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**Communication**

**Vaughan Metropolitan Centre**

**Sub-Committee – February 19, 2025**

**Item No. 2**

# **VMC Secondary Plan Phase IV Update**

**Presentation to VMC Sub-committee**

**February 19, 2025**



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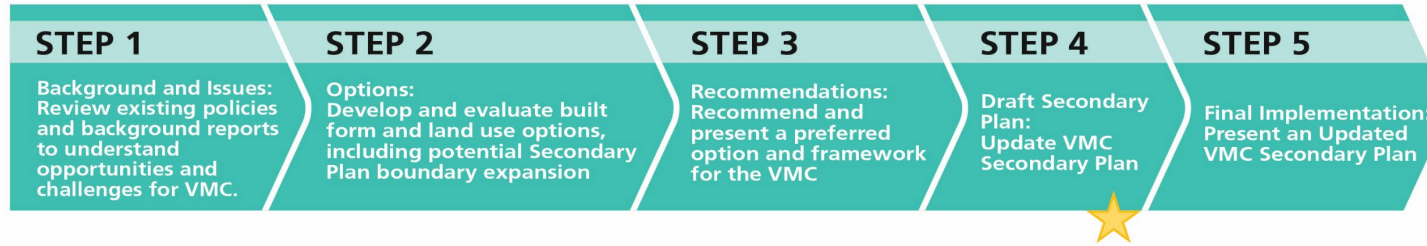
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The new **VMC Secondary Plan** (VMCSP) is currently in Phase IV, which involves the development of a draft Secondary Plan based on the Preferred Option endorsed by VMC Sub-committee in Phase III and updated based on VMC Sub-committee's direction to set parameters for **minimum heights and densities without prescribed maximums.**

# Timeline

\*Concurrent with VOP and other studies

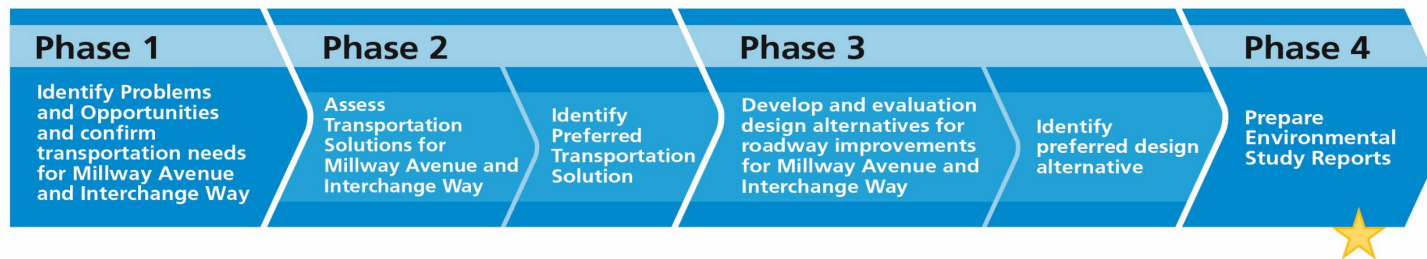
## Secondary Plan Update\*



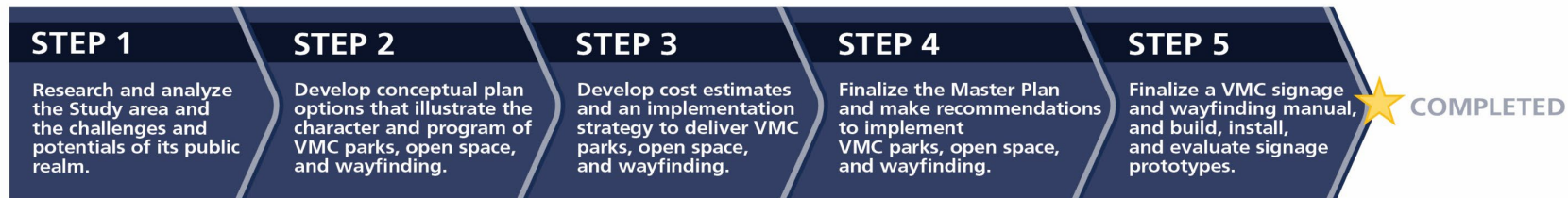
## Transportation Master Plan Update



## Millway Avenue and Interchange Way Class EA Studies



## Parks and Wayfinding Master Plan







# Development Capacity Analysis



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The purpose of this analysis was to provide a high-level estimation of the **development capacity** which could be realized in the **VMC** absent height and density maximums, recognizing the challenges associated with the lack of limitations on this potential condition.



# Development Capacity Considerations

- Identifying developments in the Greater Toronto Area (GTA) which are introducing significant heights and densities where market capacity and construction limitations are the primary determinant, rather than the land use policy framework;
- reviewing the scale of development for each development and collecting key information such as the number of residential units, property parcel size, number of storeys and height, and unit mix;
- estimating the population which will ultimately be supported at each project upon full build out, based on standard person per unit factors;
- calculating the number of residential units and population contemplated on a per acre basis for each of the projects, and
- based on the findings, providing a range for the total population and number of units estimated at the VMC at full build out.





# Development Capacity Considerations

It was also important to identify and assess other limitations which ultimately could shape the scale of development in the area. Although not necessarily explicit, they present considerations which developers must look at as plans are developed:

- Development feasibility;
- market demand;
- sales or leasing fluctuations, and
- provision of non-leasable space.

Through this assumptions, the final development capacity identified for the VMC has estimated a full buildout population of **194,700 residents** and **27,700 jobs**, for a total of **222,400 people and jobs.**





# Full buildout timeframes

Based on the results of the **total development capacity** for the **VMC**, an exercise was undertaken to estimate how long the **buildout of the highest density outcome** could be, under current and potential future market and absorption conditions.





# Full buildout Approach

This exercise focused on evaluating the rate of growth between 2025 and full build-out and involved the following approach:

- Working within the prescribed start (2025) and modelling out a growth “arc” in order to achieve full build-out;
- determining a reasonable rate, or scale of construction activity, based on historical growth patterns, competitive realities, economic growth trends, immigration, as well as consideration of development nodes throughout Vaughan and competitive areas of the GTA, and
- determining the quantum of space that currently exists and is under construction and estimating a market entry of that space.





# Full buildout Assumptions

In developing potential build-out timelines, the following general assumptions were made in establishing the population and employment forecasts for the VMCSF:

- Projects currently under construction within the VMC expected to be completed by 2031;
- the VMC's current standing as the predominant high-rise development site in Vaughan, and one of the select few current and planned subway-connected nodes in York Region will persist into the future;
- the VMC will continue to attract a significant share of the city of Vaughan's high and mid-rise development activity as a result of its strong locational attributes;



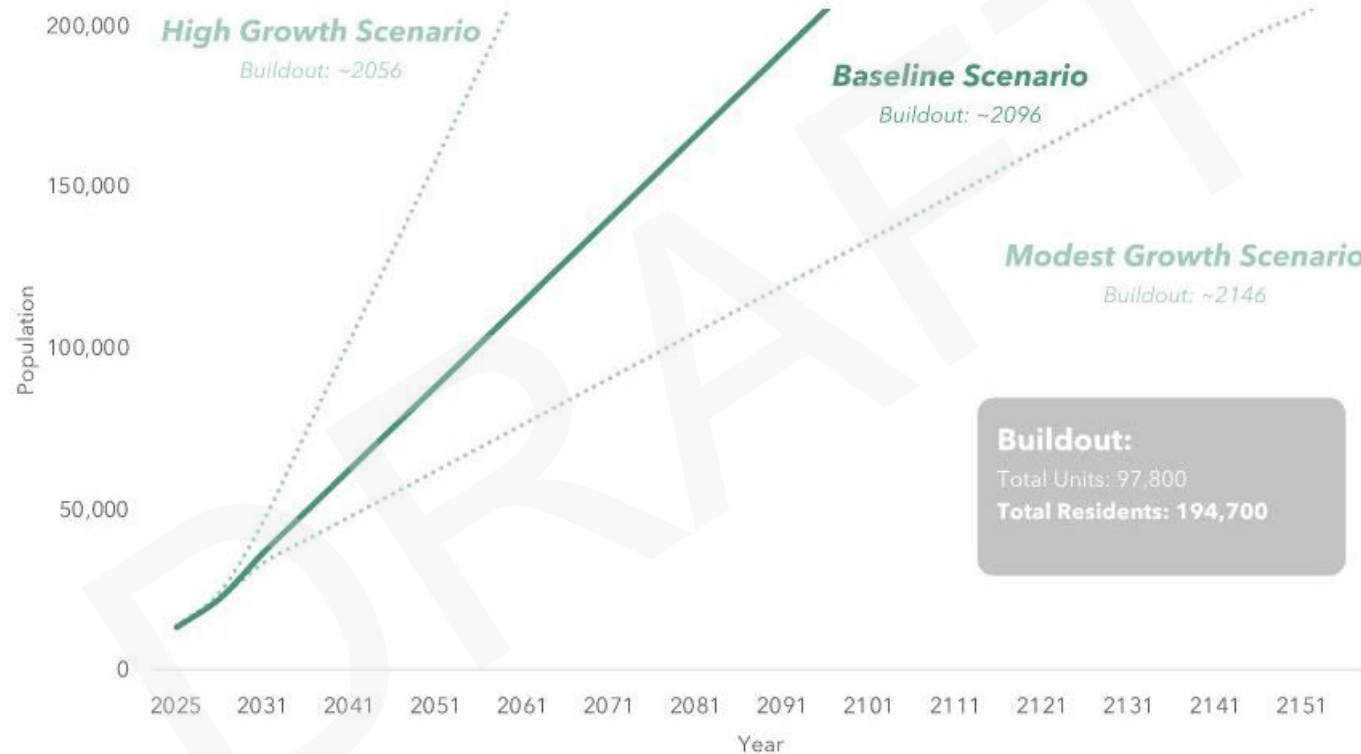


# Full buildout Assumptions

- Vaughan's population and non-residential development growth, as with the rest of the GTA, will continue to rely significantly on federal immigration policy. It is assumed that over the long-term Canada's annual immigration targets do not significantly deviate from historical trends;
- the VMC will continue to develop public and private amenities which ensure that it remains an attractive and desirable place for current and new residents, businesses and visitors, and
- the relative cost / price of real estate at the VMC compared to other nodes in the GTA will remain generally consistent for the foreseeable future.

# Full buildout Scenarios

## Residential Unit Growth to Buildout



Source: Parcel Economics, based on buildout scenario provided in collaboration with Gladki Planning Associates and DTAH. Population estimate is based on undercount adjusted person per unit factor of 1.99.

### Scenario #1: Modest Growth

Historical ten-year growth trend. VMC would achieve full buildout in about 120 years, shortly after 2146.

### Scenario #2: Baseline Growth

Historical five-year apartment dwellings completion trend. VMC would achieve full buildout in just over 70 years, by approximately 2096.

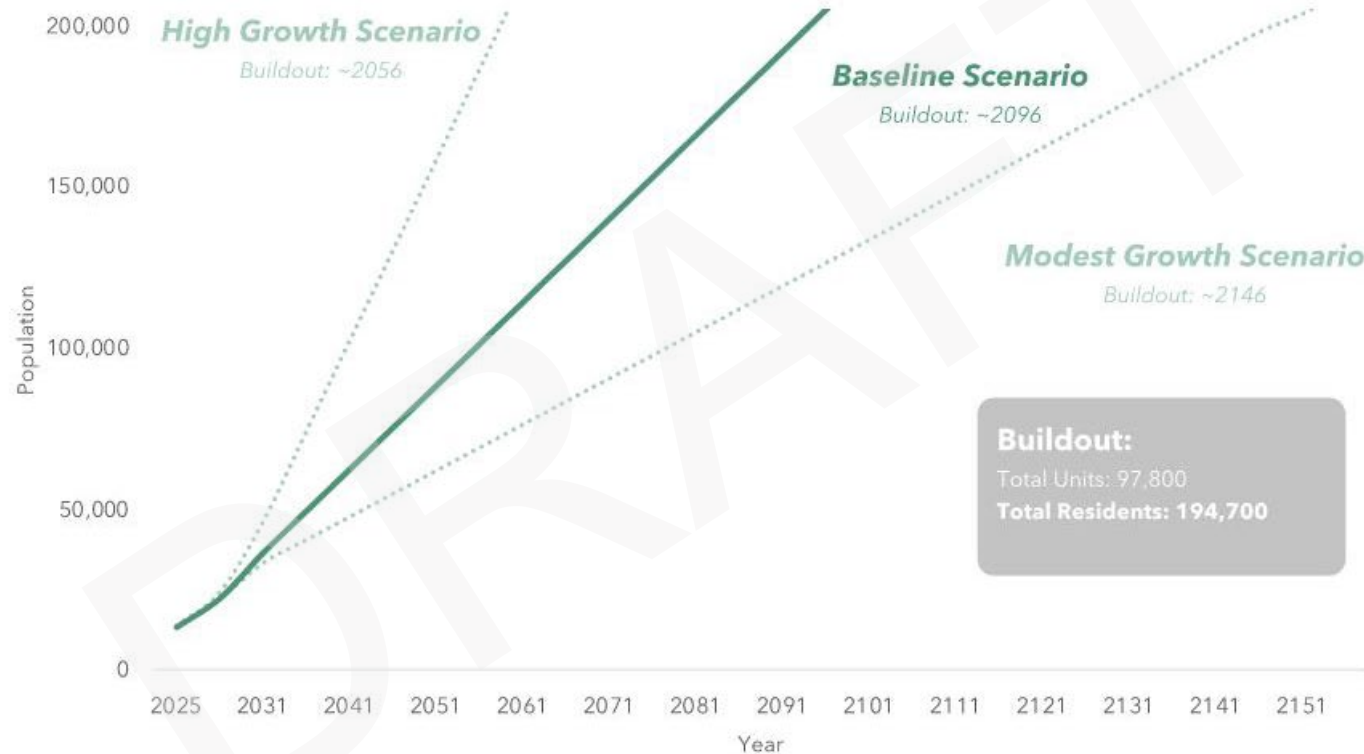
### Scenario #3: High Growth

Assumes average 2023 annual apartment dwelling completions (highest number in a given year since 2010.) VMC would achieve full buildout in about 30 years, by approximately 2056.



# Full buildout Scenarios

## Residential Unit Growth to Buildout



### Scenario #2: Baseline Growth

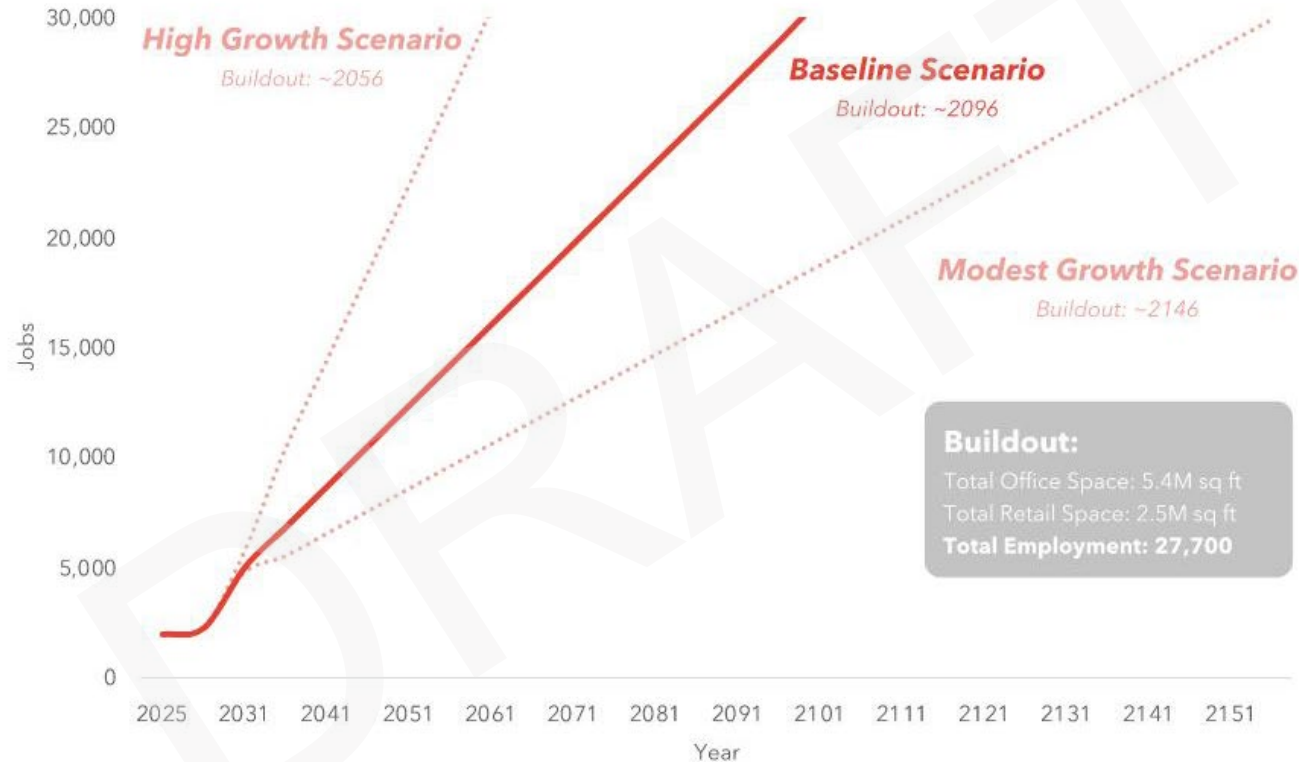
Historical five-year apartment dwellings completion trend.

VMC would achieve full buildout in just over 70 years, by approximately 2096.

Source: Parcel Economics, based on buildout scenario provided in collaboration with Gladki Planning Associates and DTAH. Population estimate is based on undercount adjusted person per unit factor of 1.99.

# Full buildout Scenarios

Net New Employment Growth to Buildout



**Scenario #2: Baseline Growth**  
Historical five-year trend.  
VMC would achieve full buildout in just over 70 years, by approximately 2096.

Source: Parcel Economics, based on buildout scenario provided in collaboration with Gladki Planning Associates and DTAH.



# Full buildout Scenarios

## Scenario #2: Baseline Growth

	Total Units	Total Population	Total Office Jobs	Total Retail Jobs	Total Employment
2025	6,000	13,500	1,600	300	1,900
2031	17,600	36,600	3,800	1,200	5,000
2041	30,600	62,500	6,900	1,800	8,700
2051	43,600	88,300	9,800	2,600	12,400
2061	56,600	114,200	12,700	3,300	16,000
2071	69,600	140,100	15,600	4,100	19,700
2081	82,600	166,000	18,500	4,900	23,400
2091	95,600	191,900	21,400	5,600	27,000
<b>2101</b>	<i>Buildout*</i>	<i>Buildout*</i>	<i>Buildout*</i>	<i>Buildout*</i>	<i>Buildout*</i>
2111	-	-	-	-	-
2121	-	-	-	-	-
2131	-	-	-	-	-
2141	-	-	-	-	-
2151	-	-	-	-	-

\*Buildout includes 194,700 total residents and 27,700 office and retail employees, based on total development capacities.

The development framework for the VMC has drastically changed with the removal of height and density caps, but the vision for the **VMC** to develop as a **complete community**, with a **balanced mix of uses** to support the significant population growth remains.



The policies of the VMCSPP are being drafted to ensure that the **provision of** hard and soft **infrastructure, services and amenities** are paced with development to ensure the creation of a **balanced community**.

To achieve a true **mixed-use downtown** core that includes a significant proportion of office, retail and service commercial uses, the **policies** of the VMCSPP will ensure that **non-residential development** is also paced to match the residential growth, to ensure a balanced mix of people and jobs.





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# Draft Schedules



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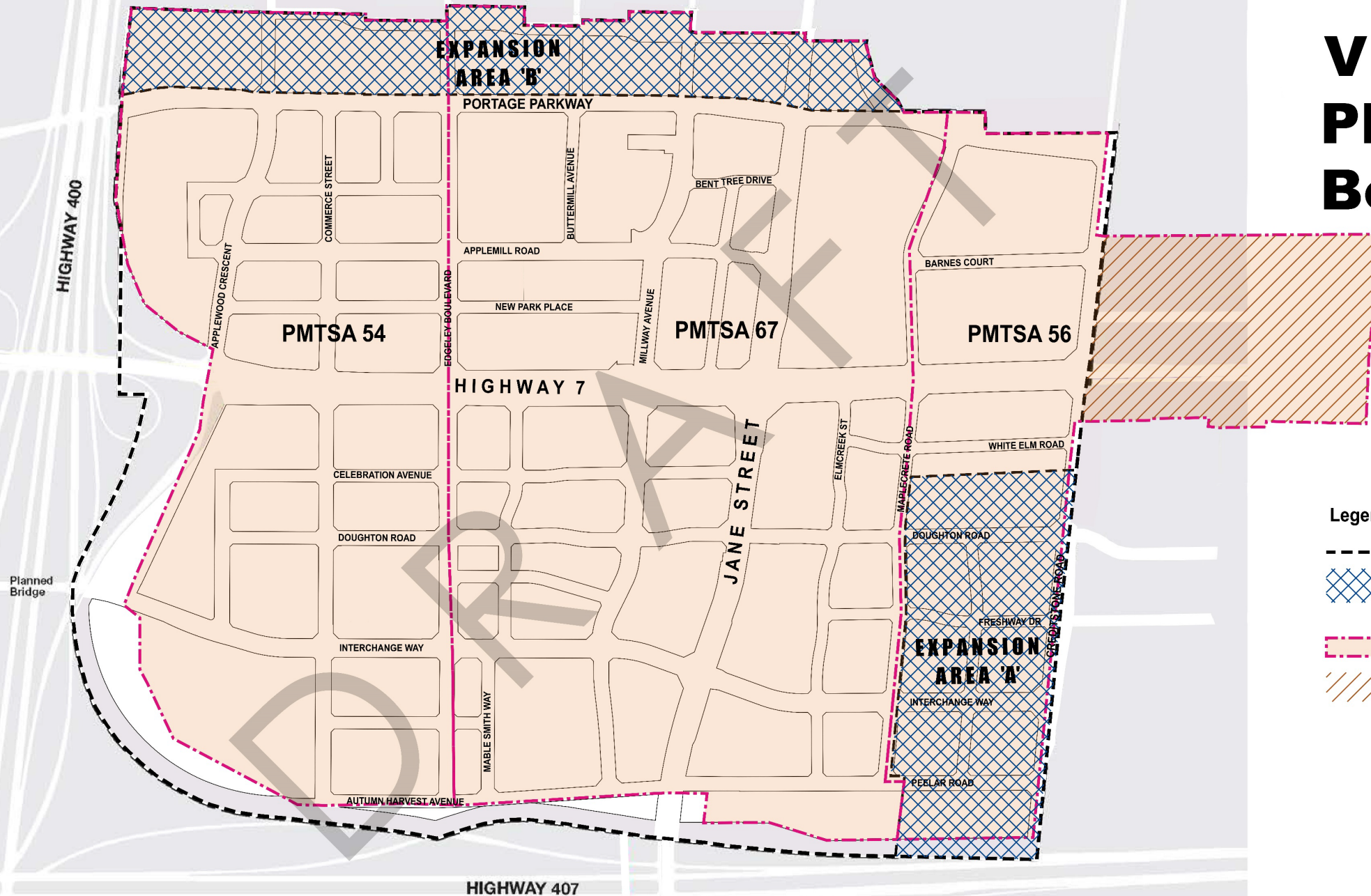
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The **VMCSP schedules** are being updated based on the **new development framework** and **stakeholder feedback**.



# VMC and PMTSA Boundaries



## Legend

-  VMC Boundary
-  VMC Expansion Area
-  PMTSA
-  PMTSA outside the VMC Secondary Plan Boundary

# Parks and Open Spaces



## Legend

- VMC Boundary
- Public Park
- Environmental Open Space
- Mews
- Black Creek Renewal Area
- Existing Watercourse
- Special Policy Area
- ⦿ Stormwater Management Facility







# Land Use



## Legend

--- VMC Boundary


### Land Uses


-  Mixed Use
-  Mixed Use (Min. 10% Non-residential Uses Required)
-  Non-residential Mixed Use
-  Neighbourhood

### Parks and Open Spaces

-  Public Park
-  Environmental Open Space


 Mews

 School

 Subway / Station Entrance

 BRT / Station

 Potential Future BRT / Station

 Stormwater Management Facility



# Retail

## Legend

--- VMC Boundary

### 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

⊖ Subway / Station Entrance

⊖ BRT / Station

⊖ Potential Future BRT / Station







# Next Steps



# Next Steps



- Continue to advance and coordinate the VMCSPP with other supporting studies.
- Continue to have conversations and work with landowners who have reached out through the VMCSPP process.
- Present an update, including draft policy and schedules at the March 2025 VMC Sub-committee.
- Bring VMCSPP to Statutory Public Meeting in April 2025.





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**Thank you**