

VMC Secondary Plan Update: Options

Virtual Public Meeting

May 24, 2022



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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

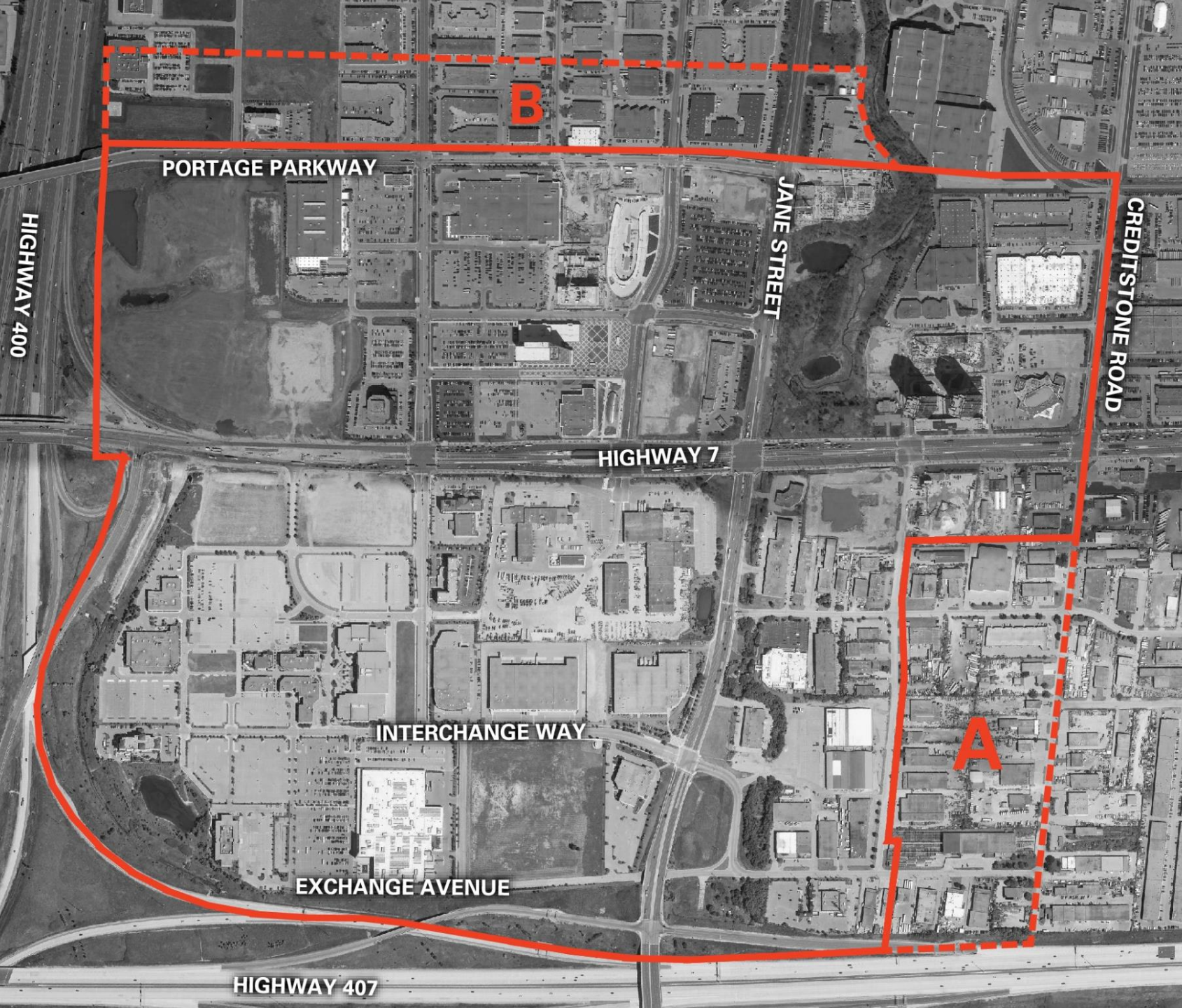
Parcel

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

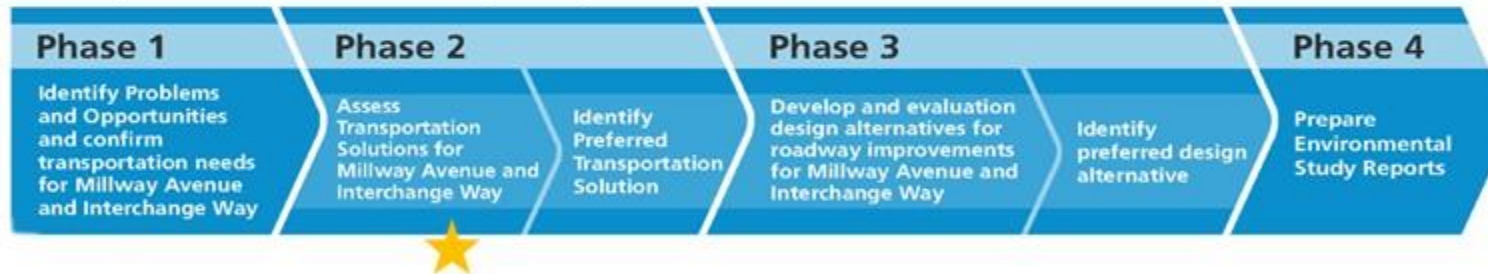


Concurrent Studies

Transportation Master Plan Update



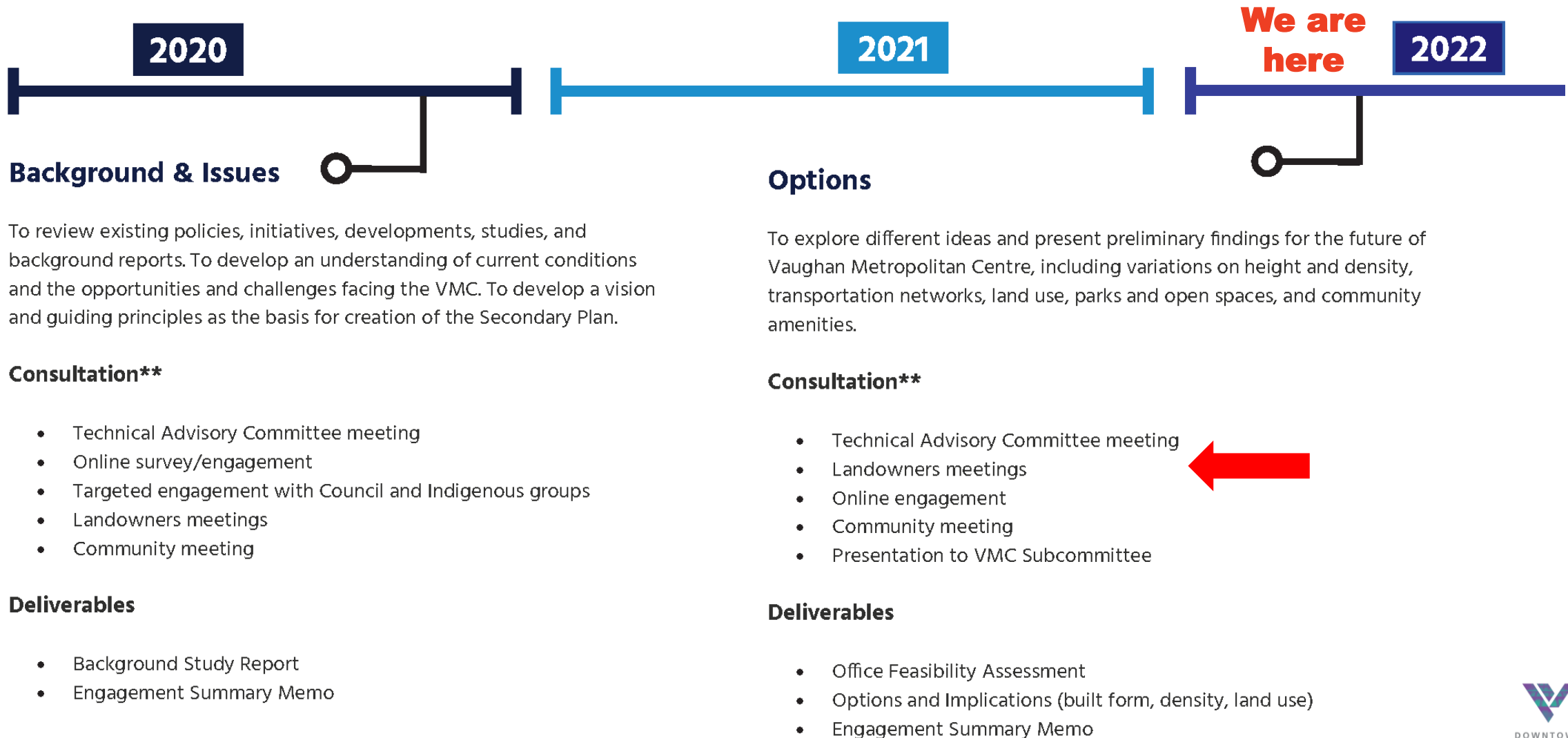
Millway Avenue and Interchange Way Class EA Studies



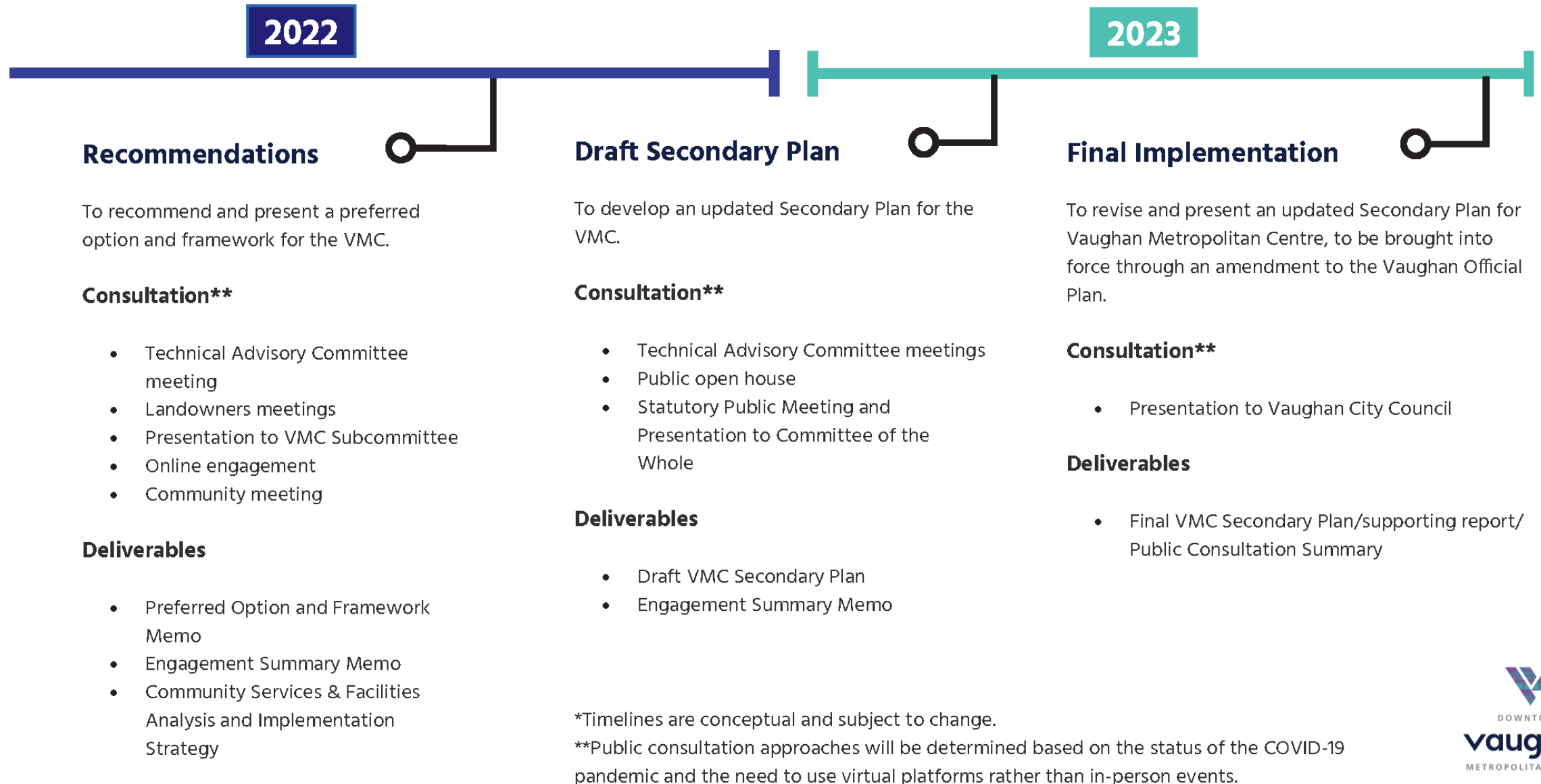
Parks and Wayfinding Master Plan

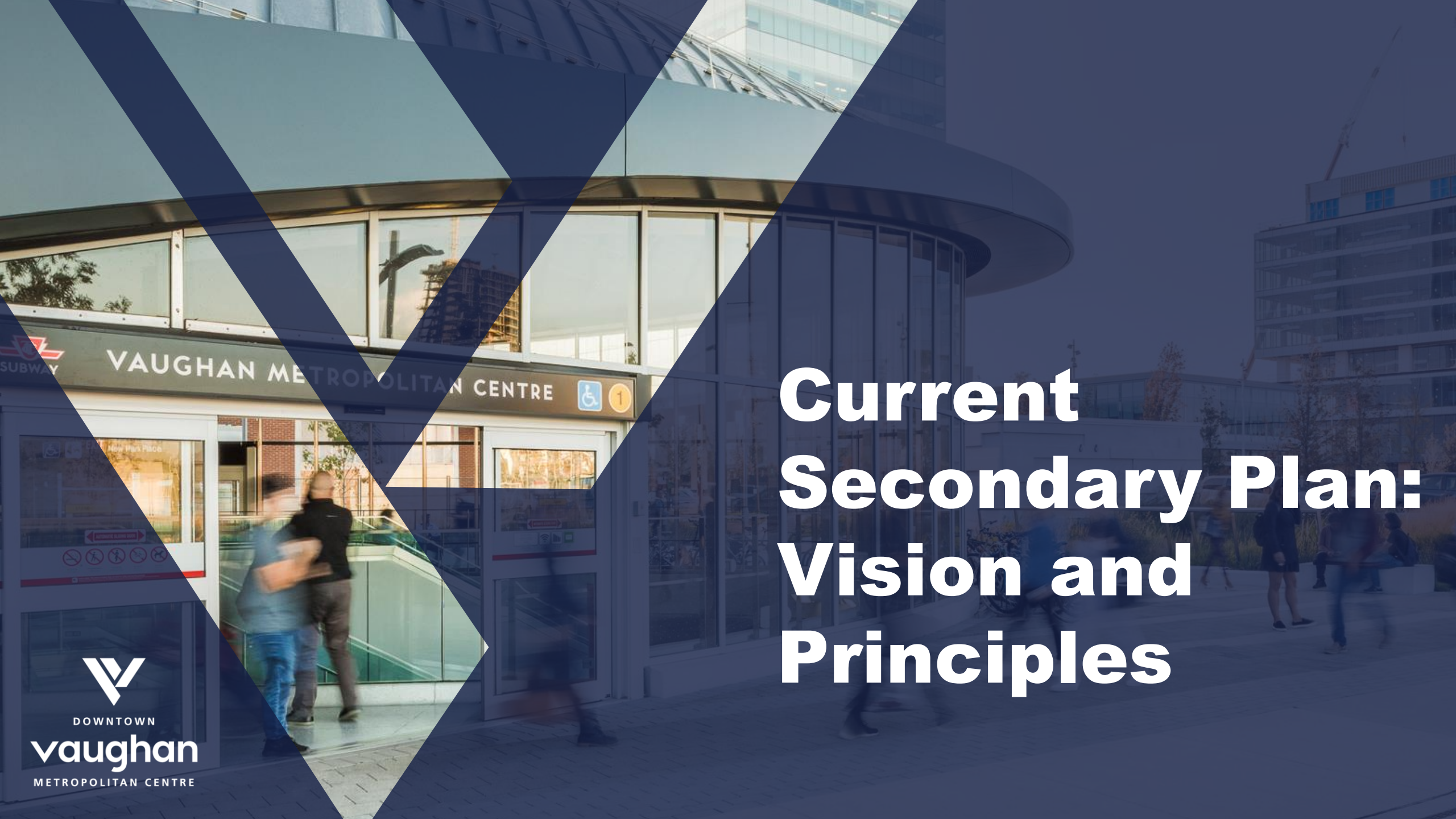


VMCSP Update: Process and Timeline*



VMCSP Update: Process and Timeline*





Current Secondary Plan: Vision and Principles

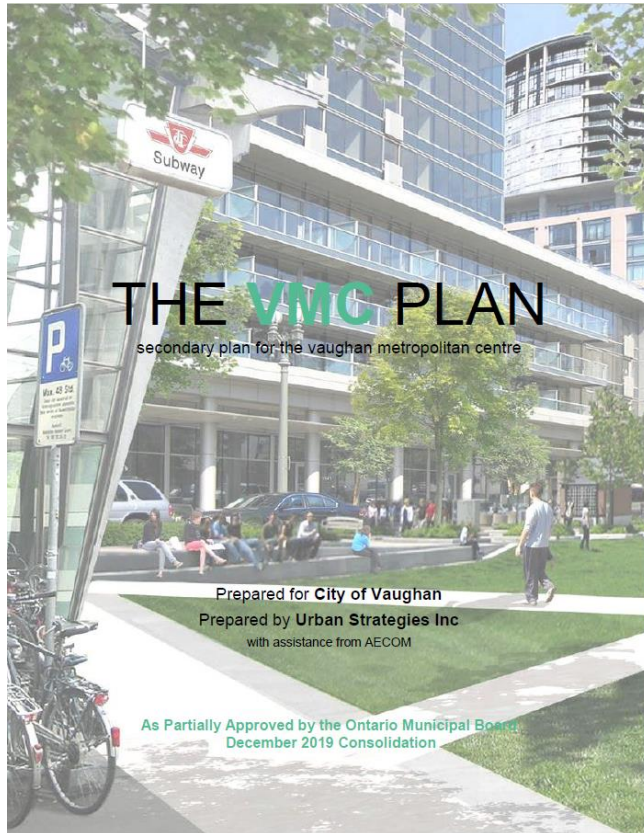


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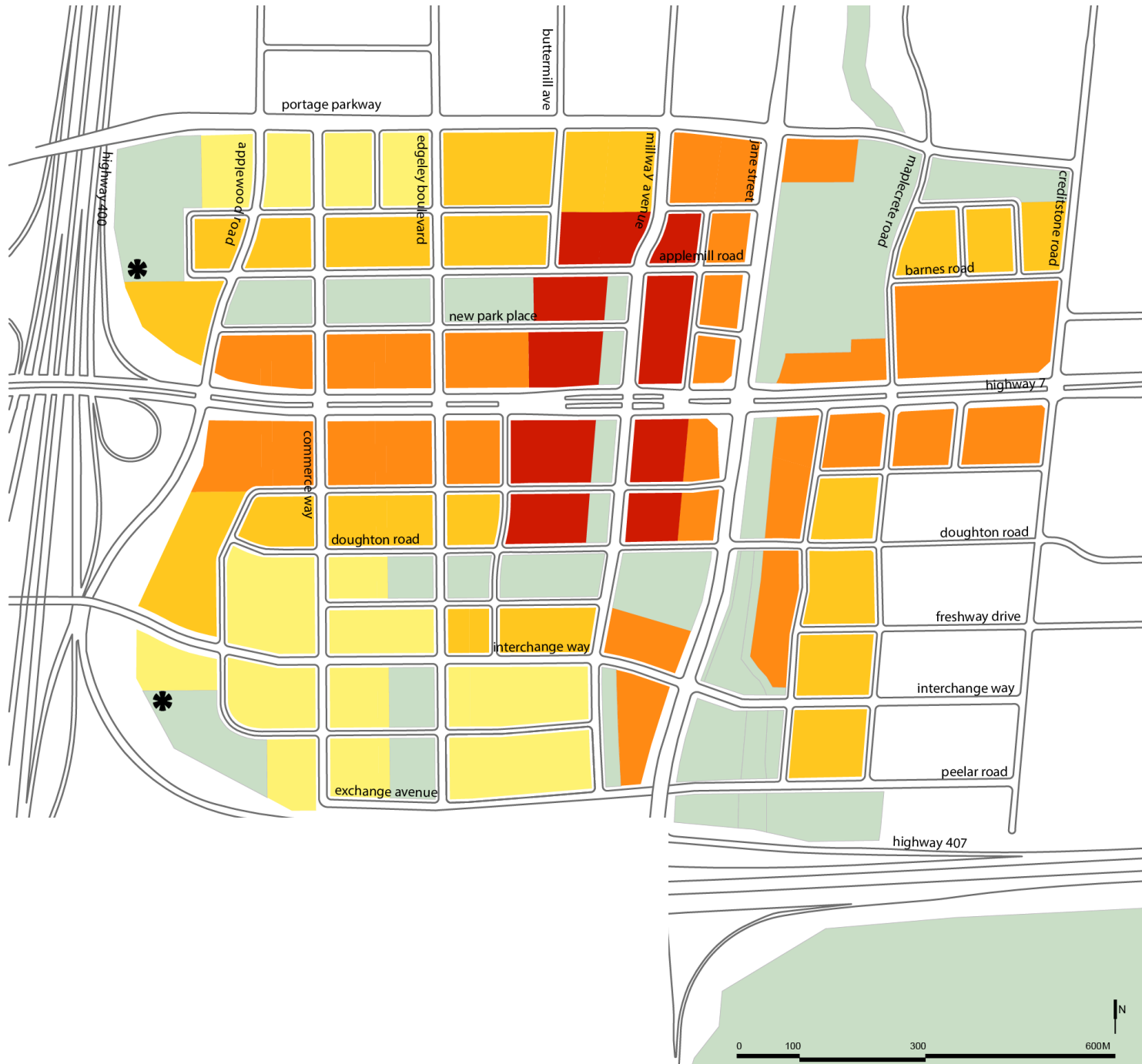
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Vision and Principles

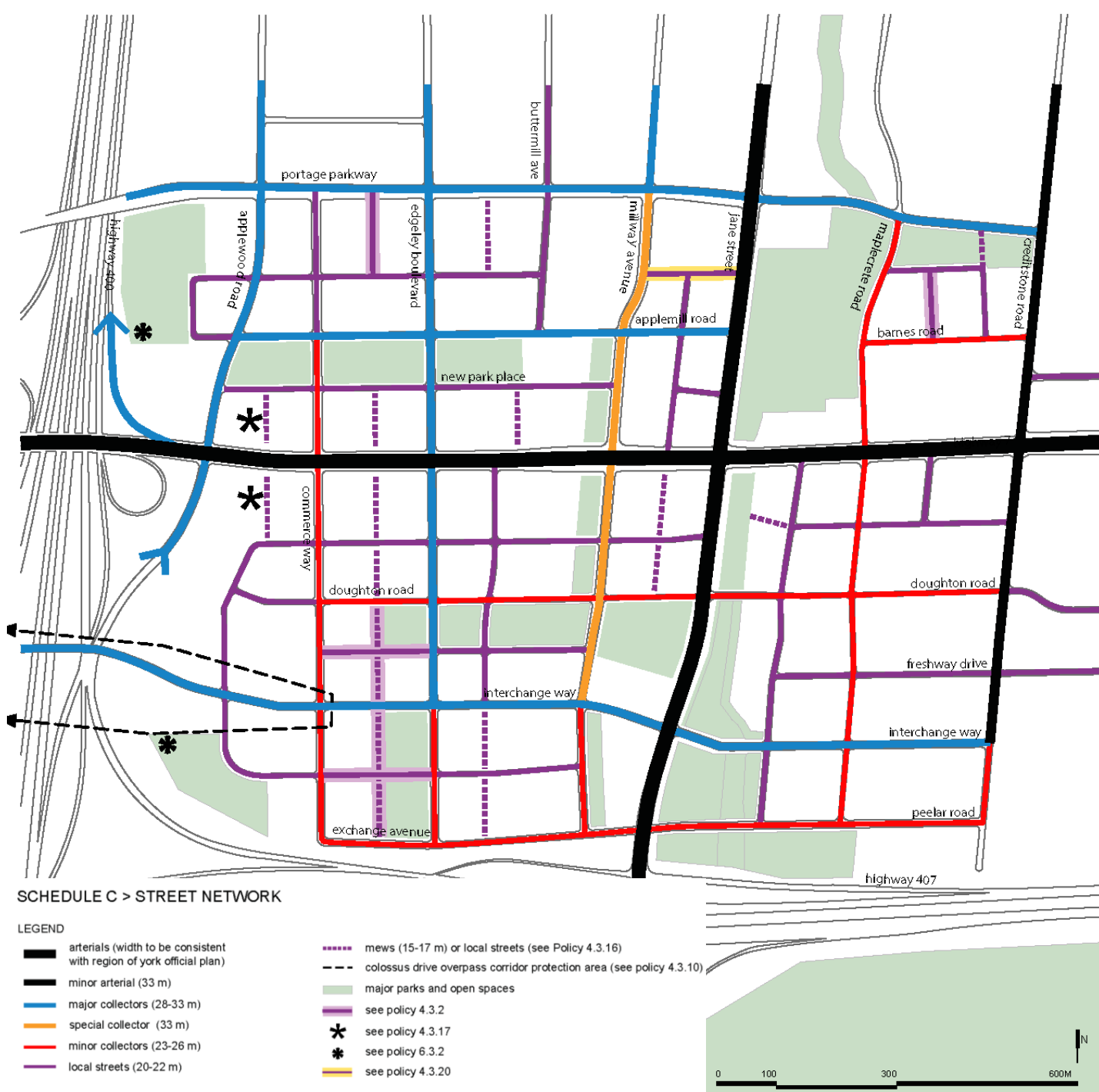


“The City of Vaughan plans to create a downtown – an intense, dynamic community that in time will become the heart of the city, economically, culturally and physically.”

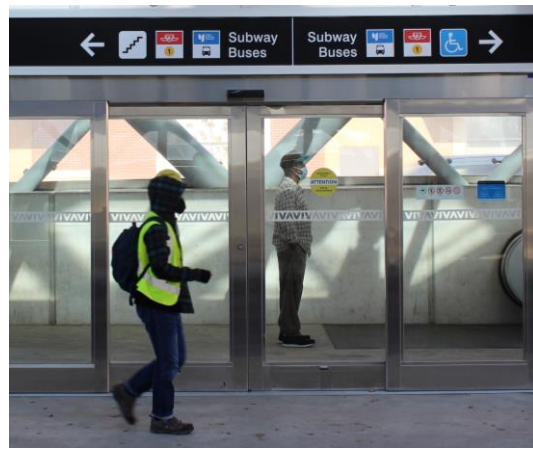
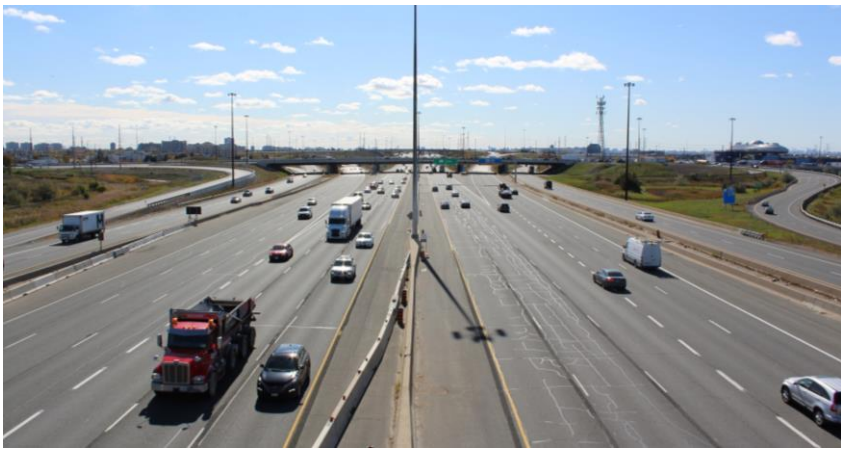
Vision and Principles **Transit Oriented**



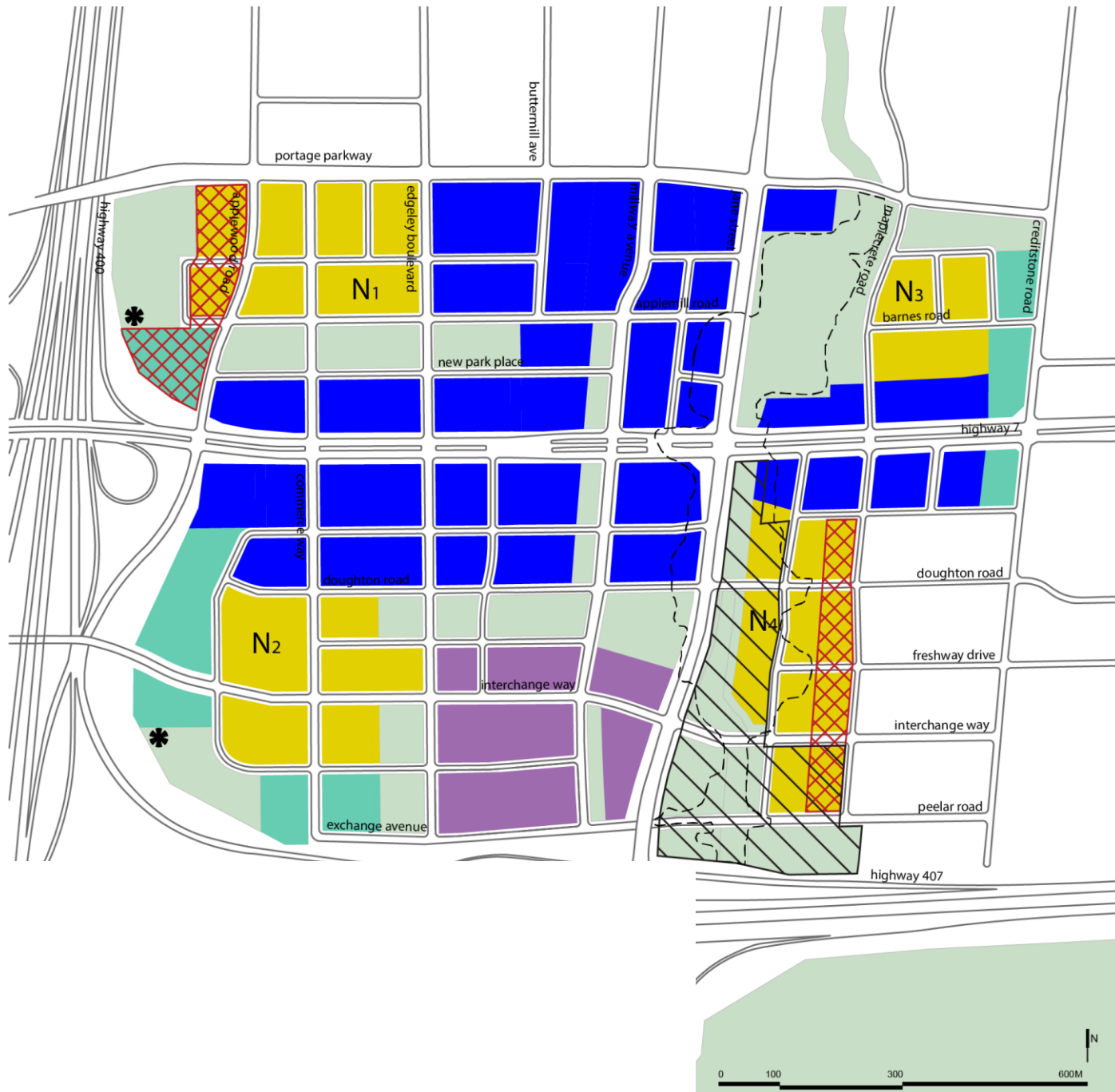
Vision and Principles Walkable



Vision and Principles **Accessible**



Vision and Principles **Diverse**



Vision and Principles
Vibrant



Vision and Principles
Green



Vision and Principles
Beautiful





SUBWAY

VAUGHAN METROPOLITAN CENTRE



Progress to date



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Progress to Date

Major Civic Improvements: Transit



Progress to Date

Major Civic Improvements: First Community Amenities and Public Spaces



Progress to Date

Major Civic Improvements: Planning for Parks and Open Spaces



Progress to Date

Significant Private Sector Development



Progress to Date

High Quality Public Realm



DESIGN IS PEOPLE.





SUBWAY

VAUGHAN METROPOLITAN CENTRE



Priority Issues



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Priority Issues

Intensity of Development



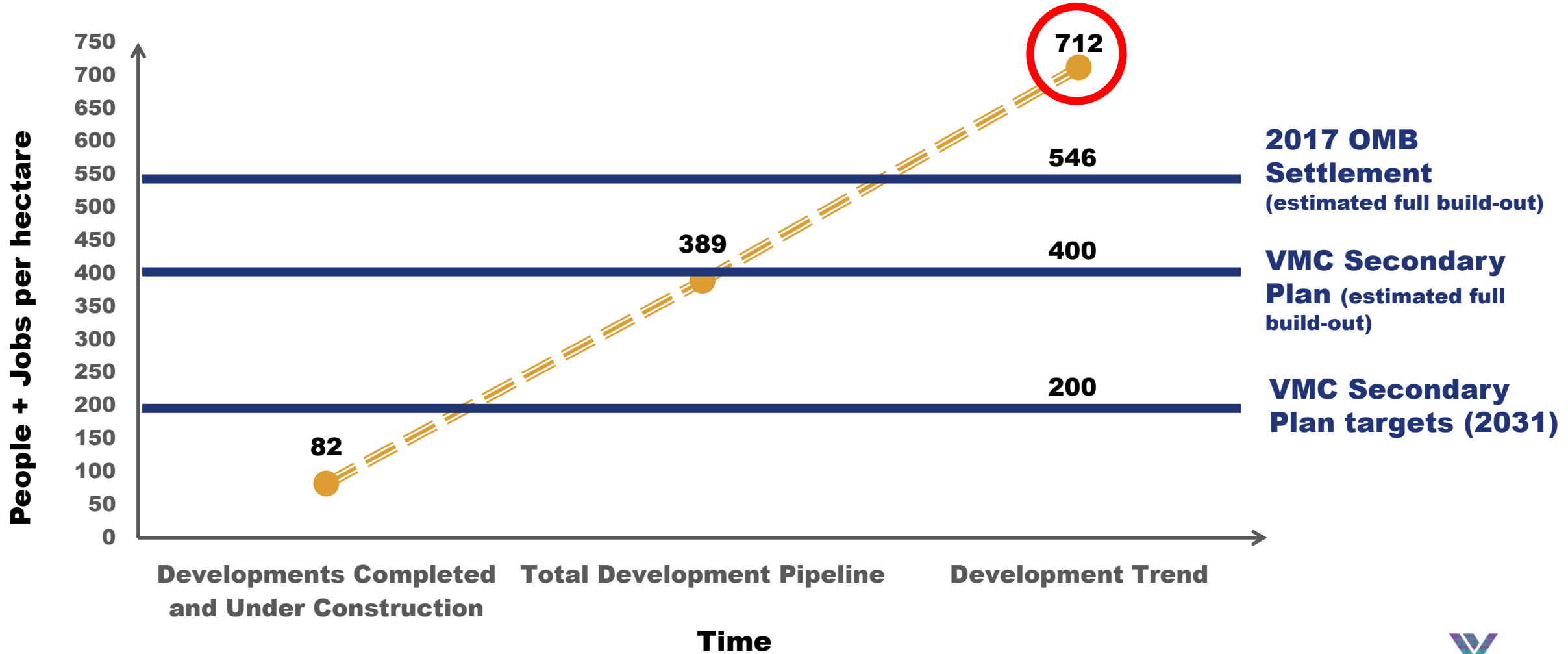
Original 2031 Targets

- 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

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Priority Issues

Serving a Growing Population with Community Infrastructure



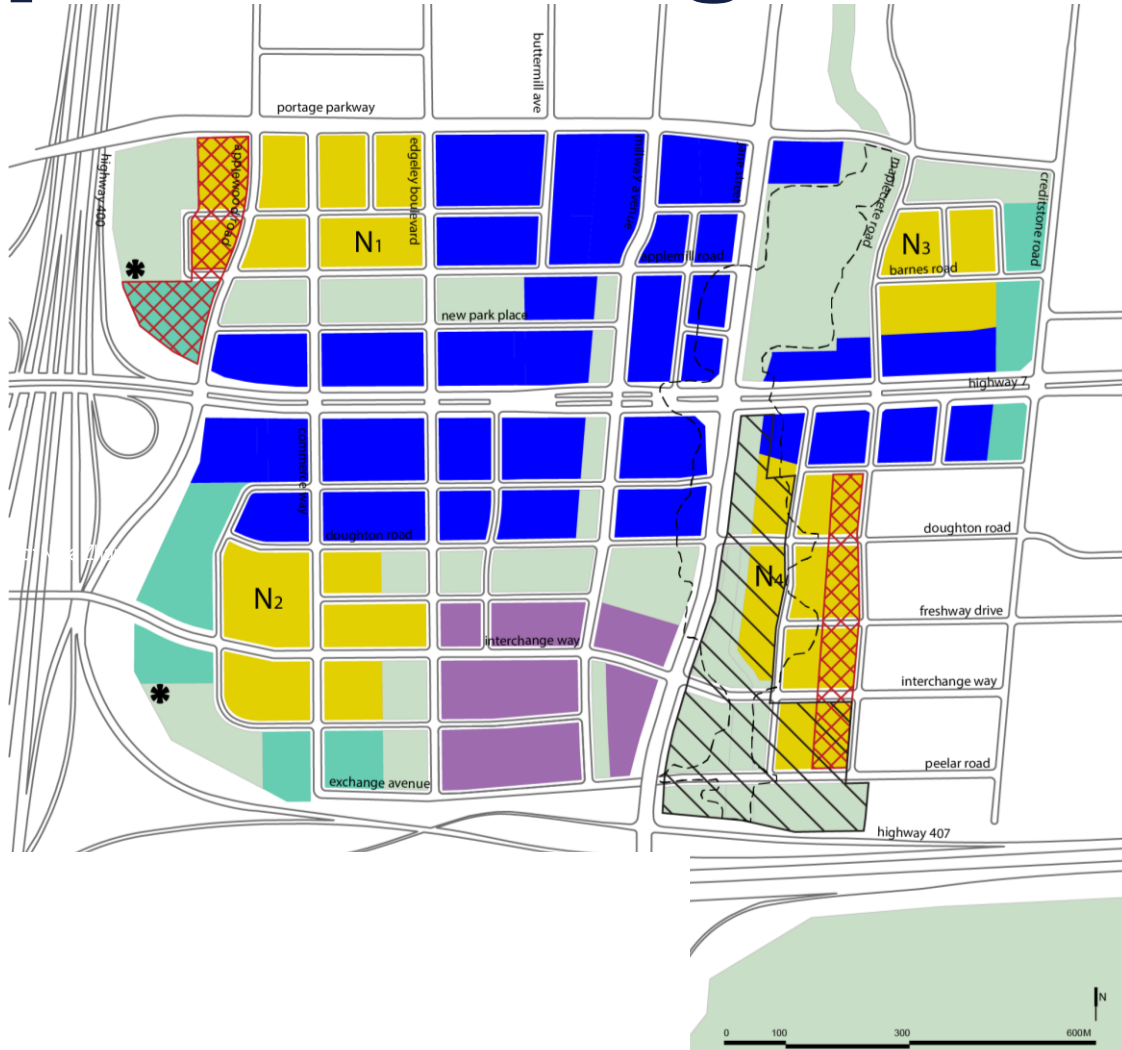
Priority Issues

Built Form Variety, Including Mid-Rise Built Form



Priority Issues

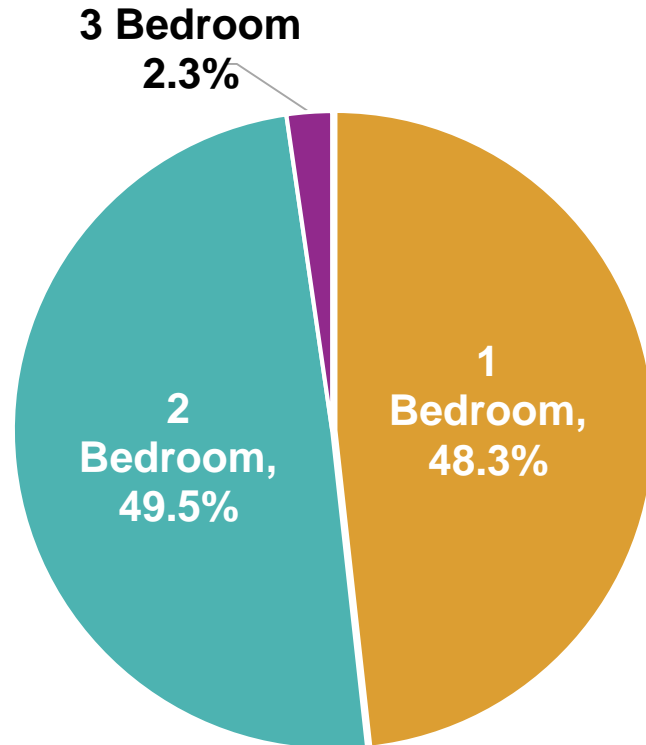
Preserving the character of the various planned neighbourhoods



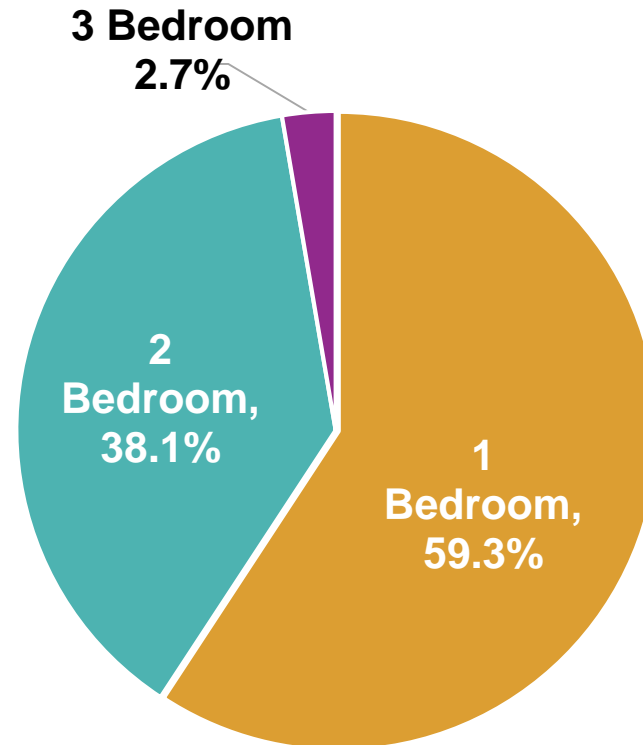
Priority Issues

Housing Variety for an Inclusive Community

% Developments Completed or Under Construction (January 2021)

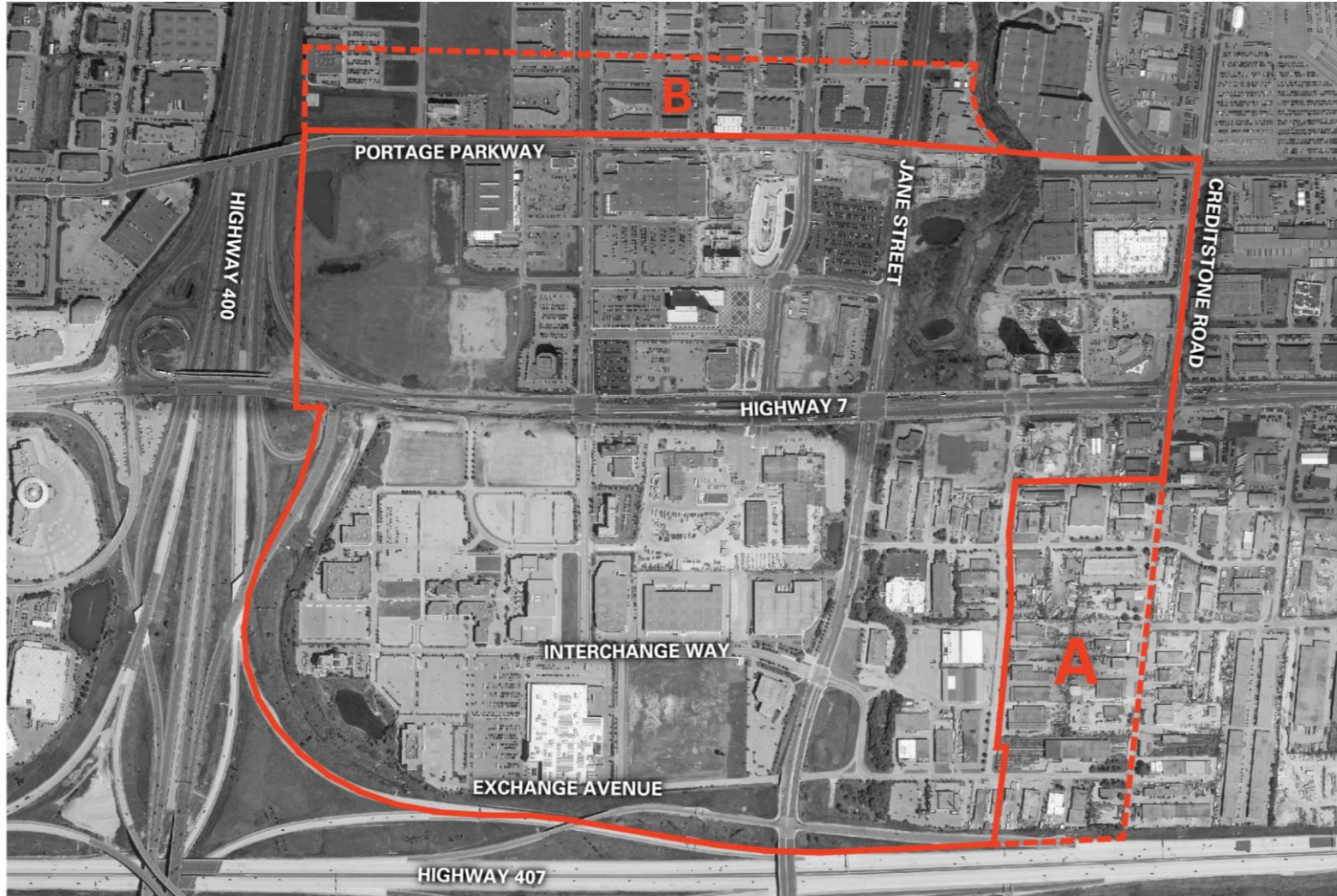


% Approvals and Proposals (January 2021)



Other Considerations

Boundary Expansion



LEGEND

- VMC Boundary
- - - Potential Boundary Expansion Study Areas

©

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



Options



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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**.



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 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

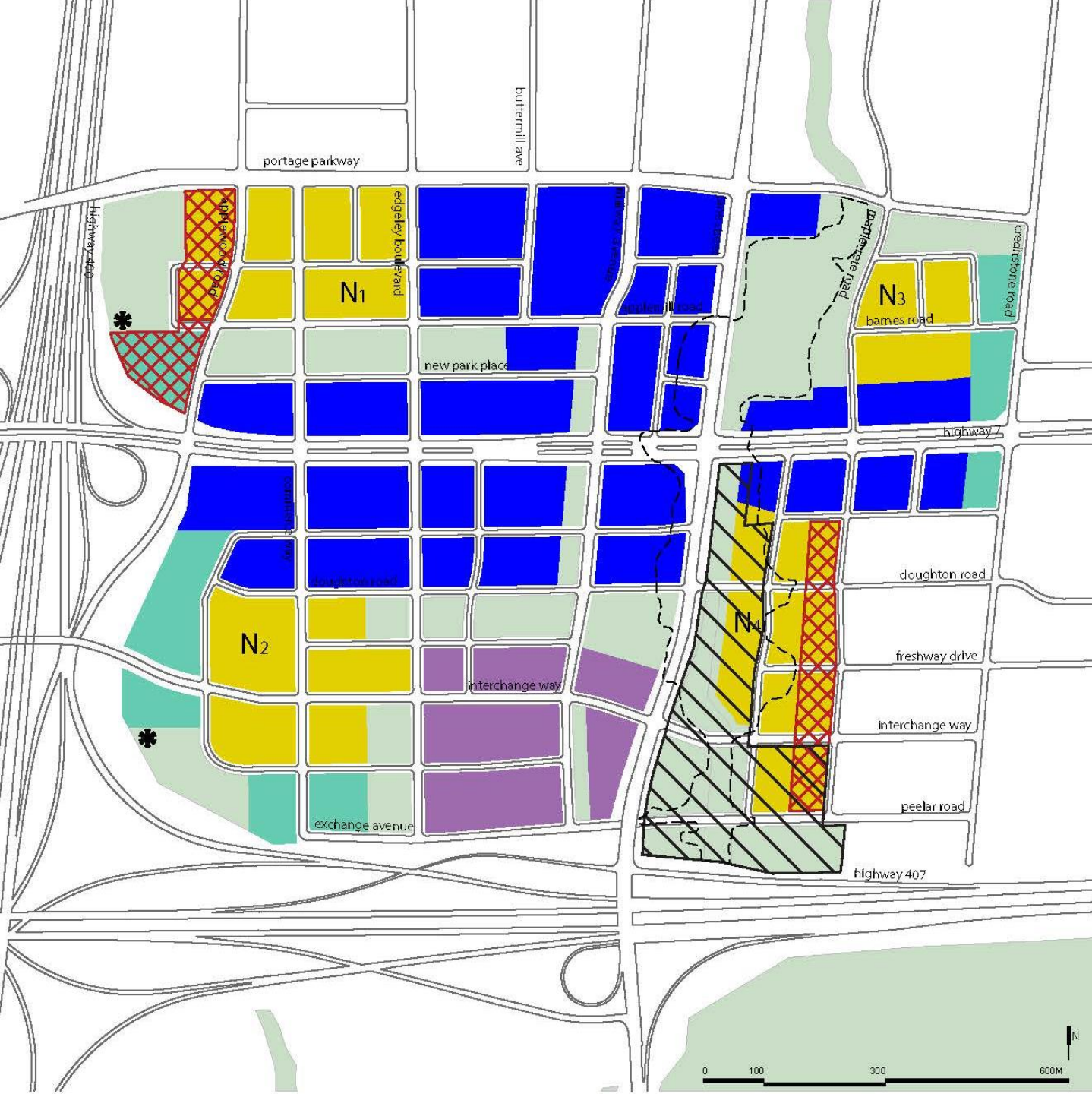
- High quality built environment and a dynamic community
- Attention to the quality of place and investment in the public realm
- Great design – buildings, streets, public spaces
- Iconic parks and open space system
- Art and culture → identity
- Real transportation choice – walking, cycling, transit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

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

Land Use: Option 1



- Mixed Use
 - Mixed Use (Office Uses Required)
 - Mixed Use Retail Office
 - Neighbourhood
 - Employment
-
- Parks and Open Spaces**
 - Public Park
 - Environmental Open Space
 - Mews
 - School
-
- VMC Boundary
 - Potential Expansion Area Boundaries
 - Recent / Approved Development
 - Subway / Station Entrance
 - BRT / Station
 - Future BRT / Station
 - Stormwater Management Facility

Land Use: Option 2



- Mixed Use
- Mixed Use (Office Uses Required)
- Mixed Use Retail Office
- Neighbourhood
- Employment

- Parks and Open Spaces**
- Public Park
 - Environmental Open Space
 - Mews
 - School

- VMC Boundary
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Office Feasibility Assessment

Key question:

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

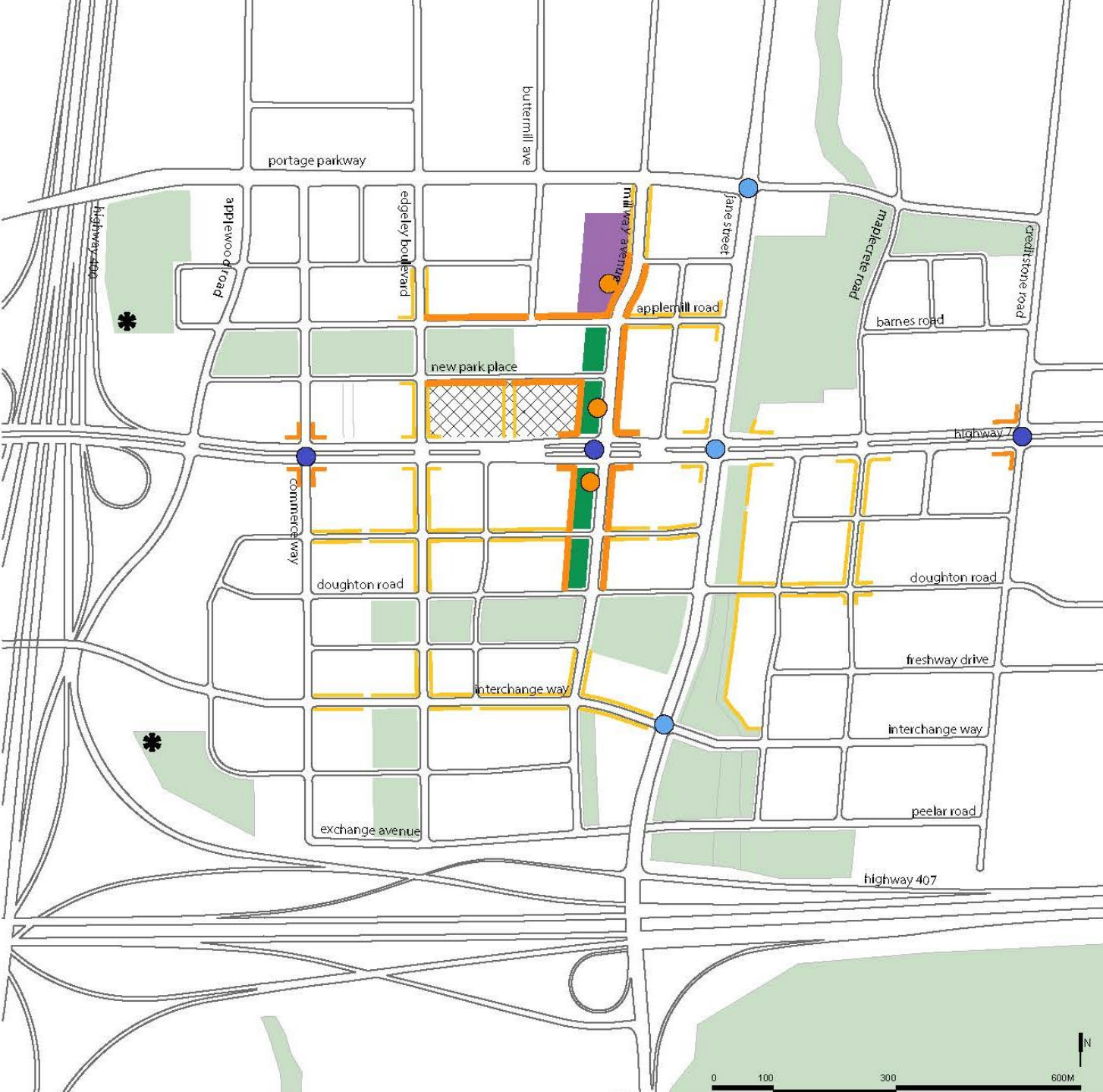
Method:

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.

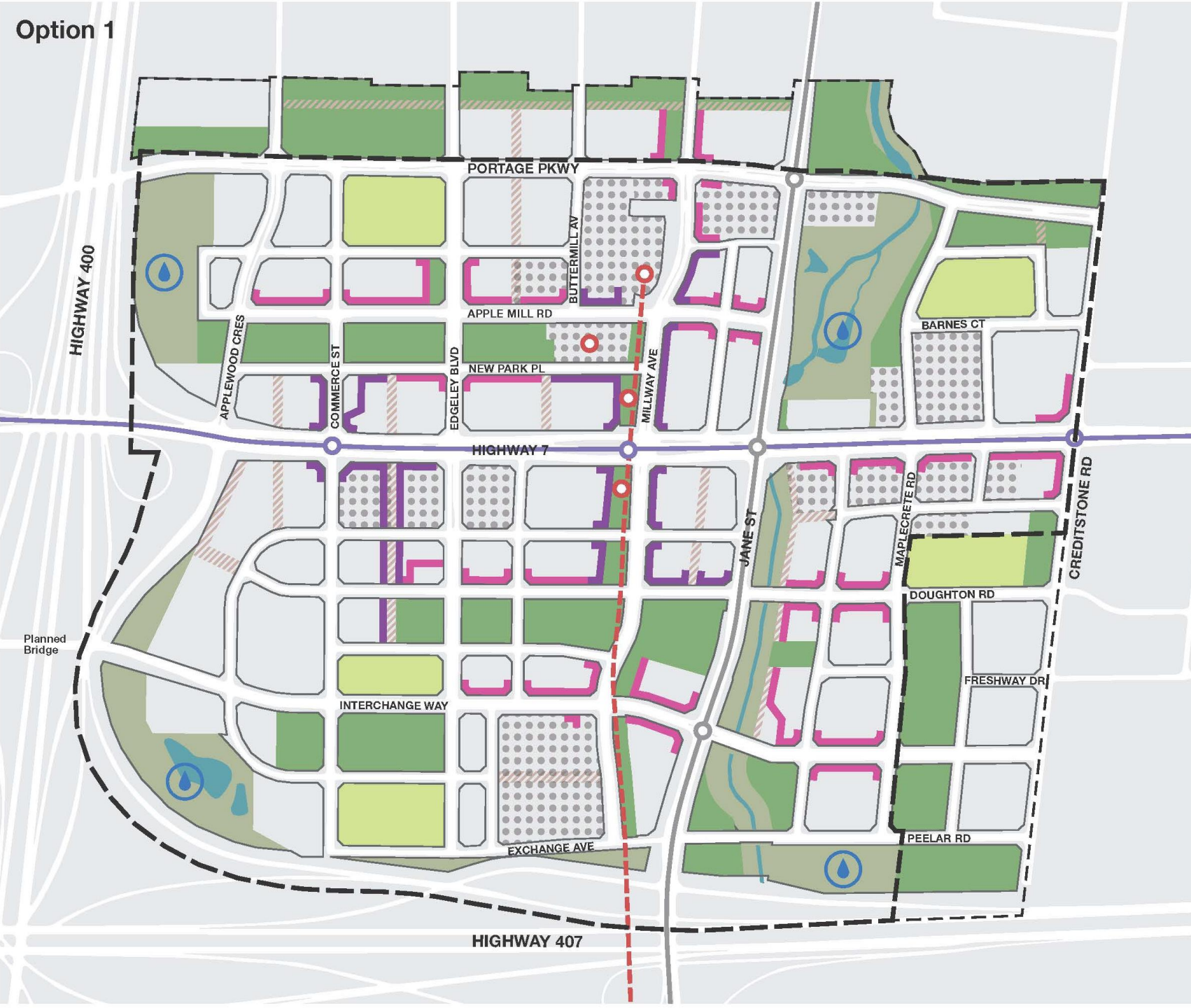
Retail: Current SP



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
- potential jane street rapidway stations
- see policy 6.3.2
- see policy 8.6.10

Retail: Option 1



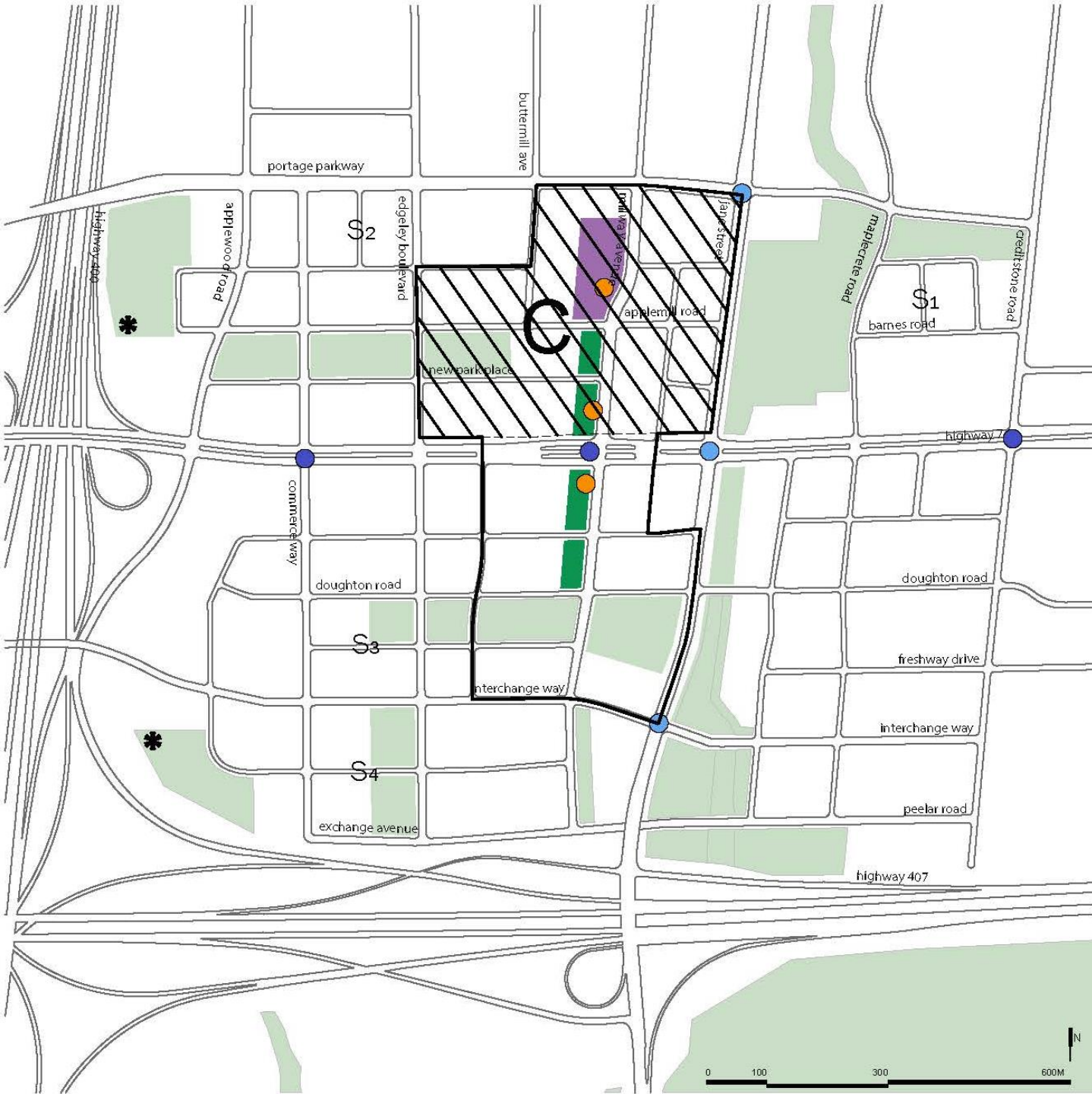
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Retail: Option 2












- 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

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

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



Civic Facilities: Option 2

- Freestanding Facility
- Integrated Facility
- School

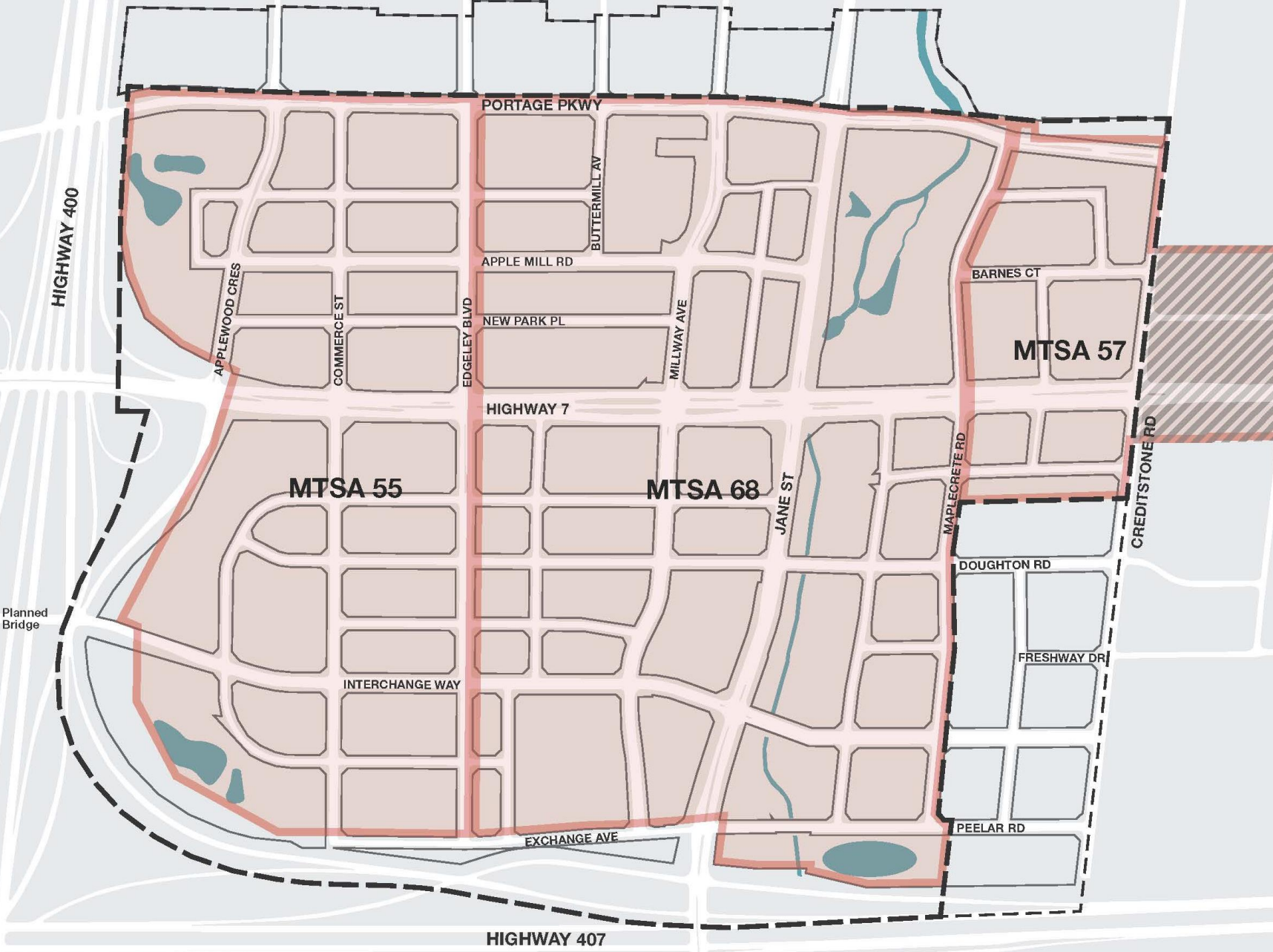
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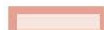



Options by the Numbers

Current VMC Boundary	Original VMCS 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.

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

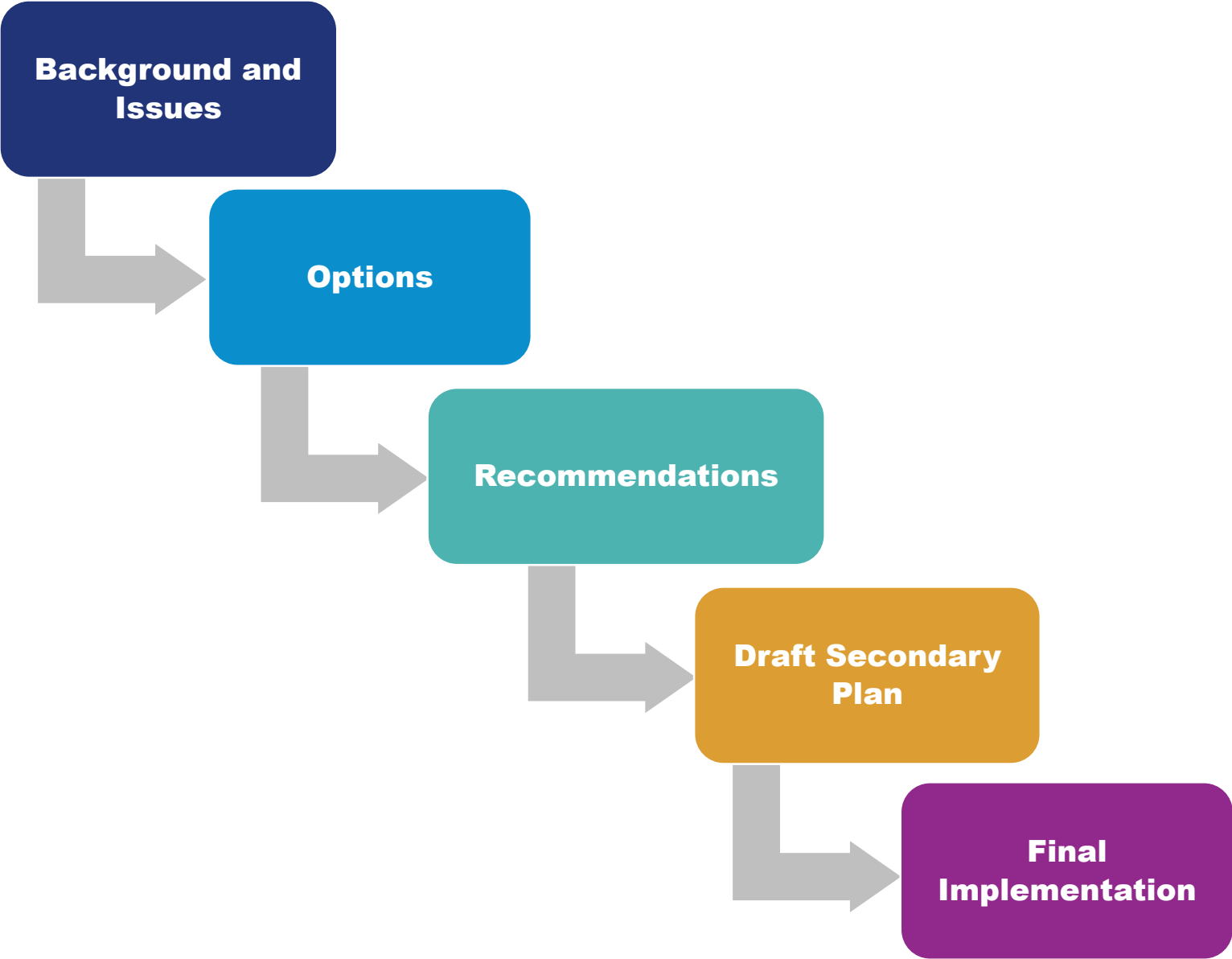
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Parks and Wayfinding Master Plan*



*Subject to revision.

Next Steps





Thank You

Email the City:

Diana.DiGirolamo@Vaughan.ca

Provide Additional Feedback:

HaveYourSay.Vaughan.ca/VMCplan



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