

VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE – NOVEMBER 10, 2020

COMMUNICATION

	<u>Item</u>
C1. Presentation material titled “ <i>VMC Development Activity and Studies Update</i> ”.	2 and 3

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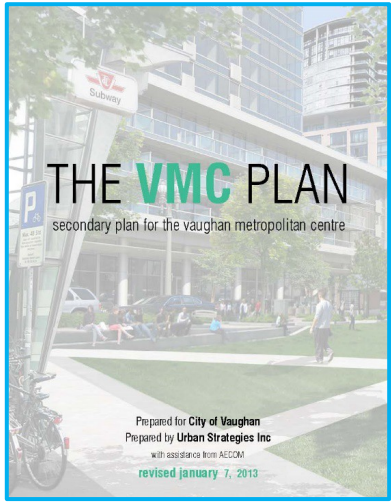
Please note there may be further Communications.

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

VMC Development Activity and Studies Update

VMC Sub-Committee
November 10, 2020

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



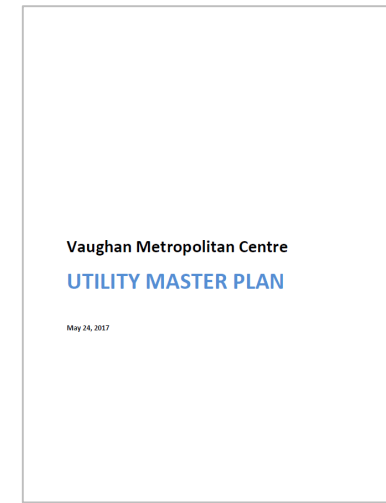
VMC Streetscape + Open Space Plan



VMC Cultural + Public Art Framework



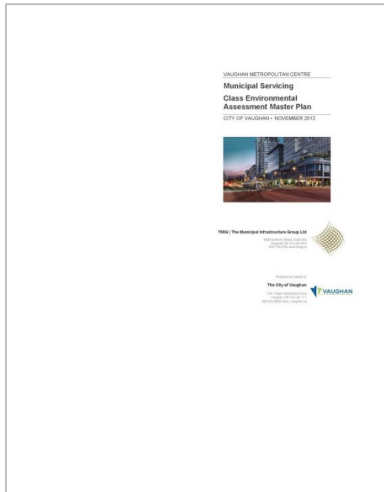
VMC Urban Design Guidelines



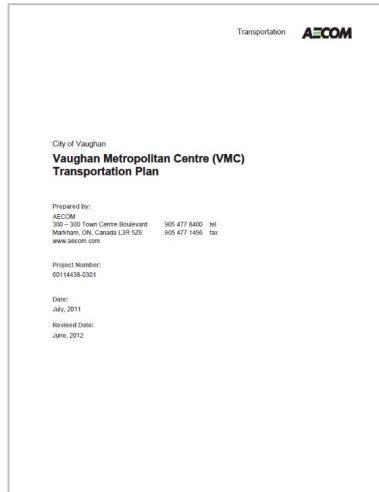
Utility Master Plan



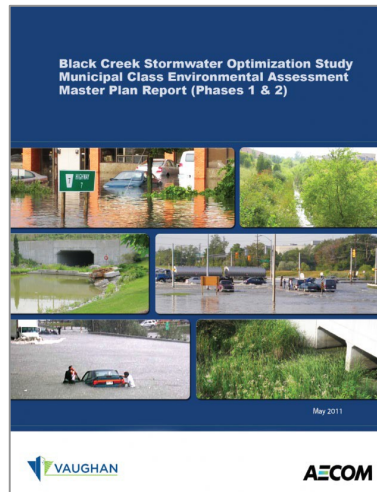
Community Improvement Plan



VMC Servicing Master Plan



VMC Transportation Master Plan



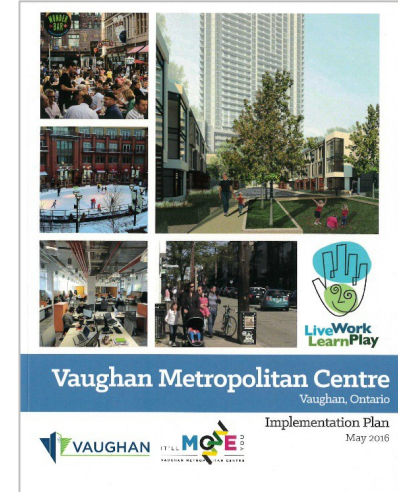
Black Creek Stormwater EA Phases 1+2



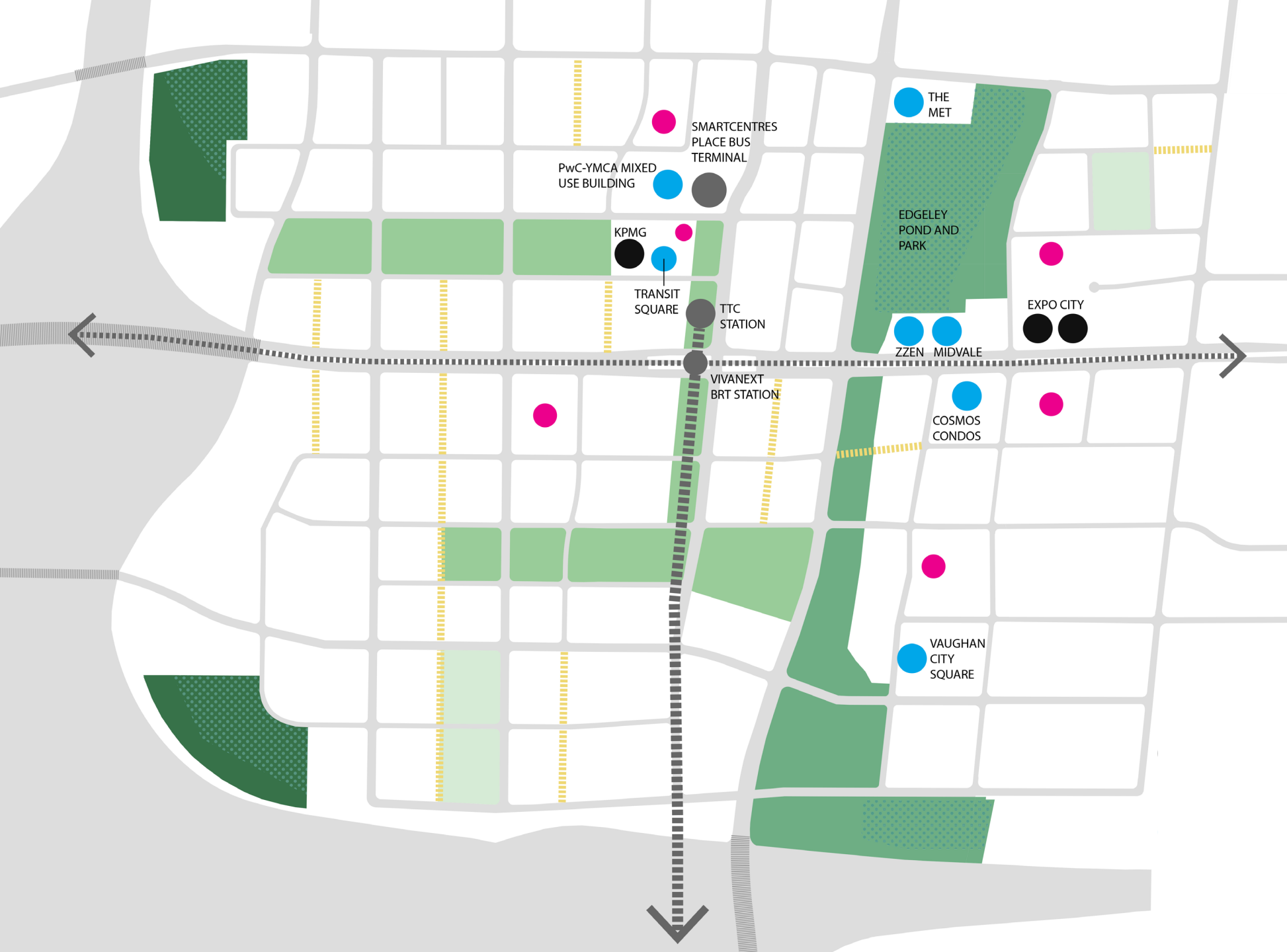
Reconnaissance + Strategic Assessment



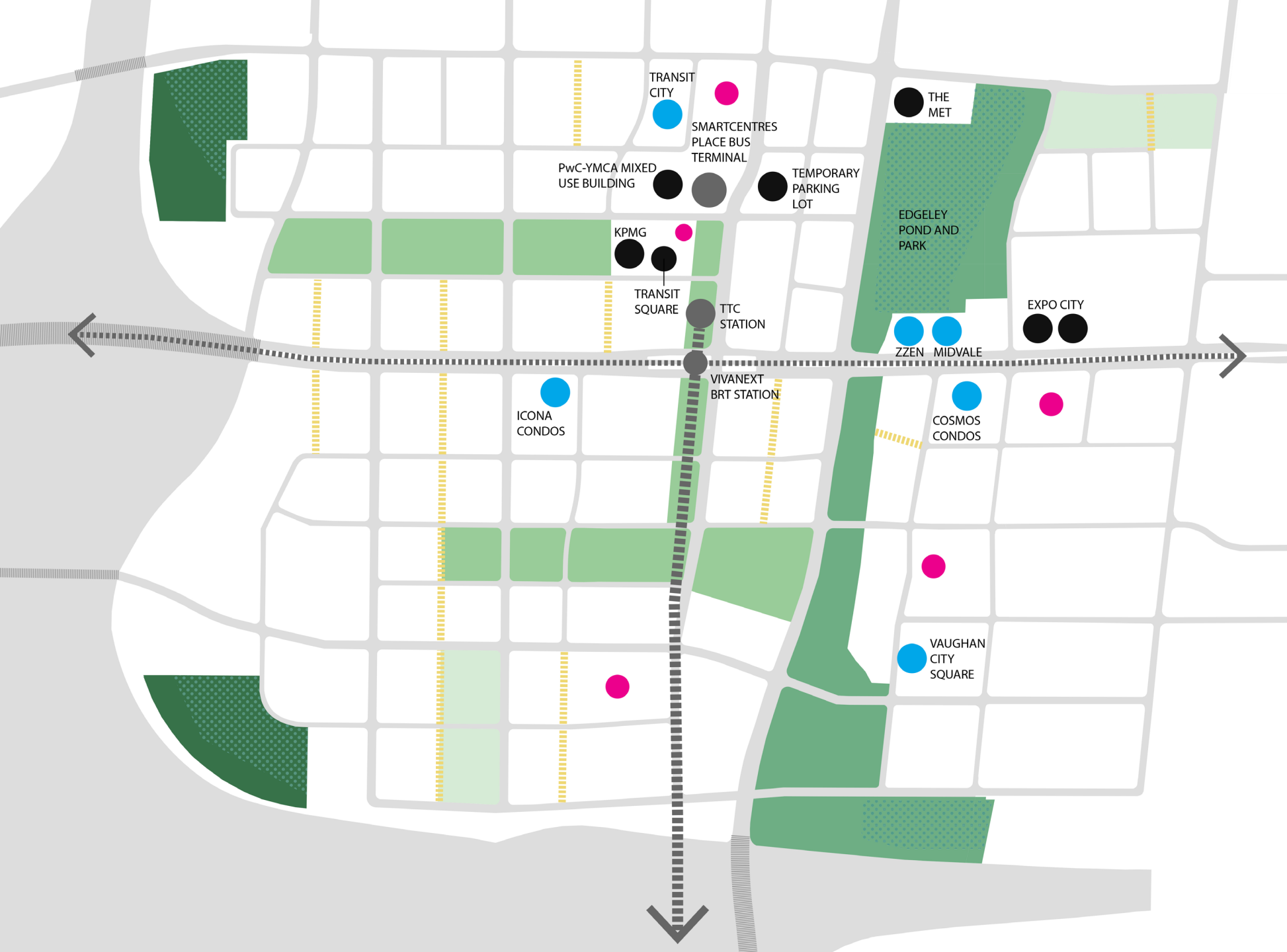
Market Assessment



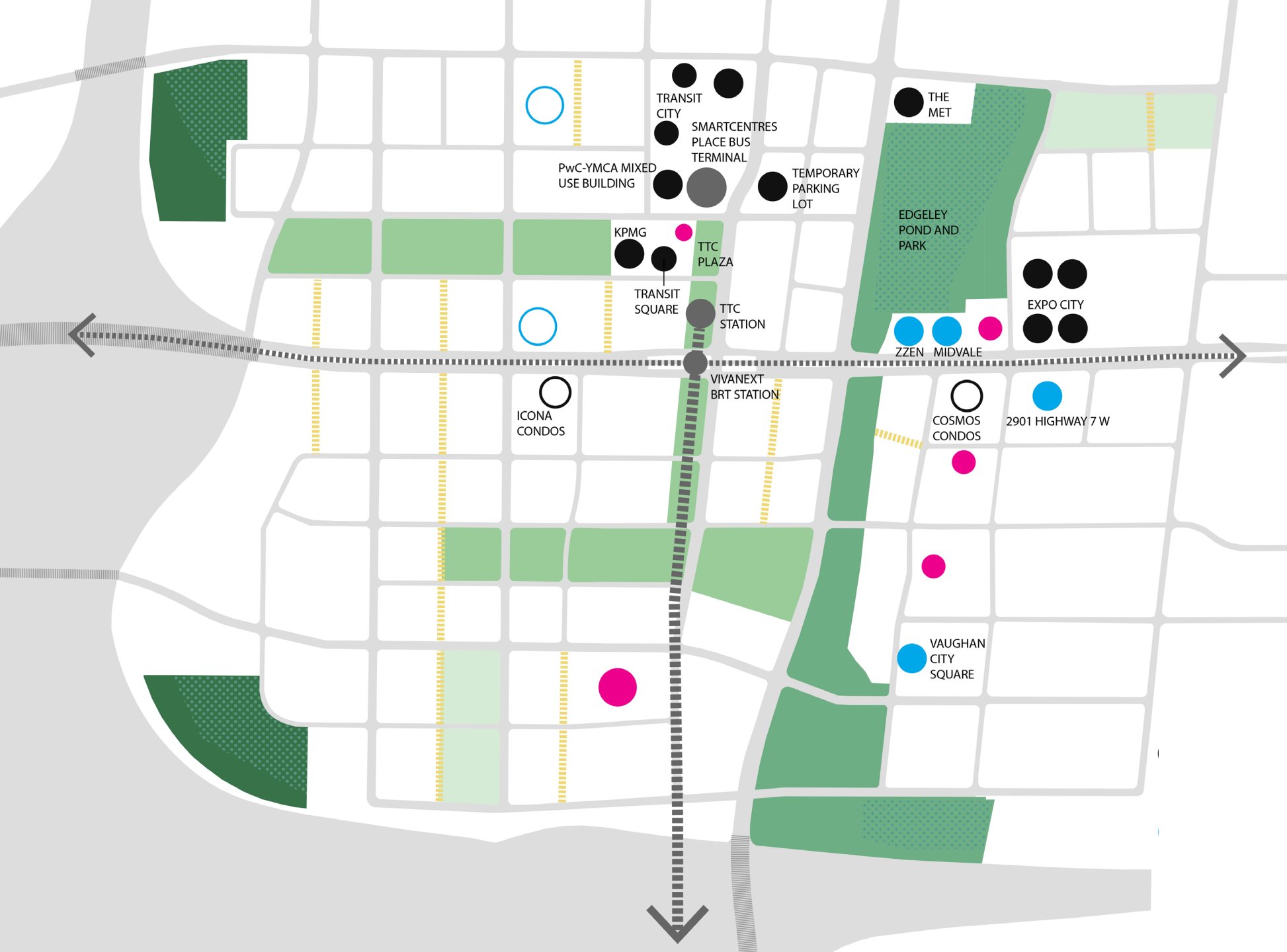
Implementation Plan



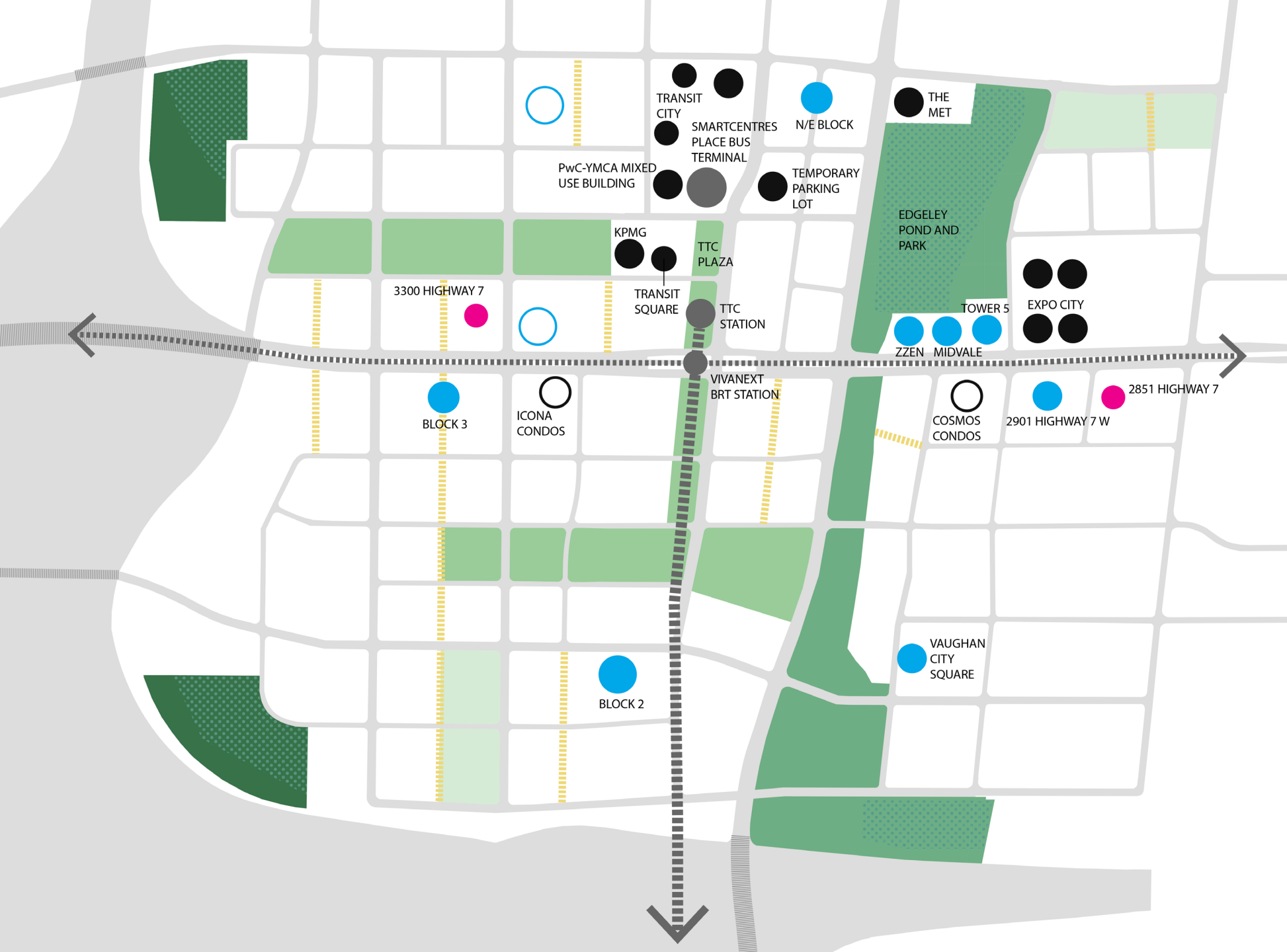
- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST



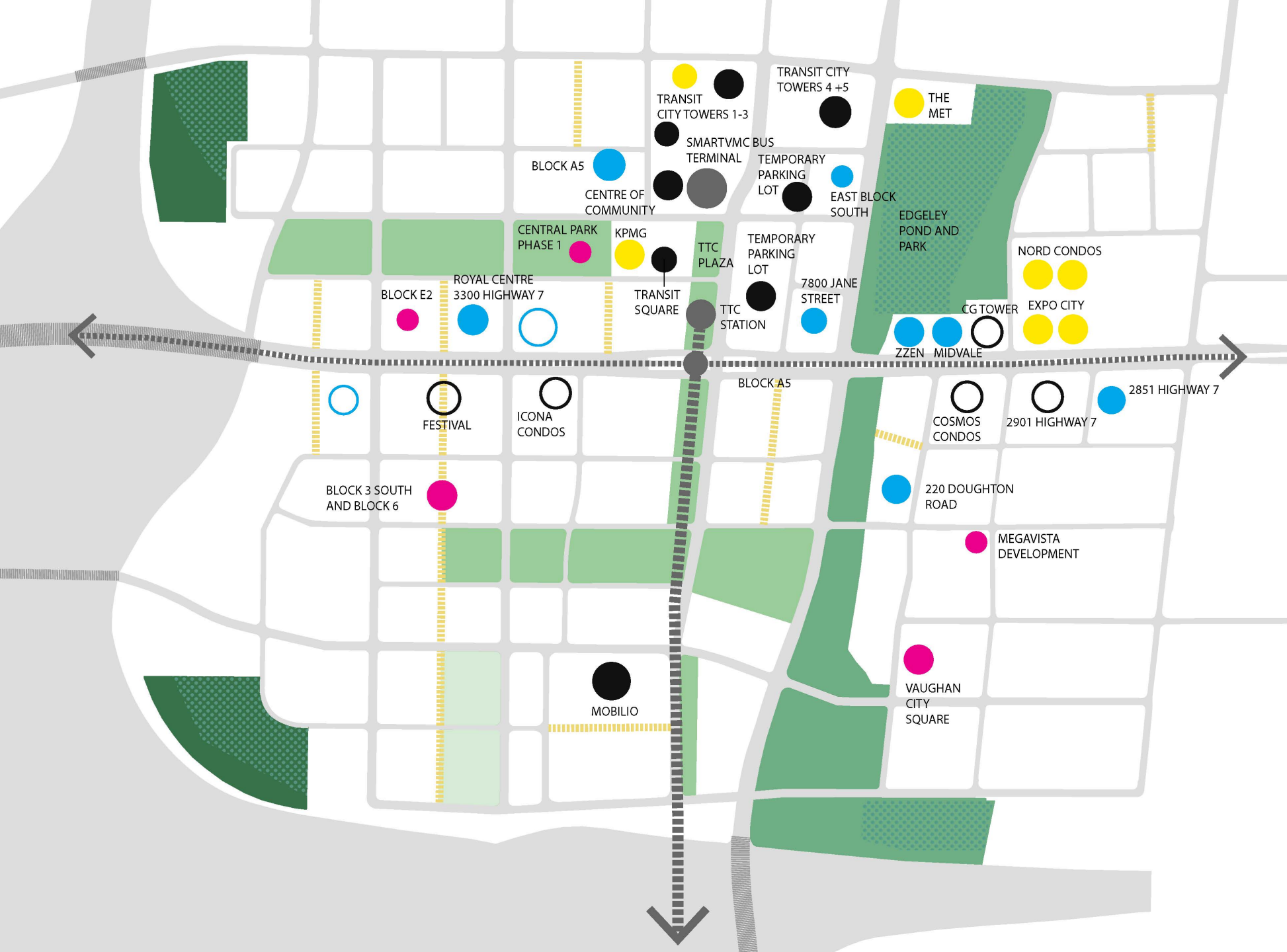
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- AREA OF INTEREST

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 ²)	Office Area (f ²)	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 ²)	Office Area (f ²)	Residential Area (f2)	Apartment Units	Townhouse Units			Total Units Under Construction or Built
	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 ²)	Office Area (f ²)	Residential Area (f2)	Apartment Units	Townhouse Units	Total Approved Residential Units	Population
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 ²)	Office Area (f ²)	Residential Area (f2)	Apartment Units	Townhouse Units	Total Residential Units In-Progress	Population	
	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 ²)	Office Area (f ²)	Residential Area (f2)	Apartment Units	Townhouse Units	Total Residential Units Proposed	Population	
	QuadReal	Quadreal Block 3S	4.5	7.5	26,264	0	1,240,336	1,543		13,593	26,914	
	MegaVista Real Estate Development	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	63,352	
			5	8	73%	110%		98%	2%	267%	253%	

VMC Stats

267%

Residential Units

253%

Population

110%

Office

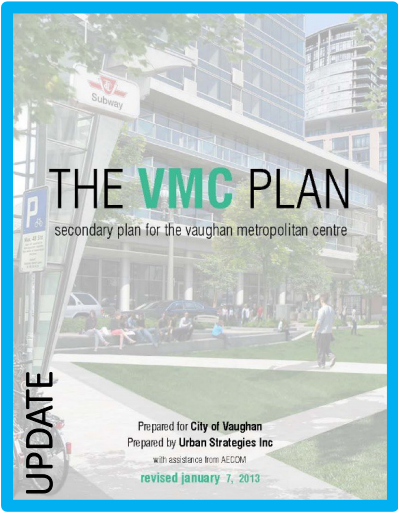
73%

Retail

Growth Trends in the VMC







VMC Secondary Plan



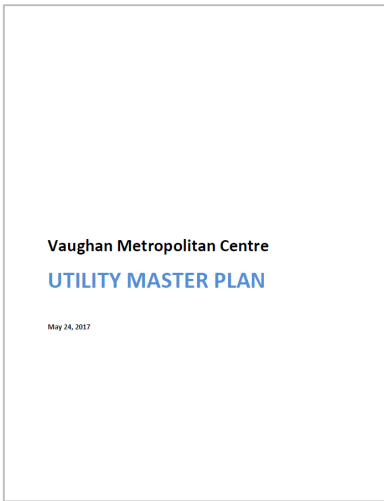
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Utility Master Plan



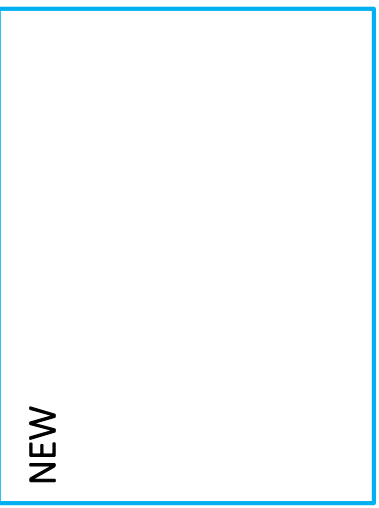
Community Improvement Plan



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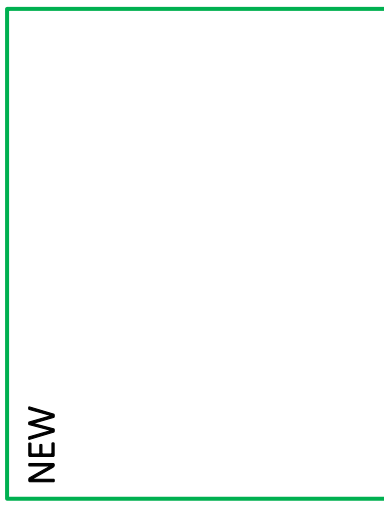
VMC Transportation Master Plan



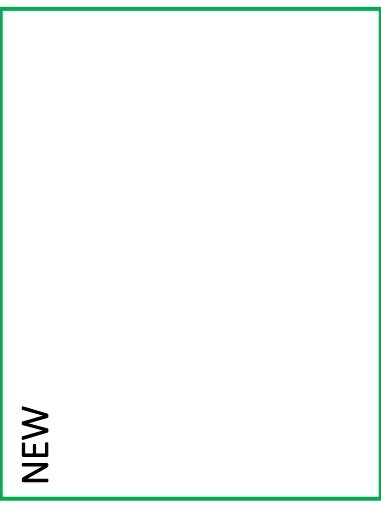
Parks and Wayfinding Master Plan



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

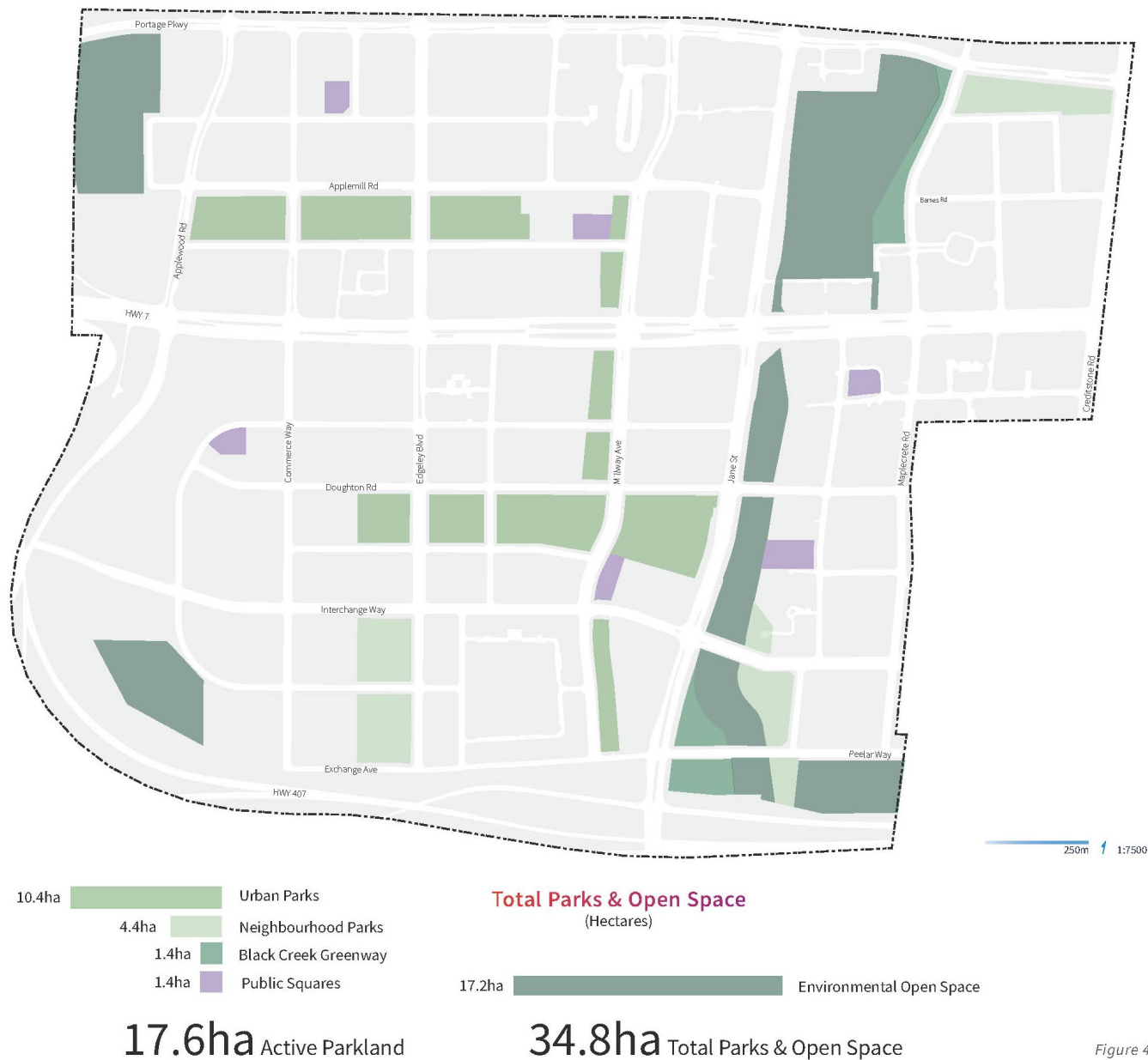
- **448 responses** received as of November 4, 2020:
 - **75%** live in Vaughan, **45%** live in the VMC and **9%** are interested in living in the VMC
 - **66%** of respondents use parks and open spaces **one to three times per week**, including **31%** who use parks **daily**
 - Will highlight certain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

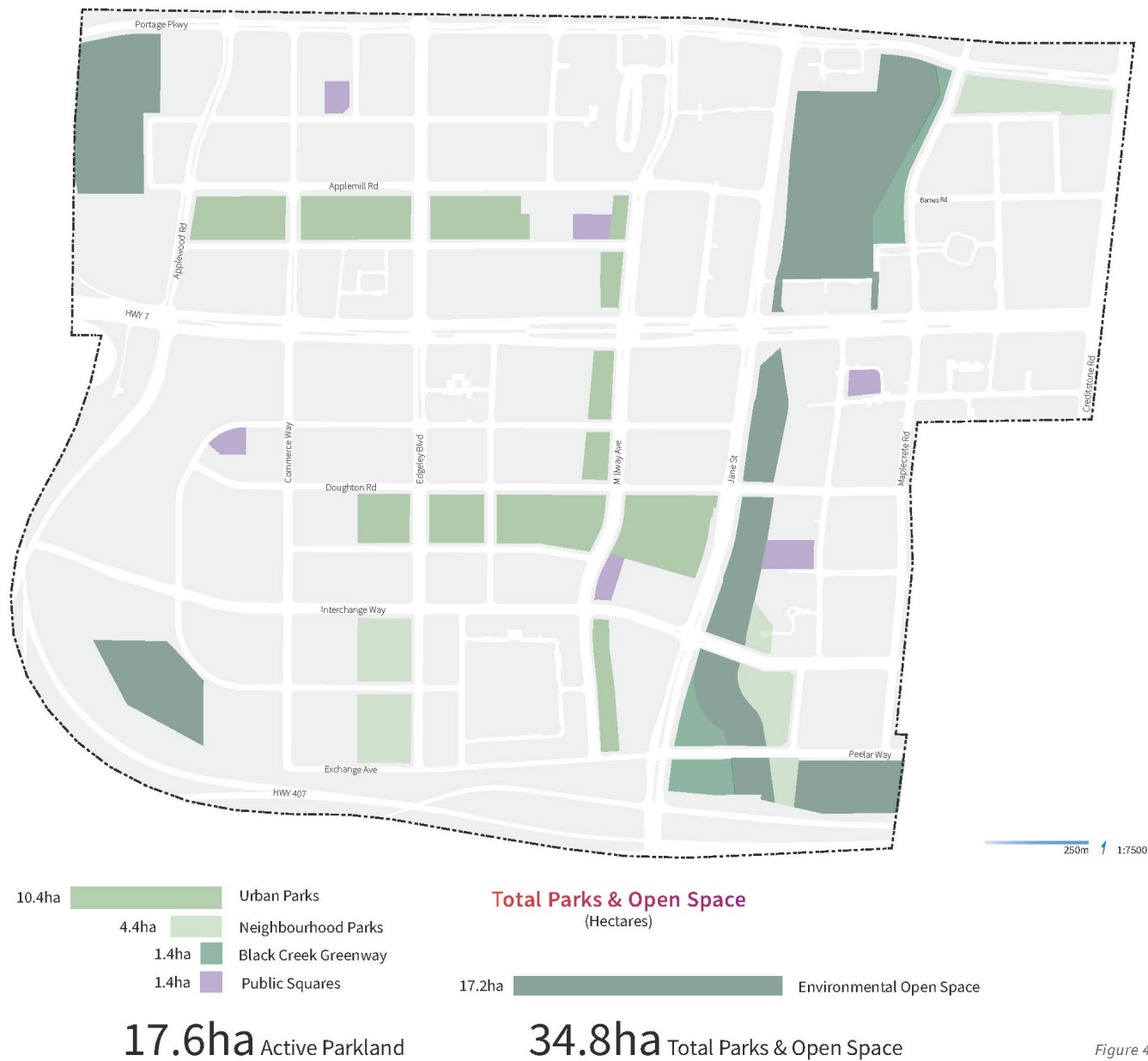


Active Parkland

- ‘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*

Figure 4

*Based on planning assumptions outlined on slide 11



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

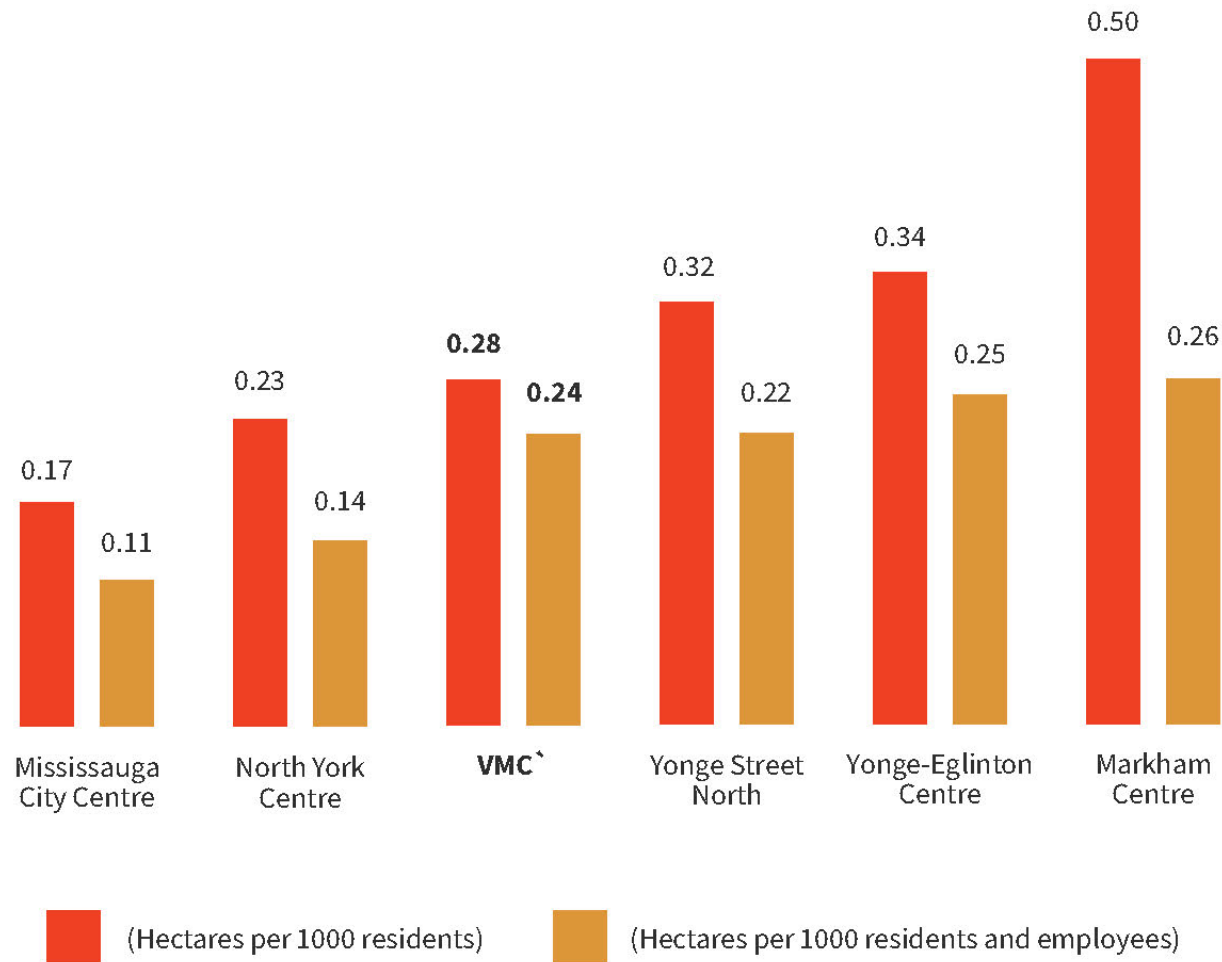
15.5ha Total Parks & Open Space

Figure 5

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**

*Based on planning assumptions outlined on slide 11



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

GTA Growth Centres

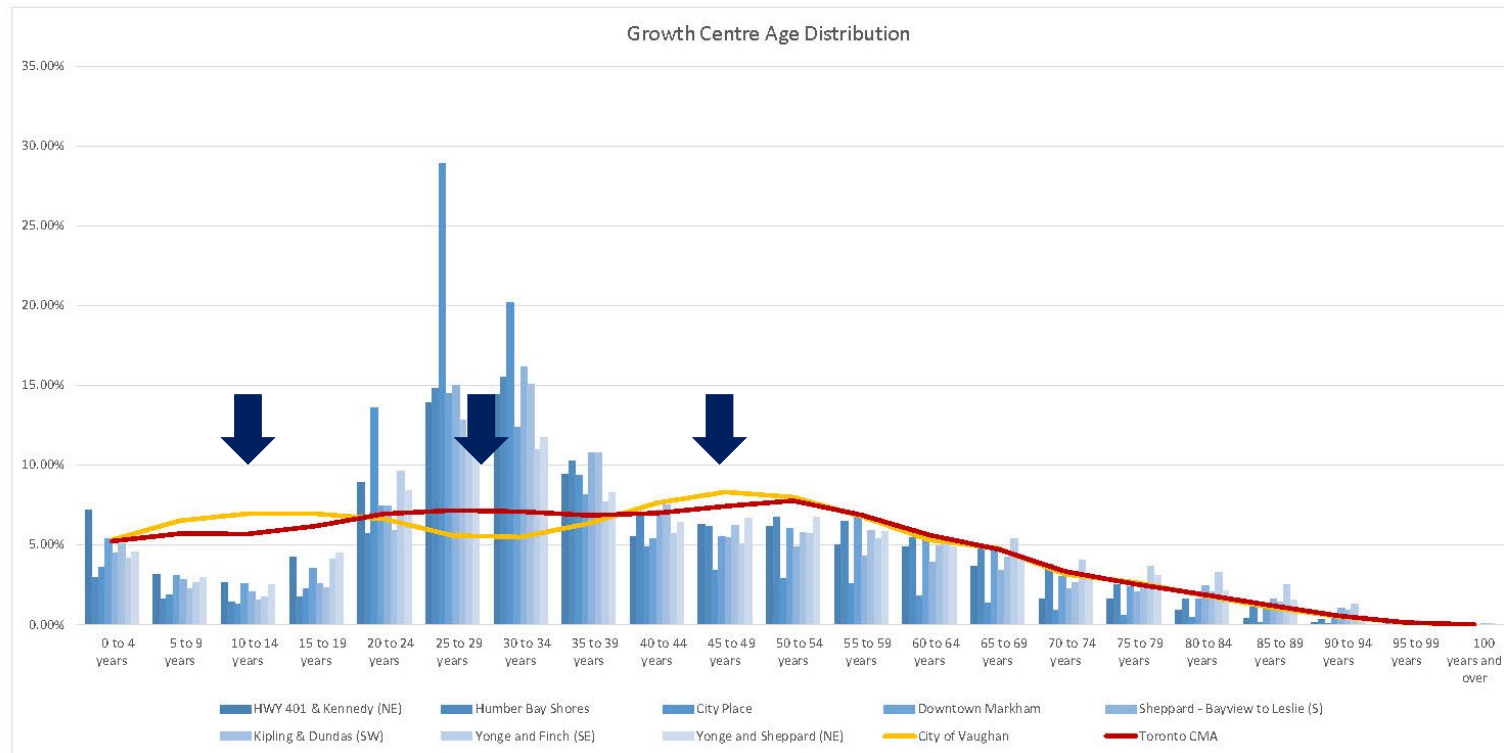
- VMC compared to 'Urban Growth Centres' in provincial legislation
- Active parkland in the VMC will be **comparable to existing Centres** in Toronto, where parks are considered **inadequate**
- **Emerging Centres** like Markham and Mississauga likely to **exceed VMC**
- Comparison based on 2031 population (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

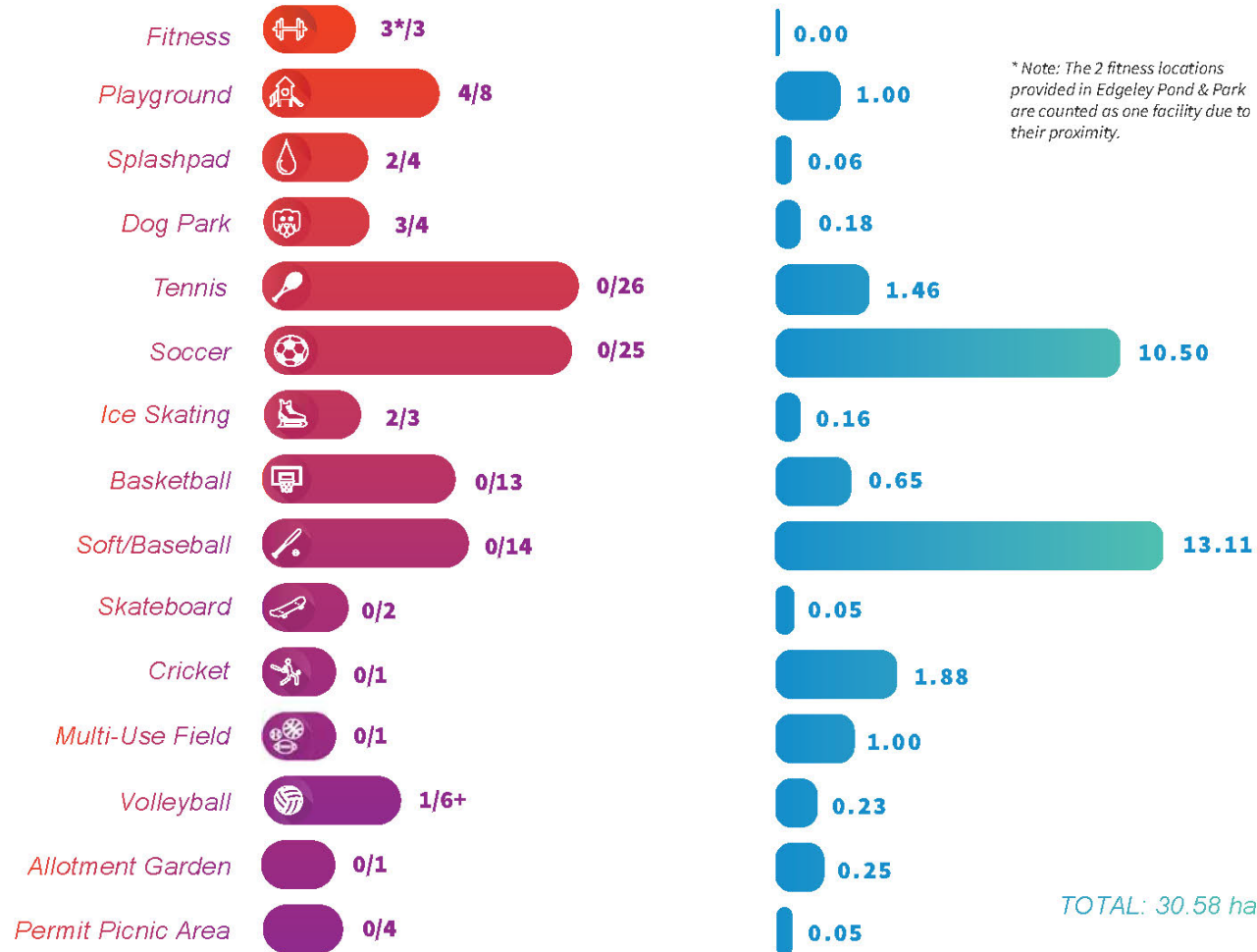
- VMC unique to Vaughan – facilities need to reflect demographics
- Housing types: high % of one- and two-bedroom units, over 90% of units in buildings over five storeys
- Reviewed demographics of eight high-density centres in GTA
- Compared to Vaughan as a whole, VMC will have:
 - **Less children**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



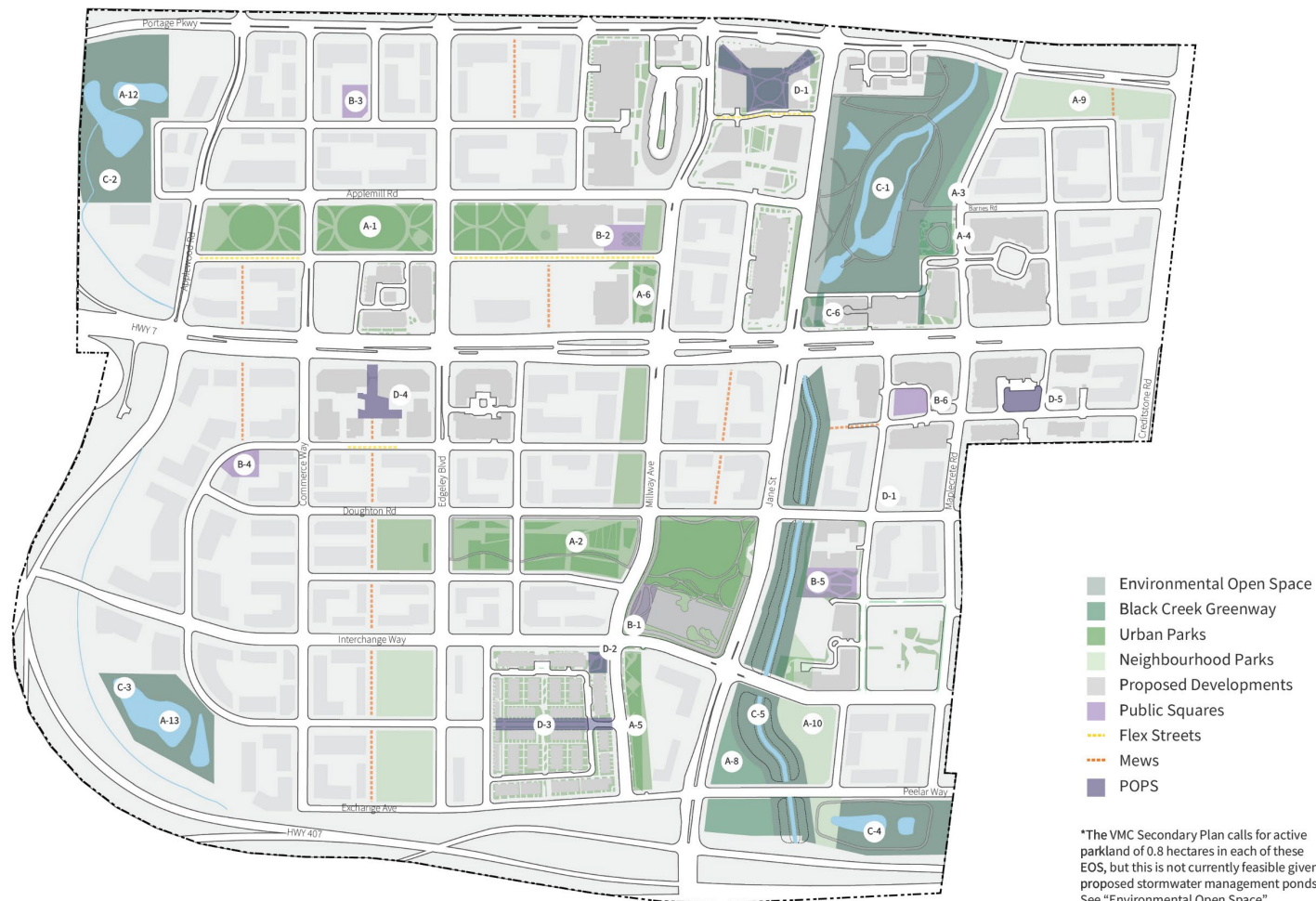
Proposed versus
Required Facilities

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**)

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**



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





Open Spaces - VMC

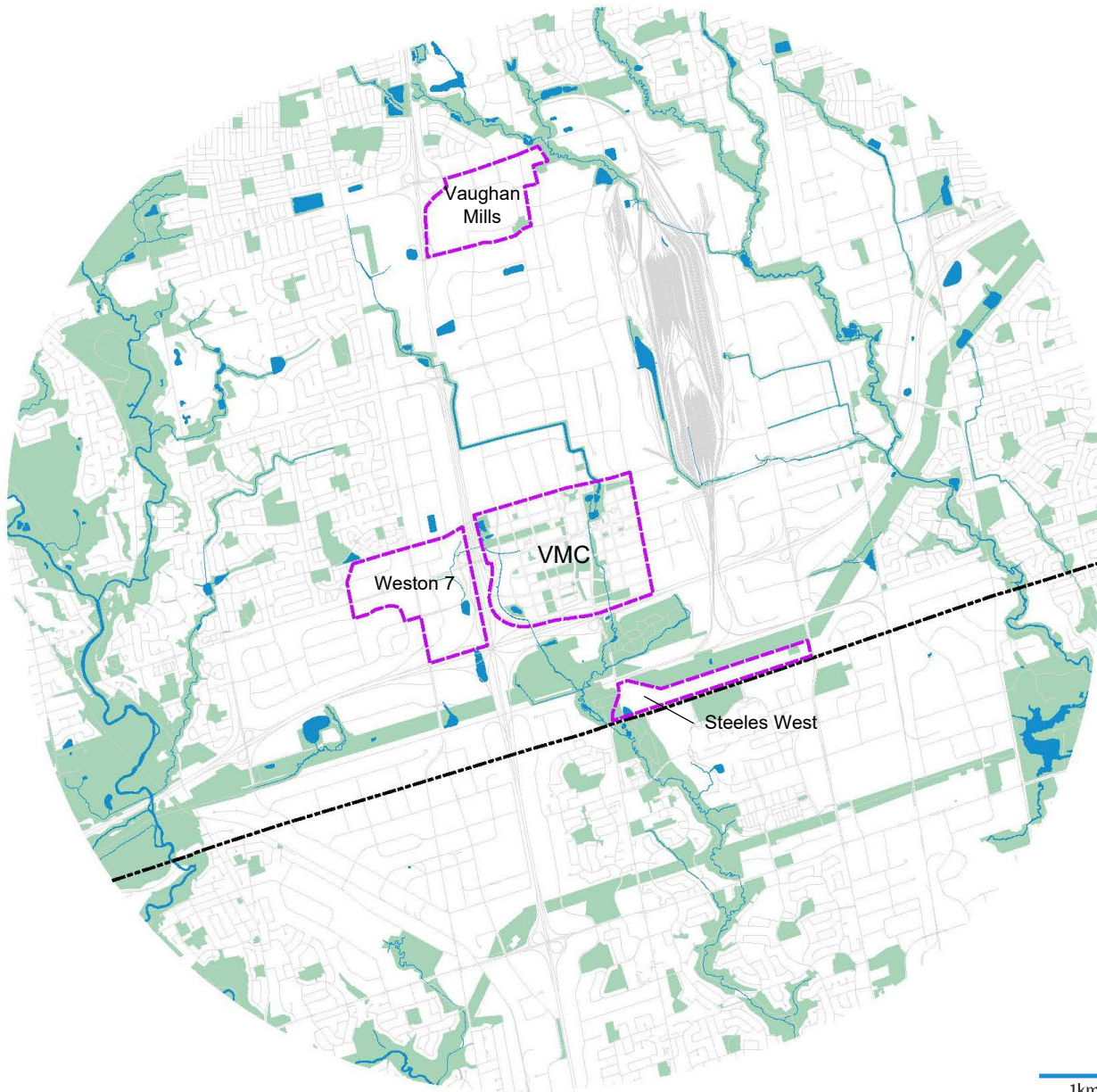
- **Successful** in reflecting planning goals for Black Creek
- **Continue approach** south of Highway 7
- **Some challenges** with storm ponds and highways
- **Further thought required** to optimize



Open Spaces - VMC



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

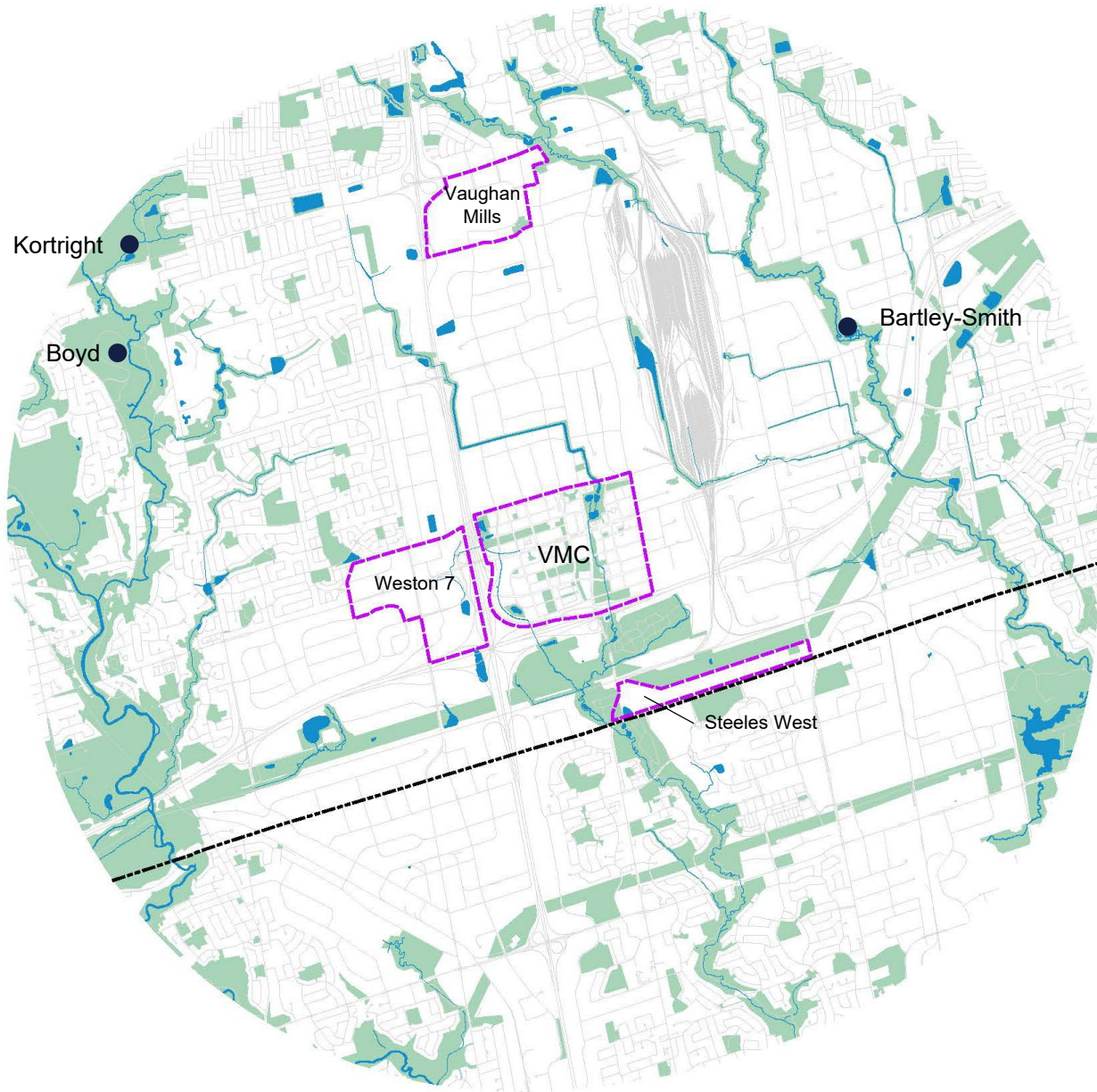
- An **inventory** was completed of all parks and open spaces within **5km** of the VMC
- The potential of these parks and open spaces to **supplement** those in the **VMC** was evaluated

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.



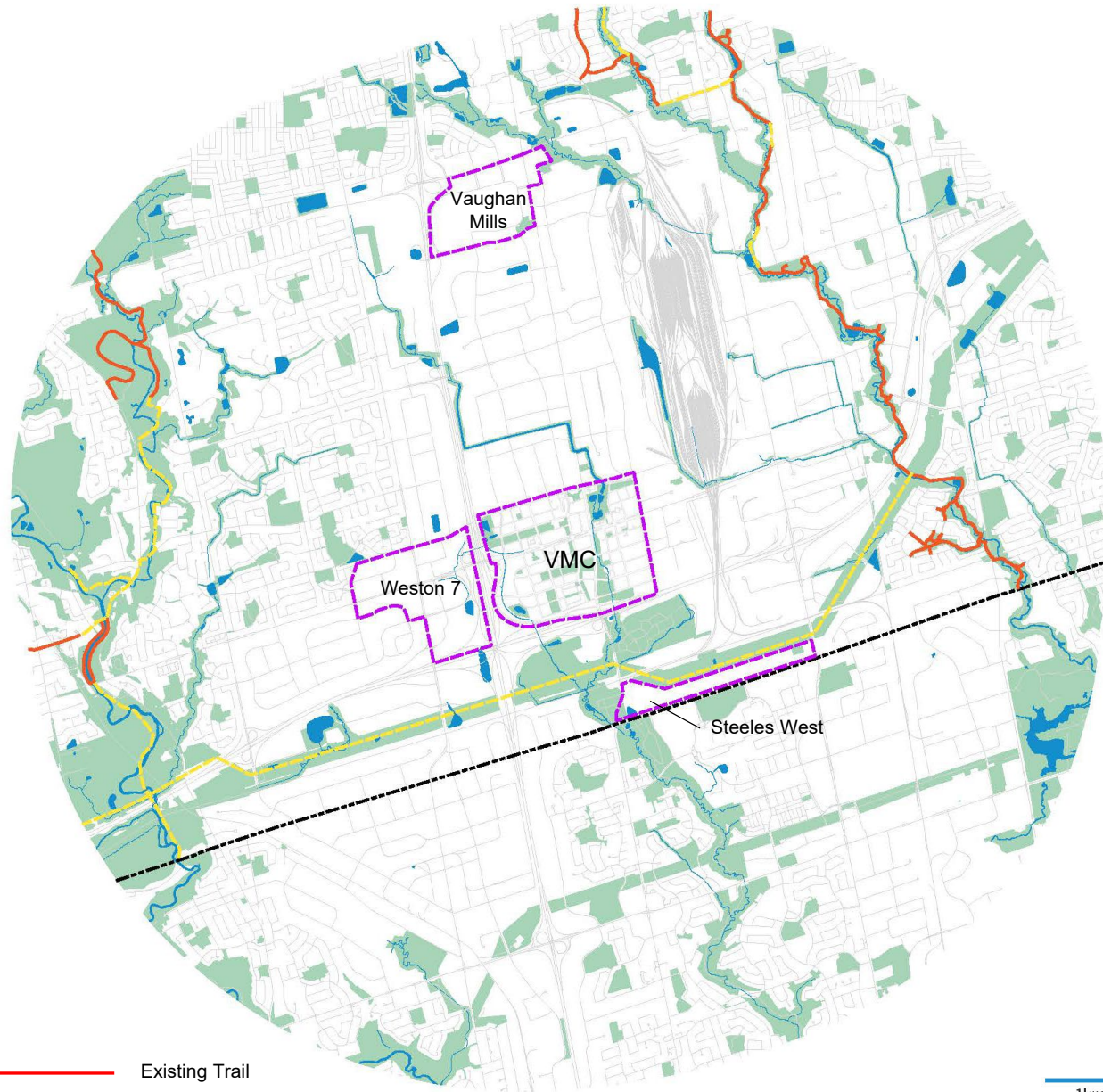
Inventory of Parks & Open Spaces within 5km of VMC

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**

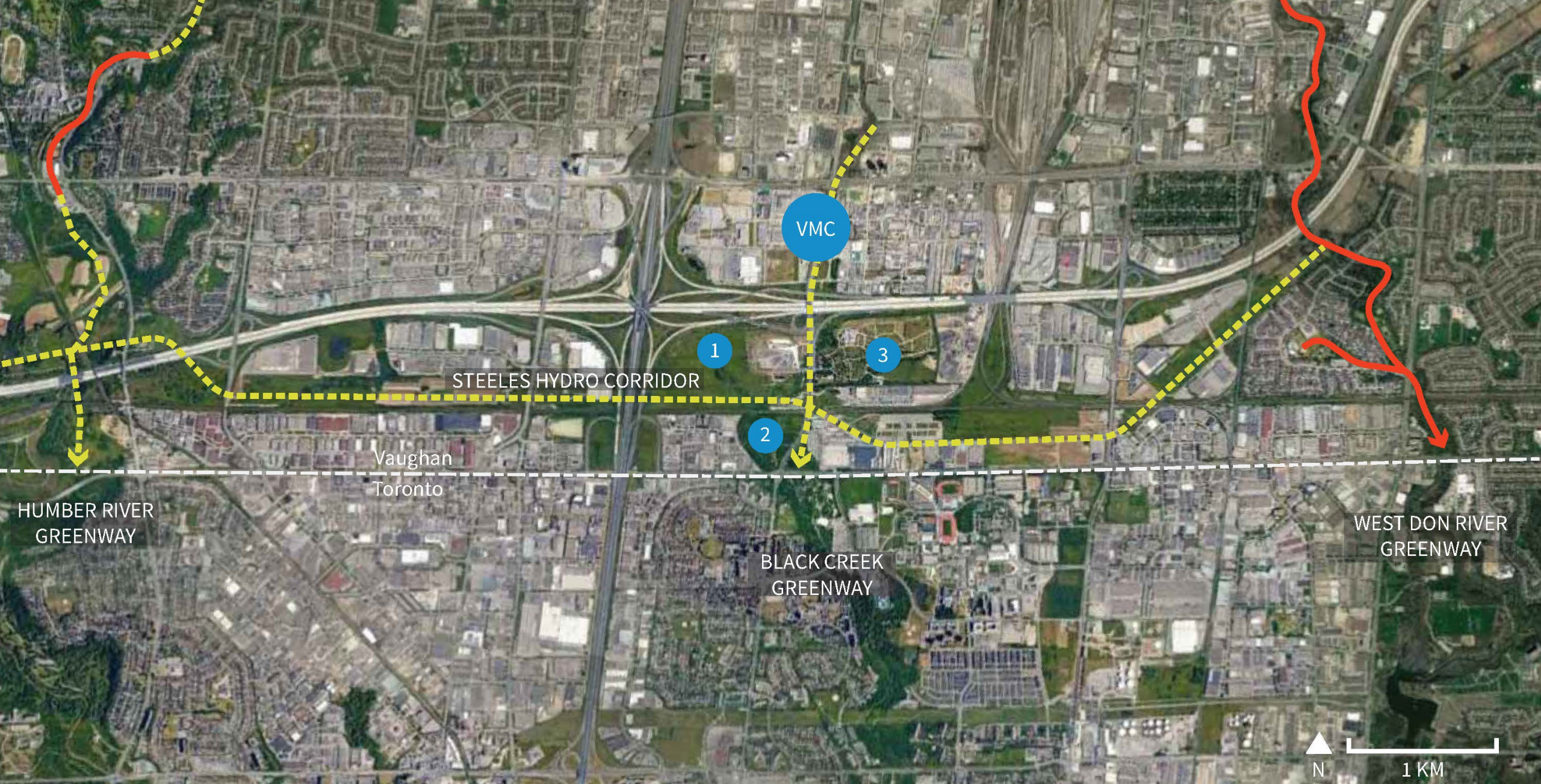


Inventory of Parks & Open Spaces within 5km of VMC

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

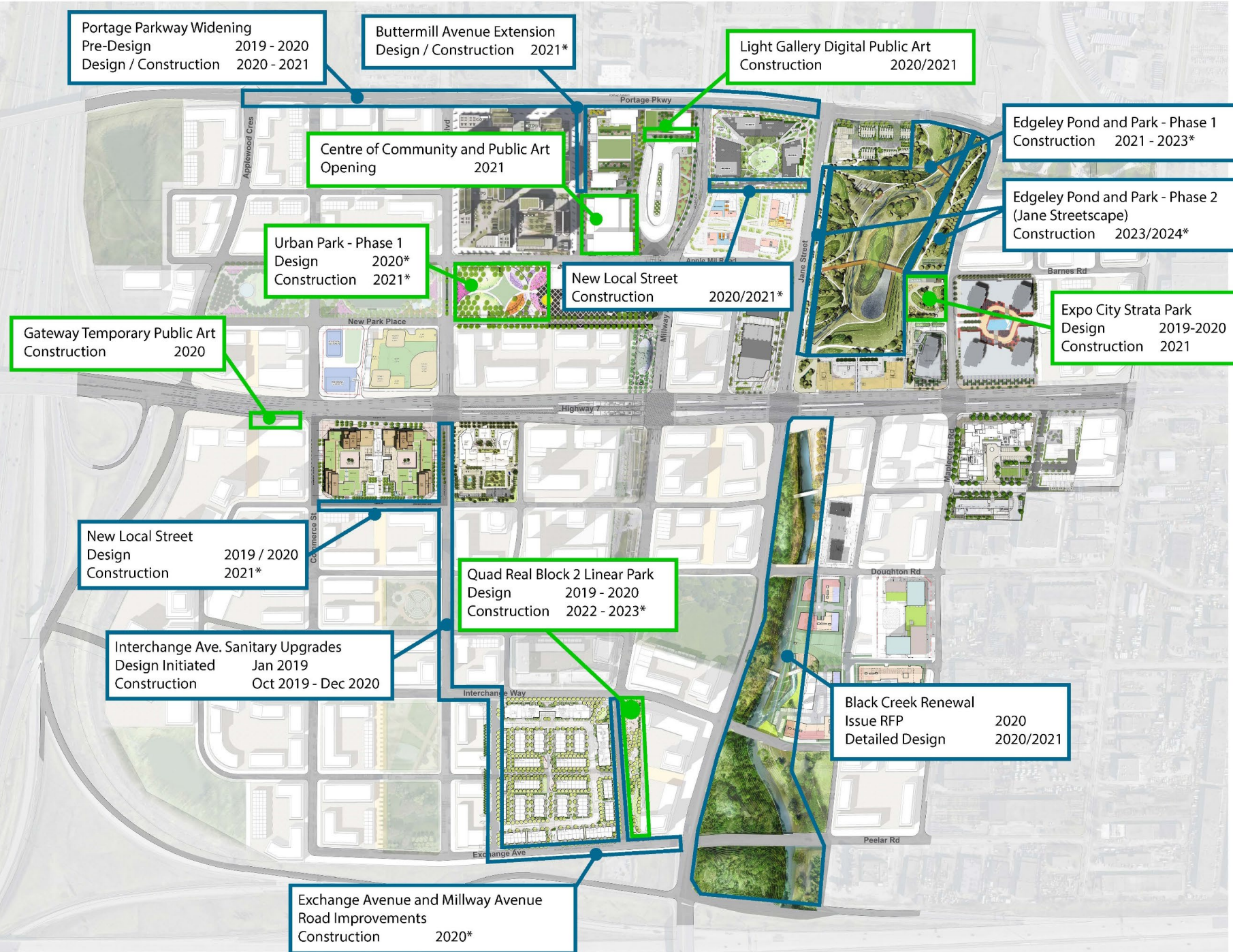
Continued Community Consultation

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



VMC Capital Projects and Implementation Plan Update

Capital Plan



- Roads and Servicing
- Parks and Placemaking

* Estimated



SUBWAY

VAUGHAN METROPOLITAN CENTRE



DOWNTOWN

vaughan

METROPOLITAN CENTRE