

Communication - C1
VMC Sub-committee
March 2, 2021
Item # 1

Introducing the VMC Secondary Plan Update

VMC Sub-committee

March 2, 2021

Our Team

gladki
planning
associates

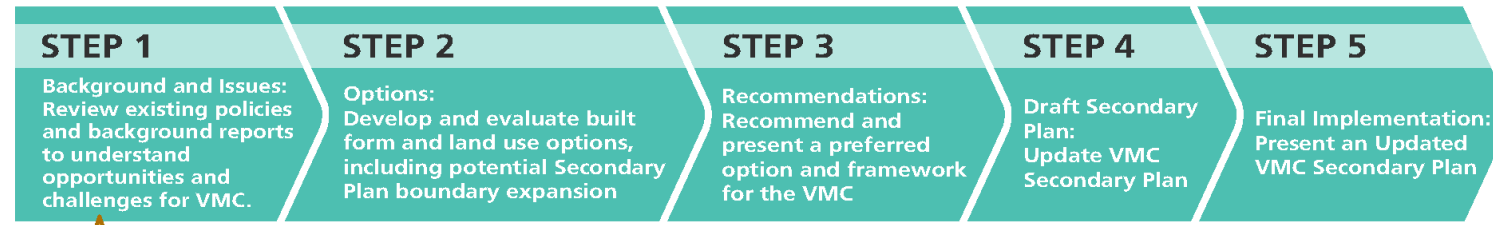
dtah



urbanMetrics inc.

Greenberg
Consultants
Inc.

Secondary Plan Update



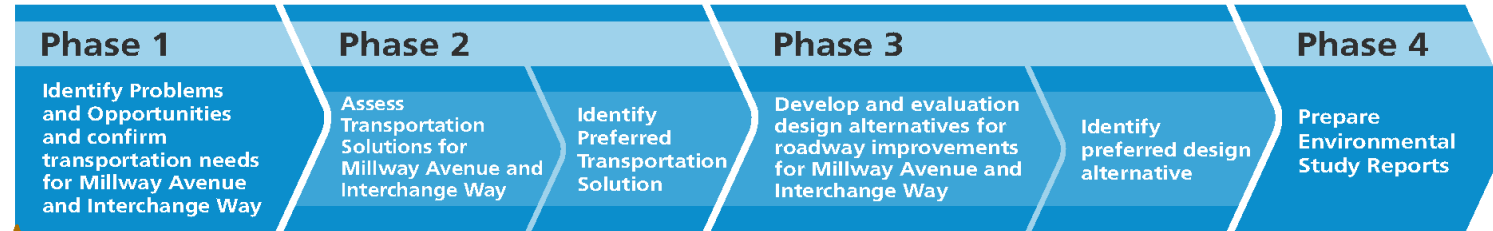
★
We Are Here

Transportation Master Plan Update



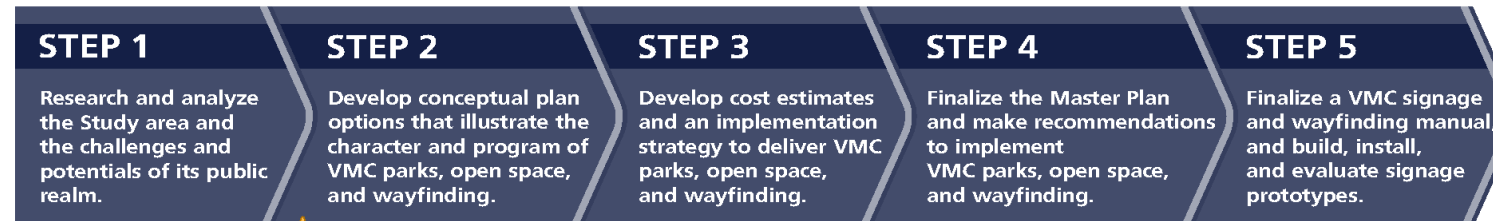
★
We Are Here

Millway Avenue and Interchange Way Class EA Studies



★
We Are Here

Parks and Wayfinding Master Plan



★
We Are Here

VMC Studies



Purpose of VMC Secondary Plan Update

- **Reflect, align, and conform with new policy direction**
 - Bill 108, Bill 197, Community Benefits Charge
 - Growth Plan (2020) & PPS (2020)
 - York Region Official Plan Review
 - City of Vaughan Official Plan Review
 - Concurrent VMC studies (e.g., TMP, PWMP, Servicing)
- **Consider potential boundary expansion**
- **Confirm that the vision and objectives are being met**
- **Develop an implementation strategy for community services & facilities**

The City of Vaughan is committed to ensuring that its 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.

Project Timeline

**We are
here**

2020

2021

Background & Issues

To review existing policies, initiatives, developments, studies, and background reports. To develop an understanding of current conditions and the opportunities and challenges facing the VMC. To develop a vision and guiding principles as the basis for creation of the Secondary Plan.

Consultation

- Technical Advisory Committee meetings
- Interviews with Members of Council
- Online survey
- Meetings with landowners
- Presentation to VMC Subcommittee
- Virtual public open house/online engagement

Deliverables

- Background Study Report
- Engagement Summary Memo

Options

To explore different ideas and present preliminary findings for the future of Vaughan Metropolitan Centre, including variations on height and density, transportation networks, land use, parks and open spaces, and community amenities.

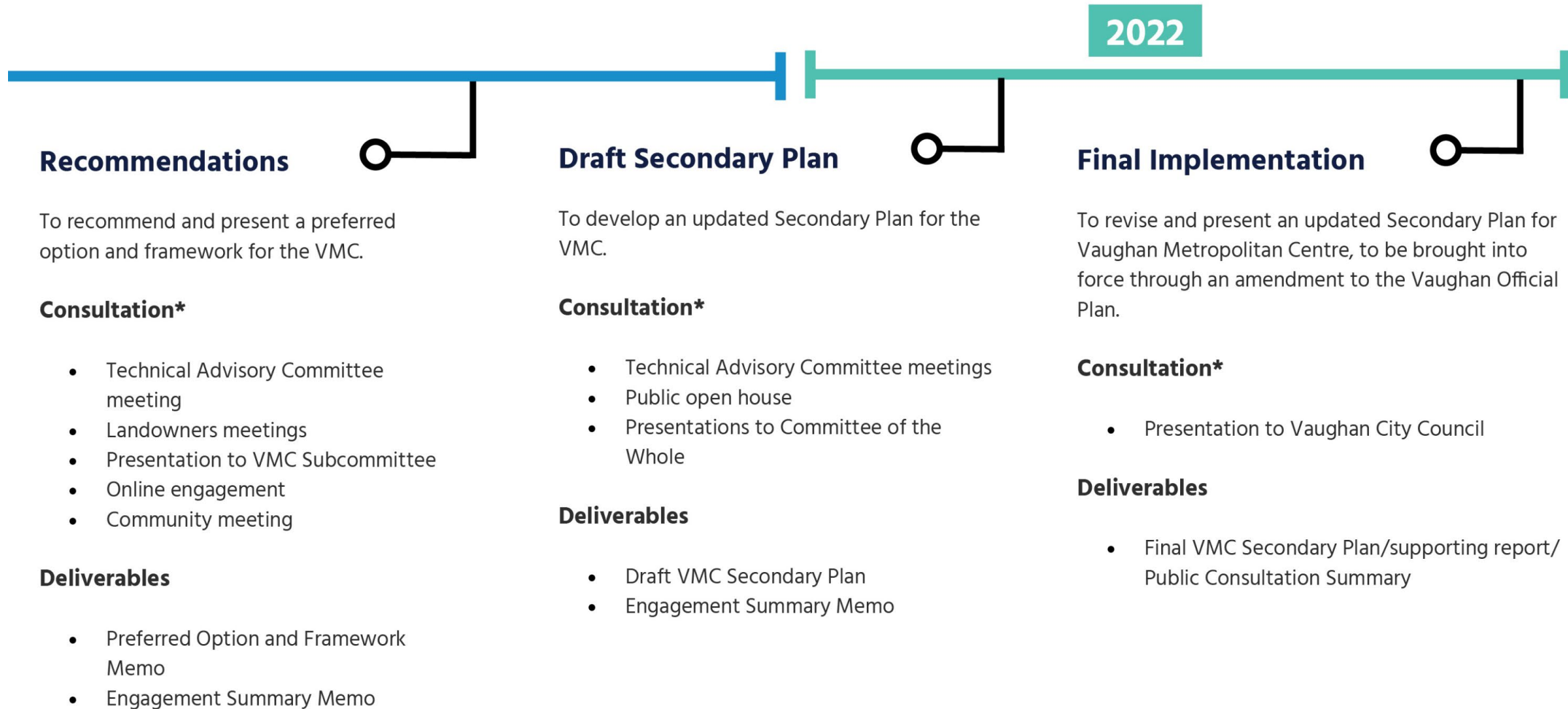
Consultation*

- Technical Advisory Committee meeting
- Landowners meetings
- Presentation to Design Review Panel
- Online engagement
- Community meeting

Deliverables

- Community Services & Facilities Analysis and Implementation Strategy
- Implementation Options and Implications (built form, density, land use)
- Engagement Summary Memo

Project Timeline



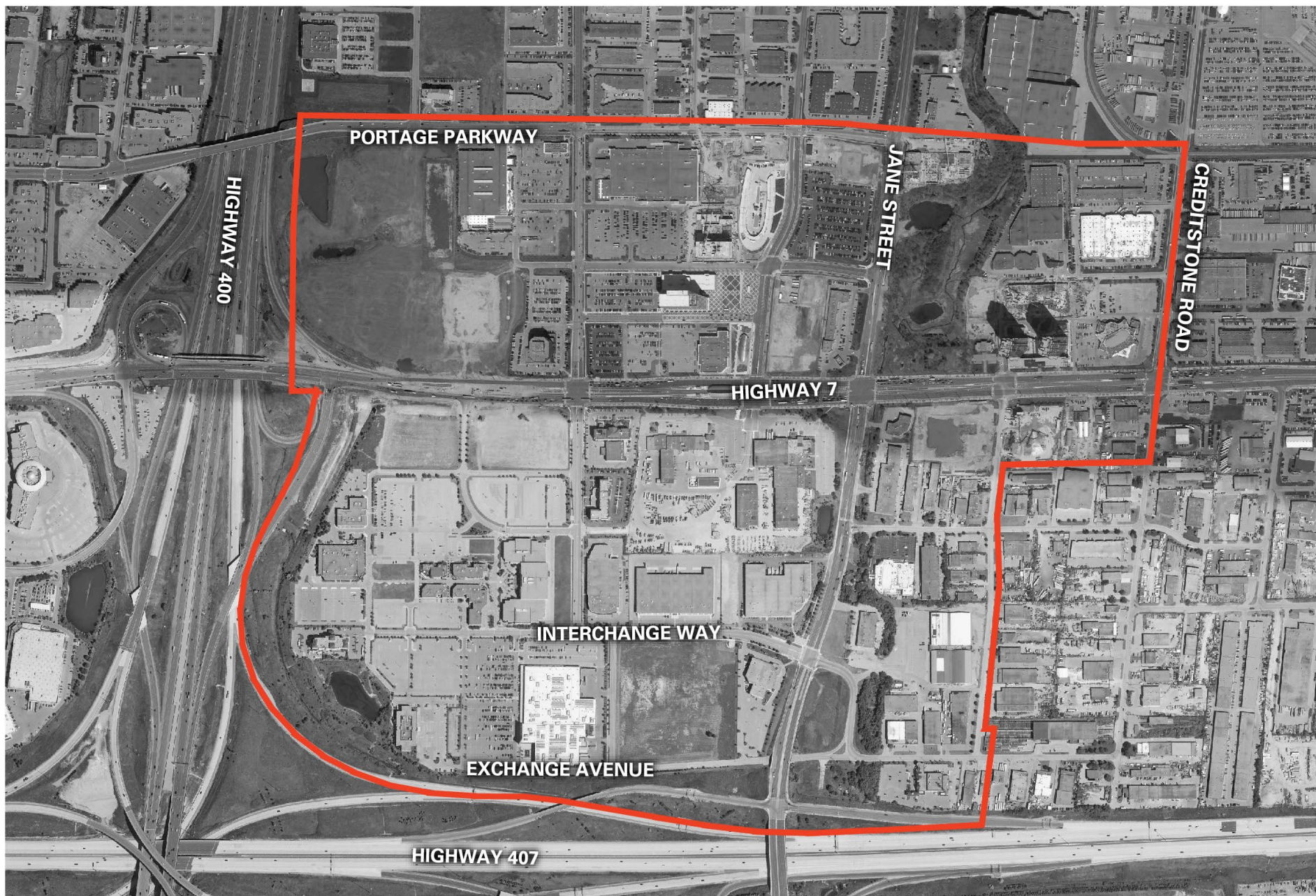
*Public consultation approaches will be determined based on the status of the COVID-19 pandemic and the need to use virtual platforms rather than in-person events.

VMCSP Context

Statistics

Total area:
190 hectares

Total developable area:
100+ hectares

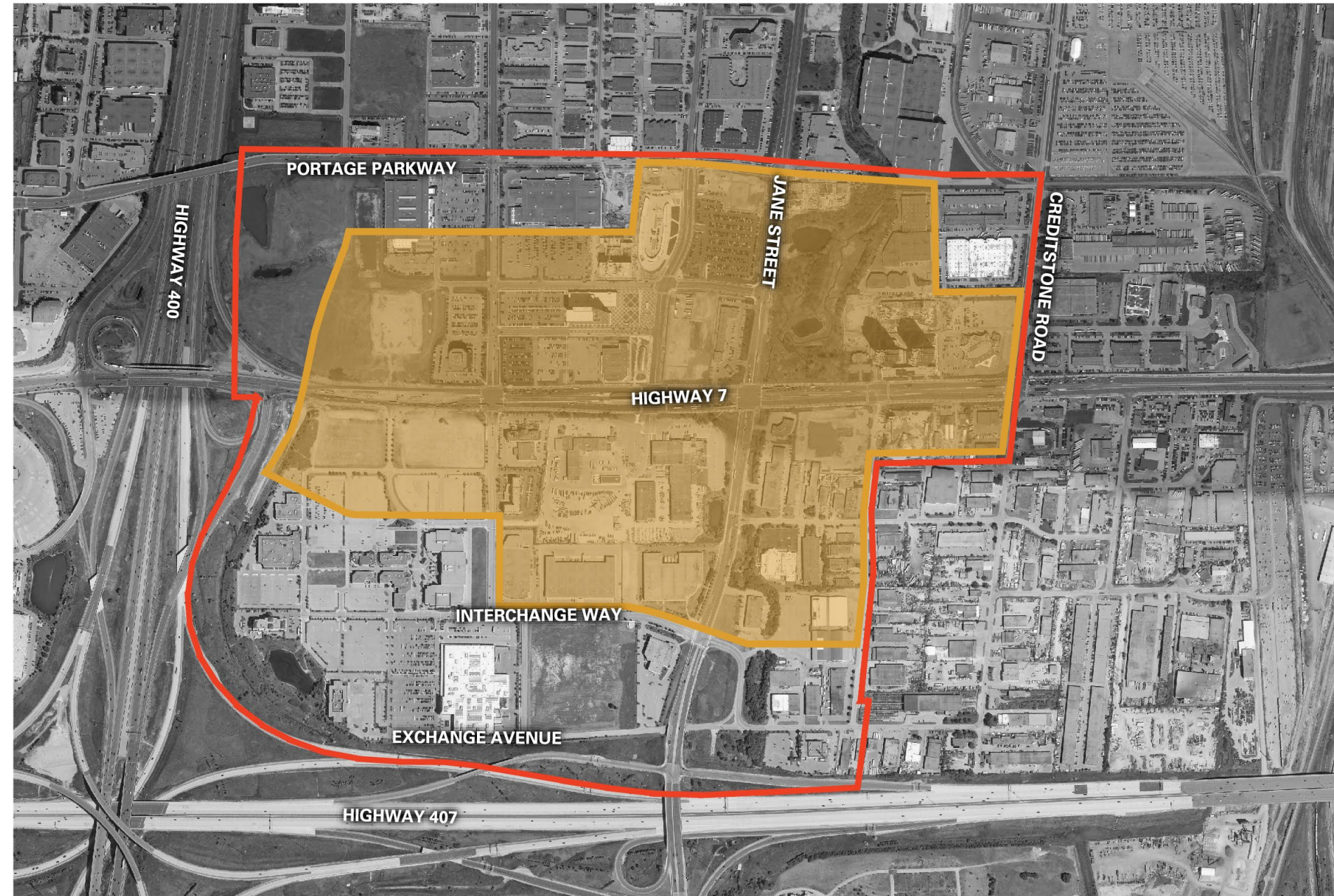


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— VMC Boundary

VMCSP Context: UGC

Urban Growth
Centre within VMC
Boundary



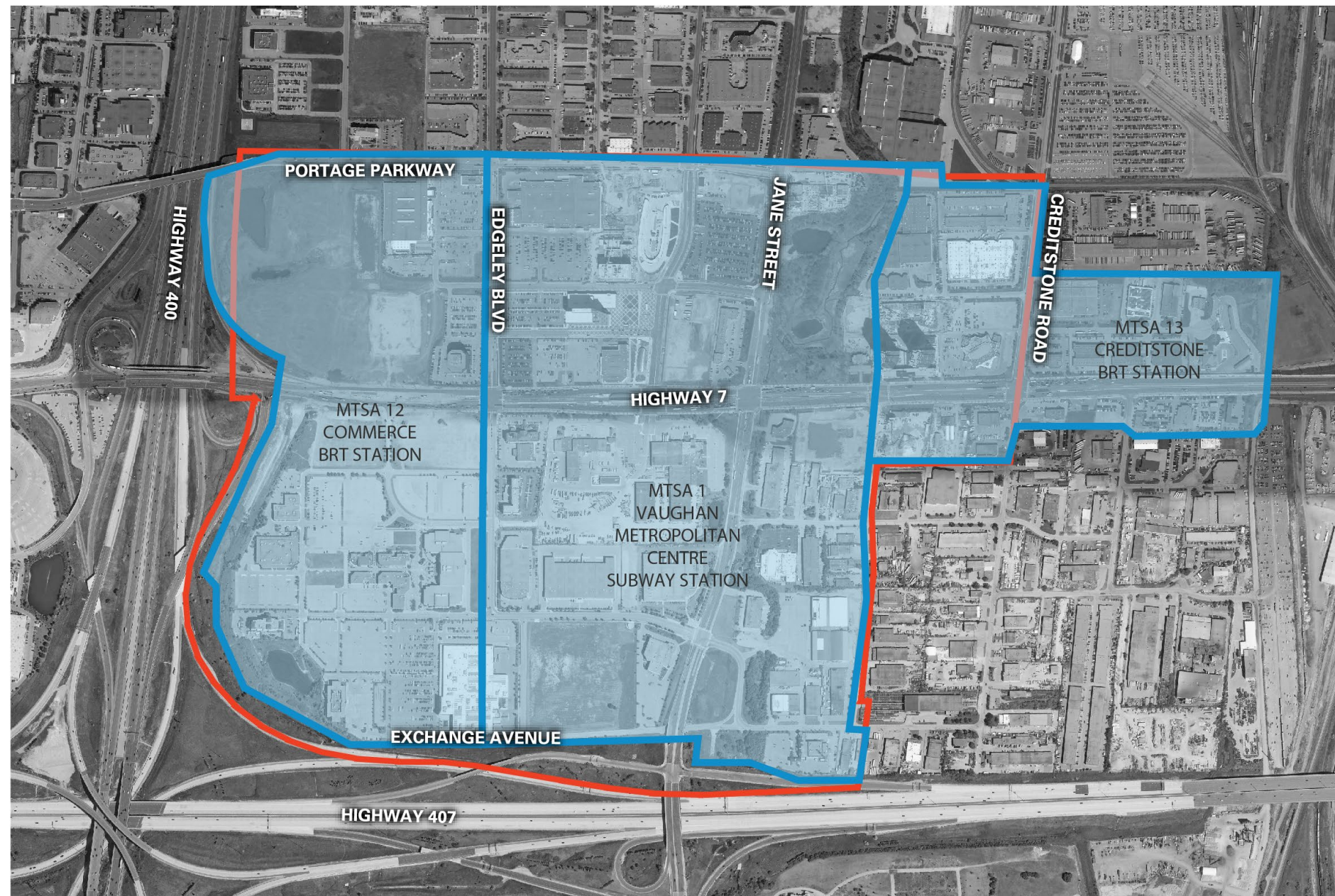
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- VMC Boundary
- Urban Growth Centre (UGC)



VMCSP Context: MTSAs

**Preliminary Major
Transit Station
Areas within VMC
Boundary**



LEGEND

- VMC Boundary
- MTSA



Trends: Development Pipeline

Original 2031 Targets

- Density: 200 people & jobs/ha
- 25,000 residents + 11,500 jobs by 2031

Current Trends*

- 270% residential unit & 256% population
- 32,000+ residential units & 64,000+ population
- 107% office (>1.6m ft²)
- 72% retail (~540,000 ft²)

*subject to Council approval of projects under review and pre-application projects

Based on development statistics from January 2021

Trends: Potential Development Pipeline

Development and Anticipated Development Relative to VMC Secondary Plan Targets (Oct. 2020)

| | VMC SP Targets (2031) | VMC SP (estimated full build-out) | 2017 OMB Settlement (estimated full build-out) | Developments Completed or Under Construction | Total Development Pipeline* |
|---------------|-----------------------------|---|---|--|-----------------------------------|
| People | 25,000 | 50,000 | 72,000 | 13,282 | 63,682 |
| Jobs | 11,500 | 23,000 | 27,700 | 1,834 | ** |
| <i>Office</i> | <i>5,000</i> | -- | -- | <i>1,460</i> | <i>6,422</i> |
| <i>Retail</i> | <i>1,500</i> | -- | -- | <i>373</i> | <i>1,293</i> |
| P+J | 36,500 | 73,000 | 99,700 | 15,115 | 71,397 |
| P+J/ha | 199 | 398 | 546 | 82 | 389 |

These preliminary findings are a baseline reflection of assumptions and data extrapolated from current development trends (City of Vaughan, October 2020) based on the Board-approved Secondary Plan's Land Use Budget (Urban Strategies Inc., 2017) as well as population and employment estimates (Hemson, 2019), which will be revised based on York Region's land needs assessment.

* Total development pipeline is based on projects completed, under construction, proposed through development applications, and pre-application consultations as of October 2020, subject to Council Approval.

** Total number of jobs to be analyzed at a later phase.

All planning assumptions and land use budgets to be updated through VMCSPP Update.

Trends: Potential Development Pipeline

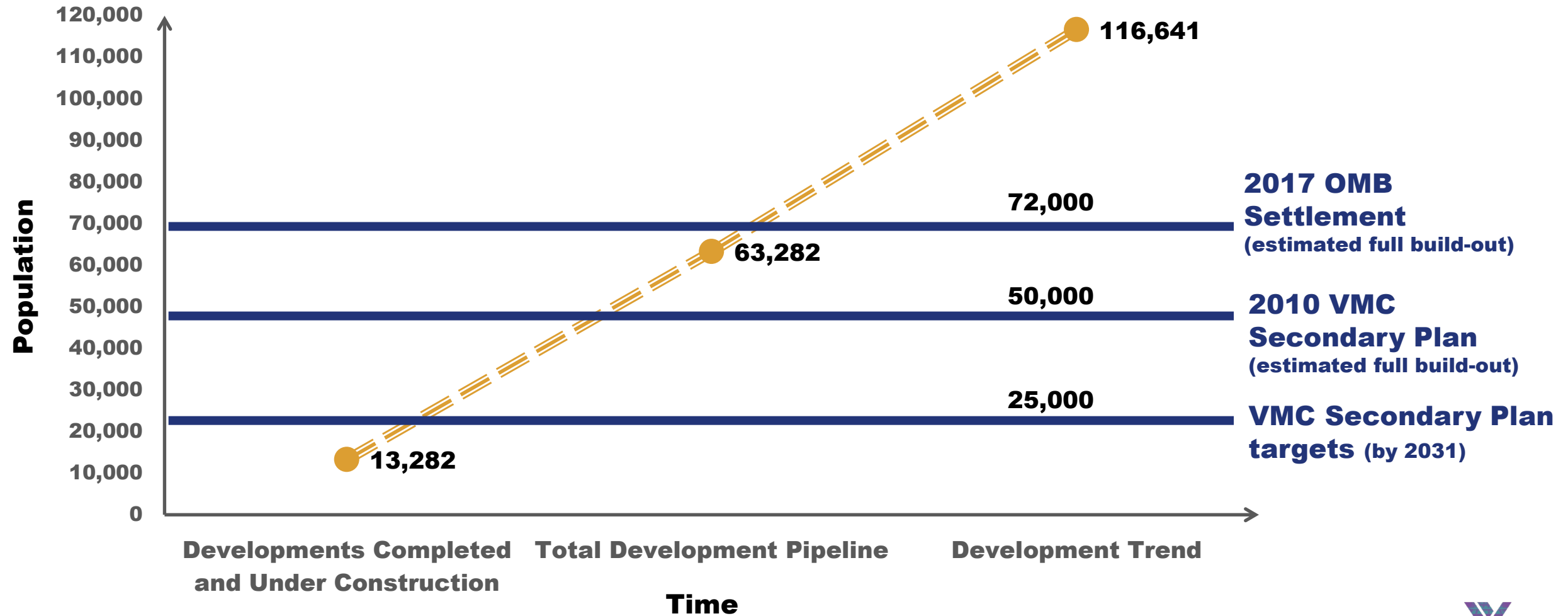
Development and Anticipated Development Relative to Preliminary MTSA Targets (Oct. 2020)

| MTSA | Preliminary MTSA Targets (P+J/ha) | Development Completed or Under Construction (P+J/ha) | Total Development Pipeline (P+J/ha) | | Residents-to- Jobs Ratio |
|---------------------------------------|--|--|--|--|-----------------------------|
| Commerce BRT Station | 350 | 0 | 248 | VMC Secondary Plan targets | 2.2:1 |
| Vaughan Metropolitan Centre Subway | 400 | 134 | 573 | Development completed or under construction | 7:1 |
| Creditstone BRT Station* | 300 | 172 | 354 | Total development pipeline | 8:1 |

Sources: City of Vaughan Development Planning October 2020; Gladki Planning Associates 2020

*A portion of the Creditstone BRT Station MTSA falls outside of the VMC Secondary Plan area. These numbers relate to the portion of the MTSA that falls within the VMC and development within that area.

Trends: Development Trajectory



Calculations are preliminary and a baseline reflection of assumptions and data extrapolated from current development trends (City of Vaughan, October 2020) based on the Board-approved Secondary Plan's Land Use Budget (Urban Strategies Inc., 2017) as well as population and employment estimates (Hemson, 2019), which will be revised based on York Region's land needs assessment.

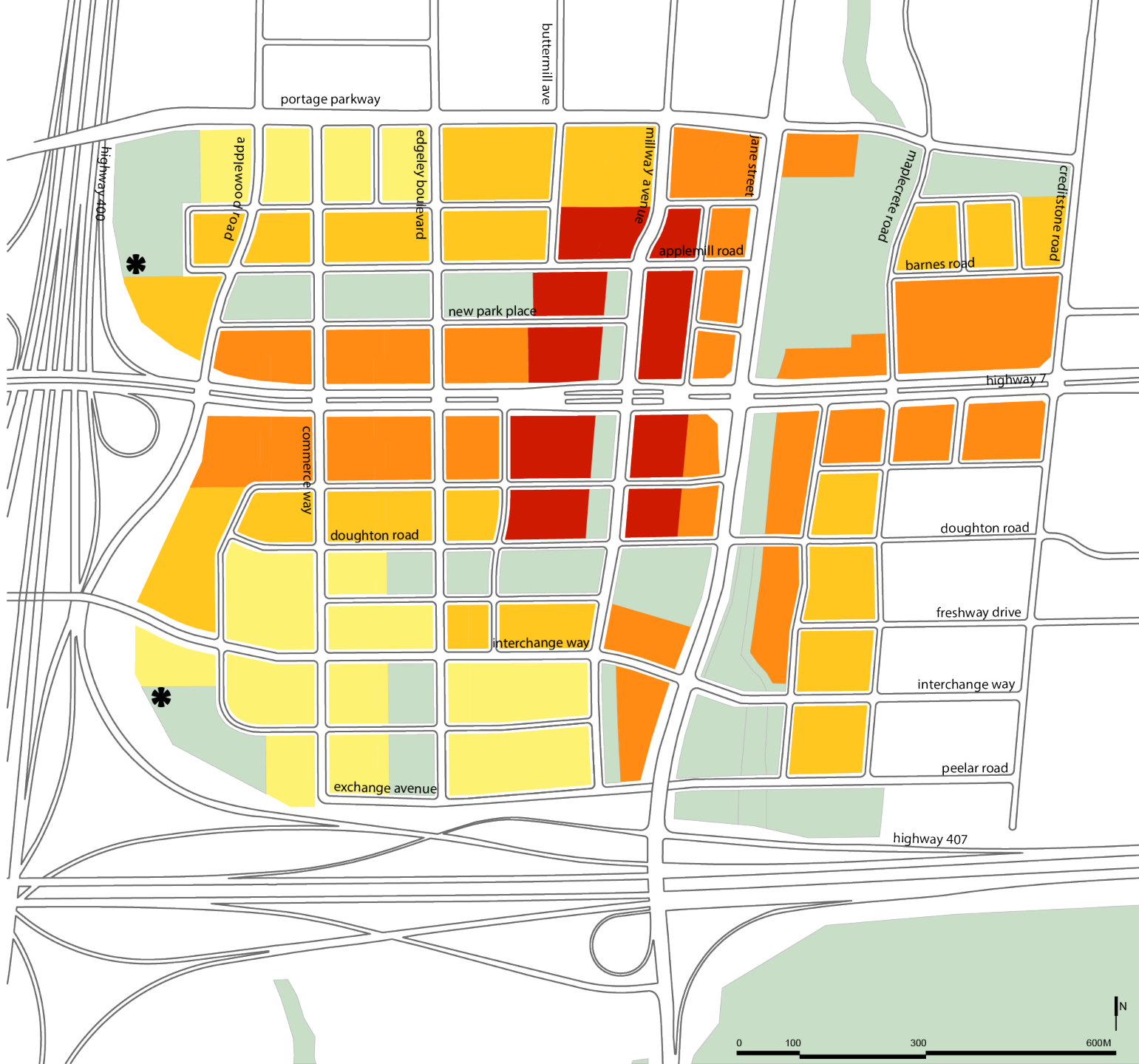
*Total development pipeline is based on projects completed, under construction, approved, proposed through development applications and pre-application consultations as of October 2020, subject to Council approval.

The VMC is transforming into a vibrant, modern urban centre for residents and businesses that encompasses all amenities of an urban lifestyle. The **average density of projects continues to significantly exceed** those planned in the current VMC SP.

Efforts are being undertaken to maintain a **balance** between current **population density trends** and **available hard and soft infrastructure**, including community services and parks and open spaces

As of right: Height and Density

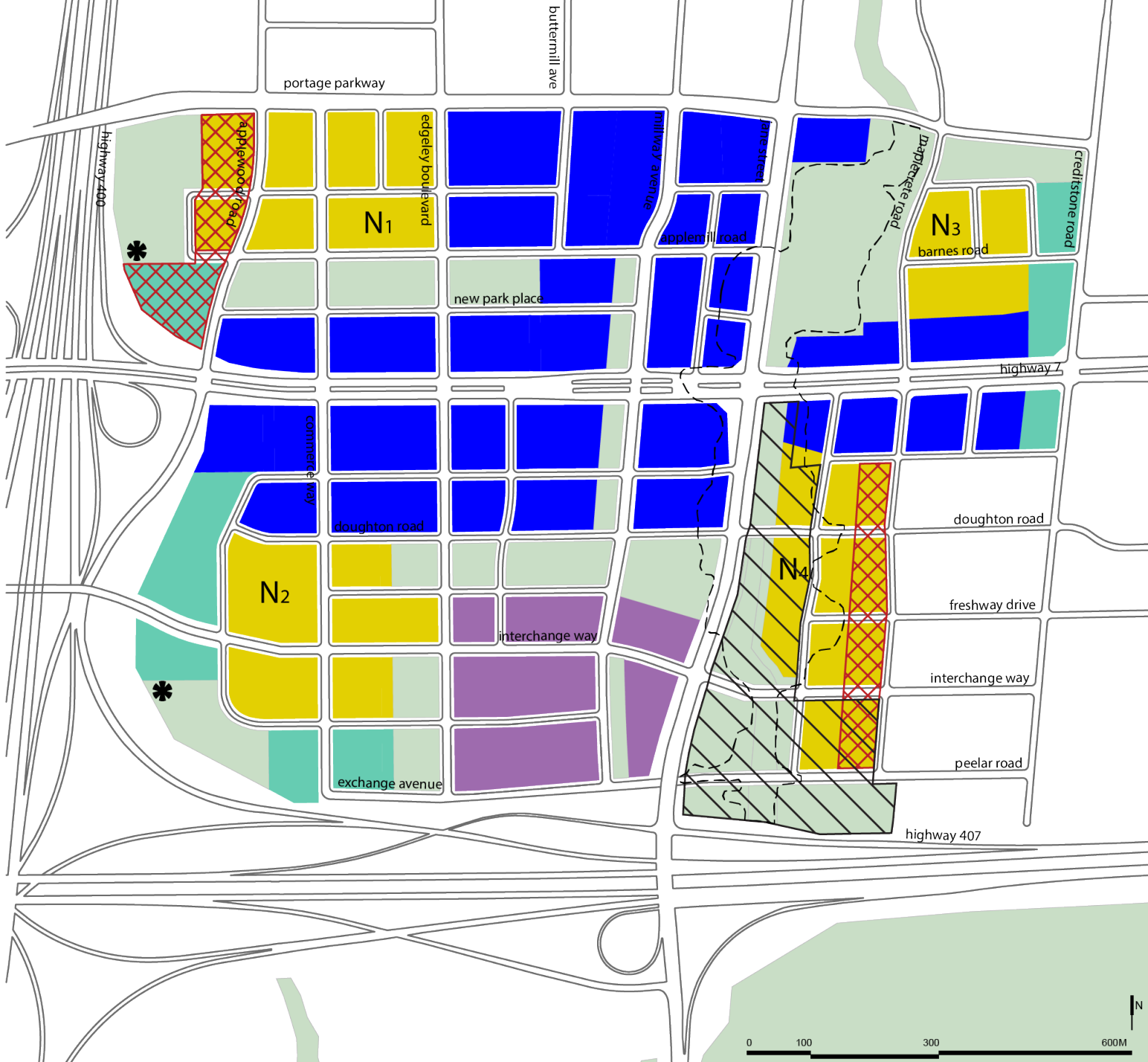
VMC Secondary Plan Schedule I: Height and Density Parameters



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- H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI
- H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI
- H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI
- H 3 storey minimum - 10 storey maximum (up to 15 storeys may be permitted subject to policy 8.7.11)
D 1.5 minimum FSI - 3.0 maximum FSI
- major parks and open spaces
- ✱ see policy 6.3.2

Secondary Plan: Land Use Precincts

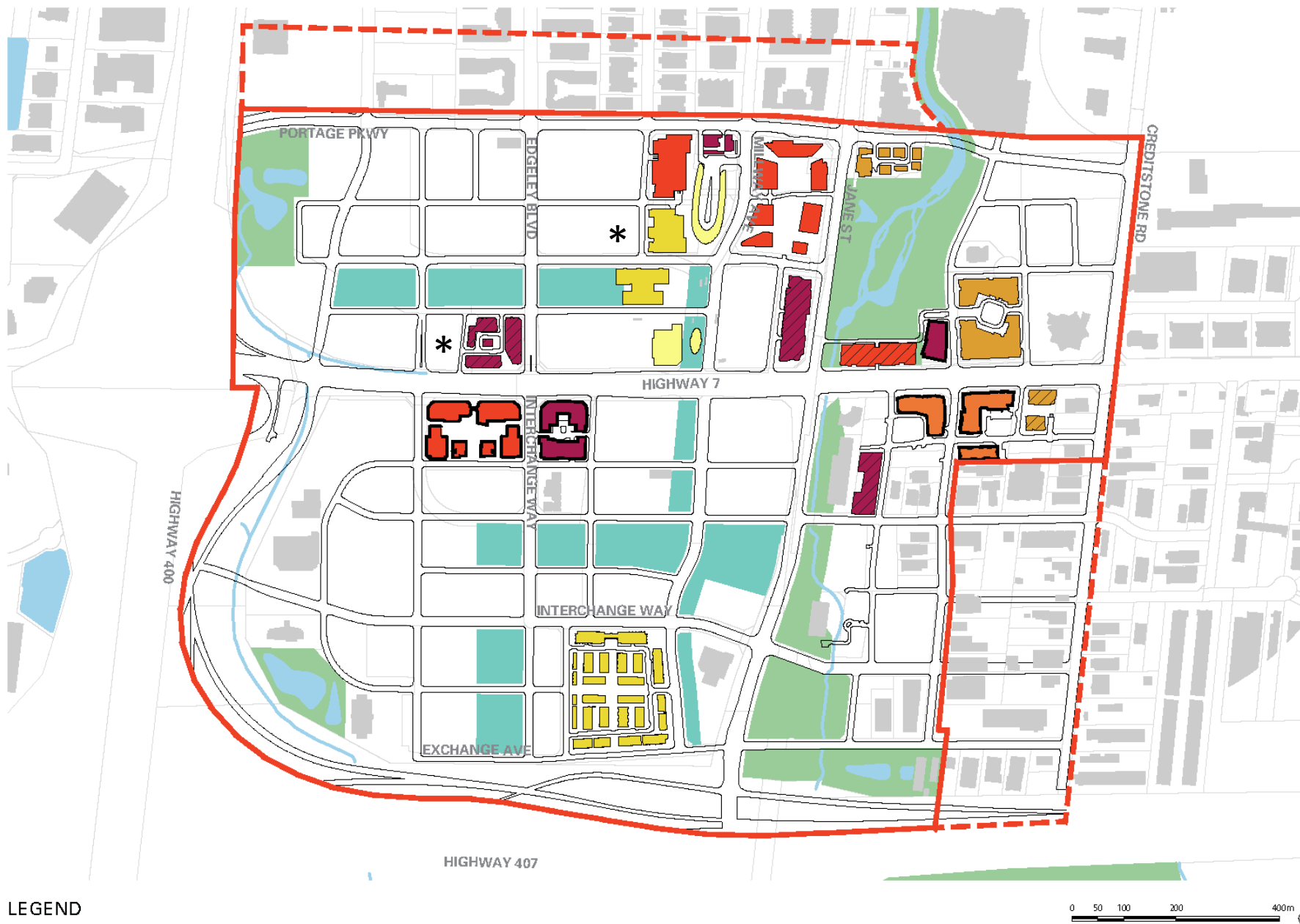


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- station precinct
- south precinct
- neighbourhood precincts
- west and east employment precincts
- major parks and open spaces
- existing floodplain (see policies 5.6.4 - 5.6.10)
- office uses permitted (see policy 8.4.3 & 8.5.3)
- see policy 6.3.2
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) (see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)

Trends: Density

Approved and
Proposed Densities
in the VMC
(October 2020)



LEGEND

- VMC Boundary
- - - Boundary Expansion Areas
- Existing Building
- Proposed Open Space

- Proposed Park
- Watercourse
- Body of Water / Pond
- Approved Development
- Proposed Development

- 3.1 - 5.0 FSI
- 1.6 - 3.0 FSI
- < 1.5 FSI

- > 10.0 FSI
- 6.1 - 10.0 FSI
- 5.1 - 6.0 FSI

* New applications received as of November 2020

Trends: Height

Approved and
Proposed Heights
in the VMC
(October 2020)

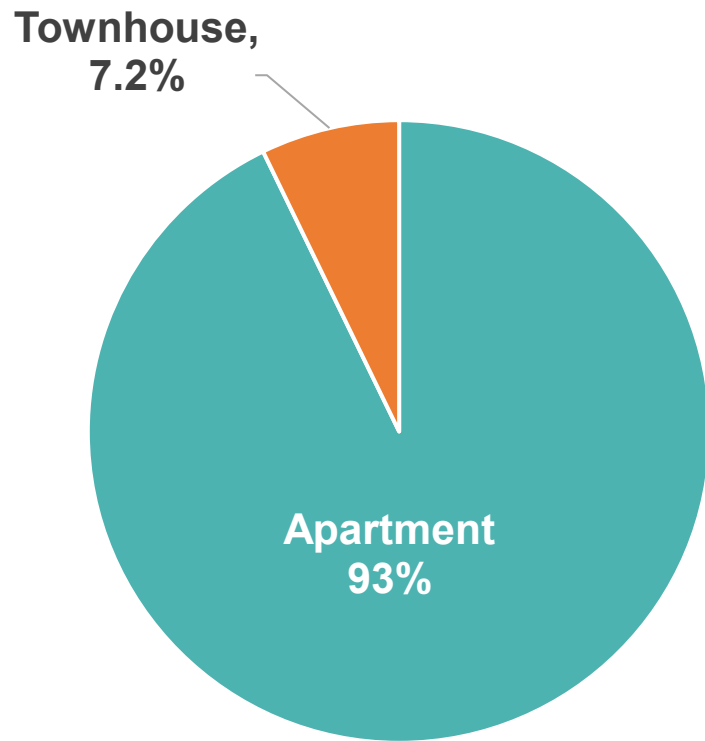


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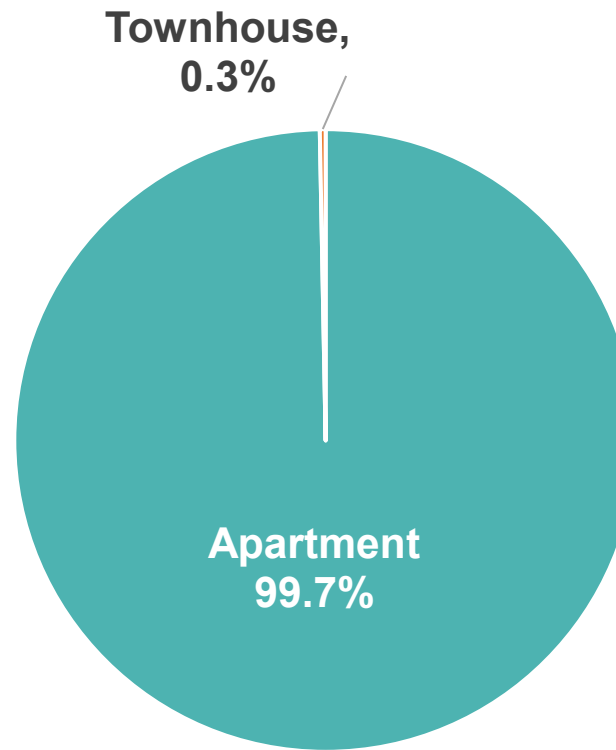
- | | | | |
|---|---|---|--|
| — VMC Boundary | ■ Proposed Park | ■ 11 - 25 storey | ■ > 35 storeys |
| - - - Boundary Expansion Areas | — Watercourse | ■ 3 - 10 storey | ■ 31 - 35 storey |
| ■ Existing Building | ■ Body of Water / Pond | ■ 1 - 3 storey | ■ 26 - 30 storey |
| ■ Proposed Open Space | □ Approved Development | | * New applications received as of November 2020 |
| | □ Proposed Development | | |

Trends: Built Form Type

% Developments Completed or
Under Construction (January 2021)

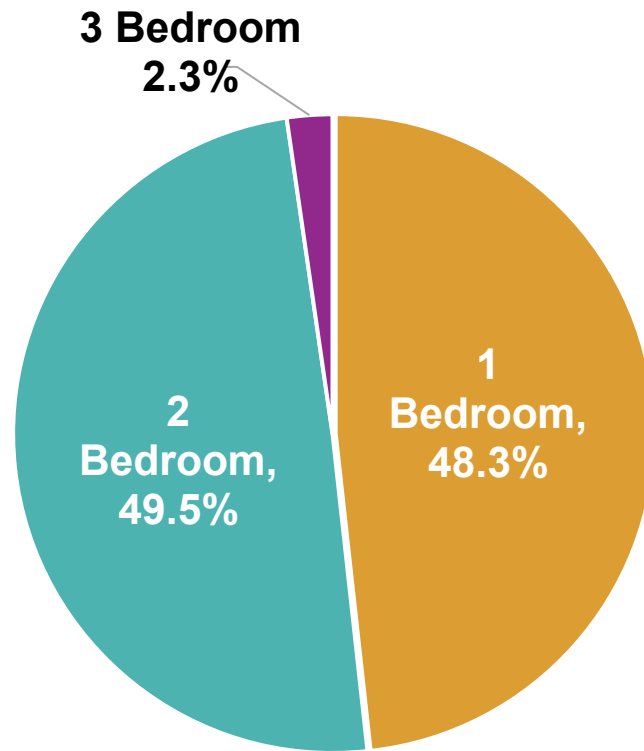


% Approvals and Proposals
(January 2021)

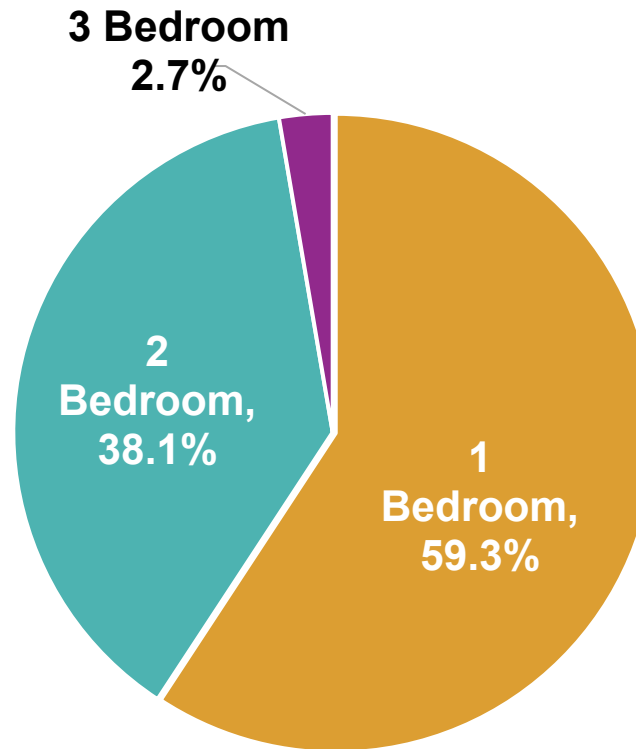


Trends: Unit Size

% Developments Completed or
Under Construction (January 2021)



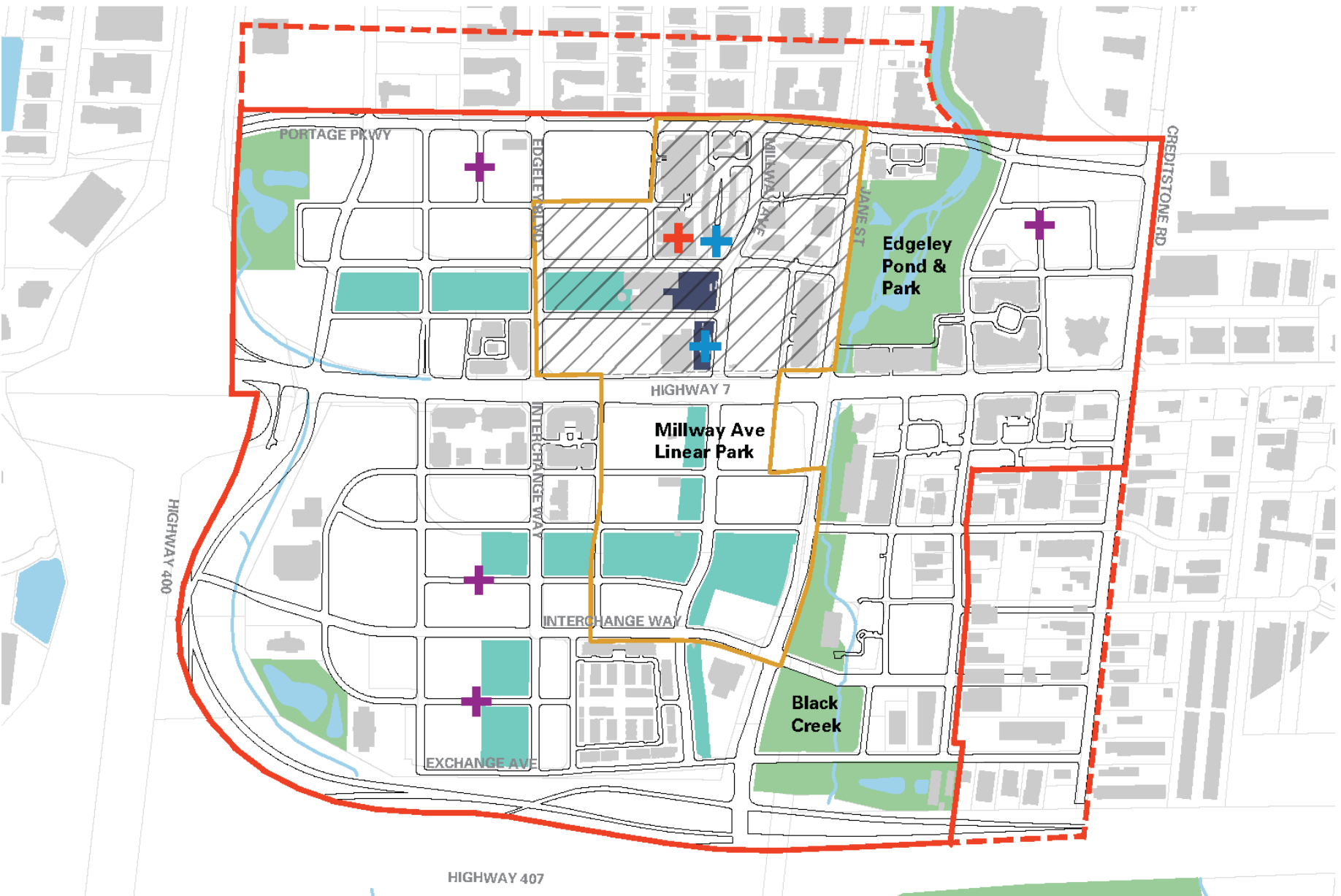
% Approvals and Proposals
(January 2021)



Developments and approvals to date are heavily weighted towards **residential uses** in the form of **high-rise condominiums**, predominantly consisting of **1- and 2-bedroom units**.

A **balance of uses** and **variety** of housing types, tenures, unit sizes, and building types are **critical to achieving a complete downtown** community that is vibrant and diverse.

Schools in the VMC



LEGEND

- | | | | |
|--------------------------------|--------------------------------|--------------------------------|---|
| — VMC Boundary | Existing / Modified Open Space | + Transportation Hub | ▨ Area for Potential Community Centre |
| - - Boundary Expansion Areas | ■ New Park | + YMCA / Library | ▭ Area for Community and Cultural Amenities |
| ■ Building (Existing+Proposed) | ■ Proposed Park | + Potential Future School Site | |

Virtual Pre-Consultation Meetings

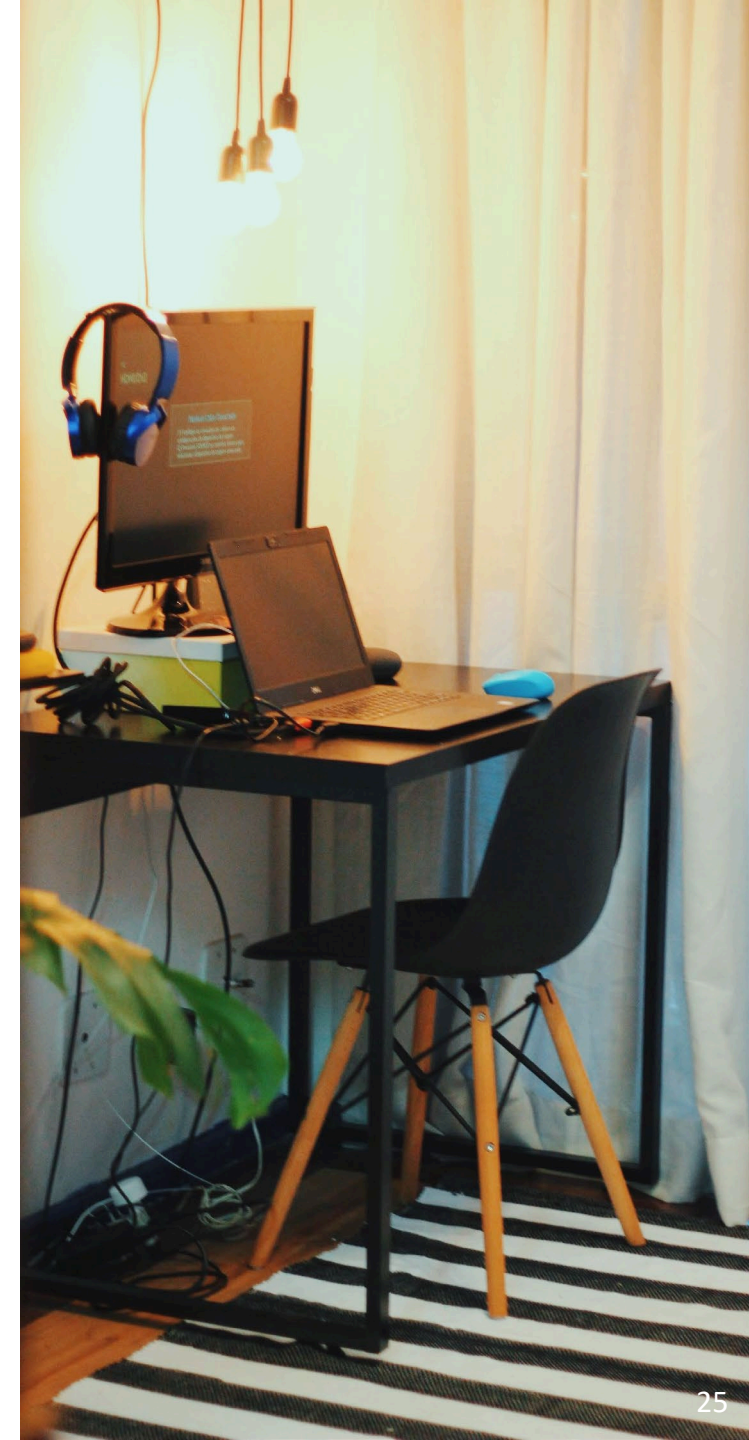
1. Technical Advisory Committees

- City of Vaughan staff
- External agencies (York Region, YCDSB, YRDSB, MTO, TRCA, 407 ETR, TTC, Nav Canada)

2. Interviews with Members of Council

3. Meetings with Landowners

- West of Jane Street
- East of Jane Street



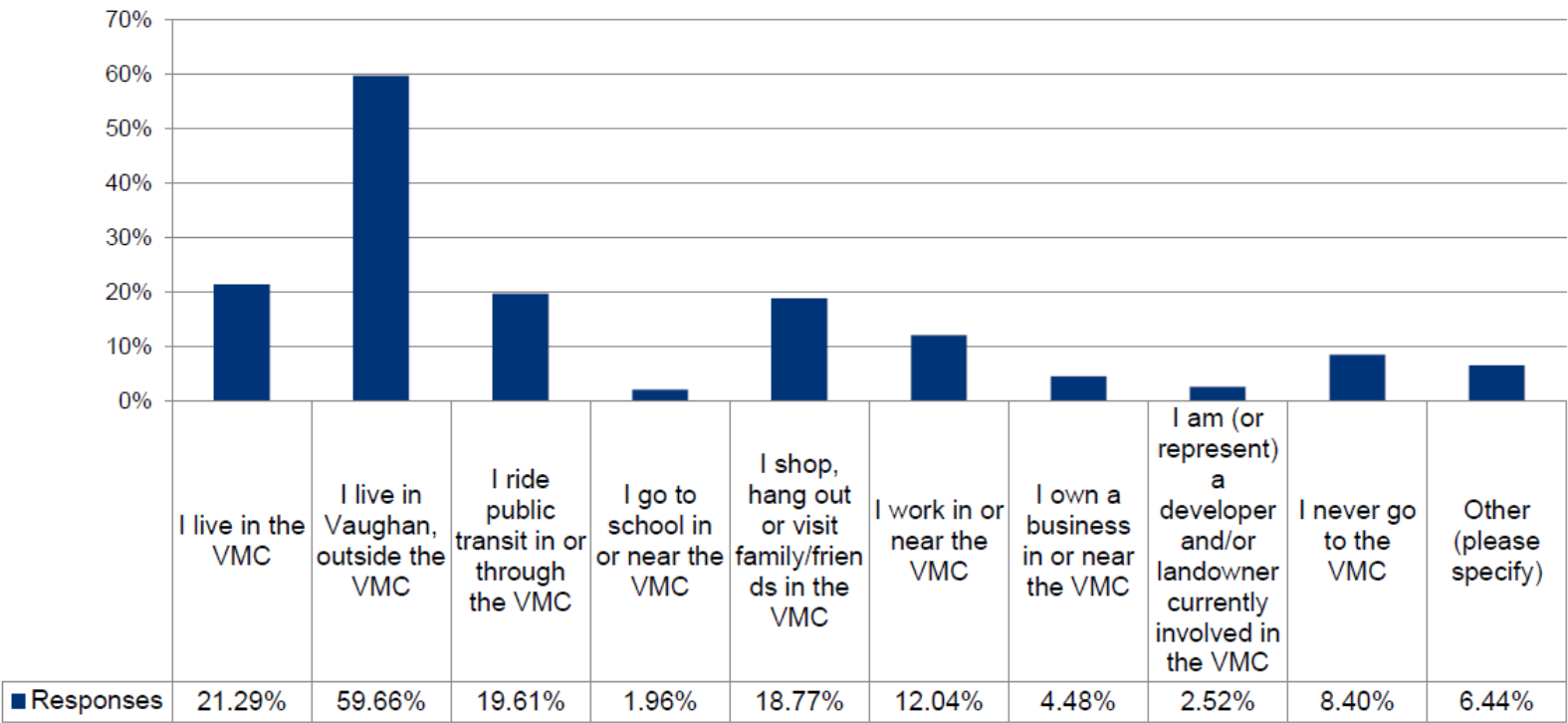
What We've Heard: Online Survey

Nov. 18, 2020 – Jan. 22, 2021

357 respondents

- 21% live in the VMC
- 60% live elsewhere in Vaughan
- 19% live outside of Vaughan

What brings you to Vaughan Metropolitan Centre (VMC)? For geographical context, a map of the VMC has been provided below. Please select all that apply.



Survey respondents said the **top 3 issues** to building a successful downtown core are:

- Developing **more parks and open spaces**
(selected by **54%**)
- Improving **community services and facilities**
(selected by **41%**)
- Ensuring **sufficient parking**
(selected by **41%**)

87% of survey respondents said **proximity to public transit** makes the VMC a desirable place to live, along with its **proximity to major highways** (**75%** of respondents).

People are concerned about **traffic congestion** (selected by **64%** of survey respondents) making the VMC an undesirable place to live as well as **not enough parks and open spaces in the VMC** (selected by **46%**).

What We've Heard: Online Survey

“Less high-rise construction and more family friendly spaces”

“Add more community services in VMC like hospital, clinic, postal services, daycares etc... to fit in all ages”

“Create more retail space and entertainment that is in walking distance from all these condos being built”

“Ensure the flow of traffic moves easily and quickly”

“I live not far from VMC but there are very limited or dangerous ways for me to get to VMC that isn't in a car or public transit”

“Culture Venue / Performing Arts Venue is much needed in Vaughan”

Key Findings



- Development is proceeding at a **greater intensity** than anticipated in the 2010 Secondary Plan and the Plan **needs to be recalibrated** to account for development pressures
- Development interest is creating a **different balance of uses than envisaged** in the 2010 VMC Secondary Plan
- Recent developments in the VMC feature considerably higher than planned building heights and densities, therefore the **hierarchy of heights and densities in the VMC will need to be carefully planned**



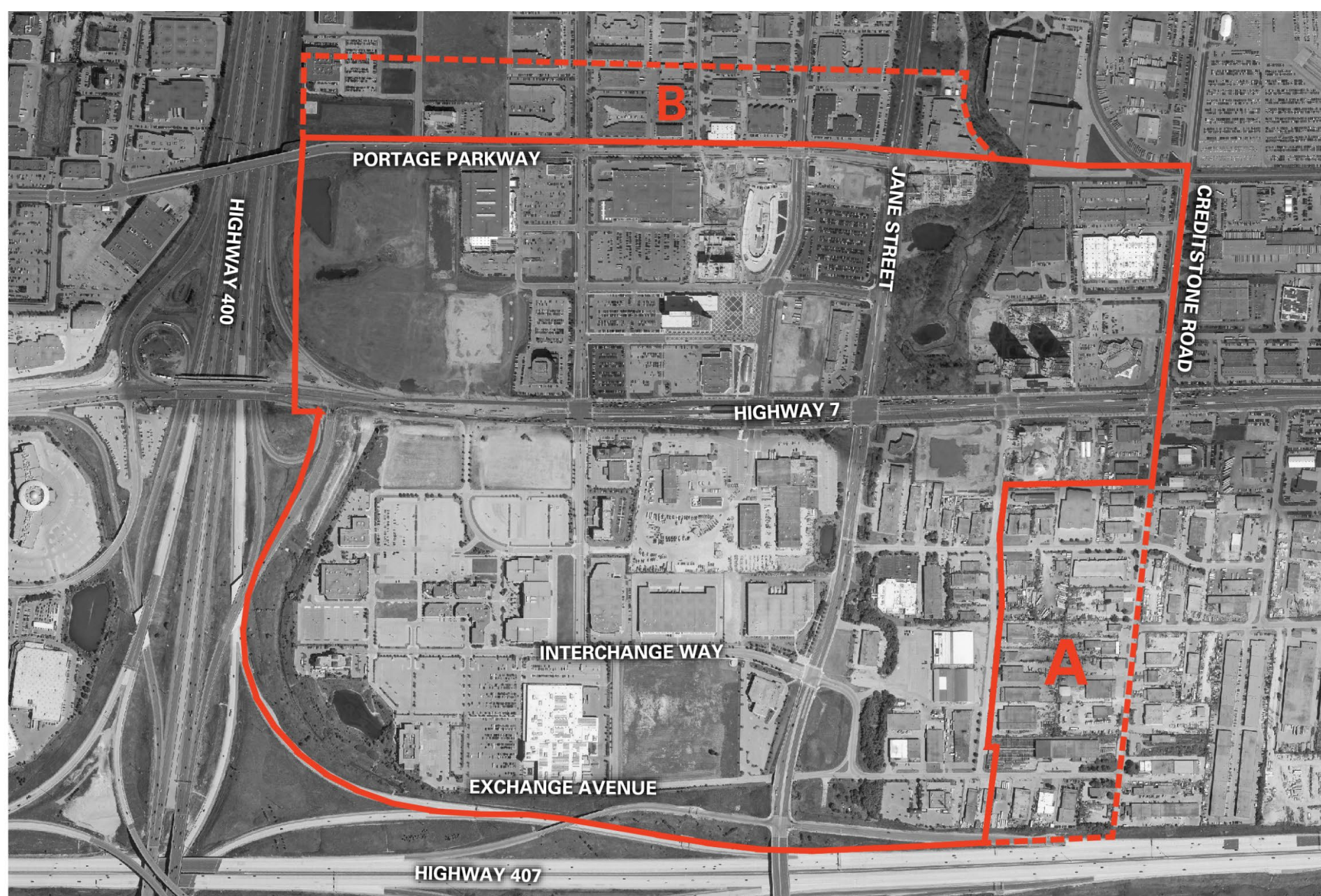
Key Priorities of VMCSP Update

- Reinforcing an **Appropriate Scale** of Development
- Achieving **Built Form** Variety, Including **Mid-Rise** Built Form
- Finding a **Balance** of Uses
- Serving the Population with **Public Amenities**
- Realizing the **Housing Variety** Necessary for an Inclusive Community
- Planning During a Period of Profound **Disruption**
- Establishing **Transitions** at the VMC's Boundaries

Potential Boundary Expansion

Recommended Study Area Limits

This report is seeking Council endorsement on the **geographic limits of potential boundary expansion study areas** and to bring forward future land use options that correspond more precisely to the parcel fabric.



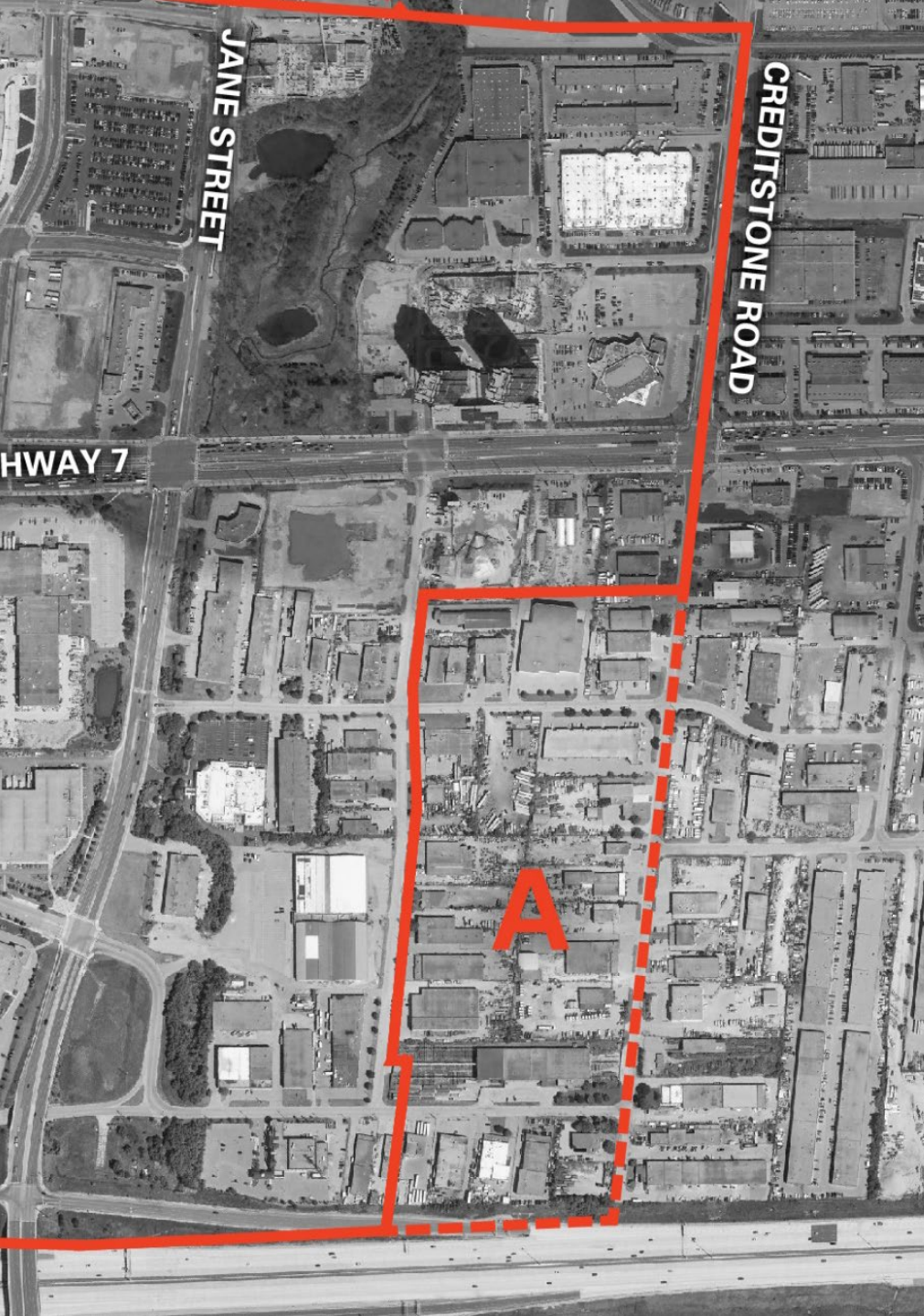
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- VMC Boundary
- - - Potential Boundary Expansion Study Areas

Potential Expansion Area “A”



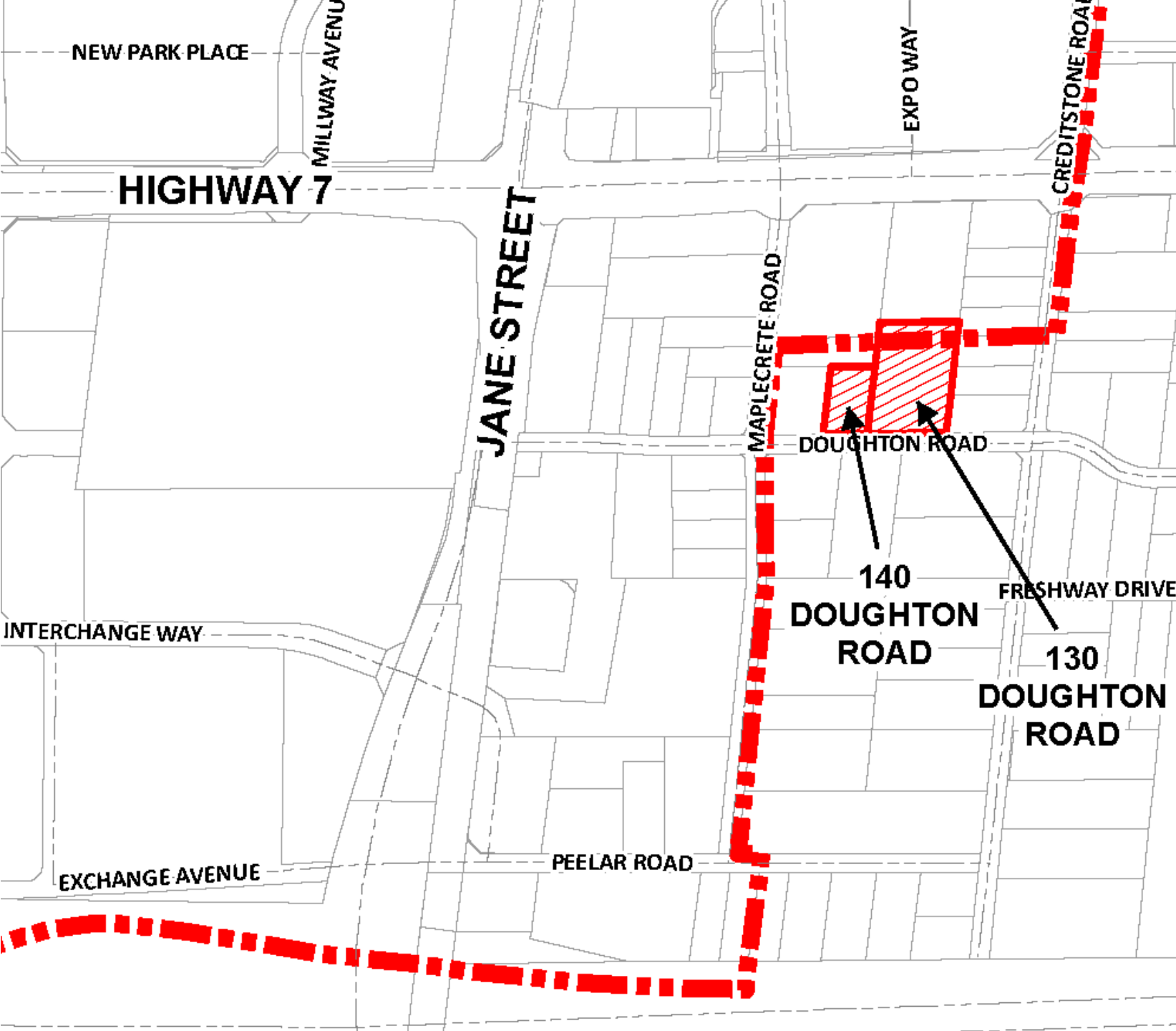
Potential Expansion Area “A”



- **Resolve the jog** in the existing boundary
- Introduce intentional **built form transition** in height to surrounding context and Prestige Employment areas
- Offer opportunities for much needed **parkland and community infrastructure**
- Provide appropriate **buffering of uses**
- Consider newly-approved **employment conversions**

Potential Expansion Area “A”

Approved Employment
Conversions

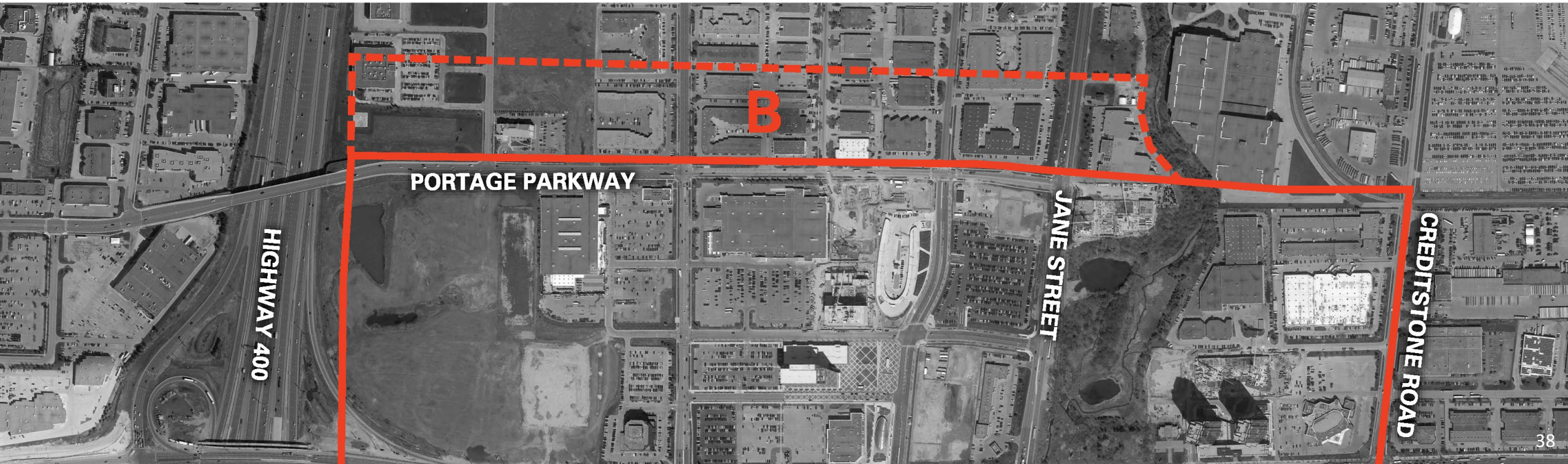


Potential Expansion Area “B”



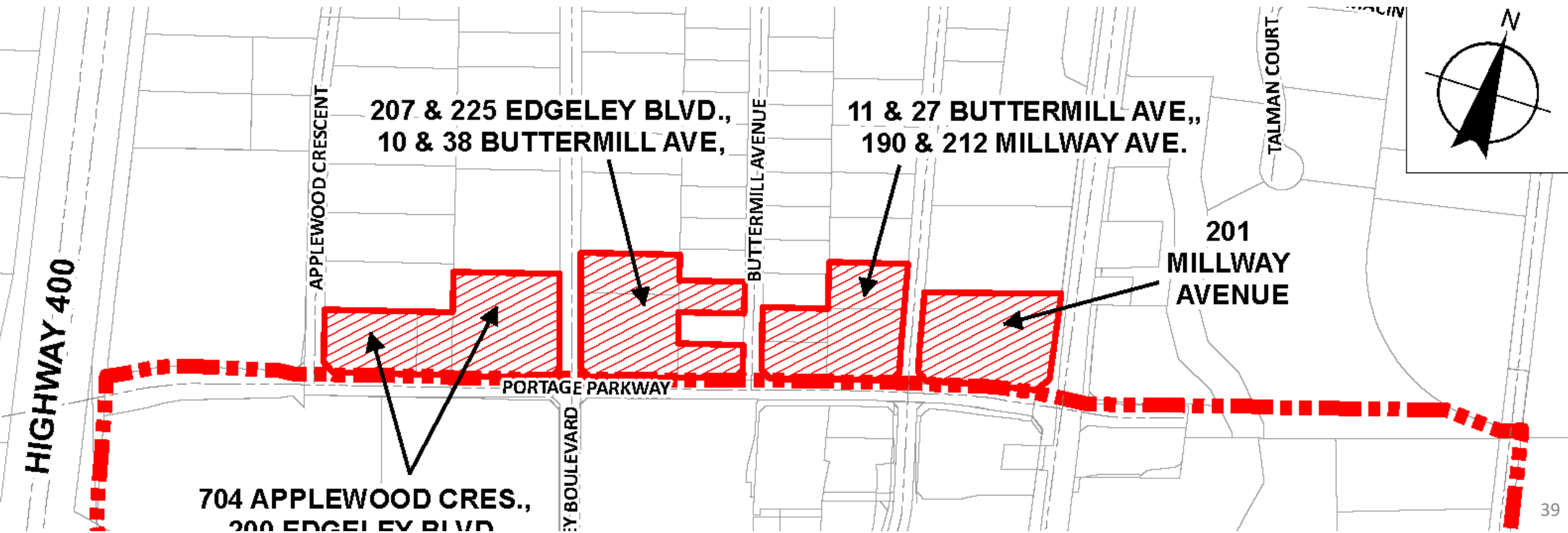
Potential Expansion Area “B”

- Introduce intentional **built form transition** in height to surrounding context and prestige employment areas
- Consider newly-approved **employment conversions**
- Offer opportunities for much needed **parkland and community infrastructure**
- Provide appropriate **buffering of uses**
- Provide an **edge to the VMC boundary** that is **double loaded** with development frontage



Potential Expansion Area “B”

Approved Employment
Conversions





Next Steps

Phase 1

- **Final Background Study Report**
- **Virtual Open House: February 25 – March 25**

Phase 2

- **Explore options for height and density, transportation, land use, parks and open spaces, and community amenities**
- **Community Services and Facilities analysis**

The Vaughan Metropolitan Centre (VMC), Vaughan's downtown, is transforming into a transit-oriented community with unique residential, office and mixed-use areas linked by a network of parks, public squares open spaces and a street grid that allows for all types of transportation, including walking, driving and cycling.

Due to rapid growth in the VMC and recent changes to municipal and regional legislation, the City has initiated an update to the existing VMC Secondary Plan. A secondary plan defines all the elements needed for successful growth, including new roads and active transportation routes, new open spaces and parks, policies to establish land uses, height and density permissions, and hard and soft infrastructure requirements.

Public and stakeholder feedback is vital to the success of the plan update. A survey was available for citizens to share ideas about the future of the VMC, including travel patterns to and from the area, uses for the places and spaces within the downtown core and ideas for future growth and development. The survey is now closed. Thank you to those who participated. Read the [VMC Secondary Plan Update survey results \(PDF\)](#).



Thank you

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DOWNTOWN

vaughan

METROPOLITAN CENTRE