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Communication

Vaughan Metropolitan Centre

Sub-Committee – February 28, 2024

Item No. 2

VMC Secondary Plan Update

VMC Sub-Committee

February 28, 2024



DOWNTOWN

vaughan

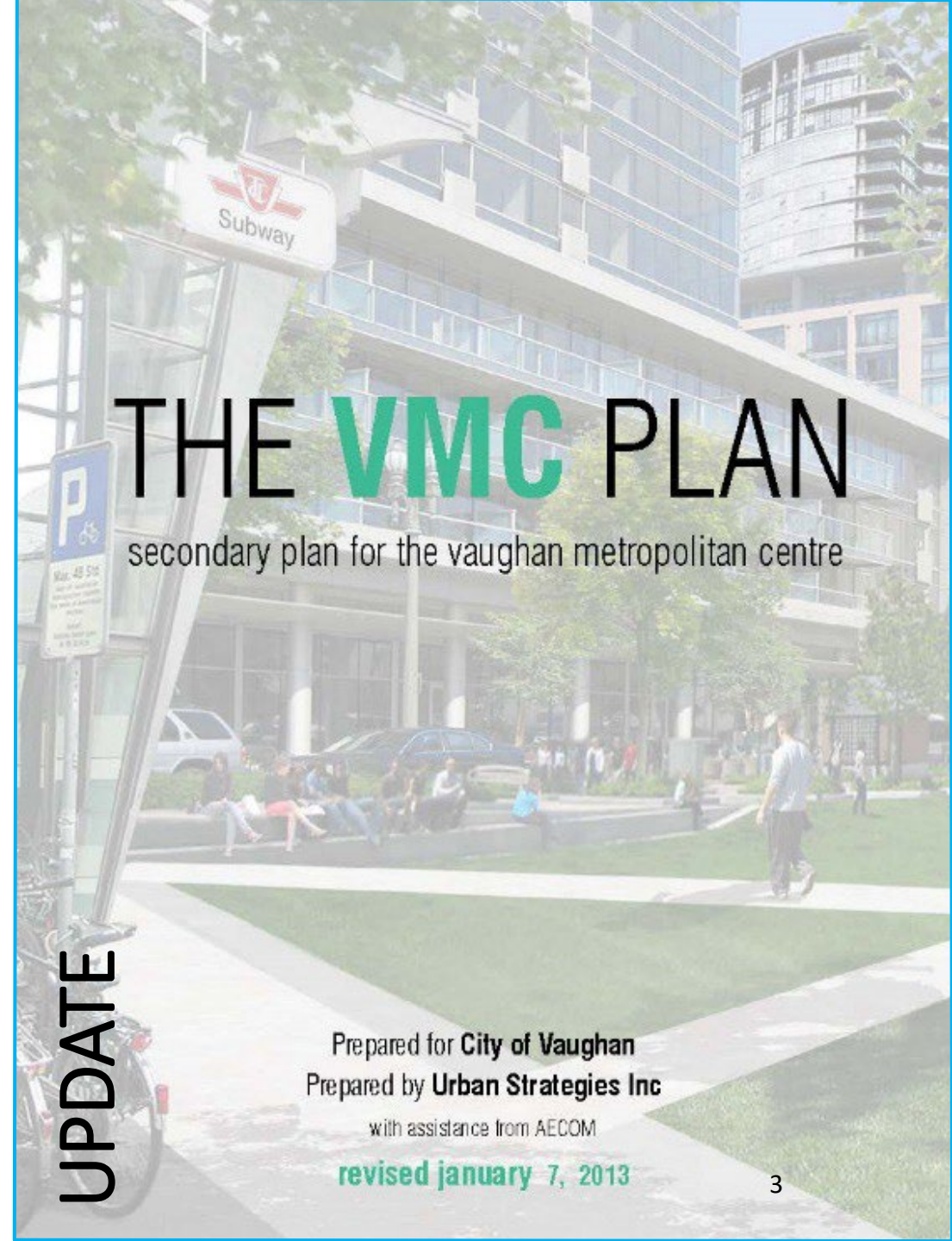
METROPOLITAN CENTRE

The average density of development projects continues to increase with new applications, a factor which must be **balanced** with measured delivery of **land uses, community services, parks, open space, social and hard infrastructure.**

VMC Secondary Plan Update

Policy Updates to Support a Complete Community

- The VMC Secondary Plan (VMCSP) Update is being undertaken to address provincial and regional policy updates, in response to the **intensive growth** that is putting pressure on realizing Council's vision for a **vibrant and balanced** downtown.
- The VMCSP Update will result in a **renewed policy framework** that supports the completion of a downtown and central business district as a **complete and balanced community** that is well **supported by municipal services and social infrastructure** to 2051 and beyond.
- On-going consultation will ensure that the plan is **equitable** while following the vision to deliver a **successful downtown**.



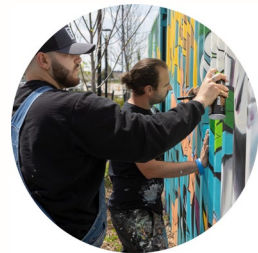
THE VMC PLAN

secondary plan for the vaughan metropolitan centre

UPDATE

Prepared for **City of Vaughan**
Prepared by **Urban Strategies Inc**
with assistance from AECOM

revised **january 7, 2013**



Transit-oriented

Universities
Jobs
Housing

Work

Townhomes

Neighbourhoods
Community Centres

Parks

Live

Arts and Culture

Office

Environmental Open Spaces

Walkable

COMPLETE COMMUNITY

Beautiful

Live-work

Play

Residential

Families

Accessible

Vibrant

Diverse

Inclusive

High-rise

Education

Libraries

Supermarkets

Entertainment

Green

Employment

Art

Schools

Mid-rise

Retail



VMC Growth Trends

Original Residential Targets

- 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.
- Actual growth **far exceeds** these targets.

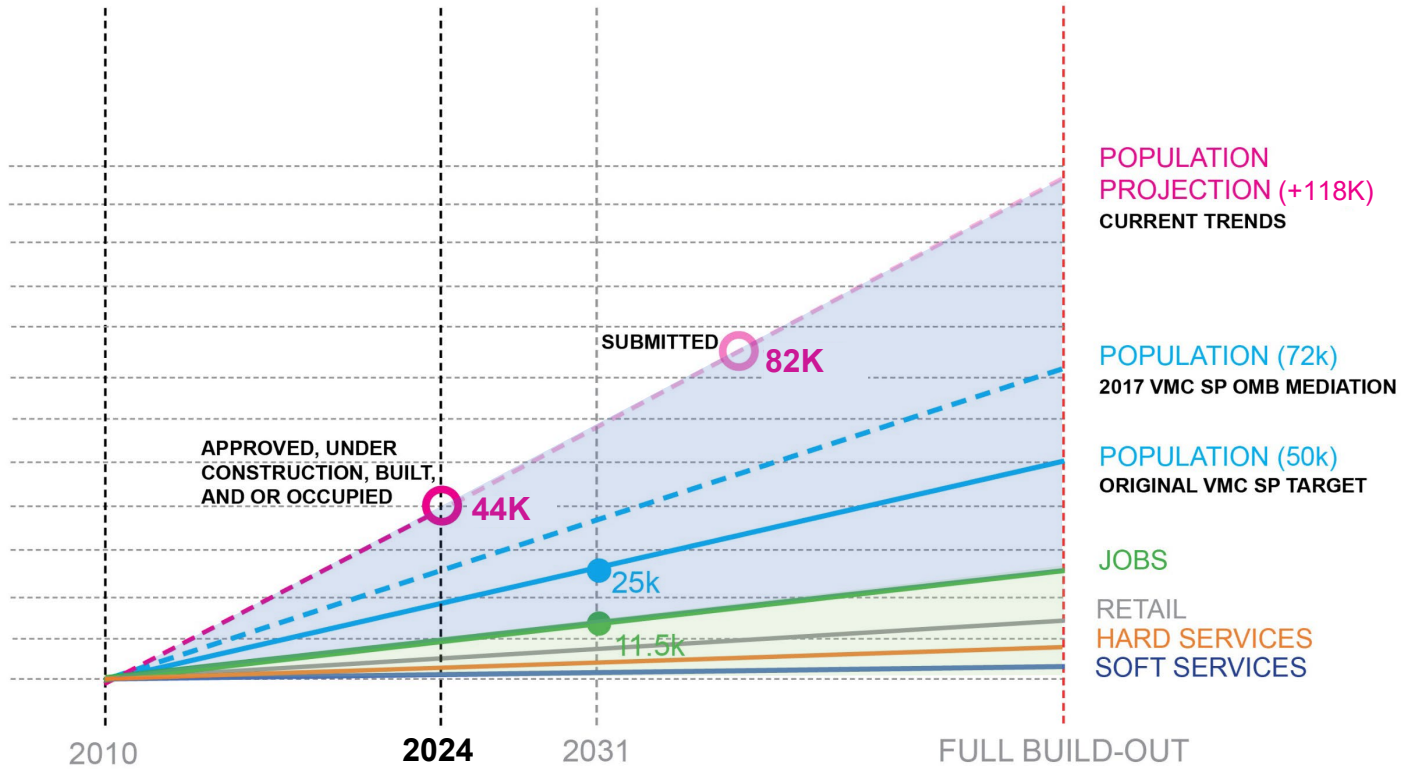
Current Residential Trends*

- Based on development applications received to date:
 - Units **completed** 6,528 / **12,925** residents (by Q2, 2024)
 - Units **under construction** 3,787 / **7,498** residents
 - Units **approved by Council** 12,031 / **23,828** residents
 - Units **proposed** through development applications and subject to Council approval 19,171 / **37,959** residents
- The realization of developments that are occupied, under construction, or approved represents more than **69,000** residents in close to 35,000 units, **greatly exceeding the population target established for the 2031** planning horizon.

**Based on current development trends and subject to the VMC Secondary Plan update and Council's discretion*

VMC Growth Trends

Projected Population at Full Build-out

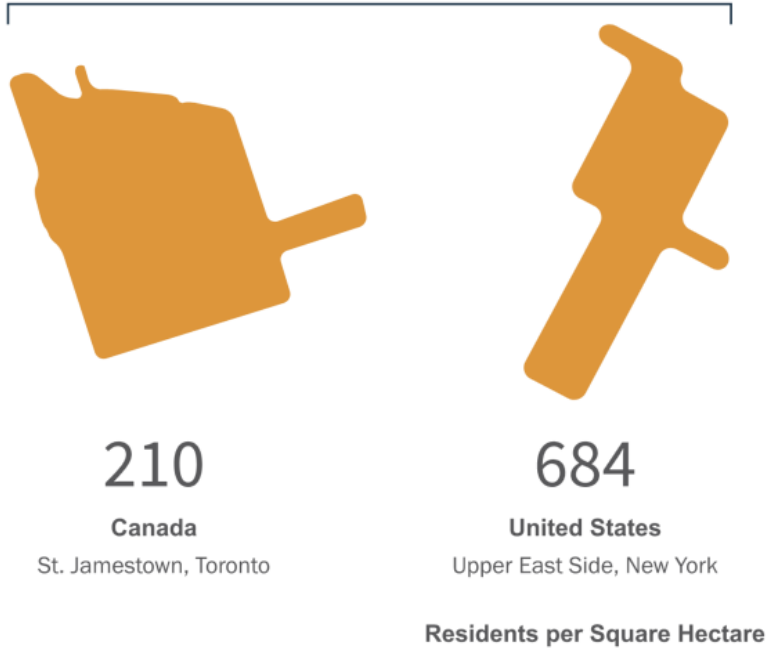


Note: Illustrations for representational purposes only





Urban Areas with Greatest Population Density (Residents per square hectare - not to scale)



Vaughan Metropolitan Centre



640

Canada
VMC, Vaughan

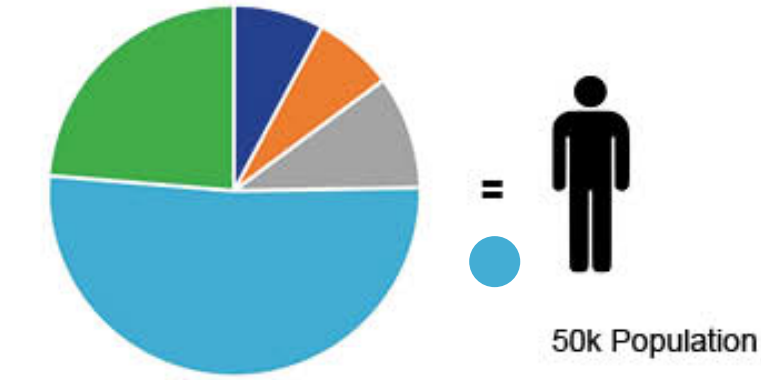
VMC Density Profile

VMC Density is Similar to Other Major Cities

- VMC is likely to become the **most densely populated area in Canada**, surpassing the St. Jamestown Neighbourhood in Toronto
- VMC will be **one of the most densely populated areas in North America**, comparable to the Upper East Side in New York City
- Facility provisions must therefore reflect the anticipated density and projected demographic.
 - **Less children**
 - **More young adults**
 - **Less middle-age**
 - **Distinctly urban**

Analysis and Challenges

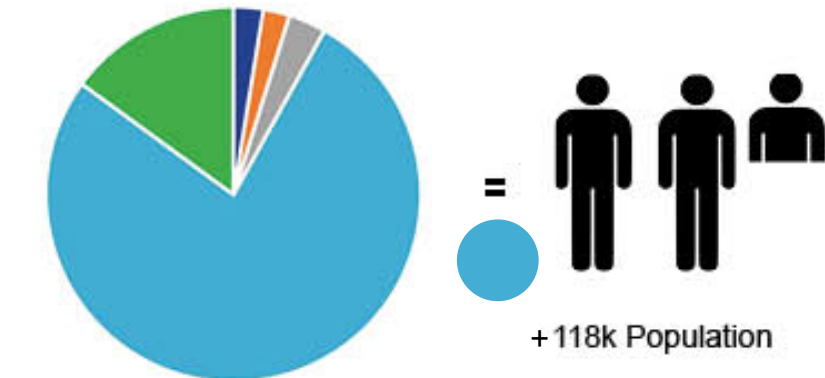
Proportion of Uses and Services per Person



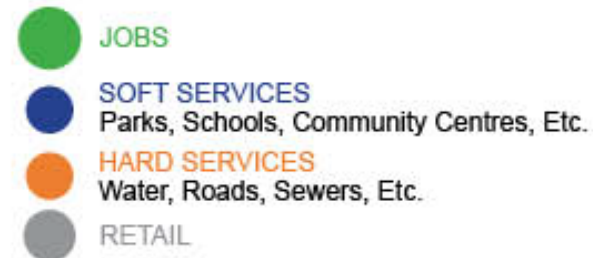
SECONDARY PLAN
Original Full Build-Out
Planning Horizon



Balanced Infrastructure,
Uses & Services / Person



Full Build-Out
Projected Numbers

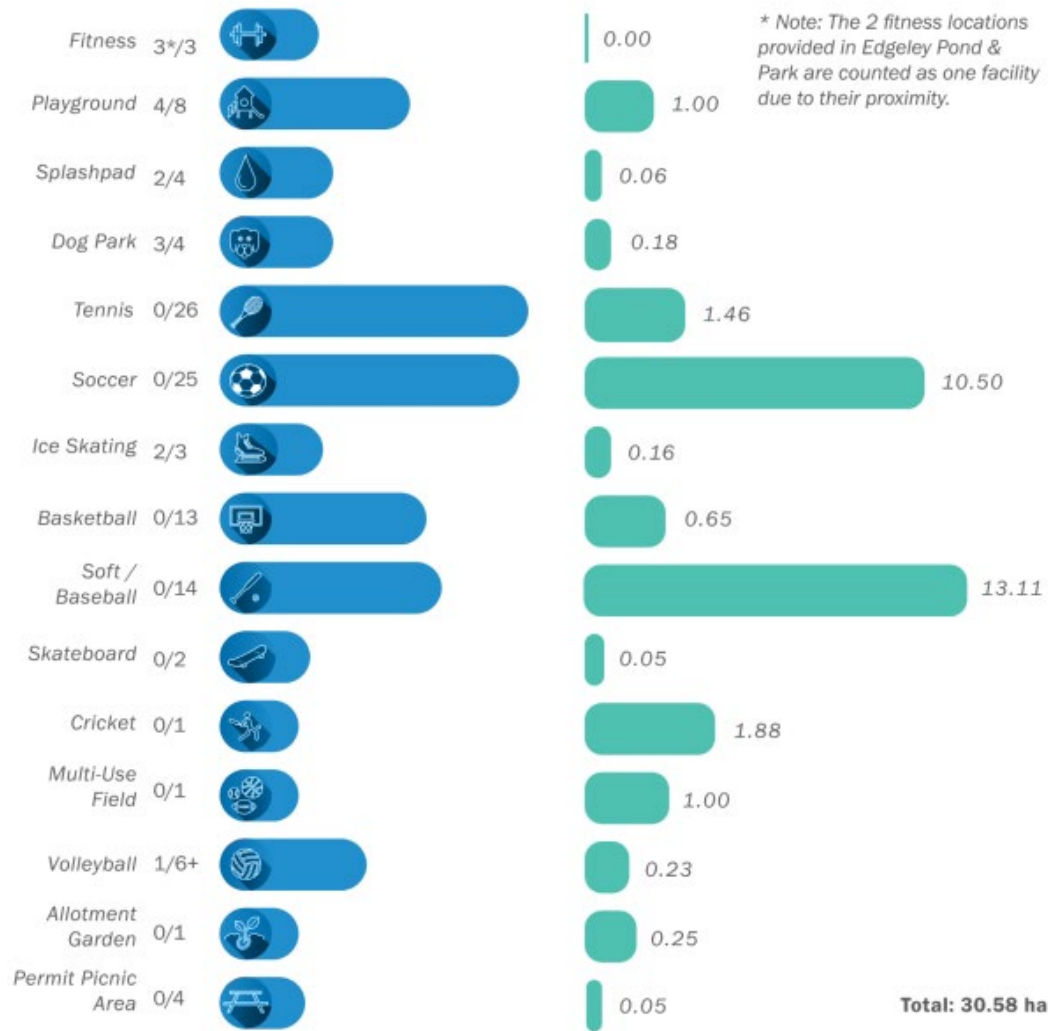


Unbalanced Infrastructure,
Uses & Services / Person



Less Infrastructure, Other
Uses & Services / Person

Note: Illustrations for representational purposes only



Proposed Versus Required Facilities

Land Required for Facilities (ha)

Park Facilities

Type, Number & Parkland Area

- The Active Together Master Plan (ATMP) reflects typical Vaughan, not VMC
- Facility provision rates of ATMP applied to full build-out population of 128,000*
- Rates then adjusted for anticipated demographic differences in VMC
- Identified facilities required given the lack of access to private outdoor space
- Calculated total active parkland required to accommodate facilities (31 hectares) and shortfall based on current active parkland (**25 hectares**)

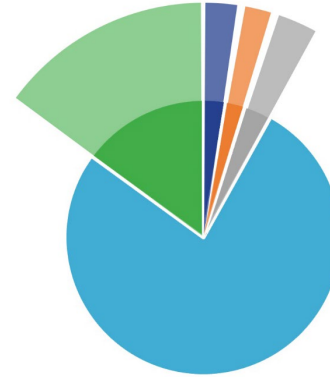
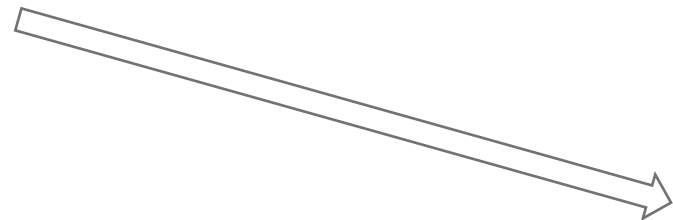
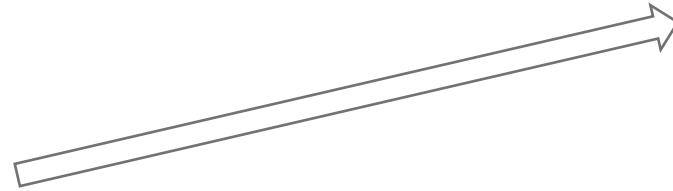
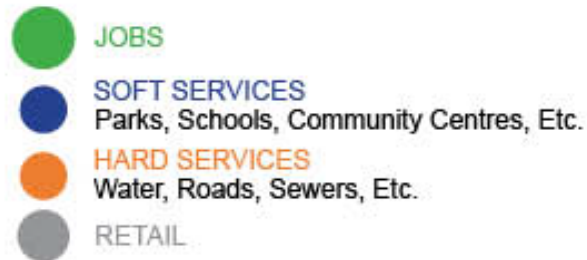
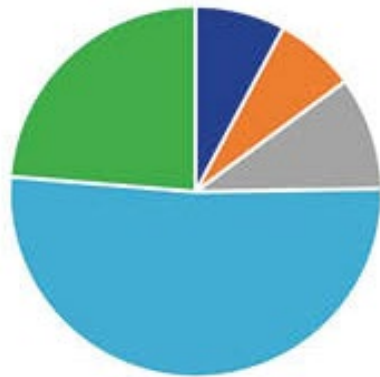
*Based on current development trends and subject to the VMC Secondary Plan update and Council's discretion

As part of the nuanced recalibration exercise to rebalance the original plan, the VMCSPP Update is looking to **establish a baseline population** in order to plan ahead and **provide the required services** to deliver a complete, balanced, and successful downtown.

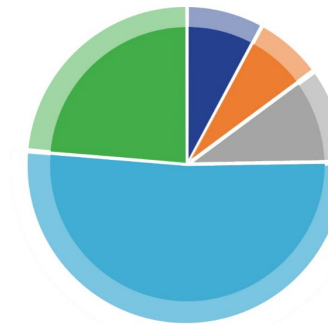
Analysis and Challenges

Potential Strategies

Original
Vision



Match Growth with Heavy
Public Infrastructure and
Services Investment

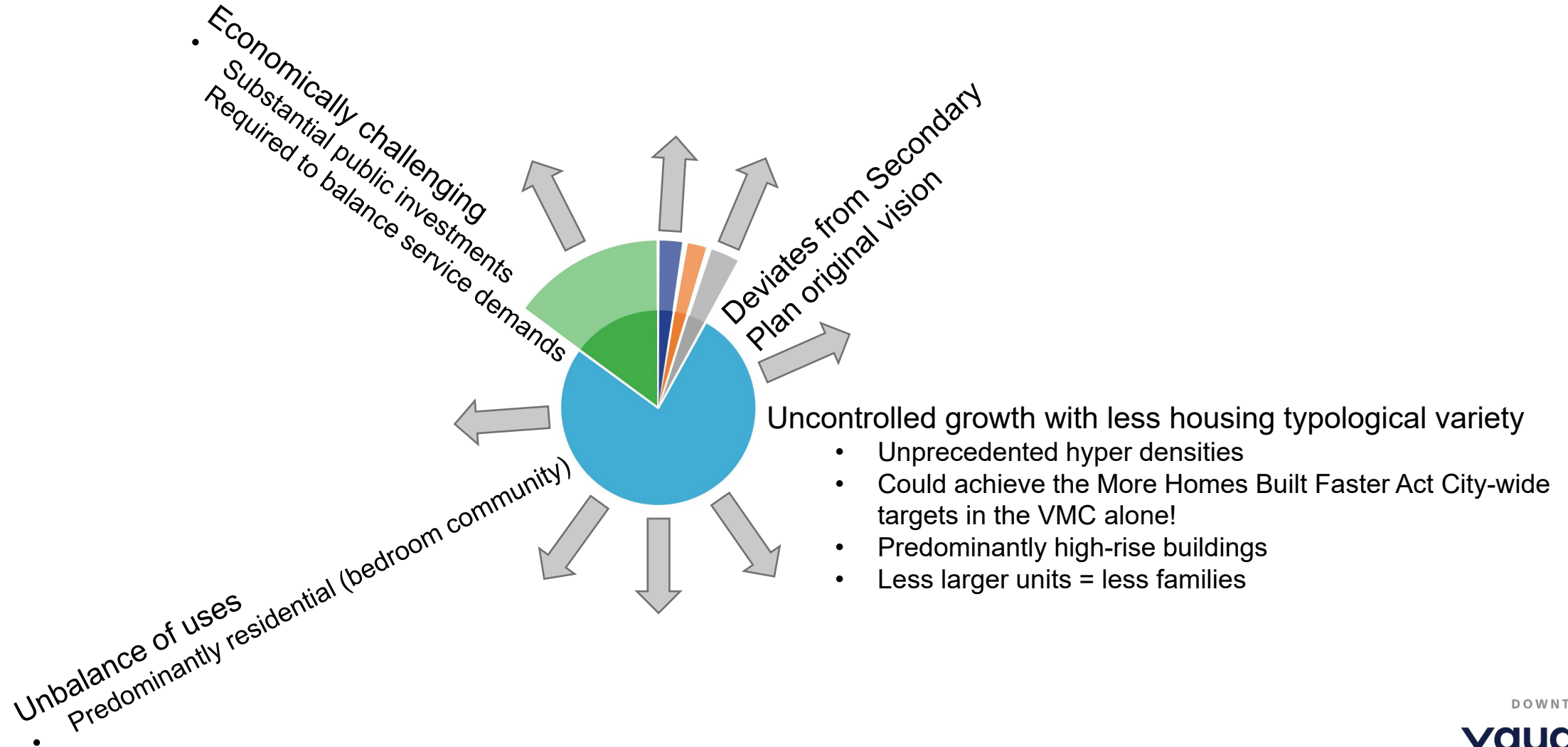


Manage Growth
Gradually

Note: Illustrations for representational purposes only

Analysis and Challenges

Match Growth with Heavy Public Infrastructure & Services Investment

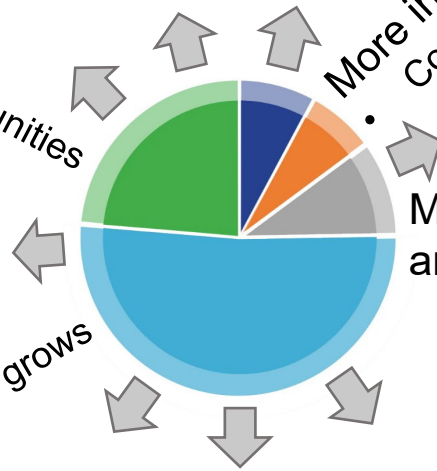


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Analysis and Challenges

Manage Growth Gradually

- More flexible and balanced uses
- Mixed use developments = balanced communities
- Economically feasible
- Gradually recalibrating to achieve adequate services for projected population as the VMC grows



More in line with Secondary Plan original vision
Complete community

Managed and gradual growth with mixed built-form and housing typologies

- Lower densities per application
- Contributes to the More Homes Built Faster Act City-wide targets
- More mid and low-rise buildings
- More larger units = more families

Note: Illustrations for representational purposes only

Key Priorities of the VMC Secondary Plan Update

Create a complete and balanced community by:

- Managing **Intensity of Development** and its trajectory
- Achieving **Built Form Variety**, Including **Mid-Rise Built Form**
- Finding a **Balance of Uses**
- Serving the Population with **Public Amenities**
- Realizing the **Housing Variety** Necessary for an Inclusive Community
- Establishing **Transitions** at the VMC's Boundaries





Schedules

Land Use



Land Uses

-  Mixed Use
-  Mixed Use (Non-residential Uses Required)
-  Non-residential Mixed Use
-  Neighbourhood

Parks and Open Spaces

-  Public Park
-  Environmental Open Space
-  Mews
-  School

-  VMC Boundary
-  Potential Expansion Area Boundaries
-  Recent / Approved Development
-  Subway / Station Entrance
-  BRT / Station
-  Potential Future BRT / Station
-  Stormwater Management Facility
-  Underlying Road Network








Density

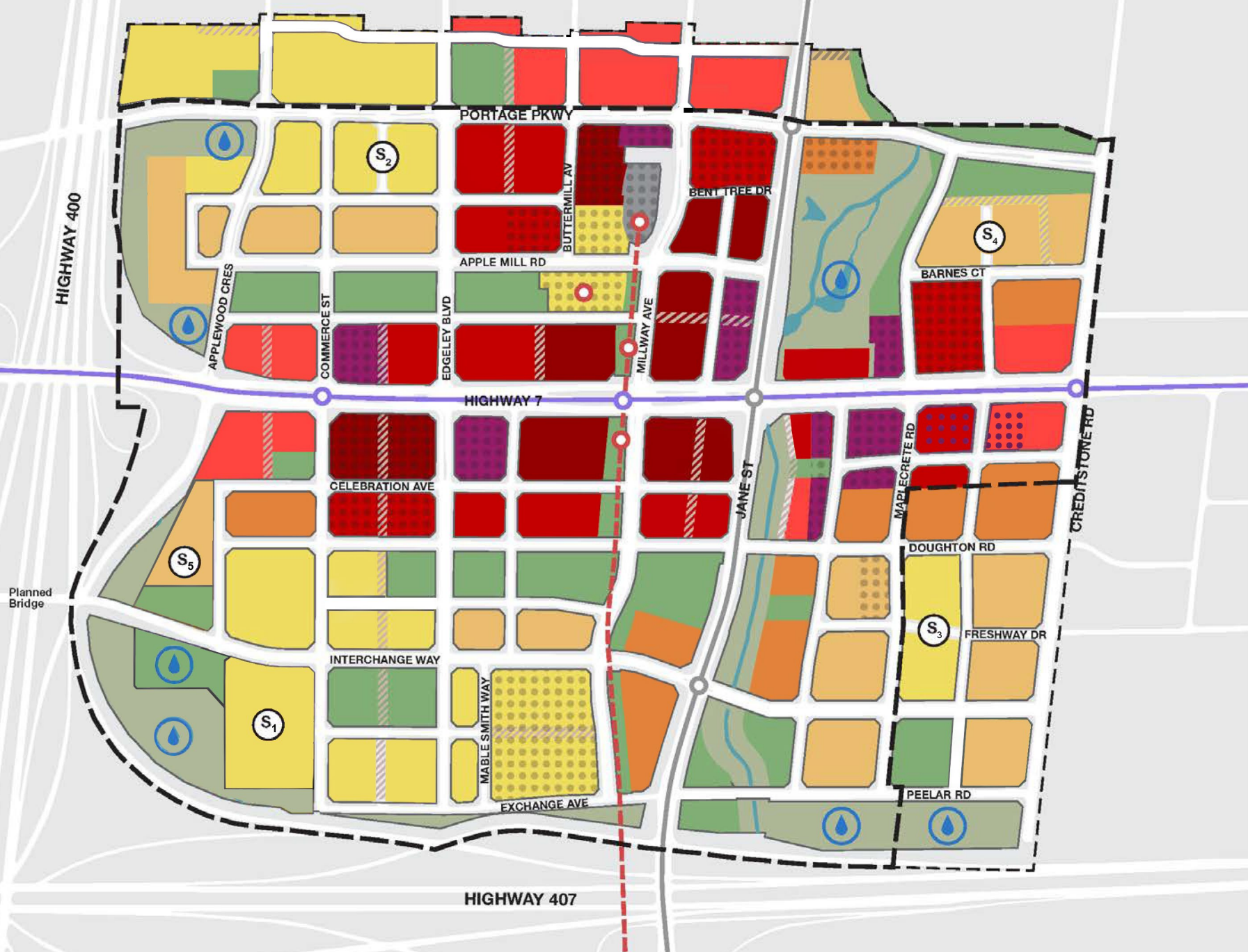
Maximum Densities

-  over 9.0 FSI
-  up to 9.0 FSI
-  up to 7.5 FSI
-  up to 6.0 FSI
-  up to 5.0 FSI
-  up to 4.5 FSI
-  up to 3.0 FSI

Parks and Open Spaces

-  Public Park
-  Environmental Open Space
-  Mews
-  School

-  VMC Boundary
-  Potential Expansion Area Boundaries
-  Recent / Approved Development
-  Subway / Station Entrance
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Height



Maximum Height

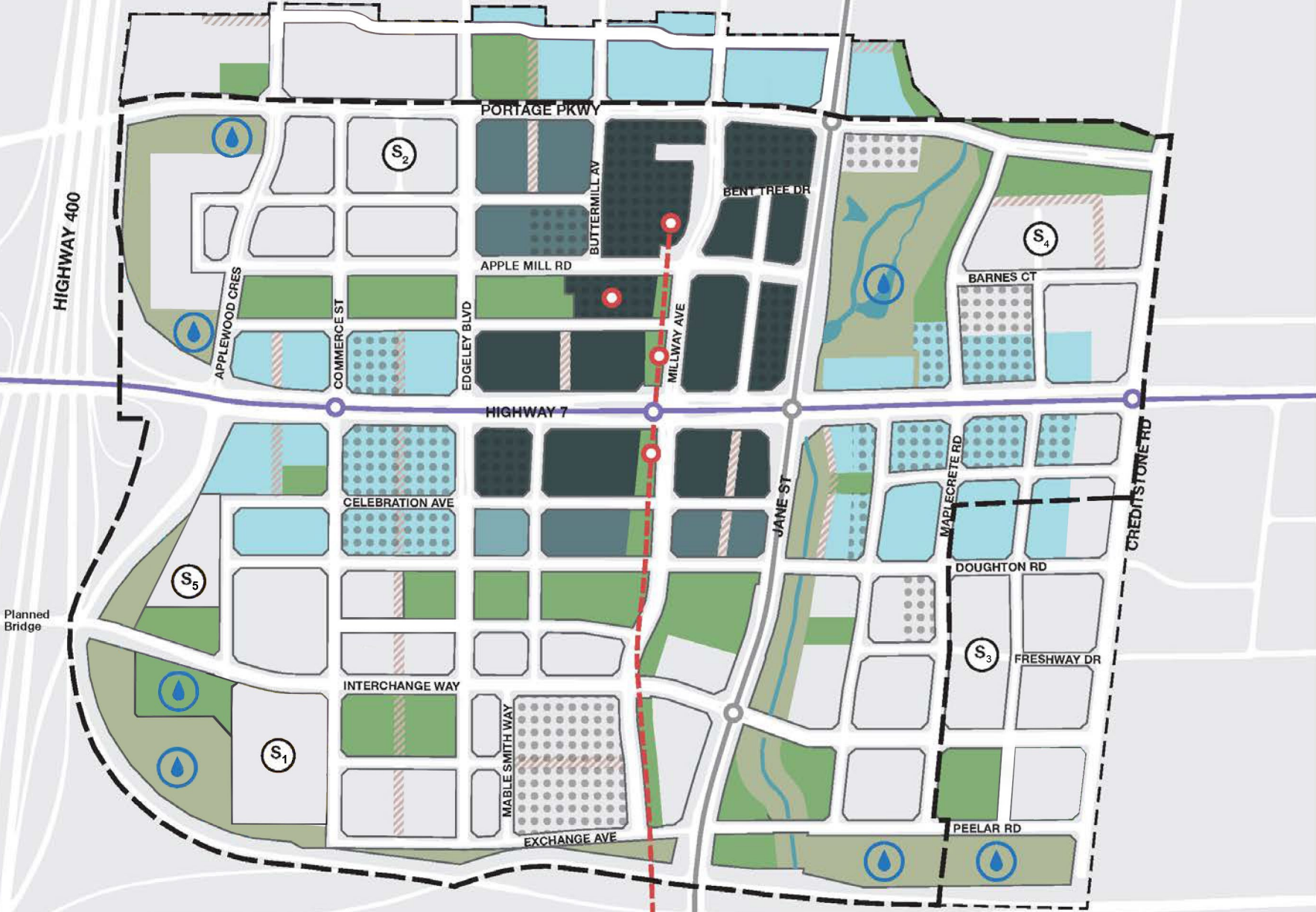
- Over 40 Stores
- Up to 40 Stores
- Up to 35 Stores
- Up to 30 Stores
- Up to 25 Stores
- Up to 20 Stores
- Up to 15 Stores
- Up to 10 Stores

Parks and Open Spaces

- Public Park
- Environmental Open Space
- Mews
- S_x School

- VMC Boundary
- Potential Expansion Area Boundaries
- Recent / Approved Development
- Subway / Station Entrance
- BRT / Station
- Future BRT / Station
- Stormwater Management Facility

Non-Res Req



Mixed Use Non-residential Required

- 19.0 %
- 18.5 %
- 13.0 %
- 11.5 %

Parks and Open Spaces

- Public Park
- Environmental Open Space
- Mews
- S_x School

- VMC Boundary
- Potential Expansion Area Boundaries
- Recent / Approved Development
- Subway / Station Entrance
- BRT / Station
- Future BRT / Station
- Stormwater Management Facility

Retail



Retail Frontages

- █ Required Retail, Service Commercial, Integrated Community Facility or Public Use Frontage
- █ Recommended Retail, Service Commercial, Integrated Community Facility or Public Use Frontage

Parks and Open Spaces

- █ Public Park
- █ Environmental Open Space
- Mews

- VMC Boundary
- Potential Expansion Area Boundaries
- Recent / Approved Development
- Subway / Station Entrance
- BRT / Station
- Future BRT / Station
- 💧 Stormwater Management Facility

Civic Facilities



Community Facilities

- Potential Major Facility
- Potential Minor Facility
- School

Parks and Open Spaces

- Public Park
- Environmental Open Space
- Mews

- VMC Boundary
- Potential Expansion Area Boundaries
- Recent / Approved Development
- Subway / Station Entrance
- BRT / Station
- Future BRT / Station
- Stormwater Management Facility

VMC Boundaries

PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

VMC Boundary



PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

PMTSA 56 - Creditstone BRT Station

McCleary Court
Community
Environmental
Centre

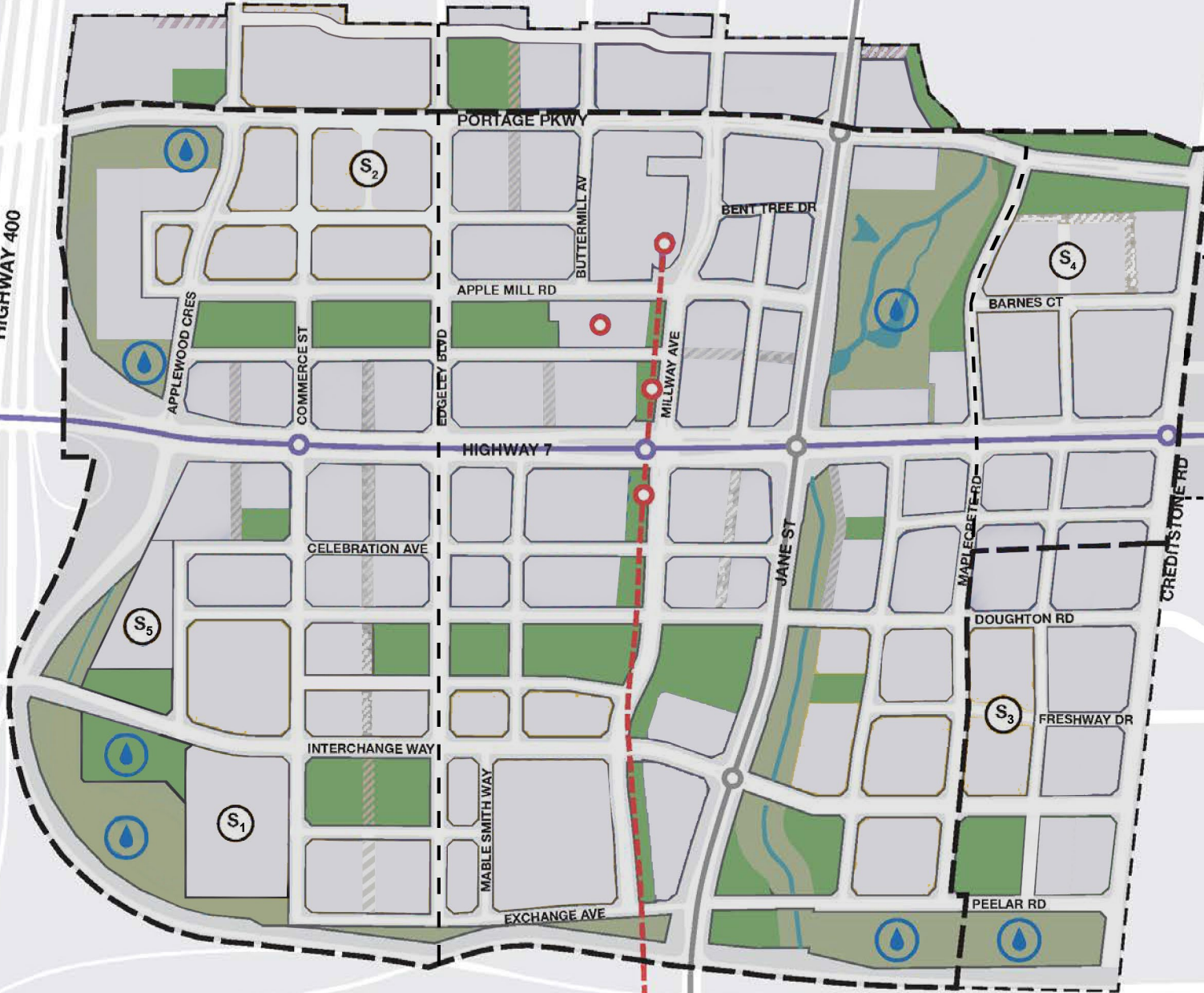
HIGHWAY 400

Planned
Bridge

CN RAIL

Costa Road

HIGHWAY 407



PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

PMTSA 56 - Creditstone BRT Station

HIGHWAY 400

Planned Bridge

HIGHWAY 407

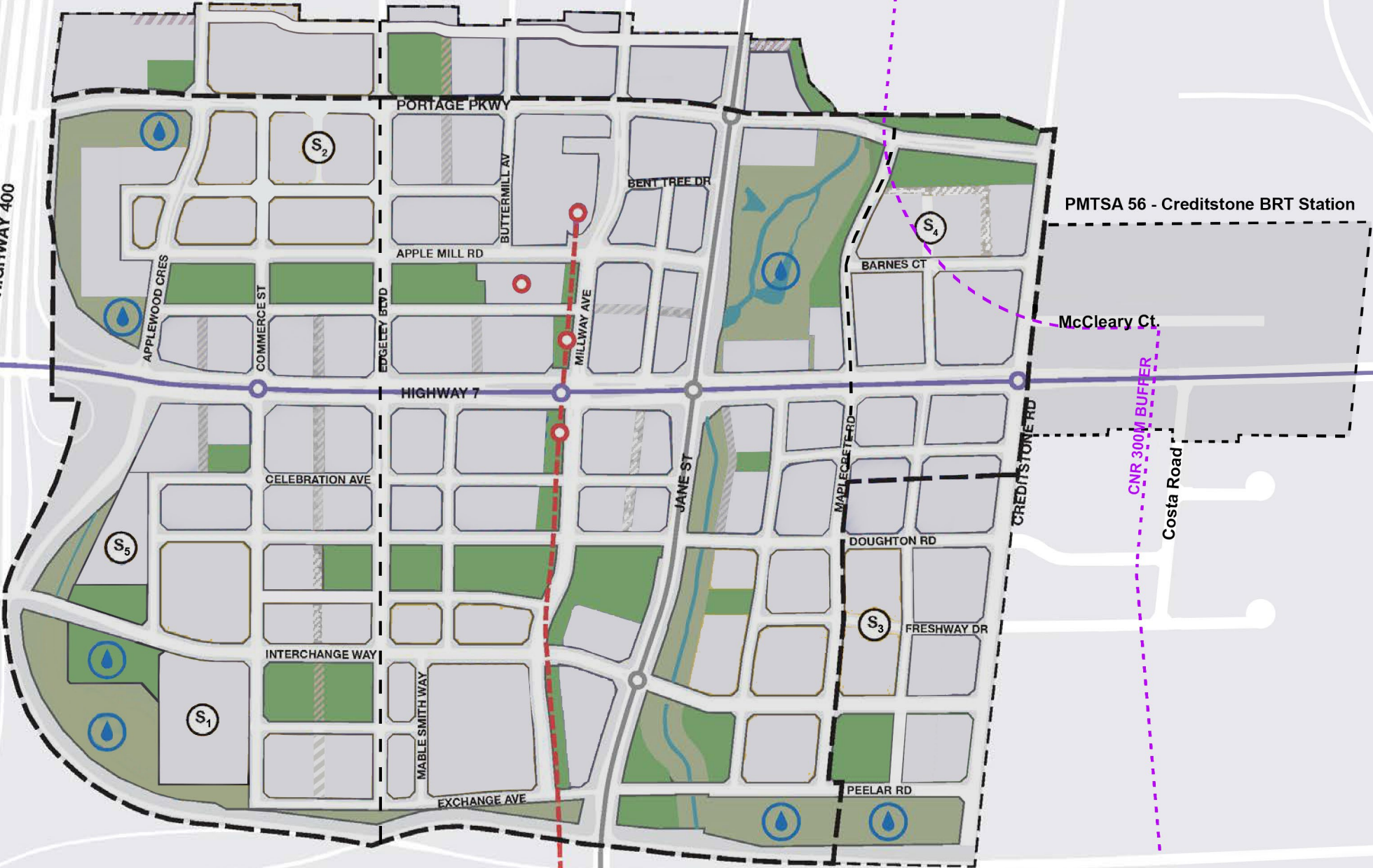
CN RAIL

DOWNTOWN

vaughan

METROPOLITAN CENTRE

25



PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

PMTSA 56 - Creditstone BRT Station

HIGHWAY 400

Planned Bridge

HIGHWAY 407

CN RAIL



PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

PMTSA 56 - Creditstone BRT Station

HIGHWAY 400

Planned Bridge

HIGHWAY 407

CN RAIL

DOWNTOWN

vaughan

METROPOLITAN CENTRE



PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

PMTSA 56 - Creditstone BRT Station

McCleary Court
Community
Environmental
Centre

McCleary Ct.

Local Rd.

Doughton Rd.

CNR 300M BUFFER

Costa Road

DOWNTOWN

vaughan

METROPOLITAN CENTRE



PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

PMTSA 56 - Creditstone BRT Station

HIGHWAY 400

CN RAIL

Planned Bridge

HIGHWAY 407



PMTSA 54 - Commerce BRT Station

PMTSA 67 - VMC Subway Station

PMTSA 56 - Creditstone BRT Station

HIGHWAY 400

CN RAIL

Planned Bridge

HIGHWAY 407

vaughan

METROPOLITAN CENTRE

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PORTAGE PKWY

BENT TREE DR

APPLE MILL RD

BARNES CT

APPLEWOOD CRES

COMMERCE ST

EDGECEY BVLD

MILLWAY AVE

HIGHWAY 7

CELEBRATION AVE

JANE ST

MAPLE CREEK RD

CREDITSTONE RD

McCleary Ct.

Local Rd.

Doughton Rd.

Costa Road

INTERCHANGE WAY

DOUGHTON RD

FRESHWAY DR

MABLE SMITH WAY

EXCHANGE AVE

PEELAR RD

Next Steps

Update the VMC Sub-Committee

- If no to expansion area C, Staff will finalize the Schedules and seek Sub-Committee endorsement on the Updated Schedules during the March 2024 VMC Sub-Committee meeting.
- If yes to expansion area C, Staff will conduct local consultation with key stakeholders (e.g. expansion area C landowners, York Region, etc.) and work with the consultants to Develop a preferred option for expansion area C and update the schedules accordingly with the aim to seek Sub-Committee endorsement on the Updated Schedules during the April 2024 VMC Sub-Committee meeting.
- Provide an update on the project timeline.
- Respond to any comments received at today's VMC Sub-Committee meeting.

Develop Draft Secondary Plan Policies

- Work with our consultant to develop the draft updated Secondary Plan policies.

Future VMC-wide Secondary Plan Update Consultation

- TAC Meetings with Internal Departments and External Agencies (Q2), 2024.
- Landowner Meetings (Q2), 2024.
- Public Open House (Q2), 2024.
- Statutory Public Meeting (Q3/Q4), 2024.

Connect with the VMC Program

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DOWNTOWN

vaughan

METROPOLITAN CENTRE