

**COMMUNICATION - C1**  
**VMC Sub-Committee - November 10, 2020**  
**Items 2 and 3**

# **VMC Development Activity and Studies Update**

**VMC Sub-Committee**  
November 10, 2020



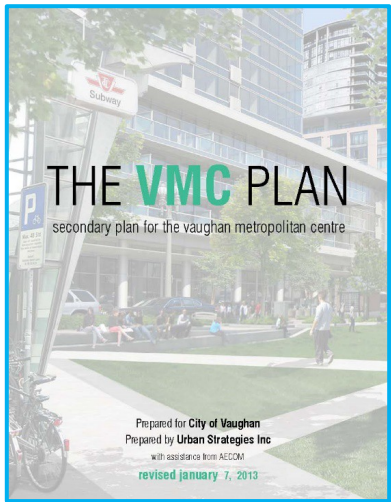
DOWNTOWN

**vaughan**

METROPOLITAN CENTRE

The average density of projects continues to increase steadily with new applications, a factor which must be **balanced** with measured delivery of **community services** and **social infrastructure**.





VMC Secondary Plan



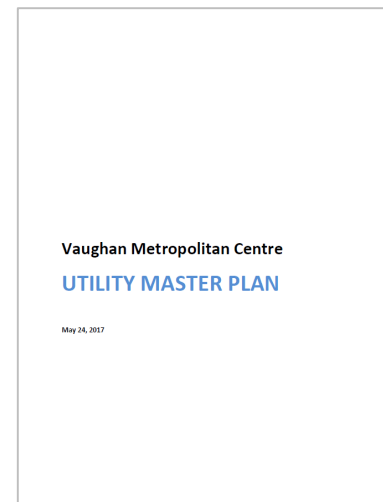
VMC Streetscape + Open Space Plan



VMC Cultural + Public Art Framework



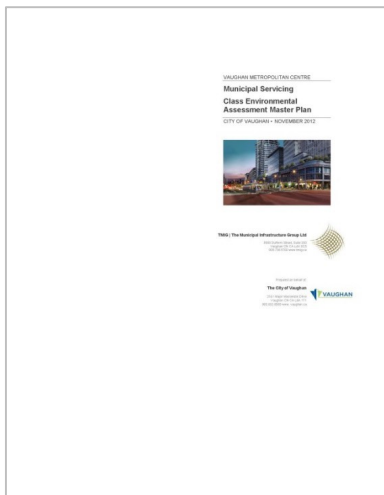
VMC Urban Design Guidelines



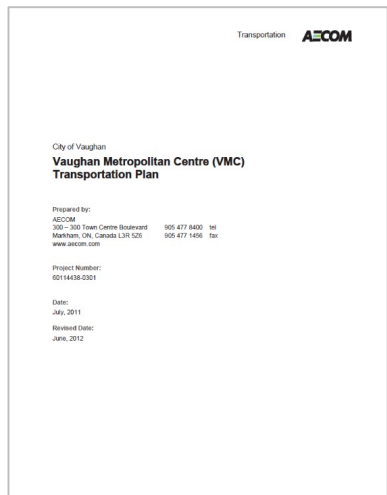
Utility Master Plan



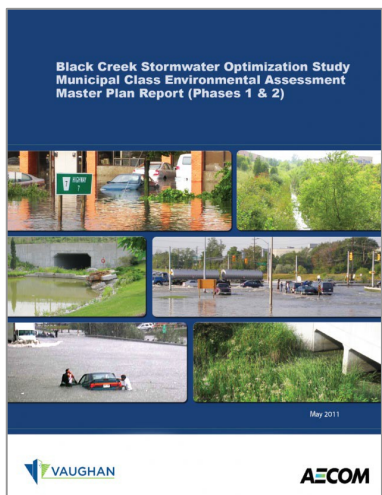
Community Improvement Plan



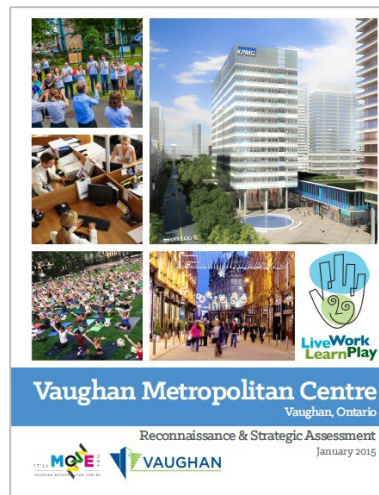
VMC Servicing Master Plan



VMC Transportation Master Plan



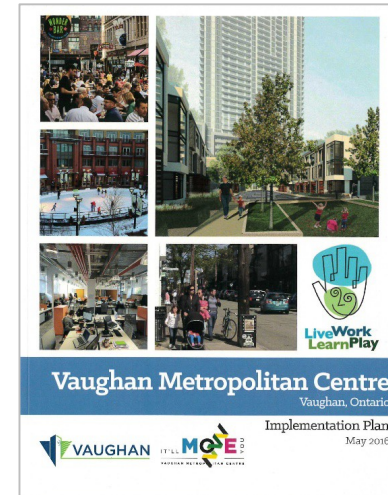
Black Creek Stormwater EA Phases 1+2



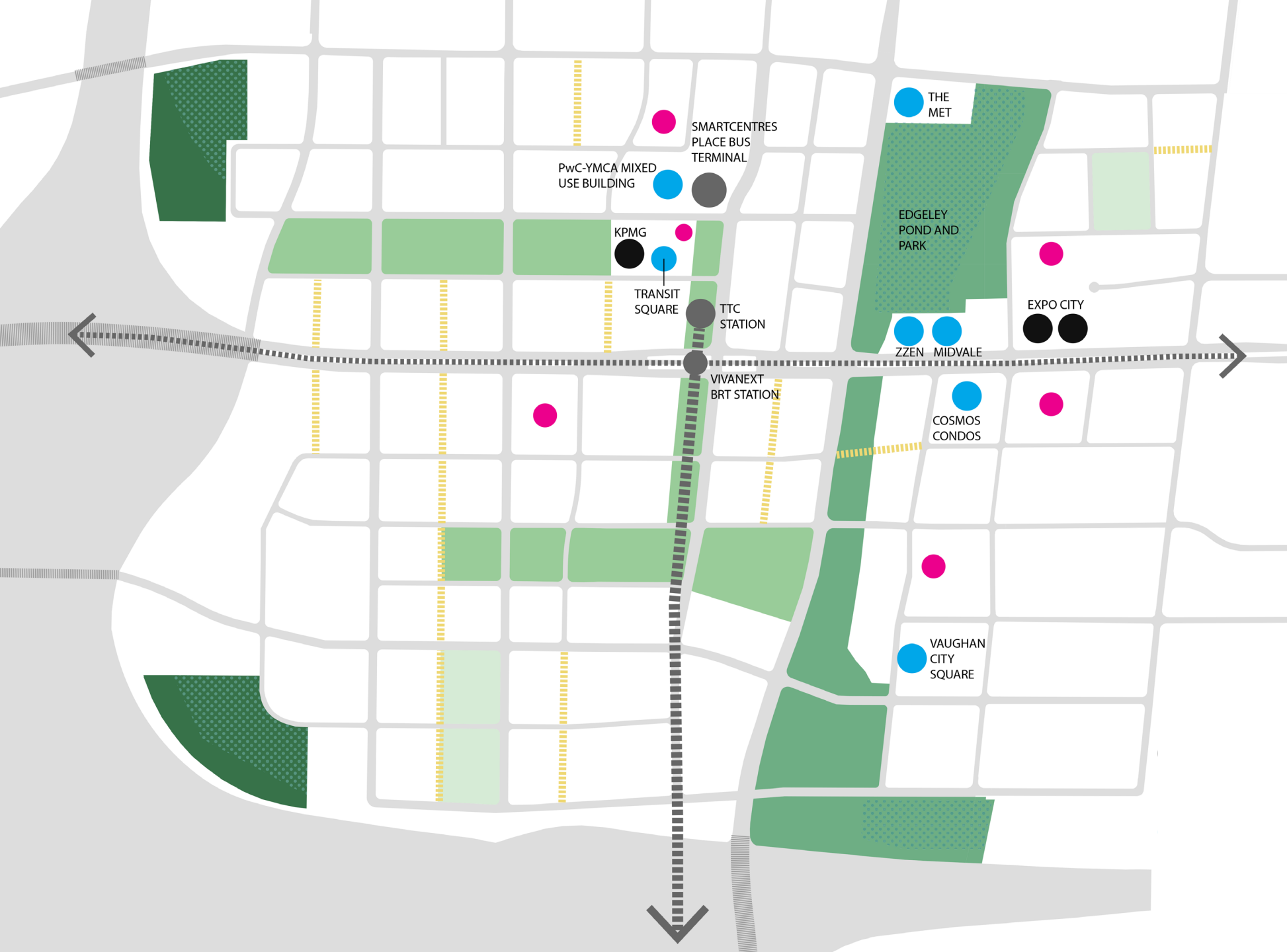
Reconnaissance + Strategic Assessment



Market Assessment

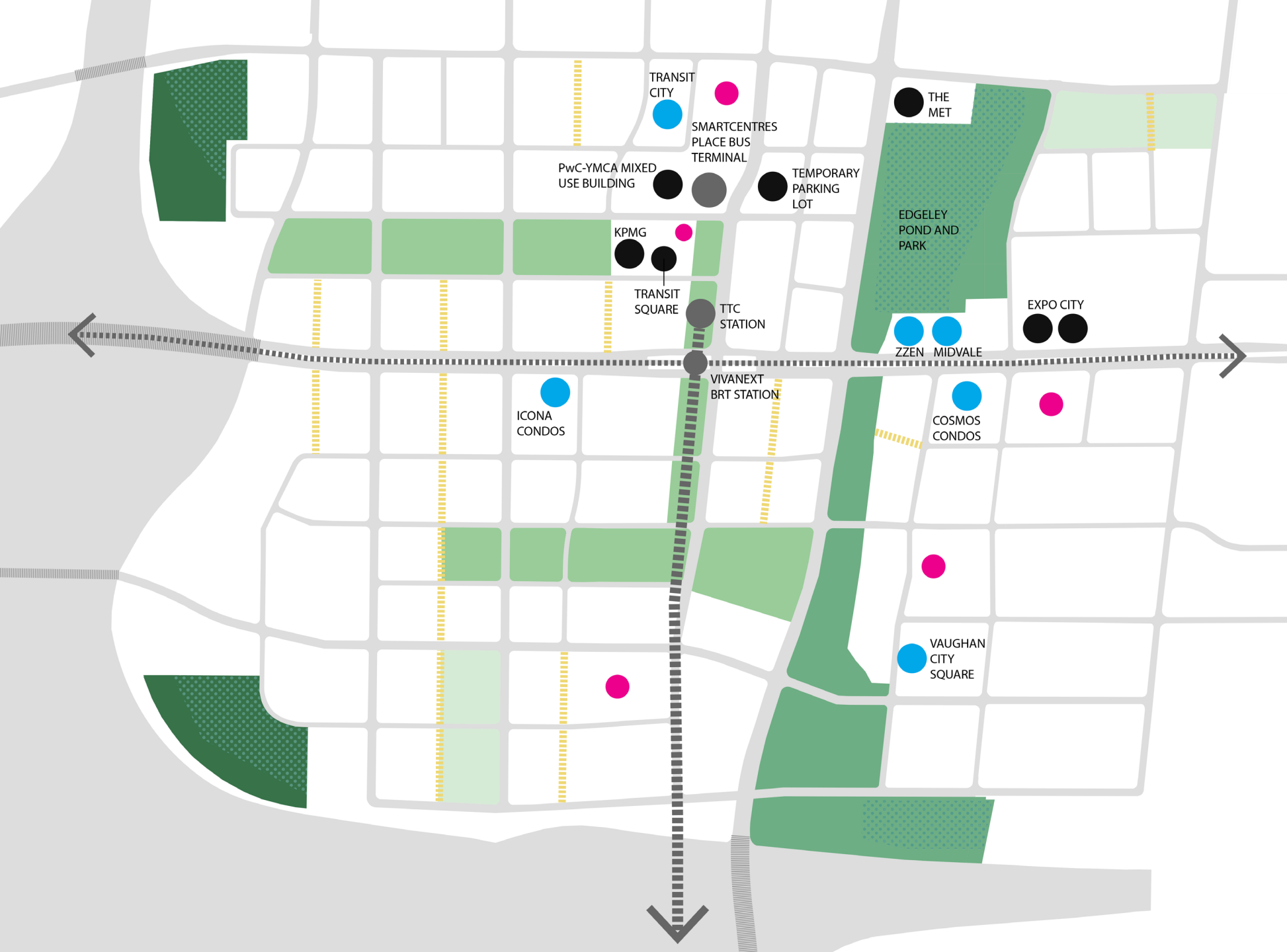


Implementation Plan

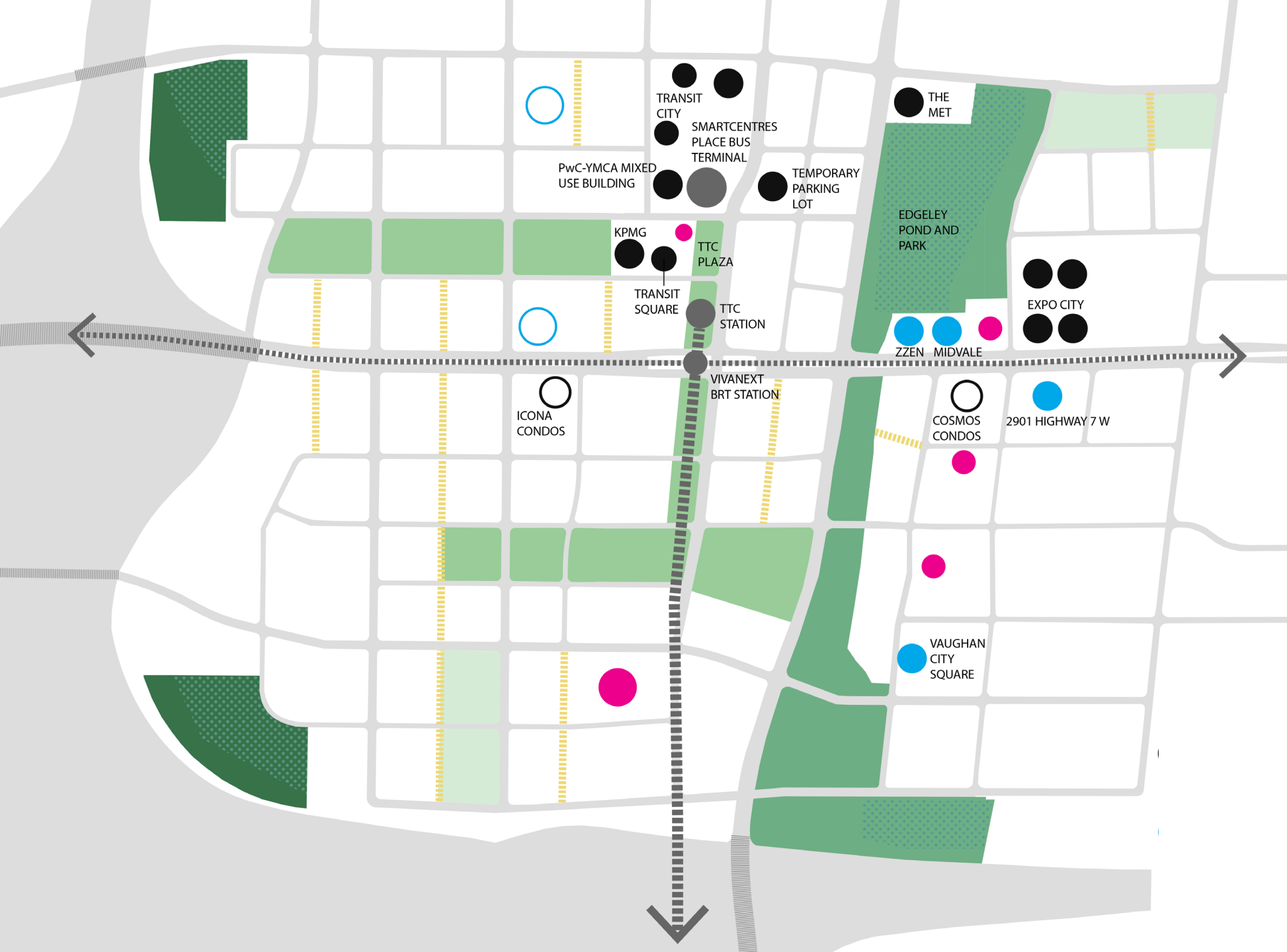


-  COMPLETED / UNDER CONSTRUCTION
-  COUNCIL APPROVED
-  ACTIVE DEVELOPMENT APPLICATION
-  MINOR DEVELOPMENT APPLICATION
-  TRANSIT PROJECT
-  AREA OF INTEREST





- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
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- TRANSIT PROJECT
- AREA OF INTEREST



TRANSIT CITY  
SMARTCENTRES PLACE BUS TERMINAL

PwC-YMCA MIXED USE BUILDING

TEMPORARY PARKING LOT

THE MET

EDGELEY POND AND PARK

KPMG

TTC PLAZA

TRANSIT SQUARE

TTC STATION

EXPO CITY

ZZEN MIDVALE

ICONA CONDOS

VIVANEXT BRT STATION

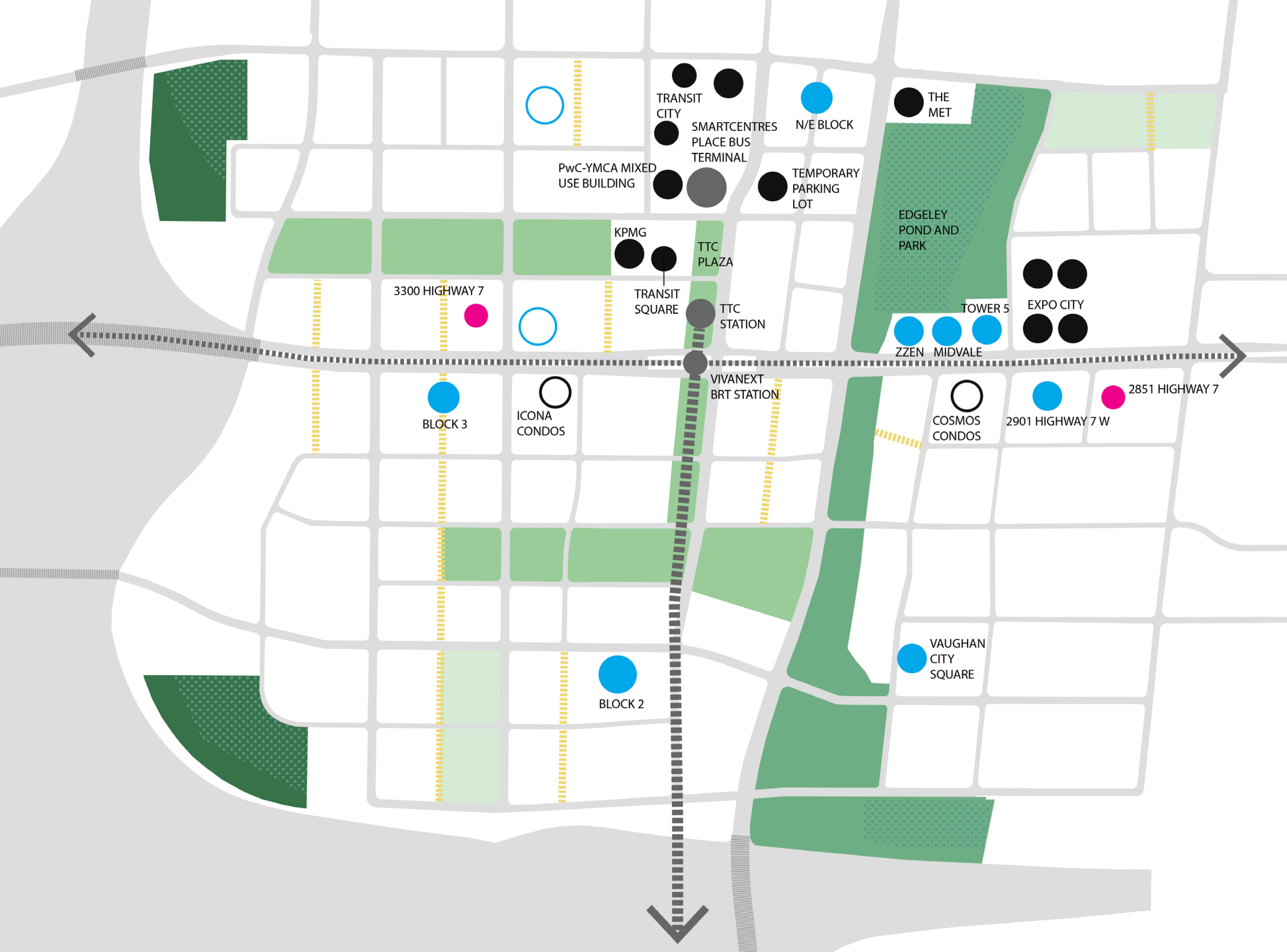
COSMOS CONDOS

2901 HIGHWAY 7 W

VAUGHAN CITY SQUARE

- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
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TRANSIT CITY  
SMARTCENTRES PLACE BUS TERMINAL

N/E BLOCK

THE MET

PwC-YMCA MIXED USE BUILDING

TEMPORARY PARKING LOT

EDGELEY POND AND PARK

KPMG

TTC PLAZA

3300 HIGHWAY 7

TRANSIT SQUARE

TTC STATION

TOWER 5

EXPO CITY

ZZEN

MIDVALE

VIVANEXT BRT STATION

BLOCK 3

ICONA CONDOS

COSMOS CONDOS

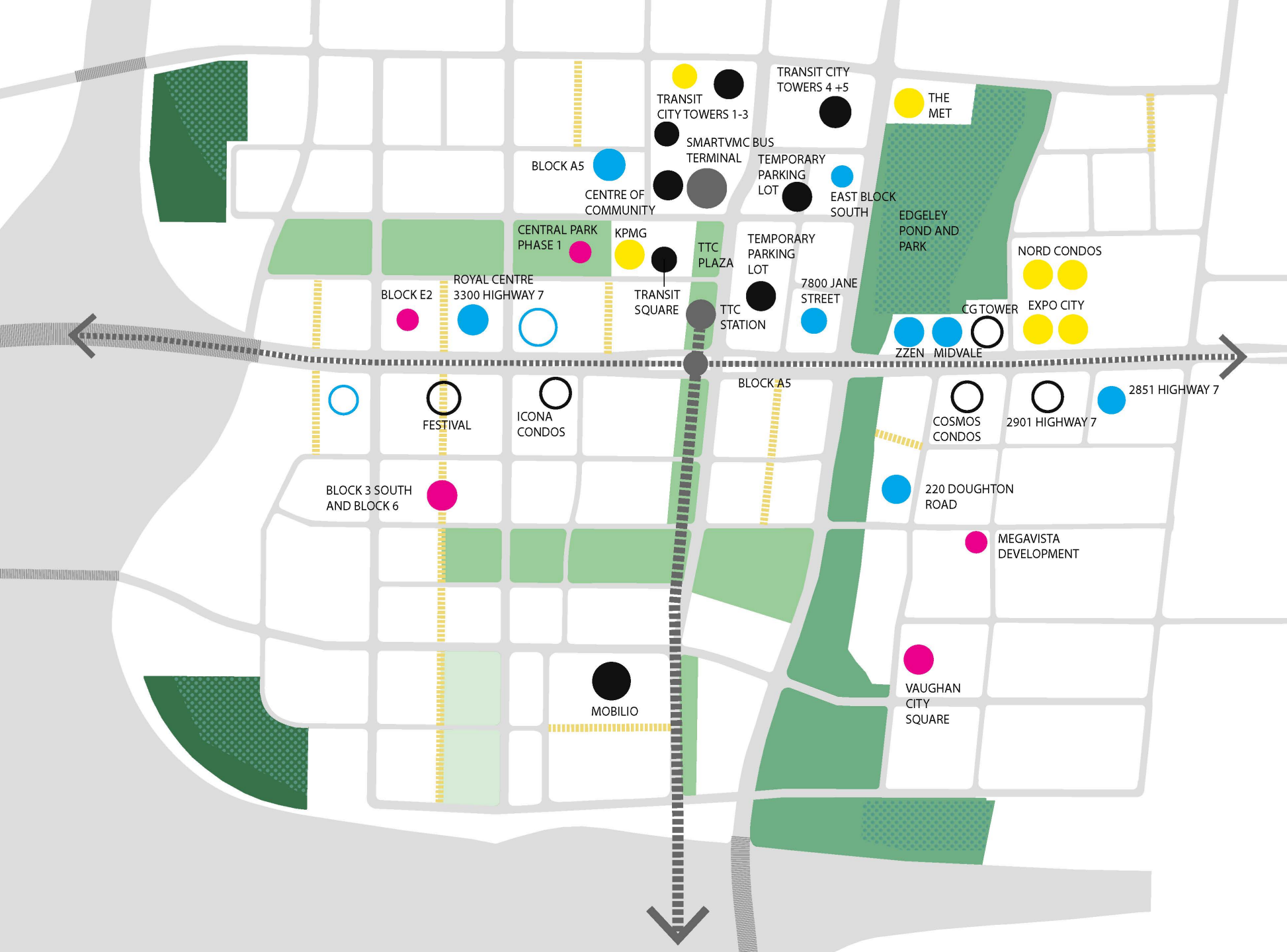
2901 HIGHWAY 7 W

2851 HIGHWAY 7

BLOCK 2

VAUGHAN CITY SQUARE

- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST



TRANSIT CITY TOWERS 1-3  
 TRANSIT CITY TOWERS 4 +5  
 THE MET  
 SMARTVMC BUS TERMINAL  
 TEMPORARY PARKING LOT  
 EAST BLOCK SOUTH  
 CENTRE OF COMMUNITY  
 KPMG  
 TTC PLAZA  
 TEMPORARY PARKING LOT  
 7800 JANE STREET  
 TTC STATION  
 ZZEN MIDVALE  
 CG TOWER  
 EXPO CITY  
 EDGLEY POND AND PARK  
 NORD CONDOS

BLOCK E2  
 ROYAL CENTRE  
 3300 HIGHWAY 7

FESTIVAL  
 ICONA CONDOS

BLOCK 3 SOUTH  
 AND BLOCK 6

MOBILIO

VAUGHAN  
 CITY  
 SQUARE

220 DOUGHTON  
 ROAD

MEGAVISTA  
 DEVELOPMENT

COSMOS  
 CONDOS

2901 HIGHWAY 7

2851 HIGHWAY 7

- OCCUPIED
- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST



# Growth Trends in the VMC

- The VMC Secondary Plan established a population target of **25,000** residents and **11,500** jobs by **2031**, with a maximum population of approximately **50,000** residents at full build-out.
- Following the 2017 board-approval, the adjusted as-of-right population grew to **72,000** people at full build-out using the Region's population per unit assumption.
- Actual growth is **far exceeding** these targets.



Developments that are Completed and Occupied	Developer	Under Construction or Built Projects	Permitted FSI	FINAL FSI	Retail Area (f <sup>2</sup> )	Office Area (f <sup>2</sup> )	Residential Area (f2)	Apartment Units	Townhouse Units	Total Units Completed and Occupied	Population
	Cortel	Expo Tower 1	5	4.33	17,438	0	418,074	353	0	2,137	4,231
	Cortel	Expo Tower 2	5		22,626	0	385,136	351	0		
	Cortel	Expo Tower 3	5		5,382	0	426,362	446	0		
	Cortel	Expo Tower 4	5		3,929	0	393,564	415	0		
	PlazaCorp	Berkley Development ("The Met")	5	4.1	0	0	448,611	510	62		
	SmartCentres	KPMG		1.68	59,073	287,130	0	0	0		
	Total		5.0	3.4	108,447	287,130	2,071,747	2,075	62		
Developments that are Under Construction or Built	Developer	Under Construction or Built Projects	Permitted FSI	FINAL FSI	Retail Area (f <sup>2</sup> )	Office Area (f <sup>2</sup> )	Residential Area (f2)	Apartment Units	Townhouse Units		
	SmartCentres	VMC Residences ("Transit City 1 and 2")	4.5	8.64	6,189	0	997,554	1,121	11	4,383	8,678
	SmartCentres	VMC Residences ("Transit City 3")	4.5	12.7	6,135	0	534,336	631	0		
	SmartCentres	PwC	4.5	2.55	6,082	105,799	0	0	0		
	QuadReal	Quadreal Block 2 (Mobilio)	3	2.65	1,204	0	1,053,271	751	397		
	SmartCentres	SmartCentres East Block (Transit City 4 & 5 + Rental Building)	5	7.08	20,688	0	1,269,980	1,472	0		
	Total		4.3	6.7	40,299	105,799	3,855,141	3,975	408		
Approved Development Applications	Developer	Approved Projects			Retail Area (f <sup>2</sup> )	Office Area (f <sup>2</sup> )	Residential Area (f2)	Apartment Units	Townhouse Units		
	Liberty	Liberty Maplecrete Phase 1 ("Cosmos")	5	5.5	35,532	145,841	993,216	1,162	0	6,758	13,381
	Gupta Group	Icona	5	12.58	11,227	0	1,333,375	1,633	16		
	Liberty	Liberty Cement Plant	5	5.66	8,204	0	862,249	935	0		
	Cortel	Expo City Tower 5	5	10.24	28,148	0	602,181	551	0		
	QuadReal	Quadreal Block 3	5	7.7	87,479	0	1,785,715	2,461	0		
	Total		5.0	8.3	170,590	145,841	5,576,737	6,742	16		
Formally Submitted Development Applications In-Progress	Developer	In-Progress Projects			Retail Area (f <sup>2</sup> )	Office Area (f <sup>2</sup> )	Residential Area (f2)	Apartment Units	Townhouse Units		
	Goldpark	Goldpark	5	8.32	10,613	0	350,627	420	0	5,125	10,148
	Zzen Group	Zzen	5	8.5	10,140	0	346,848	417	0		
	Ripple Developments	Royal Centre, 3300 Highway 7	5	11.6	14,340	319,506	1,210,530	1,191	0		
	Melrose Investments	Melrose	5	5	4,592		585,451	769			
	Aspen Ridge / Metrus	7800 Jane Street - Metrus (Terra) Properties Ltd.	5	10.6	37,636	347256.12	1121910	1,177	0		
	Doughton Residences Corp	216-220 Doughton Road	5	11.41	0	0	919,345	1,151	0		
	Total		5.0	9.2	77,320	666,762	4,534,711	5,125	0		
Pre-Application (Proposed) Projects	Developer	Proposed Projects			Retail Area (f <sup>2</sup> )	Office Area (f <sup>2</sup> )	Residential Area (f2)	Apartment Units	Townhouse Units		
	QuadReal	Quadreal Block 3S	4.5	7.5	26,264	0	1,240,336	1,543		13,593	26,914
	MegaVista Real Estate Developer	MegaVista Real Estate Development Inc.	4.5	9.01	9,149	0	840,931	1,092			
	Omega	Vaughan City Square	4.5-5	10.8	29,924	0	4,088,725	4,376	69		
	SmartCentres	SmartCentres E2	5	12.85	10,000	0	925,000	1,143			
	SmartCentres	Walmart Block A5	5	8.05	40,000	0	3,960,000	4,640			
	SmartCentres	East Block South (C2)	4.5-5	7.22	32,000	447782	624,312	730			
	Total		4.8	9.2	147,337	447,782	11,679,304	13,524	69		
Totals				543,994	1,653,315	27,717,639	31,441	555	31,996		
		5	8	73%	110%		98%	2%	267%	253%	

# VMC Stats

267% Residential Units  
253% Population  
110% Office  
73% Retail



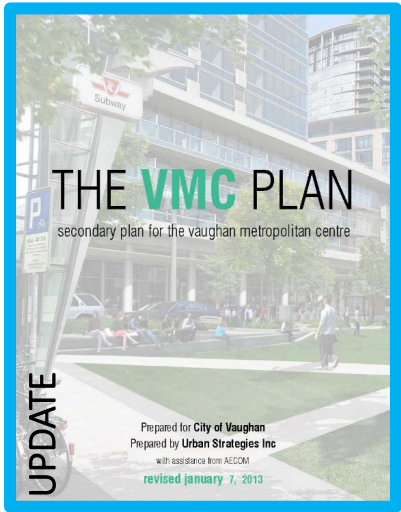
# Growth Trends in the VMC











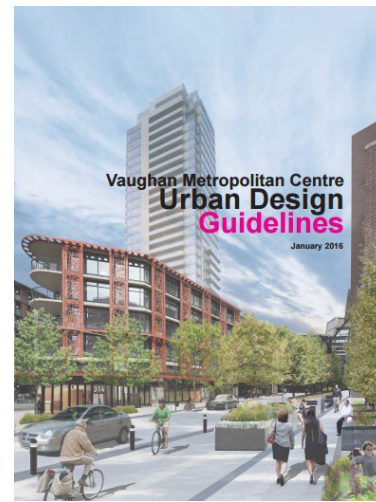
VMC Secondary Plan



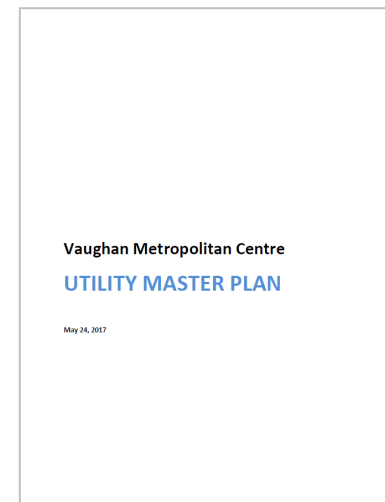
VMC Streetscape + Open Space Plan



VMC Cultural + Public Art Framework



VMC Urban Design Guidelines



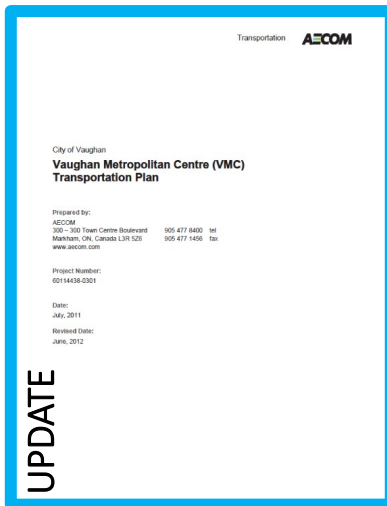
Utility Master Plan



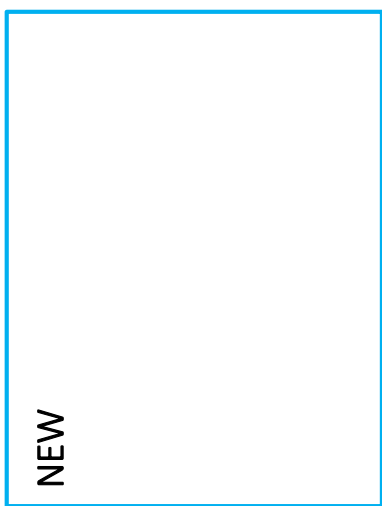
Community Improvement Plan



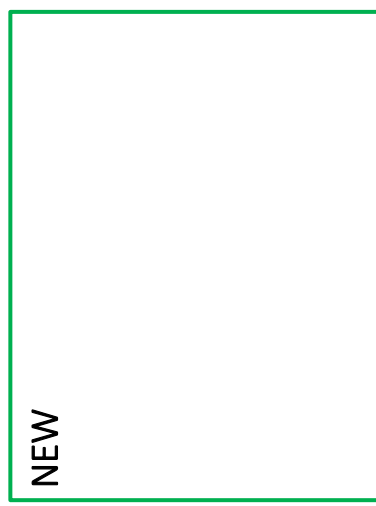
VMC Servicing Master Plan



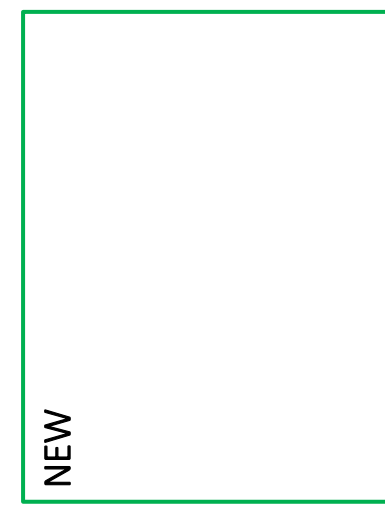
VMC Transportation Master Plan



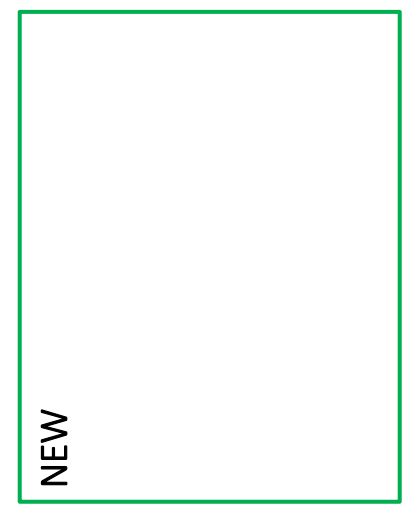
Parks and Wayfinding Master Plan



Black Creek Renewal Detailed Design



Pay and Display Parking Pilot



Edgeley Pond Construction and Central Park Phase 1 DD





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.



The City 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**.

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**.

# Survey

## Engagement

- Collecting **feedback from the community** is **vital**
- 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.

## Pre-Consultation Interviews

- **14 stakeholders** were interviewed to identify **opportunities for engagement**, understand **potential audiences**, and design a plan that is tailored to the **present-day context**

## Interim Survey Response

- **448 responses** received as of November 4, 2020:
  - **75%** live in Vaughan, **45%** live in the VMC and **9%** are interested in living in the VMC
  - **66%** of respondents use parks and open spaces **one to three times per week**, including **31%** who use parks **daily**
  - Will highlight certain feedback throughout presentation

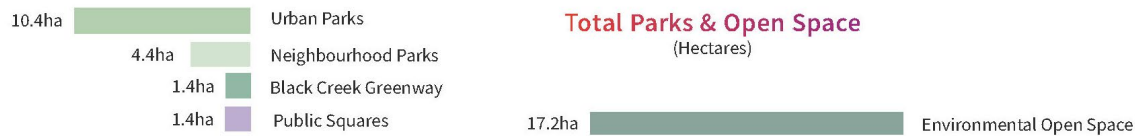
When asked what was most important when considering where to live, **75%** of survey respondents said **parks and open spaces.**





## Area and Facilities

- To identify current and future parkland gaps, the study focuses on both park area and park facilities



**17.6ha** Active Parkland

**34.8ha** Total Parks & Open Space

Figure 4

## Active Parkland

- ‘Active parkland’ supports a wide range of uses and recreational facilities
- Current provision across Vaughan is **1.86 hectares/1000**, with some medium density areas (like Block 1) providing **0.96 hectares/1000**
- VMC Secondary Plan proposed a minimum of **20 hectares** of active parkland, or **0.4 hectares/1000**, based on 50,000 residents
- Current active parkland provision is **17.6 hectares**.
- Should current development trends continue, **this would result in 0.15 hectares/1000** based on 123,000 residents at full-build out\*

\*Based on planning assumptions outlined on slide 11





**17.6ha** Active Parkland

**34.8ha** Total Parks & Open Space

## Environmental Open Space

- VMC Secondary Plan also proposes significant Environmental Open Space
- Environmental Open Space is not equivalent to active parkland – mainly for stormwater and other environmental function – but can support some passive recreation and connections between park facilities
- Current provision of **17.2 hectares** in line with VMC Secondary Plan

Figure 4





**Total Parks & Open Space in Use (2031)**  
(Hectares)

- 5.0ha  Active Parkland In Use by 2031
- 10.5ha  Open Space Lands In Use by 2031
- 18.2ha  In Use after 2031

**15.5ha** Total Parks & Open Space

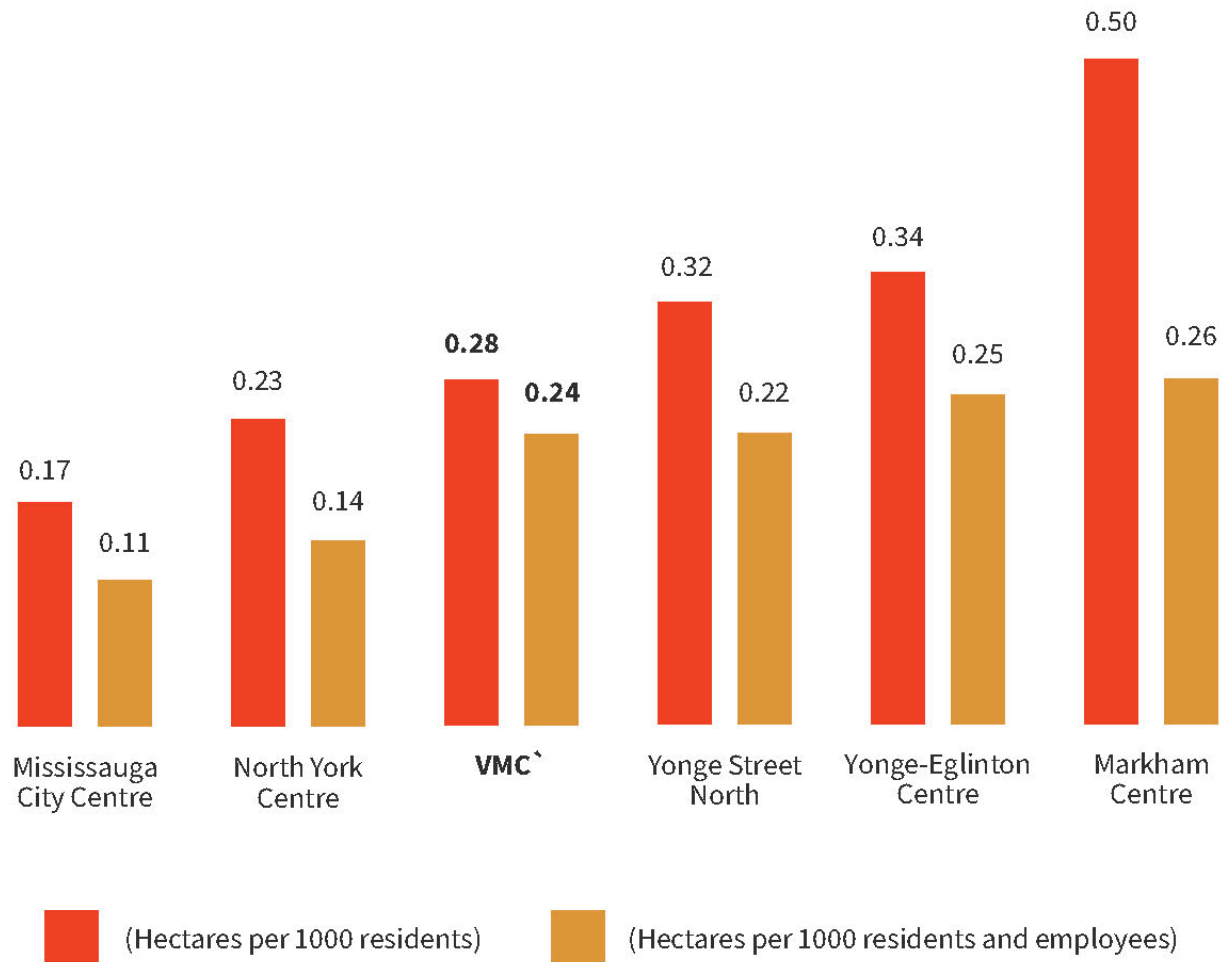
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### Open in 2031

- Only **5.0 hectares** of active parkland is projected to be available for the 63,000 VMC residents expected by 2031, or about 20% of SP minimum\*
- **10.5 hectares** of Environmental Open Space open in 2031, but cannot support typical active park facilities
- If current development trends continue, and no additional active parkland is opened, **current park provision is unlikely to support 2031 VMC population**

Figure 5

\*Based on planning assumptions outlined on slide 11



**Active Parkland in GTA Urban Growth Centres (2031-2032)**

## GTA Growth Centres

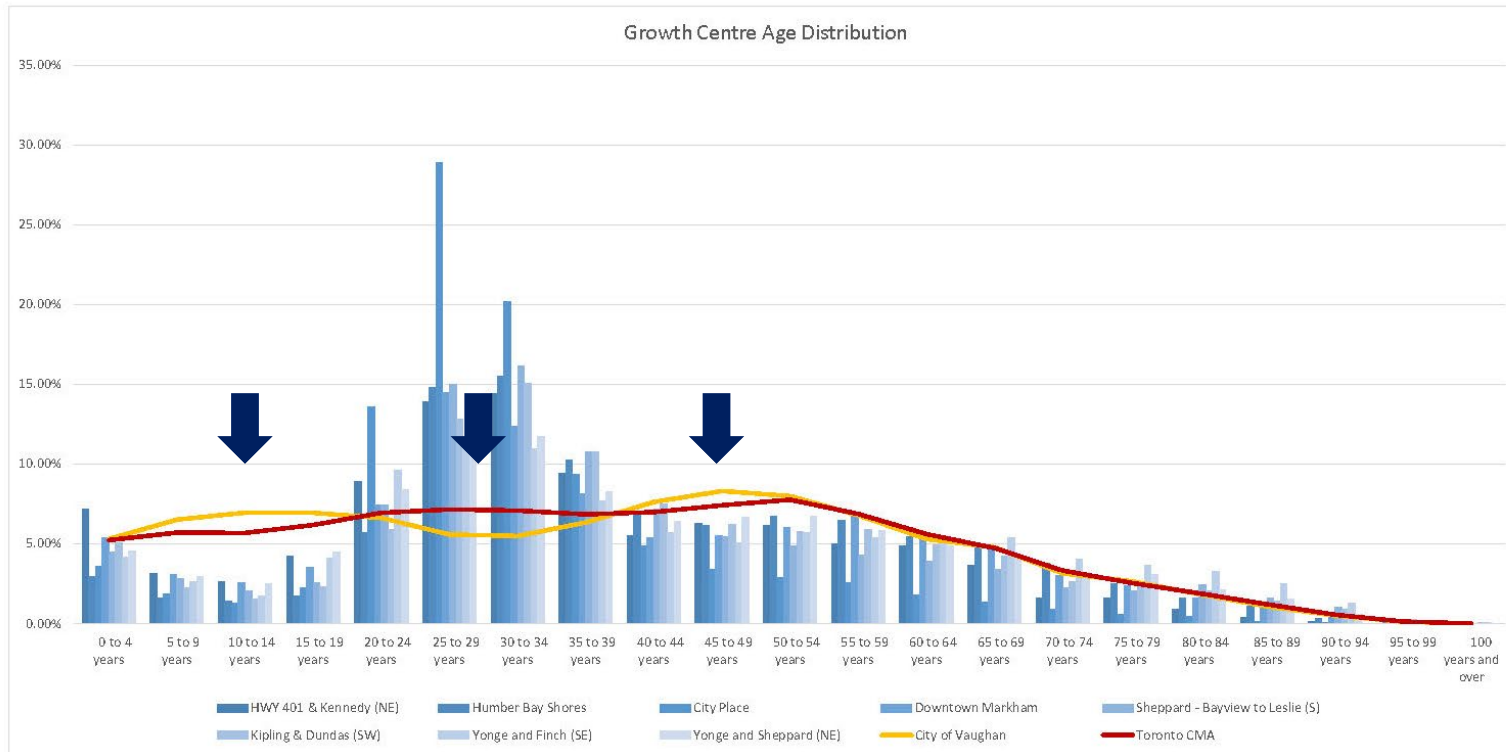
- VMC compared to ‘Urban Growth Centres’ in provincial legislation
- Active parkland in the VMC will be **comparable to existing Centres** in Toronto, where parks are considered **inadequate**
- **Emerging Centres** like Markham and Mississauga likely to **exceed VMC**
- Comparison based on 2031 population (63,000)\*
- Should development trends continue, the VMC is likely to **rank below all other Centres**, unless additional parkland is added

\*Based on planning assumptions outlined on slide 11

It is important to assess how the **VMC** may **differ** from the rest of **Vaughan** in order to determine the **required park facilities**



## To Anticipate Facilities Needs

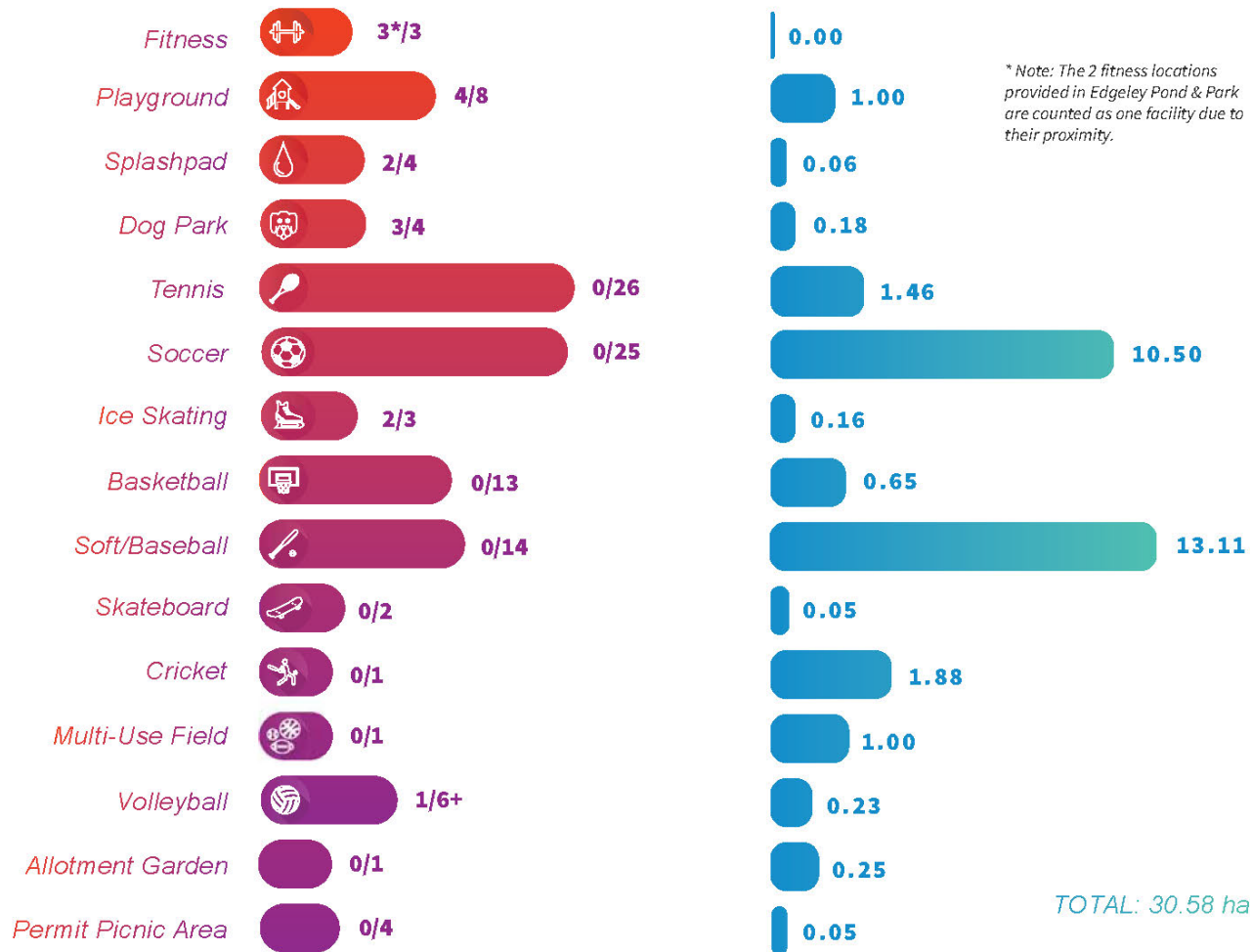


- VMC unique to Vaughan – facilities need to reflect demographics
- Housing types: high % of one- and two-bedroom units, over 90% of units in buildings over five storeys
- Reviewed demographics of eight high-density centres in GTA
- Compared to Vaughan as a whole, VMC will have:
  - **Less children**
  - **More young adults**
  - **Less middle-age**
  - **More recent immigrants**

Most popular recreational activities in households are **running-walking** (selected by **76%**) and **cycling** (selected by **43%**).

**24%** of respondents go to parks to **walk their dogs** and **23%** want **off-leash dog areas**.

**21%** of respondents want **community gardens**.



Proposed versus Required Facilities

Land Required for Facilities (ha)

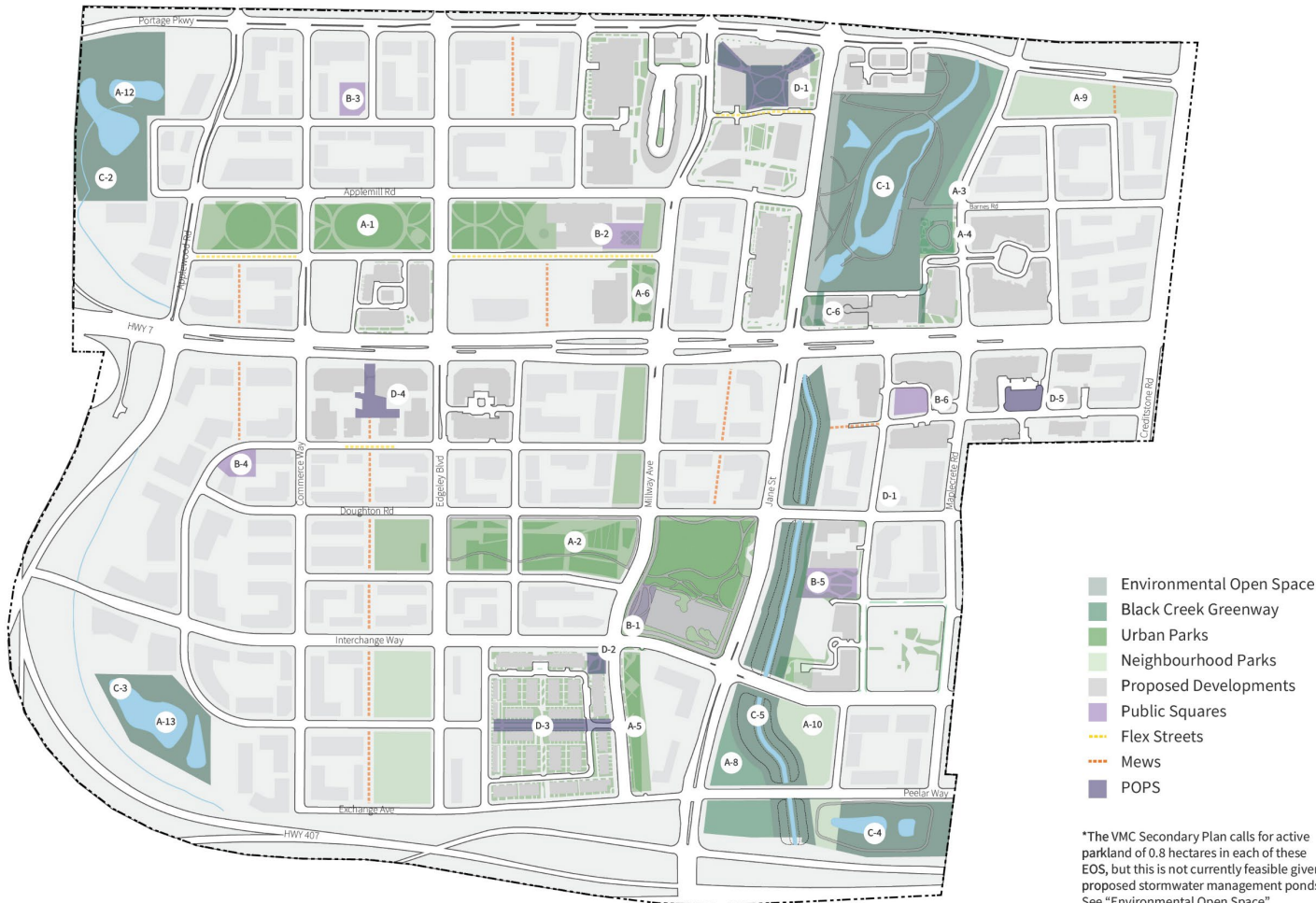
## Type, Number & Parkland Area

- Active Together Master Plan reflects typical Vaughan, not VMC
- Facility provision rates of ATMP applied to full build-out population of 123,000\*
- Rates then adjusted for anticipated demographic differences in VMC
- Identified facilities required given the lack of access to private outdoor space
- Calculated total active parkland required to accommodate facilities (31 hectares) and shortfall based on current active parkland (**25 hectares**)

\*Based on planning assumptions outlined on slide 11



It is important to assess how **current parks and open spaces** in the VMC are responding to the City's stated **planning goals.**



Inventory of VMC Parks & Open Space

### Qualitative Study

- City has developed **comprehensive planning framework** for VMC parks and open spaces – VMC Secondary Plan, Streetscape & Open Space Plan and Urban Design Guidelines
- Assessment of existing, proposed and planned parks and open spaces versus **qualitative goals of planning documents**

\*The VMC Secondary Plan calls for active parkland of 0.8 hectares in each of these EOS, but this is not currently feasible given proposed stormwater management ponds. See “Environmental Open Space”.



## Parks

- Urban Parks:
  - Proposed designs for large Urban Parks generally **responding well** to planning goals
- Neighborhood Parks:
  - SP calls for **three** Neighborhood Parks, none of which are designed
  - Total area of 4.4 hectares **will not accommodate required facilities**
  - If current development trends continue, **additional 25 hectares** required in or near VMC



Transit Square



# Parks & Open Spaces - VMC

## Parks

- Public Squares:
  - Transit Square responds well to planning vision
  - Future squares will **add to, but not replace** the need for more **active parkland**
- Millway Promenade:
  - Planned as major north-south 'spine' with integrated design
  - Built portions excellent, but do not fully respond to **vision**, which **remains unrealized**
  - Renewed focus south of Highway 7

Millway - VMC Station Block







Edgeley Pond & Park



Northwest EOS

# Open Spaces - VMC

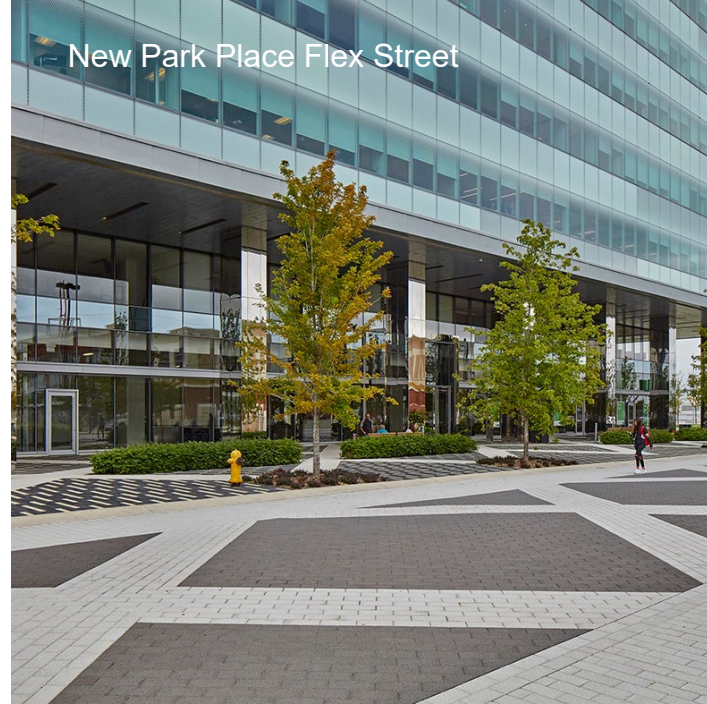
- **Successful** in reflecting planning goals for Black Creek
- **Continue approach** south of Highway 7
- **Some challenges** with storm ponds and highways
- **Further thought required** to optimize





Transit City POPS

Rendering ©SmartCentres



New Park Place Flex Street

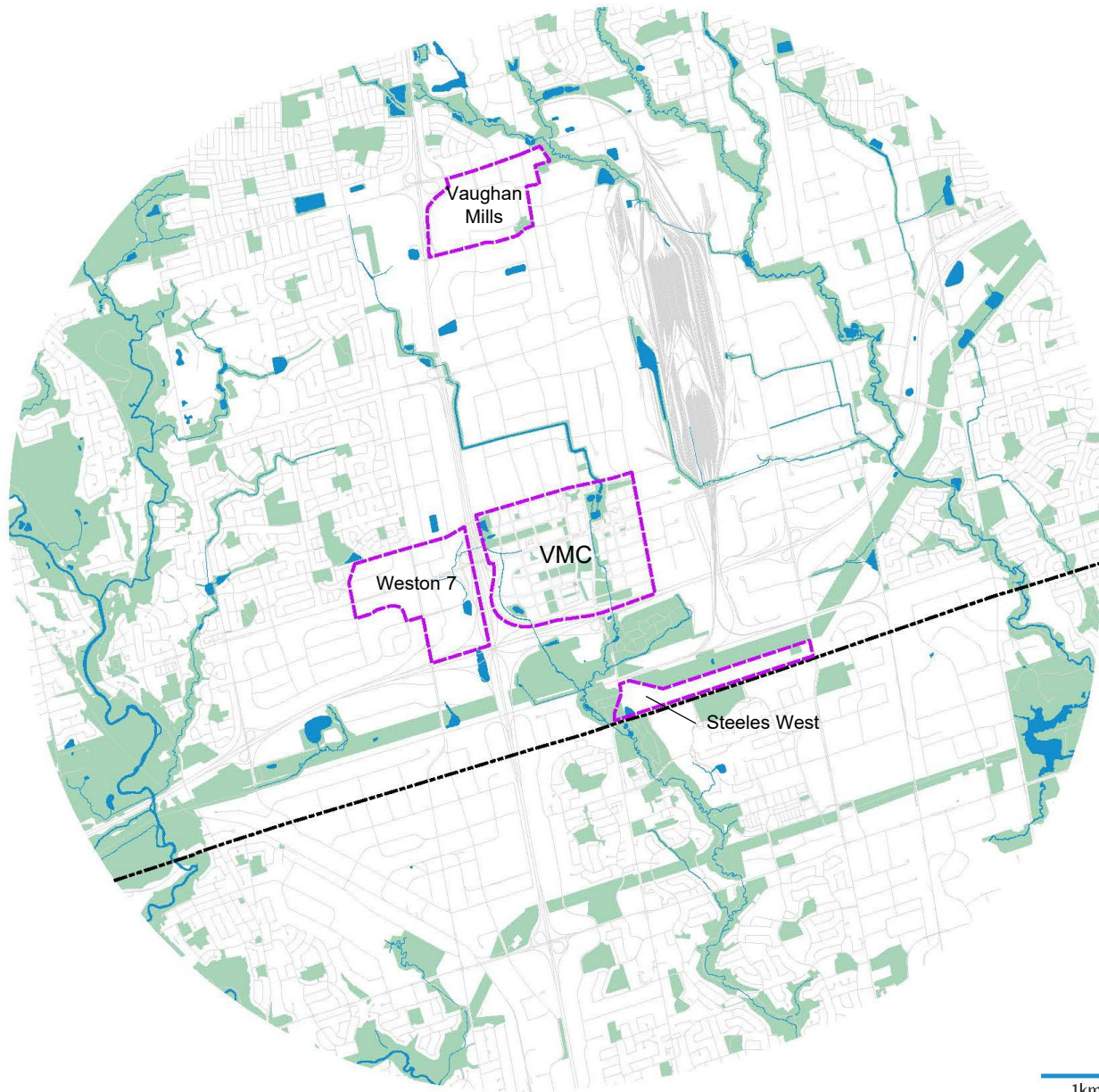
# Open Spaces - VMC



Festival Mews ©QuadReal



It is crucial to understand how the VMC relates to other **parks and open spaces** found within 5km, and to identify **possible park locations outside the VMC**, should they be necessary to meet **required service levels**.



Inventory of Parks & Open Spaces within 5km of VMC

Figure 30

## Potential for VMC

- An **inventory** was completed of all parks and open spaces within **5km** of the VMC
- The potential of these parks and open spaces to **supplement** those in the **VMC** was evaluated

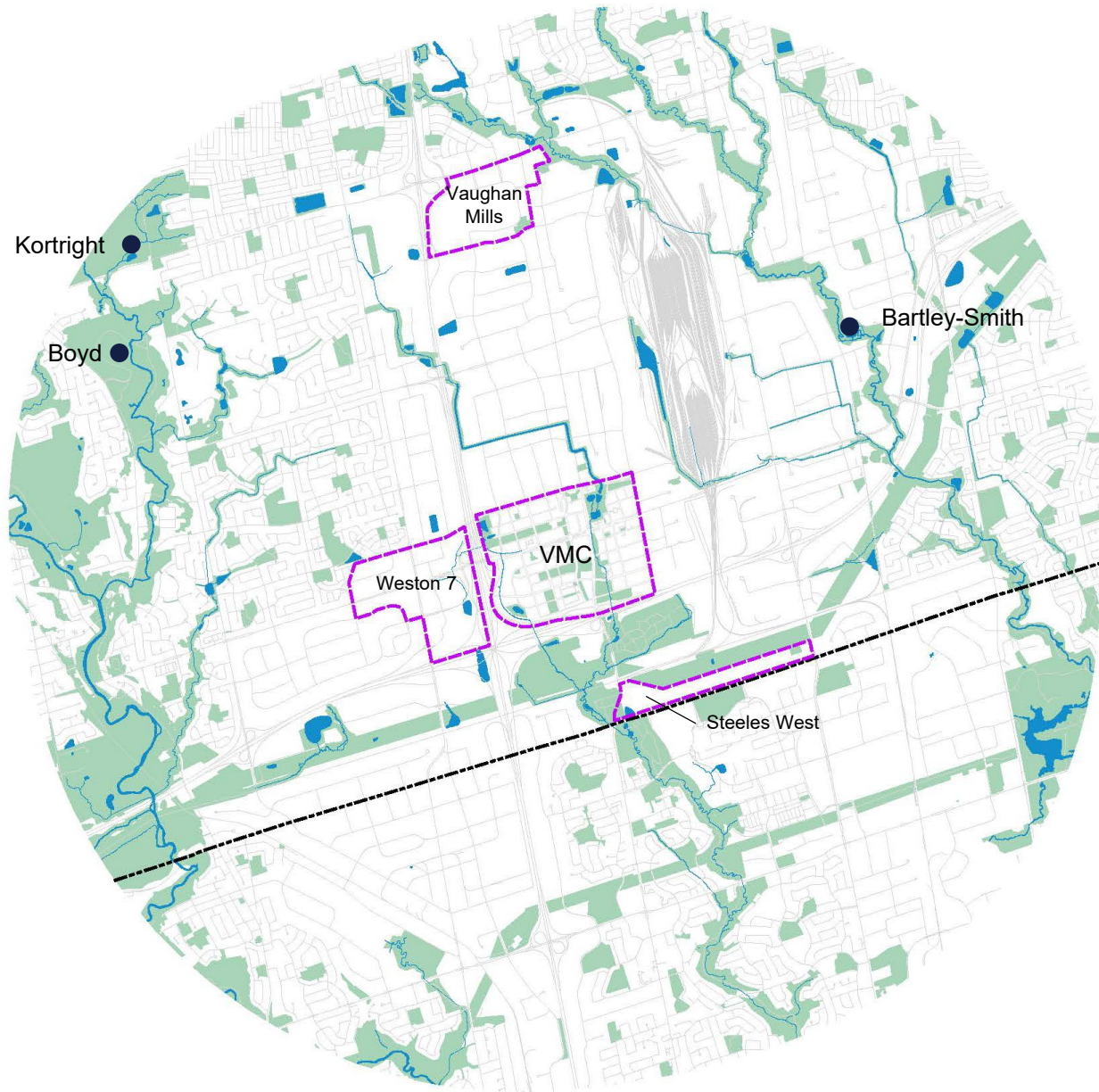
## Other Intensification Areas

- Findings relevant to **other nearby intensification areas**

**65%** of survey respondents are willing to **walk** for at least **15 minutes** to a park.

**55%** of survey respondents are willing to **drive or take transit** for at least **15 minutes** to use a larger sports field or court.





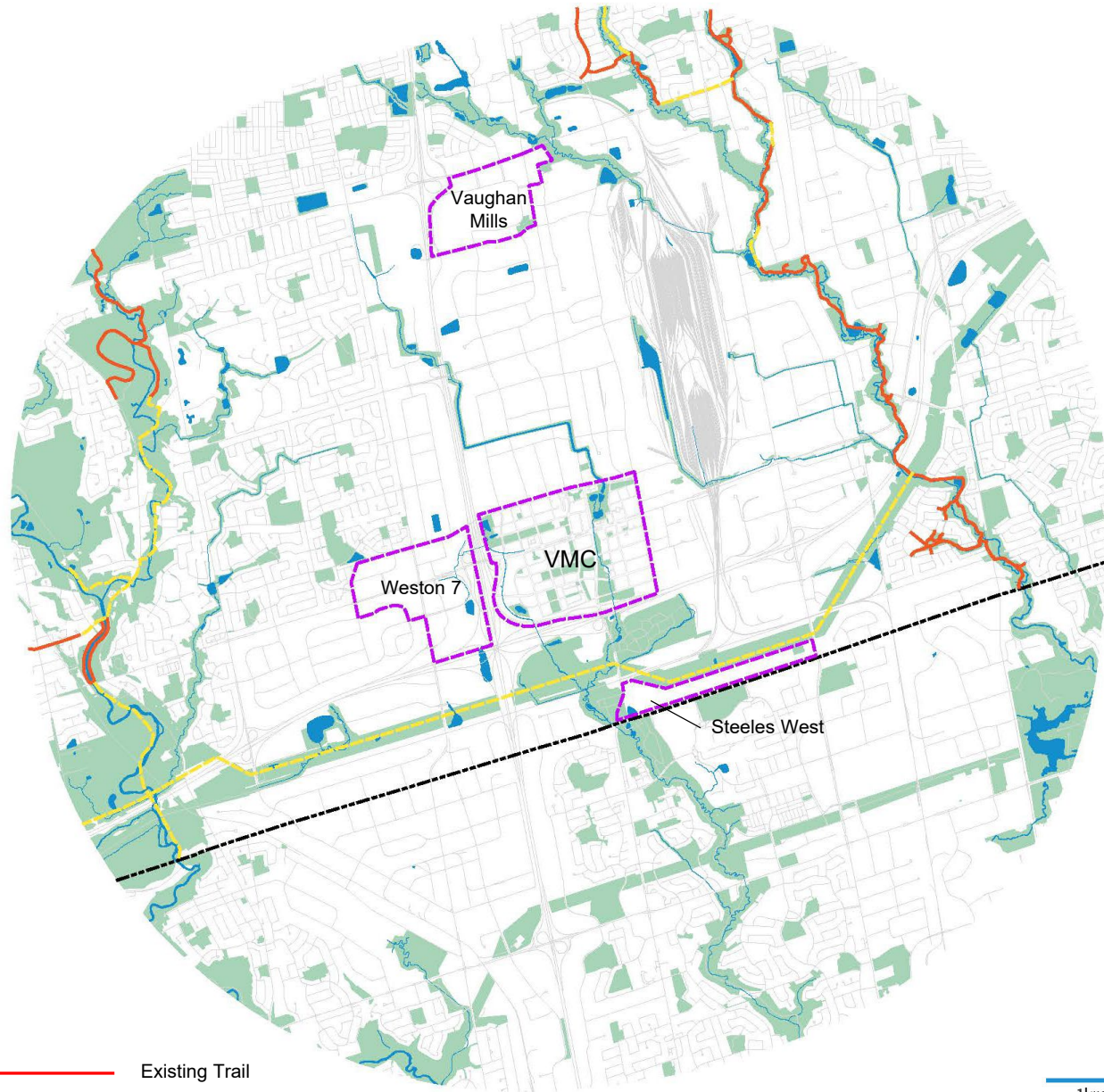
Inventory of Parks & Open Spaces within 5km of VMC

1km ▲

Figure 30

## North of Highway 407

- Mostly **community parks** that VMC residents are **unlikely to use**
- Kortright Centre, Boyd Conservation Area and Bartley-Smith Greenway South are **large green spaces** devoted to ecology that provide options for **longer outings** devoted to **passive recreation**



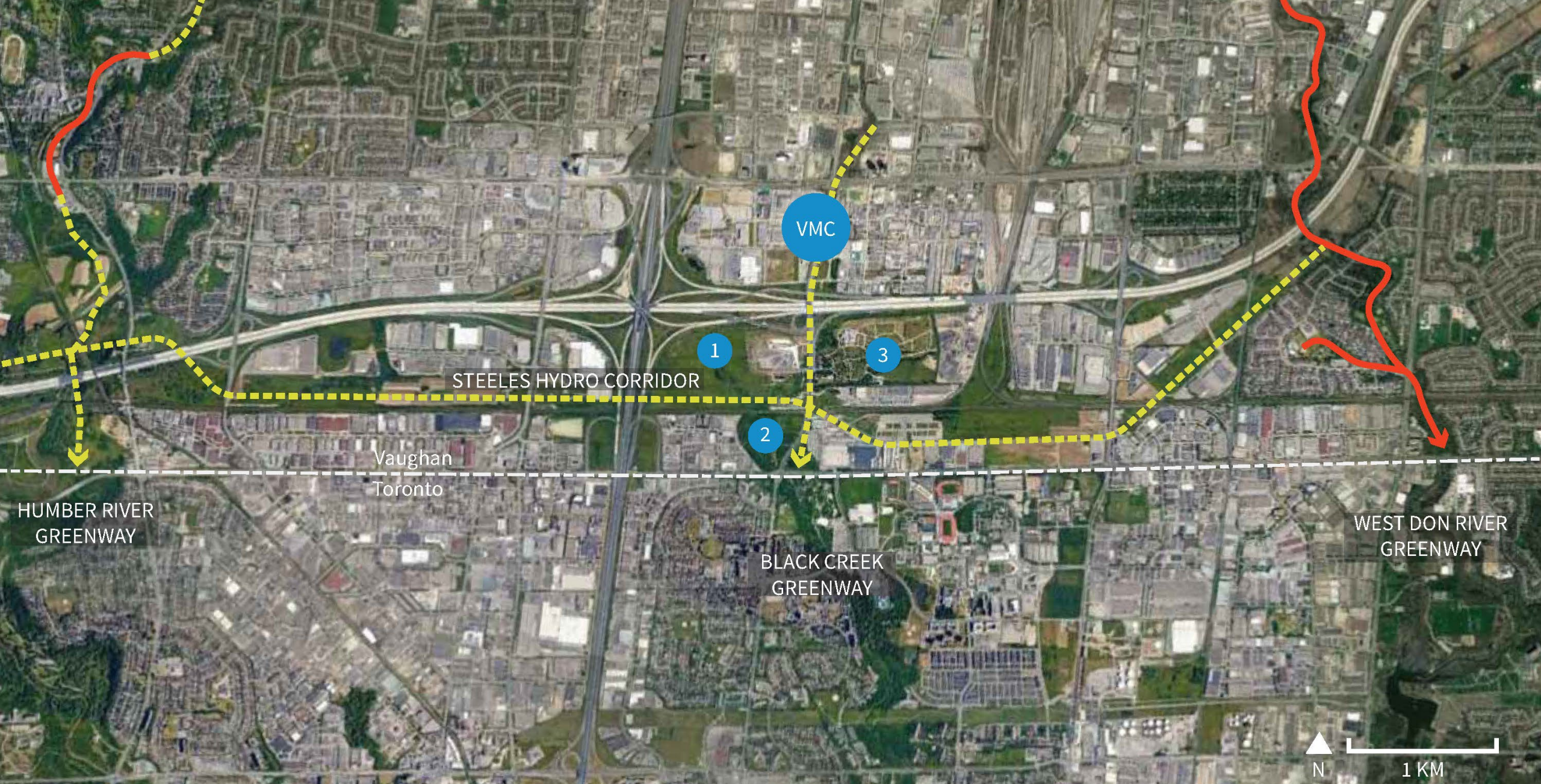
Inventory of Parks & Open Spaces within 5km of VMC

Figure 30

## South of Highway 407

- **VMC** uniquely situated among **three major greenways** running along Humber River, Black Creek and Don River West
- Greenways **linked** by future **Vaughan Supertrail** through hydro corridor south of Highway 407
- Convenient, safe **connection** would provide VMC residents with access to many kilometres of **trails, parks and green spaces**





Existing Trail  
Proposed Trail

- 1 MTO Lands
- 2 Black Creek Pioneer Village North Lands
- 3 Beechwood Cemetery





## South of Highway 407

- **Two large parcels** of publicly-owned land where **active parkland** could be located
  - 40-hectare MTO lands
  - 13-hectare Black Creek Pioneer Village North Lands
- **Beechwood Cemetery** – public trust cemetery that could become destination for walking & cycling





## Park & Facilities Provision

- 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 facilities, and make the VMC a GTA leader in providing parks and open space in growth centres
- VMC's **outdoor recreational facilities** need to reflect unique urban lifestyle and demographic



## VMC Park & Open Space Inventory

- Parks and open spaces designed to date generally **responding well** to planning goals
- If development trends continue, planned **Neighbourhood Parks** are **insufficient** to provide space for required facilities
- Urban spaces like **Public Squares, POPS, Mews** will **supplement** but not replace parks.





## South of Highway 407

- **Opportunity** to address park and open space needs:
  - Make safe and convenient **connection** across **407**
  - Extend Vaughan Supertrail to **connect three major greenways** with trails, parks and open spaces
  - **Add active parkland** in public lands just south of VMC
- May also address needs of **other intensification areas** in Vaughan





## Design Brief

- Prepare a **design statement** with **high-level public realm objectives** that will form the foundation of the Master Plan
- Develop **design options** that illustrate the **character and program** of the VMC parks and open space

## Signage and Wayfinding

- Develop **signage design options** and style guides, including materials and graphics

## Continued Community Consultation

- Present ideas to **community** for **feedback**





Applewood Cres

Edgeley Blvd

Portage Pkwy

Apple Mill Rd

Apple Mill Road

Jane Street

Barnes Rd

New Park Place

Milway Ave

Highway 7

Commerce St

Doughton Rd

Interchange Way

Exchange Ave

Peelar Rd



# VMC Capital Projects and Implementation Plan Update

VMC Sub-Committee  
November 10, 2020



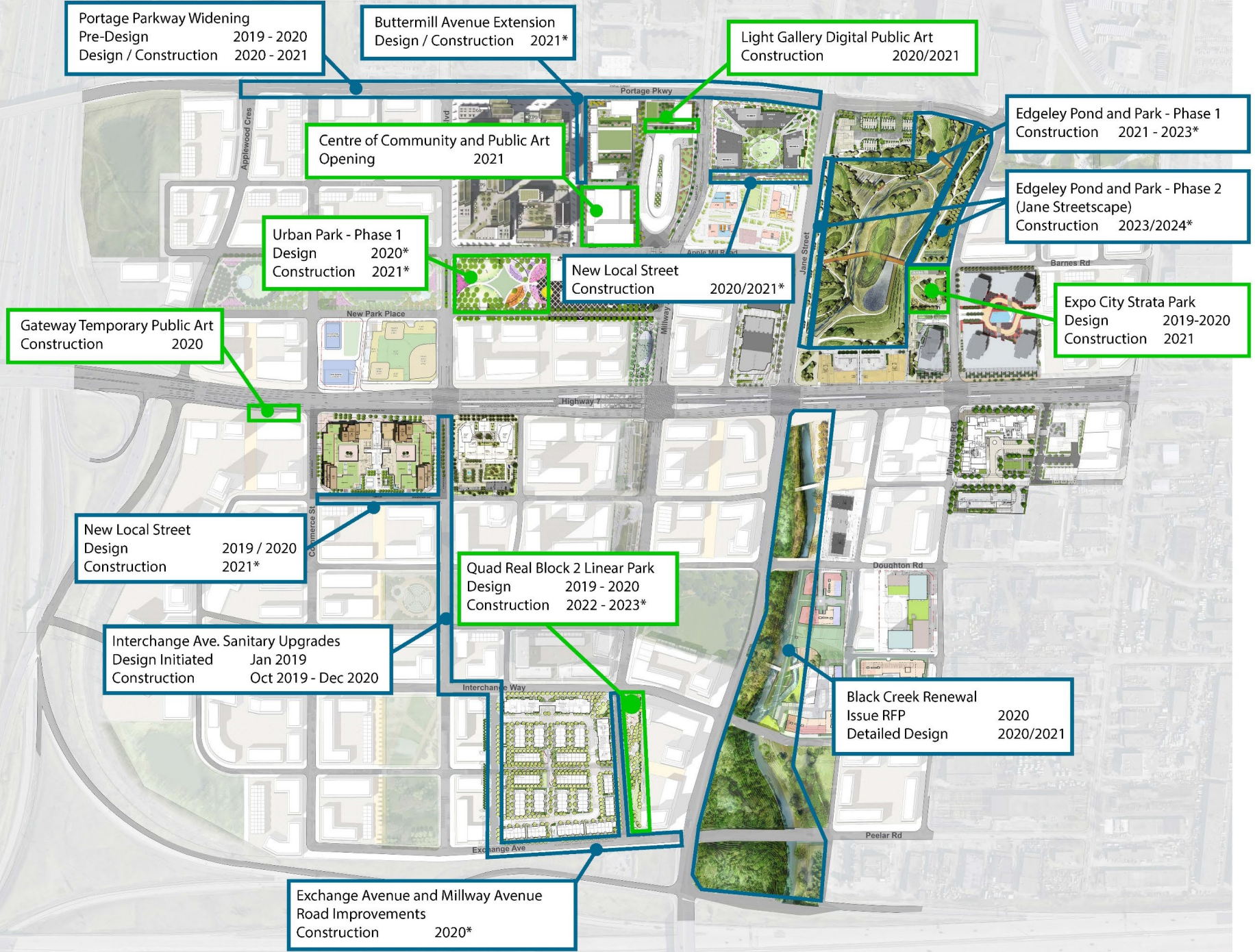
DOWNTOWN

**vaughan**

METROPOLITAN CENTRE



# Capital Plan



- Roads and Servicing
- Parks and Placemaking

\* Estimated





SUBWAY

VAUGHAN METROPOLITAN CENTRE



DOWNTOWN

**vaughan**

METROPOLITAN CENTRE