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Communication

Vaughan Metropolitan Centre

Sub-Committee – October 30, 2024

Item No. 3

# VMC Parks and Wayfinding Master Plan



The VMC Parks and Wayfinding Master Plan (PWMP) comprises: (1) a **Parks Master Plan**, which aims to guide the timely development of parkland within the VMC, and (2) a **Signage and Wayfinding Master Plan**, including a **Signage Pilot**, to help people navigate through its public realm.



Vaughan Metropolitan Centre

# Parks & Wayfinding Master Plan

## Parks Master Plan

October 30, 2024



# Highlights

## Framework

- The **Parks Master Plan** creates compact, balanced, and meaningful parks and open spaces within the VMC boundary, while recognizing a need, shared with Vaughan's other intensification areas, to access larger sporting facilities, trails, and green space outside of its boundary
- The **Signage and Wayfinding Master Plan** helps residents, visitors, and businesses perceive and navigate through the VMC and guides the development of signage in the downtown area as it evolves
- The **Signage Pilot** fabricated and installed signage prototypes near the VMC Subway Station and the SmartVMC Bus Terminal to assess their effectiveness and durability





Vaughan Metropolitan Centre

# Parks & Wayfinding Master Plan

## Parks Master Plan

October 30, 2024



# Highlights

## Consultation and Coordination

- Staff ensured the study underwent a robust and strategically coordinated **public consultation process** to optimize input
- The VMC Parks & Wayfinding Master Plan was **closely coordinated with existing and ongoing plans and studies**, including the VMC Secondary Plan Update, 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”





# Master Plan

## Calibrated to Development

- The PWMP has developed a **Parks Master Plan** supported by an **implementation strategy** outlining short-to-long term parkland targets for the VMC
- Parkland targets were based on VMC's projected full-buildout **population**, expected **demographics**, and park **facility land requirements**
- The Master Plan identifies up to **28.1 hectares\*** of Public Squares, and Urban Parks within the VMC, and up to **22.9 hectares** of parkland outside of it, some of which **may be shared with other intensification areas**

*\* Including 4.5 hectares of Edgeley Pond + Park not used for stormwater management*

# Where We Started:

## Background Review & Analysis

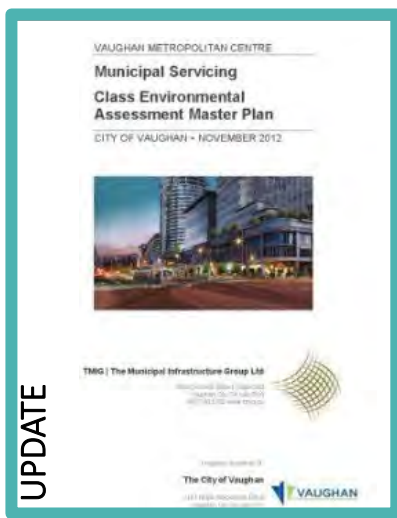




VMC Secondary Plan - UPDATE



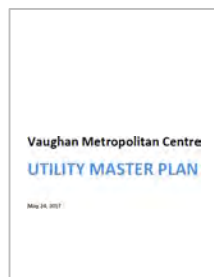
VMC Transportation Master Plan - UPDATE



VMC Functional Servicing Strategy - UPDATE



VMC Urban Design Guidelines



Utility Master Plan



Community Improvement Plan



VMC Cultural + Public Art Framework



VMC Streetscape + Open Space Plan



Active Together Master Plan



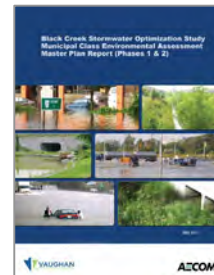
Reconnaissance + Strategic Assessment



Market Assessment



Implementation Plan



Black Creek Stormwater EA Ph. 1+2

# Coordination

Coordination with other studies and City initiatives

- The various **VMC plans and studies inform each other** and have been 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”.

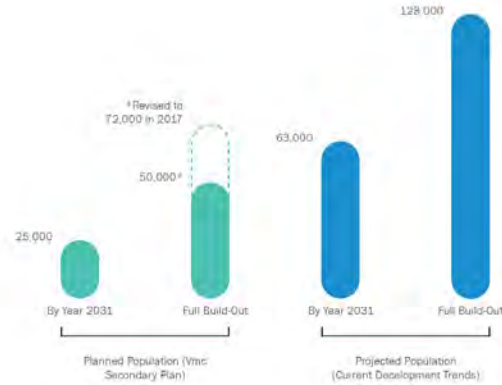
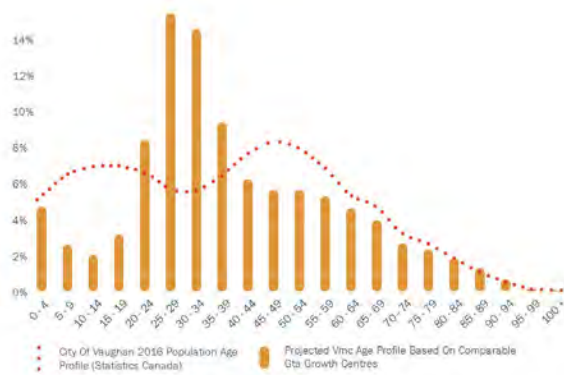
# Background Review

## Parkland Provisions

- The 2010 VMC Secondary Plan (VMC SP) aimed for **20.0 Ha of active parkland (0.40 Ha per 1000 residents)** assuming a population of **50,000**
- Based on current development trends, the VMC is trending towards becoming one of the **densest areas in North America**, with projections suggesting a population of **128,000** at full build-out







# Analysis

## Facility Provisions

- The VMC is unique to Vaughan and exhibits a different demographic profile.
  - Less children
  - More young adults
  - Less middle-age
- Facility provisions must therefore reflect the anticipated population **density** and projected **demographics**
- Based on anticipated demographics, **44.35 Ha of parkland is required** to meet facility demand

# What We Heard: Public Engagement



984+

Total number of  
engaged individuals  
and stakeholders

528

Survey respondents

23

Focus group  
participants

309

Visitors to the "Have  
Your Say" page

124

Attendees in the  
stakeholder meetings

*"When it comes to the transformation underway in  
the VMC, what has you most excited?"*



# Engagement

## Consultation Has Shaped the Master Plan

### Assessment Phase

- Online Survey
- Stakeholder Meetings

### Master Plan Phase

- Online Focus Groups
- Have Your Say
- Design Review Panel

### Implementation Phase

- Have Your Say
- Stakeholder Meetings

## VMC PARKS AND WAYFINDING MASTER PLAN



The Vaughan Metropolitan Centre (VMC) is Vaughan's emerging downtown. The City of Vaughan is undertaking the VMC Parks and Wayfinding Master Plan to guide the timely development of parks and open spaces in the VMC and create a world class public realm. It includes the creation of a signage strategy to make it easier to navigate Vaughan's new downtown. The study presents a rare opportunity to think boldly about the city, the way people understand and move through it, and the role of parks and open space in modern urban life.

Collecting feedback from the community is vital to the success of this plan. Through collaboration with residents and stakeholders, the City is committed to developing a Parks and Wayfinding Master Plan that is innovative, accessible, sustainable and safe, and fosters connectivity, physical activity, health and wellness for all citizens.

A survey was available from Oct. 16 to Nov. 30 for citizens to share their thoughts on potential park and open space amenities and desires for wayfinding systems. The survey is now closed; thank you to those who participated. Results and findings from the survey will be posted to this webpage so check back often for updates and future opportunities for engagement.



# Engagement Themes

- Across all touchpoints in the engagement plan, certain themes emerged from the public and stakeholder feedback that was received. Overall, the following five themes resonate strongly: (1) parks and green spaces, (2) walking and cycling, (3) connectivity, (4) flexible spaces, and (5) health and well-being





What We Delivered First:  
VMC Parks & Wayfinding Master Plan  
Assessment Report

# VMC Parks & Wayfinding Master Plan

## Assessment Report



# Assessment Report

## Overview

- The Assessment Report was a **culmination of the first phase** of the VMC Parks Master Plan
- It provides an in-depth **analysis of the current state** of Parks and Park Plans in the VMC
- Contains a summary of the **extensive inventory process and demographic analysis** that was undertaken
- Formed the **foundation** on which the VMC Parks and Wayfinding Master Plan was developed
- Delivered to the City of Vaughan on October 21, 2022



# VMC Parks & Wayfinding Master Plan

## Assessment Report



# Assessment Report

## Key Findings

- Success of the VMC is making **active parkland** an **urgent** and **critical need**
- If development trends continue, active parkland provision, both at 2031 and at full build-out, will fall **far short** of the Secondary Plan minimum and may place the VMC at a **disadvantage** versus other GTA Growth Centres
- 25 hectares of **additional active parkland** in or convenient to VMC are required to site necessary facilities
- VMC's **outdoor recreational facilities** need to reflect unique urban lifestyle and demographic

# Assessment Report

## Key Findings Inform Master Plan

- The following **five key findings** were a result of the rigorous background analysis that was undertaken through the course of preparing the Assessment Report
- The key findings, combined with the objectives, provide a lens through which the Parks Master Plan **can be assessed and evaluated**
- Achieving the objectives, while addressing the key findings, was critical in shaping the final master plan

- 1 Development Trends Suggest The VMC Will Become **One Of The Most Dense Areas In North America.**
- 2 It Is Critical **To Provide Additional Parkland** In Or Near The VMC.
- 3 Providing Required **Recreational Facilities Demands** Careful Planning.
- 4 Connecting The VMC To Open Space South Of Highway 407 Is Important.
- 5 Development Of Parks And Open Spaces Must Continue To **Reflect Planning Goals.**



# Building on What We Heard and Learned: Parks Master Plan Development



# Parks Master Plan Objectives

- 1 **Assess** parks and open space proposed for the VMC
- 2 **Identify public realm strategies** that respond to the increased density in the VMC
- 3 **Define the character, program, and design** of the parks and open space proposed for the VMC
- 4 **Create a phasing and implementation plan** for the parks and open space proposed for the VMC



## 1 PARK PROVISION

- Provide More Parkland
- Prioritize Areas Adjacent To Black Creek And Environmental Open Space
- Schedule Parks With Development

## 2 PARK CHARACTER

- Emphasize Natural Features
- Make Urban Parks Engaging And Resilient
- Make Public Squares Active And Flexible

## 3 FACILITIES

- Reflect Urban Character Of VMC
- Establish A Hierarchy Of Frequency And Importance Of Use
- Coordinate Design Of Parks And School Yards
- Prioritize Flexible And Versatile Spaces

## 4 OTHER OPEN SPACES

- Provide More Environmental Open Space
- Use POPS, School Yards, Mews And Flex Streets To Supplement Parks

## 5 CONNECTIVITY

- Optimize Park Use Through Connectivity
- Expand “The Loop” Concept From Earlier Planning Documents
- Ensure Roads Are Not Barriers
- Use Parks And Open Spaces To Enhance Pedestrian And Cycling Connectivity
- Connect Across Highway 407

# Design Strategies

## Foundations of Park Development

- The design strategies build off **the objectives and key findings**
- They form the foundation on which parks and open spaces within and adjacent to the VMC should be **developed in order to achieve a robust public realm**
- Guiding principles that call for ‘**green**’, ‘**resilient**’, ‘**connected**’, ‘**safe**’, ‘**accessible**’, ‘**high-quality**’ spaces that express ‘**a sense of identity**’ have been outlined in earlier planning documents and are **assumed**



# Design Strategies

## SWM and Interim Sites

- The integration of non-conventional, below grade stormwater management infrastructure may allow incorporation of parkland or park facilities on the surface, where feasible and appropriate
- It is imperative to adhere to the guidelines set forth in the newly approved Non-Conventional Stormwater Management Facilities Policy, Procedure, Criteria and Standards
- Recognizing that traditional, publicly owned parkland can take a long time to establish, due to the lengthy time to acquire land, the cost of construction, and many other factors, the use of interim park spaces should be considered



# Typologies

## Considerations

- Parks and other open spaces in the VMC will be **as important as the development of buildings**
- Provide places for **recreation** and **access to natural features**
- Contribute to the **character and identity** of the downtown
- A rich and varied parks and open space network will be vital to **attracting a diverse population** and employment to the VMC and make it a **civic and tourist destination**





# Typologies

## Active Parkland

Active Park typologies include:

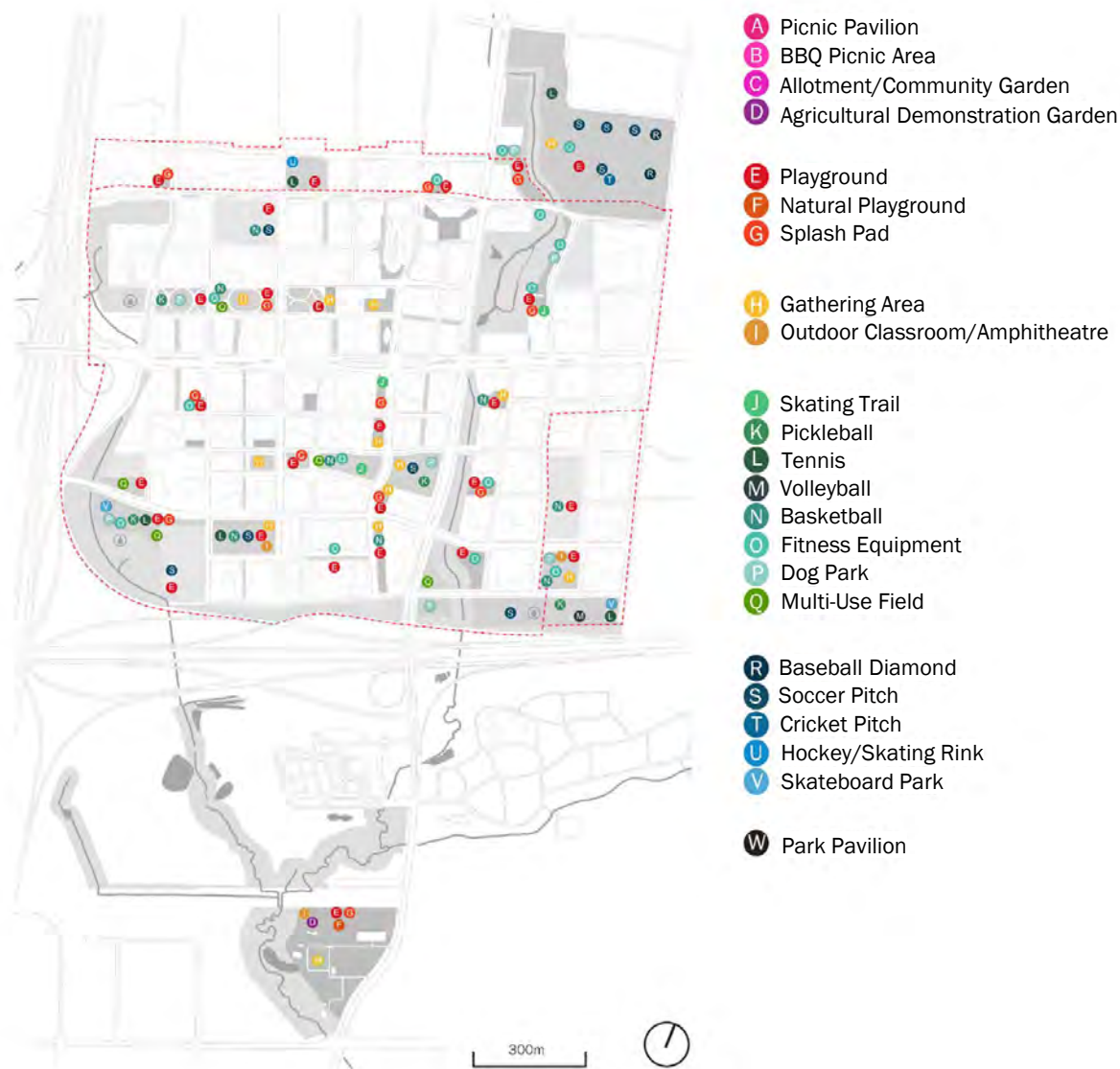
- Public Squares
- Urban Parks
- Destination Parks
- District Parks



# Park Facilities

## Ultimate Facilities Provision

- Facility provision is based on anticipated demographics identified in the Assessment Phase
- Facilities are distributed throughout the VMC, and beyond, based on land requirements, ease of access, and anticipated frequency of use
- A majority of gathering spaces and neighbourhood-focused facilities are within the VMC boundary
- To approach provision level requirements for all facilities, distribution to potential expansion areas and adjacent lands is required



# VMC Parks Atlas

## A Mission Statement for Parks in the VMC

- Park Characteristics
  - Defines the **physical traits** of proposed and existing parks: Name, Size, Classification, and Location Code
  - Classifies the **facilities** of each park, its landscape archetype and canopy coverage target
- Mission statement conveys the **distinguishing identity** of each park in the VMC

### VMC Parks Atlas



Park Name: North District Park  
Location Code: D1  
Size: 14.35 ha  
Classification: Neighbourhood Park

A destination sports complex within the VMC and greater Vaughan, with a naturalized edge and passive park facilities along the Black Creek Corridor.

Archetypes: Mixed Deciduous Forest  
The Creek

Canopy Coverage Target: 40%

Facilities: Barbeque Stations  
Baseball Diamonds  
Fitness Stations  
Gathering Area  
Park Shelter  
Picnic Area  
Playground  
Soccer Fields  
Tennis Courts

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Park Name: Edgeley Park/Strata Park  
Location Code: S5  
Size: 0.34 ha  
Classification: Public Square

Compact park with four-seasons appeal including a destination playground and connection to Edgeley Pond and Park, under a strata condition.

Archetypes: Mixed Deciduous Forest  
Meadow, Grasslands

Canopy Coverage Target: 40%

Facilities: Playground  
Seasonal Rink  
Splash Pad

### VMC Parks Atlas



Park Name: Colossus Park  
Location Code: N3  
Size: 2.29 ha  
Classification: Neighbourhood Park

Vibrant, colourful and loud park with a connection under the Colossus overpass, balancing the natural and urban realms, with opportunities for dynamic art or lighting installations.

Archetypes: Mixed Deciduous Forest

Canopy Coverage Target: 50%

Facilities: Basketball Courts  
Dog Park  
Fitness Stations  
Park Shelter  
Pickleball Courts  
Playground  
Skate Park  
Splash Pad



Park Name: Commerce Park  
Location Code: N4  
Size: 1.95 ha  
Classification: Neighbourhood Park

Central, traditional civic park with a diverse range of facilities to host community events and keep visitors active.

Archetypes: Mixed Deciduous Forest  
Meadow, Grasslands

Canopy Coverage Target: 50%

Facilities: Amphitheatre  
Basketball Courts  
Gathering Area  
Playground  
Soccer  
Tennis Courts

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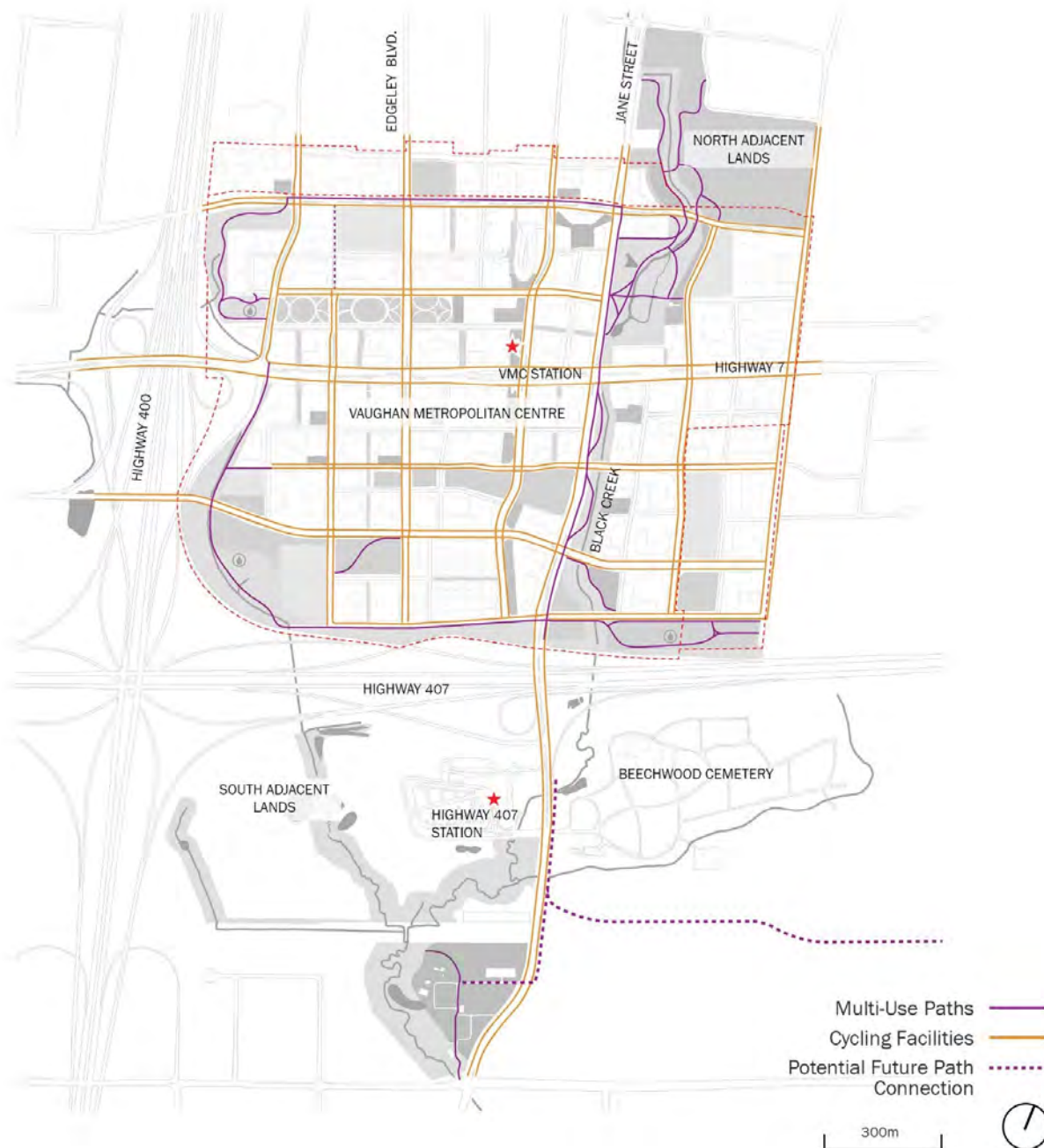
# Navigating the VMC Parks and Open Spaces: Circulation & the Wayfinding Pilot Project



# Circulation

## Cycling & Multi Use Trail Networks

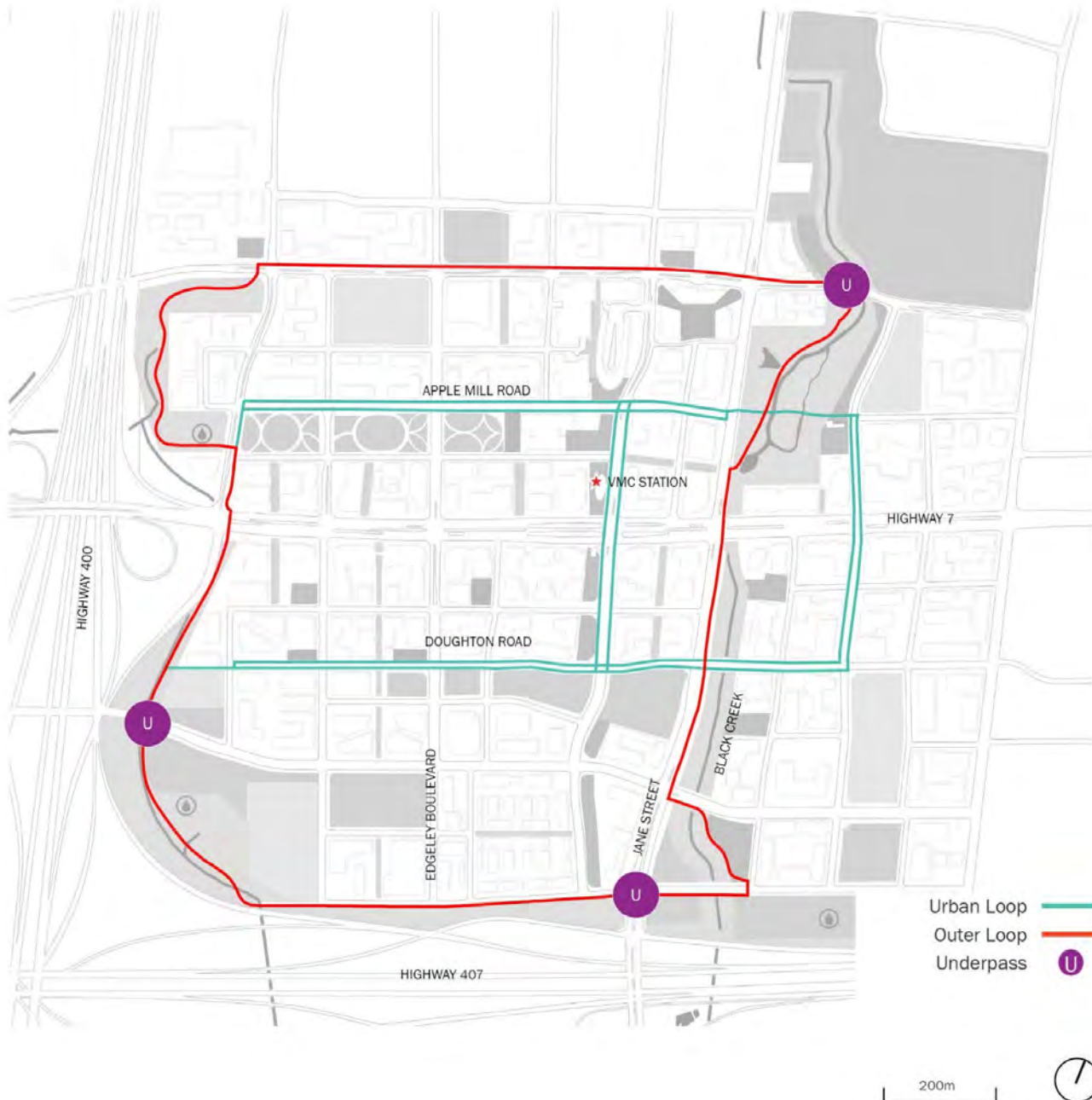
- Includes a comprehensive circulation network that interconnects various parks and open spaces in the VMC
- Cycling facilities create a strong, connected grid throughout VMC; **multi-use paths** connect people to green spaces and parks with flexible means of traffic; **news** create unique, pedestrian oriented urban spaces through neighbourhoods; **trails** move people through the parks to all facilities



# Circulation

## Loop Trails

- The circulation network of VMC features two loops: **Urban LOOP** and **Outer LOOP**
- Urban LOOP is a 4-km path which connects the two Urban Parks and Millway Avenue Promenade
- Outer LOOP is a 6-km path which connects the VMC's Environmental Open Spaces

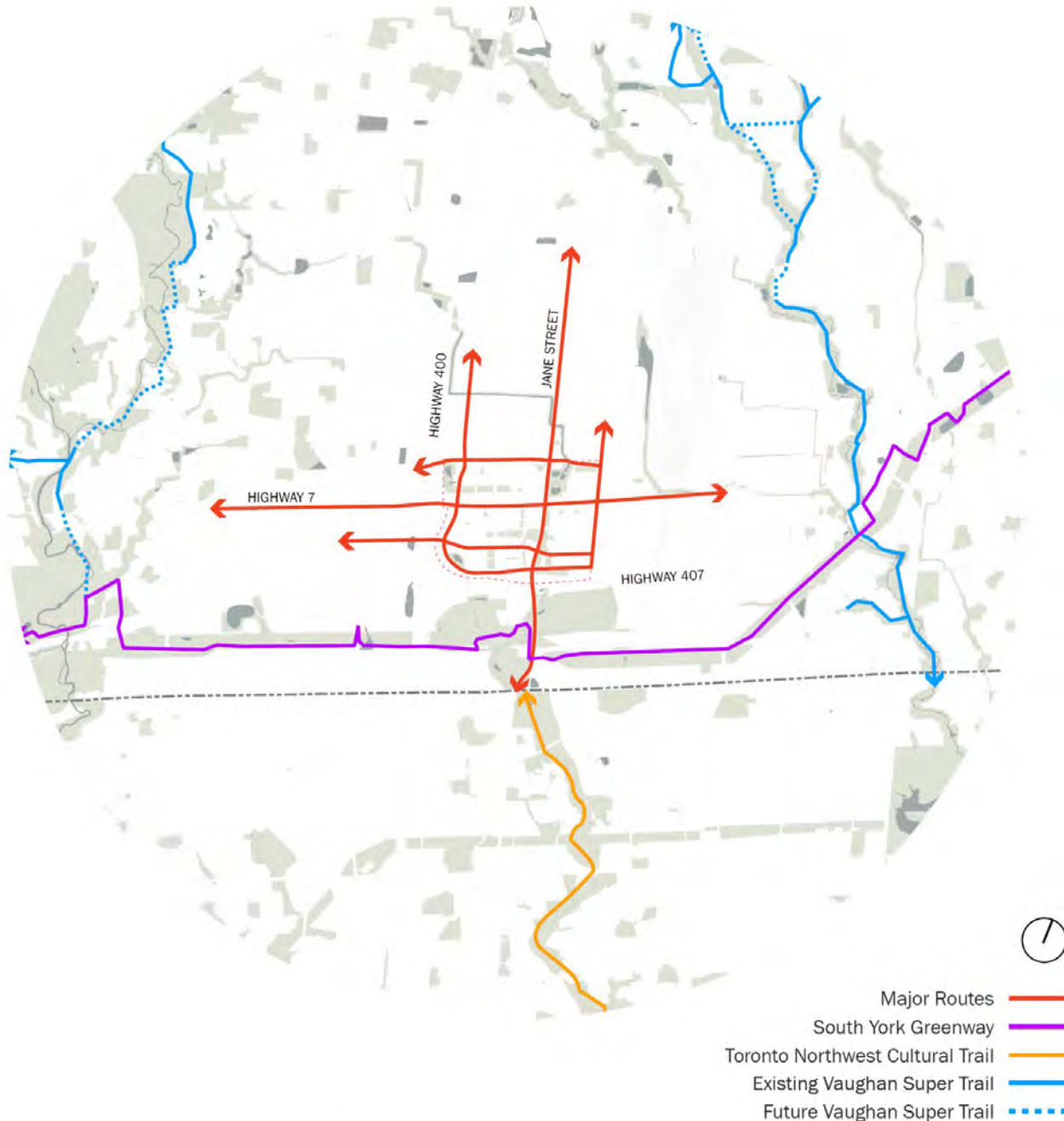




# Circulation

## Connecting Beyond the VMC

- **Connection across Highway 407 is critical**
- This connection will provide access to the Village at Black Creek and city-wide and regional links such as the South York Greenway, the Vaughan Super Trail and the Toronto Northwest Cultural Trail



# VMC Vaughan Metropolitan Centre Signage and Wayfinding Master Plan

THE CYGNUS DESIGN GROUP INC.  
Unit 303, 145 Front St. East, Toronto, Ontario M5A 1E3

DATE  
27 September 2023

# Signage & Wayfinding

## Background and Purpose

- The **Signage and Wayfinding Master Plan** helps residents, visitors, and businesses perceive and navigate through the VMC and guides the development of signage in the downtown area as it evolves
- Potential options were developed and refined with significant input and evaluation by various City departments and transit authorities and informed by consultation with the public





# VMC Vaughan Metropolitan Centre Signage and Wayfinding Master Plan

THE CYGNUS DESIGN GROUP INC.  
Unit 303, 145 Front St. East, Toronto, Ontario M5A 1E3

DATE  
27 September 2023

## Signage & Wayfinding

### The Sign System

- The VMC Wayfinding Signage **consists of six sign types** to help residents and visitors confidently navigate the area, identify points of interest and provide paths to established trails
- The signage system was designed around key wayfinding principles of **consistency, interconnectedness, simplicity, progressive disclosure** and being **user focused**



# Signage & Wayfinding

## Wayfinding Signage Pilot

- The Wayfinding Signage pilot has been implemented within the VMC Mobility Hub
- Prototypes were **fabricated** and **installed** by the end of Q4 of 2023







# Signage & Wayfinding

## Signage Pilot Consultation

- VMC staff worked with Corporate Communication to invite residents and visitors to assess the **durability** and **effectiveness** of the signage. Tactics included:
  - **Online Survey** – 2024 Q1 to Q3, available sign QR Code and website
  - **User Experience (UX) Advisory Group** – 2024 Q2, provided detailed comments via workbook assignment
  - **In Person Pop-Up** – 2024 Q2 to Q3, engaged residents and visitors about the Signage Pilot and advertised the online survey

## Respondent Demographics

- Total Respondents: 74
- Location: 37% live in the VMC; 35% live elsewhere in Vaughan, 18% live in the GTA, 9% from other areas.
- Majority of respondents were travelling through the VMC for work, to access the local public amenities and enjoy leisurely activities.

## Accessibility Satisfaction

- 63% agreed that the signs met their accessibility needs

## Effectiveness of Signage

- 53% agreed that the signage helped participants reach their destination

## Visibility

- 54% agreed that the signs were visible from a distance
- Some respondents expressed difficulty locating signs and suggested improvements for better placement for wayfinding

## Readability

- 82% felt that the colour contrast made the signs easy to read.
- 84% agreed that the font size and typeface was legible

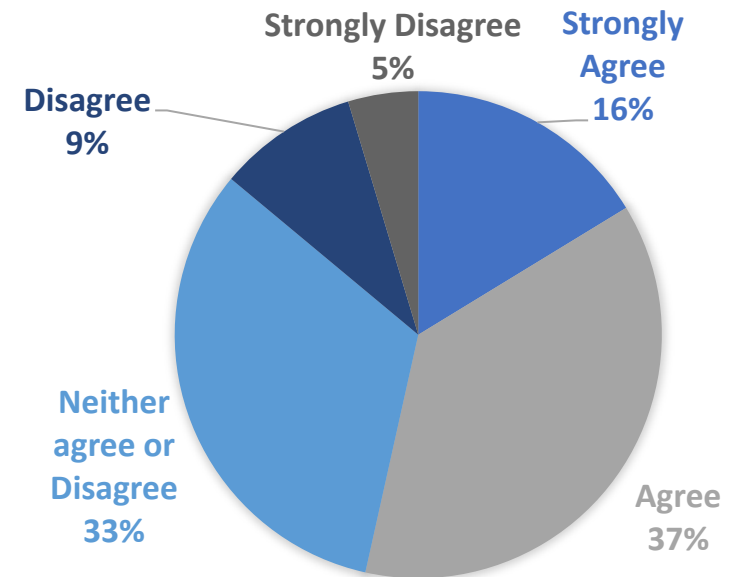
## Physical Condition

- Most signs showed no discoloration, corrosion, vandalism or physical damage

# Signage & Wayfinding

## Online Survey – Key Takeaways

### EFFECTIVENESS OF SIGNAGE







# Pilot Signage Evaluation Guidebook

VMC SIGNAGE PILOT PROGRAM  
USER EXPERIENCE (UX) ADVISORY GROUP

# Signage & Wayfinding

## UX Advisory Group – Key Takeaways

- Feedback was positive regarding the effectiveness and functionality of the signage.
- Recommendations were made to further enhance the legibility of the map material and improve the colour contrast of the signage.
- Participants encouraged replacing the cyclist curb-mounted signage with upright standing signage, similar to the T1 Trail Signage, to improve visibility and address concerns for adverse weather conditions and damage from roadway vehicles



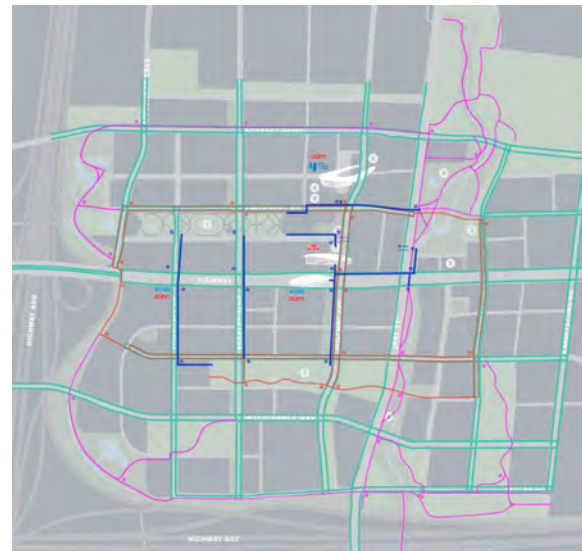


# Signage & Wayfinding

## Next Steps

- Signage Prototypes will be **further refined** following the evaluation of the Wayfinding Signage Pilot
- Feedback received will be used to **enhance and further develop** the VMC Wayfinding Signage

- Sign Type A1
- Sign Type T1/T2 (Urban Trail)
- Sign Type T1 (Outer Trail)
- On-road Cycling Facilities
- Pedestrian Flow



A vision for the future VMC:  
The VMC Parks & Wayfinding Master  
Parks Master Plan

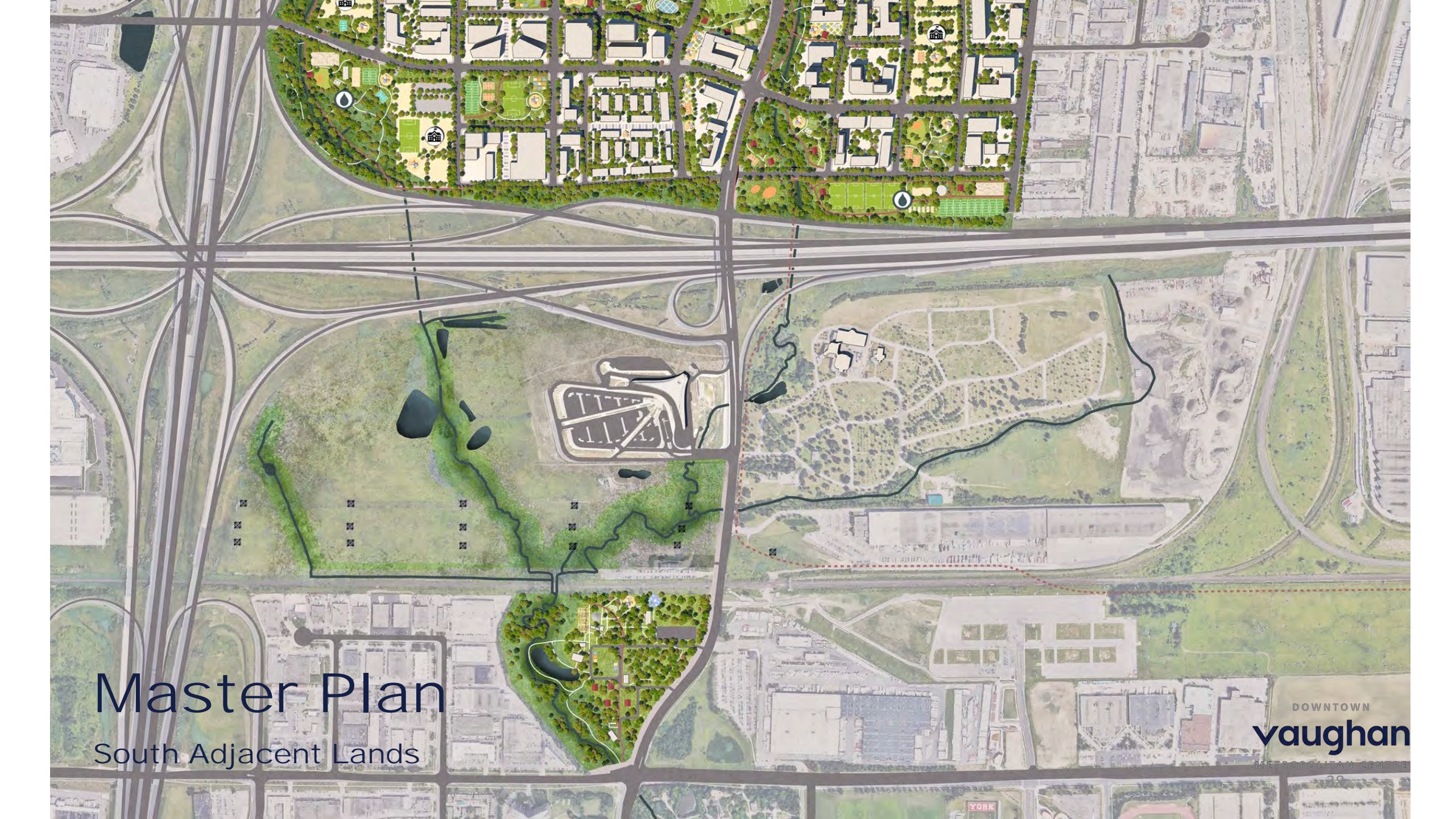


# Master Plan

VMC and North Adjacent Lands







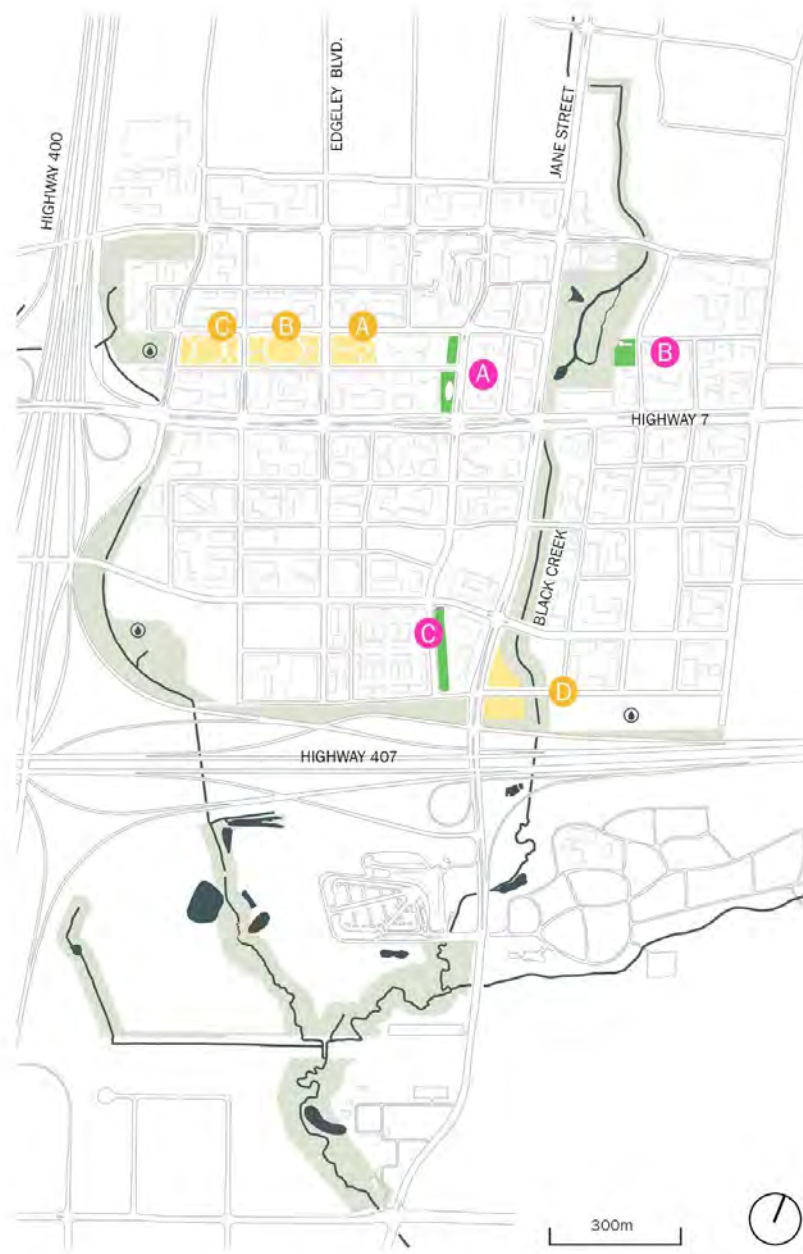
# Master Plan

South Adjacent Lands

DOWNTOWN  
**vaughan**  
METROPOLITAN CENTRE



# How Parks and Open Space will be Delivered: Phasing and Implementation



#### Active Parkland

- A** S0 TTC Plaza & Transit Square
- B** S5 Edgeley Park/Strata Park
- C** S9 Millway Avenue Linear Park

#### Acquired Parkland

- A** U1-1 North Urban Park, Block 1
- B** U1-2 North Urban Park, Block 2
- C** U1-3 North Urban Park, Block 3
- D** S10 BCR Park West

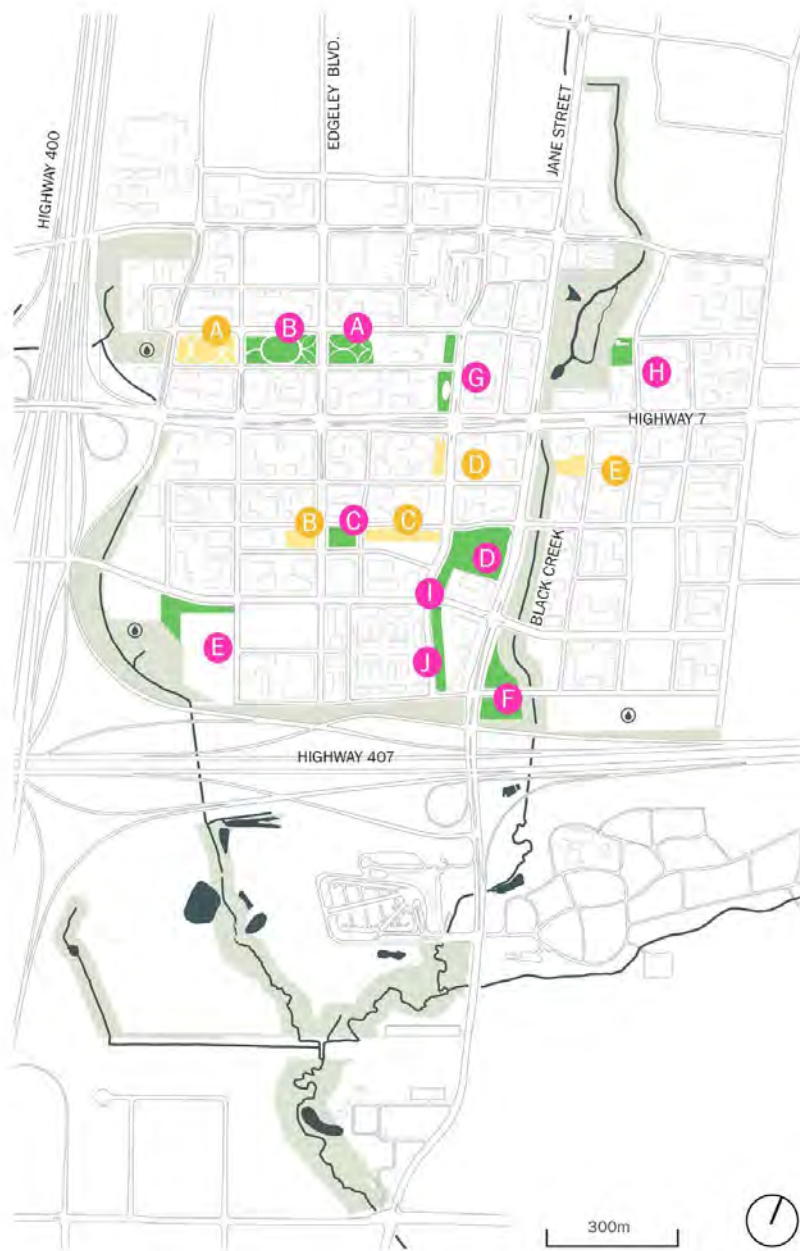
- Environmental Open Space
- Parks Developed by 2024
- Parkland Acquired by 2024

# Park Phasing

## 2024: Existing Parkland

- Despite the City of Vaughan owning a total of 10 hectares of land within the VMC, only a fraction of this area is currently developed and accessible to residents
- Edgeley Park, at 0.34 hectares, is the VMC's sole fully operational park with active facilities.
- The in-progress Millway Linear Park (0.37 ha) will soon complement it
- This underscores the urgent need for accelerated park development within the VMC





#### Active Parkland

A	U1-1	North Urban Park, Block 1
B	U1-2	North Urban Park, Block 2
C	U2-2	South Urban Park, Block 2
D	U2-4	South Urban Park, Block 4
E	U4	Colossus Park
F	U10	BCR Park West
G	S0	TTC Plaza & Transit Square
H	S5	Edgeley Park/Strata Park
I	S8	Millway Square
J	S9	Millway Avenue Linear Park

#### Acquired Parkland

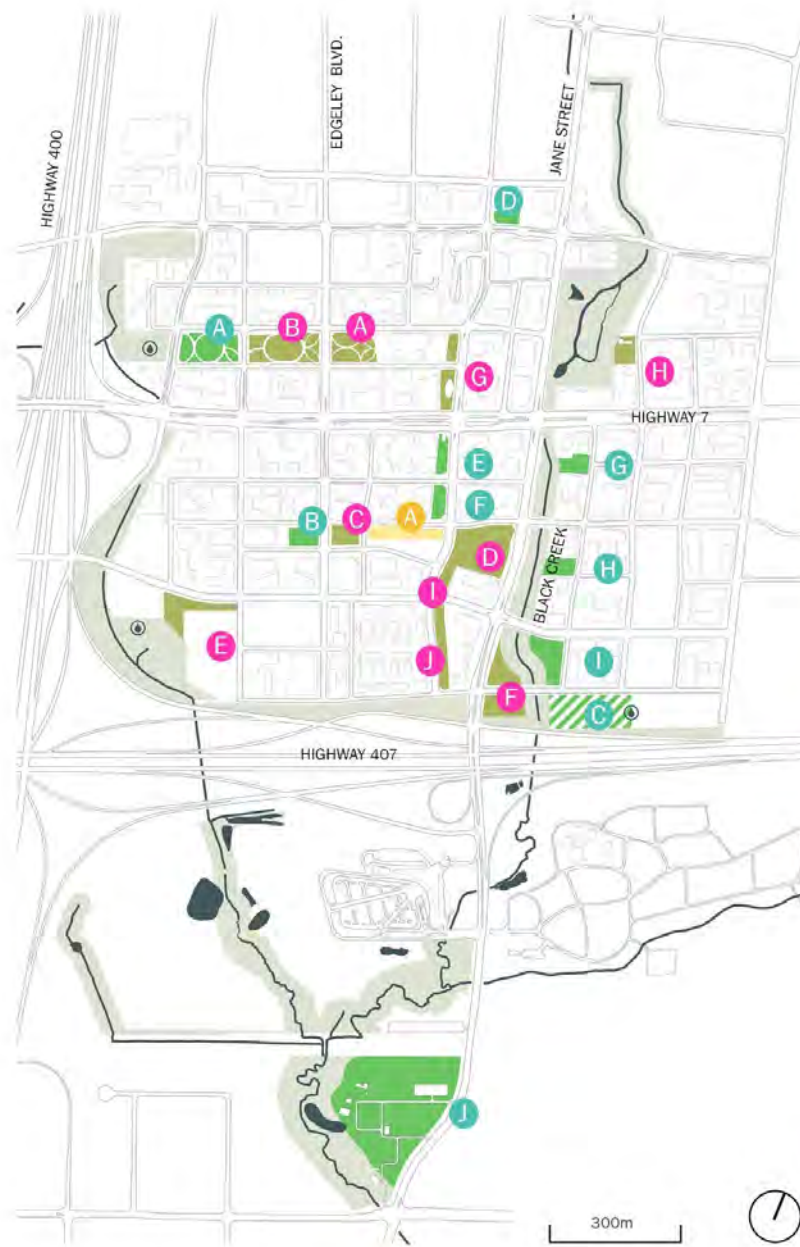
A	U1-3	North Urban Park, Block 3
B	U2-1	South Urban Park, Block 1
C	U2-3	South Urban Park, Block 3
D	S6	Millway Promenade North
E	S11	While Elm Square

Light Green	Environmental Open Space
Dark Green	Parks & Open Space Open by 2031
Yellow	Parks & Open Space Acquired by 2031

# Park Phasing

## 2025 – 2031: Foundation and Early Growth

- The initial phase of the plan aims to address the shortage of parkland in the VMC by targeting the acquisition of 4.91 hectares of new parkland
- This expansion will primarily be conveyed through active development as parkland dedication (4.72 hectares), with a smaller portion (0.19 hectares) acquired with payment-in-lieu (PIL) funds
- Combined with the existing 10 hectares of city-owned land, this will bring the VMC's total parkland to 14.90 hectares



#### Active Parkland

- A U1-3 North Urban Park, Block 3
- B U2-1 South Urban Park, Block 1
- C U7 Peelar Park, Block 1
- D S2 Portage Square
- E S6 Millway Promenade North
- F S7 Millway Promenade South
- G S11 White Elm Square
- H S12 Freshway Square
- I S13 BCR Square
- J D1 The Village Park

- A U1-1 North Urban Park, Block 1
- B U1-2 North Urban Park, Block 2
- C U2-2 South Urban Park, Block 2
- D U2-4 South Urban Park, Block 4
- E U4 Colossus Park
- F U10 BCR Park West
- G S0 TTC Plaza & Transit Square
- H S5 Edgeley Park/Strata Park
- I S8 Millway Square
- J S9 Millway Avenue Linear Park

#### Acquired Parkland

- A U2-1 South Urban Park, Block 3

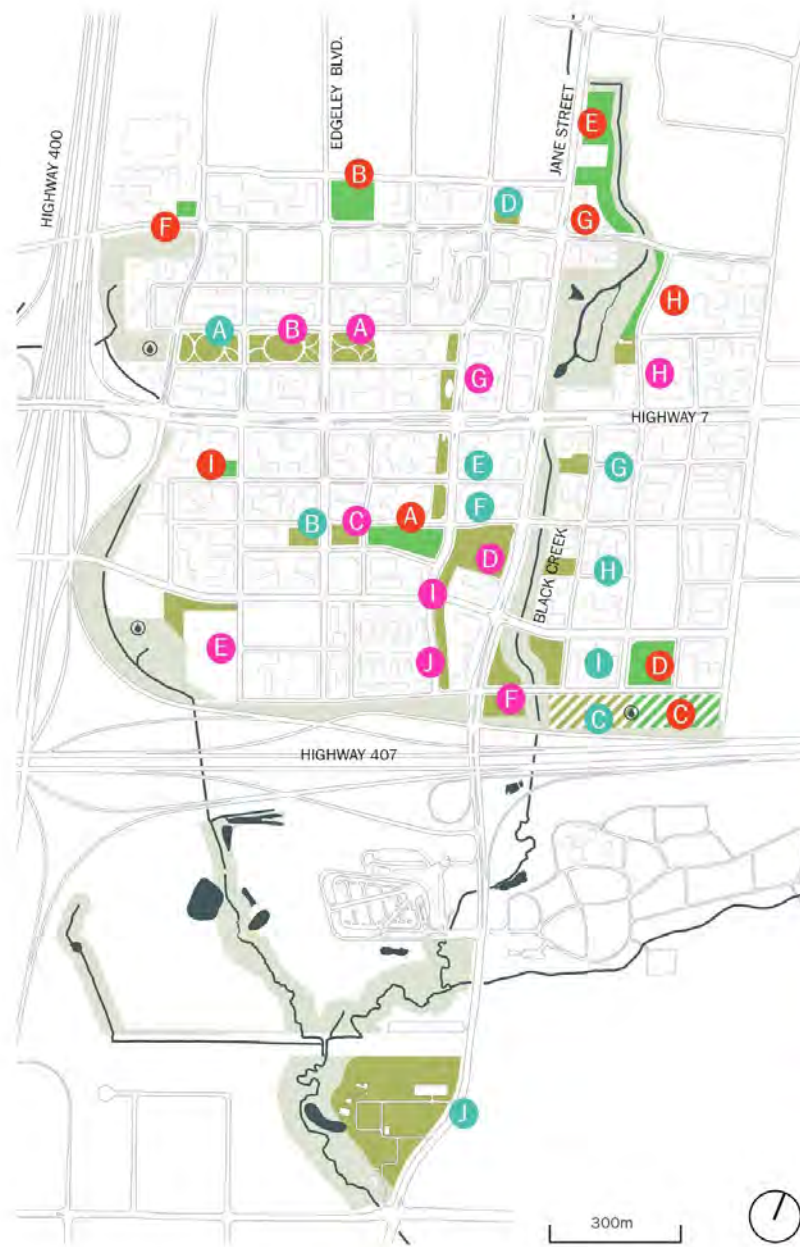
- Environmental Open Space
- Parks & Open Space Open by 2041
- Parks & Open Space Acquired by 2041
- Area With Potential Underground SWM Facility
- Parks & Open Space Opened before 2032

# Park Phasing

## 2032 – 2041: Expansion and Diversity

- The second phase of parkland development marks a significant leap forward in parkland provision, adding 10.42 hectares to the greenspace inventory
- Of the new parkland, 2.55 hectares will be purchased with PIL funds, while 0.83 hectares will be obtained through conveyance
- Notably, 7.04 hectares will come on-line through partnership with the TRCA, showcasing the importance of collaborative efforts in urban greenspace development





### Active Parkland

- |          |      |                            |
|----------|------|----------------------------|
| <b>A</b> | U2-3 | South Urban Park, Block 3  |
| <b>B</b> | U3   | North Boundary Park        |
| <b>C</b> | U8   | Peelar Park, Block 2       |
| <b>D</b> | U9   | Maplecrete Park            |
| <b>E</b> | U11  | Black Creek North Park     |
| <b>F</b> | S1   | Applewood Square           |
| <b>G</b> | S3   | Black Creek North Square   |
| <b>H</b> | S4   | Black Creek Greenway       |
| <b>I</b> | S10  | Block 1 Square             |
| <b>A</b> | U1-3 | North Urban Park, Block 3  |
| <b>B</b> | U2-1 | South Urban Park, Block 1  |
| <b>C</b> | U7   | Peelar Park, Block 1       |
| <b>D</b> | S2   | Portage Square             |
| <b>E</b> | S6   | Millway Promenade North    |
| <b>F</b> | S7   | Millway Promenade South    |
| <b>G</b> | S11  | White Elm Square           |
| <b>H</b> | S12  | Freshway Square            |
| <b>I</b> | S13  | BCR Square                 |
| <b>J</b> | D1   | The Village Park           |
| <b>A</b> | U1-1 | North Urban Park, Block 1  |
| <b>B</b> | U1-2 | North Urban Park, Block 2  |
| <b>C</b> | U2-2 | South Urban Park, Block 2  |
| <b>D</b> | U2-4 | South Urban Park, Block 4  |
| <b>E</b> | U4   | Colossus Park              |
| <b>F</b> | U10  | BCR Park West              |
| <b>G</b> | S0   | TTC Plaza & Transit Square |
| <b>H</b> | S5   | Edgeley Park/Strata Park   |
| <b>I</b> | S8   | Millway Square             |
| <b>J</b> | S9   | Millway Avenue Linear Park |

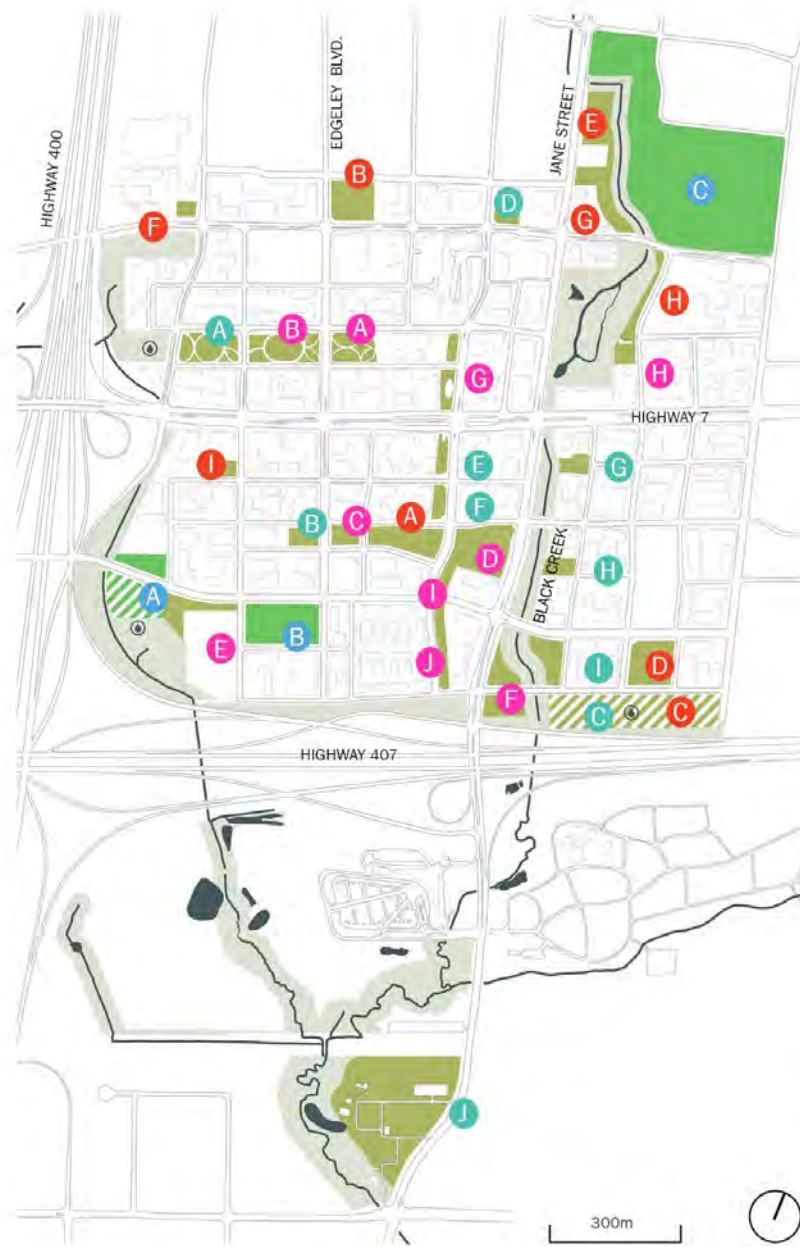
- Environmental Open Space
- Parks & Open Space Open by 2051
- Area With Potential Underground SWM Facility
- Parks & Open Space Opened before 2042

# Park Phasing

## 2042 – 2051: Refinement and Completion

- The third phase marks a further addition of 7.49 hectares of parkland, with a small portion (0.14 hectares) acquired through direct parkland conveyance and the remaining 7.35 hectares purchased with PIL funds
- This phase focuses on completing key elements of the VMC's parkland vision
- Looking ahead to 2051, the VMC is projected to have 32.82 hectares of Active Parkland available for an estimated population of 128,000





#### Active Parkland

A	U5	Underpass Park
B	U6	Commerce Park
C	D2	North District Park
A	U2-3	South Urban Park, Block 3
B	U3	North Boundary Park
C	U8	Peelar Park, Block 2
D	U9	Maplecrete Park
E	U11	Black Creek North Park
F	S1	Applewood Square
G	S3	Black Creek North Square
H	S4	Black Creek Greenway
I	S10	Block 1 Square
A	U1-3	North Urban Park, Block 3
B	U2-1	South Urban Park, Block 1
C	U7	Peelar Park, Block 1
D	S2	Portage Square
E	S6	Millway Promenade North
F	S7	Millway Promenade South
G	S11	White Elm Square
H	S12	Freshway Square
I	S13	BCR Square
J	D1	The Village Park
A	U1-1	North Urban Park, Block 1
B	U1-2	North Urban Park, Block 2
C	U2-2	South Urban Park, Block 2
D	U2-4	South Urban Park, Block 4
E	U4	Colossus Park
F	U10	BCR Park West
G	S0	TTC Plaza & Transit Square
H	S5	Edgeley Park/Strata Park
I	S8	Millway Square
J	S9	Millway Avenue Linear Park

-  Environmental Open Space
-  Parks & Open Space Open post 2051
-  Area With Potential Underground SWM Facility

# Park Phasing

## Post-2051: Long-Term Vision

- The Master Plan recognizes that parkland development and facility provision may continue to lag population growth, necessitating long-range planning beyond 2051
- Post-2051 plans may include the acquisition of an additional 18.18 hectares of parkland, including Underpass Park, Commerce Park, and a potential 14.35-hectare North District Park identified within the North Lands

# Active Parkland

## Looking Outside the Boundary

- The anticipated **active parkland requirement for the VMC is larger than the land available** within the bounds of the VMC Secondary Plan Area
- To provide sufficient parkland and facilities for current and future residents in the VMC, the PWMP has **identified opportunities for acquiring land outside, but accessible to, the VMC** in order to provide additional parkland and accommodate the need for facilities
- The need for meaningful parks and open spaces is **shared with Vaughan's other intensification areas**, which will be looking to access larger sporting facilities, trails, and green space outside of their boundaries







2024-2031	4.72 ha conveyance, 0.19 ha CIL	4.91 ha
2032-2041	0.83 ha conveyance, 2.55 ha CIL *	10.42 ha
2042-2051	0.14 ha conveyance, 7.35 ha CIL	7.49 ha

*\*An additional 7.04 hectares may be available through partnership opportunities, such as land owned by the Toronto and Region Conservation Authority (TRCA).*

# Implementation

## Parkland Acquisition

- At full build-out in 2051, with an estimated VMC population of 128,000, the plan envisions 32.8 hectares of active parkland
- Current projections indicate that only 83% of this goal can be achieved with parkland dedication and payment-in-lieu funds
- This shortfall stems largely from recent provincial policy changes, notably Bills 23 and 109
- These bills limit the City's ability to secure parkland or receive payment-in-lieu through development applications by capping parkland dedication based on site size rather than vertical density





2024-2031 4.5%

2032-2041 15.7%

2042-2051 7.3%

Total 9.9%

# Implementation

## Park Development

- The study undertook a comprehensive review of projected park development and construction, detailing costs and funding sources over a 30-year period, divided into three (3) phases, by way of an Order of Magnitude Class “D” cost estimate, which is appropriate for the level of planning consistent with a master plan
- The study identifies a funding gap of 9.9% over the three (3) phases, with the gap being most pronounced in the middle decade
- Regular reassessment and adjustment of both costs and funding strategies will be crucial as the VMC develops

# How Parks and Open Space will be Managed:

## Park Governance



# Governance

## Framework

### Park Governance Model Typologies

#### 1 City-Led

- Municipal Parks Department Led
- No Additional Policies/Structures Req'd.
- Dependent on City Operations Budget

#### 2 Specialized Unit

- Specialized Unit in Parks Department
- Provides Specialized Care & Programming
- Dependent on City Operations Budget

#### 3 Multiple Parties / Partners

- Municipality + External Partner(s)
- Broader Community Reach/Engagement
- Partner Groups can Bring in Funding
- May Involve Competing Interests

#### 4 Hybrid

- Municipality + One NGO
- Single Partner Brings Clarity & Funding
- City Typically Funds Operations & Maintenance

#### 5 Independent Entity

- NGO or Arms Length Government Entity
- Partner Largely Assumes All Park Operations
- Maintains Coherent Identity & Funding
- Risk of Feeling Private
- Requires Oversight (ex. Board of Directors)

- A VMC **parks governance decision-making framework** has been developed to help the City identify beneficial opportunities to facilitate the programming, activation, and operations & maintenance of parks and open spaces.
- It will assist to **guide and define conversations** about **relevant and best-serving park governance models** (but is not meant as a prescriptive tool)
- It is intended to assist the City in determining **which models can best serve each individual park** planned for the VMC

# In Summary:

## Potential of the Parks Master Plan



# Highlights

## Potential for Active Parkland

- Potential total active **parkland inside** the VMC: **28.1 hectares**
- Potential total active **parkland outside** the VMC: **22.9 hectares**
- Potential total active **parkland: 0.26 hectares/1000**
- This master plan, which can be implemented over time in a **measured response to development**, will provide the City with **options for service level delivery**, and ultimately create a diverse, multi-functional, and seamlessly **interconnected parks and open space network**





Vaughan Metropolitan Centre

## **Parks & Wayfinding Master Plan**

### **Parks Master Plan**

October 30, 2024



# Highlights

## Summary

- The VMC is on track to become one of the densest areas in North America
- Anticipated population will continue to put pressure on parkland provision
- The future population of the VMC is anticipated to have a unique demographic, typical of dense, high-rise dominant neighbourhoods in the Greater Toronto Area
- This population is expected to have needs and requirements for parkland and recreation facilities that differ from those in a typical Vaughan neighbourhood
- The City must protect and acquire land within and outside of the VMC for additional parkland





Vaughan Metropolitan Centre

## Parks & Wayfinding Master Plan

### Parks Master Plan

October 30, 2024



# Highlights

## Realizing the Vision

- **Strategy 1: Acquire the Necessary Land:** Prioritize the acquisition of parkland within the VMC and adjacent lands that are within walking and cycling distance
- **Strategy 2: Enhance Connectivity:** Ensure that roads do not create barriers to accessing parkland and establish connections beyond the VMC
- **Strategy 3: Ensure Facilities Reflect Demand and Demographics:** Anticipate future community needs when making decisions related to facility demand, funding, and planning
- **Strategy 4: Create Innovative, Flexible Park Spaces:** Implement adaptive parks and open spaces

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.



# Connect with the VMC

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