

# Vaughan Metropolitan Centre Secondary Plan

## Phase 4 Public Engagement Summary

June 2025

# Overview

## VMC SECONDARY PLAN PROJECT

The Vaughan Metropolitan Centre (VMC) is the City of Vaughan's downtown core, 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 for all types of transportation, including walking, driving, and cycling.

Due to rapid growth in the VMC and recent changes to provincial legislation and regional policy, the City initiated a renewal of the existing VMC Secondary Plan and retained a multi-disciplinary team led by Gladki Planning Associates, supported by DTAH, Greenberg Consultants, and Parcel Economics.

Work is being aligned and coordinated in conjunction with parallel studies being undertaken in the VMC, City of Vaughan, and York Region. Ultimately, this update will result in a revised Secondary Plan that supports the City's downtown as a complete community to 2051 and beyond.

## PHASE 4: DRAFT SECONDARY PLAN

The development of a new VMC Secondary Plan is a multi-year project with five phases:

1. Background and Issues
2. Options
3. Recommendations
4. Draft Secondary Plan
5. Final Implementation

Phase 4 – Draft Secondary Plan focused on turning the conceptual work done in previous phases into policies, schedules and appendices that will form the Secondary Plan. The Secondary Plan will guide growth and development in the VMC and align it with investments in public infrastructure for servicing, transportation, parks and community amenities. The goal of the Secondary Plan is to create a vibrant, diverse,

thriving downtown and central business district (CBD), through a balanced and complete community.

The objectives for this phase of engagement were to:

- Communicate the content of the draft Secondary Plan to a wide audience
- Receive feedback on the Secondary Plan
- Work collaboratively to refine policies

## PURPOSE OF THIS DOCUMENT

Public consultation activities in Phase 4 consisted of an in-person open house and an online survey accessed from the project webpage. Activities were advertised through the City of Vaughan's social media channels, webpages, e-newsletters, and mobile signs, while posters were also distributed in public spaces around the VMC and notices were mailed. The feedback from the engagement activities will inform the finalization of the Secondary Plan as part of Phase 5 of the project.

This document summarizes public feedback received during Phase 4.

# Open House

**TUESDAY, MAY 28, 2025**

The in-person Open House was held at the David Braley Vaughan Metropolitan Centre of Community on Tuesday, May 28, 2025. 25 people attended the event, representing a variety of individuals who have an interest in the VMC such as landowners, residents and individuals that work in the VMC or surrounding areas.

The in-person Open House consisted of a series of information boards communicating the project purpose and process, and the key components of the draft Secondary Plan. Community members were invited to visit the information boards and ask City staff and project team members further questions and share their thoughts.

People were asked to submit feedback, comments, and questions about the Vaughan Metropolitan Centre Secondary Plan Project during the Open House. Paper comment forms were available, and 14 comments were recorded on note taking forms by the City staff and project team members (see Appendix 1).



**Figure 1:** Community members viewing the information boards at the Open House held at the David Braley Vaughan Metropolitan Centre of Community.



**Figure 2:** City staff discussing the information boards with community members.



**Figure 3:** Andrew Davidge, Gladki Planning Associates, discusses the information boards with community members.

# Online Engagement

**MAY 14 - JUNE 18, 2025**

## Online Survey

An online survey was launched for community members to share their feedback on the draft Secondary Plan. The online survey was advertised through City communication channels, including social media, the project webpage and a project email list. The following questions were asked in the online survey to generate conversation among participants:

- What is your connection to the VMC? (18 responses submitted) (see Figure 5).
- Please share your thoughts on VMC Secondary Plan. Please refer to the materials on the project webpage (18 responses submitted)

## The VMC is evolving – learn how and have a say!

Join us on **May 28** to explore the vision for Vaughan's downtown

[vaughan.ca/VMCPlan](http://vaughan.ca/VMCPlan)



Figure 4: Open House Invitation

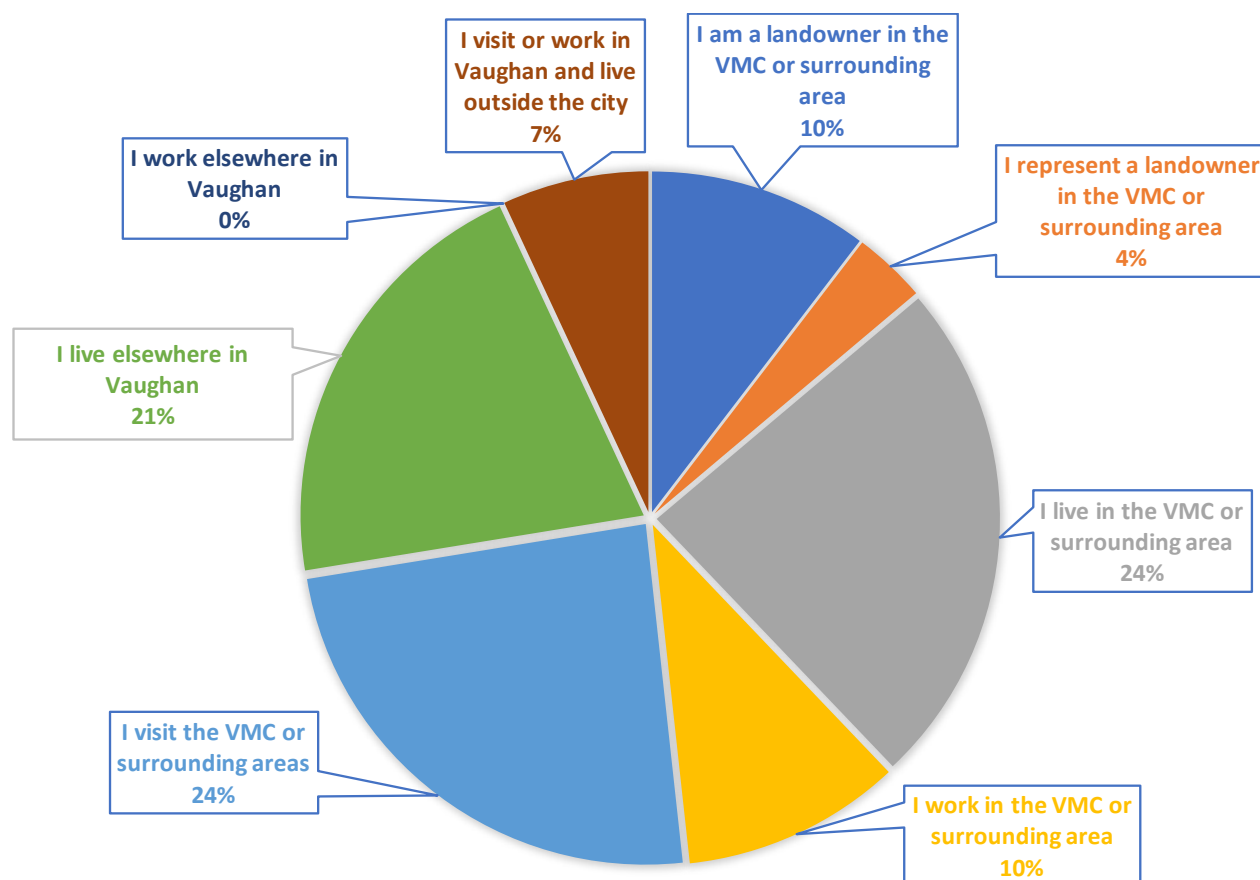


Figure 5: Results from the online survey question "What is your connection to the VMC?"



## What We Heard

Community members were asked to share their general feedback and comments on the Vaughan Metropolitan Centre Secondary Plan Project. 18 community members completed the online survey (See Appendix 2) and 14 comments were recorded on note taking forms by the City staff and project team member (see Appendix 1). Highlights from the in-person and online engagement activities are summarized below. Detailed comments and direct quotes can be found in the following section (see Appendix 1 & 2). Comments have been edited for clarity.

### Greenspaces

Community members emphasized that greenspace must be a central part of Vaughan's downtown development. They supported the inclusion of parks, tree-lined streets, and natural areas and stressed the need for timely delivery, especially in high-density areas like the VMC. Residents also called for better connections between greenspaces and active transportation routes, and asked for improvements to natural features like Black Creek. Overall, greenspace was seen as essential to creating a livable, healthy, and sustainable community.

### Amenities

Community members stressed the need for more amenities in the VMC to match ongoing population growth. They called for more grocery stores, greenspaces, cultural and recreational facilities, and vibrant retail streets, similar to Markham's Downtown. There was strong support for maximizing retail space on both main and secondary streets, and for encouraging nightlife and entertainment to make the area more lively. Concerns were raised about the limited amenities and lack of accessible essentials within the area as well as traffic congestion making it difficult for residents to travel far to find alternative amenities. Residents want a complete, walkable community with integrated amenities that serve both locals and visitors.

### Transportation Infrastructure & Parking

Community members raised concerns about transportation infrastructure and parking, noting that current road networks and parking supply are insufficient to support the scale of development. While some supported reduced car dependency, others emphasized that many residents still prefer to drive and should not be forced onto transit. Suggestions included building large commuter parking lots near major transit hubs like the VMC Subway with prepaid options through Metrolinx. Overall, there was a call for a more balanced approach that accommodates both drivers and transit users.

### Policy Evaluation & Feedback

Community members provided feedback focused on the clarity, accuracy, and purpose of the Secondary Plan. Some criticized the allowance of unlimited heights and densities, questioning the Plan's effectiveness to build a sustainable community, while others appreciated efforts to protect parkland. Some technical concerns were raised about mapping errors, transit plans, and policy alignment. Residents also sought clearer explanations of how the Plan affects surrounding areas and delivers key amenities. There was a call for more transparency for various policy directions, such as heights and density, transit, parking facilities and amenities.

"The future of Vaughan development should include more green spaces and larger park areas."

"The current development lacks accessible essential needs for those living in the VMC area."

"Can't wait for a cultural centre, arts centre, or more community centre amenities like gym/skating/pool!"

"Unlimited heights and densities are ridiculous. What's the point of preparing a Secondary Plan? Vaughan Council - do better!"

"Not enough road infrastructure or parking."

## Conclusion & Next Steps

Comments received through the public meeting and online engagement, as well as comments received at a Public Statutory Meeting held on June 4, 2025 and other comments and correspondence received from interested and affected parties, are being considered as part of the finalization of the Secondary Plan. The Secondary Plan will be presented to the Committee of the Whole in Fall 2025.

# Appendix 1: Comments Received at Public Open House (May 28, 2025)

## Feedback Comment 1

- Love walkable community, how do we get people to the YMCA. Where do the AT connections go? Green space close by to have running programs.
- What the biggest changes between old + new Secondary Plan.
- How will the Secondary Plan affect my property outside the study area?
- What is a Secondary Plan and how does it work?
- Can the plan accomodate a grocery store?
- What type of park will Highway 7 (Black Creek) be like? is there a plan to clean it up?

## Feedback Comment 2

- Access and timeline to parks - when will they be built.
- This scale of development is impossible to support people who want drive rather than take transit
- People want to drive and expect to be able to.
- Don't want to be forced to take a bus because I can't drive my car.

## Feedback Comment 3

- Access and timeline to parks - when will they be built?

## Feedback Comment 4

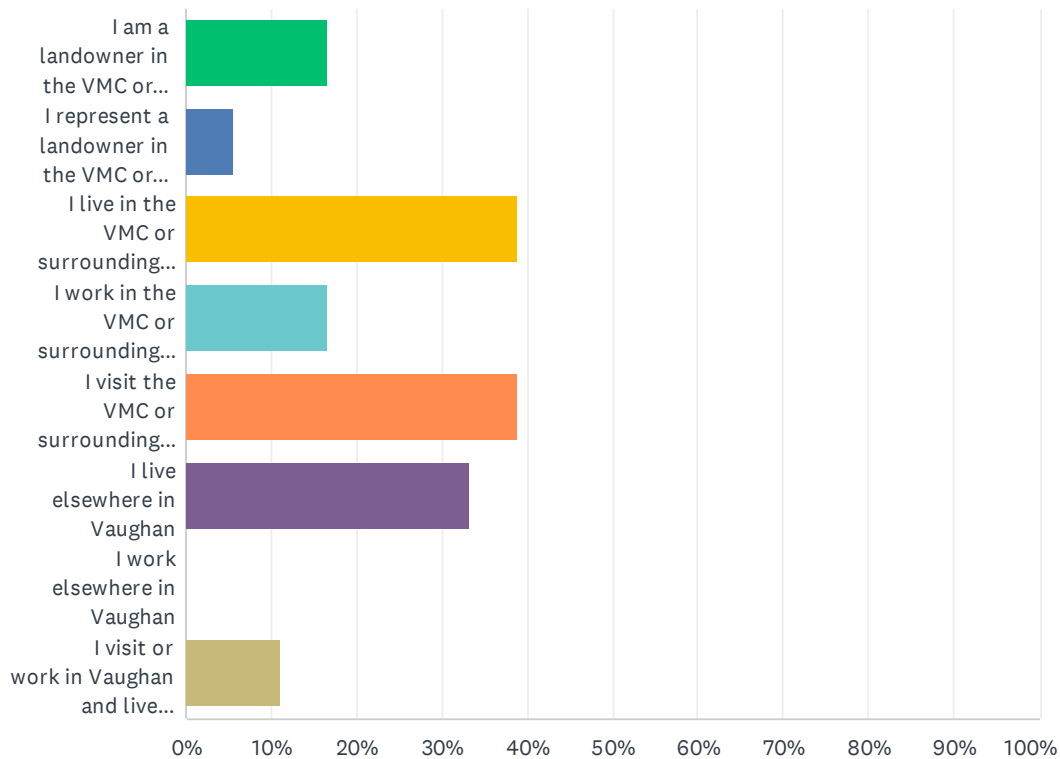
- This scale of development is impossible to support people who want drive rather than take transit
- People want to drive and expect to be able to
- Don't want to be forced to take a bus because I can't drive my car

## **Appendix 2: Comments Received through Online Engagement (May 14 - June 18, 2025)**



## Q1 Tell us about yourself (select all that apply):

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am a landowner in the VMC or surrounding area	16.67%	3
I represent a landowner in the VMC or surrounding area	5.56%	1
I live in the VMC or surrounding area	38.89%	7
I work in the VMC or surrounding area	16.67%	3
I visit the VMC or surrounding area	38.89%	7
I live elsewhere in Vaughan	33.33%	6
I work elsewhere in Vaughan	0.00%	0
I visit or work in Vaughan and live outside the city	11.11%	2
Total Respondents: 18		

Q2 Please share your thoughts on VMC Secondary Plan. Please refer to the materials on the project webpage.

Answered: 18 Skipped: 0

2	I think it looks very exciting and I'm glad to see the city is taking such a progressive approach to making the downtown a place that is affordable, sustainably built and made for sustainable living, and will focus on pedestrian, transit, and cycling mobility and not cars! Lord knows we have enough car-dependency in vaughan. Also, glad to see parks will be a big part of the city and tree-lined streets. Please keep the intersections small and traffic lanes not so big - it only worsens people's impulse here to drive recklessly as they do everywhere. And keep prioritizing greenspace and renewable energy - it's only getting hotter.	6/18/2025 12:04 AM
3	We need parking	6/12/2025 12:00 PM
4	What are the plans for creating family-friendly housing? The unit sizes that have been constructed and are being planned are too small to accommodate families with children. Is this new downtown being planned exclusively for singles and couples? Many of the existing condo layouts are poorly designed and barely functional even for singles or a small family. This approach fundamentally ignores quality of life considerations and threatens to create a sterile, transient environment. If families are effectively priced out or designed out of this downtown core, we risk creating nothing more than a glorified dormitory town. People will probably buy condos here, will sleep here but won't truly live, invest in community or build lasting connections. This will be a tremendous missed opportunity to create a vibrant, multigenerational neighborhood that could serve as the beating heart of our city. Instead, we are on track to develop an area that will lack the diversity, stability, and authentic community life.	6/12/2025 5:56 AM
5	Not enough road infrastructure or parking.	6/11/2025 6:01 PM
6	Provide commuter parking lots (3,000+ spaces) adjacent to each major transportation hub (like the VMC Subway). Commuters should be allowed to pay in advance using their Metrolinx transit cards	6/11/2025 5:16 PM
7	We are building a great city. I do not see any public park and elementary school and high schools yet. Let's not build another Jane and Finch community.	6/11/2025 3:19 PM
8	While I am overall encouraged by the plan to improve pedestrian infrastructure, having a road that has exclusively multi-stage crossings for pedestrians prevents the north and south sides of the VMC from feeling like one cohesive community.	6/7/2025 2:48 AM
9	The future of Vaughn development should include more green spaces and a larger park areas. The current development lacks accessible essential needs for those living in the VMC area. For example, there are very limited grocery options for those without a car and there are very few green spaces. By increasing the amount of condos in the area, there should also be an increase in grocery stores, parks, entertainment venues, restaurants etc.	6/6/2025 10:19 PM
10	Can't wait for a cultural centre, arts centre, or more community centre amenities like gym / skating / pool! Also, urban parks are a MUST. Looking forward to the area's transformation, as it's already underway.	6/6/2025 12:08 AM
11	I like the increased retail allocation on Schedule H, it is important to have as much space for retail as possible in VMC, and would like to see even more retail frontages than proposed. I also like that some secondary streets like Interchange Way and Doughton Road have required retail as well, encourage shopping and entertainment streets away from the busy arterials. I	5/31/2025 6:44 PM

want to see retail maximized in VMC, similar to Downtown Markham having retail lining the major streets in all buildings, so it attracts people outside of those living in VMC to visit too. I would like to also see commercial spaces, especially larger ones, on the 2nd floor of developments, to allow for smaller-scale retailers on the ground. There should be very little exceptions for not having retail in required retail zones, and should heavily encourage it in recommended frontages.

12	Unlimited heights and densities are ridiculous. What's the point of preparing a secondary plan? Vaughan council - do better!	5/28/2025 8:18 PM
13	It's good to see better policies for protecting parks in the VMC. Living in such density without the necessary parkland goes against the promise of creating a complete community. I'm happy to see that the city is protecting parks and not giving everything over to development.	5/28/2025 6:20 PM
14	I like the concept of including green space. The problem is that there's all these condos going up and literally NOTHING to do in the city after 8pm. If they get rid of the movie theatre theres absolutely nothing to do. The city is boring for young people. We leave to go downtown or to Port Credit for the bars and restaurants. Make it attractive to open up bars for business owners. It's literally so boring here.	5/25/2025 4:16 PM
15	wow! i enjoyed reading 120-page project plan with appendices, well done	5/22/2025 7:27 AM
16	- Need more retail space - Traffic congestion is a big concern currently	5/21/2025 3:54 PM
17	The Density of Units close to transit and highway infrastructure creates a situation for human trafficking to thrive in Vaughan. Builders should keep a record of "cash purchases" of units. There is a possibility that laundered money can have an avenue for avoiding detection by sheltering it in "affordable" real estate	5/20/2025 9:13 PM
18	5.2.6, vivastation is spelt wrong 5.2.13, YRT doesn't have this in any of their plans Schedule B/C, I dont understand how you can have a future transit connection down to Highwsy 407 on a minor collector road south if interchange way (Figure 4 cross section doesn't even show a bus on this type of roadway) Schedules, the legend shows a terminal that is owned by YRT. TTC does not own this terminal at all Schedules, the Jane St BRT alignment hasn't been confirmed yet. You should have a note about this (the wording on the legend is different for the Schedule maps. Potential sounds better than future, since it is less definitive) Schedule G, land use for park space doesn't align with plans for parks and open space master plan On street parking should not interfere with the ability to install transit stops	5/14/2025 11:40 PM