

# VMC Secondary Plan Update

Presentation to VMC Sub-committee  
May 21, 2025



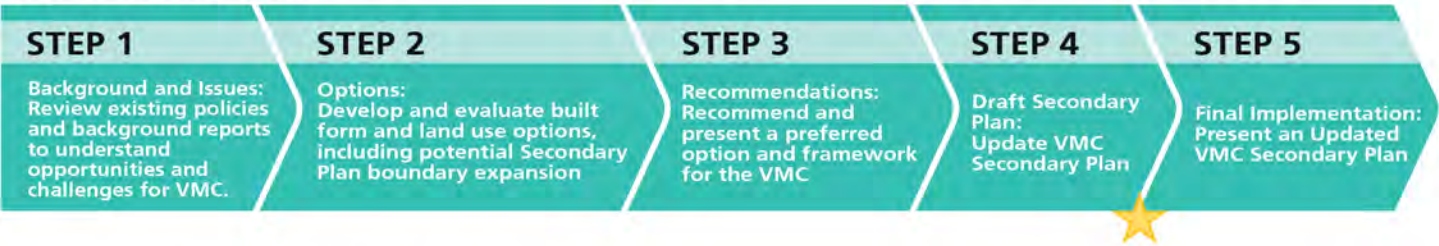
# Overview

The new 2025 VMCSF 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.

- **Aligns with Provincial policy updates and VOP 2025**
- **Introduces minimum height/density parameters with no prescribed maximums**
- **Plan refinements are ongoing until final approval**



New Secondary Plan\*



# Timeline

\*Concurrent with VOP and other studies

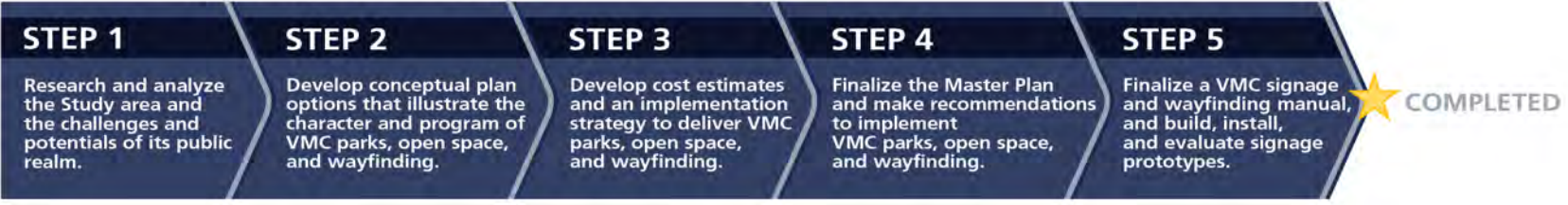
Transportation Master Plan Update



Millway Avenue and Interchange Way Class EA Studies



Parks and Wayfinding Master Plan



The new 2025 VMCSPP constitutes a part of the new City of Vaughan Official Plan 2025 (VOP 2025) and as such is intended to guide and regulate development in the VMC. It will replace the previous version of the VMC Secondary Plan.



# Summary of Key Draft Policies

## Vision and Principles

- VMC envisioned as Vaughan's downtown and city core.
- Eight guiding principles: transit-oriented, walkable, connected, diverse, vibrant, balanced, sustainable, beautiful.

## Core Objectives

- Mixed-use downtown with housing, employment, institutions.
- Orderly growth supported by infrastructure.
- Focus on quality design, sustainability, and connectivity.





# Summary of Key Draft Policies

## Growth Management

- Highest densities and land-use mix in Vaughan.
- Projected growth: **101,000 people/jobs by 2051** and **222,400 at full buildout**.
- Infrastructure provision must precede development.
- Holding Symbols ensure growth aligns with servicing.

## Transportation

- Multi-modal system to reduce car-dependency.
- Includes subway, BRT (Highway 7, Jane St.), circulator route.
- Complete Streets, active transportation, micromobility.
- No minimum parking requirements; bike parking required.



# Summary of Key Draft Policies

## Sustainability and Infrastructure

- VMC to be low-carbon and resilient to climate change.
- Emphasis on renewable energy, water/wastewater efficiency.
- Black Creek corridor ecological enhancements.
- Phased servicing aligned with development.

## Parks and Open Spaces

- Urban parks and public squares will serve dense neighbourhoods.
- Year-round programming and recreational opportunities.
- Parks to be delivered in sync with growth.







# Summary of Key Draft Policies

## Community Services & Facilities

- Phased delivery of schools, libraries, daycares, etc.
- 5 elementary school sites identified in the VMC, and 1 secondary school site identified in the vicinity of the VMC.
- Guided by Community Spaces Plan.

## Land Use & Built Form

- Mixed-use core near subway; neighbourhoods radiating out.
- Five designations: Mixed-Use, Neighbourhood, Mixed Non-Residential, Parks, Environmental Open Space.
- Emphasis on vibrant public realm and building diversity.





# Summary of Key Draft Policies

## Height, Density, and Design

- No height/density caps; intensification near transit.
- Urban design to promote livability, comfort, and accessibility.
- Building types: low-, mid-, and high-rise, context-sensitive.

## Housing and Retail

- Minimum 35% of units must be affordable.
- Requirements of varied unit sizes for diverse needs.
- Retail activation required or encouraged in key corridors.

## Land Use Compatibility

- New development must consider proximity to major facilities.
- Mitigation required for impacts like noise, odour, vibration.

The new **VMC Secondary Plan** (VMCSP) draft policies and schedules were posted publicly on May 15, 2025, and will be presented at the Statutory Public Meeting on June 4, 2025.





# Public Consultation



The **VMCSP team** has been consulting with the **Technical Advisory Committee, Landowners and Citizens** who have reached out throughout the VMCSP process.



# Consultation Summary Overview

**VMC Secondary Plan** –The draft plan has been informed by an extensive public and stakeholder engagement process.

Engagement to date has included:

- Technical Advisory Committee (TAC)
- Landowners
- General public
- VMC Sub-Committee





# Key Engagement Activities

## Technical Advisory Committee (TAC)

- Included staff from City Departments, York Region, TRCA, school boards, and CN Rail
- Focused input on transportation, urban design, parks, environment, and more
- 5 meetings held across all 4 phases plus several 1:1 and other smaller group meetings
- **Next meeting scheduled for May 2025**

## Landowners

- Ongoing one-on-one and group meetings
- Engagement by sub-area (west/east of Jane St., Expansion Areas)
- 8 total meetings plus several 1:1 and other smaller group meetings
- **Next meeting scheduled for May 2025**





# Consultation Summary Overview

## Public Engagement

- Online Survey (2020–2021): 350+ participants
- Online Forums (Phases 1–3): Hundreds engaged across all phases
- Virtual Open Houses: Held in Phases 1 & 2 (300 views; 40 attendees)
- In-Person Open House (Phase 3): 50 attendees at September 2023 event
- **Next Open House scheduled for May 2025**

## VMC Sub-Committee

- 14 meetings to guide municipal policy and city-building framework
- Comprised of Council members, senior staff, and the VMC Program team
- **Next Sub-Committee meeting scheduled for June 2025**





# What We've Heard

## Land Use & Built Form

### Comments

- Concerns over land use designations being too restrictive
- Concerns over non-residential land use percentages being too high
- Desire for more clarity on density and height permissions
- Suggestions for better transitions between high-rise and low-rise areas
- Concerns with the amount of retail being too high, as well as concern with the amount of retail being too low

### Staff Responses

- Mixed-use areas expanded to allow for more flexibility
- Non-residential land use percentages have been reduced, and other uses have been added beyond office
- Plan updated to set minimum heights and densities without prescribed maximums
- Policies and guidelines will address context sensitivity and compatibility
- Retail locations will continue to be protected based on anticipated growth in the downtown





# What We've Heard

## Parks & Open Space

### Comments

- Requests for more public parks and green space
- Requests for diverse range of programming in parks
- Concerns about adequacy of parkland in higher-density areas
- More equity on the distribution of parkland (in expansion areas)

### Staff Responses

- Parkland policies refined to prioritize accessible, connected green spaces. Emphasis placed on delivering public parks concurrent with growth
- Consideration has been given to a more equitable distribution of parkland in both expansion areas to ensure balanced park distribution within the VMC and based on park placements aligning with 5-minute walk accessibility goal



# What We've Heard

## Mobility & Transportation

### Comments

- Requests for better cycling and pedestrian infrastructure
- Concerns about traffic congestion, parking availability and safety
- Requests for transit service improvements
- More equity on the location of roads and mews
- Concerns with newly proposed mews

### Staff Responses

- Transportation policies enhanced to support multi-modal networks
- Emphasis on reducing car dependency and improving active transportation
- Consideration has been given to a more equitable distribution of the road and mews network
- Mews have been updated and include new vital connections based on approved applications and anticipated growth



# What We've Heard

## Infrastructure & Servicing

### Comments

- Questions about how new development will be supported by infrastructure
- Concerns over capacity for water, sewer, transportation and community services

### Staff Responses

- Development must proceed in an orderly manner which allows for the efficient provision of infrastructure and services that ensure a successful community
- Delivery of infrastructure and servicing will be addressed through the Plan's growth management policies





# What We've Heard

## Affordable Housing & Community Services

### Comments

- Strong support for more affordable and diverse housing options
- Desire for more community facilities (schools, libraries, daycare) and outdoor amenities
- Encouraged exploring urban school models

### Staff Responses

- Affordable housing policies are being aligned with the VOP 2025
- Plan includes additional policy requiring family-sized units
- Community infrastructure needs will be further defined through the Community Spaces Plan (CSP) and delivered as per growth management policies
- Viability of urban school models will be explored through the *Podium School Feasibility Study* which is anticipated to start by mid-Summer 2025





# What We've Heard

## Employment & Economic Development

### Comments

- Requests to protect existing employment lands and support local businesses
- Suggestions to allow more flexible commercial uses
- Concerns regarding Mixed Non-Residential land use along west side of Creditstone Road

### Staff Responses

- Legally existing uses throughout the VMC can remain following implementation of the Plan
- Mixed-use areas expanded to allow for more flexibility
- Non-residential land use percentages have been reduced, and other uses have been added beyond office
- Intent is to maintain Mixed Non-Residential land use along west the side of Creditstone Road to protect for population and jobs balance and provide a buffer between the residential and mixed-use areas, and the industrial and other non-compatible uses to the east



# What We've Heard

## Environment & Sustainability Comments

- Concerns about environmental impacts of growth
- Desire for stronger sustainability and climate resilience measures
- Consider allowing development in Environmental Open Space (EOS) land use areas (if storm water management infrastructure is not required)

## Staff Responses

- New policies added to support green development and climate adaptation
- Emphasis on energy efficiency and building design
- EOS will be re-designated as Park if no stormwater management facilities are required on these lands and will contribute to the overall parkland goals as outlined in the VMC Parks and Wayfinding Master Plan





# What We've Heard

## Rail & Industrial Compatibility (Expansion Area C)

### Comments

- Landowners support the inclusion of Expansion Area C
- Concerns about development compatibility with nearby CN Rail and other industrial uses

### Staff Responses

- Expansion Area C has been excluded from the Plan due to compatibility issues with:
  - CN McMillan Yard and rail tracks.
  - McCleary Court waste facility.
  - Other adjacent industrial uses.
  - Regulatory and operational constraints preclude its inclusion



# What We've Heard

## Engagement & Process

### Comments

- Desire for more transparent and inclusive consultation
- Questions about how feedback is incorporated

### Staff Responses

- Multiple engagement sessions have been held throughout the planning process and more to come in late May 2025
- Comments reviewed and Plan revised to reflect community input





# Next Steps





# Next Steps

- Continue to advance and coordinate the VMCSPP with other supporting studies
- Public Consultation
  - Public Open House – May 28, 2025
  - Technical Advisory Committee – May 29, 2025
  - Landowner Group – May 29, 2025
- Statutory Public Meeting - June 4, 2025
- VMC Sub-committee – June 25, 2025
- Refine and finalize the new VMC Secondary Plan policies and schedules – Summer 2025
- Committee of the Whole and Council – September 2025



**Christina Bruce**  
Director, Policy Planning and  
Special Programs  
[Christina.Bruce@vaughan.ca](mailto:Christina.Bruce@vaughan.ca)

Thank you