

Stephen Roberts
95 Bentoak Crescent
Vaughan, Ontario,
L4J 8S8

November 23, 2012

Mr. Jeffrey Abrams, City Clerk,
Office of the City Clerk:
City of Vaughan,
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

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Communication
CW: Nov 27/12
Item: 29

Re: Committee of The Whole (1pm) November 27, 2012

ITEM #29.

VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN
PROPOSED MODIFICATIONS TO ADOPTED SECONDARY PLAN
FILE: 25.5.12.1 (WARD 4)

Dear Mayor and Members of Council and Staff:

The Proposed Vaughan Metropolitan Centre (VMC) Secondary Plan is significantly different than the Adopted plan in 2010. I have previously expressed concerns over the proposed changes specifically as it relates to public squares, major parks, neighbourhood parks, and open spaces especially in the VMC core near the proposed subway station. I call attention to the City's guiding principle that the *"VMC park system is considered a critical component of the VMC vision and Plan....Beautiful- Naturalized open spaces will frame downtown, major parks will define neighbourhoods, and plazas and intimate green spaces will be found throughout the area..."*

After significant public input from workshops and meetings, it was disappointing to see that the planned grand pedestrian boulevard and park along Millway Avenue has been truncated into a short linear park and also replaced with commercial development.

While I can appreciate that compromises will be made to appease landowners. However, I cannot help but think why has the City surrendered these strategic "Park Place" and "Boardwalk" properties of the VMC.

Further, I do realize that a Neighbourhood Park called "central park" has been added east of Millway Avenue and that a "potential" multi-storey community centre/library complex is indicated. Although, the use of stronger language such as "proposed" would be more reassuring especially since the City indicates that such as facility *"is considered extremely important to developing the social/cultural environment in the first phases of development of the VMC"*.

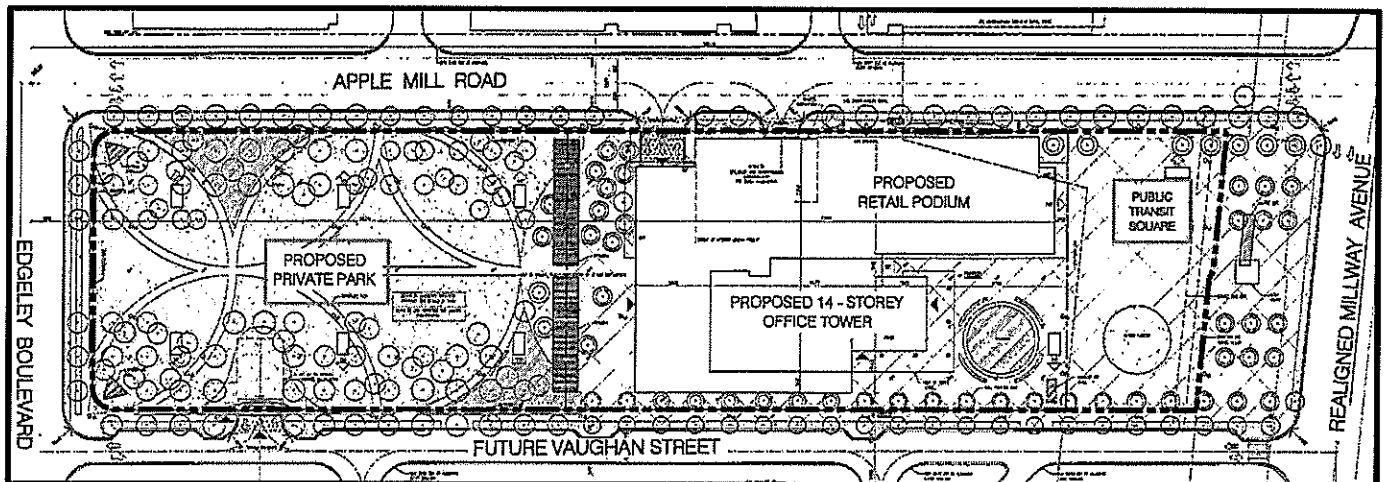
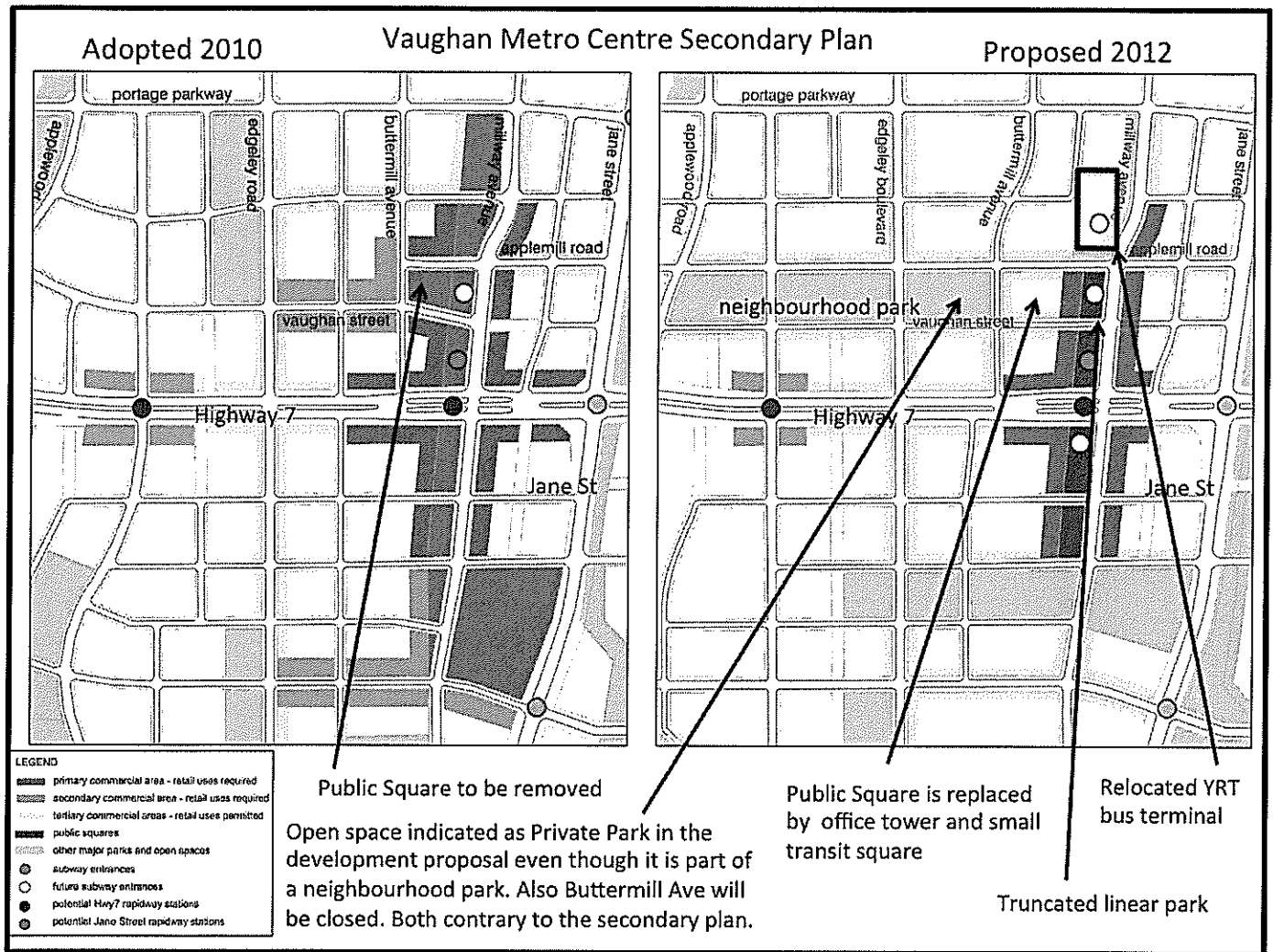
In addition, several Neighbourhood Parks on the proposed secondary plan are currently placed on land where new large buildings exist on Interchange Way. In my opinion, it seems very unlikely parks will ever be established on these lands in the near or distant future. Further, the planned linear greenway along Black Creek as well as the associated ecological revitalization of the creek is significant step in bringing the creek back to life and making it a pleasant place for people. I would hope that the greenway could be extended north of Highway 7 to connect the greenway park / stormwater pond to the north.

The public ownership question has been answered in this report, and therefore, would it be safe to assume that ALL areas in public squares identified in Schedule D (Major Parks, Open Spaces) in the Proposed VMC Secondary Plan are to be under **public ownership** notwithstanding any maintenance agreements with landowners?

I respect that the fact that the VMC lands in core are in private hands, however, it is public money and initiative that is bringing the subway to Vaughan. This subway station location is a huge windfall for these landowners but the citizens of Vaughan should be equally enriched as well. We request more park allocation in the core, assurance that all parks will be under public ownership, and strong assurance that a significant community centre/library complex will be constructed near the subway and bus terminal.

There were several public meetings, workshops, and council sessions to develop the VMC Secondary Plan and vision. Therefore, we need to bring this back to the public in the form of a workshop for comments, discussion, changes, and/or subsequent ratification. This is only fair and respectful to those residents who invested a lot time and effort to make Vaughan the best city it can be.

Sincerely,
Stephen Roberts

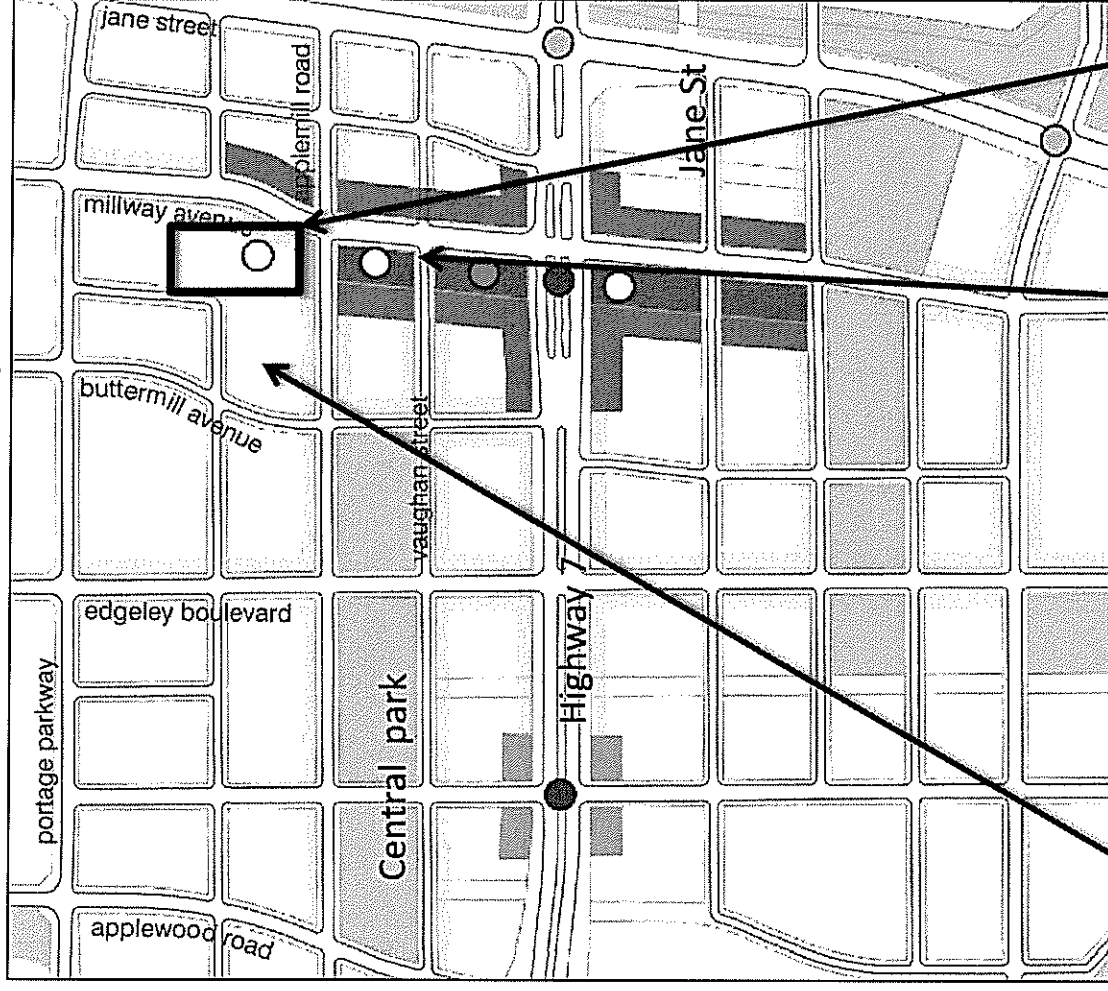
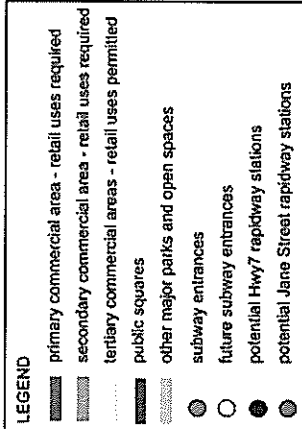
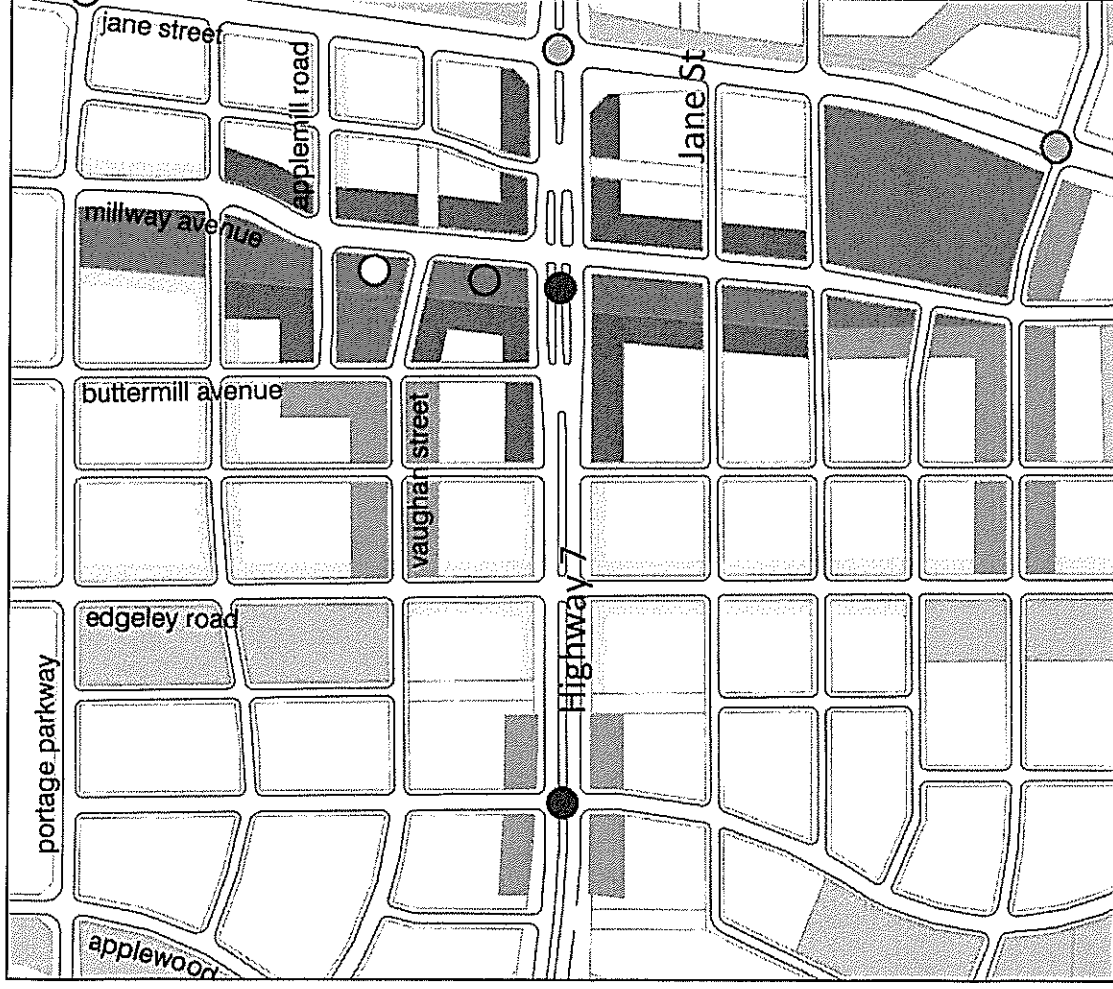


Proposed Office Tower Development and Private Park

Adopted 2010

Vaughan Metro Centre Secondary Plan

Proposed 2012








Relocated YRT
bus terminal

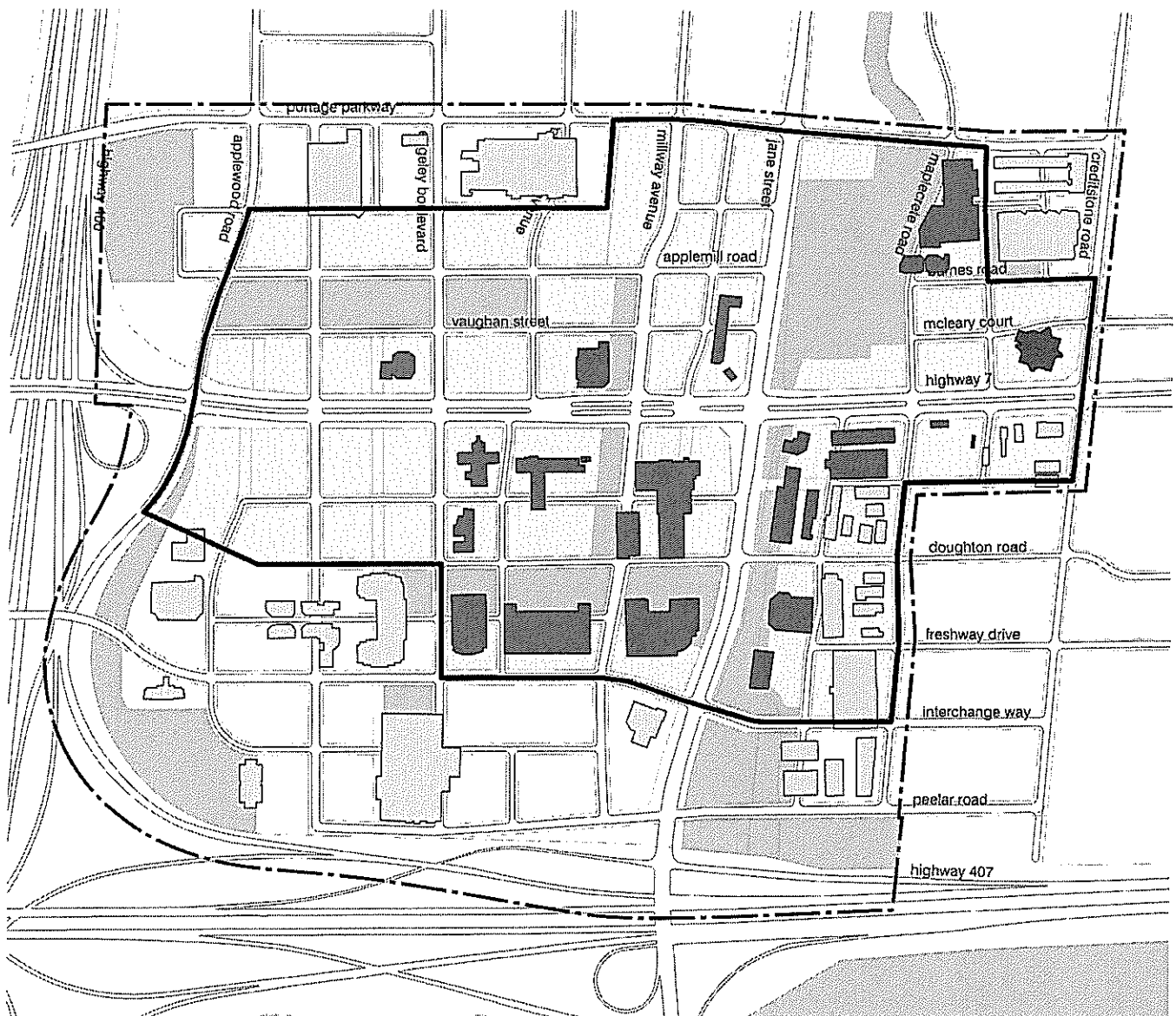
Truncated linear park

Potential Community
Centre / Library

DRAFT REVISIONS NOVEMBER 5 2012
SCHEDULE A > VAUGHAN METROPOLITAN CENTRE BOUNDARIES

LEGEND

-  vaughan metropolitan centre boundary
-  urban growth centre boundary
-  existing buildings
-  existing and planned streets
-  major parks and open spaces



Not to Scale



FILE: 25.5.12.1
November 27, 2012

Vaughan Metropolitan Centre Boundaries Attachment No. 2

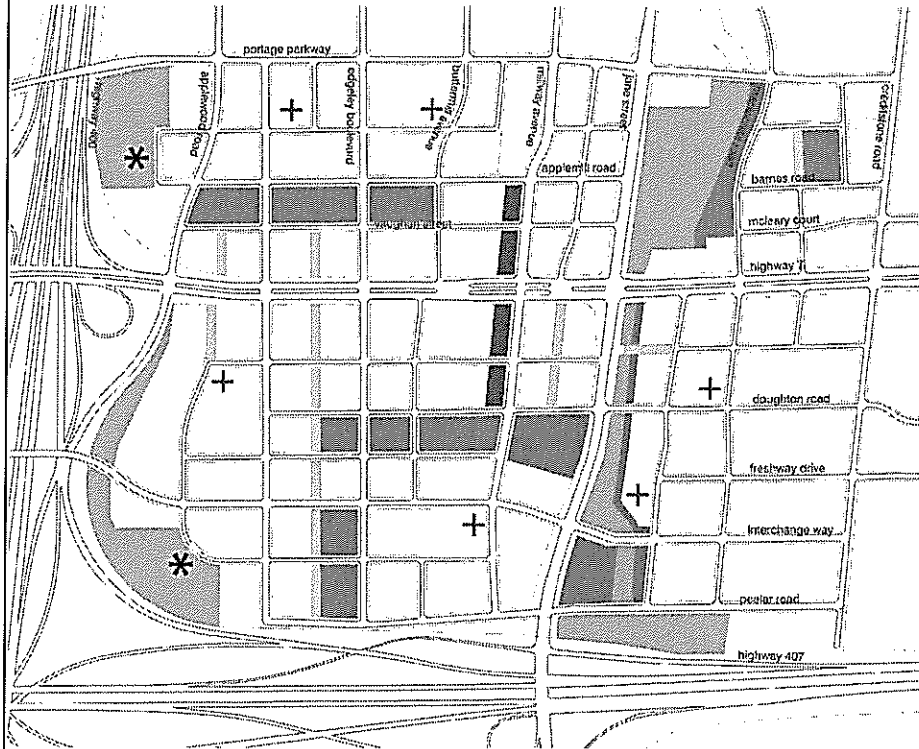
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Proposed VMC Secondary Plan

DRAFT REVISIONS NOVEMBER 5 2012
SCHEDULE D > MAJOR PARKS AND OPEN SPACES

LEGEND






-  environmental open spaces
-  neighbourhood parks
-  Millway Avenue linear open space
-  Black Creek greenway
-  mews or local street
-  urban squares (see Policies 6.2.3-6.2.4)
-  parkland associated with environmental open spaces

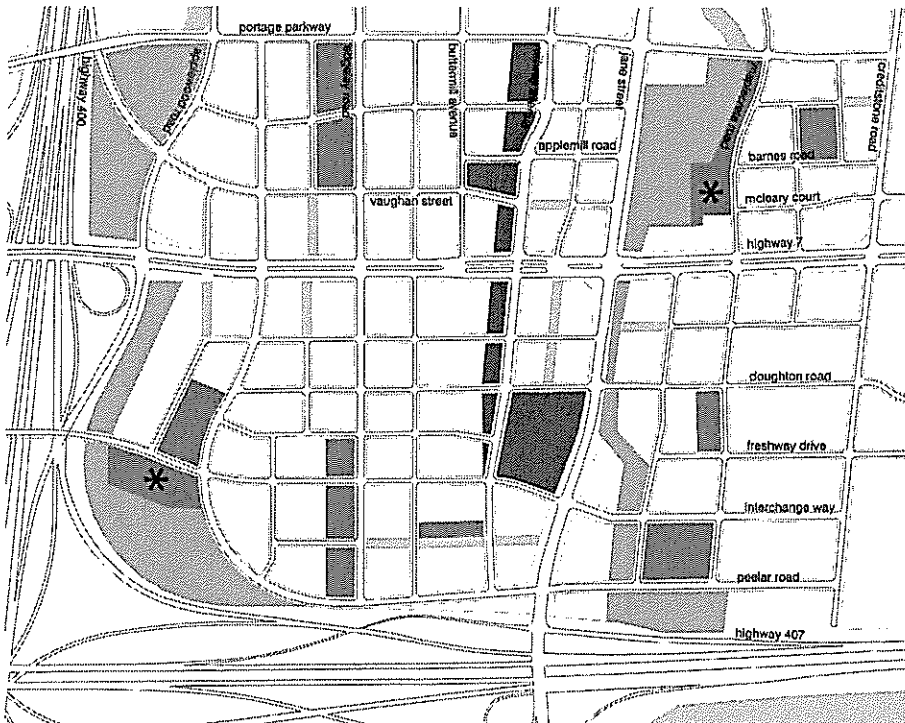


Adopted VMC Secondary Plan

SCHEDULE E > MAJOR PARKS AND OPEN SPACES

LEGEND

-  environmental open spaces
-  neighbourhood parks
-  public squares
-  mews or local street
-  parkland associated with environmental open spaces



Not to Scale

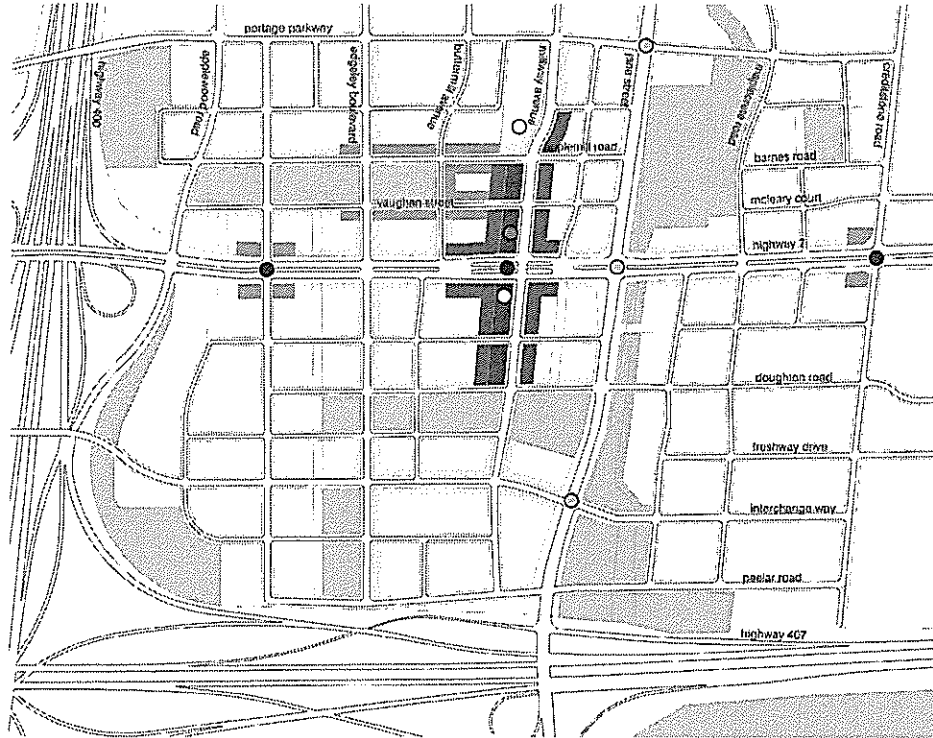


VAUGHAN

FILE: 25.5.12.1
November 27, 2012

Parks and Open Spaces Attachment No. 5

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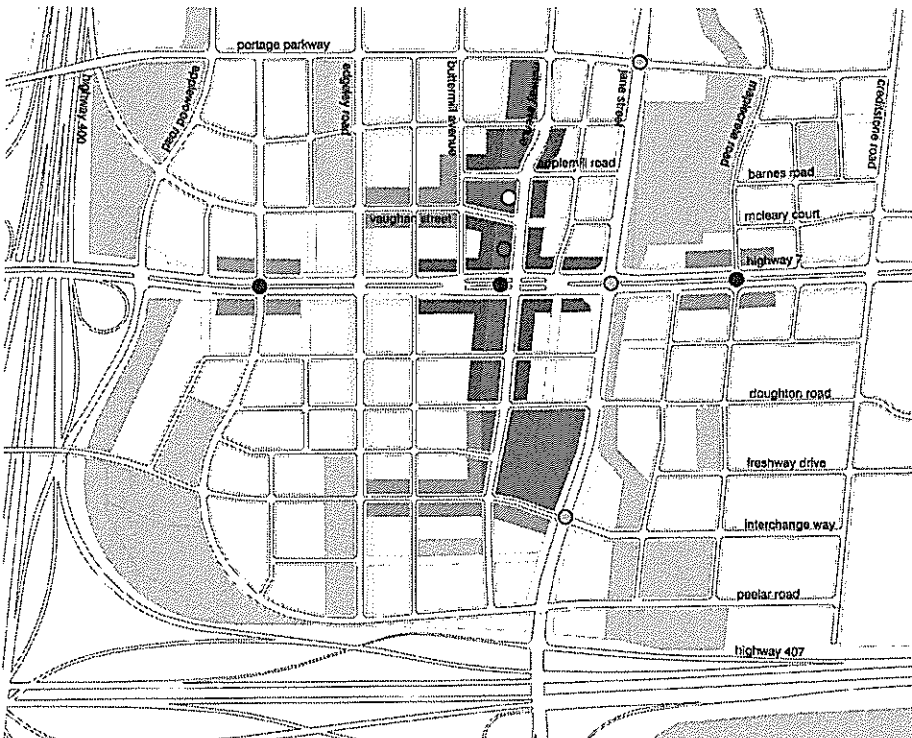


Proposed VMC Secondary Plan

DRAFT REVISIONS NOVEMBER 5 2012
SCHEDULE H > AREAS FOR RETAIL USES

LEGEND

- primary commercial area - retail uses required
- secondary commercial area - retail uses required
- secondary commercial area - retail uses permitted
- Millway Avenue linear open space
- other major parks and open spaces
- subway entrances
- future subway entrances
- potential Hwy7 rapidway stations
- potential Jane Street rapidway stations



Adopted VMC Secondary Plan

SCHEDULE I > AREAS FOR RETAIL USES

LEGEND

- primary commercial street - retail uses required
- secondary commercial street - retail uses required
- tertiary commercial areas - retail uses permitted
- public squares
- other major parks and open spaces
- subway entrances
- future subway entrances
- potential Hwy7 rapidway stations
- potential Jane Street rapidway stations

Not to Scale