

VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE – MARCH 2, 2021

COMMUNICATIONS

	<u>Item</u>
C1. Presentation material titled “ <i>VMC Secondary Plan Update</i> ”.	1
C2. Presentation material titled “ <i>VMC Parks and Wayfinding Master Plan Update</i> ”	2

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Please note there may be further Communications.

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

Introducing the VMC Secondary Plan Update

VMC Sub-committee

March 2, 2021



DOWNTOWN

vaughan

METROPOLITAN CENTRE

Our Team

gladki
planning
associates

dtah

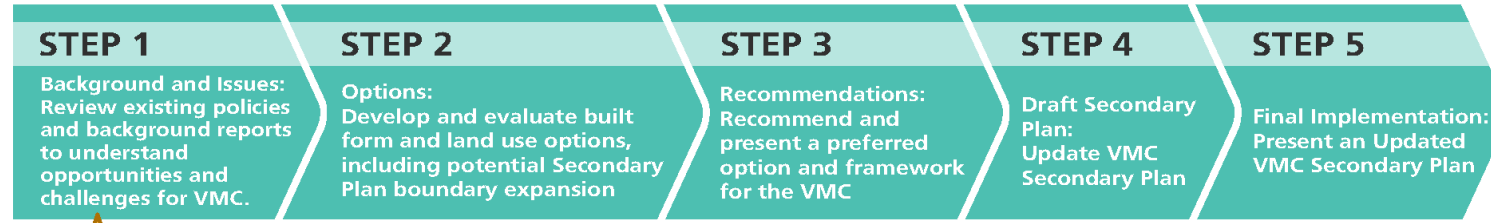


urbanMetrics inc.

Greenberg
Consultants
Inc.

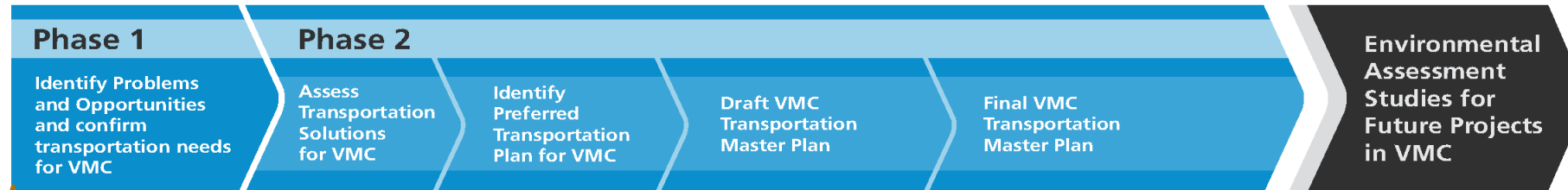
VMC Studies

Secondary Plan Update



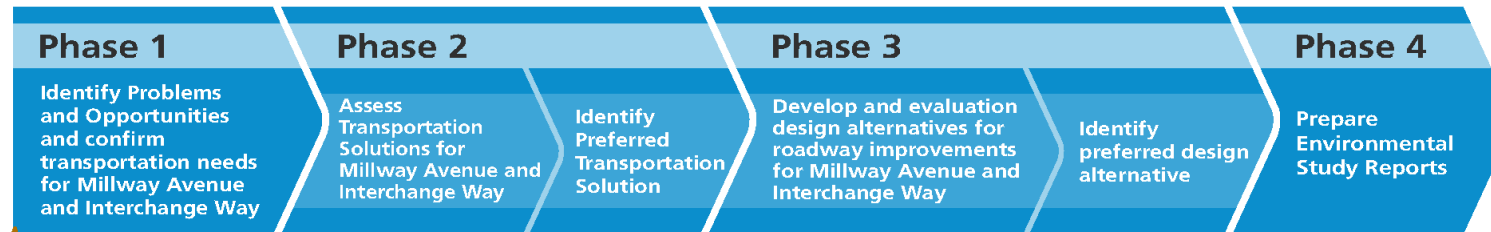
★
We Are Here

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



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.

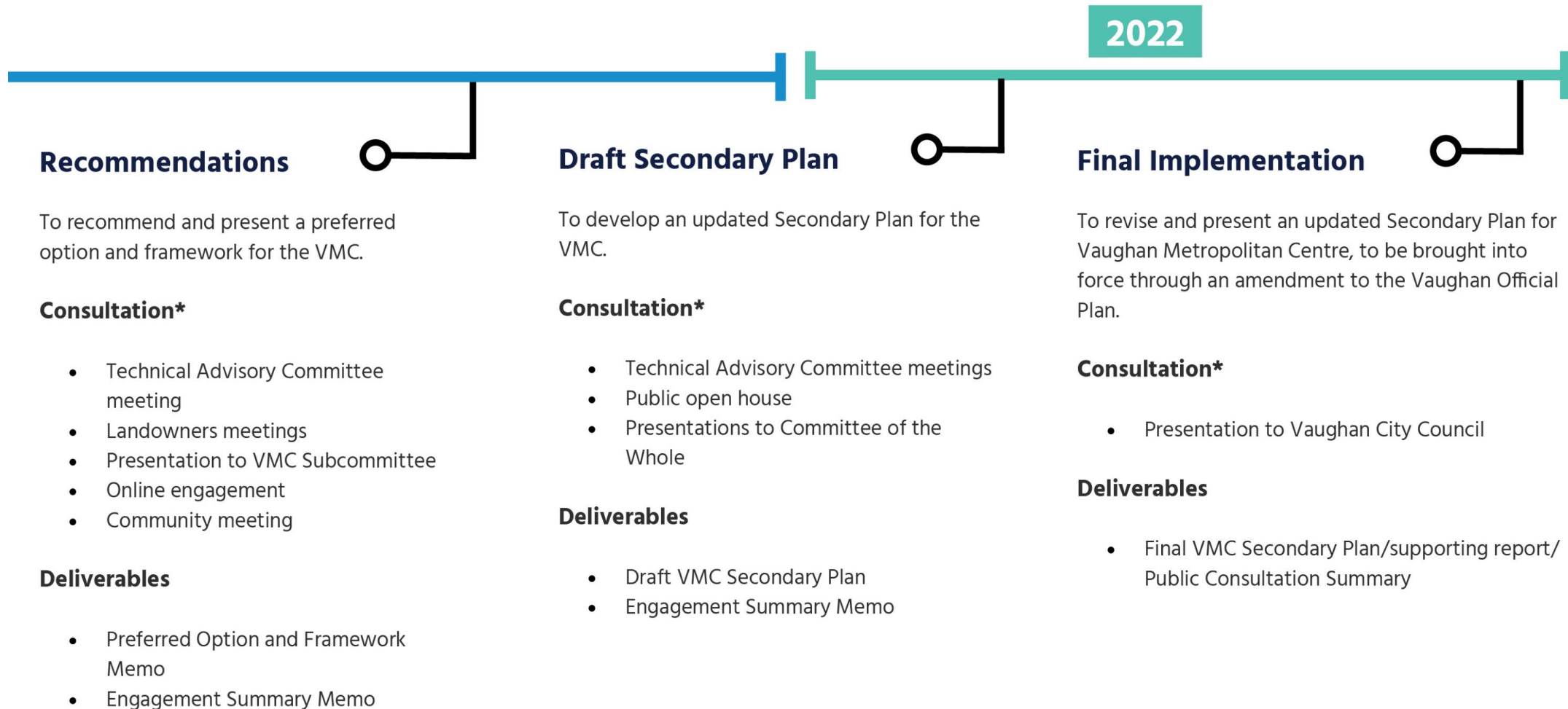
Consultation*

- 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



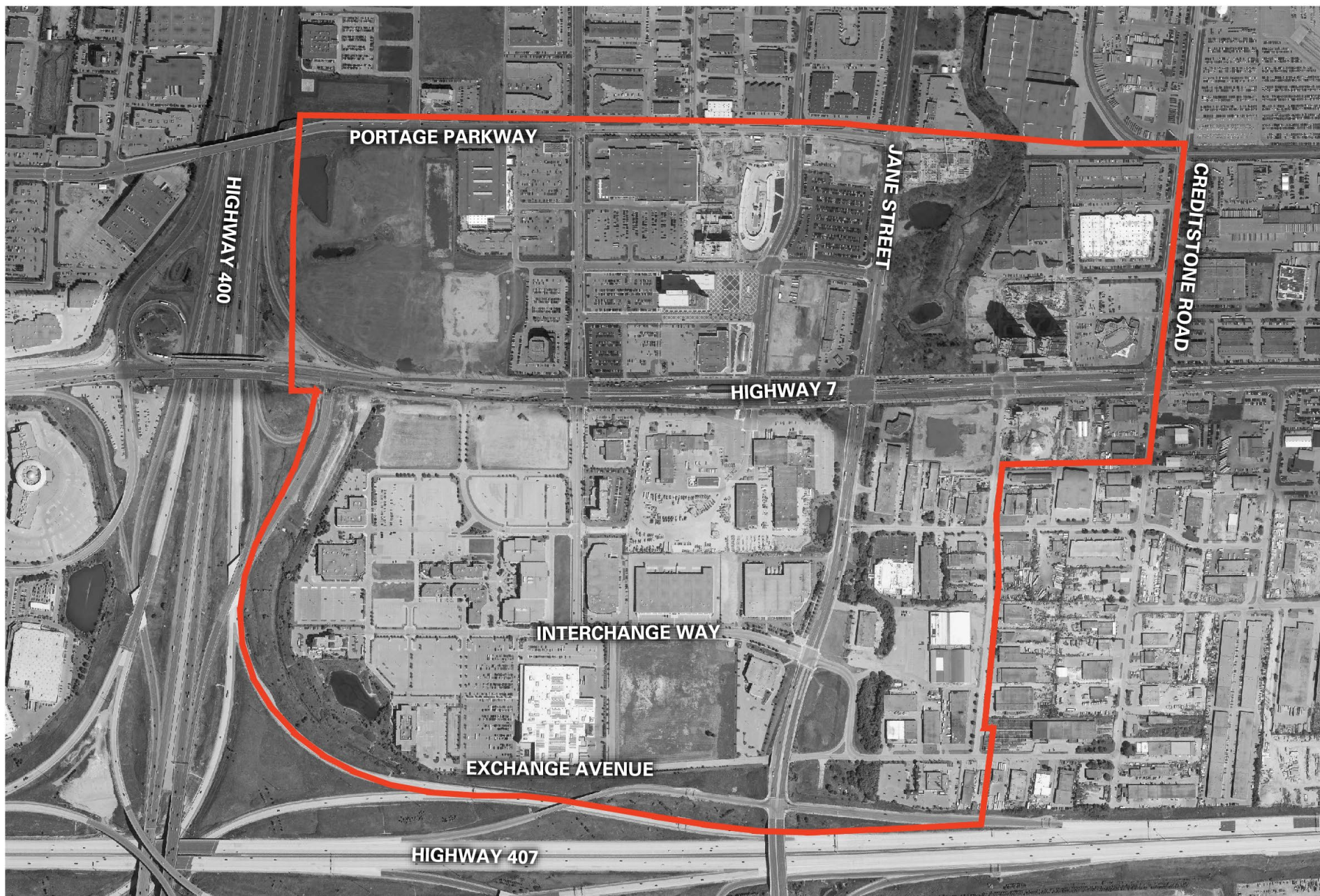
*Public consultation approaches will be determined based on the status of the COVID-19 pandemic and the need to use virtual platforms rather than in-person events.

VMCSP Context

Statistics

Total area:
190 hectares

Total developable area:
100+ hectares



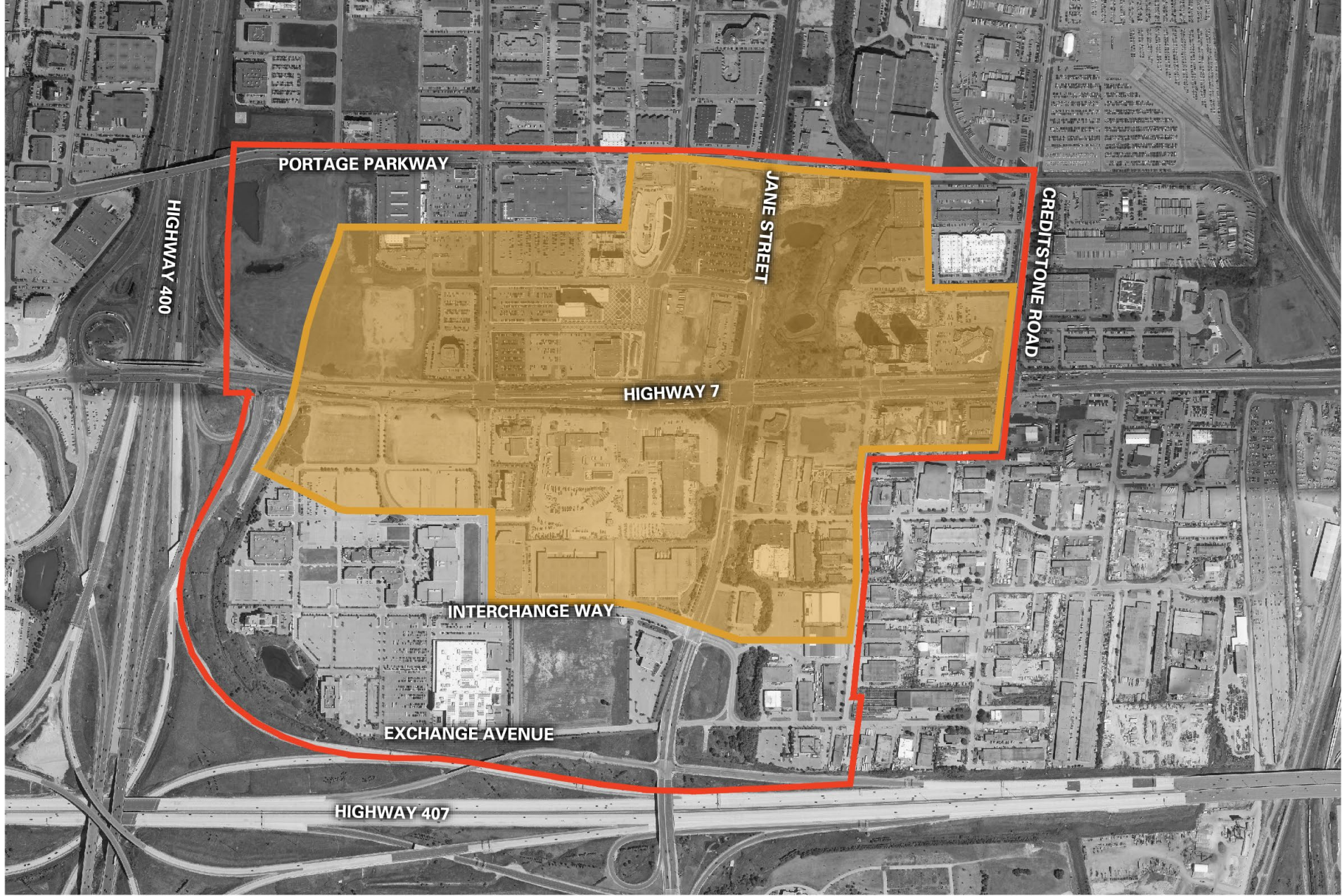
LEGEND

— VMC Boundary



VMCSP Context: UGC

Urban Growth
Centre within VMC
Boundary

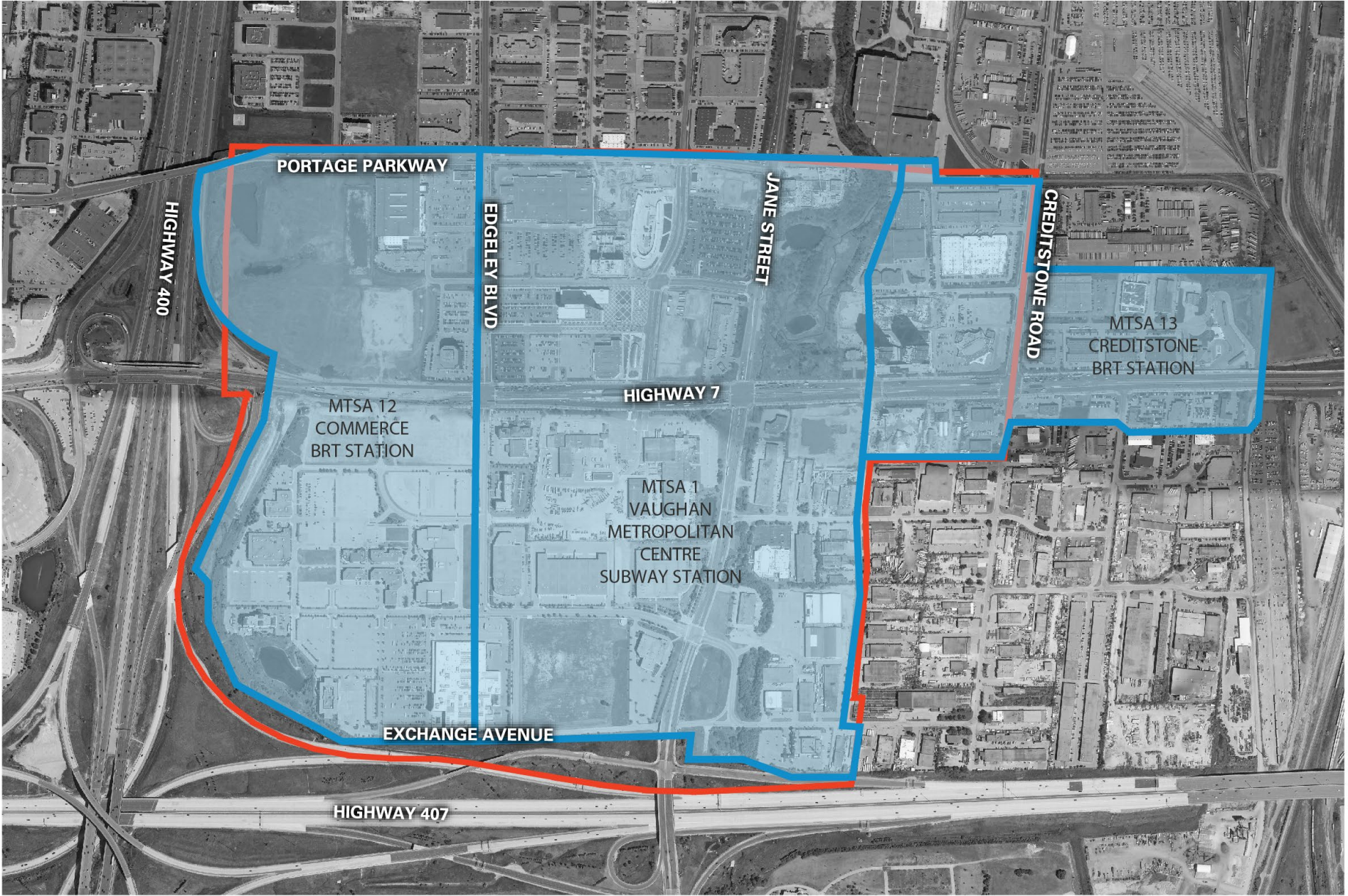


- LEGEND
- VMC Boundary
 - Urban Growth Centre (UGC)



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 VMCS Update.

Trends: Potential Development Pipeline

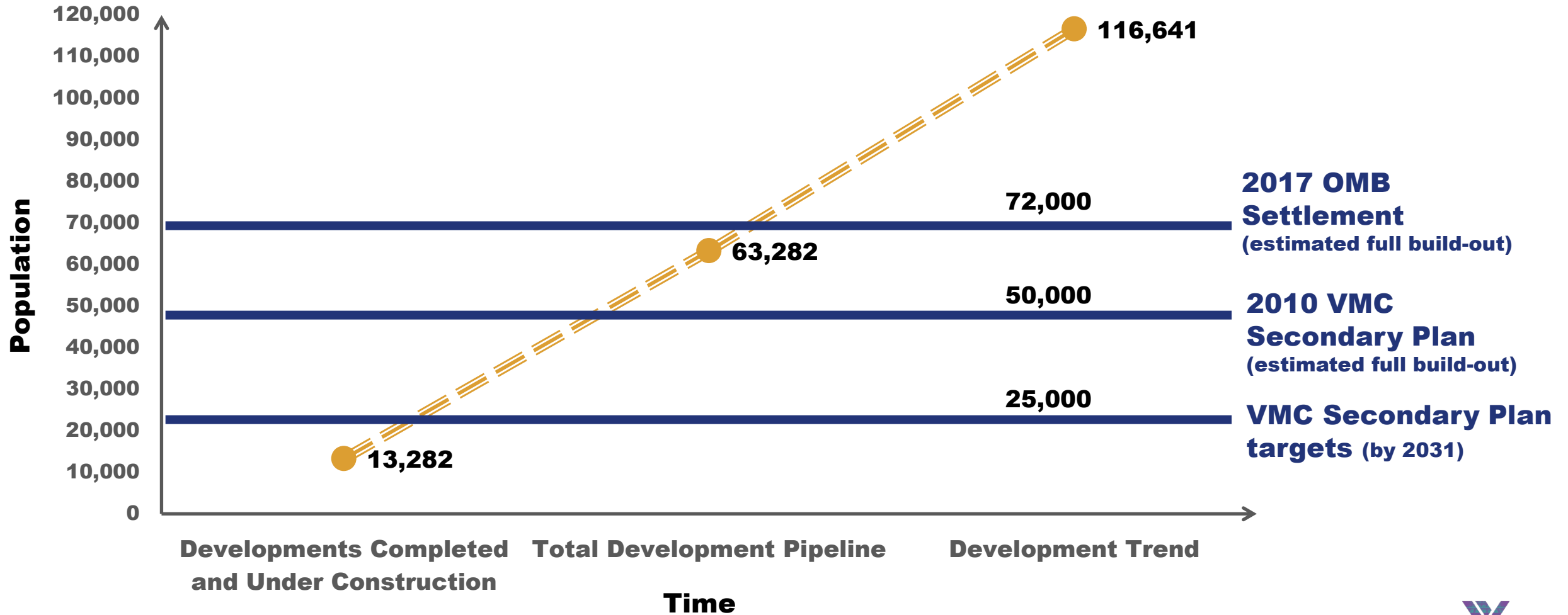
Development and Anticipated Development Relative to Preliminary MTSA Targets (Oct. 2020)

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



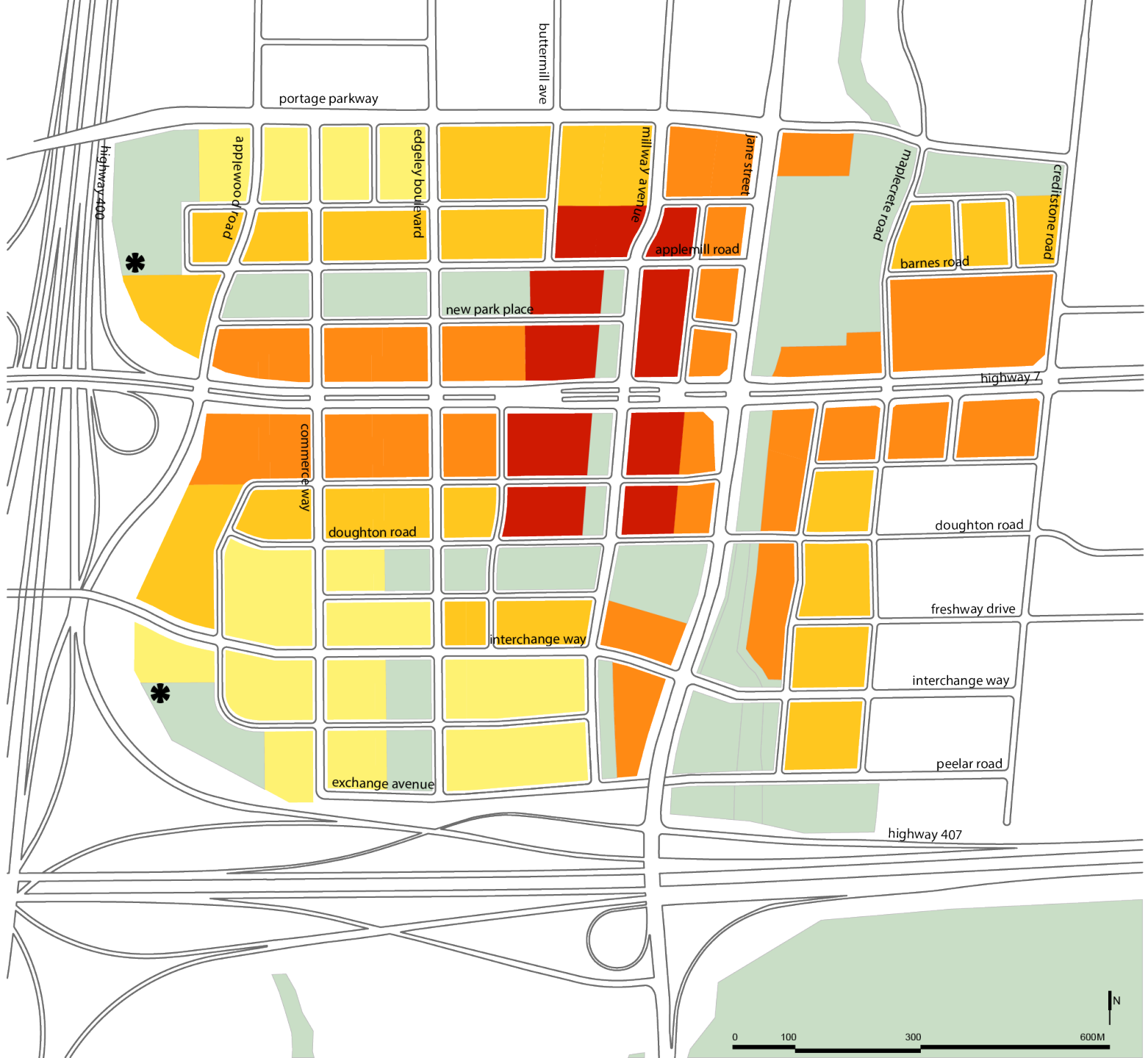
Calculations are preliminary and a baseline reflection of assumptions and data extrapolated from current development trends (City of Vaughan, October 2020) based on the Board-approved Secondary Plan's Land Use Budget (Urban Strategies Inc., 2017) as well as population and employment estimates (Hemson,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

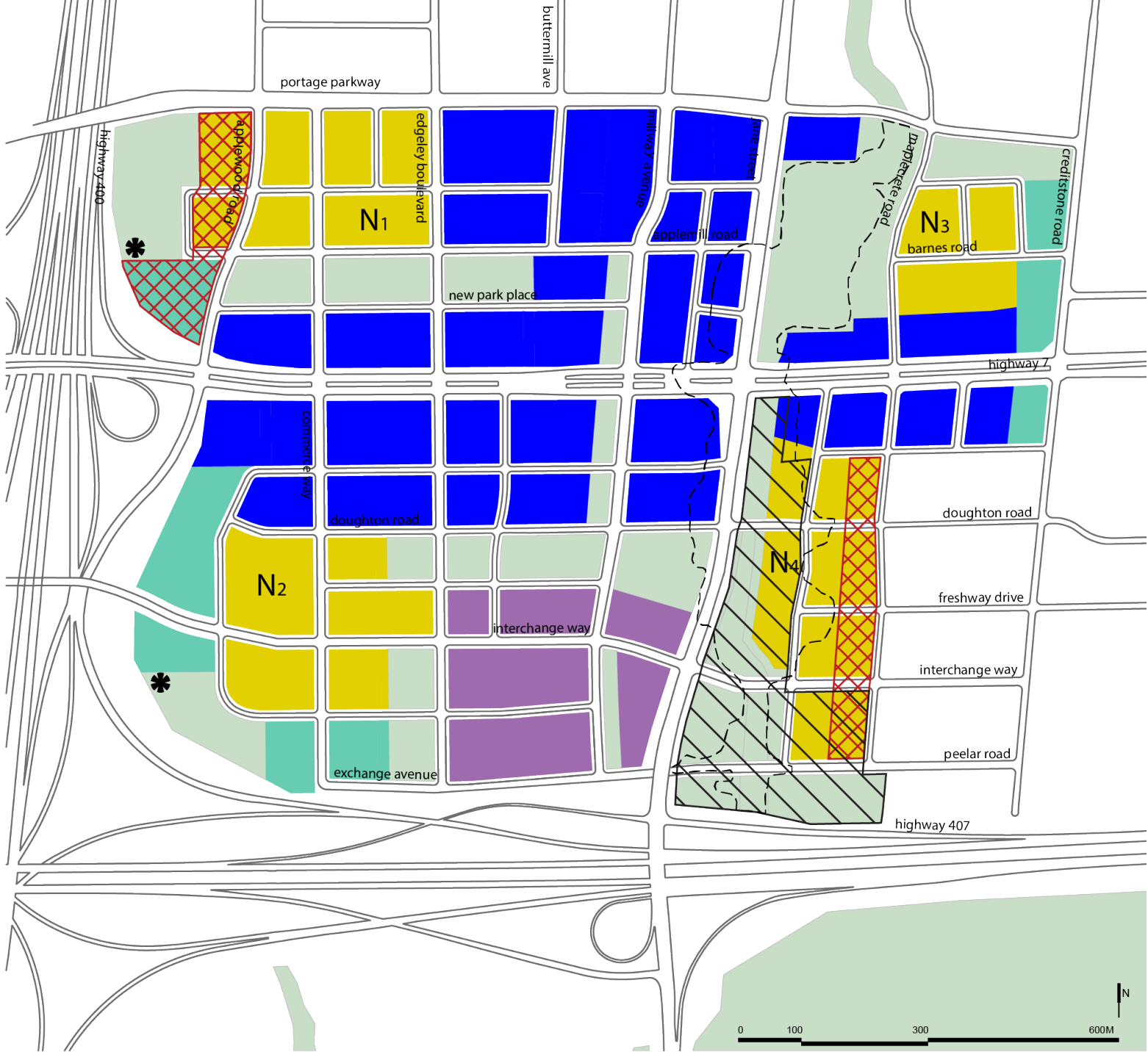
VMC Secondary Plan Schedule I: Height and Density Parameters



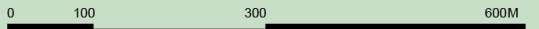
- LEGEND
- H 6 storey minimum - 35 storey maximum
D 3.5 minimum FSI - 6.0 maximum FSI
 - H 5 storey minimum - 30 storey maximum
D 2.5 minimum FSI - 5.0 maximum FSI
 - H 5 storey minimum - 25 storey maximum
D 2.5 minimum FSI - 4.5 maximum FSI
 - H 3 storey minimum - 10 storey maximum (up to 15 storeys 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

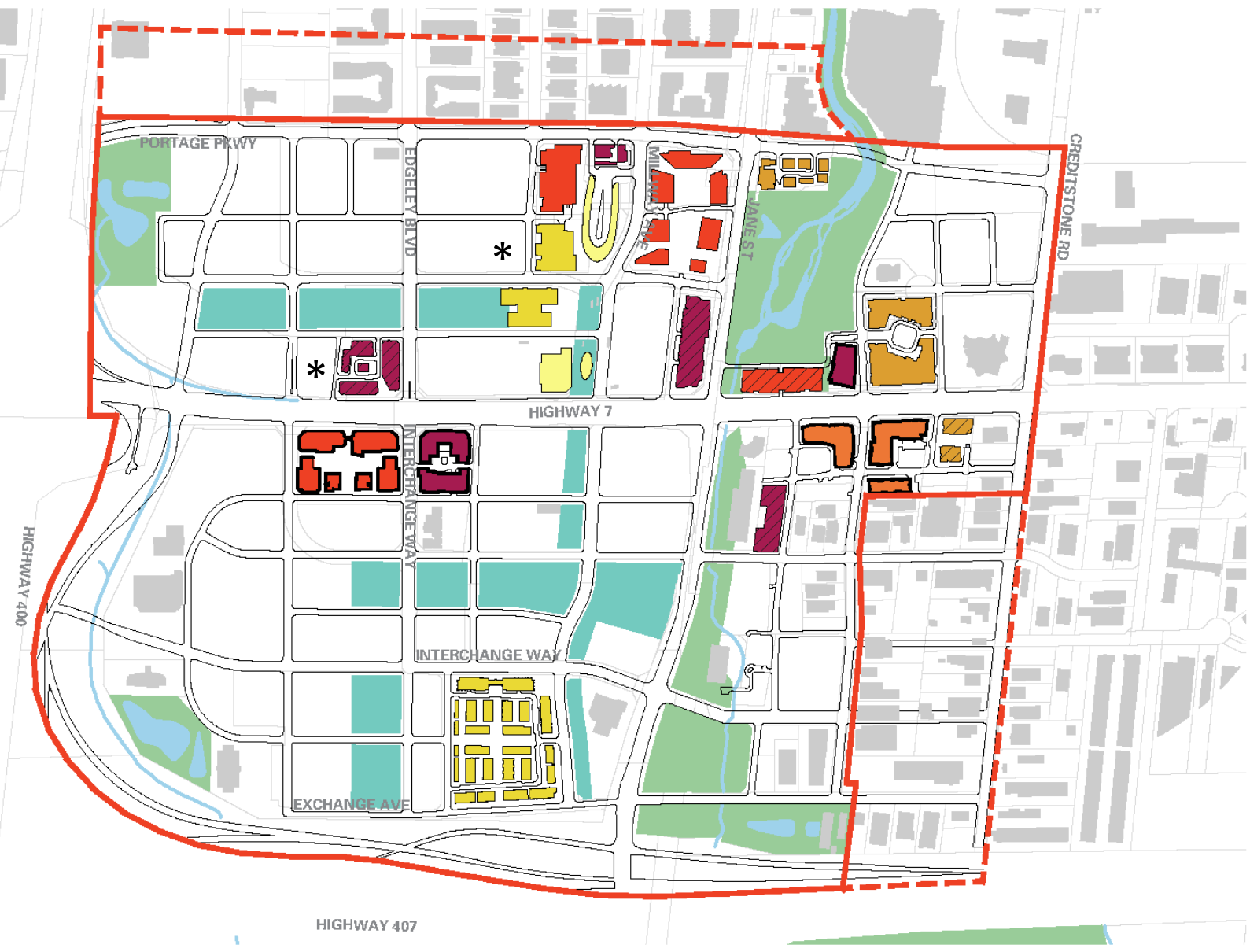


- LEGEND**
- station precinct
 - south precinct
 - neighbourhood precincts
 - west and east employment precincts
 - major parks and open spaces
 - existing floodplain (see policies 5.6.4 - 5.6.10)
 - office uses permitted (see policy 8.4.3 & 8.5.3)
 - * see policy 6.3.2
 - land use designations are subject 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)



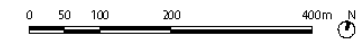
Trends: Density

Approved and
Proposed Densities
in the VMC
(October 2020)



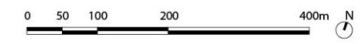
LEGEND

- 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)

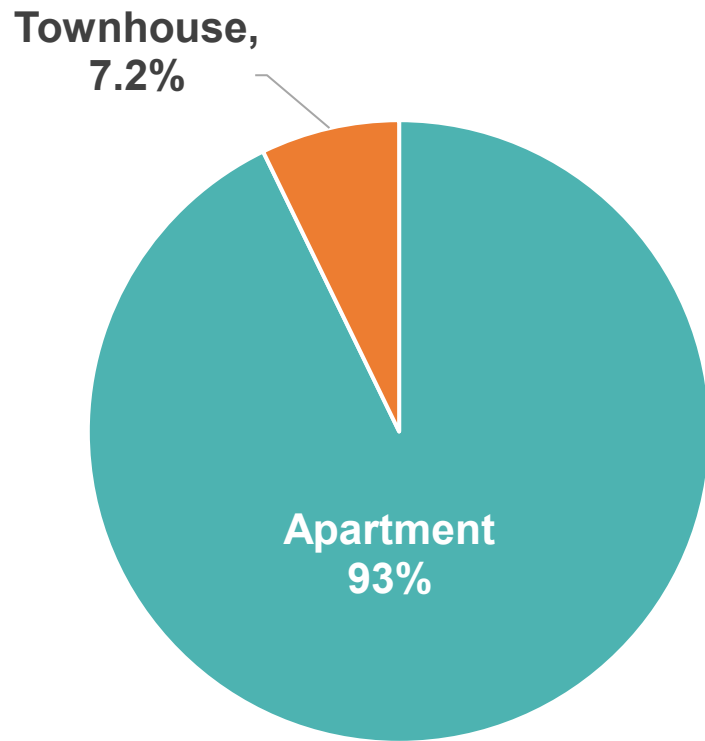


LEGEND

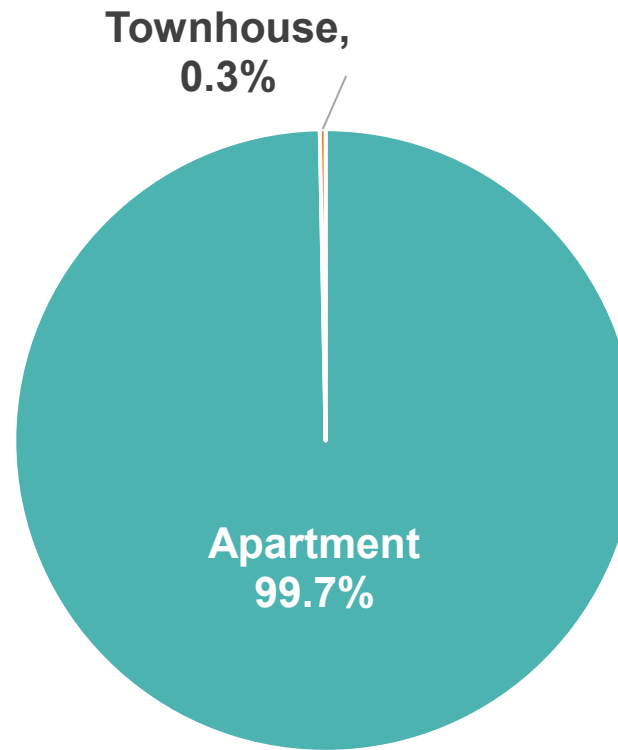
- VMC Boundary
- - - Boundary Expansion Areas
- Existing Building
- Proposed Open Space
- Proposed Park
- Watercourse
- Body of Water / Pond
- Approved Development
- Proposed Development
- 11 - 25 storey
- 3 - 10 storey
- 1 - 3 storey
- > 35 storeys
- 31 - 35 storey
- 26 - 30 storey
- * New applications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

Trends: Built Form Type

% Developments Completed or Under Construction (January 2021)

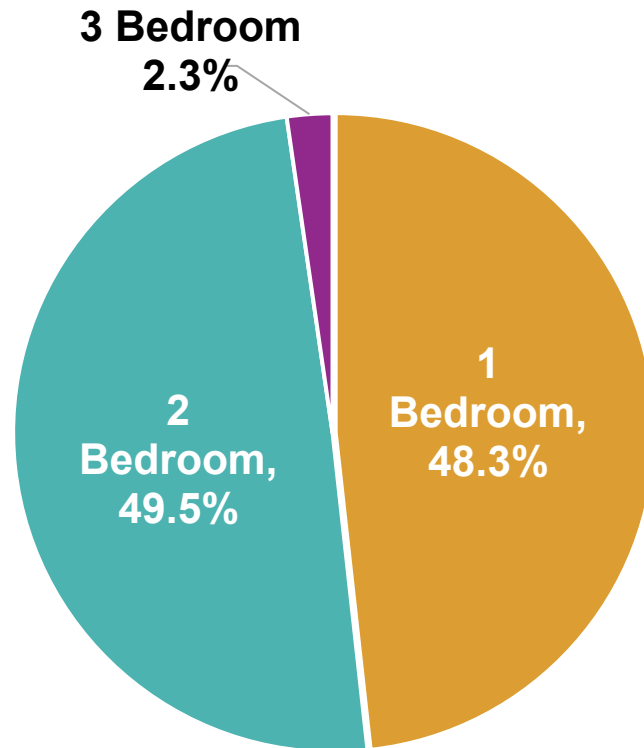


% Approvals and Proposals (January 2021)

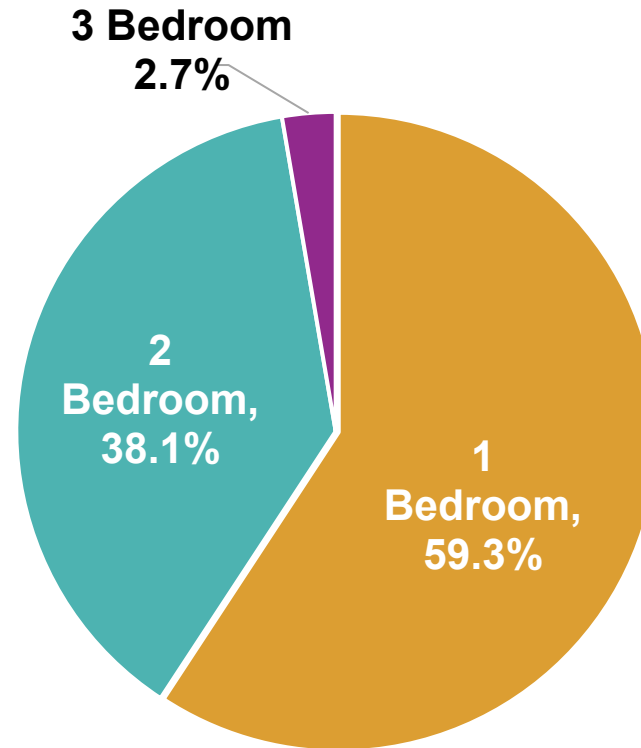


Trends: Unit Size

% Developments Completed or Under Construction (January 2021)



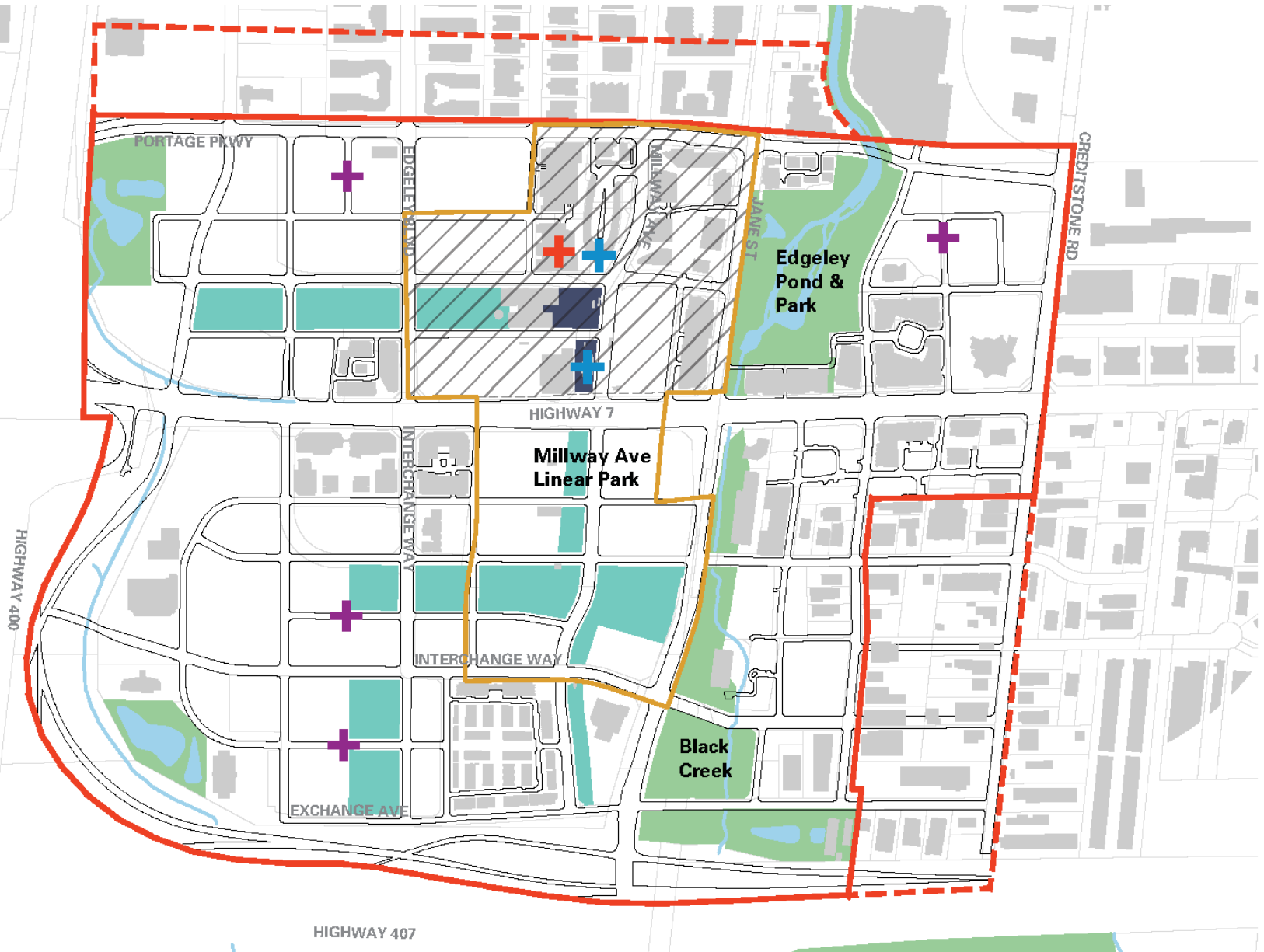
% Approvals and Proposals (January 2021)



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**.

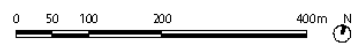
A **balance of uses** and **variety** of housing types, tenures, unit sizes, and building types are **critical to achieving a complete downtown** community that is vibrant and diverse.

Schools in the VMC



LEGEND

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



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



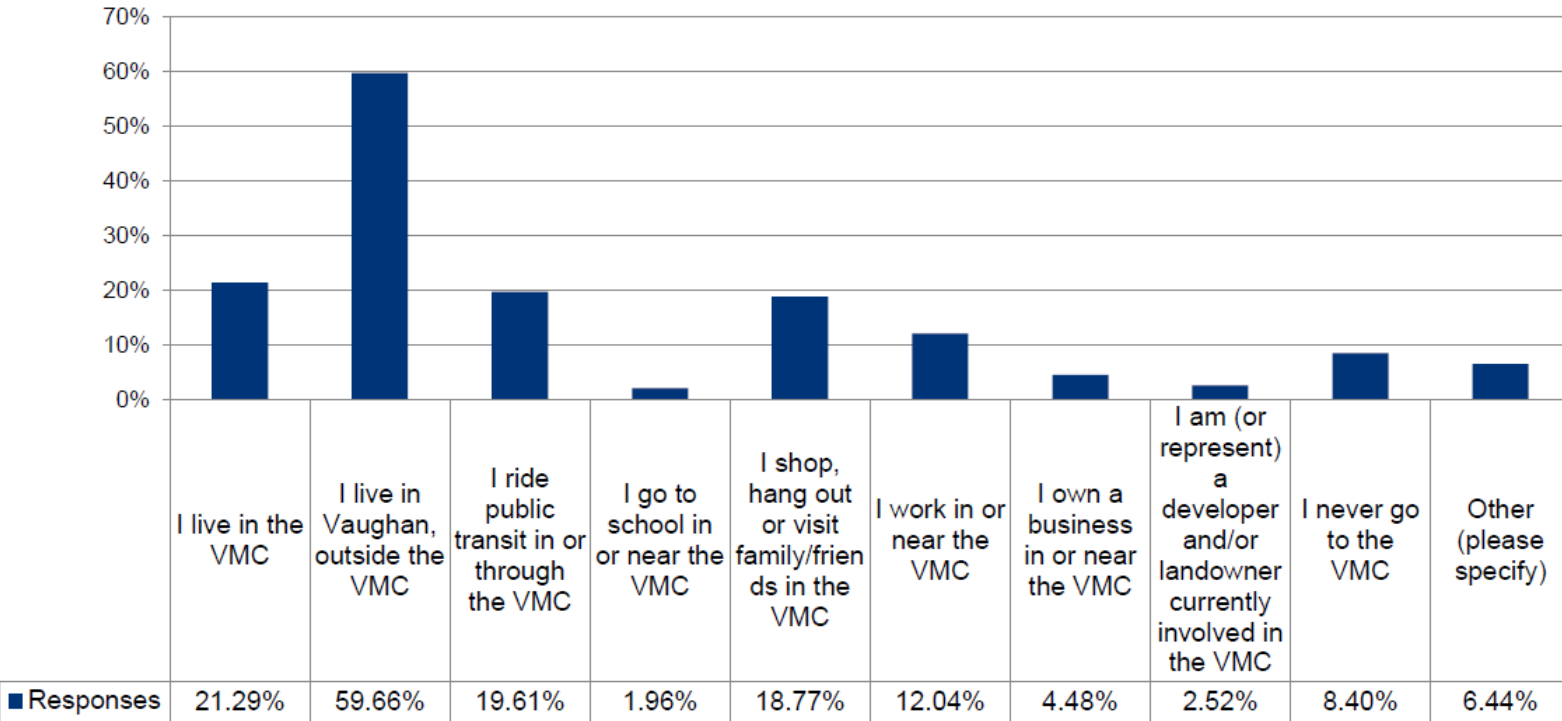
What We've Heard: Online Survey

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**



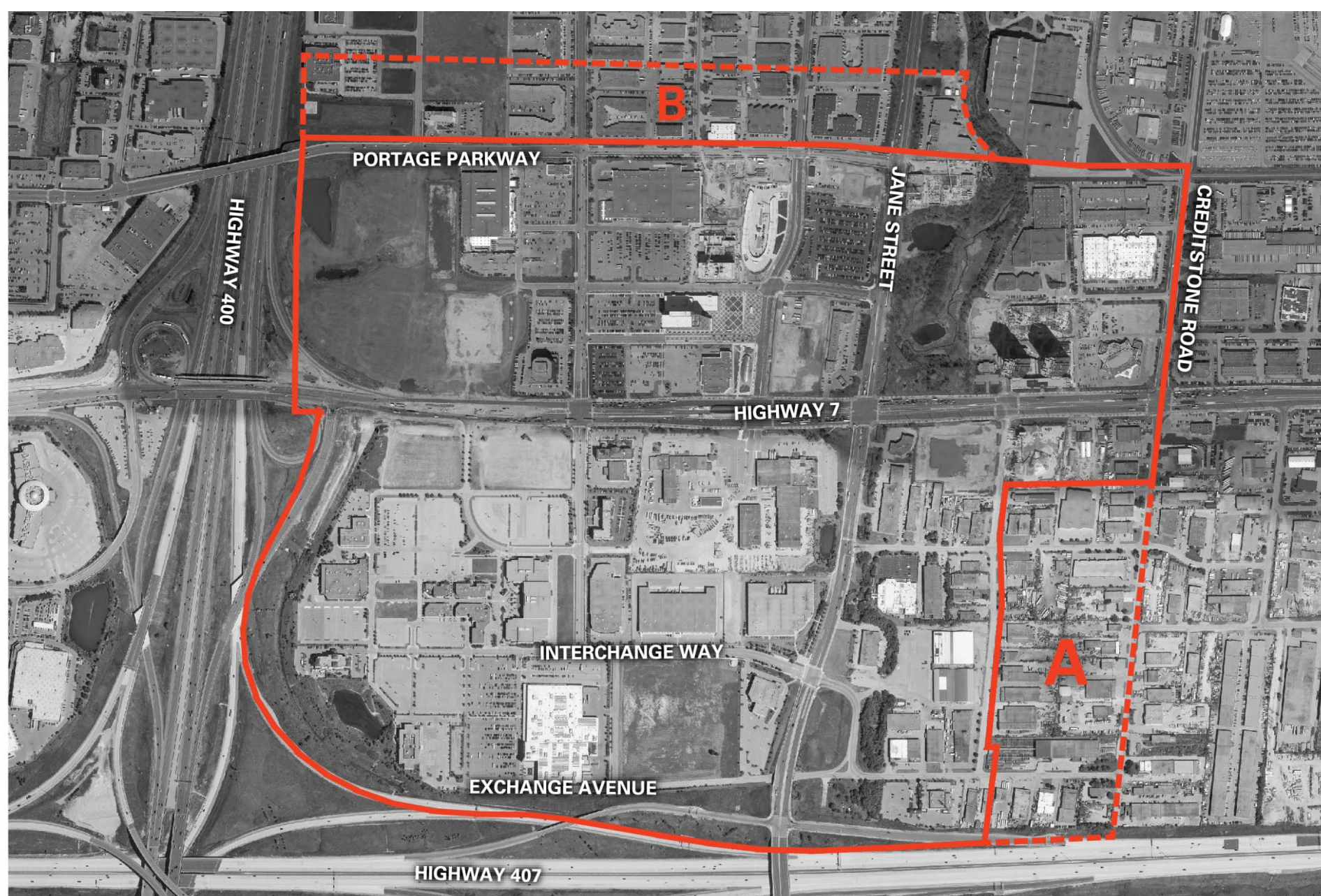
Key Priorities of VMCSP Update

- 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.



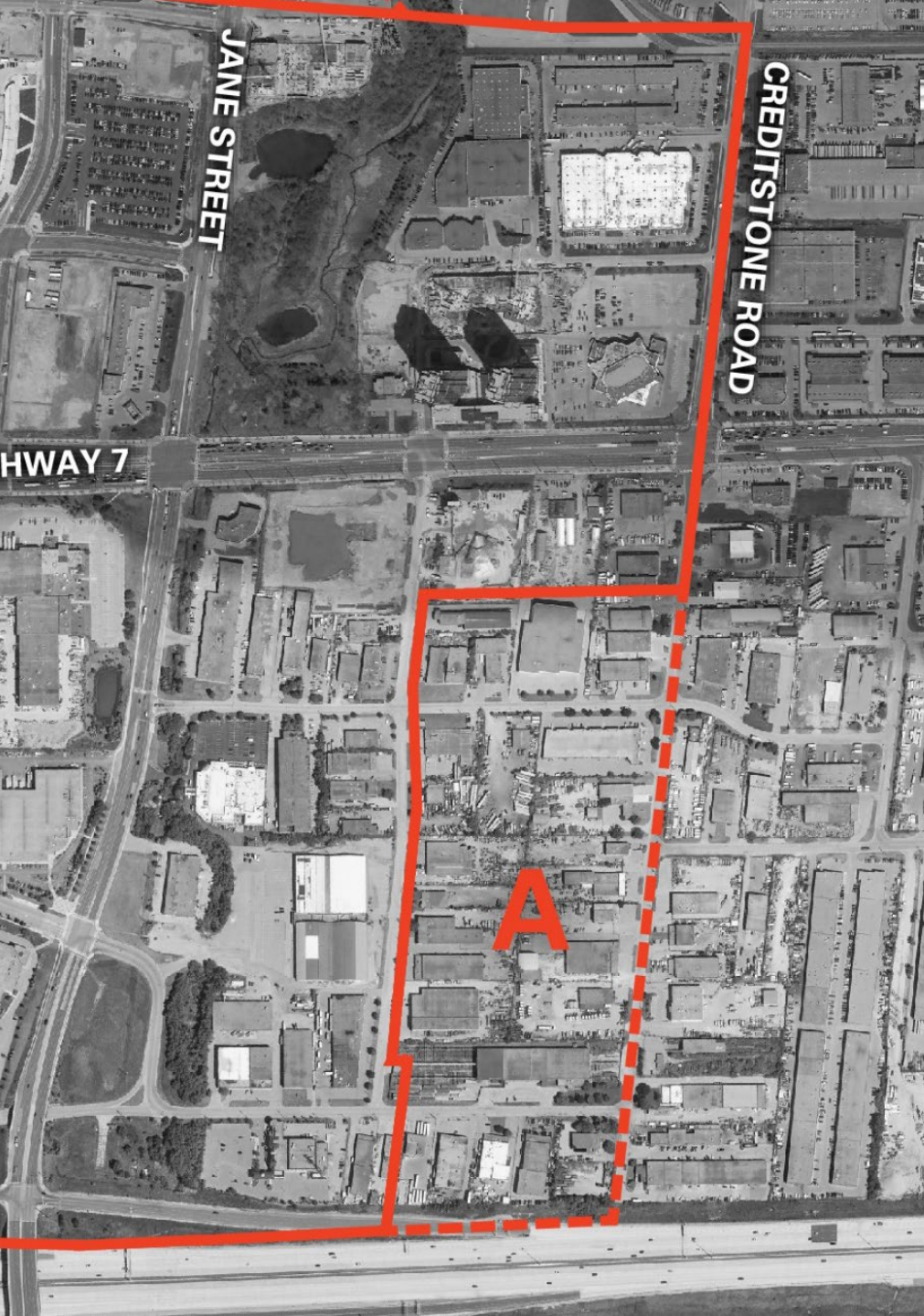
LEGEND

- VMC Boundary
- - - Potential Boundary Expansion Study Areas

Potential Expansion Area "A"



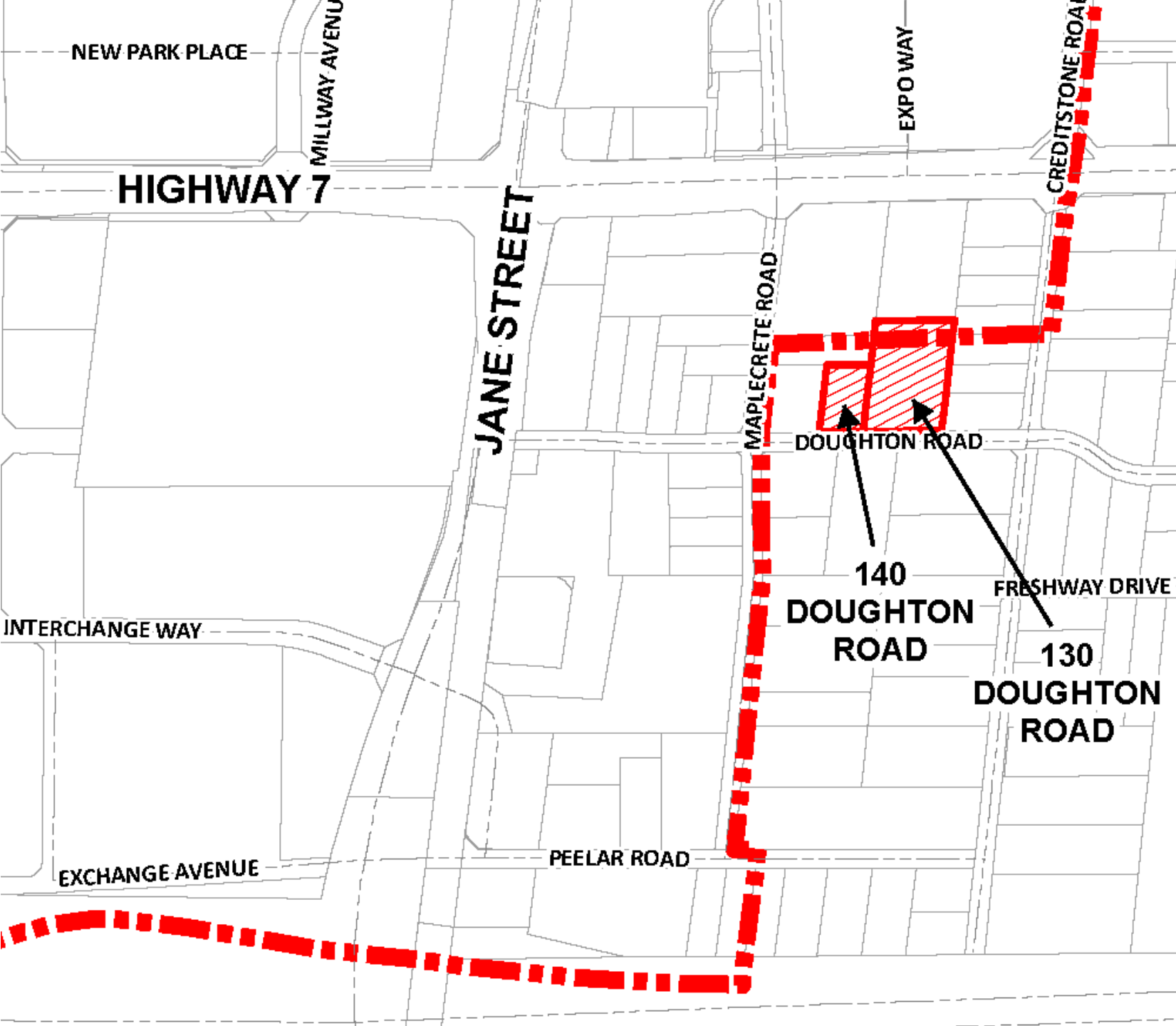
Potential Expansion Area “A”



- **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

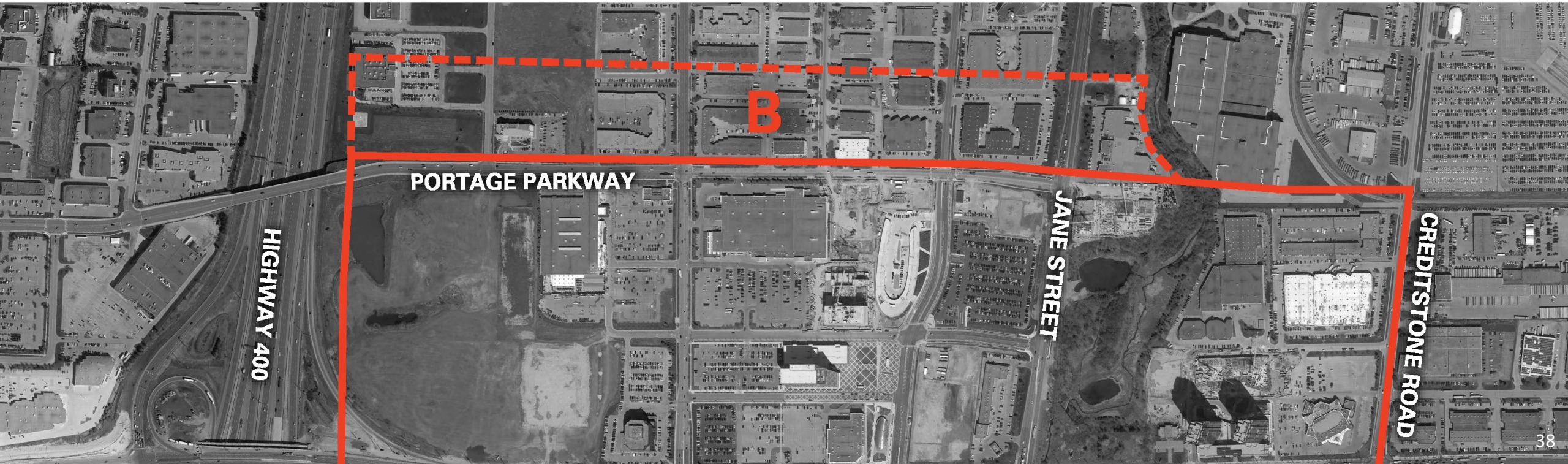


Potential Expansion Area "B"



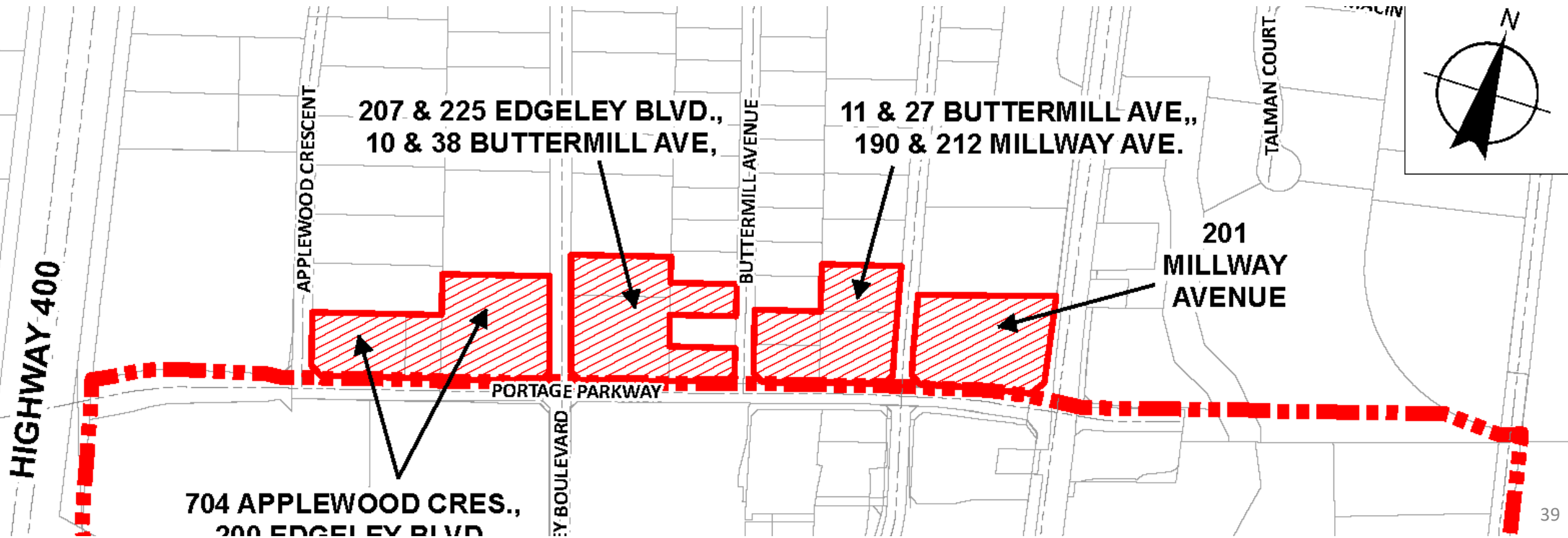
Potential Expansion Area “B”

- 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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www.vaughan.ca/VMCPlan



DOWNTOWN

vaughan

METROPOLITAN CENTRE

Communication : C2
VMC Sub-committee
March 2, 2021
Item # 2

VMC Parks and Wayfinding Master Plan Update

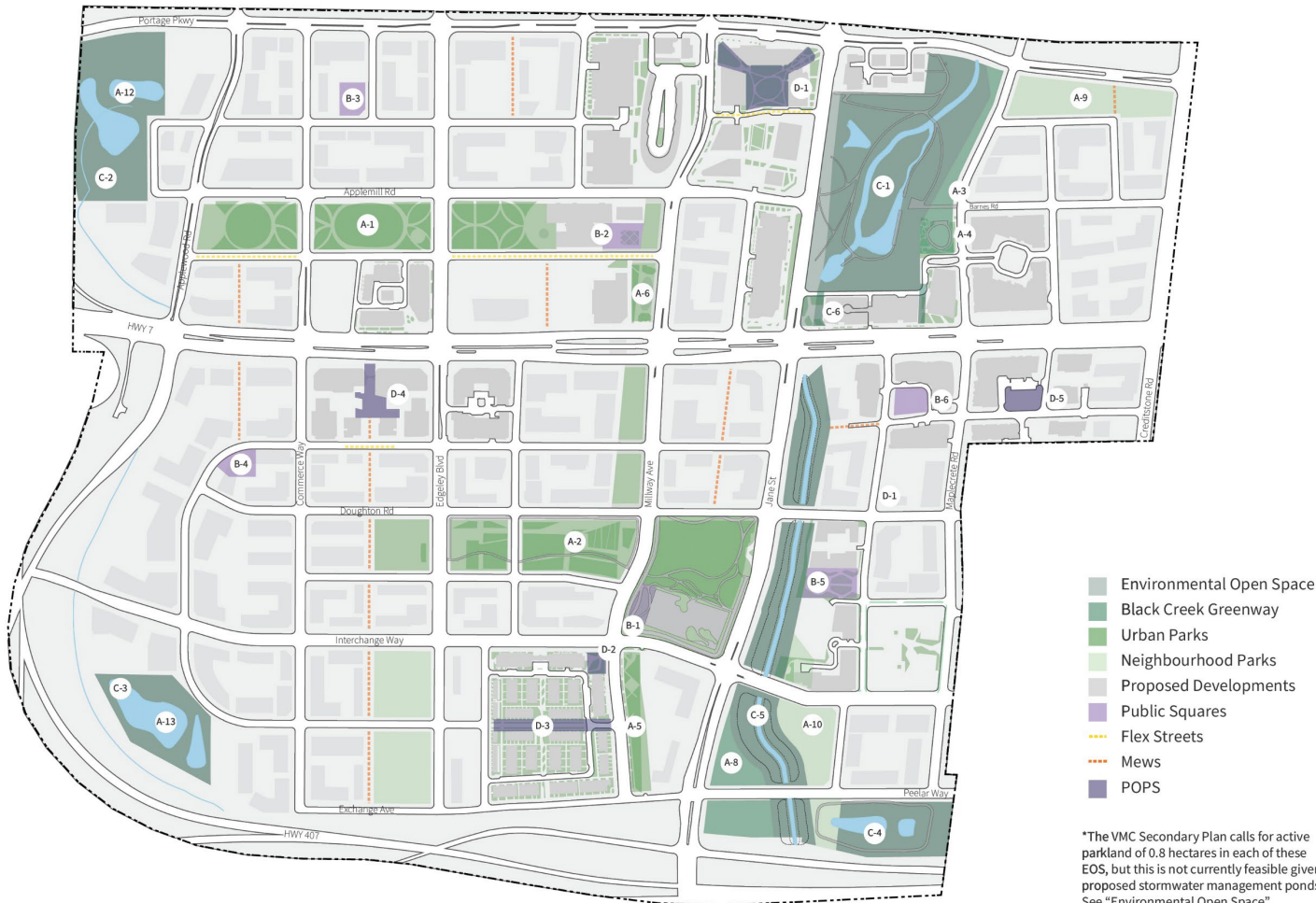
VMC Sub-committee
March 2, 2021

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.**

Introduction

Study Progress

- The findings of the Assessment Report, as previously reported, have provided the City with **valuable insight** into **demographics, service levels, and benchmarks** to guide the timely provision of parkland in the VMC and made clear that **active parkland and social infrastructure are critical priorities** for the VMC
- The VMC Parks and Wayfinding Master Plan has **advanced** and has **prepared multiple scenarios** for the development of parks and open space in the VMC



*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".

250m 1:17500

Inventory of VMC Parks & Open Space

Analysis

Assessment Report Key Points

- ‘**Active parkland**’ supports a wide range of uses and recreational facilities
- Active parkland and social infrastructure are **critical priorities** for the VMC
- Existing parks and open spaces within the VMC, or immediately adjacent to it, may be explored for **potential expansion and/or improvements** to service the new downtown’s population
- **VMC** is uniquely situated among **three major greenways** running along the Humber River, Black Creek, and Don River West

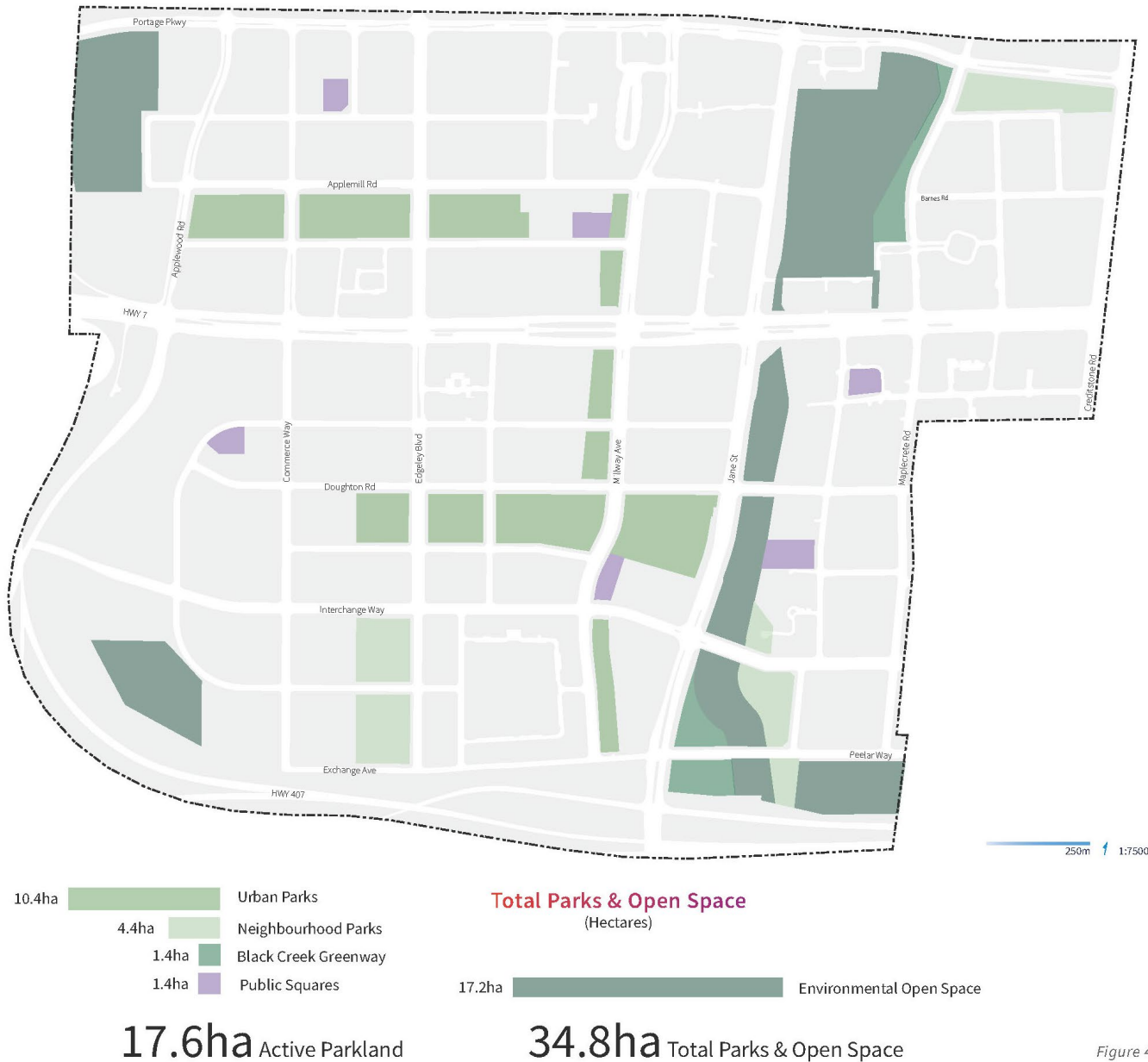
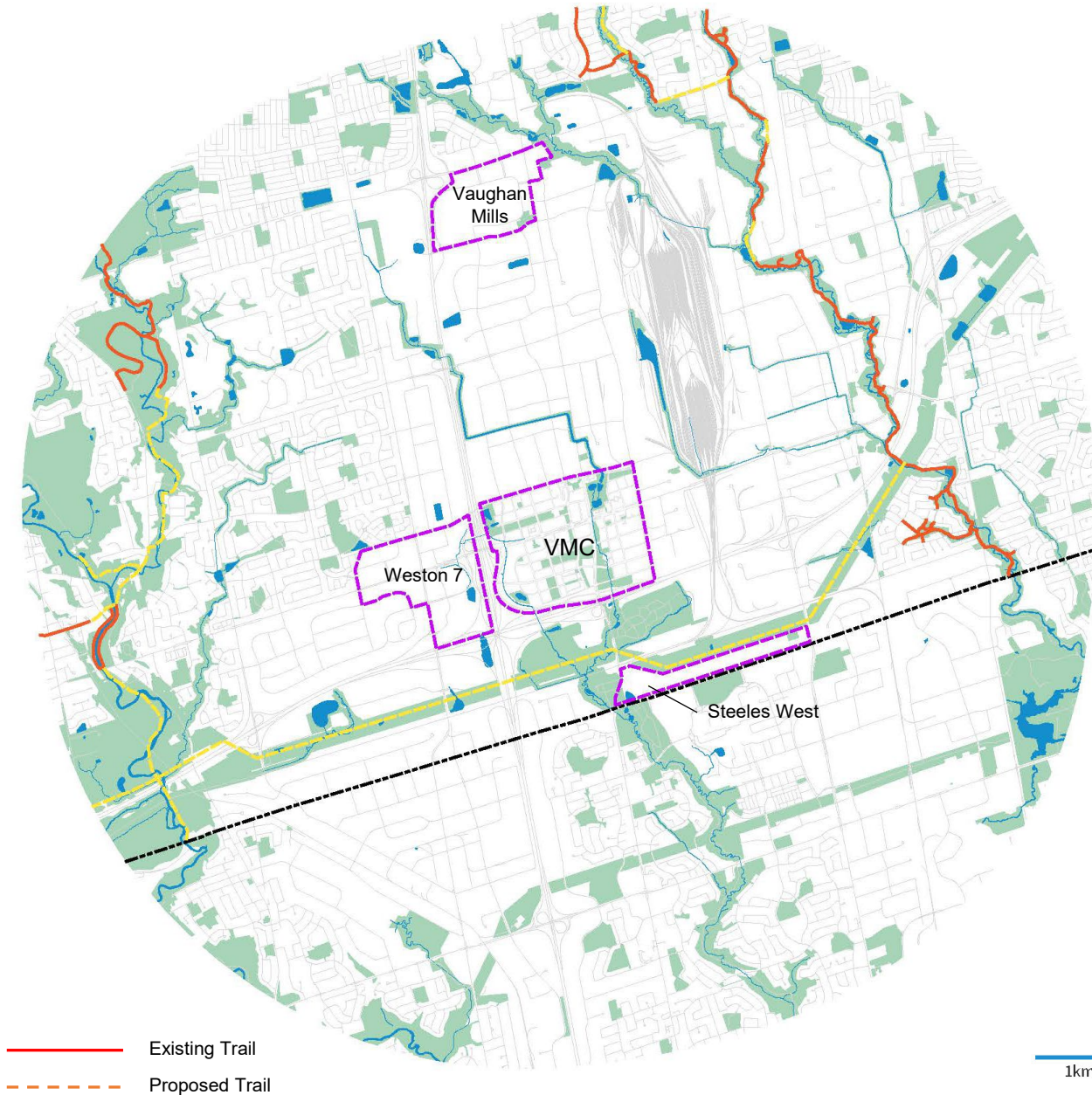


Figure 4

Analysis

Assessment Report Key Points

- Greenways are **linked** by the future **Vaughan Supertrail** through the hydro corridor south of Highway 407
- A convenient, safe **connection** would provide VMC residents with access to many kilometres of **trails, parks and green spaces**
- South of 407 are **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



Inventory of Parks & Open Spaces within 5km of VMC

Figure 30

There are **opportunities** to add active parkland and improve the public realm both within and adjacent to the VMC.



Principles

Balance Parks in the VMC

- Create a Parks and Open Space Master Plan with a **compact, balanced, and meaningful** parks and open space network **within** the VMC boundary
- Outdoor facilities should **reflect the unique needs** and demographics of a **dense urban population**
- Parks and open space in or adjacent to the VMC should be **programmed according to a hierarchy** that **recognizes the frequency and importance of use** to ensure that facilities are appropriately located



Principles

Implement Parks Outside the VMC

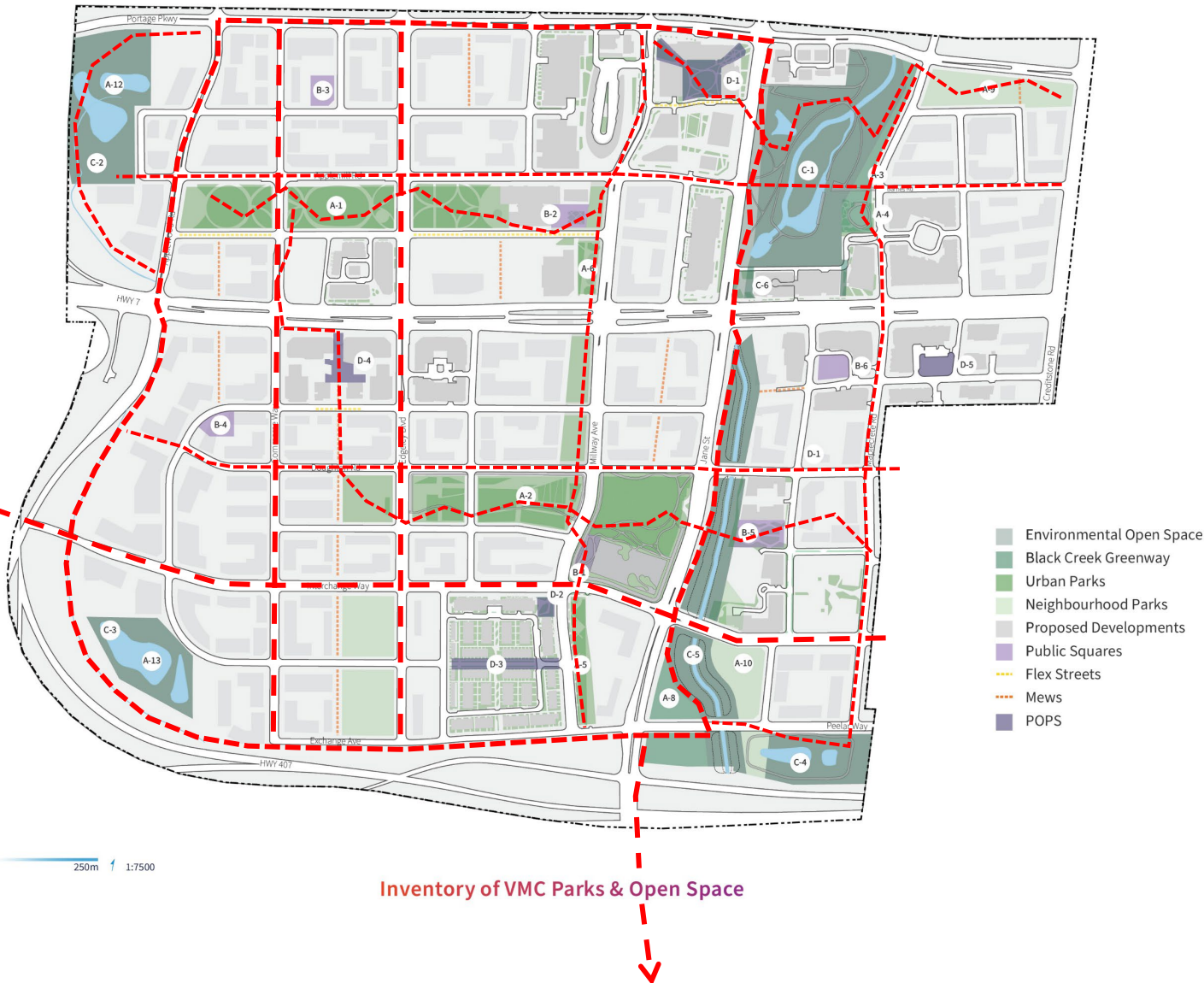
- Facilitate the planning and design of parks **outside** the VMC boundary that include **sports facilities with large footprints**
- Parks and open space within and adjacent to the VMC must be **conveniently and safely accessible** from any part of the VMC – **roads should not function as barriers** to a connected VMC



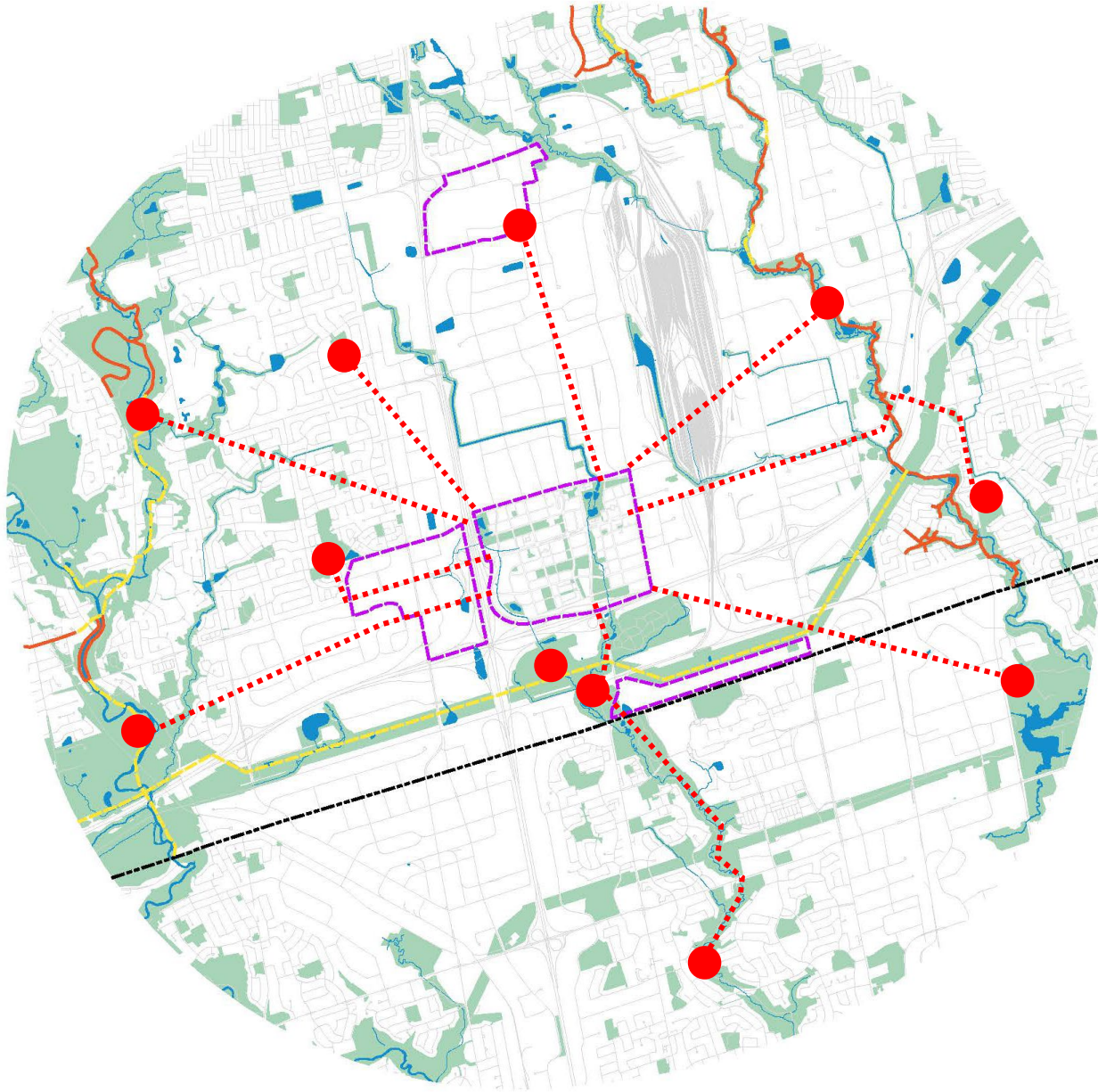
Principles

Strengthen Connectivity

- Challenge due to legacy conditions that **prioritize vehicles** – for example, Highway 7 and Jane
- **Investment** in bridges, tunnels, and safe surface **crossings** effectively **increases** the **amount of open space** available to residents
- Design for a **sustainable future** created through **density**, not a legacy condition
- Partner with MTO on lands along south and west of VMC to create a continuous **‘green ribbon’** around VMC
- Minimize **storm ponds** to create the greatest area for **passive recreation** and **improve connectivity**



Inventory of VMC Parks & Open Space



Principles

Strengthen Connectivity

- **Within** the VMC boundary and to existing and proposed parks **outside** of the VMC
- Create a safe, convenient **circulation system** – the **optimization** of parkland requires **safe, convenient access**
- A safe and convenient **pedestrian and cycling connection** should be made **south** to an extension of the Vaughan Super Trail in the Hydro Corridor south of the VMC to provide VMC residents with **access to many kilometers of trails, parks, and open space**

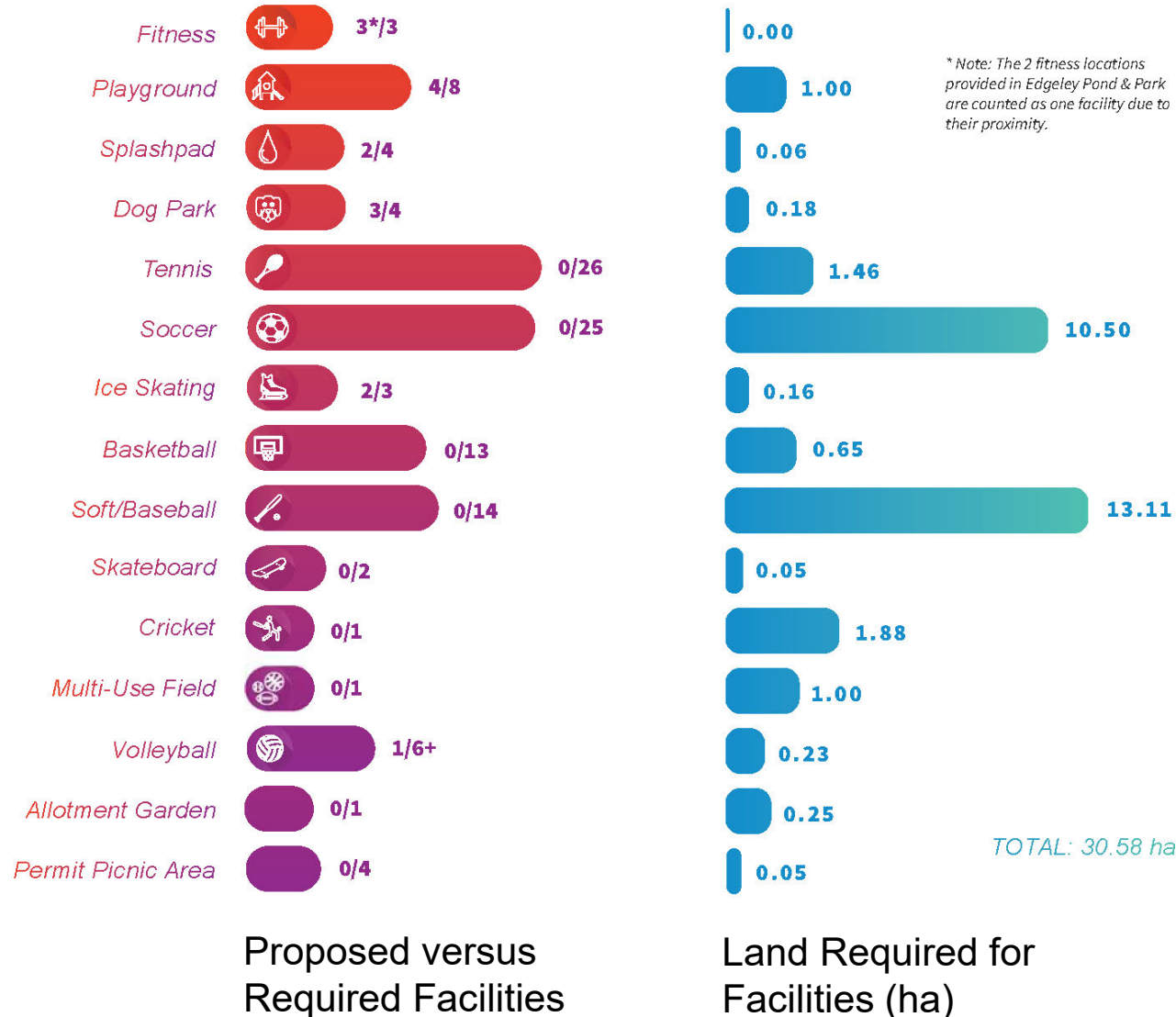
The study has explored several **scenarios** that **build on** the identified principles and background analysis.

Foundations

Scenario Foundations

The tasks informing the master plan scenarios include:

- A demographic analysis of the VMC (in Assessment Report)
- A study of park facility requirements based on projected populations and demographics (in Assessment Report)
- A study of facilities that fit within the parkland defined in the VMC Secondary Plan (2010)
- A study of potential additional parkland available within the VMC boundaries
- A study of parkland potential near the VMC and its capacity to absorb facilities

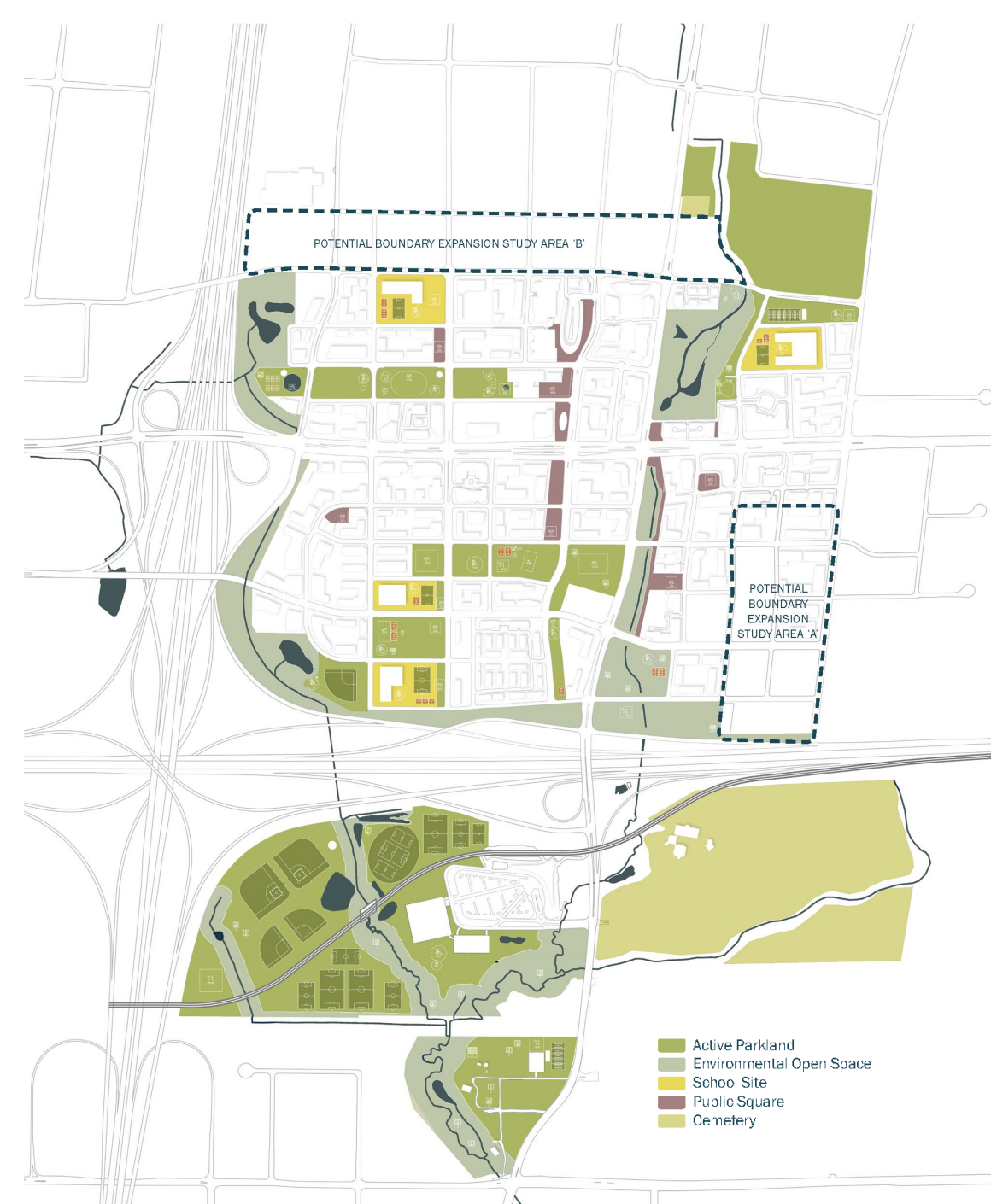


*As per constraints outlined in November 2020 VMC Sub-committee report

Scenarios

Overall Opportunities

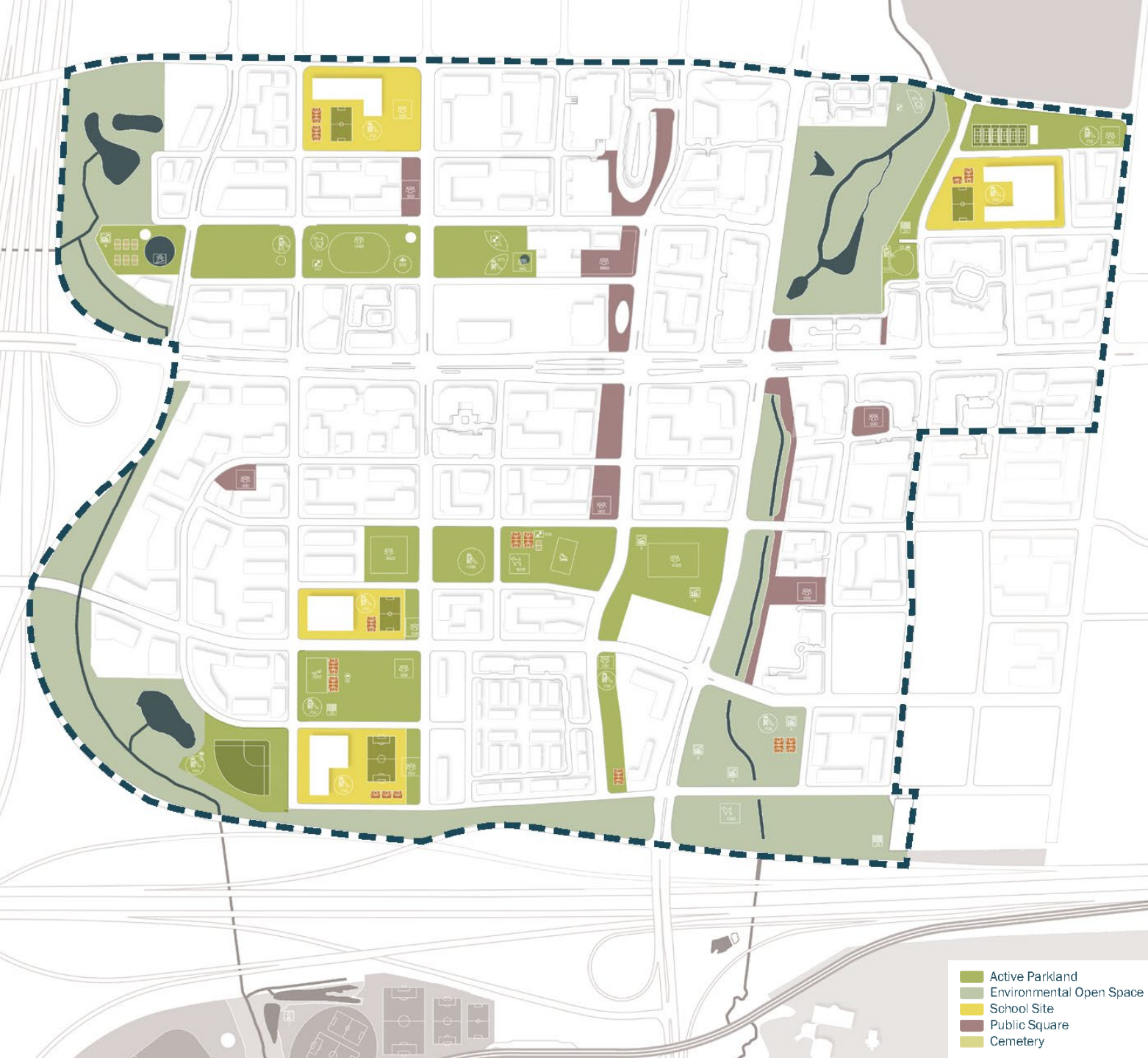
- **Optimize** active parkland **within VMC**
- **Coordinate** facility types and access **with school boards**
- Acquire lands **south of Highway 407**
- Acquire lands **north of Portage Parkway** adjacent Black Creek
- Designate significant **active parkland** in **VMC Potential Boundary Expansion Study Areas**
- Ensure the **circulation network** supports convenient and safe access to open space



Scenarios

Optimize Parkland Within the VMC

- Intensify park facility distribution **within the existing parkland** defined in the VMC Secondary Plan (2010), including **adding a small amount of parkland**
- Design **efficient, flexible** park space
- Coordinate with **school boards**:
 - Include sports and recreational facilities in **school yards** in overall facilities plan
 - Ensure facilities in school yards are **accessible when not used by schools**





Scenarios

Optimize POPS to Complement Public Realm

- **POPS** can be an **important** component of the public realm, but are **not a replacement for parks**
- Tend to be ‘urban’ – designed to discourage certain uses, minimize maintenance for private owner
- Results of the Assessment Survey suggest that **green space** is particularly **valued by the public**
- Require developers to **design POPS with a ‘green’ feel** – for example, Transit City POPS

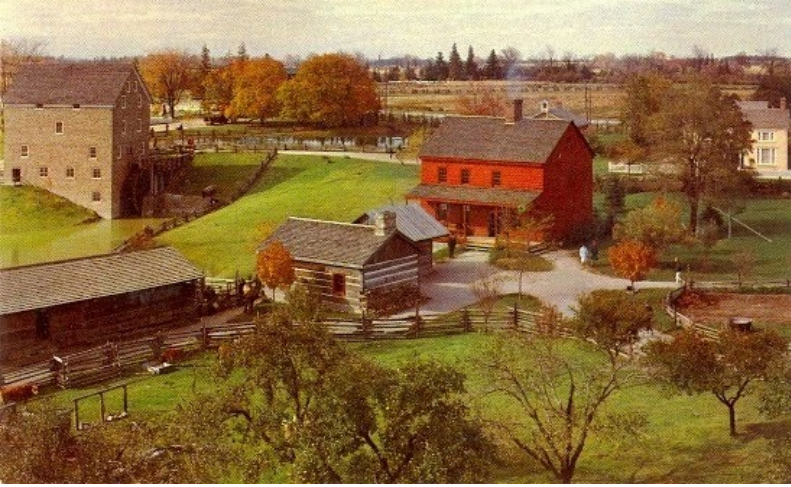
**Image by Claude Cormier & Associates and SmartCentres*

Scenarios

Expand South

- Expand south to create **new parkland** south of Highway 407 and west of the 407 subway station
- **MTO Lands** south of 407 provide potential site for District Park
- Many larger-scale **outdoor recreational facilities** could be located there
- Safe, convenient **pedestrian & cycle crossing over 407** required
- Could also serve other **Vaughan intensification areas**
- **Further investigation** with MTO, TRCA and Hydro Authority required

■ Active Parkland
■ Environmental Open Space
■ School Site
■ Public Square
■ Cemetery



Scenarios

Black Creek Pioneer Village

- **North Lands** portion of **Black Creek Pioneer Village** is potentially available as parkland and EOS
- Some larger-scale **outdoor recreational facilities** could be located there, depending on heritage matters, but it is very suitable for **smaller events, community gardens, and picnicking**
- **TRCA** communication of November 9, 2020:

“We also remain interested in working with the City on connecting the growing population of the VMC to our nearby greenspaces in Vaughan including the north property of Black Creek Pioneer Village.”



Scenarios

Expand Black Creek North

- Expand north to create new parkland adjacent the **Black Creek north of Portage**, effectively **enlarging Edgeley Pond and Park**, and potentially in other sites
- Park adjacent Black Creek has benefits:
 - **Enhances** park user **experience**
 - Allows for **ecological restoration** of waterway
- **Expanded Black Creek Area** should include active parkland and EOS east of Black Creek
- Addition of up to **11.5 hectares** east of Black Creek would allow for **District Park**
- **No highway crossing** required

Scenarios

Boundary Expansions

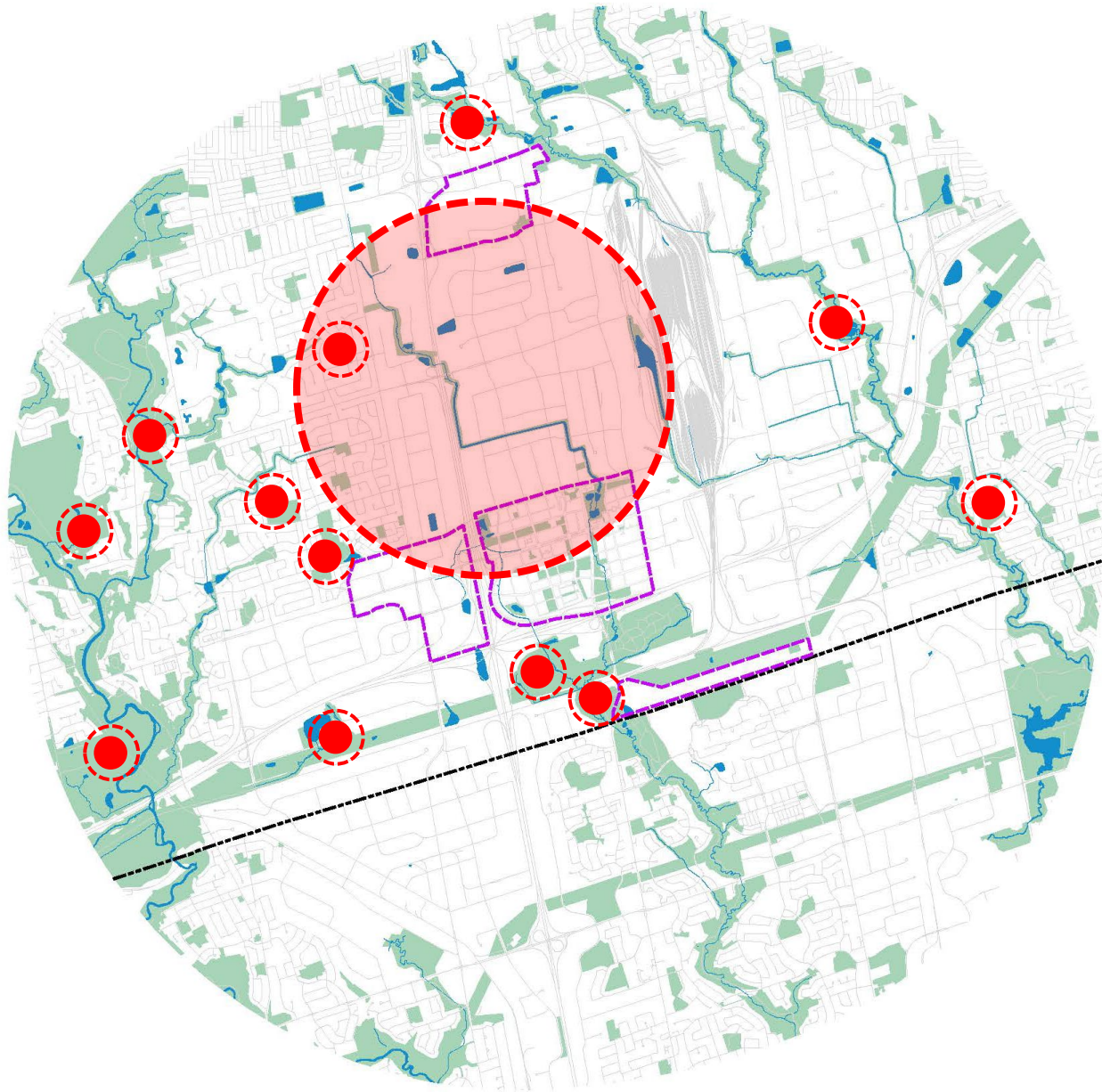
- If expanding **east** ('A'), create new parkland between **Maplecrete and Creditstone**
- If expanding **north** ('B'), create new parkland **north of Portage**
- If **Potential Boundary Expansion Study Areas** added to VMC, **active parkland** provision in these areas should be at a level that helps address **shortfall** across VMC
- **Social Infrastructure, EOS and POPs** planned for Expansion Areas should **complement** the public realm



Scenarios

Other Expansion Areas

- Explore parkland opportunities **outside the VMC boundary** that may also serve other intensification areas per Council approved policy
- Invest in **new or upgraded park facilities** to increase capacity and level of service



Inventory of Parks & Open Spaces within 5km of VMC

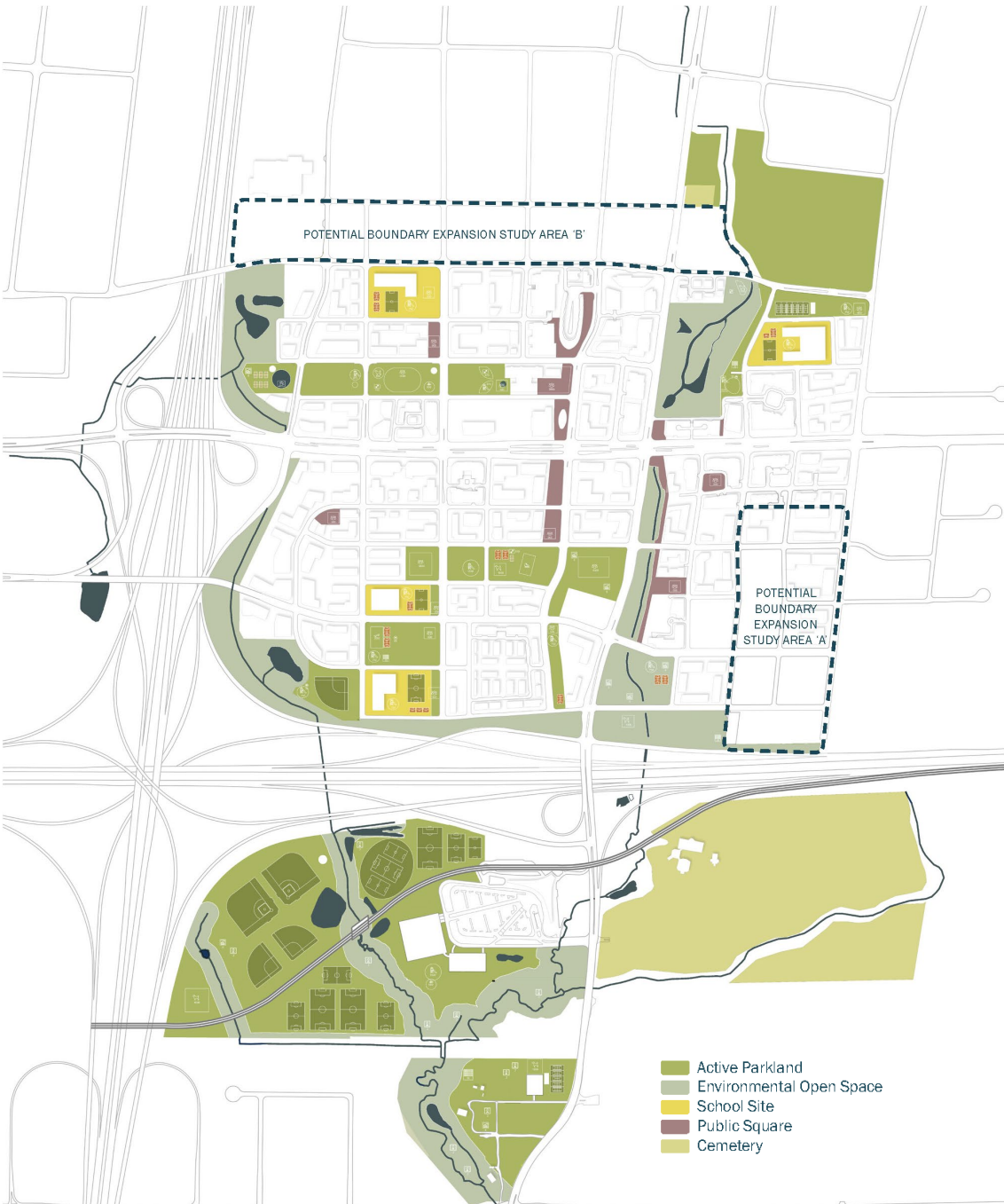
Figure 30

If the **opportunities** for adding active parkland and improving the public realm are successfully pursued, the parkland in the VMC will continue to support a **complete community**.

Potentials

Potential for Active Parkland

- Potential total active parkland inside the VMC: **18.3 hectares**
- Potential total active parkland outside the VMC: **61.2 hectares**
- Potential total active parkland: **0.6 hectares/1000**
- Likely to **make VMC a leader** among GTA Growth Centres
- These scenarios, which can be implemented over time in a **measured response to development**, will provide the City with **options for service level delivery**, and ultimately create a diverse, multi-functional, and seamlessly **interconnected parks and open space network**.



**As per constraints outlined in November 2020 VMC Sub-committee report*

Potentials

Potential for Facilities

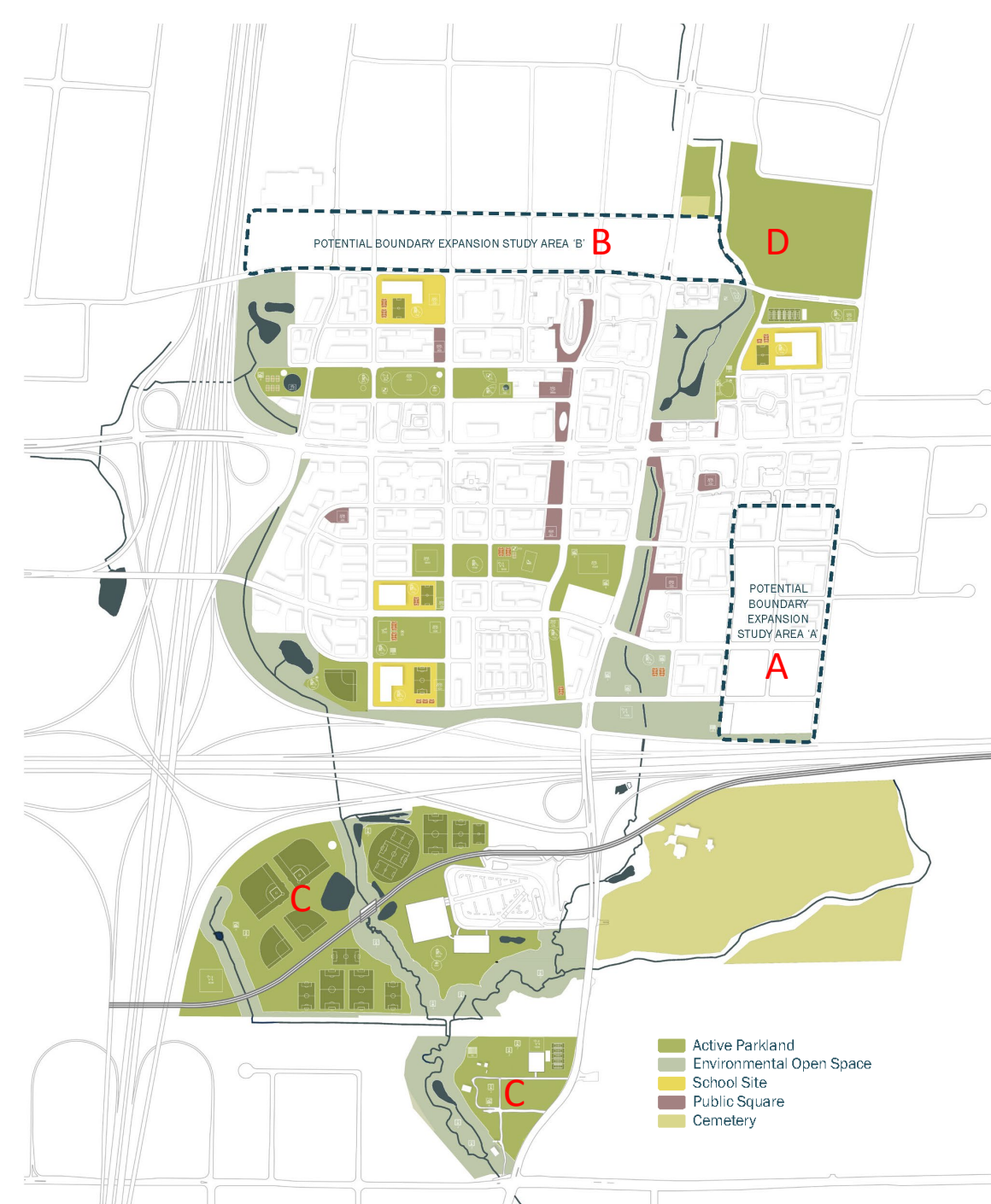


- **72%** of provided **‘urban facilities’** – dog parks, community gardens, picnic areas, gathering spaces – located inside the VMC boundary
- Potential of **118%** of required **smaller sports and recreation facilities** – pleasure skating, basketball, tennis, volleyball, adult fitness – with 73% of facilities within the VMC boundary
- **91%** of required **larger sports and recreation facilities** – soccer, baseball, softball, hockey – with 21% of facilities within the VMC boundary

Potentials

Notes on Implementation

- Should Potential Boundary Expansion Study Areas “A” and “B” be included in the VMC Secondary Plan Review process, additional parkland will be required within the expanded boundary. Proposed park size, typology, and configuration within these areas would be subject to the VMC Secondary Plan Review process.
- Proposed parkland in area “C” is subject to further analysis and collaboration with public agencies including Infrastructure Ontario and TRCA.
- Proposed parkland in area “D” will not be included in the VMC Secondary Plan Review process and will be subject to a future long-term park planning study.



Wayfinding

Startup

- The consultant has begun the **signage and wayfinding design process**, focusing on the public realm
- The study has defined an area encompassing the **mobility hub, part of Edgeley Pond and Park, and Strata Park** for the initial wayfinding design exercise.
- This area was chosen because it includes most of the **types of parks and public realm spaces** likely to **require signage** across the VMC.



VMC PARKS AND WAYFINDING MASTER PLAN



The Vaughan Metropolitan Centre (VMC) is Vaughan's emerging downtown. The City of Vaughan 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. It includes the creation of a signage strategy to make it easier to navigate Vaughan's new downtown. 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.

Collecting feedback from the community is vital to the success of this plan. 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.

A survey was available from Oct. 16 to Nov. 30 for citizens to share their thoughts on potential park and open space amenities and desires for wayfinding systems. The survey is now closed; thank you to those who participated. Results and findings from the survey will be posted to this webpage so check back often for updates and future opportunities for engagement.



Engagement

Virtual Connections

- Current consultation methods are focusing on **virtual connections**
- Upcoming engagement will include a **recorded virtual focus group** with members of the public, **followed by online feedback** on the proposed scenarios
- Video of the focus group presentation and an interactive engagement tool on **Bang the Table** will be **available to the public for an extended period**



Parks and Wayfinding Master Plan - Next Steps

Modify Plan for Scenarios

- **Modify overall plan** based on scenarios: VMC expansion areas, more information on **adjacent lands**

Refine Plan

- **Refine parks and open space plans:** define hard/soft spaces, locate all facilities and add tree canopy
- **Overlay circulation networks** and suggested locations and characteristics of **POPS**
- **Integrate** designs for **North Urban Park, South Urban Park, and Black Creek Revitalization Area**

Continued Community Consultation

- Present draft master plan scenarios to **community** for **feedback**

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DOWNTOWN

vaughan

METROPOLITAN CENTRE