

Agenda

- 1. Welcome & Introductions
- 2. Study Team Presentation
 - Vision & Principles
 - Progress To Date
 - Priority Issues
 - Options
- 3. Breakout Rooms
- 4. Next Steps



Our Team

gladki planning associates

dtah

Parcel

Greenberg Consultants Inc.



Study Area

Current VMC Secondary Plan Area

Potential Expansion Areas





Why do an update now?

- 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)
- Confirm that the vision and objectives are being met
- Consider a boundary expansion
- Develop an implementation strategy for community services & facilities



Secondary Plan Update

STEP 1

Background and Issues: Review existing policies and background reports to understand opportunities and challenges for VMC.

STEP 2

Options: Develop and evaluate built form and land use options, including potential Secondary Plan boundary expansion

STEP 3

Recommendations: Recommend and present a preferred option and framework for the VMC

STEP 4

Draft Secondary Plan: Update VMC Secondary Plan

STEP 5

Final Implementation: Present an Updated VMC Secondary Plan

Concurrent Studies

Transportation Master Plan Update

Phase 1

Identify Problems and Opportunities and confirm transportation needs for VMC

Phase 2

Assess Transportation Solutions for VMC Identify Preferred Transportation Plan for VMC

Identify

Preferred

Solution

Transportation,

Draft VMC Transportation Master Plan Final VMC Transportation Master Plan Environmental Assessment Studies for Future Projects in VMC

Millway Avenue and Interchange Way Class EA Studies

Phase 1

Identify Problems and Opportunities and confirm transportation needs for Millway Avenue and Interchange Way

Phase 2

Assess Transportation Solutions for Millway Avenue and Interchange Way

Phase 3

Develop and evaluation design alternatives for roadway improvements for Millway Avenue and Interchange Way

Phase 4

Prepare Environmental Study Reports

Parks and Wayfinding Master Plan

STEP 1

Research and analyze the Study area and the challenges and potentials of its public realm.

STEP 2

Develop conceptual plan options that illustrate the character and program of VMC parks, open space, and wayfinding.

STEP 3

Develop cost estimates and an implementation strategy to deliver VMC parks, open space, and wayfinding.

STEP 4

Finalize the Master Plan and make recommendations to implement VMC parks, open space, and wayfinding.

Identify

alternative

preferred design

STEP 5

Finalize a VMC signage and wayfinding manual, and build, install, and evaluate signage prototypes.



VMCSP Update: Process and Timeline*



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 meeting
- Online survey/engagement
- Targeted engagement with Council and Indigenous groups
- Landowners meetings
- Community meeting

Deliverables

- Background Study Report
- Engagement Summary Memo

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
- Online engagement
- Community meeting
- Presentation to VMC Subcommittee

Deliverables

- Office Feasibility Assessment
- Options and Implications (built form, density, land use)
- Engagement Summary Memo



VMCSP Update: Process and Timeline*

2022

2023

Recommendations

To recommend and present a preferred option and framework for the VMC.

Consultation**

- Technical Advisory Committee meeting
- Landowners meetings
- Presentation to VMC Subcommittee
- Online engagement
- Community meeting

Deliverables

- Preferred Option and Framework Memo
- Engagement Summary Memo
- Community Services & Facilities Analysis and Implementation Strategy

Draft Secondary Plan

To develop an updated Secondary Plan for the VMC.

Consultation**

- Technical Advisory Committee meetings
- Public open house
- Statutory Public Meeting and Presentation to Committee of the Whole

Deliverables

- Draft VMC Secondary Plan
- Engagement Summary Memo

Final Implementation

To revise and present an updated Secondary Plan for Vaughan Metropolitan Centre, to be brought into force through an amendment to the Vaughan Official Plan.

Consultation**

• Presentation to Vaughan City Council

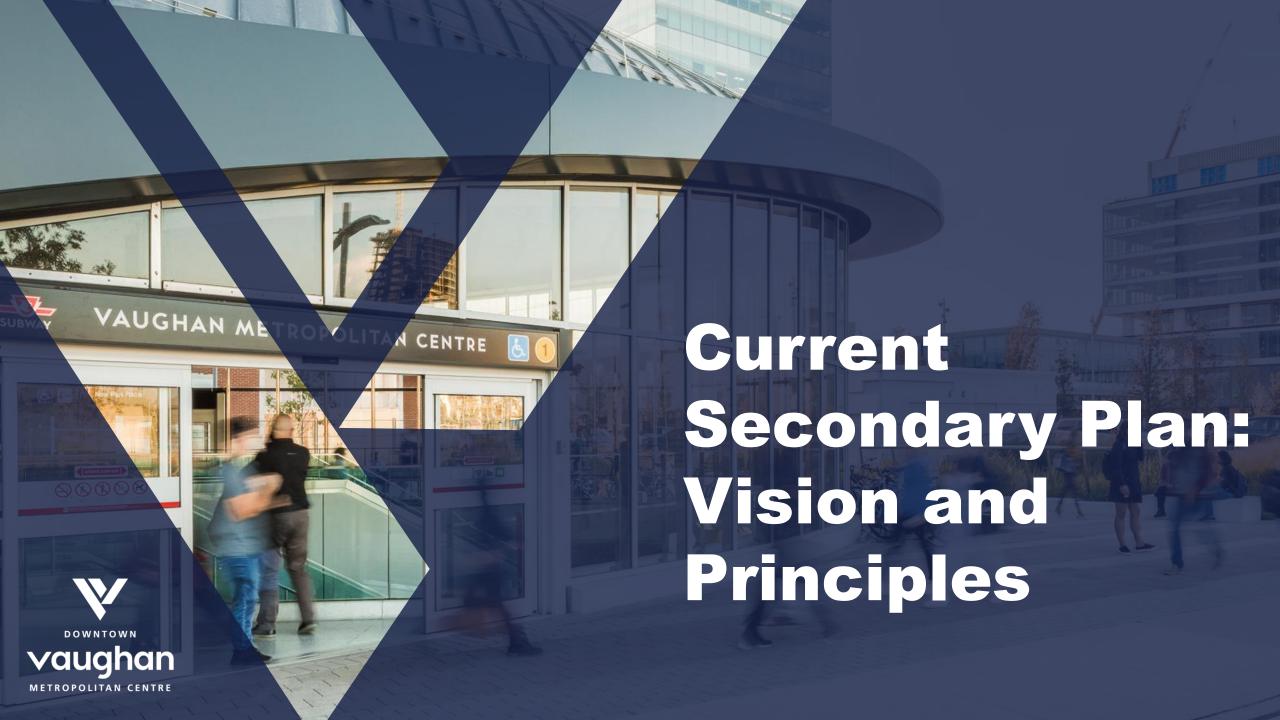
Deliverables

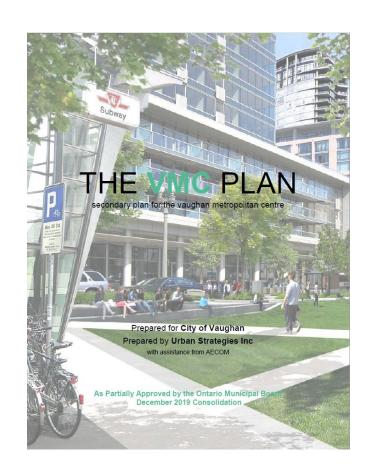
Final VMC Secondary Plan/supporting report/
 Public Consultation Summary



^{*}Timelines are conceptual and subject to change.

^{**}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.





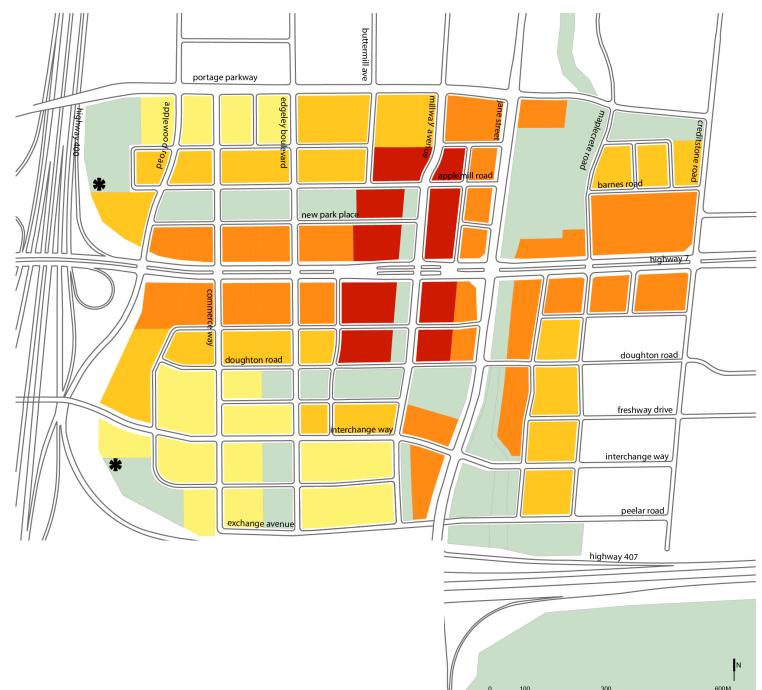
"The City of Vaughan plans to create a downtown – an intense, dynamic community that in time will become the heart of the city, economically, culturally and physically."



Transit Oriented







portage parkway new park place doughton road freshway drive terchange way, interchange way peelar road highway 407 SCHEDULE C > STREET NETWORK LEGEND arterials (width to be consistent ews (15-17 m) or local streets (see Policy 4.3.16) with region of york official plan) colossus drive overpass corridor protection area (see policy 4.3.10) 🥢 minor arterial (33 m) najor parks and open spaces major collectors (28-33 m) see policy 4.3.2 special collector (33 m) see policy 4.3.17 minor collectors (23-26 m) see policy 6.3.2 local streets (20-22 m) see policy 4.3.20

Vision and Principles

Walkable













Accessible





Diverse

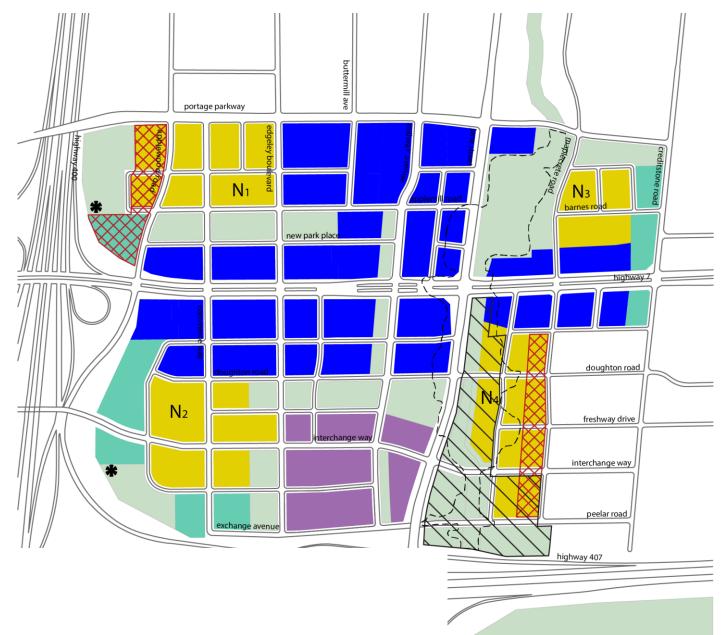


















Vibrant





Green

















Beautiful









Major Civic Improvements: Transit













Major Civic Improvements: First Community Amenities and Public Spaces





Major Civic Improvements: Planning for Parks and Open Spaces





Significant Private Sector Development





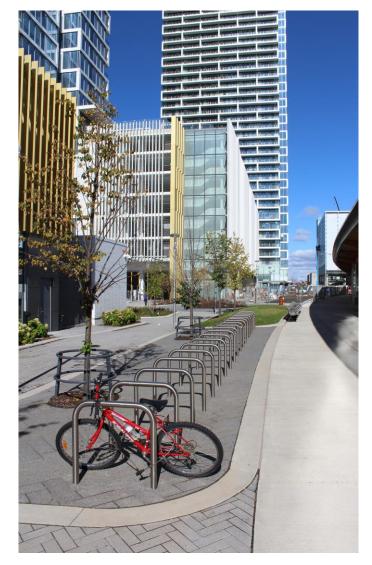








High Quality Public Realm















Intensity of Development



Original 2031 Targets

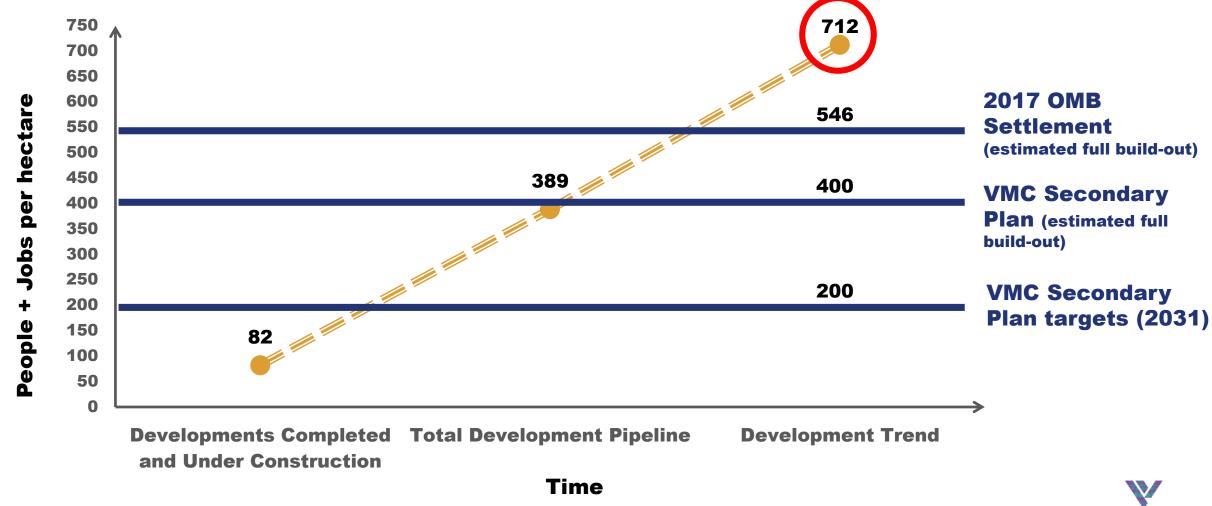
- Density: 200 people & jobs/hectare
- 25,000 residents + 11,500 jobs by 2031

Trends (as of 2021):

- 270% residential unit + 256% population
 32,000+ residential units & 64,000+
 population
- 107% of office (>1.6 million ft²)
- 72% of retail (~540,000 ft²)



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 constructed and under construction as well as development applications and pre-application consultations as of October 2020, subject to Council approval.

Balance of Uses

	Residents-to- Jobs Ratio
VMC Secondary Plan targets	2.2:1
Development completed or under construction	7:1
Total development pipeline	8:1



Serving a Growing Population with Community Infrastructure













Built Form Variety, Including Mid-Rise Built Form









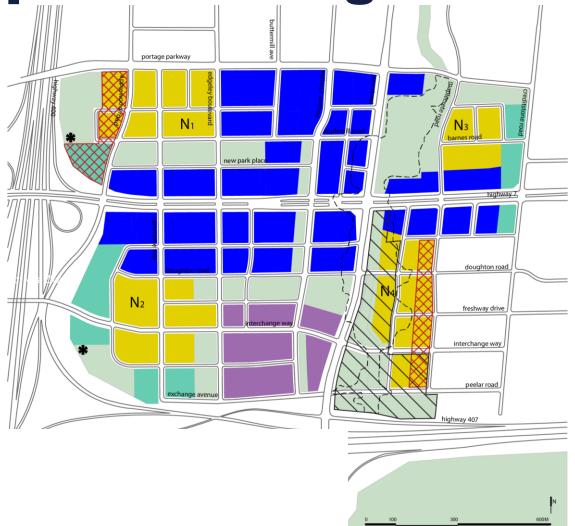








Preserving the character of the various planned neighbourhoods

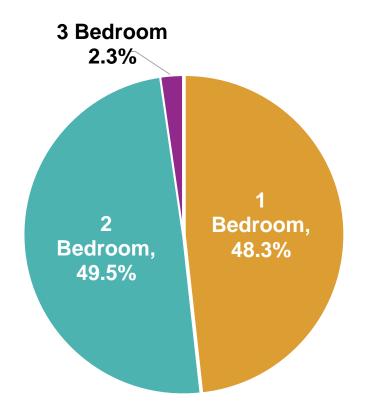


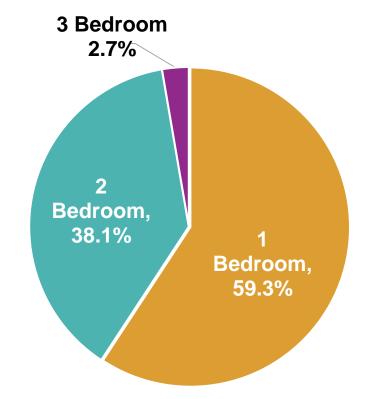


Housing Variety for an Inclusive Community

% Developments Completed or Under Construction (January 2021)

% Approvals and Proposals (January 2021)

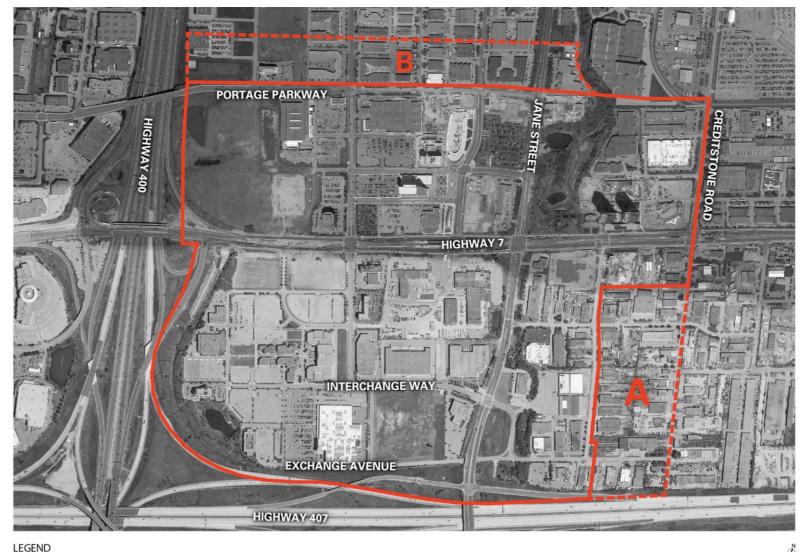






Other Considerations

Boundary Expansion





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



The VMCSP 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**.



Existing

Transit-oriented
Walkable
Accessible
Diverse
Vibrant
Green
Beautiful

Vision, Principles, Objectives

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 Central Business District

A variety of built form that creates areas of different character



Options

Option 1

Maintain Permitted Intensity of Development

Recalibrating to achieve Built Form Variety and Adequate Social Infrastructure

Option 2

Recalibrating to Achieve a Balance of Uses

Deliver a True Central Business District











Constants

- High quality built environment and a dynamic community
- Attention to the quality of place and investment in the public realm
- Great design buildings, streets, public spaces
- Iconic parks and open space system
- Art and culture → identity
- Real transportation choice walking, cycling, transit
- Housing options
- Sustainability



Options in a Nutshell

	Option 1	Option 2	
Land Use	Minor changes Neighbourhood-scaled development Maintains existing employment precincts	Expansion of Mixed Use Expansion office requirement Changes at periphery	
Density	Current permissions with a height transition strategy	Increase where office requirement applies	
Retail	Millway + Dispersed	Millway + Strong Core + Highway 7	
Civic Facilities	Concentrated on Millway	Millway + Dispersed	
Schools	Separate 5-acre sites	Consolidated 6-acre sites High School	

portage parkway N_1 doughton road N_2 freshway drive interchange way peelar road highway 407

Land Use: Current SP

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)

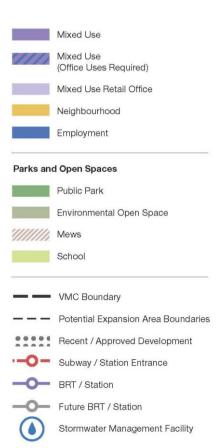
office uses permitted (see policy 8.4.3 & 8.5.3)

see policy 6.3.2



Option 1 PORTAGE PKWY 000000 000000 HIGHWAY 400 BUTTERA APPLE MILL RD BARNES CT NEW PARK PL TE BB 00000000 0000000 00000000 DOUGHTON RD Planned Bridge FRESHWAY DR INTERCHANGE WAY PEELAR RD EXCHANGE AVE **HIGHWAY 407**

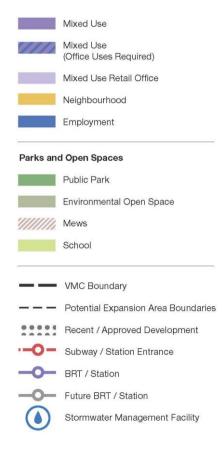
Land Use: Option 1





Option 2 PORTAGE PKWY 000000 000000 HIGHWAY 400 APPLE MILL RD BARNES CT NEW PARK PL DOUGHTON RD Planned Bridge FRESHWAY DR INTERCHANGE WAY PEELAR RD EXCHANGE AVE **HIGHWAY 407**

Land Use: Option 2







Office Feasibility Assessment

Key question:

How can we secure more office uses in mixed use developments without compromising development feasibility?

Method:

Financial analysis of prototypical sites.

Key findings:

Extra density and 25% above ground parking could support an office requirement of between 10-20% of GFA.



portage parkway new park place doughton road doughton road freshway drive interchange way peelar road highway 407

Retail: Current SP

LEGEND

- required retail, service commercial or public use frontage (see section 8.6)
- recommended retail, service commercial or public use frontage (see section 8.6)
- bus station
- millway avenue linear park
- major parks and open spaces
- subway entrances
- potential highway 7 rapidway stations
- opotential jane street rapidway stations
- see policy 6.3.2
- see policy 8.6.10



Option 1 PORTAGE PKWY 000000 HIGHWAY 400 APPLE MILL RD BARNES CT NEW PARK PL DOUGHTON RD Planned Bridge FRESHWAY DR INTERCHANGE WAY PEELAR RD EXCHANGE AVE **HIGHWAY 407**

Retail: Option 1

Required Retail,
Service Commercial
or Public Use Frontage

Recommended Retail, Service Commercial or Public Use Frontage

VMC Boundary

- Potential Expansion Area Boundaries

Recent / Approved Development

Subway / Station Entrance

BRT / Station

Future BRT / Station

Stormwater Management Facility



Option 2 PORTAGE PKWY 000000 HIGHWAY 400 APPLE MILL RD BARNES CT NEW PARK PL DOUGHTON RD Planned Bridge FRESHWAY DR INTERCHANGE WAY PEELAR RD EXCHANGE AVE **HIGHWAY 407**

Retail: Option 2

Required Retail, Service Commercial or Public Use Frontage

> Recommended Retail, Service Commercial or Public Use Frontage

VMC Boundary

- - Potential Expansion Area Boundaries

Recent / Approved Development

Subway / Station Entrance

BRT / Station

Future BRT / Station

Stormwater Management Facility



portage parkway doughton road doughton road freshway drive nterchange way/ interchange way S₄ peelar road exchange avenue highway 407

Civic Facilities: Current SP

LEGEND

S potential school site (see section 7.2)

potential multipurpose community centre

sites for community and cultural amenities

bus station

millway avenue linear park

major parks and open spaces

subway entrances

potential highway 7 rapidway stations

potential jane street rapidway stations

see policy 6.3.2



Option 1 PORTAGE PKWY 000000 HIGHWAY 400 500 P APPLE MILL RD BARNES CT NEW PARK PL 0 DOUGHTON RD 0 FRESHWAY DR INTERCHANGE WAY PEELAR RD EXCHANGE AVE **HIGHWAY 407**

Civic Facilities: Option 1

Freestanding Facility

Integrated Facility

School

VMC Boundary

Potential Expansion Area Boundaries

Recent / Approved Development

Subway / Station Entrance

BRT / Station

Future BRT / Station

Stormwater Management Facility



Option 2 PORTAGE PKWY 000000 HIGHWAY 400 500 APPLE MILL RD BARNES CT NEW PARK PL MILLWAY 0 DOUGHTON RD FRESHWAY DR INTERCHANGE WAY 0 PEELAR RD EXCHANGE AVE **HIGHWAY 407**

Civic Facilities: Option 2

Freestanding Facility

Integrated Facility

School

VMC Boundary

- Potential Expansion Area Boundaries

Recent / Approved Development

Subway / Station Entrance

BRT / Station

Future BRT / Station

Stormwater Management Facility



Options by the Numbers

Current VMC Boundary	Original VMCSP Vision	Option 1	Option 2
Population	50,000	98,000	118,000
Jobs	23,000	13,000	23,000
Pop : Jobs	2.2 : 1	7.6 : 1	5.1 : 1
Office Jobs	5,000 by 2031 10,000 at full-buildout	9,000	18,000
Ppl+Jobs/ha	200 by 2031 400 at full-buildout	623	790

^{*}Draft and subject to change. Estimates take into consideration approved development, but not development currently in the pipeline.



Option 1 PORTAGE PKWY HIGHWAY 400 APPLE MILL RD BARNES CT NEW PARK PL MTSA 57 HIGHWAY 7 MTSA 68 MTSA 55 DOUGHTON RD Planned Bridge FRESHWAY DR INTERCHANGE WAY PEELAR RD EXCHANGE AVE **HIGHWAY 407**

MTSA Boundaries



MTSA Boundaries



Portion of MTSA 57 Excluded From Study



VMC Boundary



Potential Expansion Area Boundaries



MTSA Densities

MTSA	Minimum Target	Option 1	Option 2
MTSA 55 Commerce BRT	350	513	634
MTSA 68 VMC Subway	400	680	909
MTSA 57 Creditstone BRT	300	622	648



^{*}Draft and subject to change. Estimates take into consideration approved development, but not development currently in the pipeline.

Parkland Provision

	Original VMCSP Vision	Option 1	Option 2
Current VMC Boundary	4.0 sq.m/person	2.0 sq.m/person	1.7 sq.m/person
VMC + Expansion Areas	n/a	3.4 sq.m/person	2.8 sq.m/person

^{*}Draft and subject to change. Estimates take into consideration approved development, but not development currently in the pipeline.





Parks and Wayfinding Master Plan*



Next Steps

