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Communication

Vaughan Metropolitan Centre

Sub-Committee – March 26, 2025

Item No. 1

VMC Secondary Plan Update

Presentation to VMC Sub-committee

March 26, 2025



DOWNTOWN

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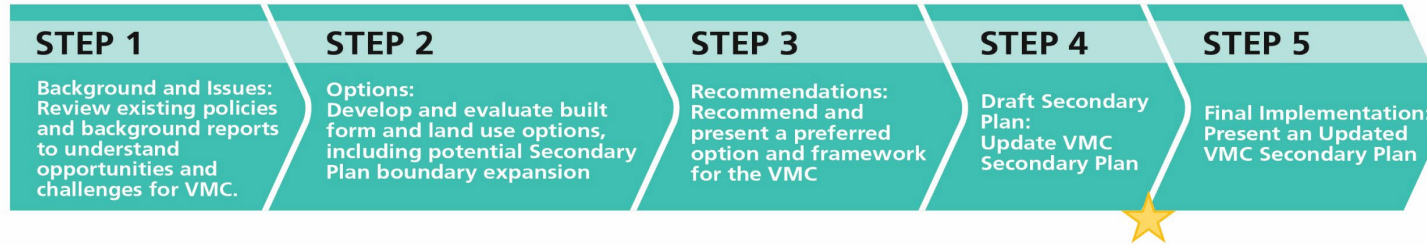
METROPOLITAN CENTRE

The new **VMC Secondary Plan** (VMCSP) draft policies and schedules are currently being finalized 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

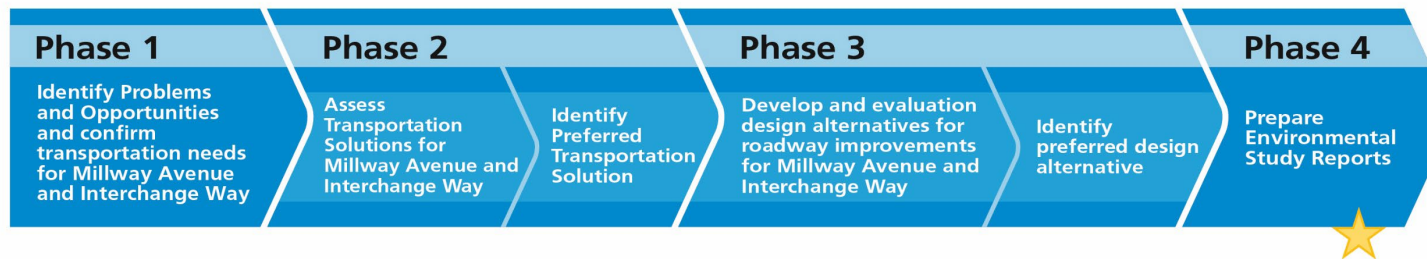
New Secondary Plan*



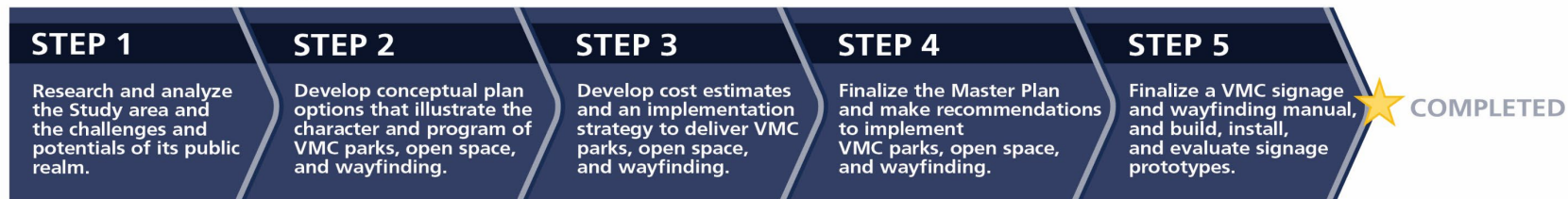
Transportation Master Plan Update



Millway Avenue and Interchange Way Class EA Studies



Parks and Wayfinding Master Plan



The **2010 VMC Secondary Plan**, approved in 2017, laid the initial foundation for the downtown. The new **2025 VMCSP** refreshes this vision and outlines the next steps for the future of the VMC.

The new **2025 VMCS** constitutes a part of the City of Vaughan Official Plan 2025 (VOP 2025) and as such is intended to guide and regulate development in the VMC. It replaces the previous version of the VMC Secondary Plan and all previous Official Plan Amendments applicable to the VMC.



Summary of Key Policy Changes



DOWNTOWN

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2.0 Vision & Principles

The new 2025 VMCSPP outlines the new framework for Vaughan's downtown. It now envisions a substantial population living in high-density towers with a mix of uses and activities for work, living, recreation, and culture, be walkable and accessible by various modes of transportation, and offer rich, high-quality public spaces for civic gatherings and events.

Principles

- Transit-oriented
- Walkable
- **Connected** (formerly 'Accessible')
- Diverse
- Vibrant
- **Balanced** (new)
- **Sustainable** (formerly 'Green')
- Beautiful



3.0 Objectives

A DOWNTOWN

- Establish a distinct downtown for Vaughan containing a mix of uses, civic attractions and a critical mass of people.

NEIGHBOURHOODS

- Establish complete neighbourhoods containing a variety of housing.

EMPLOYMENT DIVERSITY

- Attract and accommodate a variety of employment uses.

UNIVERSITY OR COLLEGE PRESENCE

- Attract major institutions of higher learning.

HARD AND SOFT INFRASTRUCTURE AND AMENITIES (NEW)

- Support growth with appropriate infrastructure and amenities.

ORDERLY DEVELOPMENT (NEW)

- Ensure development proceeds in an orderly and rational manner.

HIGH TRANSIT USAGE

- Continue to upgrade and optimize rapid transit.

GRID OF STREETS (Street and Block Network)

- Establish a hierarchical, fine-grain grid network of streets and pathways linked rationally to the larger road system.



3.0 Objectives (cont.)

GENEROUS OPEN SPACE SYSTEM

- Develop a generous and remarkable parks and open space system.

NATURAL FEATURES

- Make natural features and functions a prominent part of development.

GREEN DEVELOPMENT

- Ensure development incorporates green infrastructure and green building technologies.

DESIGN EXCELLENCE

- Ensure all development exhibits a high quality of urbanity, materials and design.





4.0 Growth Management

The VMC has **significant development potential** due to the removal of maximum height and density limits. However, this increased potential **extends the timeline for full buildout** and raises the **need for additional hard and soft infrastructure to accommodate growth**.

The VMC is projected to grow to **101,000 people and jobs by 2051**, with a total of **222,400 people and jobs expected at full buildout**, which is anticipated to occur well beyond the plan's 2051 planning horizon.

Delivering the infrastructure, services, and amenities needed to support this growth must be a key city-building priority.

4.0 Growth Management (cont.)

Through the policies of the VMCSPP, the City will seek to **meet or exceed the minimum density targets established by the VOP 2025 for PMTSAs** that fall within the VMC boundaries as follows:

- PMTSA 54 - Commerce BRT Station (350 people and jobs per gross hectare)
- PTMSA 56 - Creditstone BRT Station (300 people and jobs per gross hectare)
- PTMSA 67 – Vaughan Metropolitan Subway Station (400 people and jobs per gross hectare)

The growth rate in the VMC will depend on the City's and Region's capacity to provide the necessary elements and improvements outlined in the VMCSPP and supporting studies.

4.0 Growth Management (cont.)

Supporting Growth

To support the anticipated growth in the VMC, no development will be allowed to move forward until the City ensures that:

- Sufficient capacity in transportation, water, wastewater, stormwater, parks, and community services, as outlined in the VMC TMP and other VMC and City-Wide documents and studies are funded, planned, and implemented to the City and Region's satisfaction;
- Improvements are made prior to or concurrently with the removal of a Holding Symbol (H) and/or the issuance of building permits.



4.0 Growth Management (cont.)

Orderly Development

Given the extended projected timeline for full build-out, the orderly progression of growth will aim to create a contiguous complete community that will expand over time, through developments that shall:

- Contribute to key public spaces and community focal points through the rational and contiguous extension of redeveloped built form, the public realm and active transportation networks;
- Contribute with 10% non-residential uses where applicable (e.g. Mixed Use areas);
- Contribute significantly to the provision of community services; and/or
- Be located within close proximity of a higher-order transit station.

All developments within VMC shall be subject to an implementing Zoning By-law and Site Plan Approval. All implementing Zoning By-law approvals will be subject to a Holding Symbol (H).



5.0 Streets & Transportation

- **Updated to align with VMC TMP 2025**
 - To support the vision and growth projections for the VMC through the 2051 planning horizon
- **Major transit infrastructure has been built**
 - VMC TTC Subway, SmartVMC Bus Terminal, vivaNext BRT along Highway 7)
- **Transportation Demand Management**
 - To promote transit, walking and cycling
- **Encroachments into public roads**
 - Will require Justification Report and strata agreement
- **Active Transportation**
 - Integrating active transportation into the overall system (e.g. Micromobility)
- **Parking**
 - Removal of parking minimums



6.0 Energy, Water & the Natural Environment

- **Non-conventional Stormwater Facilities**
 - To align with the City's Non-conventional Stormwater Management Policy
 - Parks may be permitted above non-conventional SWM facilities
- **Western Black Creek Spill Area**
 - Updated mapping was provided by TRCA that identifies this spill area
 - Development in this area will require mitigation measures, including flood proofing
- **Black Creek Renewal Area**
 - Following the Black Creek Renewal EA, the City will be undertaking the Black Creek Renewal Design Build project
 - The underlying land use designations within this area will come into force once all conditions have been met

7.0 Parks & Open Spaces



- **Updated to align with VMC Parks and Wayfinding Master Plan (PWMP) 2024**
 - To support the park network identified and approved through the PWMP 2024
- **Changes to Park Typologies**
 - Aligned with PWMP 2024, two types of park typologies: Urban Parks & Public Squares
- **Strata policies (encumbered parks)**
 - To align with Provincial changes resulting from Bill 109, to allow encumbered parks to meet parkland dedication requirements
 - Will require strata agreement
- **Parks above non-conventional SWM facilities**
 - To align with City's Non-conventional Stormwater Management Policy
 - Lands with non-conventional SWM facilities may be re-designated as park, contingent on conditions



8.0 Community Spaces, Cultural Facilities & Public Art

- **Requirement of secondary school**
 - A secondary school site will be required within the VMC, or in areas accessible to the served population by direct walking routes or by short trips by rapid transit
- **Alternative school designs**
 - Size, layout and built form of schools shall be compatible with the planned high-density form of development in the VMC
 - School Boards are encouraged to develop alternative standards for new schools in high density neighbourhoods
- **Performing arts centre**
 - New policies on future performing and cultural arts centre, located in south-west quadrant
 - Performing arts centre will serve as the anchor of a broader network of cultural facilities within the VMC
- **Reference to the 'Community Spaces Plan'**
 - To provide strategies related to the provision of City-owned community spaces and services

9.0 Land Use, Density and Built Form

- **Change from 'precincts' to land use designations**
 - Mixed Use
 - Neighbourhood
 - Mixed Non-Residential
 - Parks
 - Environmental Open Space
- **Removal of height and density maximums**
- **Housing policies**
 - Reference to purpose-built rental and to inclusionary zoning
 - Unit sizes requirement
- **Retail**
 - Updates to required and recommended locations
- **Built Form**
 - New policies on views, focal sites and gateways
 - Active frontages facing parks



10.0 Administration & Interpretation

- **Site Specific Policies**
 - Existing OPA's will remain in VMCS 2010
 - New OPA's will be added to VMCS 2025

11.0 Implementation



- **Updated policies will reference new Community Improvement Plan (CIP)**
 - The existing CIP has expired
- **New Municipal Finance section**
 - Aligns with W7 policies
- **New policies on Holding Symbols**
 - And requirements to lift the hold.



Schedules



DOWNTOWN

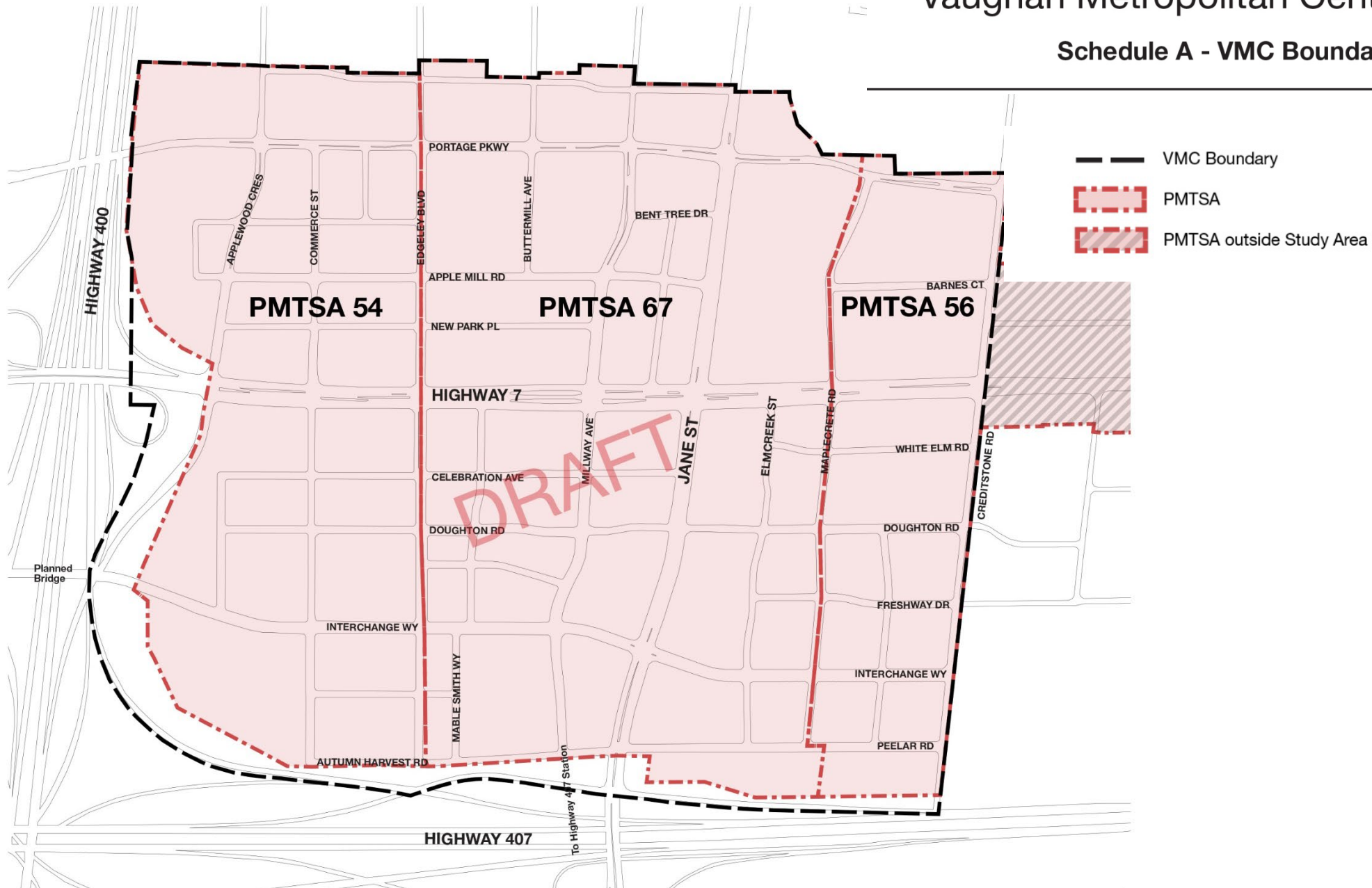
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The **VMCSP schedules** have been updated based on the new development framework and stakeholder feedback.

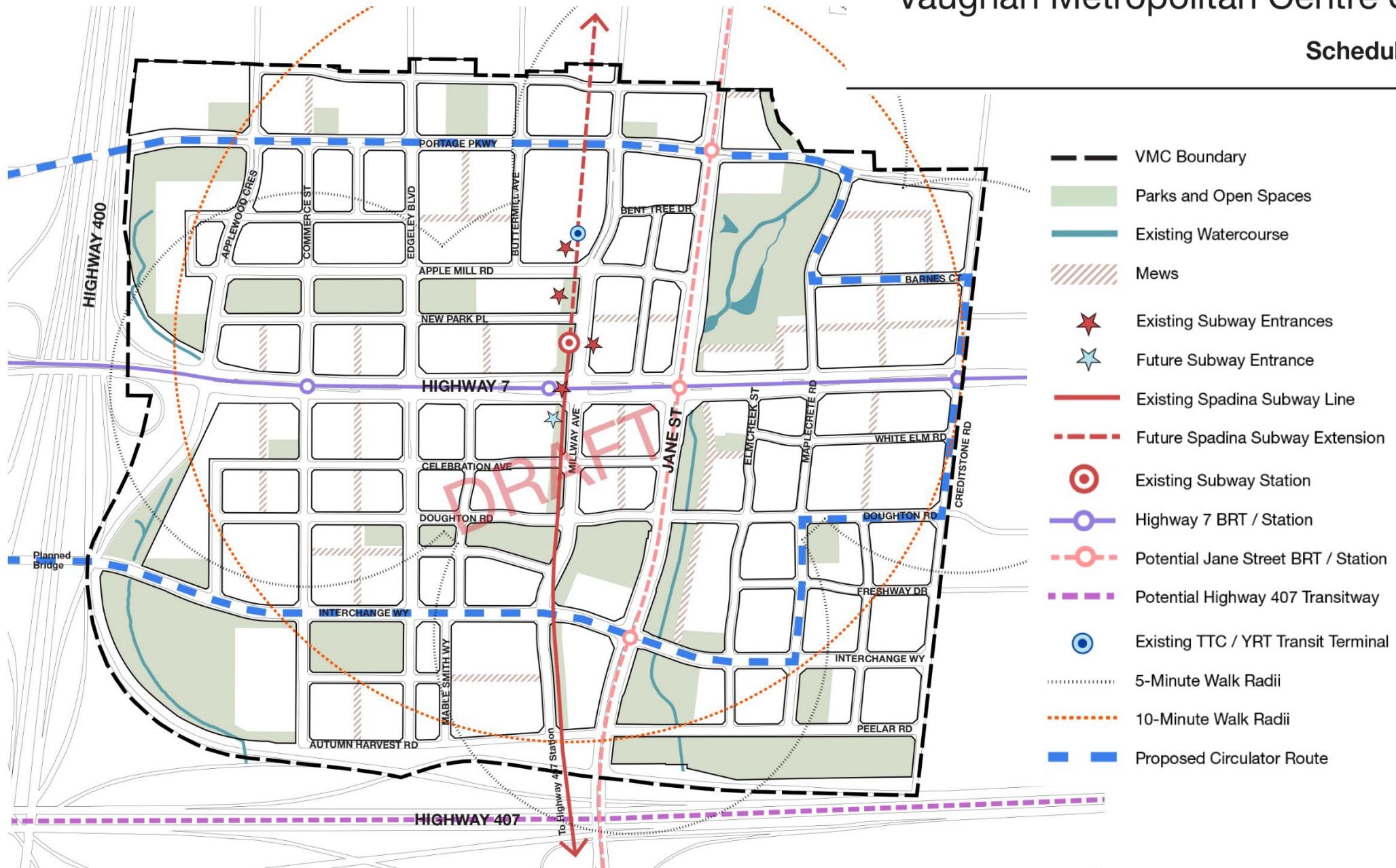
Vaughan Metropolitan Centre Secondary Plan

Schedule A - VMC Boundary and PMTSA Boundaries



Vaughan Metropolitan Centre Secondary Plan

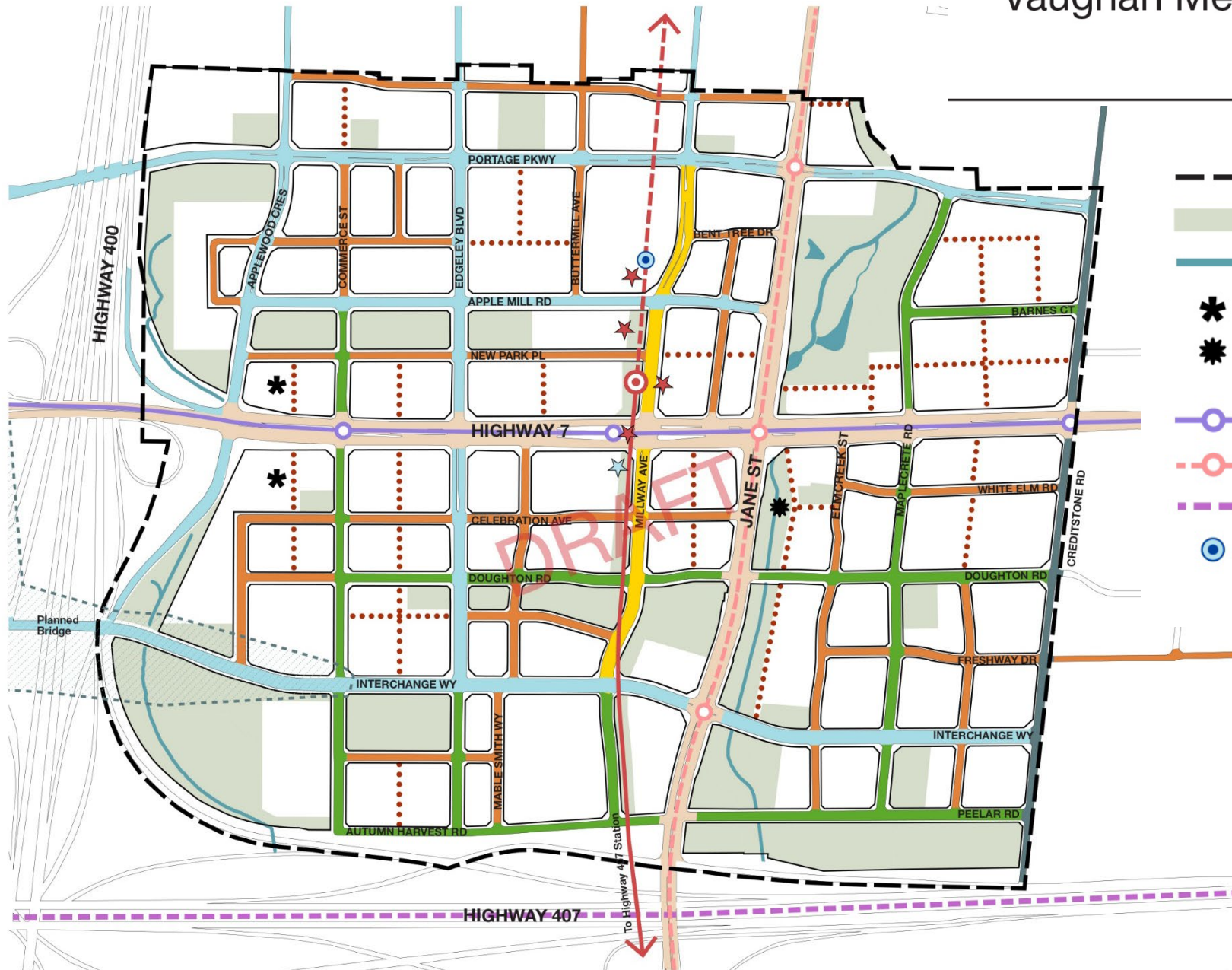
Schedule B - Transit Network



- VMC Boundary
- Parks and Open Spaces
- Existing Watercourse
- Mews
- Existing Subway Entrances
- Future Subway Entrance
- Existing Spadina Subway Line
- Future Spadina Subway Extension
- Existing Subway Station
- Highway 7 BRT / Station
- Potential Jane Street BRT / Station
- Potential Highway 407 Transitway
- Existing TTC / YRT Transit Terminal
- 5-Minute Walk Radii
- 10-Minute Walk Radii
- Proposed Circulator Route

Vaughan Metropolitan Centre Secondary Plan

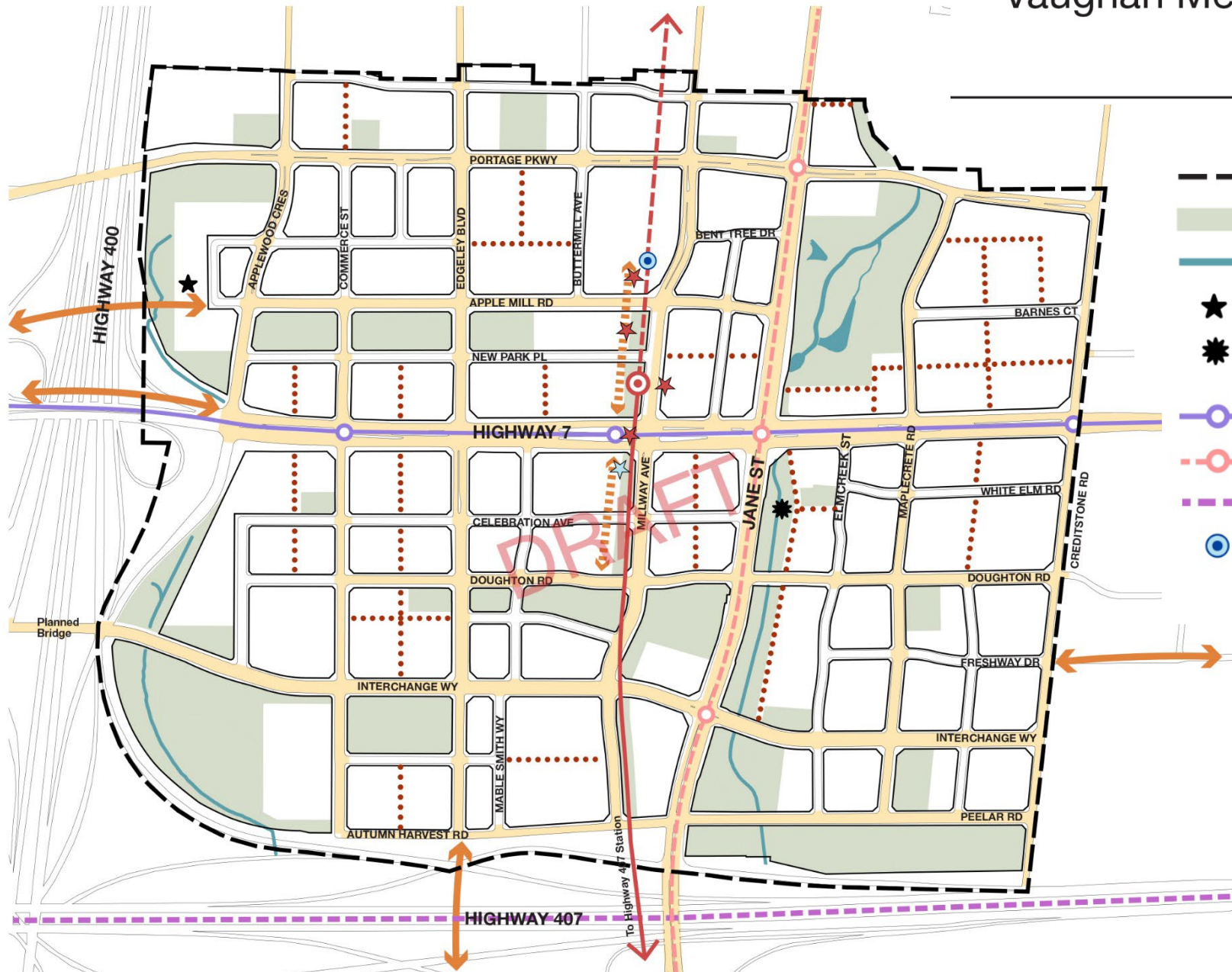
Schedule C - Street Network



- VMC Boundary
- Parks and Open Spaces
- Existing Watercourse
- See policy 5.3.21
- See policy 5.3.24
- Existing BRT / Station
- Future BRT / Station
- Potential Transitway
- Existing TTC / YRT Transit Terminal
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Subway Line
- Future Subway Line
- Arterial (width to be consistent with Region of York Official Plan)
- Minor Arterial (33m)
- Major Collector (33m)
- Special Collector (33m)
- Minor Collector (26m)
- Local (20-22m)
- Mews (15-17m) (see policy 5.3.20)
- Colossus Drive Corridor Protection Area

Vaughan Metropolitan Centre Secondary Plan

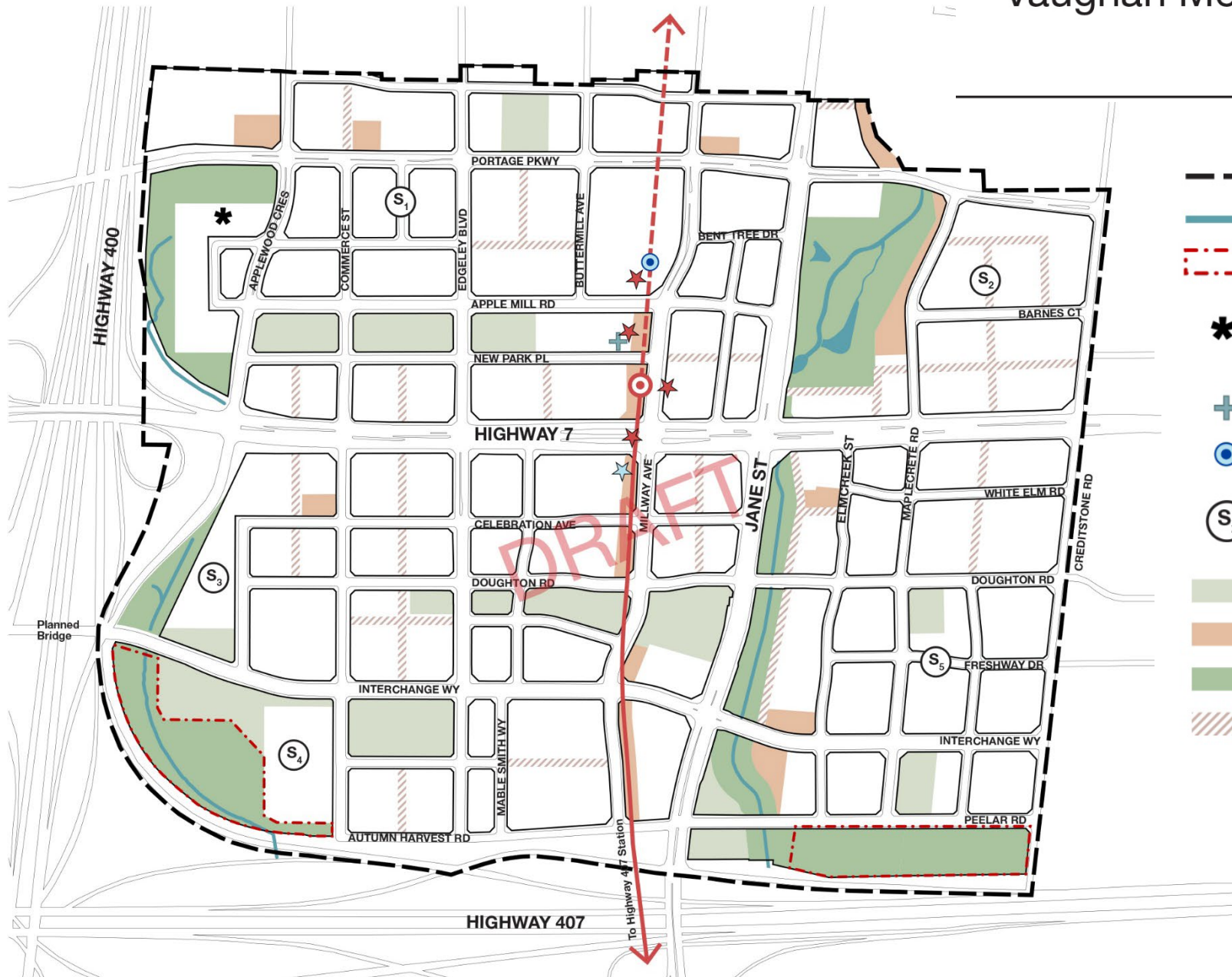
Schedule D - Active Transportation



- VMC Boundary
- Parks and Open Spaces
- Existing Watercourse
- See policy 5.5.6
- See policy 5.3.24
- Existing BRT / Station
- Future BRT / Station
- Potential Transitway
- Existing TTC / YRT Transit Terminal
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Subway Line
- Future Subway Line
- AT Path/Connection
- Underground Connections
- Cycle Facilities
- Mews

Vaughan Metropolitan Centre Secondary Plan

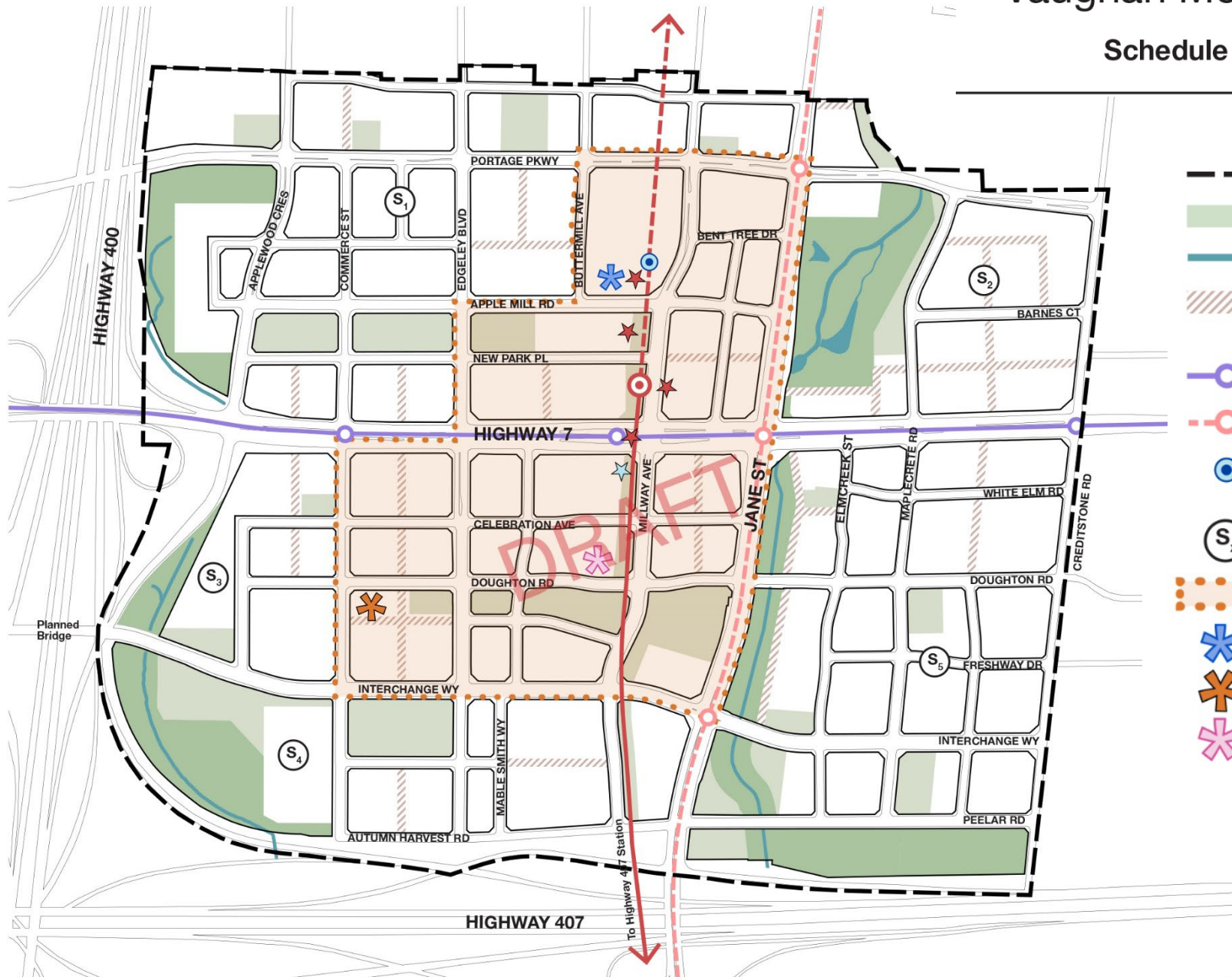
Schedule E - Parks and Open Spaces



- VMC Boundary
- Existing Watercourse
- Special Policy Area (see Policy 7.7.8)
- See Policy 7.7.7
- Transit Square
- Existing TTC / YRT Transit Terminal
- School
- Urban Park
- Public Square
- Environmental Open Space
- Mews
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Subway Line
- Future Subway Line

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Schedule F - Community Services and Cultural Facilities



- VMC Boundary
- Parks and Open Spaces
- Existing Watercourse
- Mews
- Existing BRT / Station
- Future BRT / Station
- Existing TTC / YRT Transit Terminal
- School
- Preferred Zone for Community Services and Institutions
- Existing Community Service Facility
- Recommended Performing Arts and Cultural Centre
- Recommended Major Community Service Facility
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Subway Line
- Future Subway Line

HIGHWAY 407

To Highway 407 Station

Vaughan Metropolitan Centre Secondary Plan

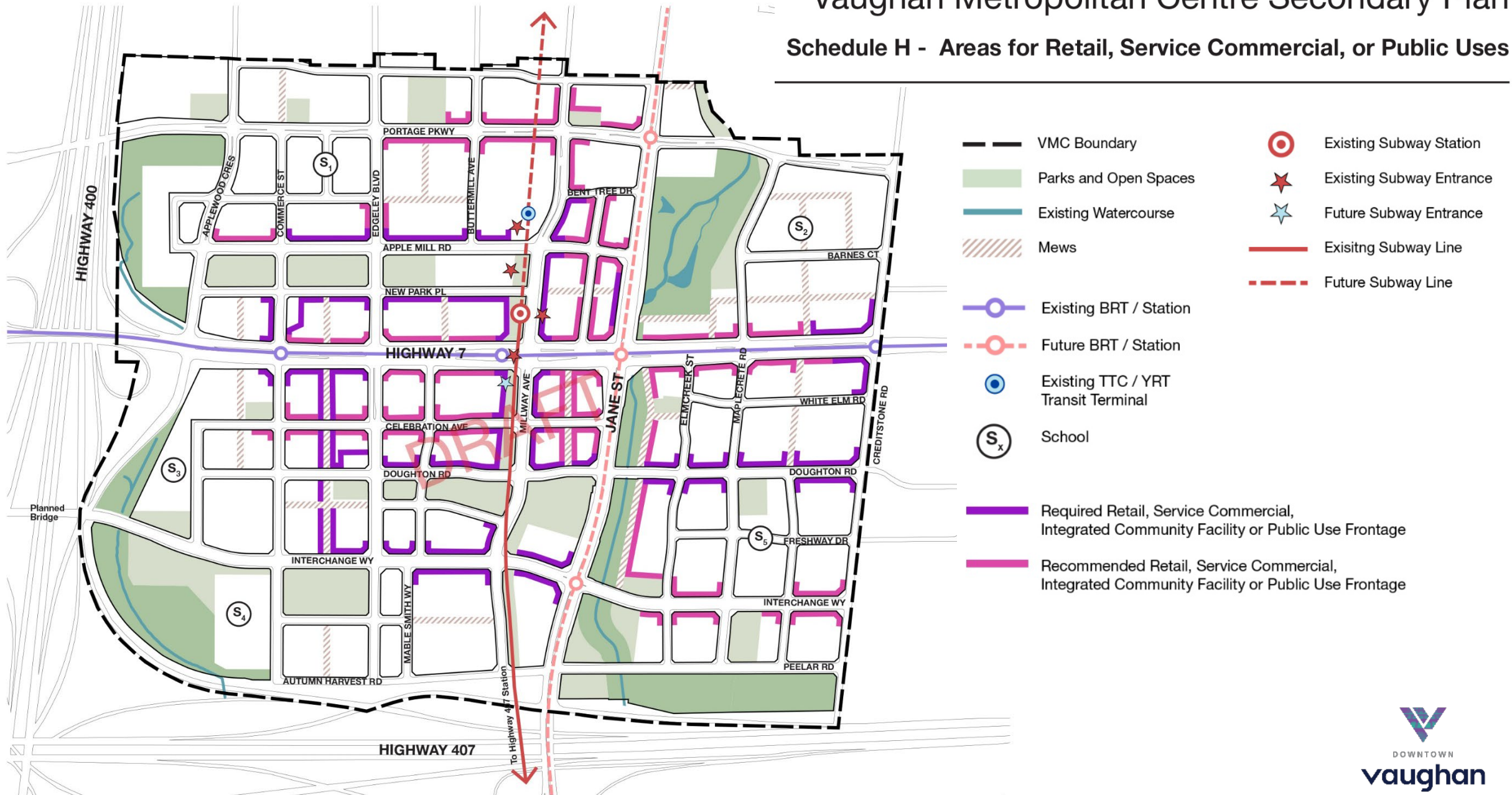
Schedule G - Land Uses



- VMC Boundary
- Parks and Open Spaces
- Existing Watercourse
- Mews
- Existing BRT / Station
- Future BRT / Station
- Existing TTC / YRT Transit Terminal
- School
- Mixed Use
- Mixed Non-residential
- Neighbourhood
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Subway Line
- Future Subway Line

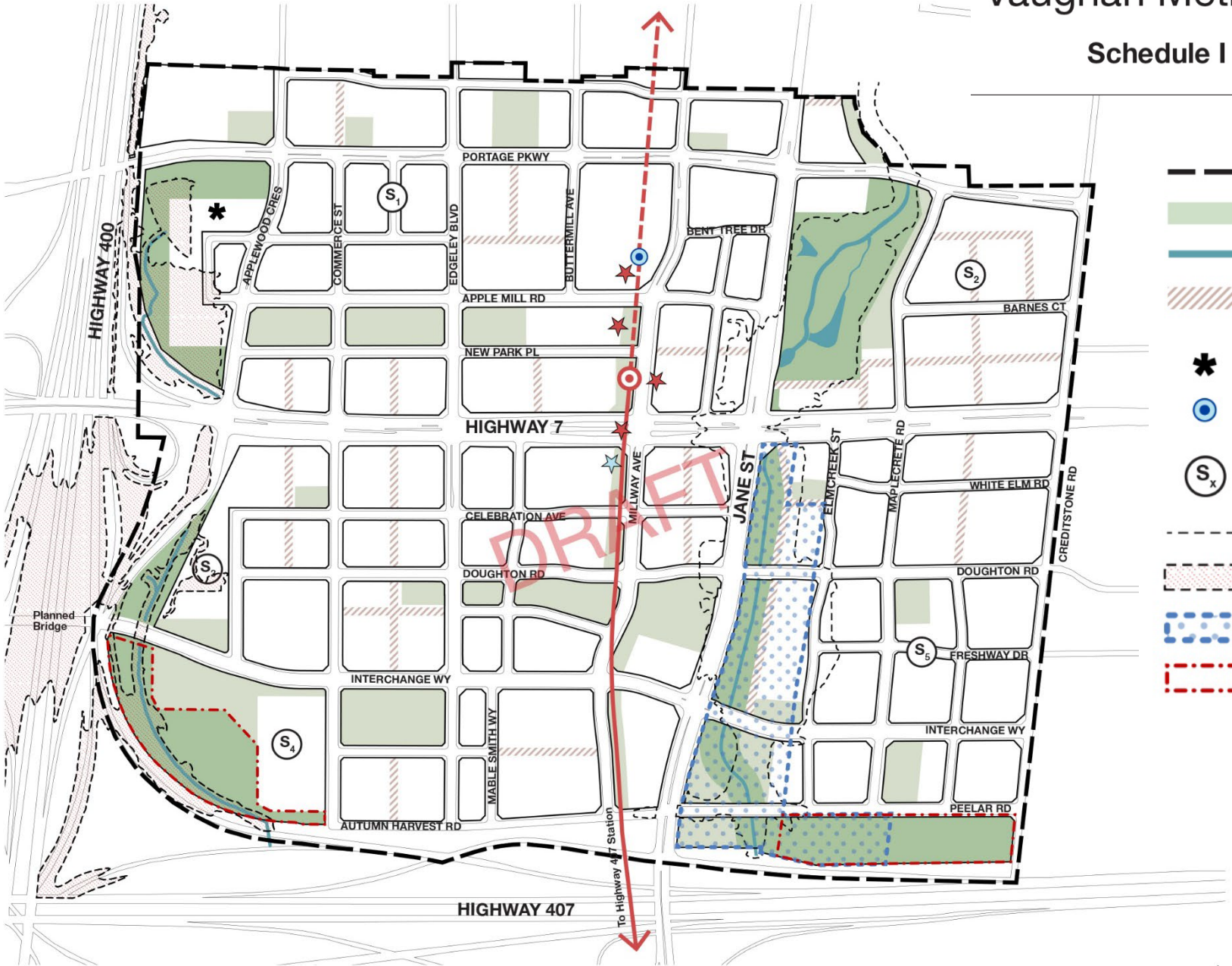
Vaughan Metropolitan Centre Secondary Plan

Schedule H - Areas for Retail, Service Commercial, or Public Uses



Vaughan Metropolitan Centre Secondary Plan

Schedule I - Flood Plain and Environmental Open Space



- VMC Boundary
- Parks and Open Spaces
- Existing Watercourse
- Mews
- See policy 7.7.7
- Existing TTC / YRT Transit Terminal
- School
- Existing Flood Plain (prior to Black Creek Renewal channel work)
- Black Creek Western Spill Area (see Policy 6.7.7)
- Black Creek Renewal Area (see Section 6.7)
- Special Policy Area (see Policy 7.7.8)
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Subway Line
- Future Subway Line

Vaughan Metropolitan Centre Secondary Plan

Schedule J - Site Specific Policy Areas



- VMC Boundary
- Parks and Open Spaces
- Existing Watercourse
- Mews
- Existing TTC / YRT Transit Terminal
- School
- Site Specific Policy Areas (see Policy 10.3.1)
- Existing Subway Station
- Existing Subway Entrance
- Future Subway Entrance
- Existing Subway Line
- Future Subway Line



Next Steps

Next Steps



- Continue to advance and coordinate the VMCSPP with other supporting studies.
- Continue to have conversations and work with the Technical Advisory Committees, Landowners and Citizens who have reached out through the VMCSPP process.
- Bring VMCSPP 2025 to Statutory Public Meeting.



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Thank you