

Communication C3  
VMC SC - June 4, 2019  
Item - 1

# SW QUADRANT UPDATE



IBI Group on behalf of  
QuadReal Property Group  
VMC Sub-Committee  
June 4, 2019

# AGENDA

<b>QuadReal Property Group</b>	<b>03</b>
<b>Placemaking</b>	<b>06</b>
<b>Master Plan Vision</b>	<b>14</b>
<b>Infrastructure Studies</b>	<b>20</b>
<b>Development Applications</b>	<b>24</b>
<b>Construction</b>	<b>26</b>
<b>Rendered Master Plan Video</b>	<b>29</b>



- Established to manage the real estate program of British Columbia Investment Management Corporation (BCI)
- \$27.4 billion portfolio spanning 23 Global Cities across 17 countries
- Own 34.16 hectares (84 acres) within the VMC Secondary Plan Area

## VISION

To be a leading global real estate partner, recognized for making meaningful contributions to our communities while delivering strong investment returns and prudent growth. Now and for generations to come.

## VALUES



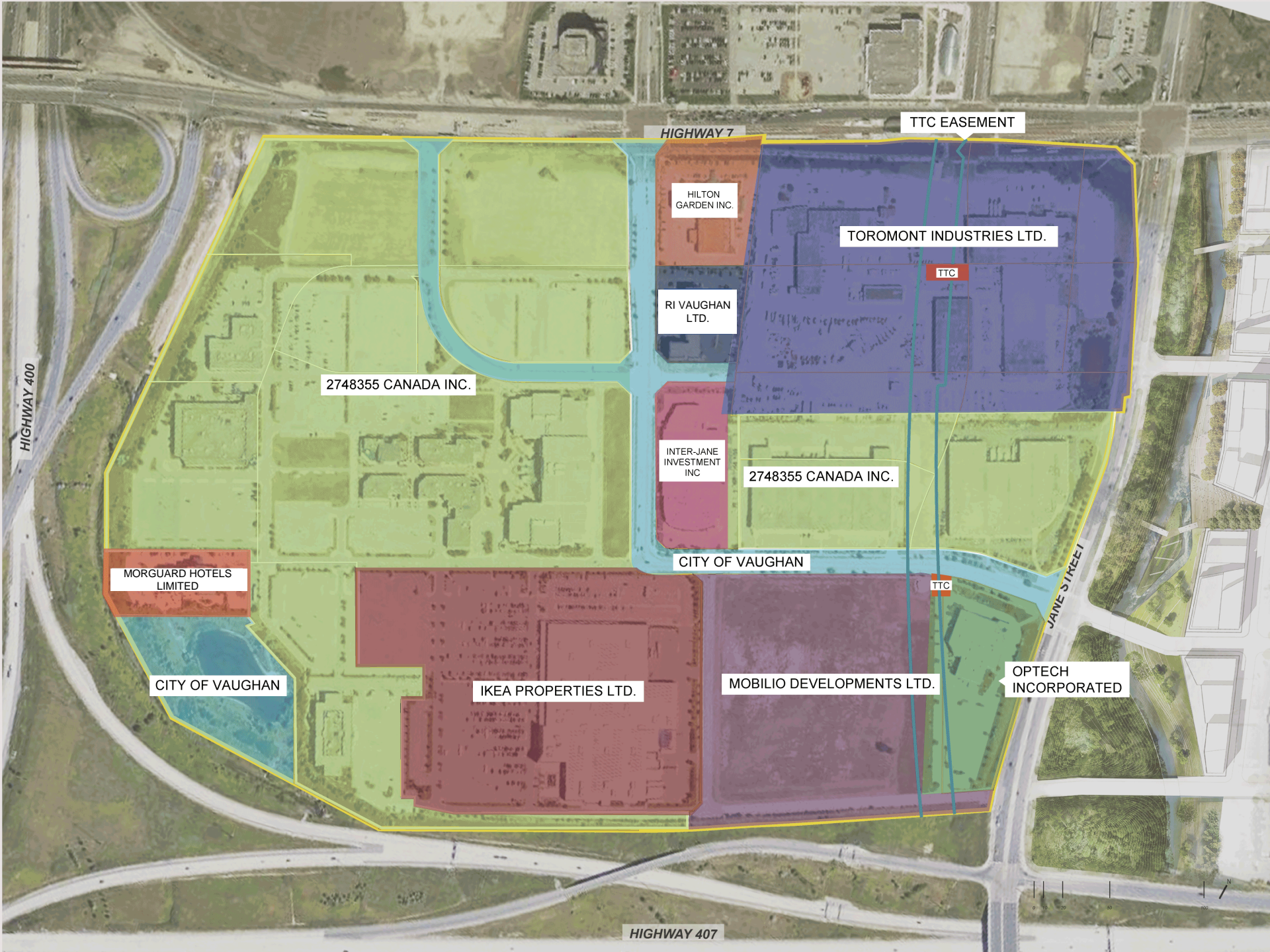




## QUADREAL OWNERSHIP

- 34.16 ha
- (~19% of overall VMC)





# SOUTHWEST QUADRANT OWNERSHIP

# PLACEMAKING





# Executive Summary of Key Themes

Distilled from Focus Groups & Research

The ideal Downtown Vaughan is...

- Current assets and impressions of Vaughan present both opportunities and challenges to this vision.

Unique



Local



Authentic



Walkable



Accessible



Mixed Use





# A C E Design - Thinking Inspiration

**Activity.**

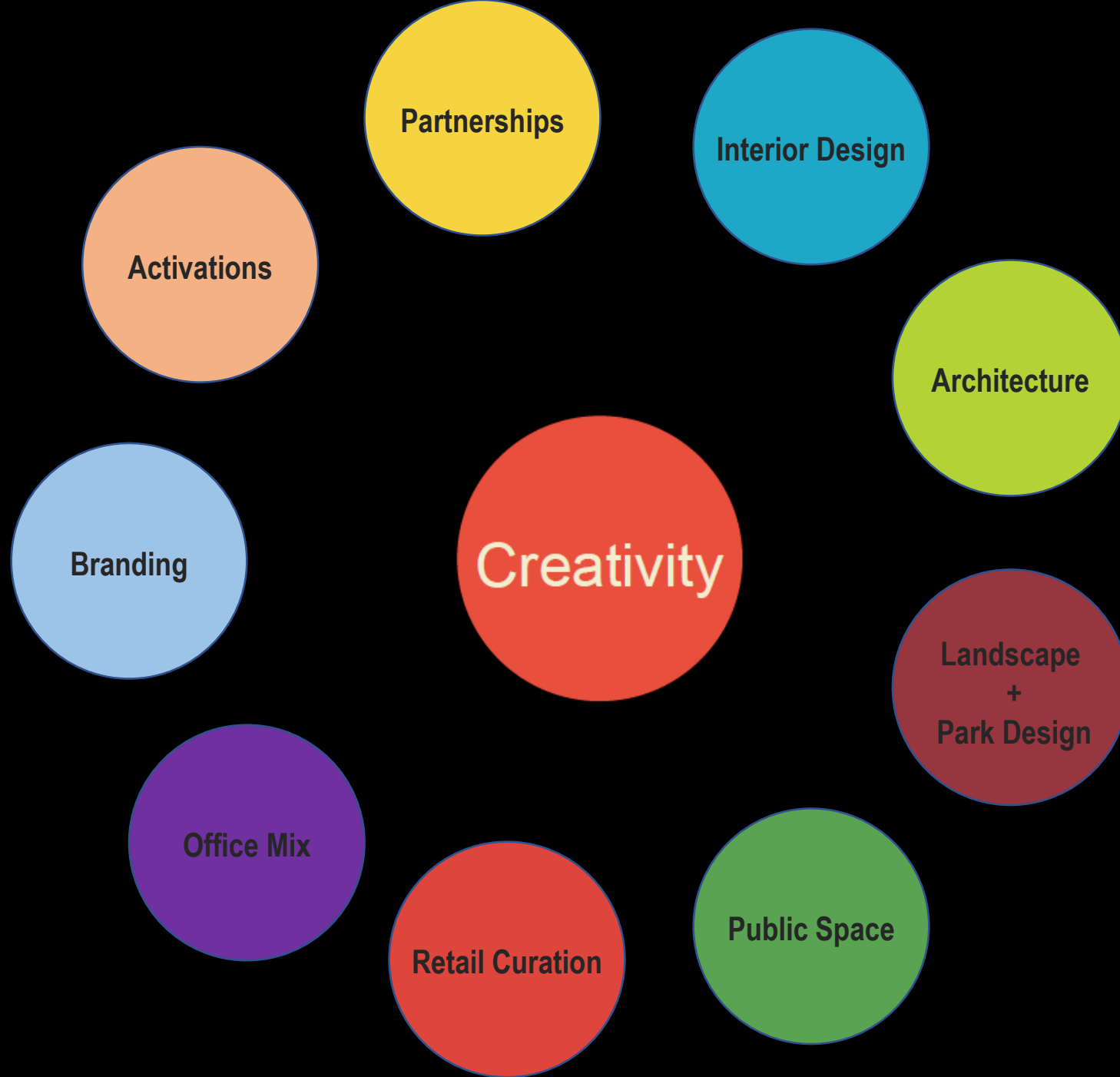
**Convenience. + Creativity.**

**Entertainment.**

Amplifying and Programming Thinking for Parkland, Lifestyle Optimization, Public Spaces and Retail.

# Creativity Guides Placemaking

Ensuring a Successful Vision of Place





# What is Place?



# REVEL PARK

The soul of the VMC.

It starts  
here.

REVELPARK.CA

REVEL  
PARK

The soul of the VMC.

# REVEL PARK

The soul of the VMC.



# PLACEMAKING ACTIVATIONS SUMMER 2019

## All About Vaughan



- **The Burger Fest:** June 14-16, 2019
- **90's Nostalgia:** June 22, 2019
- **Mas Latin Festival:** June 29-July 1, 2019
- **Cocktails in the Park:** July 6, 2019
- **Vaughan Pizza Fest:** July 12-14, 2019
- **Legends of Italia Concert:** July 20, 2019

## Carifestival



- **Caribbean Cultural Month Launch:** August 3-4, 2019
- **Cari Vaughan:** August 10-11, 2019
- **Back in the Day:** August 24, 2019

## Good Kind Productions



- **Musician Residency:** September 12-14, 2019
- **Concert:** September 15, 2019



# MASTER PLAN VISION





**SW Quadrant**  
Existing Conditions

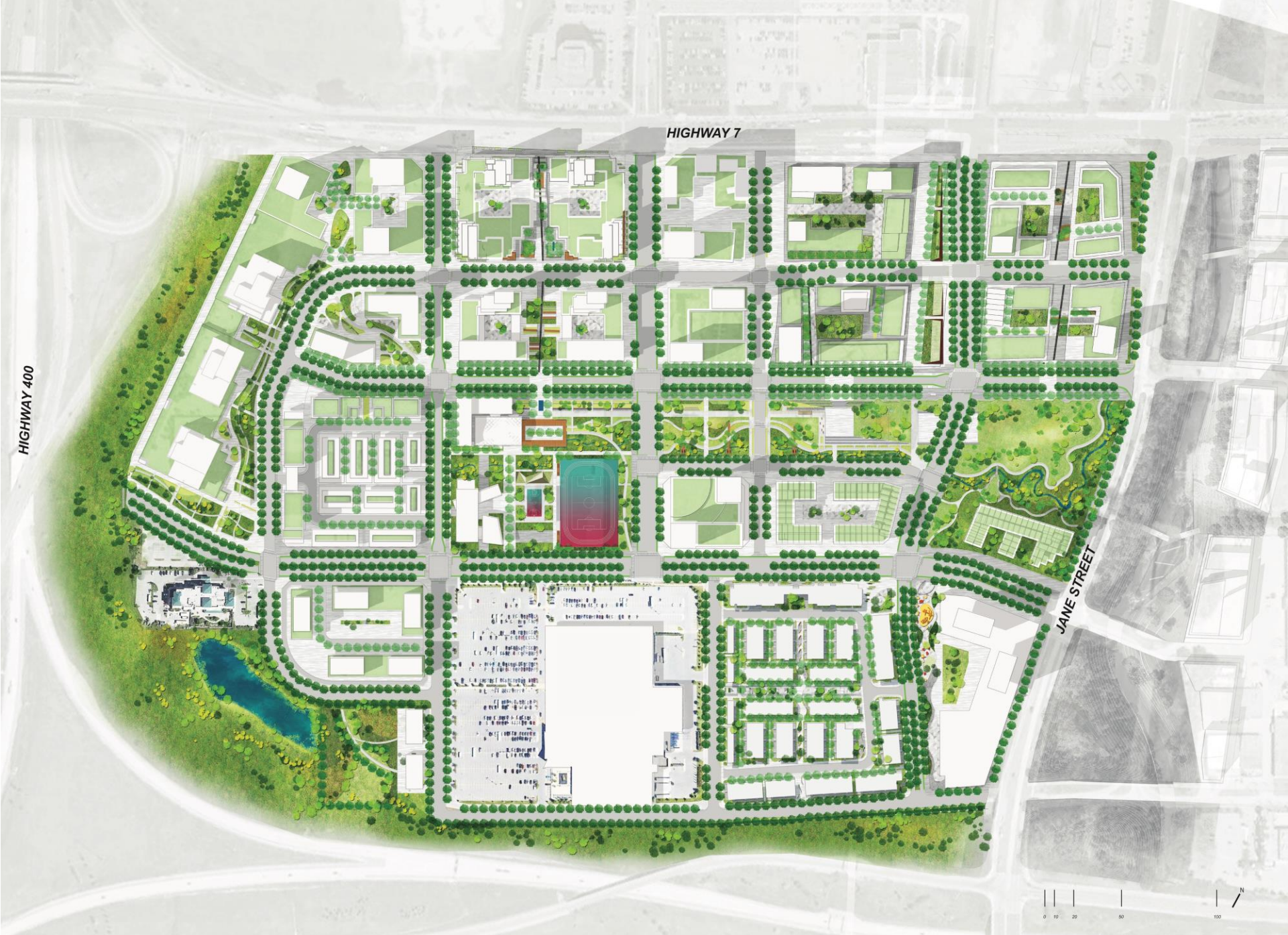




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HIGHWAY 407





*For illustration purposes only, subject to Council approval*

HIGHWAY 407



# POTENTIAL PROGRAMMING AND UPDATE ON PARKS PLANNING



## URBAN PARK

- Community garden
- Playground
- Amphitheater
- Major Plaza/ Skating rink
- Great lawn
- Year-round market
- Water fountain
- Botanical garden
- Art / sculpture



## LINEAR PARK

South

- Informal/naturalized tree clusters
- Community gardens
- Playground
- Dog off-leash area
- Seasonal market

North

- Formalized tree allees
- Art/Sculpture
- Water fountain
- Ample seating
- Flower gardens



## NEIGHBOURHOOD PARK

- Community garden
- Playground
- Dog off-leash area
- Splash pad / water play
- Soccer pitch / baseball diamond
- Basketball courts
- Tennis courts
- Informal/naturalized tree clusters
- Ecological landscape buffer planting



## ENVIRONMENTAL OPEN SPACE

- Amphitheater
- Multi-use path
- Pavilion / field house
- Ecological landscape buffer planting



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# POPS, PARKS AND OPEN SPACE DISTRIBUTION – PRELIMINARY VISION



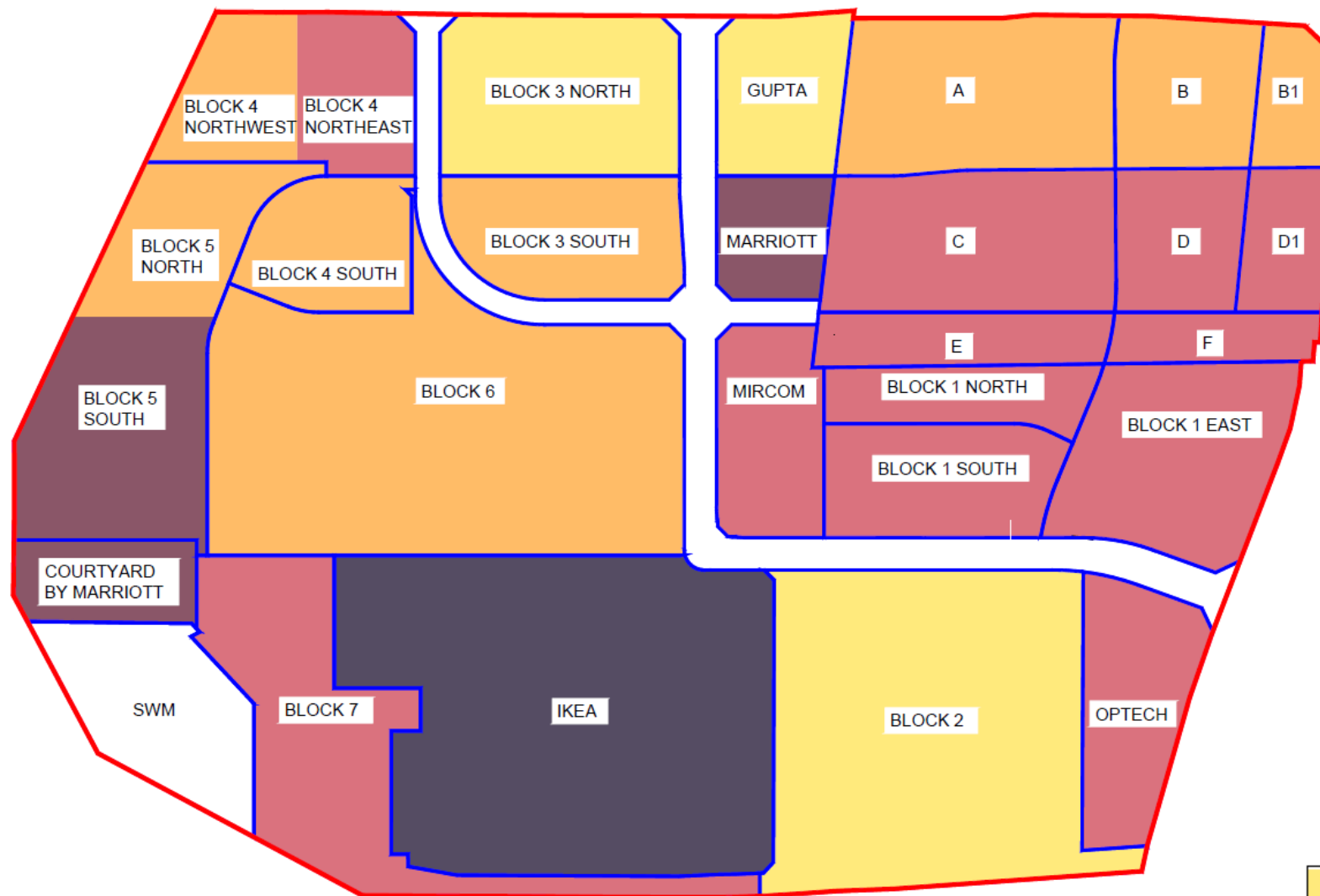
*Note: For conceptual purposes only*

- Mews
- Multi-use Path
- Minor Road
- Major Road
- Art & Sculpture
- Amphitheatre & Events
- Restaurants & Patio Space
- Market
- Skating Plaza
- Sports Field
- Children's Park
- Off-leash Park
- Green Space
- Pavilion
- Naturalized Space
- Urban Garden

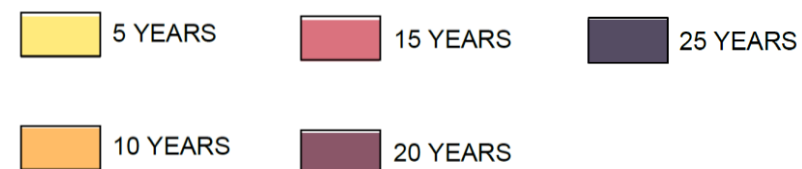
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# INFRASTRUCTURE STUDIES





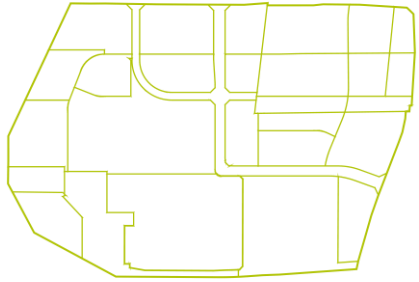
## SW QUADRANT ANTICIPATED PHASING



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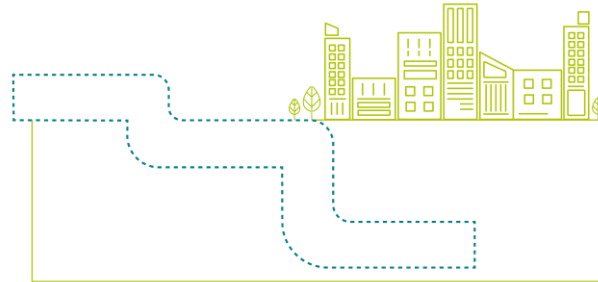
# INFRASTRUCTURE EFFORTS: UPDATE



## SW Quadrant MESP Update

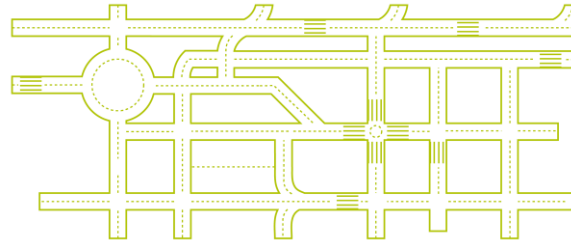
Revisiting the 2012 MESP in conjunction with VMC SP permissions, Master Planning efforts & submitted development applications

Analyzing water, sanitary, and storm sewer infrastructure from a capacity standpoint



## Sanitary Trunk Line

Optimization of sanitary trunk sizing in SW Quadrant and beyond Highway 407 given anticipated population and employment forecasts



## Traffic and Street Pattern Update

Analyzing proposed road network in coordination with planned infrastructure improvements at a detailed level

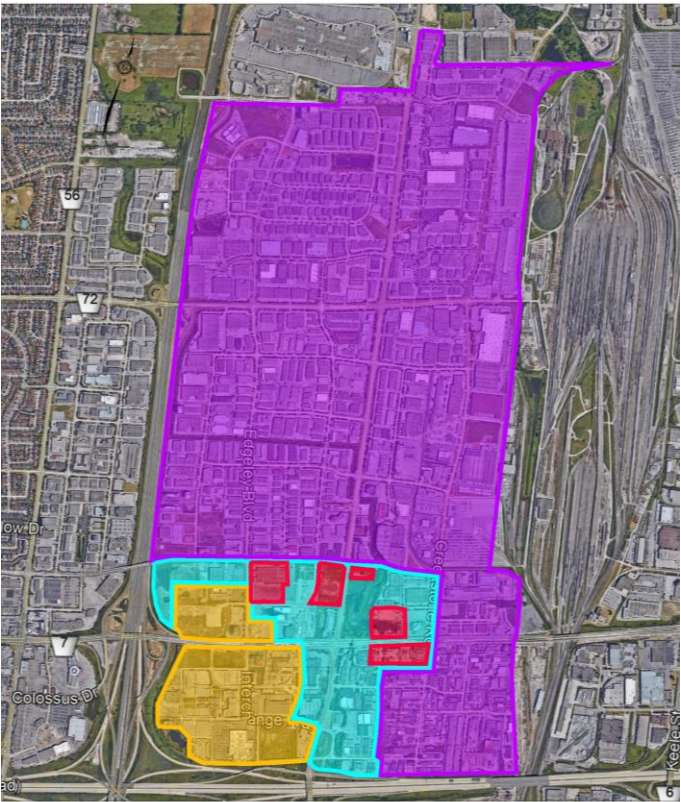






## Street Urbanization

Coordination with landowners on the final boulevard treatments for Interchange Way



# SANITARY SEWER COLLECTION LINE AND TRIBUTARY AREA



-  SANITARY DEMAND BASED ON CURRENT ESTIMATE
-  SANITARY DEMAND BASED ON FSI ON SECONDARY PLAN AND APPROVED DEVELOPMENTS
-  EXTERNAL TO VMC, SANITARY DEMAND BASED ON EXISTING DEVELOPMENTS AND DESIGN CRITERIA
-  SUBMITTED DEVELOPMENTS IN EASTERN VMC



# DEVELOPMENT APPLICATIONS





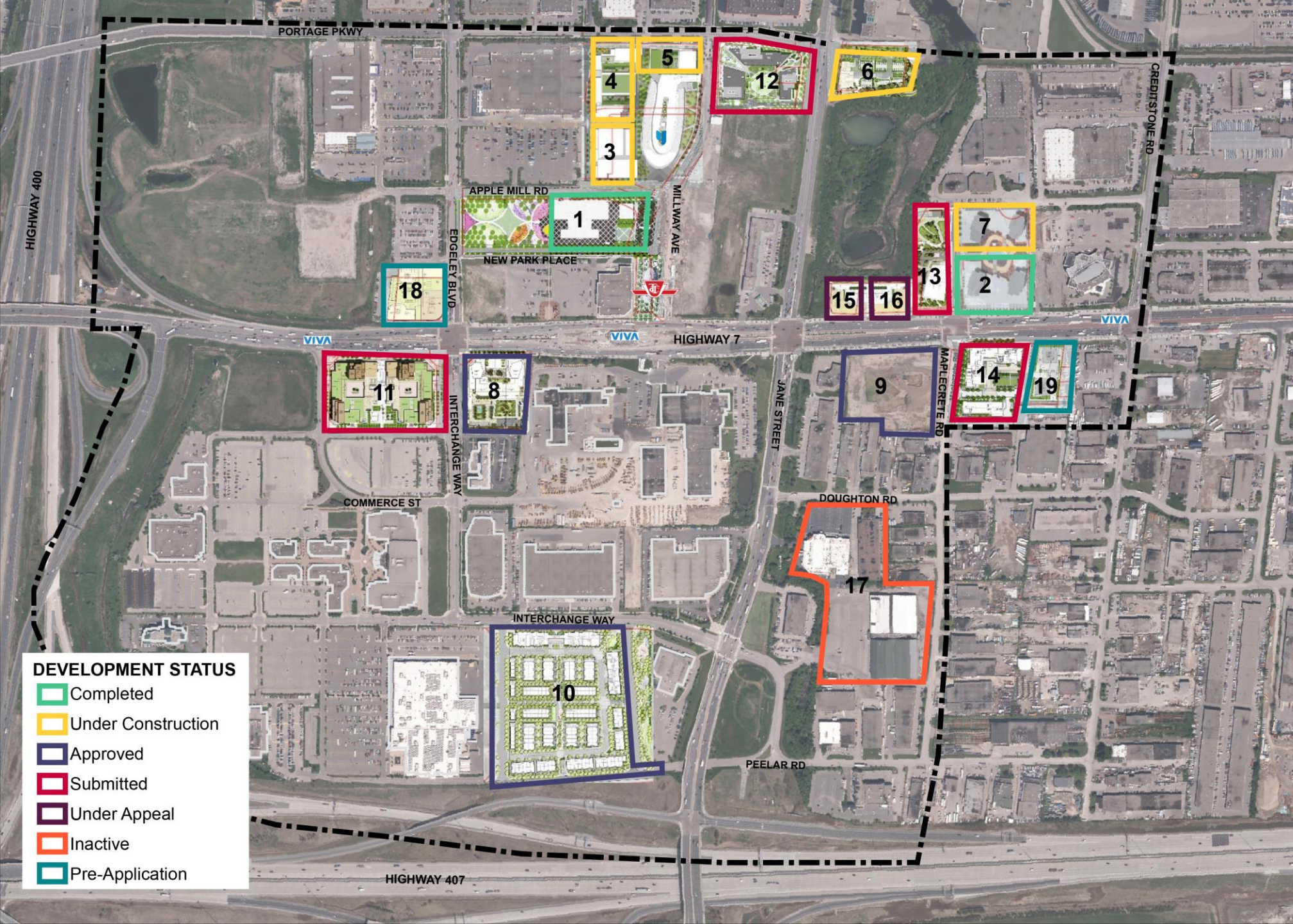
# VMC DEVELOPMENT ACTIVITY

## DEVELOPMENT APPLICATIONS

1. SmartCentres - KPMG
2. Cortel - Expo Towers 1 & 2
3. SmartCentres - PWC Mixed Use
4. SmartCentres - Transit City 1 & 2
5. SmartCentres - Transit City 3
6. Berkley Development - The Met
7. Cortel - Expo Towers 3 & 4
8. Icona
9. Liberty - Cosmos
10. QuadReal - Block 2
11. QuadReal - Block 3N
12. SmartCentres - East Block 2B
13. Cortel - Expo Tower 5
14. Liberty Cement Plant
15. Zzen
16. Goldpark
17. Pandolfo
18. Royal Centre, 3300 Highway 7
19. 2851 Highway 7

### DEVELOPMENT STATUS

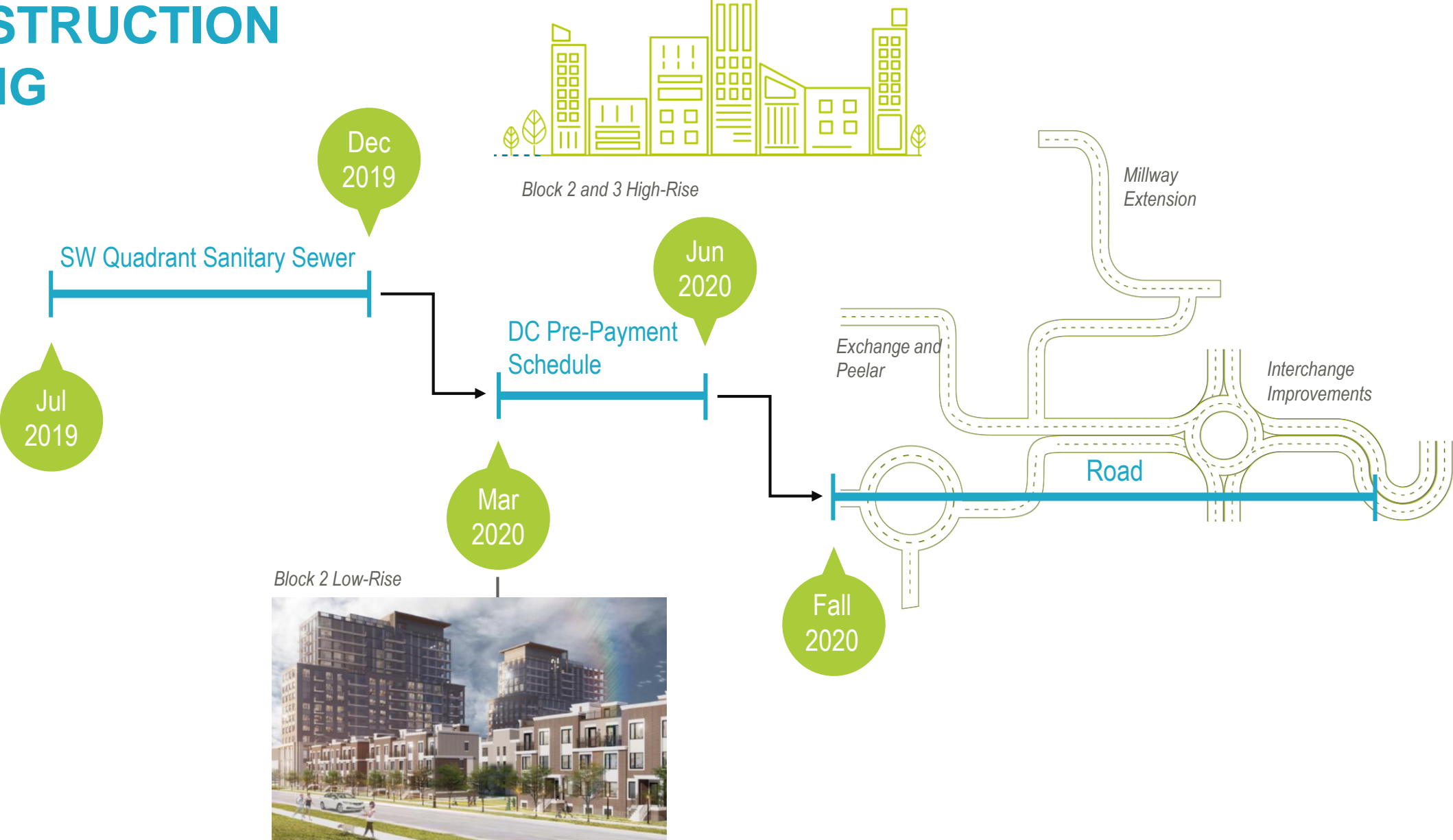
- Completed
- Under Construction
- Approved
- Submitted
- Under Appeal
- Inactive
- Pre-Application





# CONSTRUCTION

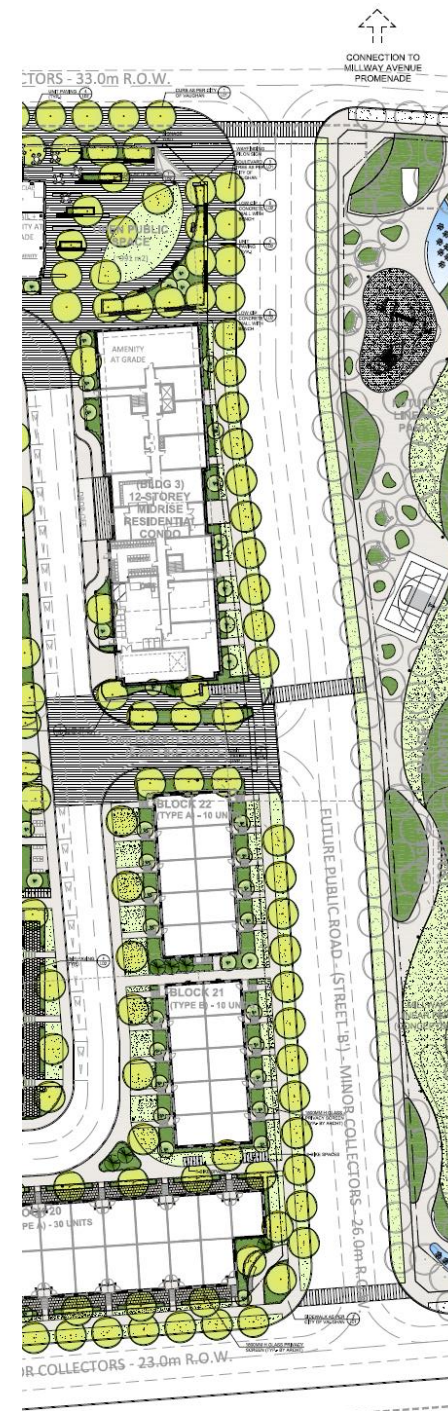
# CONSTRUCTION TIMING





## MOBILIO SITE – LINEAR PARK (2022-2023)

- Provides 3,600 m<sup>2</sup> of linear park space, over the required 2,000 m<sup>2</sup> urban square
- Programmed with a playground, multi-purpose court, landscaped pathways and spaces for relaxation and reflection
- Planned to be delivered in line with the second phase of construction of Mobilio
- Serves as a natural extension of the proposed Millway Linear Park, providing north-south access to the larger Urban Park
- Provides a logical connection from the southernmost portion of the VMC to Highway 7



# RENDERED MASTER PLAN VIDEO



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# THANK YOU