

# VMC Parks and Wayfinding Master Plan Update



DOWNTOWN

**vaughan**

METROPOLITAN CENTRE

**Public Presentation**

March 3, 2022

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.**

1

ASSESS THE PARKS AND OPEN SPACE PROPOSED FOR THE VMC.

2

IDENTIFY PUBLIC REALM STRATEGIES THAT RESPOND TO THE INCREASED DENSITY IN THE VMC.

3

DEFINE THE CHARACTER, PROGRAM, AND DESIGN OF THE PARKS AND OPEN SPACE PROPOSED FOR THE VMC.

4

CREATE A PHASING AND IMPLEMENTATION PLAN FOR THE PARKS AND OPEN SPACE PROPOSED FOR THE VMC.



# Goals

## Progress

- **Goals 1 and 2** are complete
  - Extensive background work complete
- **Goal 3** is nearing completion
  - Currently making final refinements to Master Plan
- **Goal 4** is in progress
  - Advancing Implementation Stage

# Study Area

## Secondary Plan and Adjacent

### Main Study Area

- Area defined in the VMC Secondary Plan

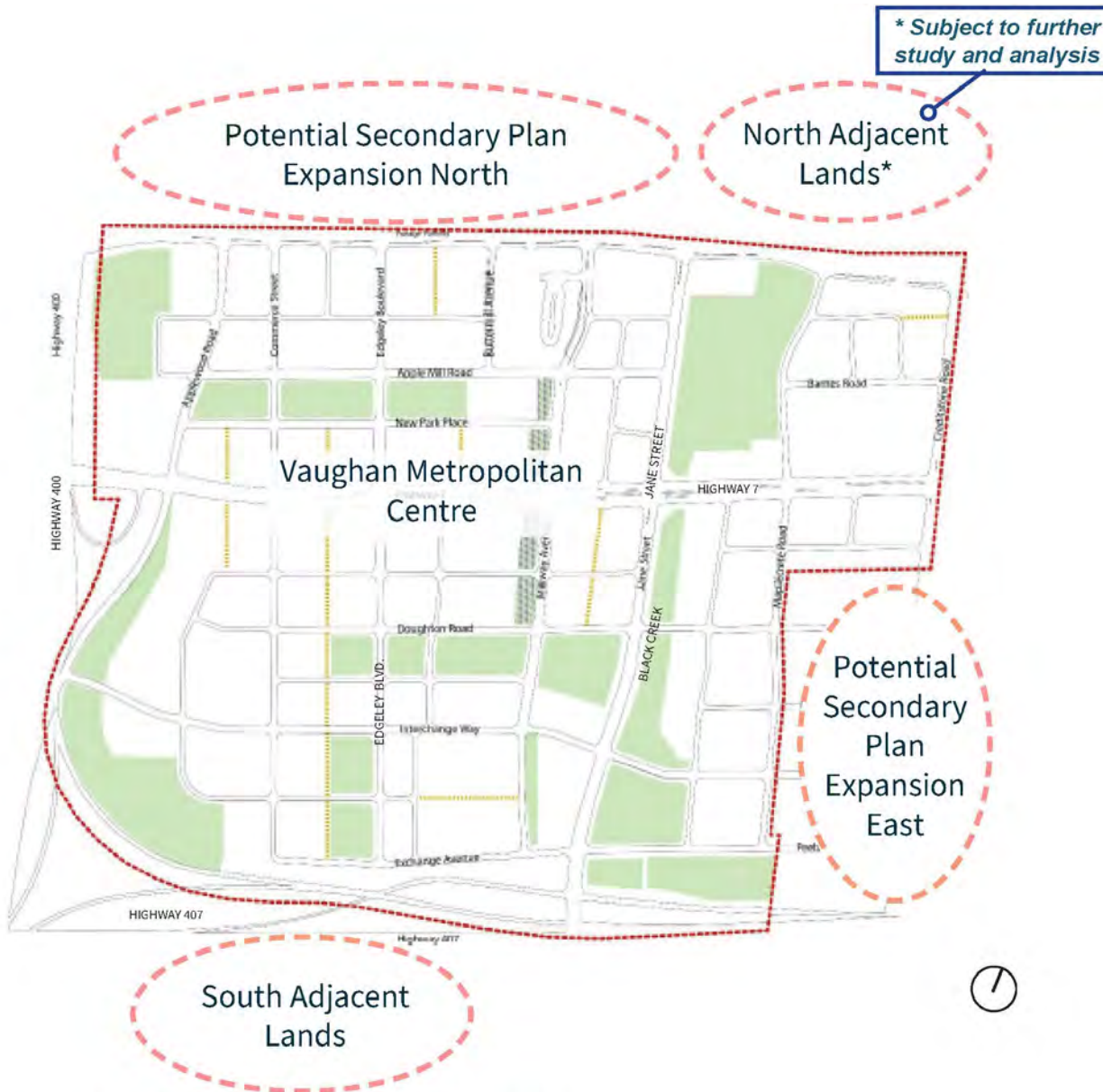
### Adjacent Lands

- 4-5km Radius of Influence
- North\* & South Adjacent Lands are Areas of Focus

### Potential Secondary Plan Expansion

- Potential Secondary Plan Expansion East
- Potential Secondary Plan Expansion North

\* Subject to further study and analysis





## 1 ASSESSMENT

### TASKS

Parkland Provision Analysis & Benchmarking

Facilities Provision Analysis

Current Parks Qualitative Analysis

5km Parks Inventory

Tree Canopy Analysis

### CONSULTATION

Online Survey

VMC Subcommittee

### DELIVERABLE

Assessment Report

## 2 PLANNING

### TASKS

Design Strategies

Additional Parkland Options

Parks & Open Space Planning

Circulation Planning

### CONSULTATION

Focus Groups

VMC Subcommittee

DRP

### DELIVERABLE

Draft Master Plan

## 3 IMPLEMENTATION

WE ARE  
HERE

### TASKS

Final Master Plan

Design Recommendations

Phasing

Costing

### CONSULTATION

Online Comment Period

VMC Subcommittee

### DELIVERABLE

Final Master Plan and Implementation Report

# Process

## Progress

- Extensive background work complete
- Making final refinements to Master Plan
- Advancing implementation plan including costing
- Advancing signage and wayfinding strategy



# Assessment Report – Key Findings

## 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 necessary facilities
- VMC's **outdoor recreational facilities** need to reflect unique urban lifestyle and demographic

# Engagement

## Consultation Has Shaped the Master Plan

- 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

*“When it comes to the transformation underway in the VMC, what has you most excited?”*



## 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

- Consultation methods continue to focus on **virtual connections**
- Engagements have utilized the City's **Have Your Say** page to generate **online feedback**
- **Virtual focus groups** have generated valuable feedback





# Engagement

## 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**

## Initial Survey

- **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**

## Landowner Meetings

- An update was provided to **VMC landowners** on February 4 and February 10, 2021:
  - This was a **joint presentation** with the **VMC Secondary Plan Update**, the **VMC Transportation Master Plan Update**, and the **VMC Functional Servicing Strategy Report**

# Engagement

## Community Session

- Over **60 residents** of the **Expo** condominiums attended a **virtual presentation** and **discussion** on March 23, 2021:
  - Residents stressed the **need for park facilities**, including basketball and tennis courts
  - They also stressed that **dogs, and dog facilities, are an issue** that needs to be resolved and provided for

## Focus Groups

- **23 residents** participated in two 90-minute **virtual focus groups** on May 4 and May 6, 2021:
  - Participants were generally **excited** about the creation of a **high-density, convenient, walkable** downtown
  - They were **roughly split** between **prioritizing park facilities** versus **green space**

## Have Your Say 1

- **178 visitors** viewed a **virtual presentation** on the study's **Have Your Say** page between May and June, 2021:
  - Comments supported **park facilities** including cricket pitches, outdoor pools, tennis courts, and bike paths
  - They also expressed a desire for **green and cultural spaces**, including **performances**

# Engagement

## Technical Advisory Committee

- **Multiple City departments** participated in six scoped **TAC meetings** on July 28 and August 10, 2021

## Vaughan Design Review Panel

- The study was presented to the **Design Review Panel** on September 30, 2021:
  - The panel was **very supportive** of the study and noted it represents an excellent opportunity to successfully **support the VMC vision of building a complete community**
  - They noted the master plan should propose a **flexible phasing strategy** that can **adapt to future growth trends** while continuing to provide support to the current and future updates of other policy documents

## Have Your Say 2

- **145 visitors** viewed a **virtual presentation** on the study's **Have Your Say** page between November and December, 2021:
  - Comments stressed the need for **parkland as soon as possible**
  - They also expressed a **desire for green spaces**, including **pollinator and community gardens**

When asked what was most important when considering where to live, 72% of initial survey respondents said parks and open spaces.

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

# Demographics

## To Anticipate Facility Needs



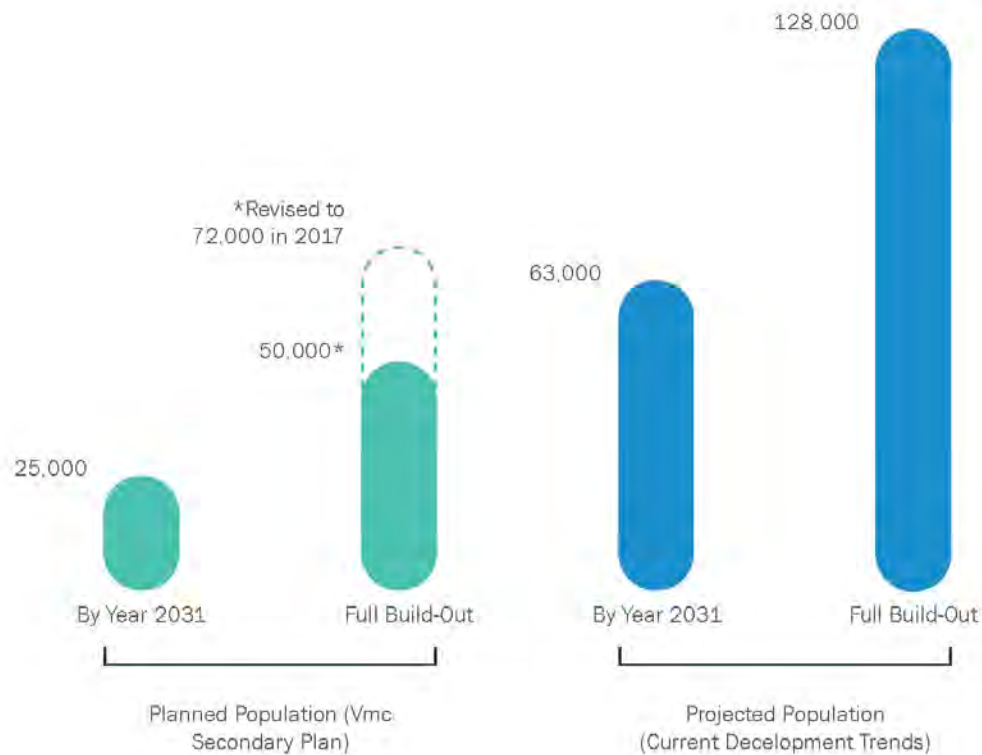
- The VMC is unique to Vaughan – facilities need to reflect its demographics
- VMC housing types have a high % of one- and two-bedroom units, over 90% of units in buildings over five storeys
- The study reviewed the demographics of eight high-density centres in GTA
- Compared to Vaughan as a whole, VMC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

\*Based on current development trends and subject to the VMC Secondary Plan update and Council's discretion

# Population

## Projected Population Scenarios

- The VMC is projected to outgrow original population estimates
- If development trends continue, the VMC is on track to be one of the most densely populated areas in North America
- There is a need for a parks master plan that can support this population, should the trend continue

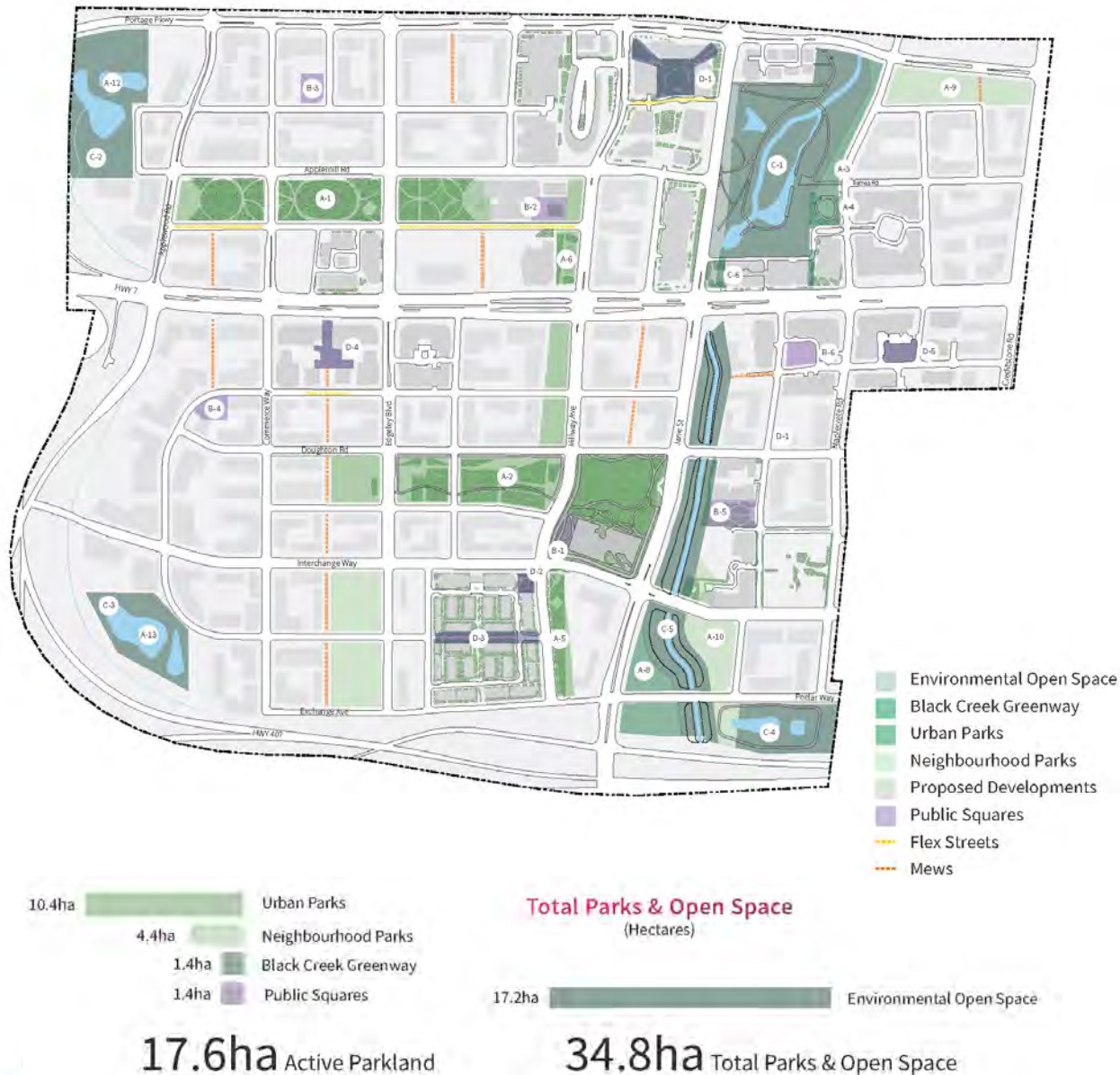


\*Based on current development trends and subject to the VMC Secondary Plan update and Council's discretion

# Provision

## Meeting Parkland Needs

- Current provision across Vaughan is **1.86 hectares/1000**, including city-wide facilities
- The VMC Secondary Plan proposes a minimum of **20.0 Ha of active parkland**, or **0.40 Ha per 1000** residents (assuming a population of 50,000)
- Existing plans show **17.6 Ha of active parkland**, or **0.15 Ha per 1000** residents, based on the current trend to a population of 128,000
- Based on anticipated demographics, **30.6 Ha of parkland is required** to meet facility demand, but current plans contain only 5.4 Ha of undesigned space to accommodate facilities



\*Based on current development trends and subject to the VMC Secondary Plan update and Council's discretion

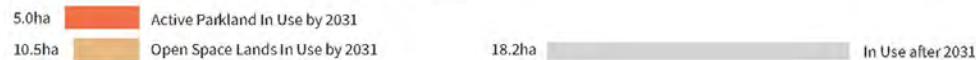


# Park Provision

Open in 2031



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



**15.5ha** Total Parks & Open Space

Figure 5

- 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 current development trends and subject to the VMC Secondary Plan update and Council's discretion



# 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 and Strengthen Connectivity

- 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
- Create a safe, convenient **circulation system** – the **optimization** of parkland requires **safe, convenient access** – including south to an extension of the Vaughan Super Trail to provide VMC residents with **access to many kilometers of trails, parks, and open space**

# Master Plan

## Typologies

### 1 URBAN & NEIGHBOURHOOD PARKS

Land that allows for the full range of typical park uses.

### 2 ENVIRONMENTAL OPEN SPACE

Land used for environmental purposes, especially stormwater management, that can also support trails and passive recreation.

### 3 PUBLIC SQUARES

Plazas or promenades that are predominantly paved for urban uses.

### 4 POPS & MEWS

Privately-owned and maintained land open to the public that supplements parks and squares.

### 5 SCHOOL YARDS

Land owned by school boards that may contain facilities available for public use.



# Urban Parks



North Urban Park - Concept Looking West (Claude Cormier + Associés)



South Urban Park - Concept Showing East Block (IBI Group Inc.)

# Neighbourhood Parks



## Neighbourhood Parks typically provide:

- Facilities: playgrounds, splash pads, sports fields and courts, dog runs, gathering and event areas, community gardens.
- Green Features: lawns, trees, and naturalized areas.
- Required facilities in VMC may exceed available space in Neighbourhood Parks, requiring prioritization between facilities and green features.

# Neighbourhood Parks

*Open Space & Built Form are Diagrammatic and do not Represent Final Designs*





# Parks & Open Spaces - VMC

## 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



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**.

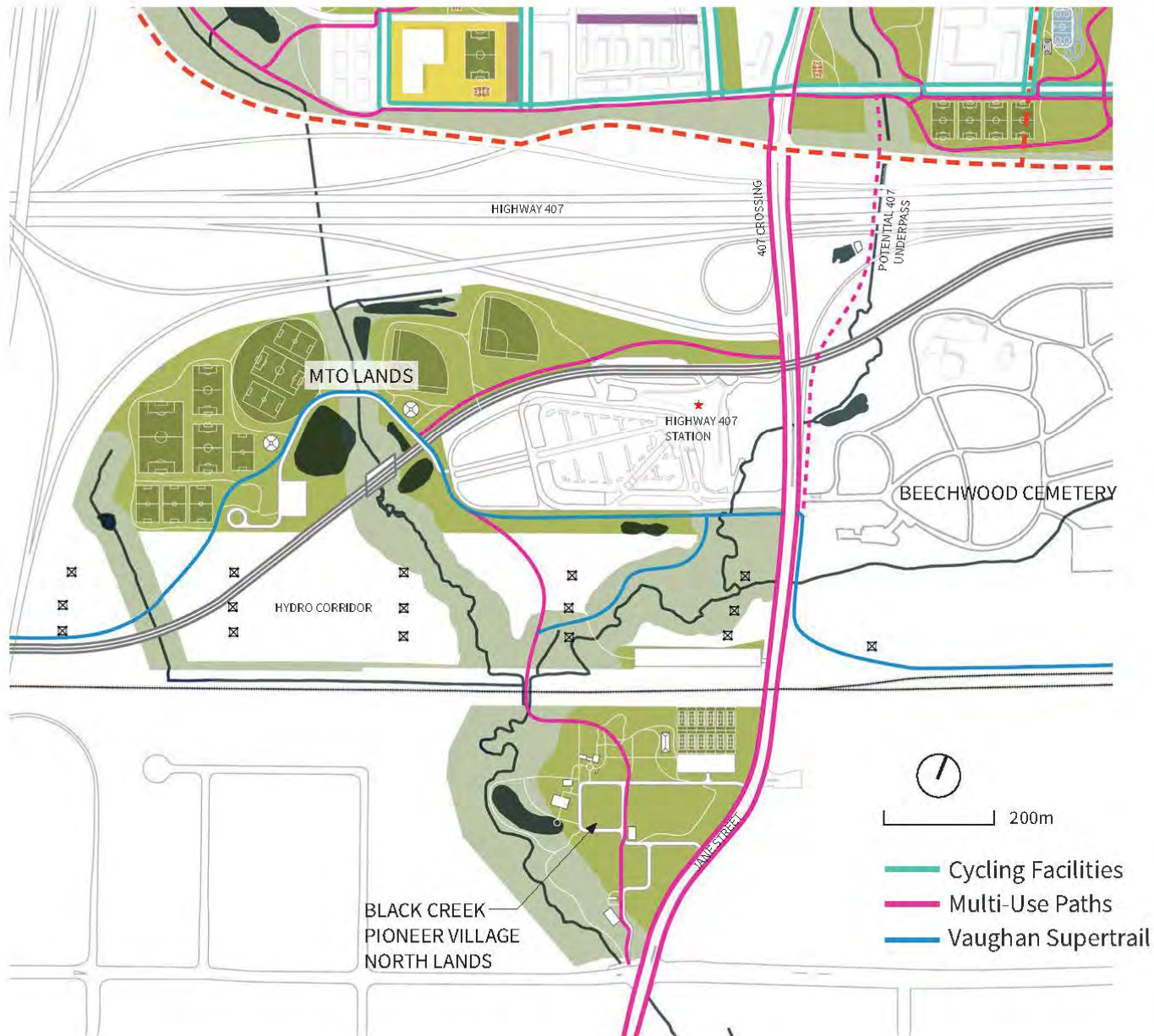


# Nearby Parks

## Key Characteristics

- Required to meet facility needs
- Connected to VMC
- Many obstacles to overcome, including land acquisition and current and future land uses
- Vast majority of survey respondents cite **convenient access by walking or cycling** as more important factors than the size of a nearby park and the number of facilities it provides

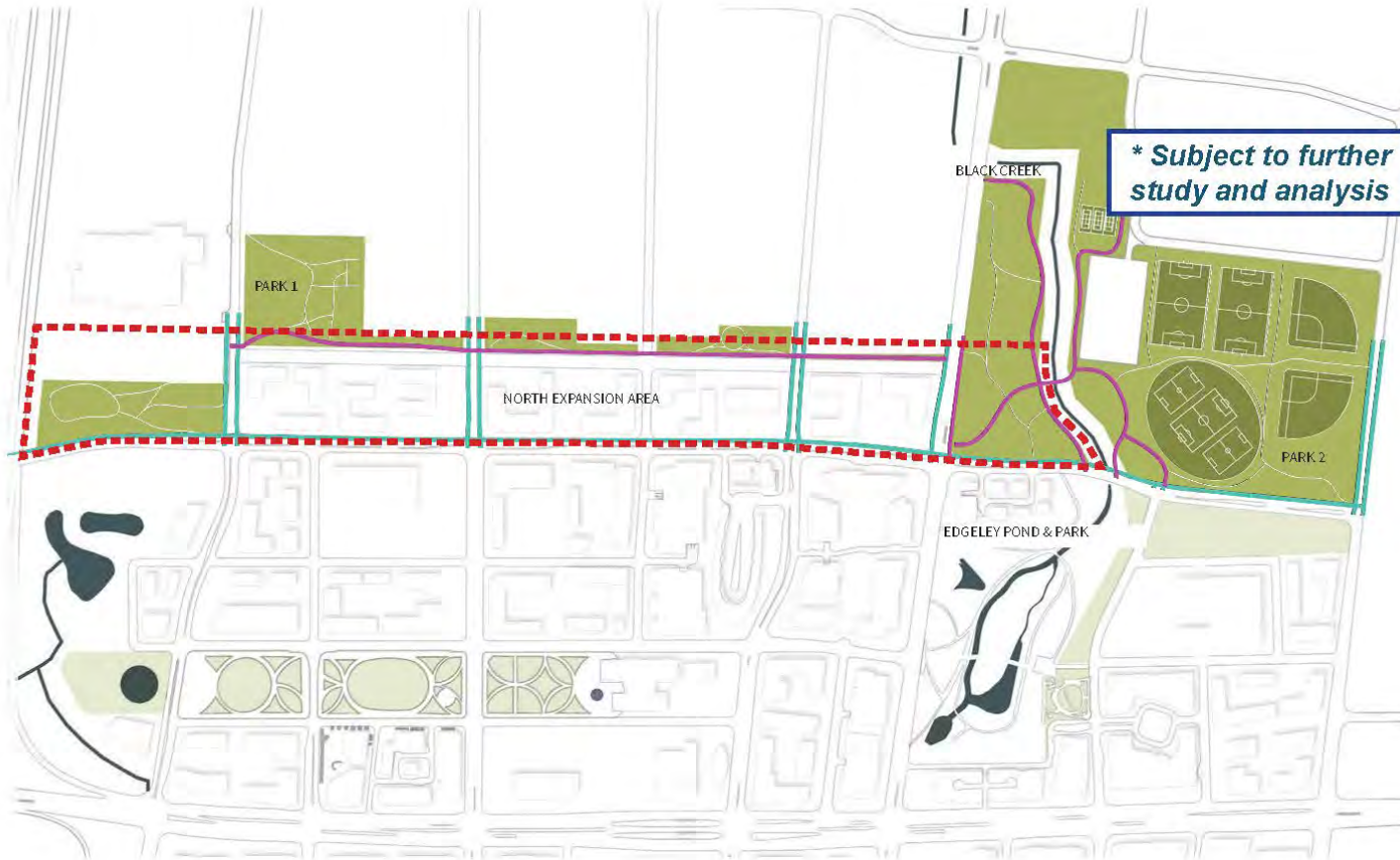
# South of VMC



## South of VMC:

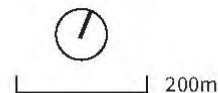
- Lands could provide enough active parkland to locate several large sports and recreation facilities.
- Some of the lands south of VMC may become unavailable if a bus rapid transit project, planned for beyond 2040, moves forward.
- Park design in Black Creek Pioneer Village North Lands based on meetings with TRCA.

# North of VMC



## North of VMC:

- Lands could provide enough active parkland to locate several large sports and recreation facilities.
- The majority of lands north of VMC, particularly in Park 2, are currently occupied by active industrial uses.
- Lands are easily accessible by walking or cycling and present an opportunity to extend the park space along Black Creek



— Cycling Facilities

# North of VMC

*Open Space & Built Form are Diagrammatic and do not Represent Final Designs*



**\* Subject to further study and analysis**

# EOS

## Key Characteristics

- Clear majority of survey respondents indicated that environmental open spaces should **provide trails and lookouts** rather than bridges and decks at water level



Edgeley Pond and Park



Black Creek Revitalization Area - Concept

# EOS

*Open Space & Built Form are Diagrammatic and do not Represent Final Designs*





Edgeley Pond & Park



Northwest EOS

# Parks & Open Spaces - VMC

## Environmental Open Space

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



# Public Squares



Millway Promenade - North Of Highway 7



Millway Promenade South - Original Concept

# POPS and Mews

## Key Roles:

- POPS and Mews support, but do not replace, active parkland
- Provide connections between parks and open space
- Support more urban activities and programs than would be possible in active parkland





# Parks & Open Spaces - VMC

## Public Squares, POPS & Mews

- Transit Square **responds well** to planning vision
- Proposed **POPS and Mews** will be **excellent** additions to public realm
- Locations of **future spaces** should be **outward-focused** to maximize integration in urban fabric
- POPS and Mews do not provide full range of uses and benefits of parks –they **add to, but do not replace** the need for **active parkland**



Transit City POPS ©SmartCentres



Festival Mews ©QuadReal

# School Yards

## Key Roles:

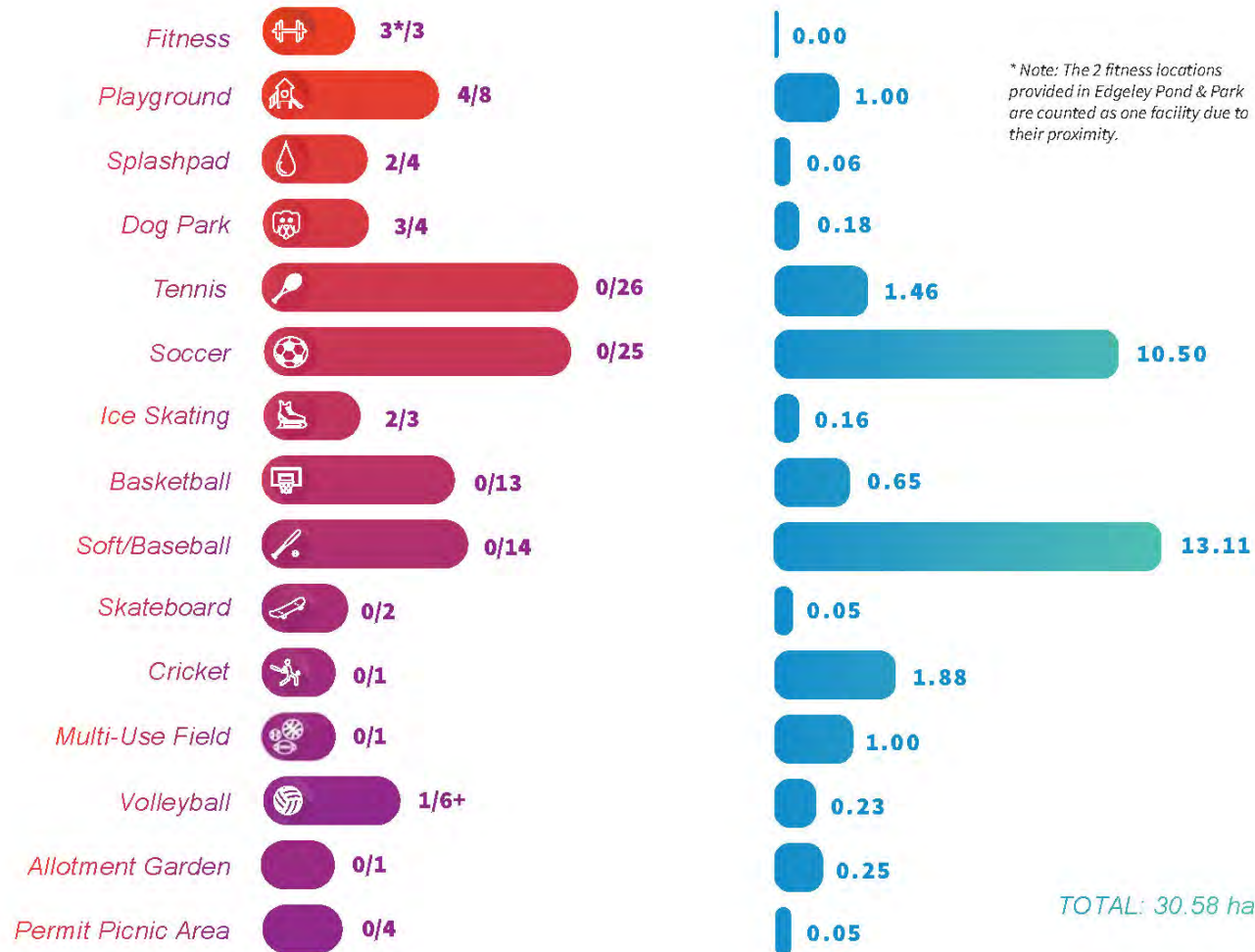
- School yards play a critical role in supplementing active park land
- Create space for sports and recreational facilities in urban areas where they would otherwise not be possible



# Park Facilities

## Type, Number & Parkland Area

- The Active Together Master Plan (ATMP) reflects typical Vaughan, not VMC
- Facility provision rates of ATMP applied to full build-out population of 128,000\*
- 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**)



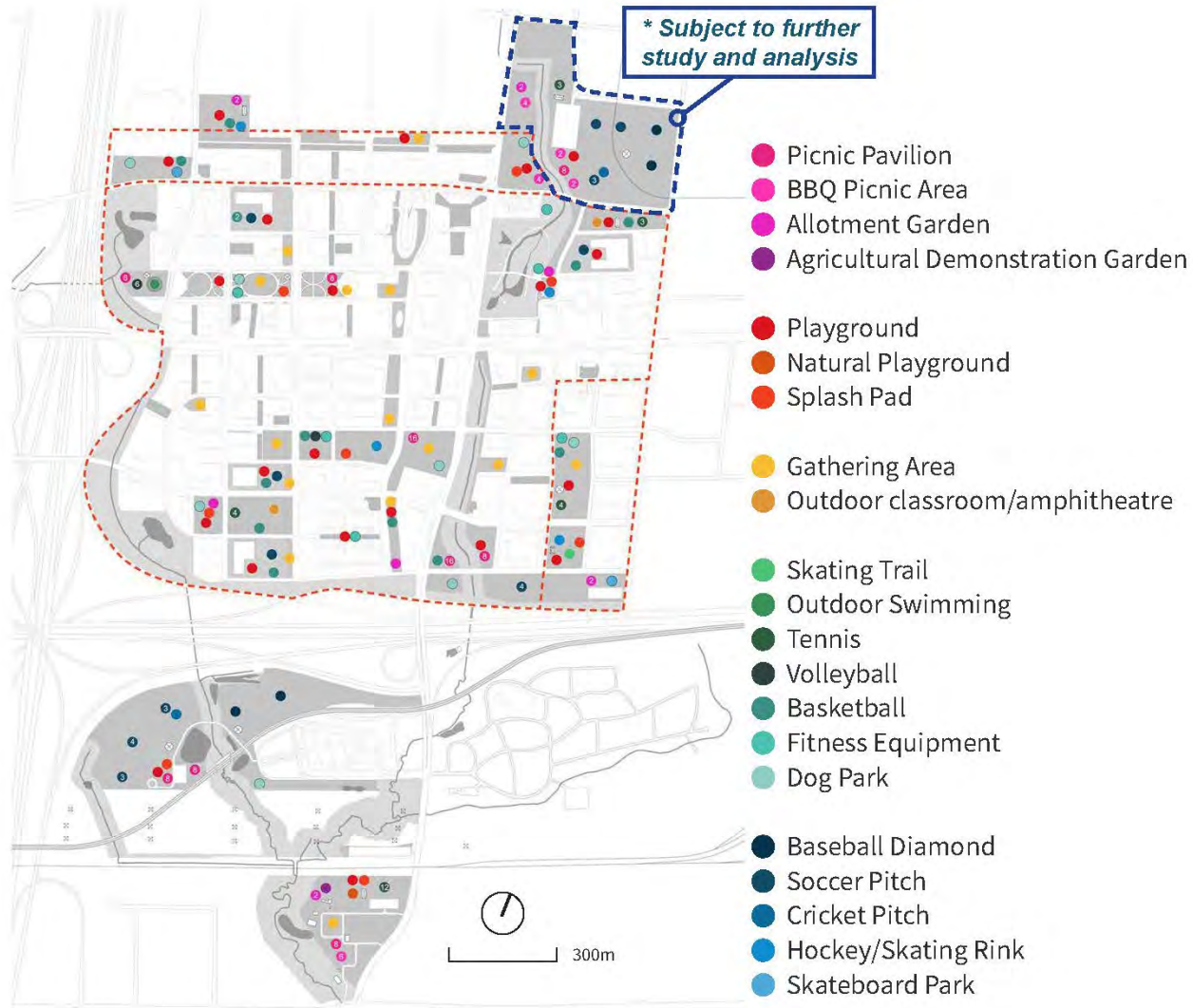
Proposed versus Required Facilities

Land Required for Facilities (ha)

\*Based on current development trends and subject to the VMC Secondary Plan update and Council's discretion

# Facilities

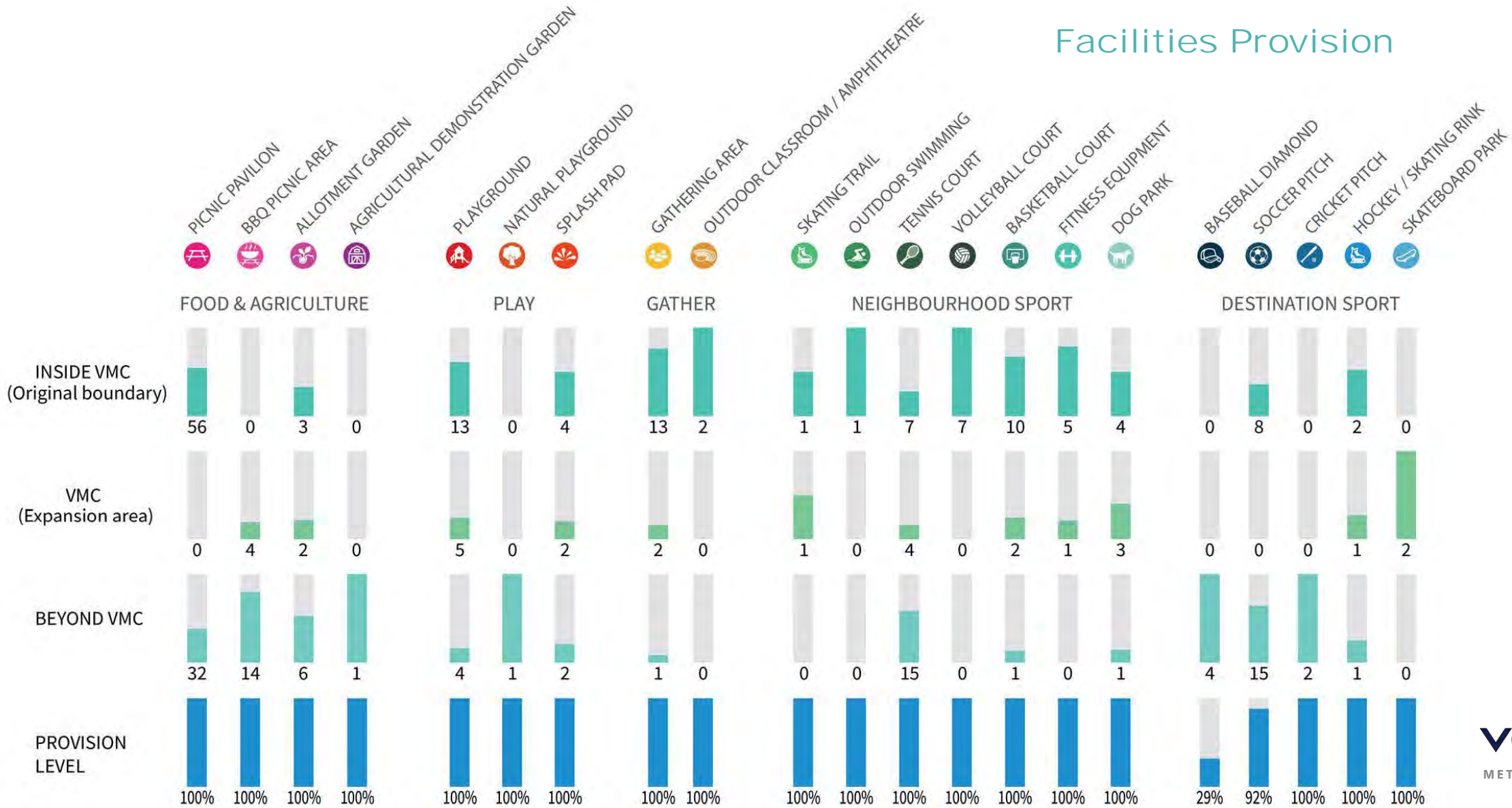
## Facilities Provision



- Facility provision is based on anticipated demographics identified in the Assessment Phase and described above
- Facilities are distributed throughout the VMC, and beyond, based on land requirements, ease of access, and anticipated frequency of use
- A majority of gathering spaces and neighbourhood focused facilities are within the VMC boundary
- To approach provision level requirements for all facilities, distribution to potential expansion areas and adjacent lands is required

# Facilities

## Facilities Provision



# Circulation

## Circulation Characteristics

- Connectivity is key
- Cycling facilities create a strong, connected grid
- Multi-use paths connect green spaces and parks
- Mews create unique, pedestrian oriented urban spaces
- Trails move people through parks





# Circulation

## The LOOP(s)

- Expand on concepts developed in existing planning documents
- Connect parks and open spaces and provide needed recreational opportunities
- Link to important connection south to Vaughan Super Trail / South York Greenway and parks and green space beyond the VMC



### Connecting VMC with Two Loops

- An Urban LOOP, a 4-km path which features the two Urban Parks and Millway Avenue Promenade.
- An Open Space LOOP, a 6-km path which connects all of the VMC's Environmental Open Space.

- B** Bridge
- T** Tunnel
- U** Underpass

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.

# Circulation

## Crossing 407

- The Jane Street bridge is not designed for pedestrians or cyclists
- Options for crossing the 407 include:
  - A typical bike lane and sidewalk beside the road on the bridge
  - A completely separated pedestrian and cycle crossing on the bridge
  - A culvert under the 407 at the south end of the Black Creek channel



# Circulation

## Connections Beyond the VMC



### Connections Beyond VMC

- Connection across or under HWY 407 is critical
- Provides access to Black Creek Pioneer Village North Lands
- Connects VMC to the proposed Vaughan Super Trail, which will link VMC to the broader natural heritage system

- Major Routes
- Existing Vaughan Supertrail
- Proposed Vaughan Supertrail

# Master Plan



**1** DEVELOPMENT TRENDS SUGGEST THE VMC WILL BECOME ONE OF THE MOST DENSE AREAS IN NORTH AMERICA.

**2** IT IS CRITICAL TO PROVIDE ADDITIONAL PARKLAND IN OR NEAR THE VMC.

**3** PROVIDING REQUIRED RECREATIONAL FACILITIES DEMANDS CAREFUL PLANNING.

**4** CONNECTING THE VMC TO OPEN SPACE SOUTH OF HIGHWAY 407 IS IMPORTANT.

**5** DEVELOPMENT OF PARKS AND OPEN SPACES MUST CONTINUE TO REFLECT PLANNING GOALS.

# Master Plan

## VMC and North Adjacent Lands



*\* Subject to further study and analysis*

HIGHWAY 404

EDGELEY BOULEVARD

JANE STREET

HIGHWAY 7

NORTH URBAN PARK

EDGELEY POND AND PARK

VMC STATION

SOUTH URBAN PARK

BLACK CREEK

NORTH ADJACENT LANDS



HIGHWAY 400

HIGHWAY 407

SOUTH ADJACENT LANDS

HIGHWAY 407 STATION

BEECHWOOD CEMETERY

JANE STREET

# Master Plan

## South Adjacent Lands

# 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

**A preliminary framework for**  
**recommendations** is being developed,  
focused on: phasing, acquisition, costing,  
operations and maintenance, park governance,  
and Community Benefit Charges

# Governance

## Framework

- VMC Parks Governance Decision-making Framework prepared by Park People
- To guide and define conversations about relevant and best-serving park governance models (but not meant as a prescriptive tool)
- Intended to assist the City in determining which models can best serve each individual park planned for the VMC

### 1 City-Led

- Municipal Parks Department Led
- No Additional Policies/Structures Req'd.
- Dependent on City Operations Budget

### 2 Specialized Unit

- Specialized Unit in Parks Department
- Provides Specialized Care & Programming
- Dependent on City Operations Budget

### 3 Multiple Parties / Partners

- Municipality + External Partner(s)
- Broader Community Reach/Engagement
- Partner Groups can Bring in Funding
- May Involve Competing Interests

### 4 Hybrid

- Municipality + One NGO
- Single Partner Brings Clarity & Funding
- City Typically Funds Operations & Maintenance

### 5 Independent Entity

- NGO or Arms Length Government Entity
- Partner Largely Assumes All Park Operations
- Maintains Coherent Identity & Funding
- Risk of Feeling Private
- Requires Oversight (ex. Board of Directors)

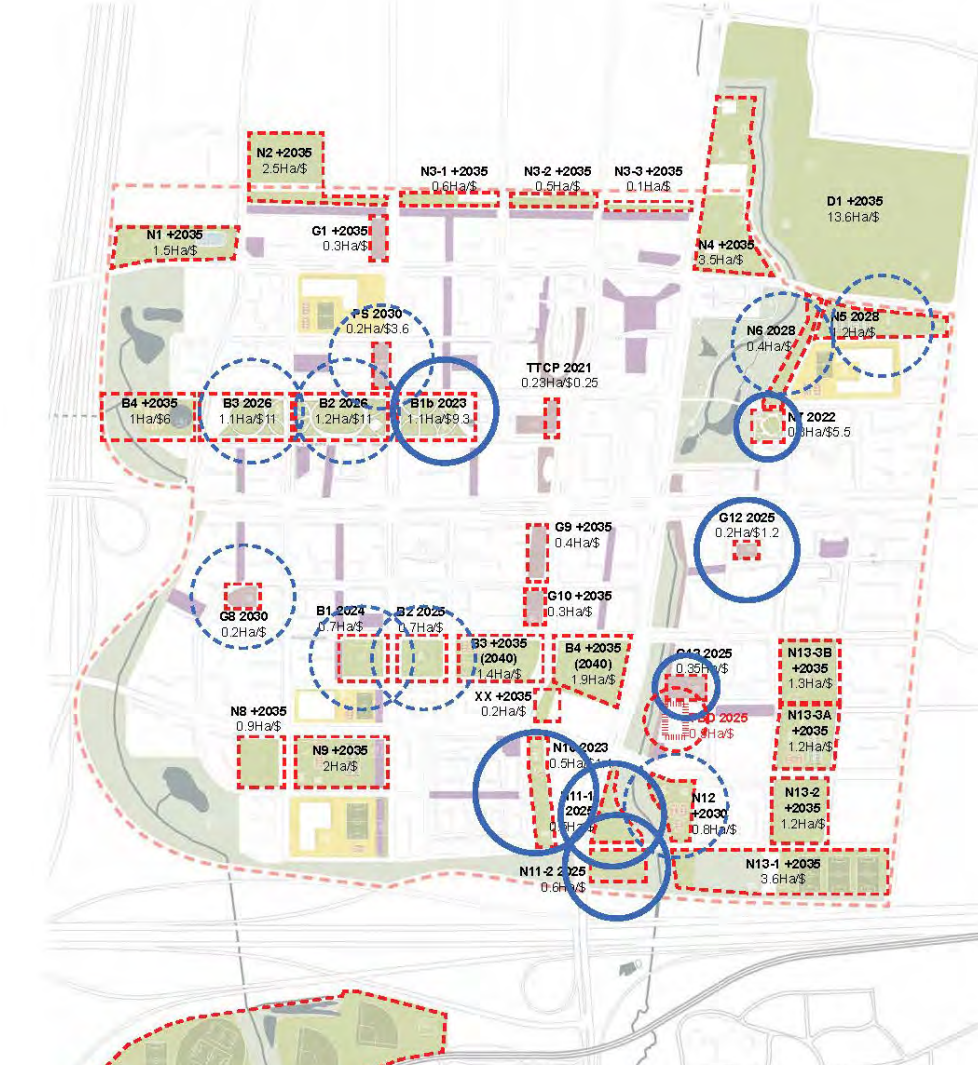
# Coordination

## DC Background Study Update and Community Benefit Charges Study

- The study is providing information about VMC park typology, timing, and facilities to capture existing and future requirements

## Parkland Dedication Guideline

- The study is providing input into park typologies, provision rates, and other elements to contribute to a holistic overview of requirements for intensification areas



A	B	C	D	E	F	G	H	I	J
5	PK-6430-2\VMC30-7-PH1	Block 30 Urban Park Development (VMC30-7) - Smartret - Phase 1	30	UP	1.10	2022	D/C	1	
6	VM-9570-2\VMC29-18	Block 29 Milway Avenue Linear Park Development - QuadReal	29	W1	0.50	2022	D/C	1	
7		Block 22 VMC Black Creek - Edgeley Pond Enhancements - Phase 1	22	W1		2022	D/C		
8	PK-6556-1\VMC22-11	Block 22 VMC Public Square Development - Liberty Cosmos (VMC22-11)	22	PS1	0.20	2022	D/C	1	
9	PK-6449-2\VMC29-13	Block 29 Urban Park Development (VMC29-13)	29	UP	1.26	2024	D/C	1	
10	PK-6603-2\VMC22-16	Block 22 Public Square Development - Pandolfo (VMC22-16)	22	PS1	0.20	2025	D/C	1	
11	PK-6553-2\VMC22-P3\VMC22-P4\VMC22-P4V	Block 22 VMC Black Creek Renewal and Park Development - Phase 1 (VMC22-P3\VMC22-P4V)	22	W1	1.10	2025	D/C	1	
12		Block 22 VMC Black Creek - Edgeley Pond Enhancements - Phase 2	22	W1		2026	D/C		
13	VMC30-7-PH2	Block 30 Urban Park Development (VMC30-7) - Smartret- Phase 2	30	UP	1.48	2026	D/C	1	
14	VMC30-7-PH3	Block 30 Urban Park Development (VMC30-7) - Smartret- Phase 3	30	UP	1.14	2026	D/C	1	
15		Block 22 VMC Black Creek - Edgeley Pond Enhancements - Phase 3	22	W1		2028	D/C		
16	VMC23-12	Block 23 Neighbourhood Park Development (VMC23-12)	23	W1	0.90	2028	D/C	1	
17	PK-6587-1\VMC23-2-PH4	Block 23 VMC Edgeley Pond and Park Development Phase 1 (VMC23-2)	23	W1	0.60	2028	D/C	1	
18	VMC29-8	Block 29 Public Square Development (VMC29-8)	29	PS1	0.20	2030	D/C	1	
19	VMC23-2-PH2	Block 23 VMC Edgeley Pond and Park Development - Phase 2 (VMC23-2)	23	W1	0.90	2031	D/C		
20	PK-6398-2\VMC30-6	Block 30 Environmental Open Space Park Development (VMC30-6)	30	N2	0.80	2030+	D/C	1	
21	PK-6553-2\VMC22-P3\VMC22-P4\VMC22-P4V	Block 22 VMC Black Creek Renewal and Park Development - Phase 2 (VMC22-P3\VMC22-P4V)	22	W1	0.80	2030+	D/C	1	
22	PK-6428-2\VMC29-1	Block 29 Environmental Open Space Park Development (VMC29-1)	29	N2	0.60	2035+	D/C		
23	VMC29-5	Block 29 Urban Park Development (VMC29-5)	29	UP	2.20	2035+	D/C	1	
24	PK-6429-1\VMC29-10SB	Block 29 Milway Avenue Promenade North Park Development (VMC29-10SB)	29	PS1	0.40	2035+	D/C	1	
25	PK-6429-1\VMC29-10SA	Block 29 Milway Avenue Promenade North Park Development (VMC29-10SA)	29	PS1	0.40	2035+	D/C	1	
26	VMC29-17	Block 29 Public Square Development - QuadReal (VMC29-17)	29	PS1	0.20	2035+	D/C	1	
27	VMC29-9	Block 29 Neighbourhood Park (VMC29-9)	29	W1	1.90	2035+	D/C		



# Parks and Wayfinding Master Plan - Next Steps

## Finalize Master Plan

- **Final modifications** to master plan, development of **recommendations**, and draft of **master plan document**

## Advance Signage

- **Develop contract documents** and **RFP**

## Finalize Implementation Plan

- **Refine schedule** and **complete costing**

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.

# Connect with VMC Program

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