

Communication : C 3
VMC Sub-Committee
June 8, 2021
Item # 1

VMC Secondary Plan: Pre-Options Analysis

Presentation to VMC Sub-committee

June 8, 2021

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Overview

1. Background and Public Feedback
Andrew Davidge, Gladki Planning Associates
2. Visualizations
Brent Raymond, DTAH
3. Analysis
Ken Greenberg, Greenberg Consultants
4. Next Steps
Andrew Davidge, Gladki Planning Associates



Original Secondary Plan

Vision and Principles

Transit-oriented

Walkable

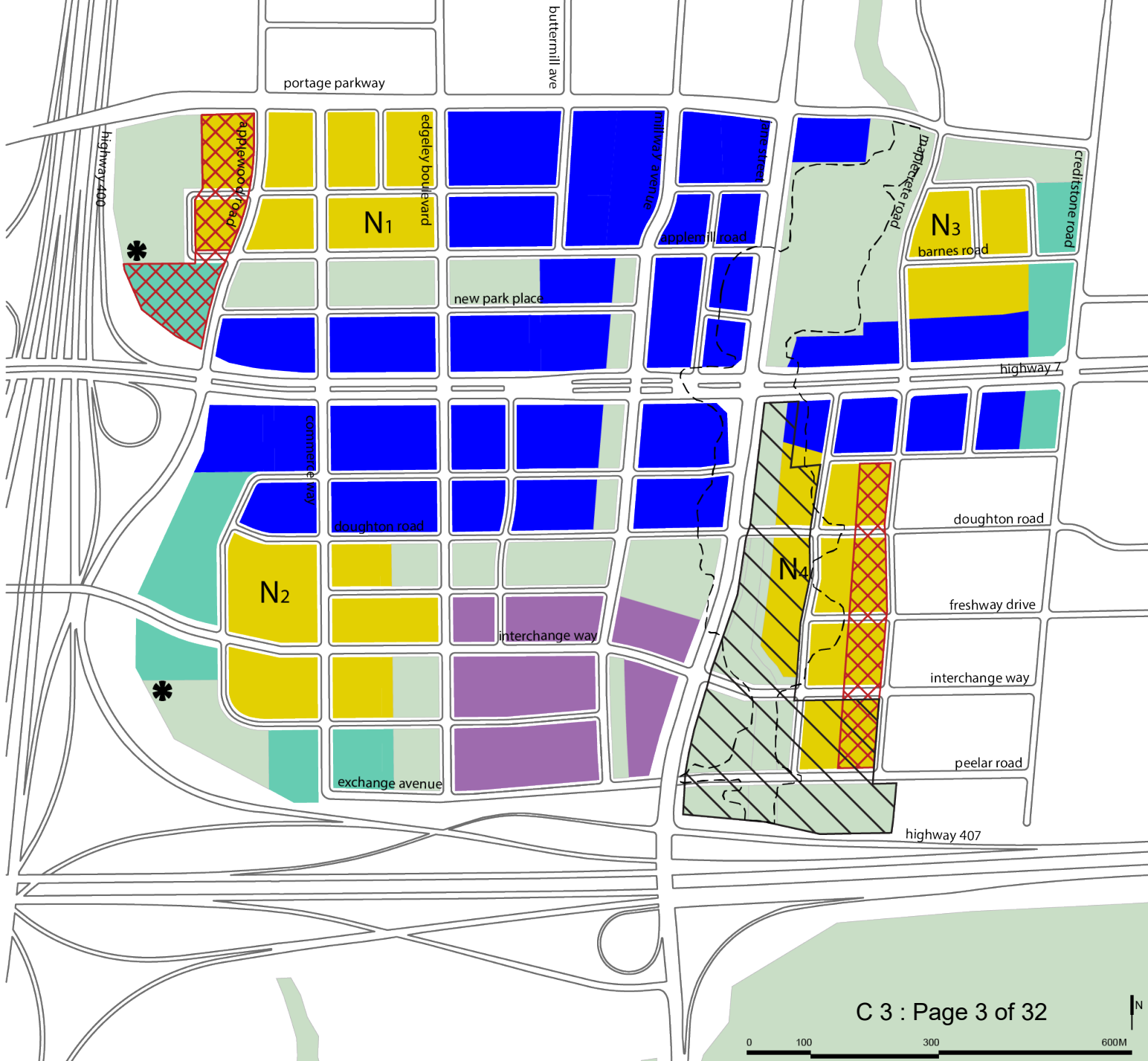
Accessible

Diverse

Vibrant

Green

Beautiful





Phase 1 Key Findings

- Development is proceeding at a **greater intensity** than anticipated in the 2010 Secondary Plan
- Development interest is creating a **different balance of uses than envisaged** in the 2010 VMC Secondary Plan
- Recent developments and proposals feature considerably higher than planned building heights and densities, that challenge the **hierarchy of heights and densities** in the VMC Secondary Plan
- Need to **recalibrate the Plan** in response to the evolution of development interest in the area to:
 - ensure the Plan's principles are being realized
 - create a complete and balanced community
 - defend its key elements

Public Feedback



Online Survey

Nov. 18, 2020 – Jan. 22, 2021

357 respondents



Virtual Public Open House

Feb 25, 2020 – Mar 25, 2021

300 views

53 comments and suggestions



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 Heard: Themes

Diverse Housing Options

Including rental, affordable housing and family-size units

Arts, Culture and Entertainment

Create a destination and build an identity

Great Street Life, Parks and Public Spaces

Animated by retail and restaurants
Community meeting places
Green

Connected Transportation

Choices about how to get around, creating alternatives to the car

Balance of Uses

Not just residential, job-creating uses and retail important too

Built Form Variety

More than high- and low-rise
High quality architecture and design



Density Comparisons

3D Visualizations*

- **2017 Consolidated Secondary Plan Vision**
 - Model showing the Secondary Plan urban design vision, adapted from the VMC Urban Design Guidelines (2016).
- **2017 Vision + Existing Recent Development and Approvals**
 - The 2017 vision with subsequent developments and approvals added.
- **2017 Vision + Existing Recent Development and Approvals + Proposals**
 - The 2017 vision with subsequent developments and approvals, as well as current proposals.
- **Extrapolation**
 - Extrapolating the scale and land use of current proposals to remaining sites.

**The population and jobs estimates included with each visualization are based on the 3D modelling. The methodology differs from that used to estimate the “development trends” included in the Background Study Report (February 2021) while results are broadly comparable.*



2017 Vision

Vision reflecting the Consolidated Secondary Plan (2017), with modelling adapted from the 2016 Urban Design Guidelines.



Growth Plan UGC target: **200**
Blended Prelim MTSA target: **371**

-  2017 Consolidated SP Vision
-  Potential School Site



2017 Vision

+ Recent Development and Approvals



Growth Plan UGC target: 200
 Blended Prelim MTSA target: 371

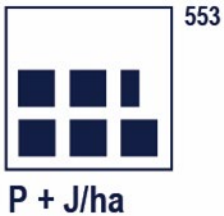
- 2017 Consolidated SP Vision
- Existing Recent Development
- Approved Development



2017 Vision

+ Recent Development and Approvals

+ Proposals



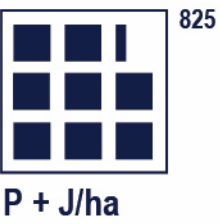
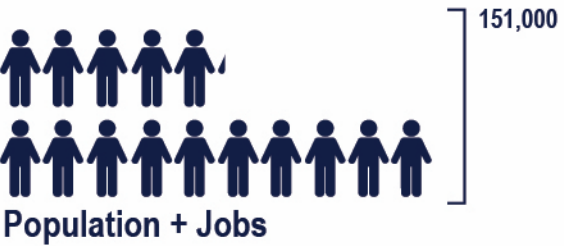
Growth Plan UGC target: 200
 Blended Prelim MTSA target: 371

- 2017 Consolidated SP Vision
- Existing Recent Development
- Approved Development
- Proposed Development



Extrapolation

Projecting the scale of recent development applications to adjacent sites that are likely to redevelop in future.



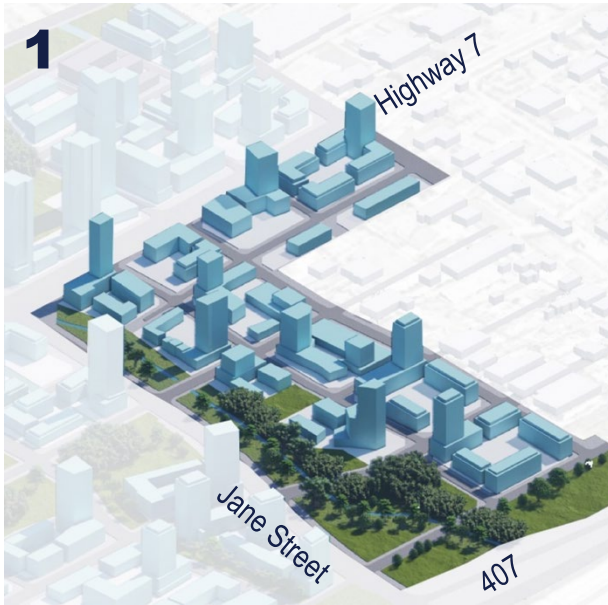
Growth Plan UGC target: **200**
 Blended Prelim MTSA target: **371**

- Existing Recent Development
- Approved Development
- Proposed Development
- Extrapolation

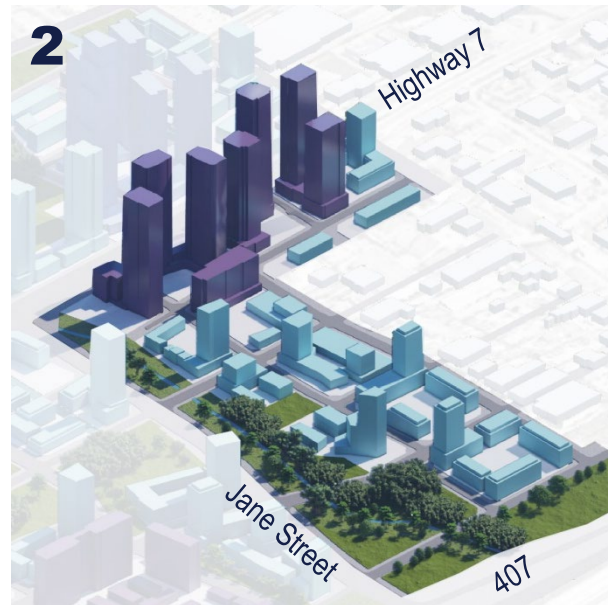


Extrapolation

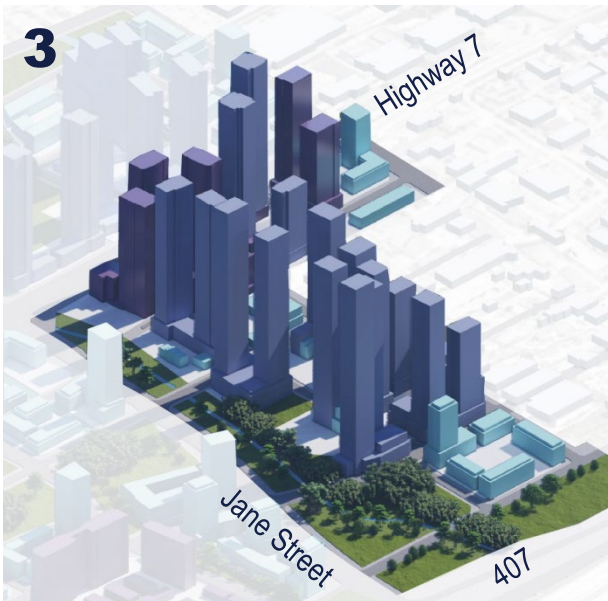
- The extrapolation would create **one of the highest density urban areas in Canada**.
- Urban areas with comparable population density rates generally **cover a smaller geographic area**. Population densities are **moderated** by medium- and lower-density areas nearby, built form variety, land use variety, parks and open spaces.
- The extrapolation applies a high density to a large area (1.83 sq.km) **without relief**.
- The 2017 vision is also high density overall relative to neighbourhoods of its scale, but areas of higher density are **moderated by areas of medium and lower density**.
- Unlike many other high density neighbourhoods, the VMC is **an island of urbanity in a low density landscape** – bounded by the highways and employment areas, which do not offer amenity to residents.



2017 Consolidated SP Vision



SP Vision + Approvals



SP Vision + Approvals + Proposals

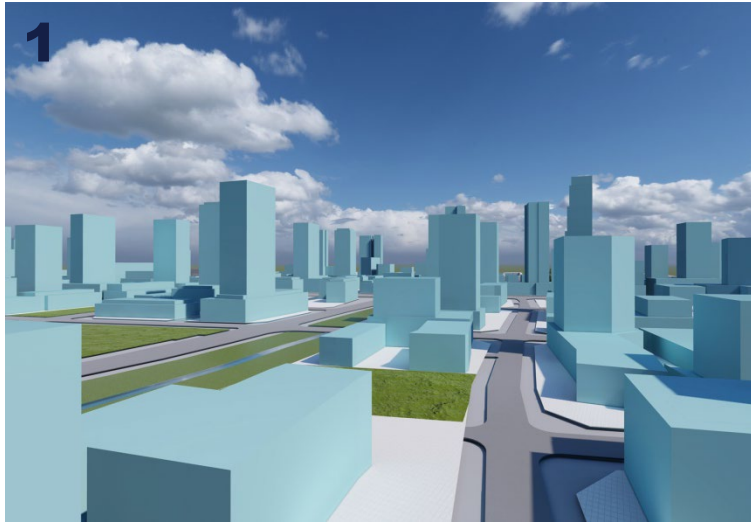


Potential Future Extrapolation

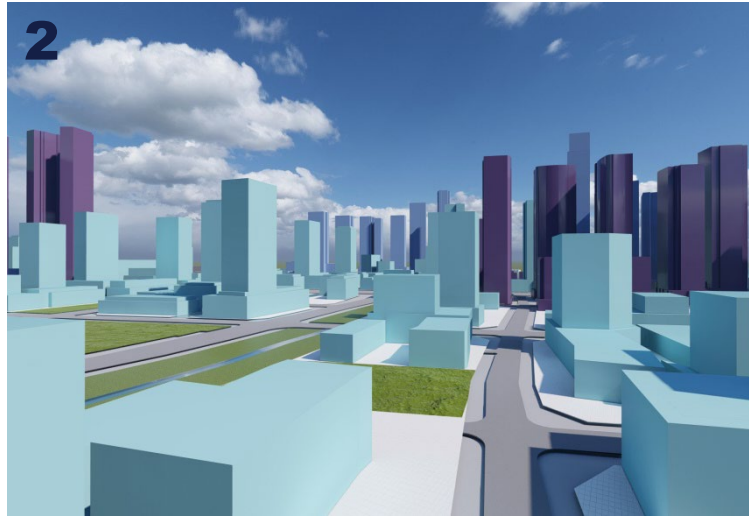
SE Quadrant Risks

Because its ownership pattern is more fractured, the southeastern quadrant presents some of the biggest challenges. However, it is representative of the issues facing the VMC as a whole.

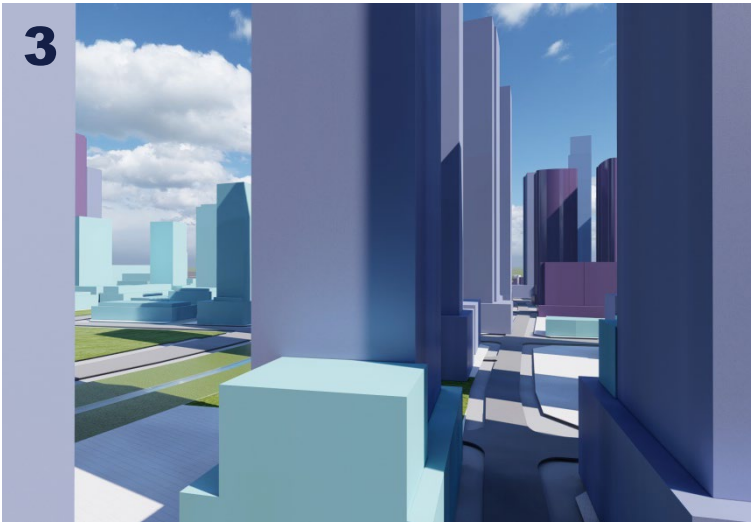
Draft modelling shows considerable erosion of the 2017 Consolidated Secondary Plan vision.



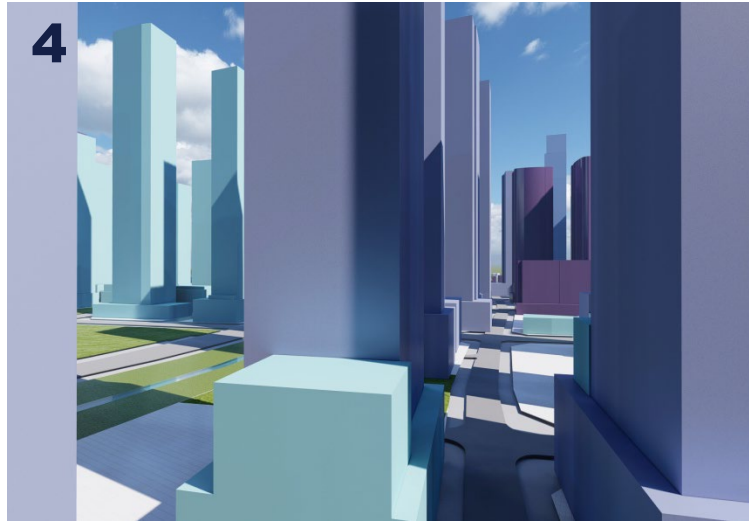
2017 Consolidated SP Vision



SP Vision + Approvals



SP Vision + Approvals + Proposals



Potential Future Extrapolation

SE Quadrant Risks



View facing north from the middle of the southeastern quadrant.

A Cautionary Tale



Out of control 'space race' undermining city building goals at Humber Bay



The Queensway - Humber Bay



Key Messages

- Developments that are **built or approved** to date are locating density and height where they are meant to be focused: in the **Mobility Hub** area
- The development trend of significantly higher heights/densities in projects that **extend into the planned neighbourhood areas** risks significant deviation from the vision
 - The higher the density, the less choice in terms of built form typology
- Risk of **vertical sprawl, lack of livability, dormitory downtown**
- **Lack of soft and hard infrastructure** and services to support this trajectory
 - As density increases, more difficult and expensive to provide appropriate supply of parks



Key Messages

- Through the Secondary Plan update the policy framework can be strengthened. Through its implementation, **Council can assert control** of the VMC's trajectory to realize its vision.
- The **cumulative impact** is what we need to contemplate. Decisions are made one-by-one, but their full implications as precedents must be considered.
- There is **one chance to get this right**. The built form and tenure that will be developed in the VMC limit opportunities for adaptability over time, meaning these buildings and uses will be here for the long term.



Implications of Overdevelopment

- Increased tax base
- Insufficient parks and community amenities to serve VMC residents and workers
- Failure to create the employment base of a Central Business District
- Creation of high-rise community where people work elsewhere
- Built form monotony rather than areas of different scale and character
- Built form which does not contribute to a positive quality of place
- Unattractive quality of life



**Failure to Achieve
Vision**



Key Priorities of VMCSP Update

- Reinforcing an **Appropriate Scale** of Development
- Achieving **Built Form** Variety, Including **Mid-Rise** Built Form
- Creating Areas of **Distinct Character** within the VMC
- Finding a **Balance** of Uses
- Serving the Population with **Parks and Other Community Amenities**
- Realizing the **Housing Variety** Necessary for an Inclusive Community
- Establishing **Transitions** at the VMC's Boundaries

A Hybrid Approach



Regent Park

Site Area: 27.9 ha

Anticipated Build-out: 7,882 units

A hybrid built form at significant density at Regent Park C 3 : Page 25 of 32



Vision, Principles, Objectives

Existing

Transit-oriented
Walkable
Accessible
Diverse
Vibrant
Green
Beautiful

Missing

Balanced

Provision and delivery of parks,
community amenities and retail in step
with and to support the population

A ratio of people to jobs that supports the
vision of the VMC as the city's CBD

A variety of built form that creates areas
of different character

The VMCSPP Update will be a **nuanced recalibration exercise**, not a departure from the original plan. Many elements of the original vision are strong and relevant today. The Update will be an opportunity to **rebalance** the plan **to deliver a complete community**.

Methodology

Framework elements will remain largely as are currently set

Density

Road Network

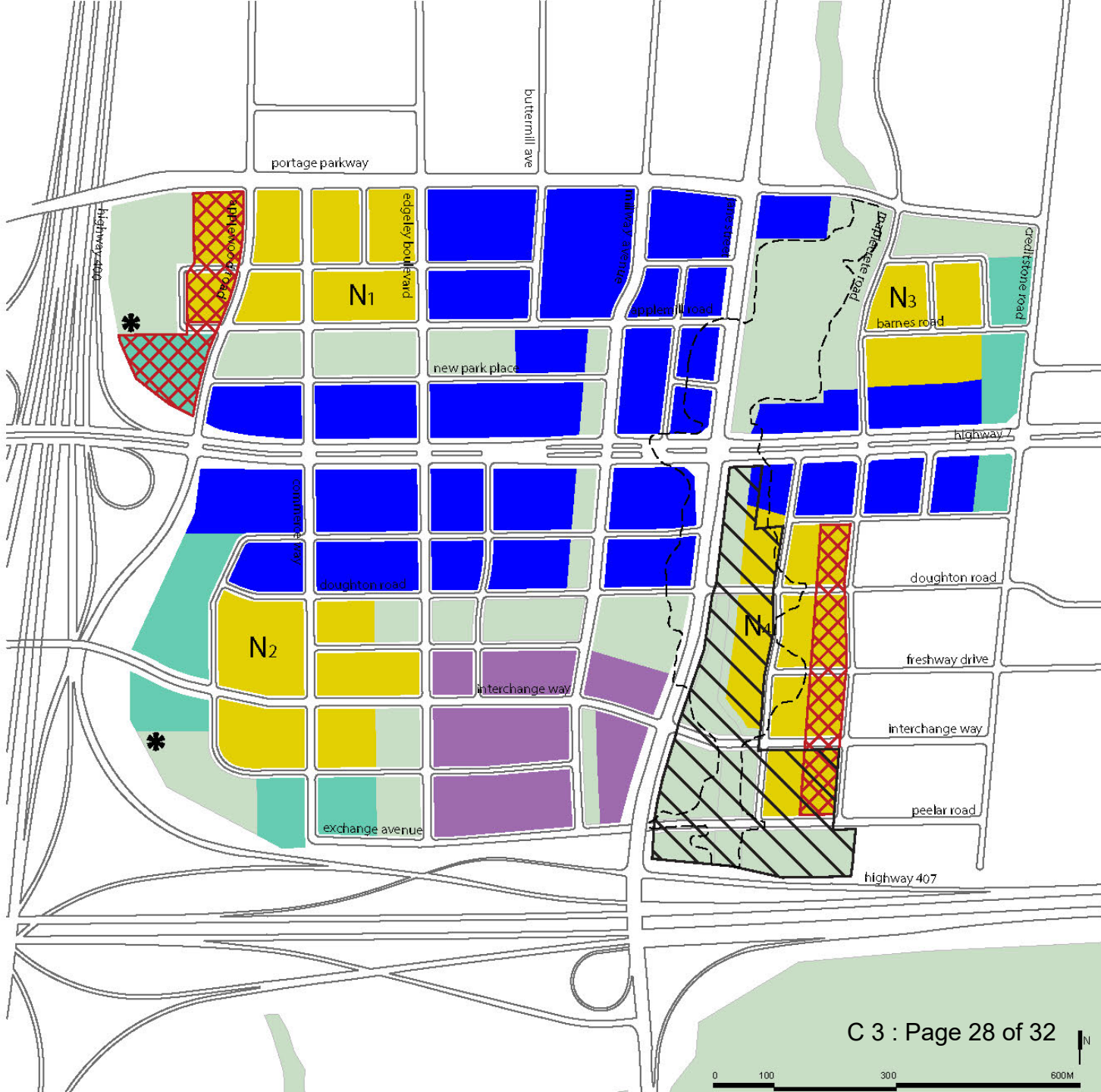
Some minor local road may vary slightly.

Parks & Open Space Network

Some parks and open spaces may vary slightly.

Character Areas

**Minor adjustments may occur to each, depending on the results of the options development*



Methodology

Variables to Test

In order to recalibrate the plan, the update will test certain variables including:

Height / Built Form

Land Use Mix

Including approaches to retail and office.

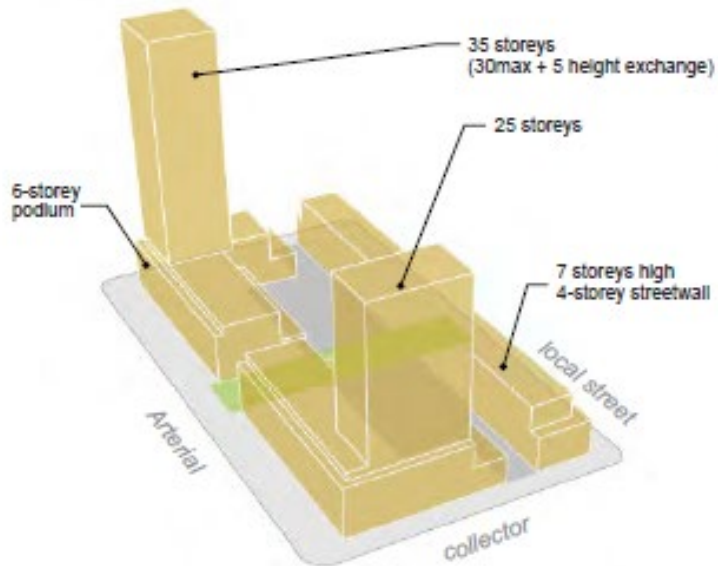
Population-to-Jobs Ratio

Community Facilities

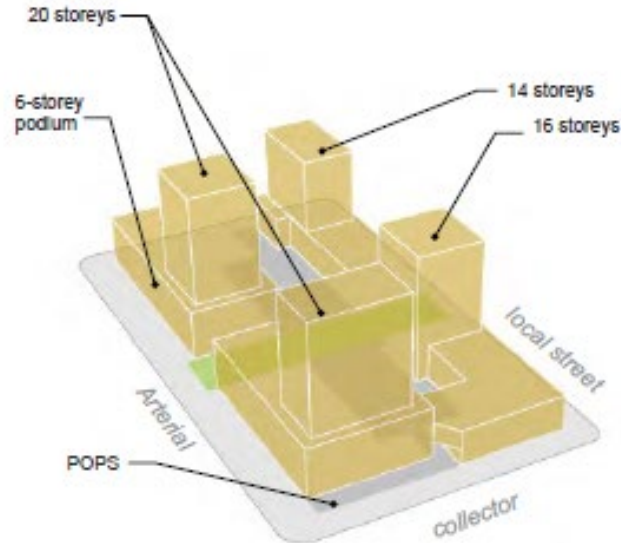
Potential new schools, community centre, performing arts centre.

Implementation Tools

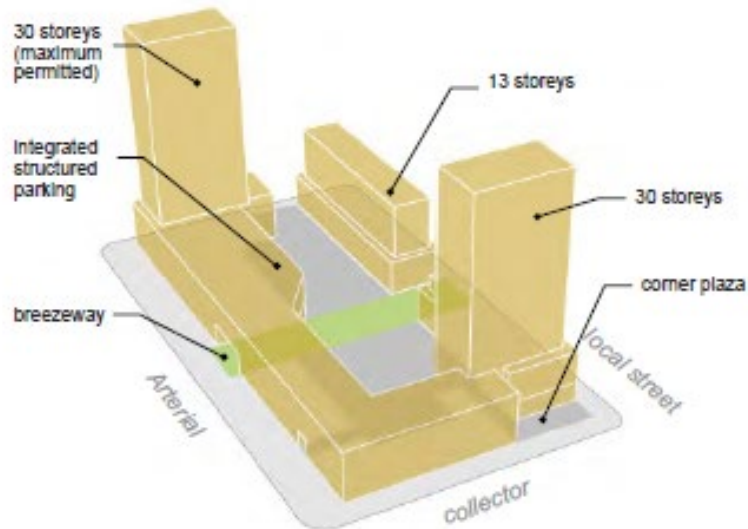
Triggers and phasing.



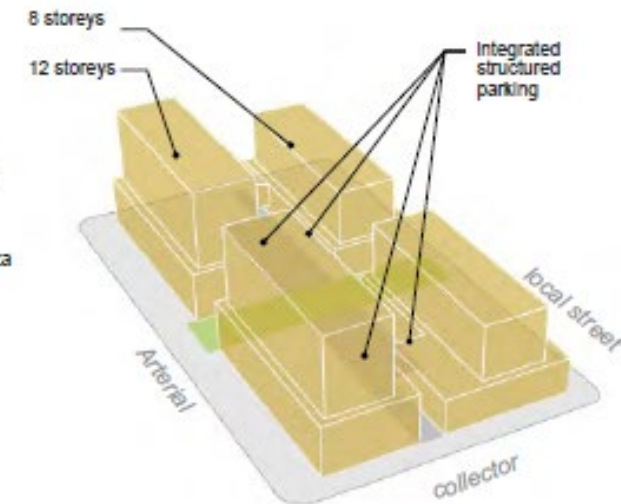
Option A: maximize height



Option B: maximize number of towers



Option C: maximize open space



Option D: maximize structured parking

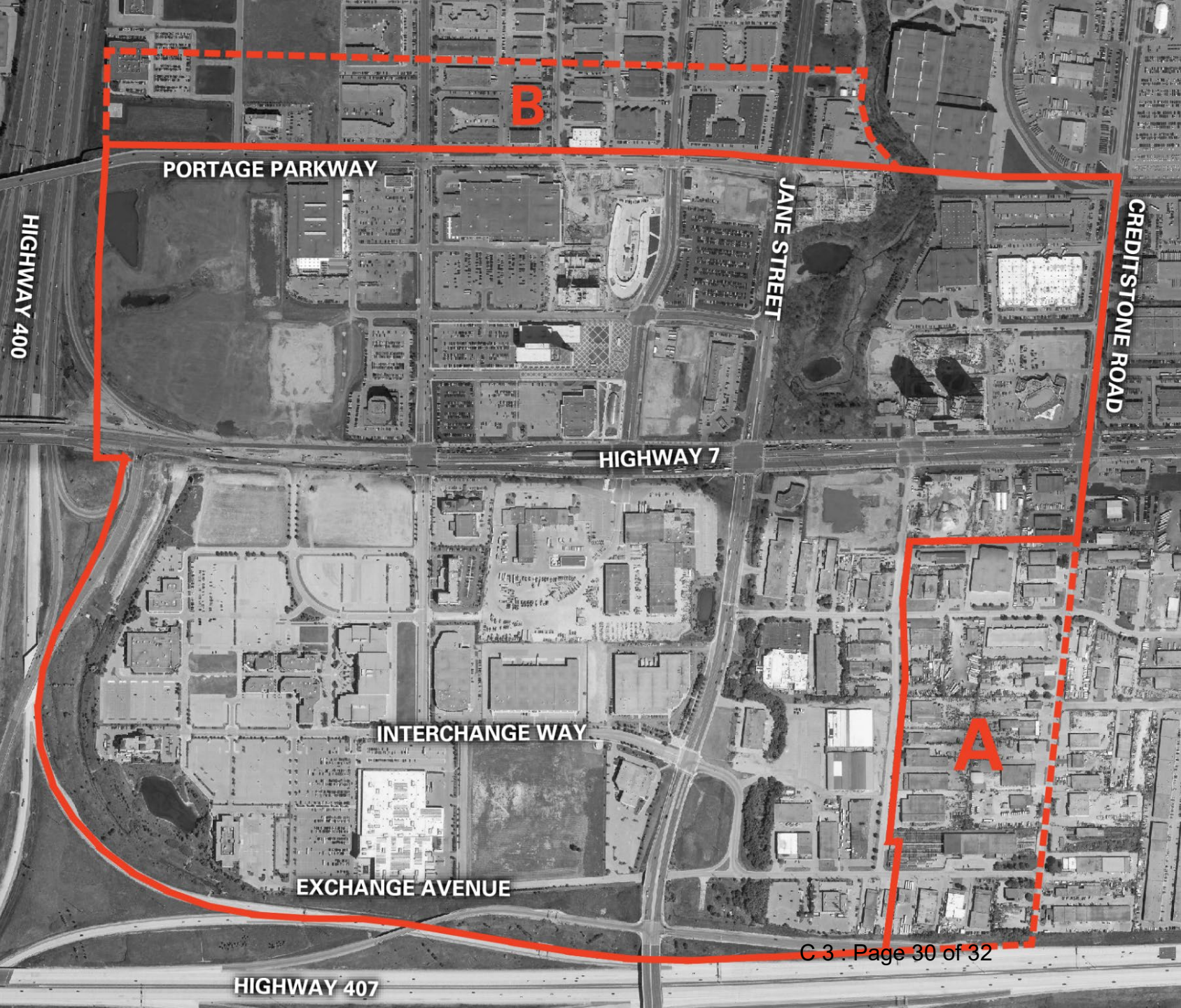
Alternative massing options for a typical block with a maximum FSI of 5.0

Methodology

Testing Potential Expansion Areas

Purpose of the expansion areas is for meaningful transition and balancing needed community infrastructure

Options will be guided by recommendations from related studies e.g. TMP, PWMP





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 \(PDF\)](#).



Next Steps

Phase 2

- **Options Development**
July – September 2021
- **Consultation on Options**
October – November 2021
 - Landowners Groups
 - On-line Survey
 - Public Meeting

Phase 3

- **Recommendations**
November 2021 –

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DOWNTOWN

vaughan

METROPOLITAN CENTRE