG	6	1.68	59,073	287,130	0	0	0		
	Total		5.17	6.03	126,854	392,929	3,603,637	3,827	73		
Developments that are Under Construction or Built	Developer	Under Construction or Built Projects	Permitted FSI	FINAL FSI	Retail Area (ft²)	Office Area (ft²)	Residential Area (ft²)	Apartment Units	Townhouse Units	Total Units Under Construction or Built	Population
	QuadReal	Quadreal Block 2 (Mobillio)	3	2.65	1,204	0	1,053,271	751	397	5,649	11,185
	Cortel	Expo City Tower 5	5	6.52	28,148	0	602,181	551	0		
	QuadReal	Quadreal Block 3N	5	7.8	62,873	0	1,820,827	2,470	0		
	SmartCentres	SmartCentres East Block (Transit City 4 & 5 + Rental B	5	7.08	20,688	0	1,269,980	1,480	0		
	Total		5.02	4.90	112,913	0	4,746,260	5,252	397		
Approved Development Applications	Developer	Approved Projects	Permitted FSI	FINAL FSI	Retail Area (ft²)	Office Area (ft²)	Residential Area (ft²)	Apartment Units	Townhouse Units	Total Approved Residential Units	Population
	Liberty	Liberty Maplecrete Phase 1 ("Cosmos")	5	5.5	25,382	145,841	976,564	1,162	0	10,666	21,119
	Gupta Group	Icona	5	12.58	11,227	0	1,333,375	1,649	16		
	Liberty	Liberty Cement Plant	5	6.97	8,451	0	862,249	1,257	0		
	QuadReal	Quadreal Block 3S	4.5	6.8	68,960	0	1,235,515	1,559	0		
	Aspen Ridge / Metrus	7800 Jane Street - Metrus (Terra) Properties Ltd.	5	9.45	29,712	244,801	1,115,167	1,177	0		
	Meirose Investments	Meirose	5	5.37	4,100	0	650,904	766	0		
	SmartCentres	Walmart Block A5 (PH 1)	5	4.72	6,143	0	555,153	627	0		
	SmartCentres	SmartCentres E2	5	8.43	21,560	0	964,820	1,113	0		
	Doughton Residences Corp	216-220 Doughton Road	4.75	11.54	0	0	918,998	1,145	0		
	Graywood	(previously Icona)	5	11.3	-2,734	53,529	12,125	195	0		
	Total		4.92	7.93	172,800	444,172	8,624,870	10,650	16		
Formally Submitted Development Applications In-Progress	Developer	In-Progress Projects	Permitted FSI	FINAL FSI	Retail Area (ft²)	Office Area (ft²)	Residential Area (ft²)	Apartment Units	Townhouse Units	Total Residential Units In-Progress	Population
	Goldpark	Goldpark	5	8.32	10,613	0	350,627	420	0	18,933	37,487
	Zzen Group	Zzen	5	8.5	10,140	0	346,848	417	0		
	Liberty Maplecrete (1834371 Ontario Inc.)	2951 Highway 7	5.5	9.8	-24,895	0	-975,293	1,014			
	Ripple Developments (1042710 Ontario Limited)	Royal Centre, 3300 Highway 7	5	11.5	17,039	300,434	1,458,737	1,187	0		
	SmartCentres	East Block South (C2)	5.5	8.6	50,838	522,519.50	687,803	798	0		
	GB(Maplecrete) Limited	Meirose Investments	4.5	7.3	31,388	0	696,856	1,033	9		
	Partnership	Vaughan City Square	4.73	10.6	25,521	0	3,925,649	4,563	0		
	Omega										
	SmartCentres	Block A6	5	8.3	54,552	0	3,409,271	4,182	0		
	SmartCentres	Future Phases within A6	5	8.3	51,075	0	1,943,774	2,346	0		
	SmartCentres	Block A7	5	7.3	3,477	0	1,465,497	1,836			
	QuadReal	Quadreal Block 4S	4.5	5.6	43,066	0	1,092,139	1,441	0		
	QuadReal	Quadreal Block 6E	3	4.0	45,459	0	1,394,475	1,945	0		
	Cortel	Hollywood Princess (Phase 1)	5	7.29	0	0	603,554	840	0		
	Greenpark Homes	25 Interchange Way	4.5	7.74	17,147	0	801,976	1,079	5		
	Total		4.80	8.08	280,869	822,954	13,792,642	18,919	14		
Pre-Application (Proposed) Projects	Developer	Proposed Projects	Permitted FSI	FINAL FSI	Retail Area (ft²)	Office Area (ft²)	Residential Area (ft²)	Apartment Units	Townhouse Units	Residential Units Proposed	Population
			0.00	0.00	0	0	0	0	0	0	0
Totals					693,436	1,660,055	30,767,408	38,648	500	39,148	77,513
			5.00	7.24	92%	111%		99%	1%	326%	310%

VMC Stats*

326% Residential Units

310% Population

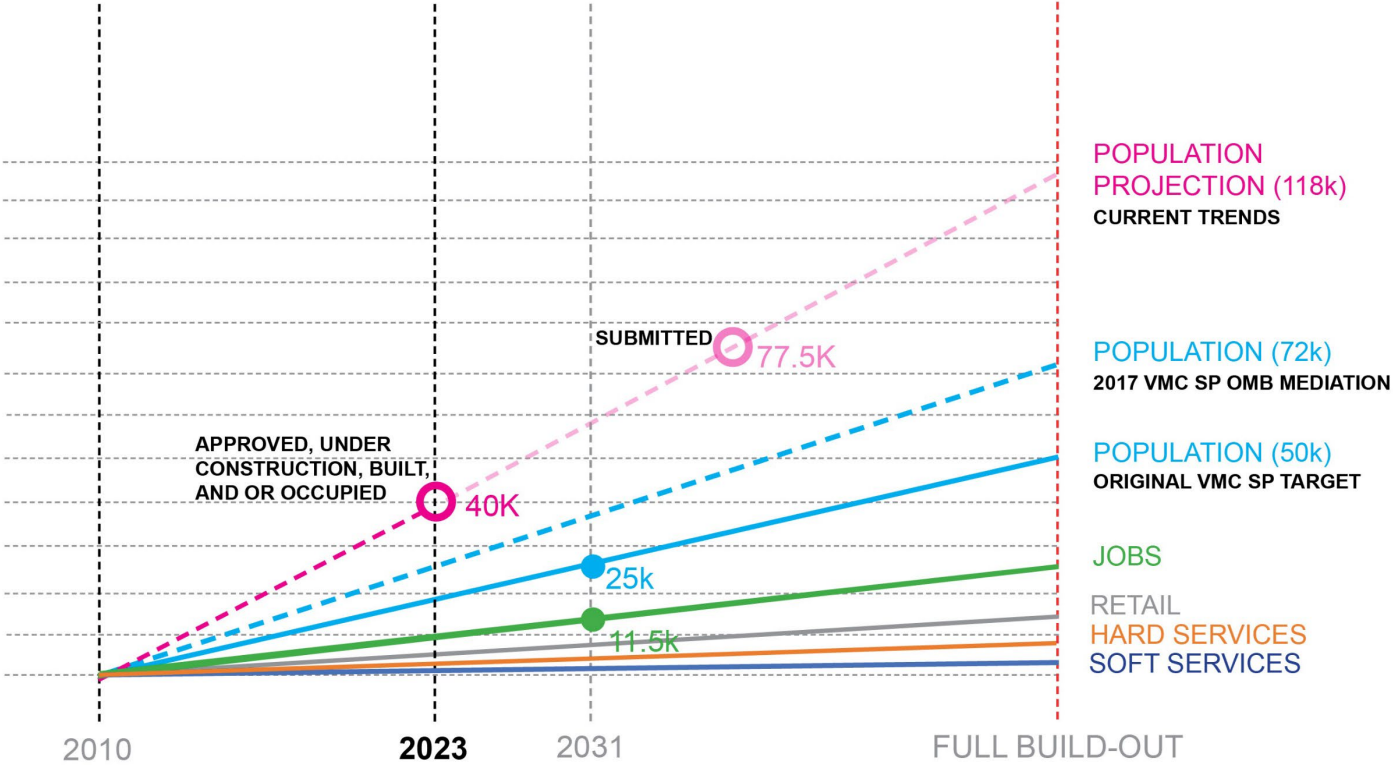
111% Office

92% Retail

*2023 numbers compared to the originally projected full build-out populations in the VMC Secondary Plan.

VMC Growth Trends

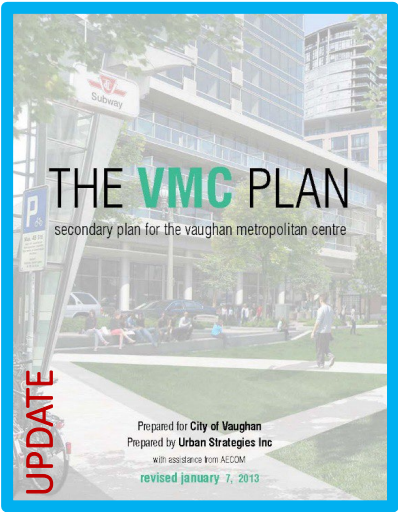
Projected Population at Full Build-out



Note: Illustrations for representational purposes only



City Staff 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.



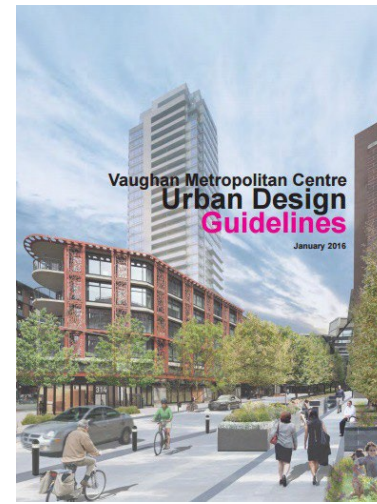
VMC Secondary Plan



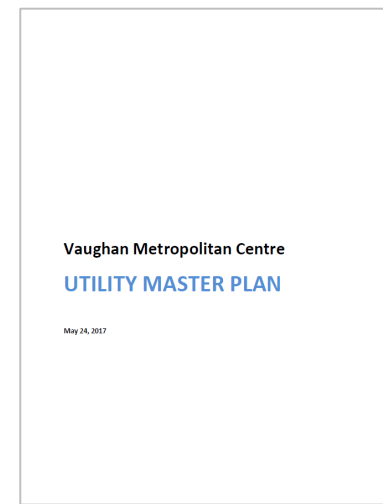
VMC Streetscape + Open Space Plan



VMC Cultural + Public Art Framework



VMC Urban Design Guidelines



Utility Master Plan



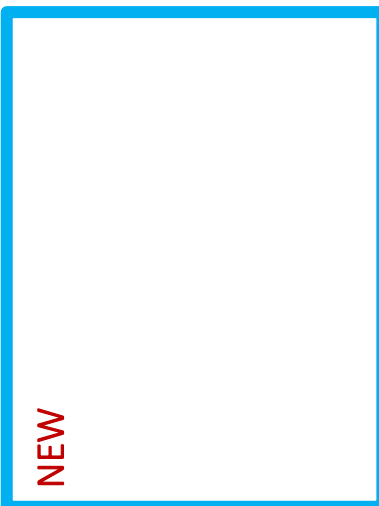
Community Improvement Plan



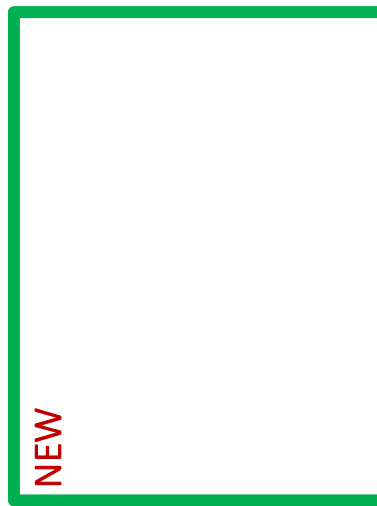
VMC Servicing Master Plan



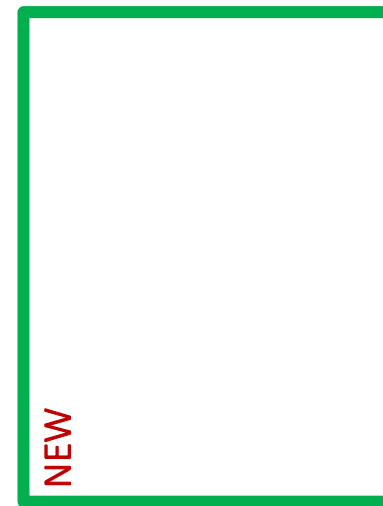
VMC Transportation Master Plan



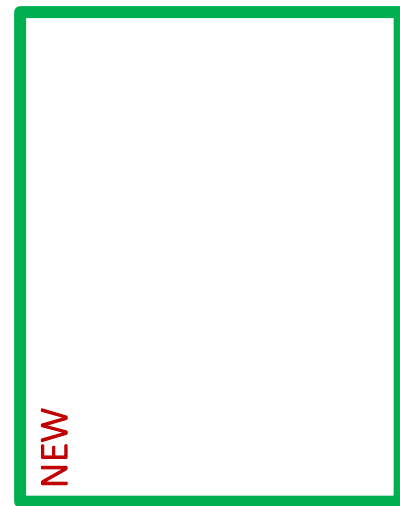
Parks and Wayfinding Master Plan



Black Creek Renewal Detailed Design



Edgeley Pond and Park Construction

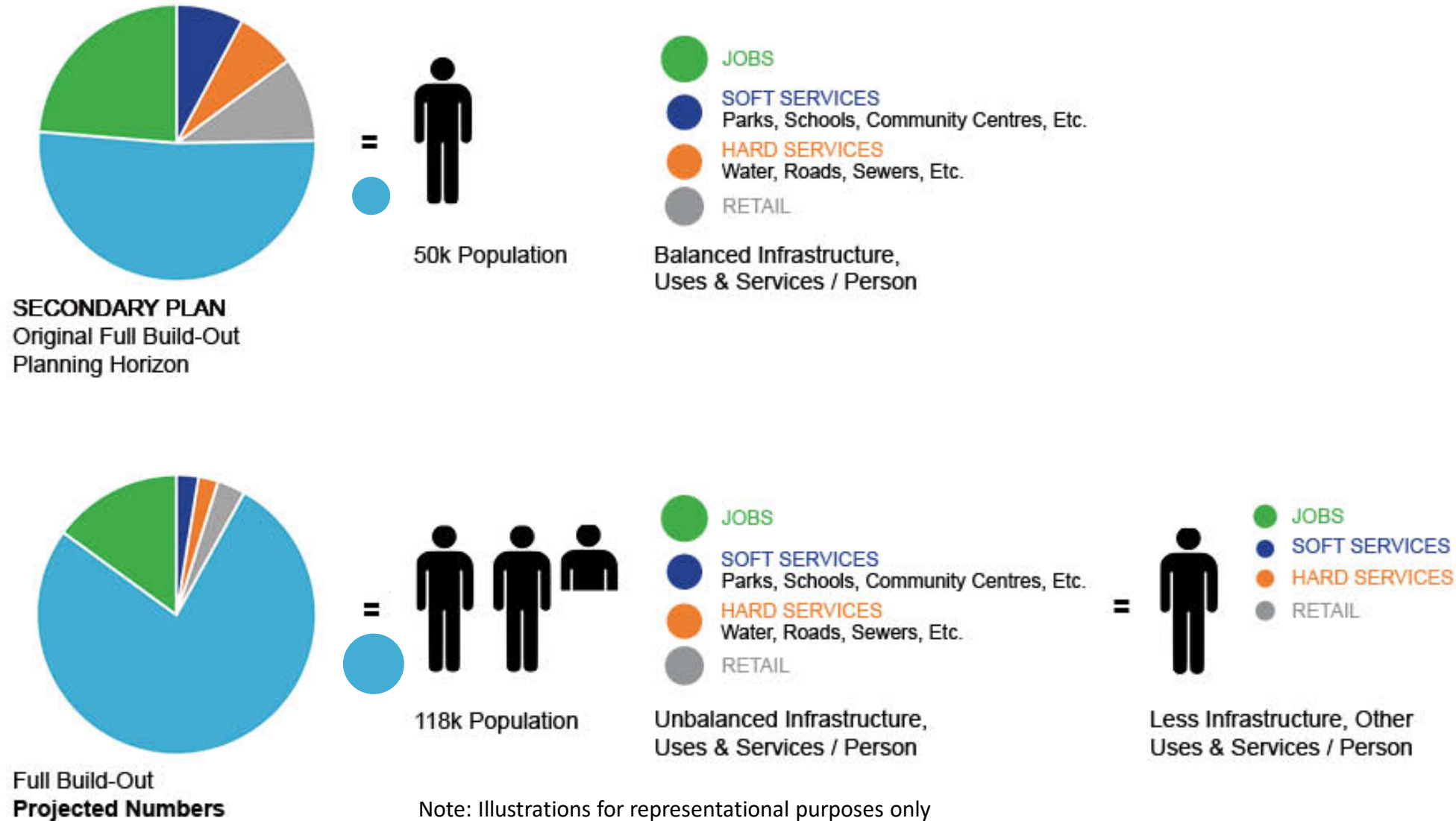


Northwest Quadrant Urban Park Phase 1 Design Development

The average density of projects continues to increase steadily with new applications, a factor which must be **balanced** with measured delivery of **community services** and **social infrastructure**. This is posing many challenges.

Analysis and Challenges

Proportion of Uses and Services per Person



Analysis and Challenges

Proportion of Uses and Unit Typologies



#

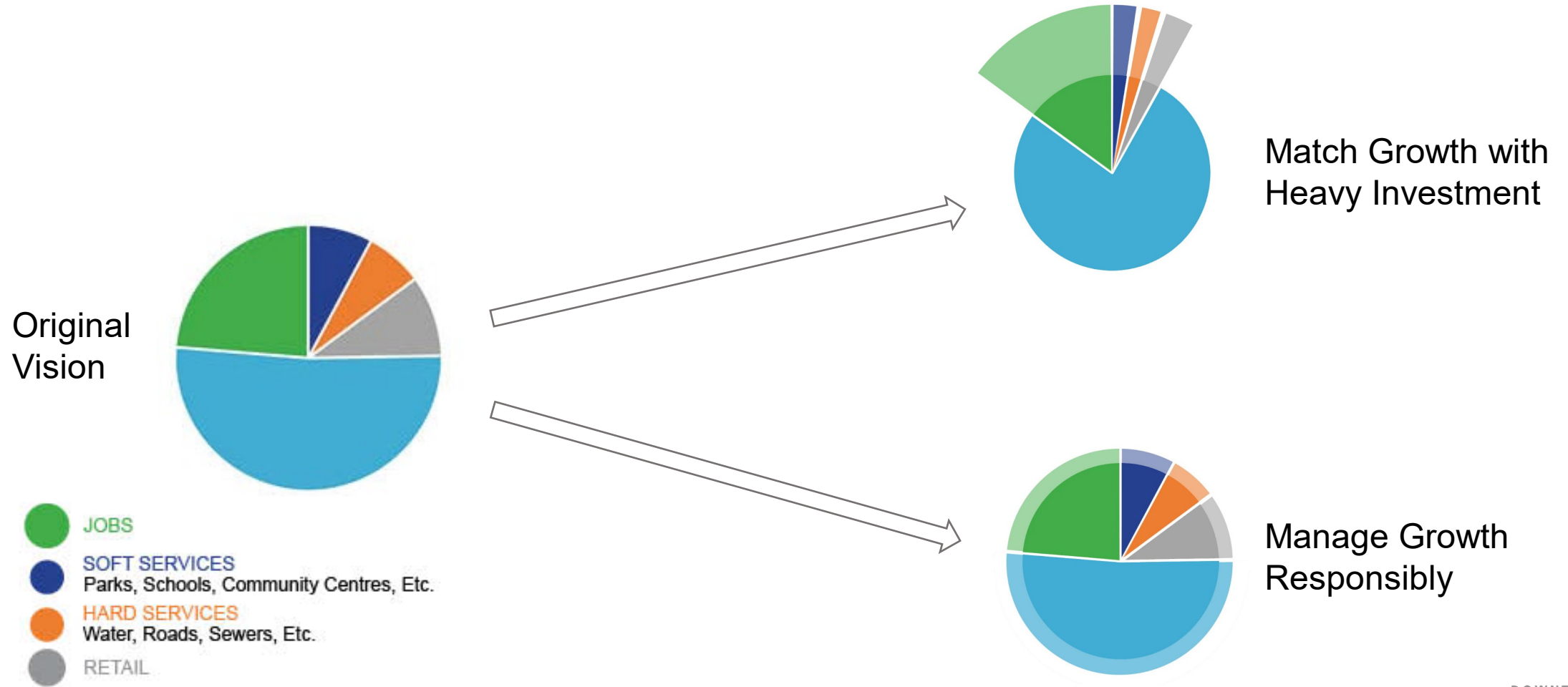


- Downtown
- Central Business District
- Residential Uses Supported by Other Uses
- Complete and Balanced Community
- More amenities and services within walking distance translates to less car trips.

- Proposed office areas, retail and services are on course with the 2031 planning horizons but no longer balanced to achieve a vibrant Central Business District.
- Bedroom Community = Unbalanced Community
- Increase and unbalance in population and uses increases traffic which translates to gridlock at peak hours; results in less parks per people; generates concerns on the delivery of suitable school sites, community centres, libraries, etc.

Analysis and Challenges

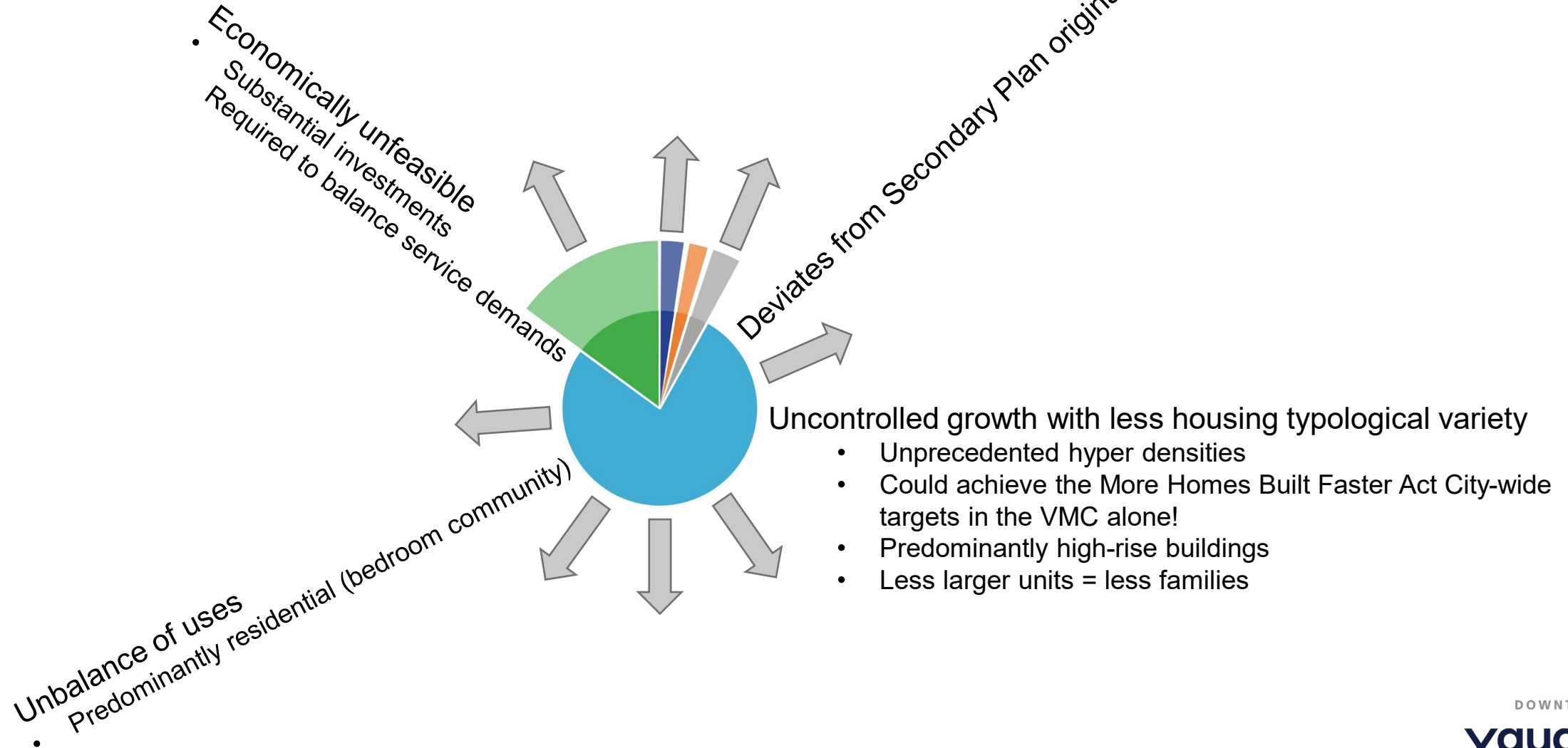
Potential Strategies



Note: Illustrations for representational purposes only

Analysis and Challenges

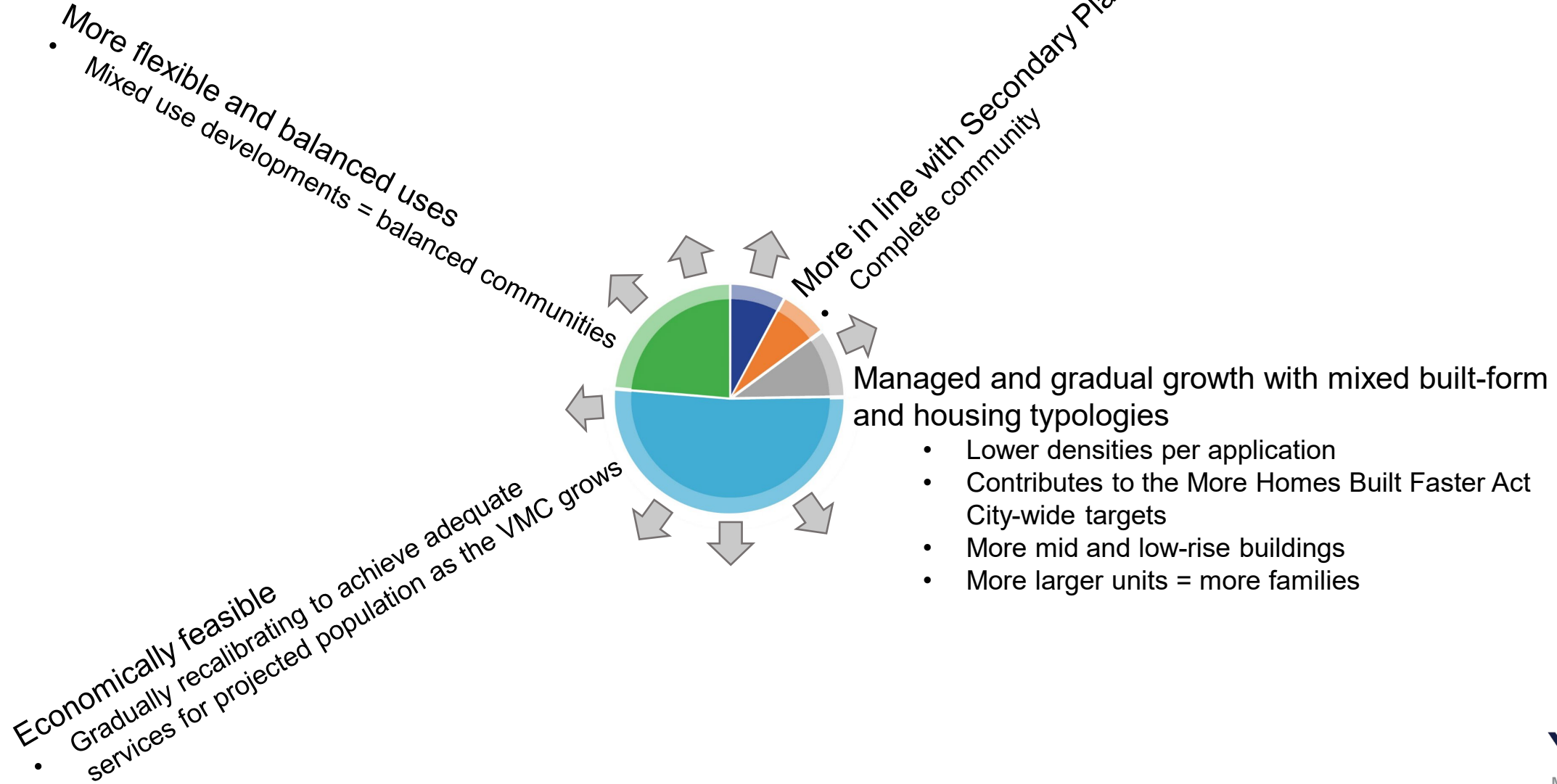
Match Growth with Heavy Investment



Note: Illustrations for representational purposes only

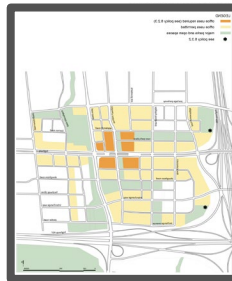
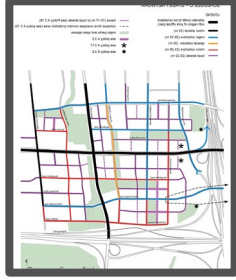
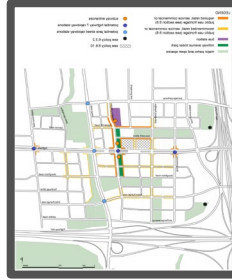
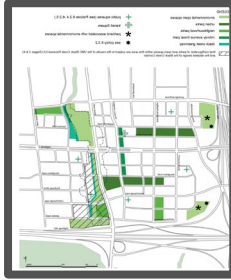
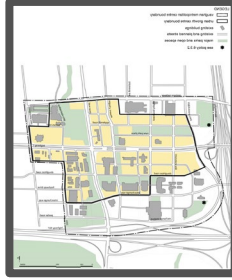
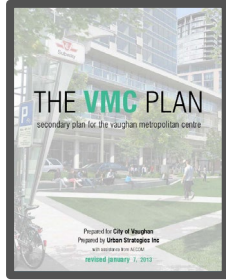
Analysis and Challenges

Manage Growth Responsibly



Note: Illustrations for representational purposes only

Achieving the Original Vision Of the VMC as a Complete and Balanced Community



=

Transit-oriented
Universities
Jobs
Housing
Work
Townhomes
Neighbourhoods
Community Centres
Parks
Live
Office
Arts and Culture
Environmental Open Spaces
Beautiful
Live-work
Families
Play
Residential
Inclusive
Employment
Art
Schools
Mid-rise
Accessible
High-rise
Education
Libraries
Supermarkets
Vibrant
Diverse
Entertainment
Green
Retail

**COMPLETE
COMMUNITY**



Thank you