



# Transformation of the VMC

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# Vaughan Precedents



<http://maps.google.ca/maps?hl=en&tab=wl>



# Conceptual Framework





Parkspace

A wide-angle photograph of Grant Park in Chicago. In the foreground, a large, well-maintained green lawn stretches across the frame. To the left and right of the lawn are colorful flower beds with various blooms. In the middle ground, there are several fountains with water spraying upwards. The background is dominated by the Chicago skyline, featuring several tall skyscrapers under a clear blue sky. The most prominent building is the Willis Tower, which stands out due to its height and vertical lines. Other buildings of varying heights and architectural styles fill the rest of the skyline.

# Grant Park, Chicago

<http://www.worldinterestingfacts.com/plants/top-14-most-beautiful-parks-in-the-world.html>





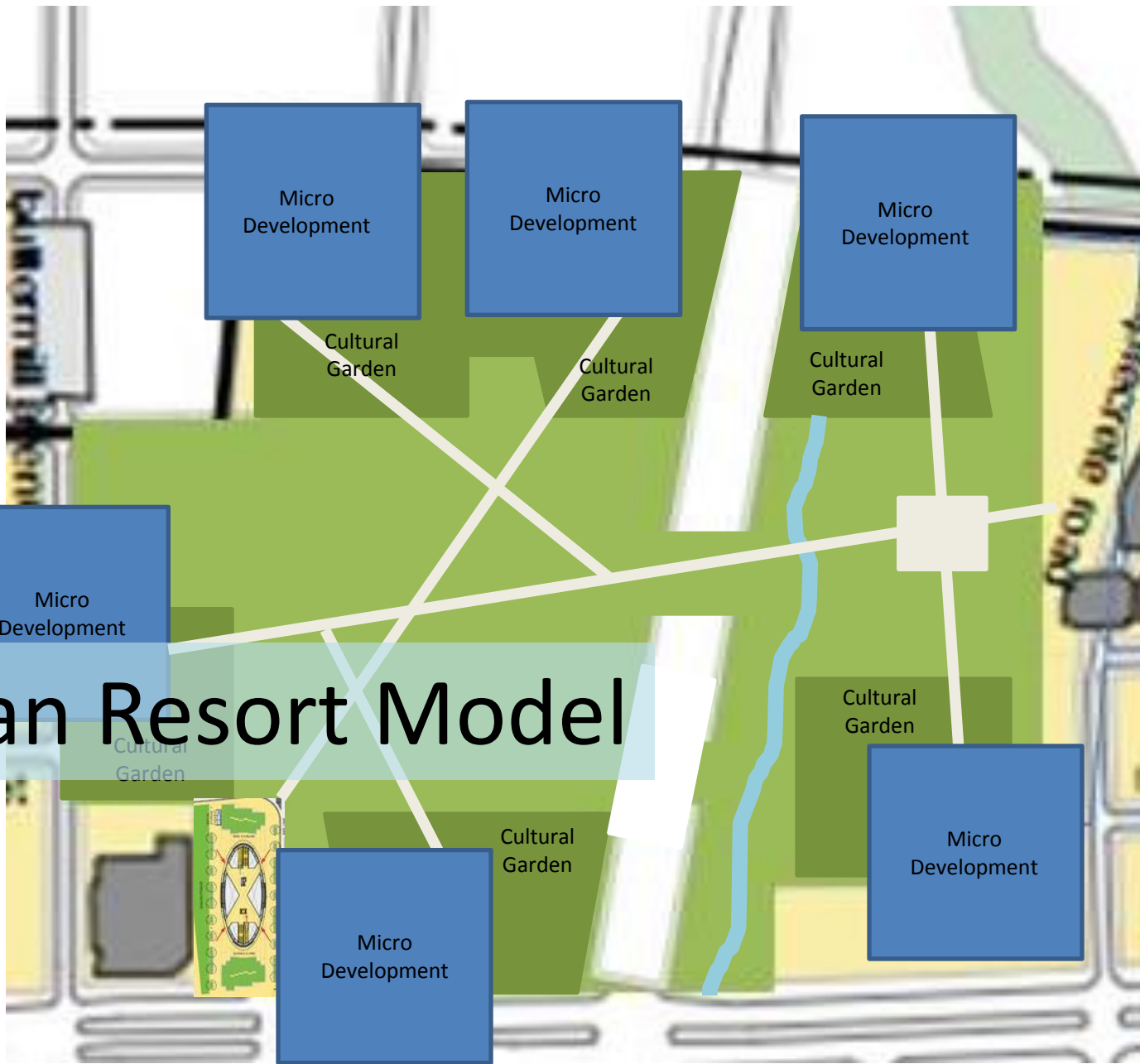
# Deichmann Square, Israel





# Public Art

# Urban Resort Model





A photograph of a traditional Chinese garden. In the center, a pavilion with a dark, tiled, multi-tiered roof sits on a raised stone platform. The pavilion has red lanterns hanging from its eaves. Behind the pavilion is a long, white building with a dark roof and traditional Chinese architectural features. The garden is surrounded by lush green trees and shrubs. A pond in the foreground reflects the pavilion and the surrounding landscape. The water is calm, and there are lily pads floating on the surface. The overall scene is peaceful and scenic.

# Japanese Garden



A photograph of a grand, multi-story villa with a terracotta roof and arched windows. In the foreground, a formal garden features meticulously manicured hedges, topiary bushes, and a gravel path. A large, rounded topiary bush is prominent in the center-left. To the right, a statue stands on a pedestal. In the background, a church spire is visible against a blue sky with light clouds.

# Tuscan Garden





Portage Pkwy

Micro Development

Micro Development

Apple Mill Rd

Millway Ave

Jane St

Image © 2011 DigitalGlobe  
© 2011 Google

Google

Hwy 7



An aerial photograph of a city grid with a semi-transparent white text box in the center. The background shows a mix of urban development, including buildings, roads, and green spaces. The text box contains five guiding questions in bold black font.

## **Guiding Questions:**

**How do you read a landscape and define its culture?**

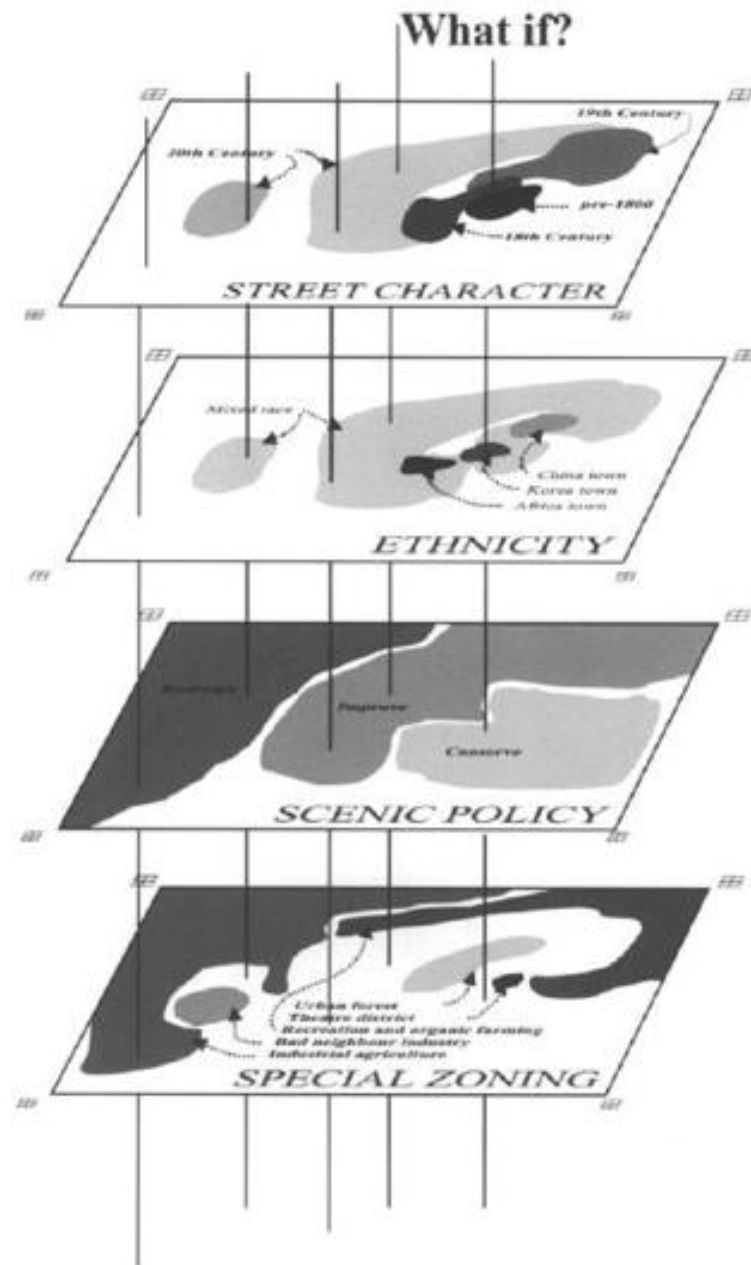
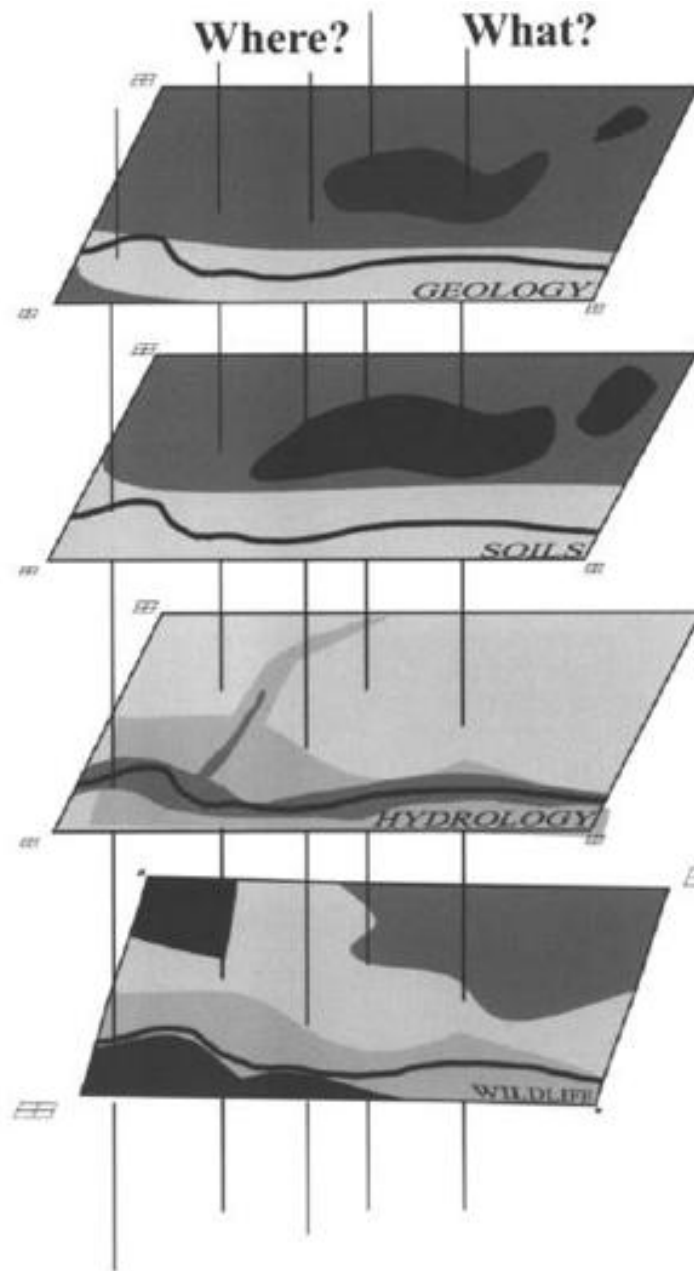
**What are the interests of the landowner?**

**What are the opportunities for the VMC?**

**What are the challenges for the VMC?**

**What is the role of the Urban Designer?**

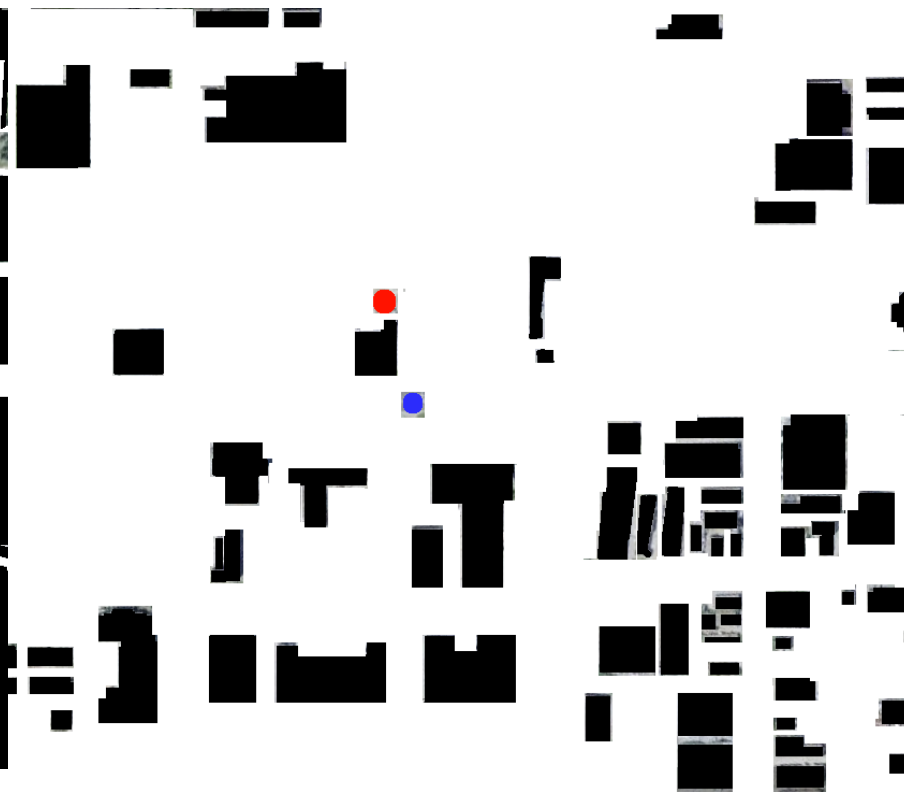
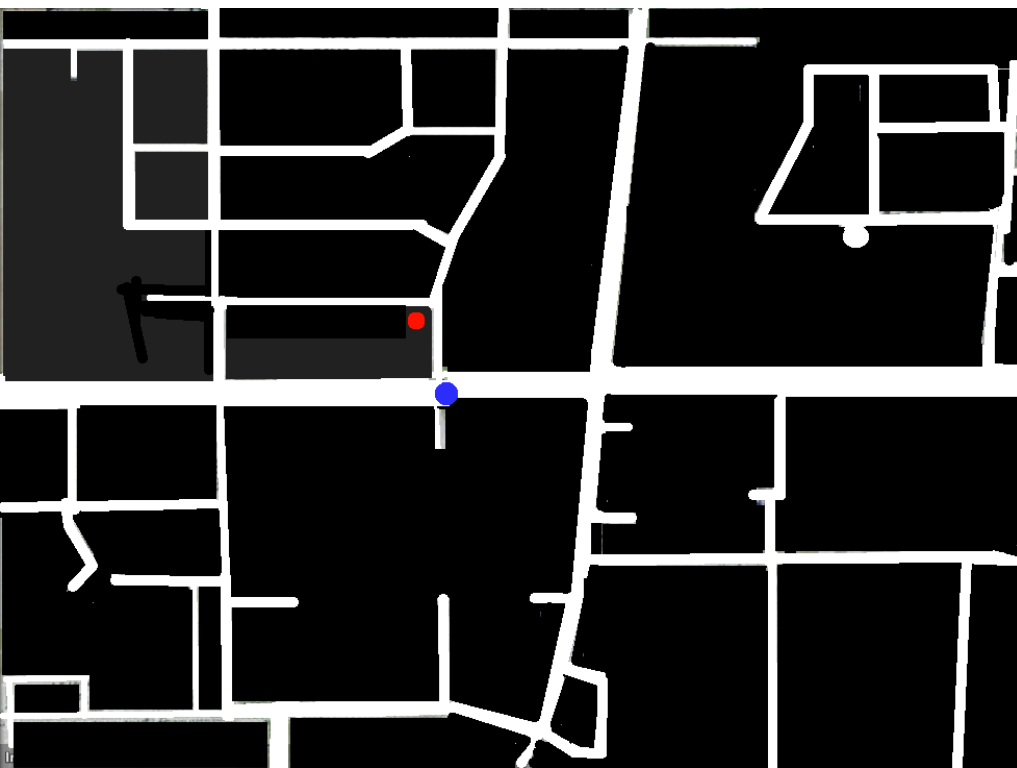




**Figure 3.17** Geographical information systems use layered models. They can the natural environment (left) and the social environment (right), and are providing answers to What?, Where?, and What if? questions.

(Turner, 1998 p. 104,105)







# Land Ownership



## WHO WE ARE

In the early 1980's, a small team at SmartCentres - led by Mitchell Goldhar - embarked on new territory in a competitive commercial development marketplace. By understanding the changes in the shopping habits of the Canadian consumer, they developed a new concept for unenclosed shopping centres in Canada.

The company continued to grow by establishing partnerships with North America's leading retail tenants and positioning centres across the country in key strategic locations. The mandate was a simple one - stay focused on offering value for our tenant partners in order to lower the cost of living for the Canadian consumer. This has translated into a national network of SmartCentres that bring value-oriented shopping to communities across the country.

Today, SmartCentres is Canada's fastest-growing and most active commercial developer, leading the industry in new format retail development, specializing in large-scale, value-oriented shopping centres.

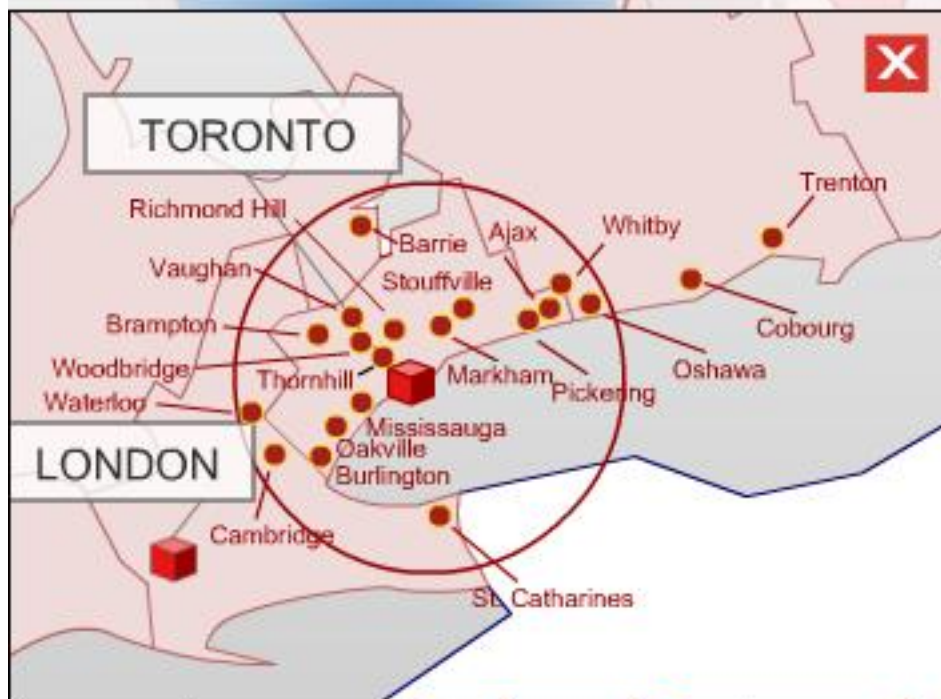


Understand the viewpoint of the landowner.

- “...unenclosed shopping centers.”
- “...a competitive commercial development marketplace.”

Ontario

# Provincial Site Locations



## SELECT A CITY

Alliston, ON  
Ancaster, ON  
Aurora (E), ON  
Aurora, ON  
Barrie (N), ON  
Barrie (S), ON

**Select a city from the list above to view sites within that city or click on the flashing cube on the map to your left to zoom in.**



**Smart!Centres®**

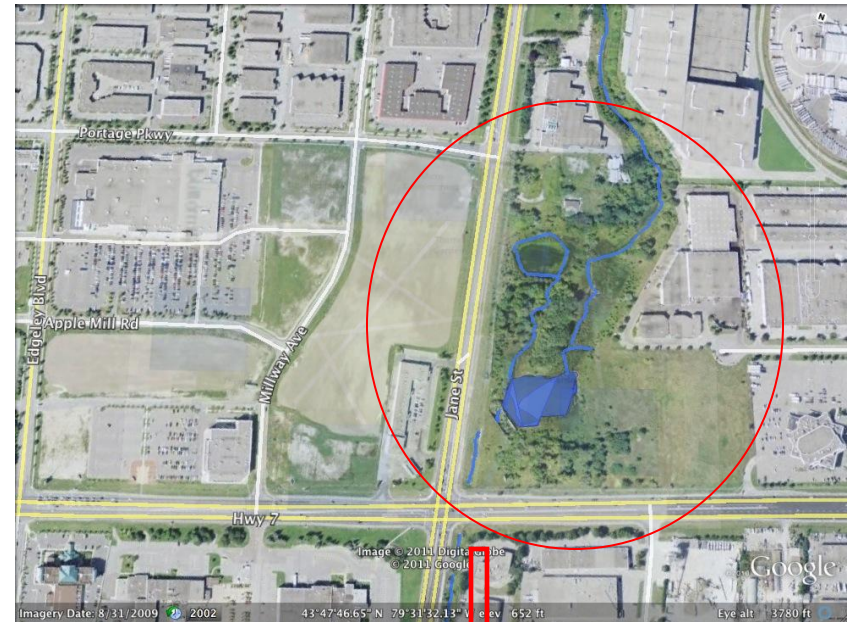
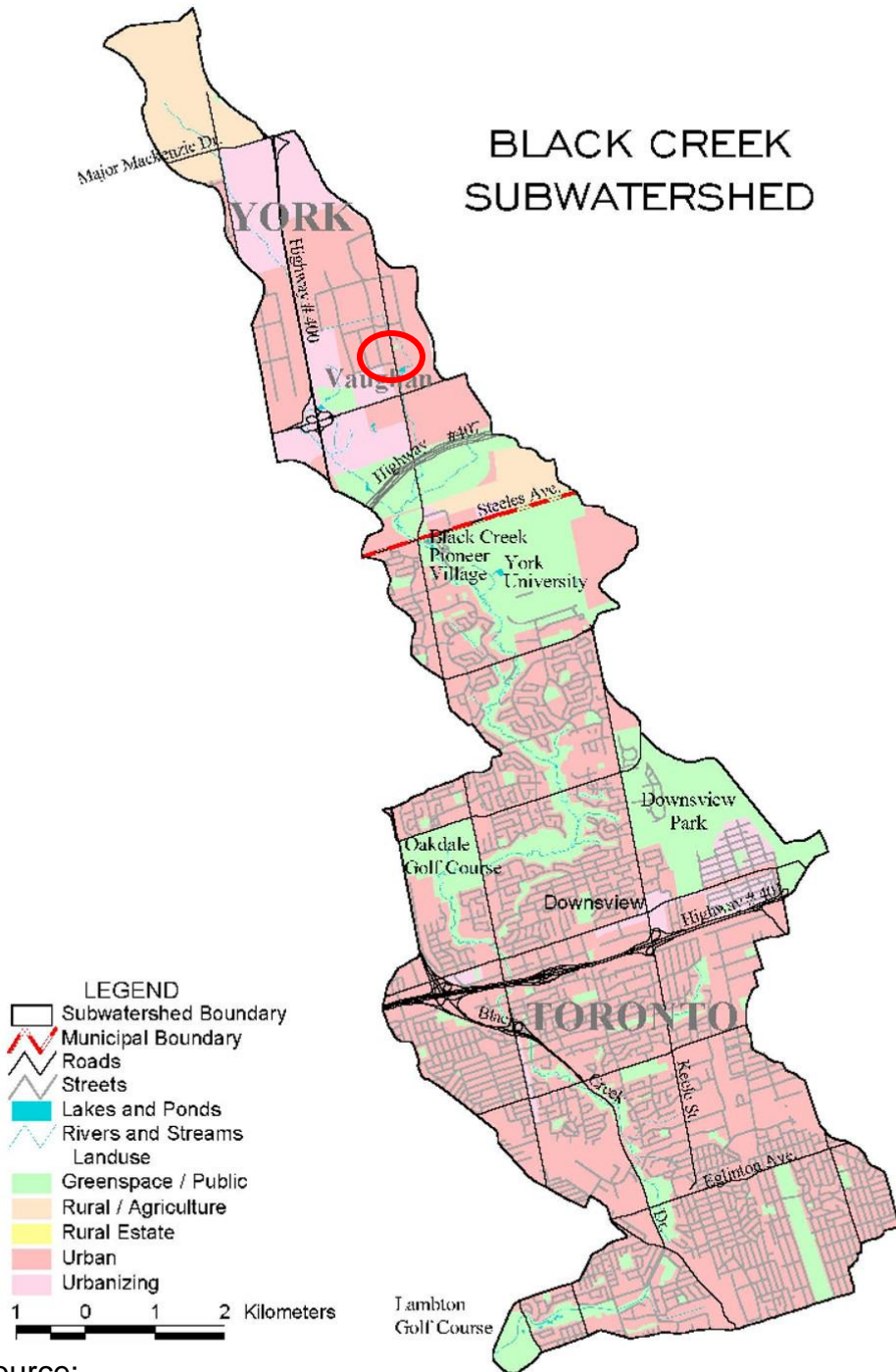


**BACK TO MAP OF CANADA**













Existing condition of Black Creek at Humber Boulevard



View of the restored Cheonggyecheon

(image source: Wikipedia)

## Vaughan's Secondary Plan Policies:

### 3.8

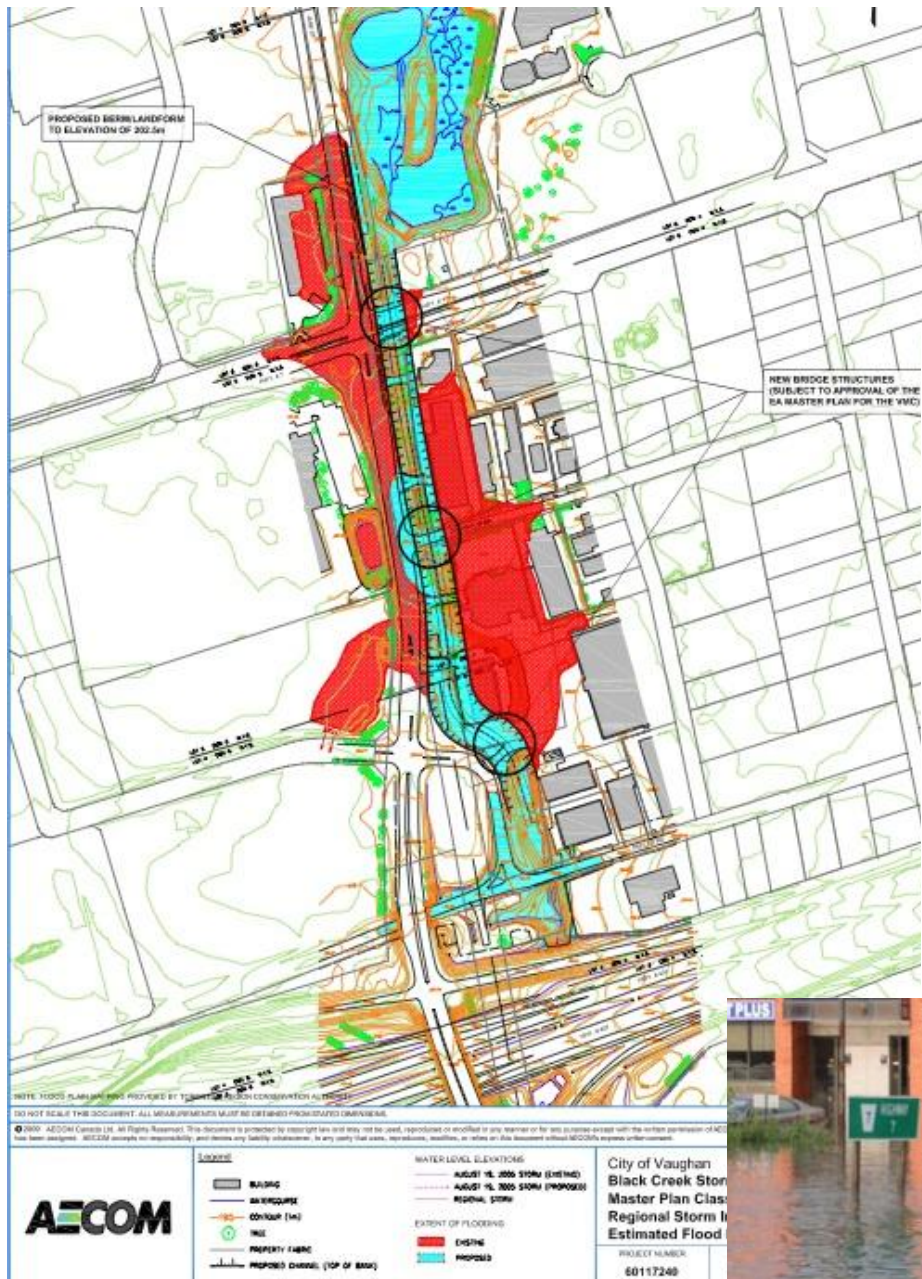
"Make natural features and functions a prominent part of development."

### 6.3.1

"The Environmental Open Spaces identified in Schedule E are intended to be developed and managed as naturalized open spaces that perform four primary functions..."

1. Natural heritage
2. Additional vegetation
3. Accommodate stormwater management
4. Municipal parkland as a recreation amenity and open space

Vaughan has retained AECOM to complete the Master Plan Class EA study.



STUDY AREA MAP



Limits of Study Area



Source:

<http://www.city.vaughan.on.ca/vaughan/departments/engineering/pdf/Engineering%20-%20Black%20Creek%20Storm%20Water%20-%20Feb%202010.pdf>

Source:

<http://www.city.vaughan.on.ca/vaughan/departments/engineering/pdf/Black%20Creek%20-%20Mar%202018,%202010/Maps.pdf>



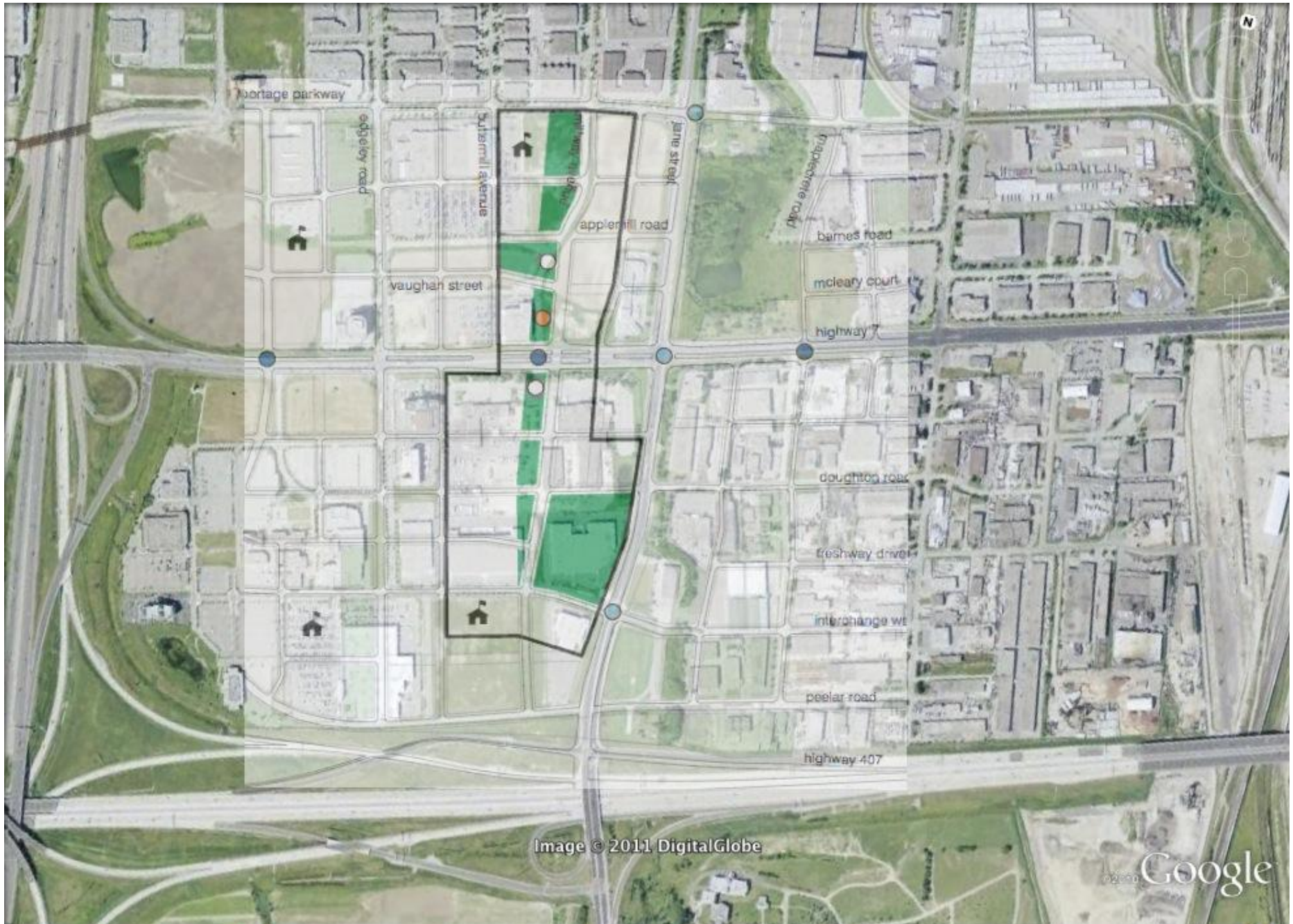
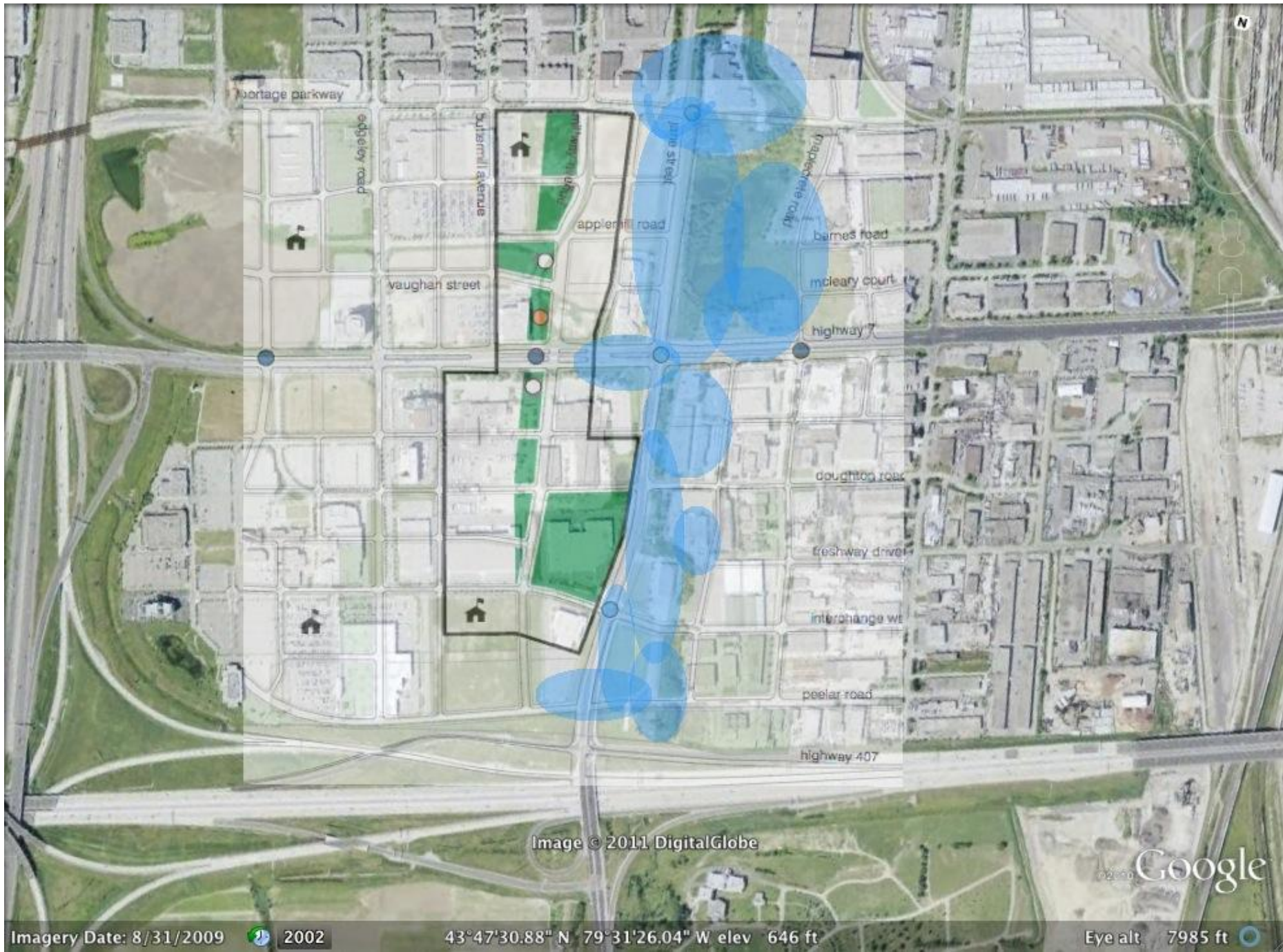


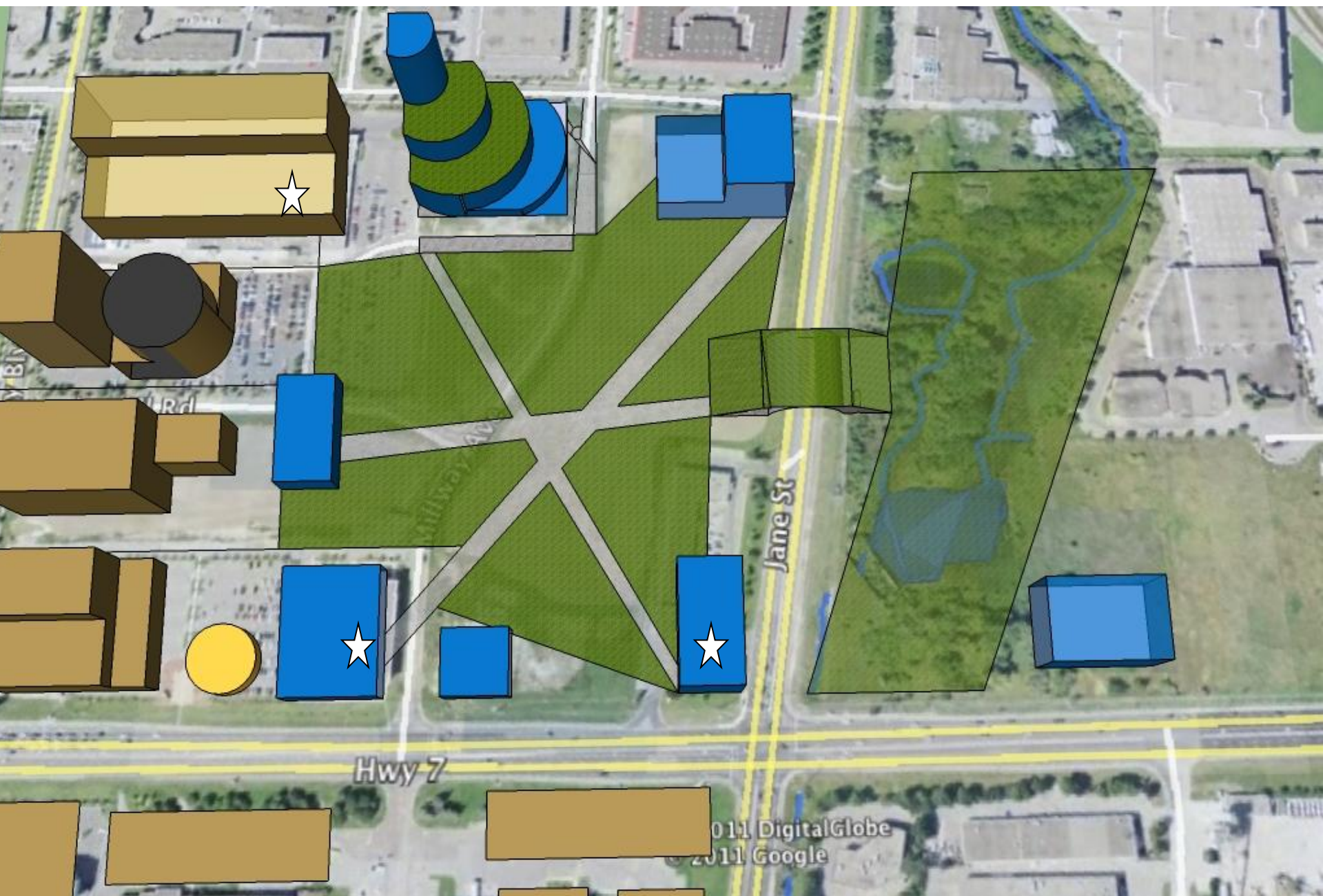
Image © 2011 DigitalGlobe

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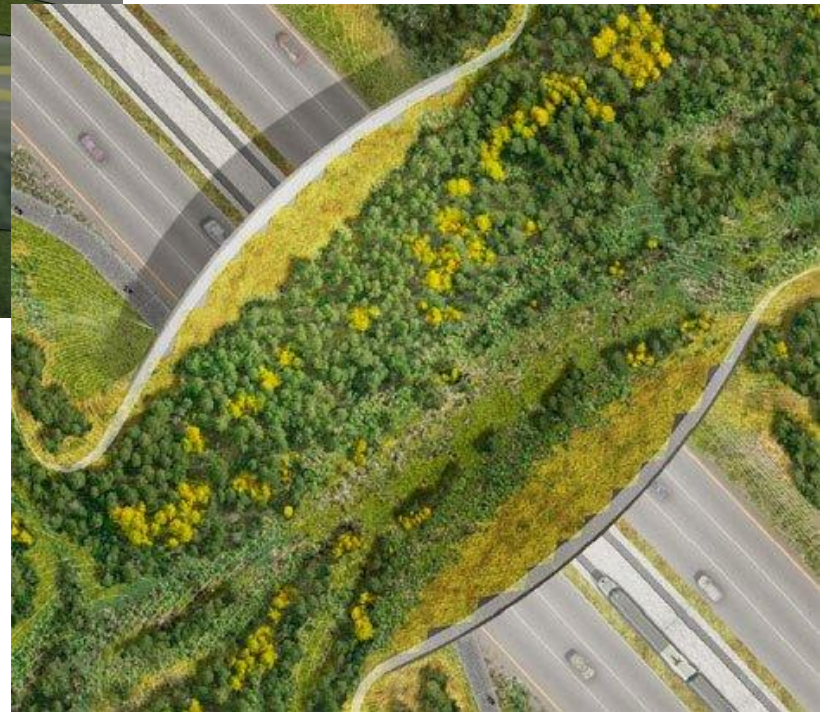
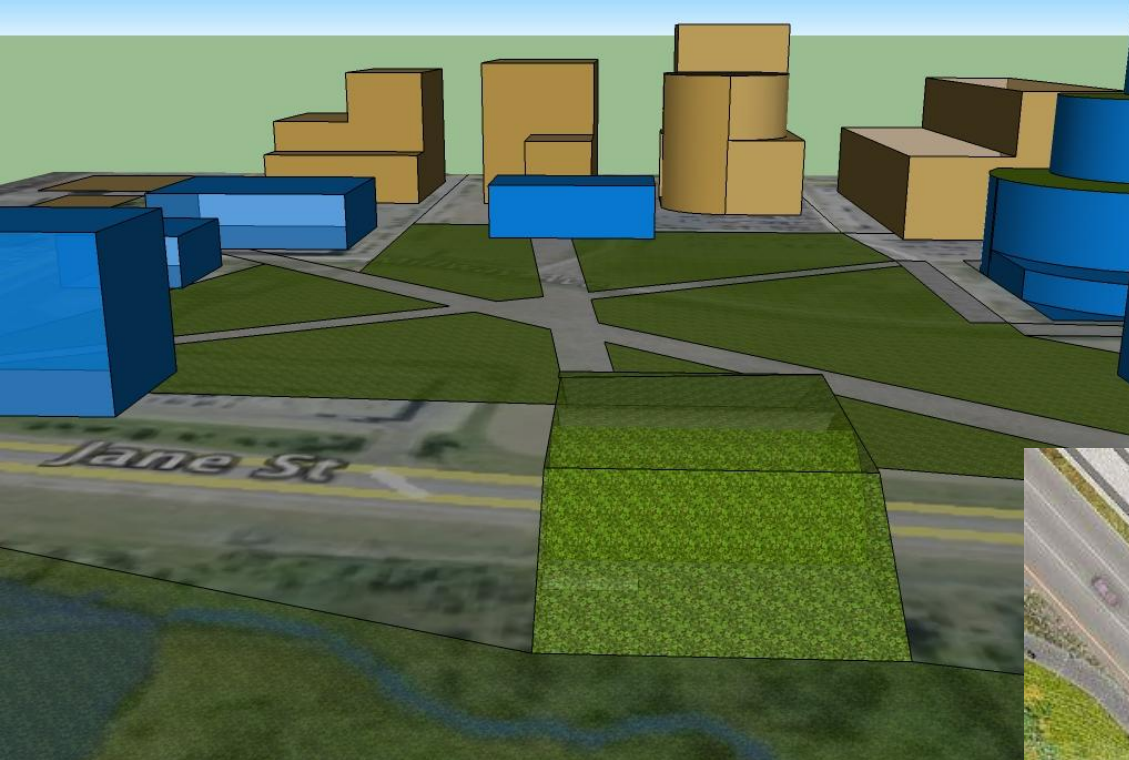






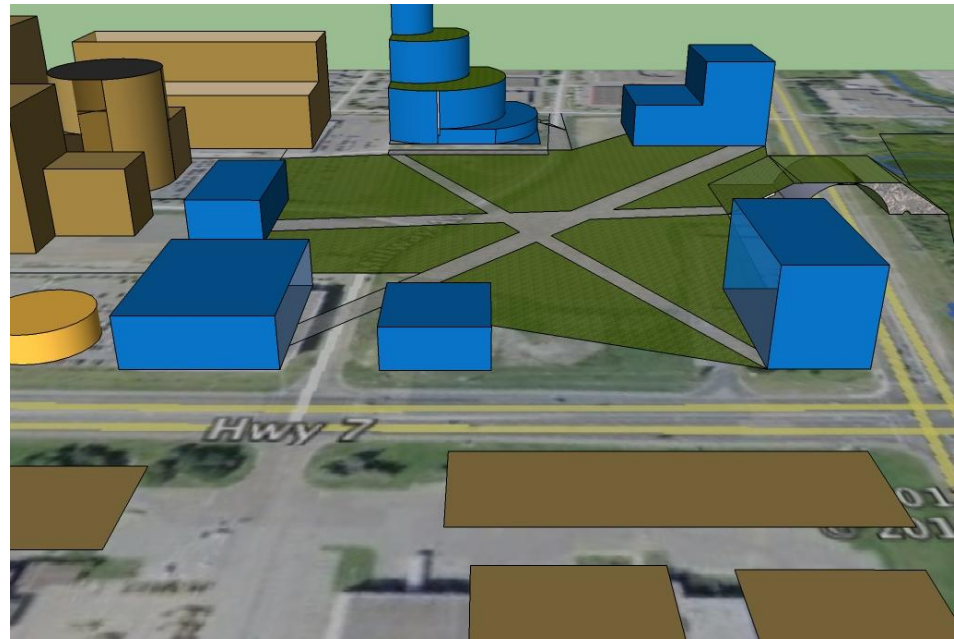
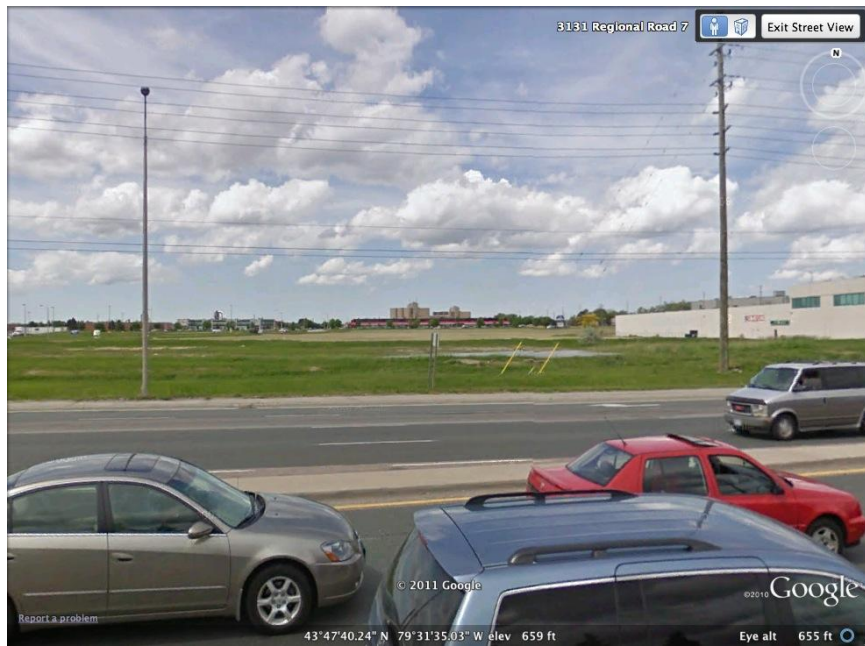






[http://ideasmodern.com/wp-content/files\\_mf/cache/th\\_b5cb9cebf2702d1d9f0b0c9e633f49f7\\_2686.jpg](http://ideasmodern.com/wp-content/files_mf/cache/th_b5cb9cebf2702d1d9f0b0c9e633f49f7_2686.jpg)





# Take-aways & Suggested Reading

- Paul Knox - “Place Making/Marketing”
- Jane Jacobs - “Uses of Neighbourhood Parks”
- Ian McHarg - *Design with Nature*
- Tom Turner – *Landscape Planning and Environmental Impact Design*
- *Frederick Law Olmsted – Writings on City Landscapes*
- *Edward Relph – Suburban Downtowns of the Greater Toronto Area*
- *Michael Sorkin – Variations on a Theme Park*



# Take-aways & Suggested Reading

- Jan Gehl - *Life Between Buildings*
- Randolph Hester - “collective symbolic ownership”
- Andres Duany - *The Smart Growth Manual*

# Take-aways & Suggested Reading

- Donald Appleyard - *Livable Streets*
- Allan Jacobs - *Great Streets*
- Jacobs, Macdonald, & Rofo - *The Boulevard Book*



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