



CITY OF VAUGHAN POPS GUIDELINES + STANDARDS

TAC #2
December 9, 2024

c:DTAH



dtah

gladki
planning
associates

AIRD BERLIS

A.W. HOOKER®
QUANTITY SURVEYORS

CONTENT

Introduction

Project Overview

What We Completed So Far

- Background Review
 - Design Guidelines
 - Implementation Plan
-

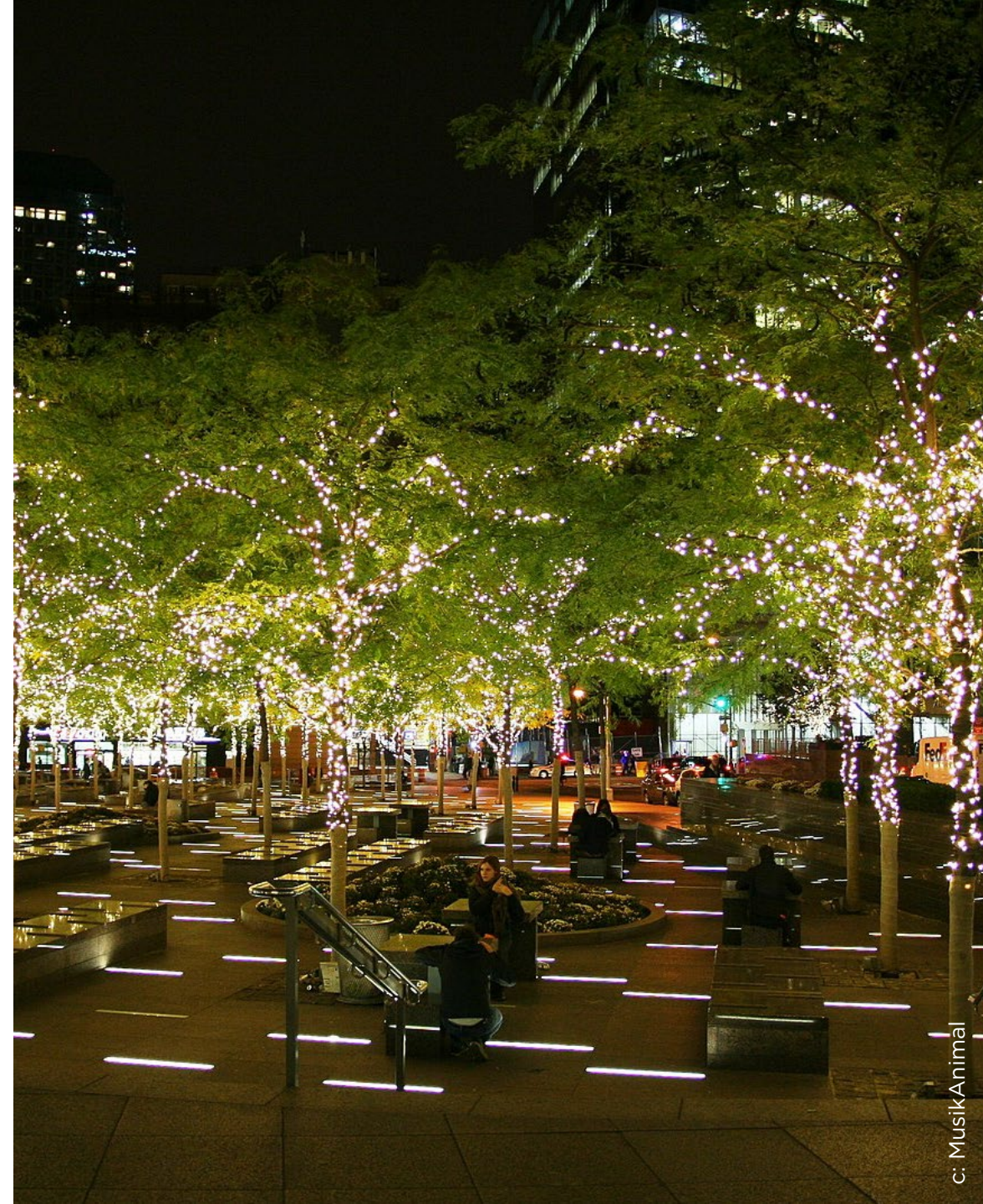
Next Steps



Project Overview

WHAT ARE POPS

- POPS = **Privately Owned Publicly Accessible Spaces**
- **Maintained** by private owners such as a developer or a residential condominium corporation
- Must be **accessible** for public use without any charge or barriers
- **Various sizes, configurations and amenities**
- **Legal agreements** outline responsibilities for the owner and ensure the space meets City standards



WHY ARE WE DOING THIS STUDY

- Vaughan is intensifying quickly
- Council direction to give 100% parkland dedication credit for approved POPS



Legislative
Assembly
of Ontario



Assemblée
législativ
de l'Ontario

1ST SESSION, 43RD LEGISLATURE, ONTARIO
1 CHARLES III, 2022

Bill 23

(Chapter 21 of the Statutes of Ontario, 2022)

**An Act to amend various statutes, to revoke various regulations and to
enact the Supporting Growth and Housing in York and Durham Regions Act, 2022**

The Hon. S. Clark
Minister of Municipal Affairs and Housing

1st Reading	October 25, 2022
2nd Reading	October 31, 2022
3rd Reading	November 28, 2022
Royal Assent	November 28, 2022



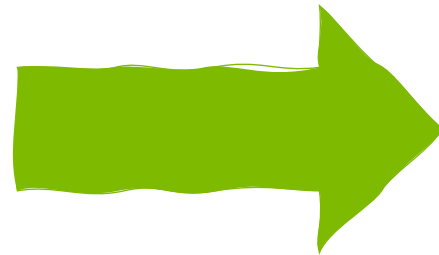
EVOLUTION OF POPS

PAST



c: Bruno Martins

“passive”



NOW/FUTURE



c: Bambi Corro

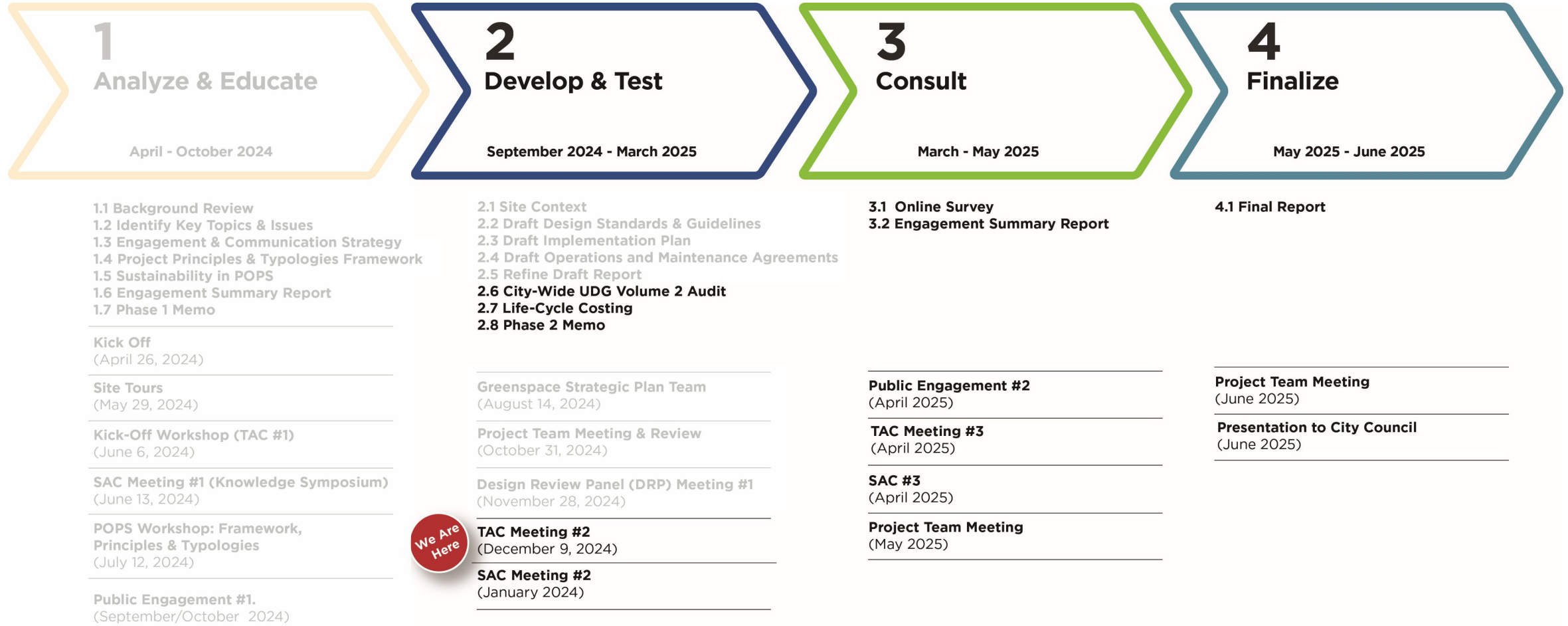
“active”

STUDY GOALS AND OUTCOMES

- Promote and foster **high-quality** design
- Provide detailed **guidelines** and **specifications** for design and implementation in new developments
- Set minimum criteria for POPS to be eligible for **parkland dedication credit**
- Address a full range of **site conditions**



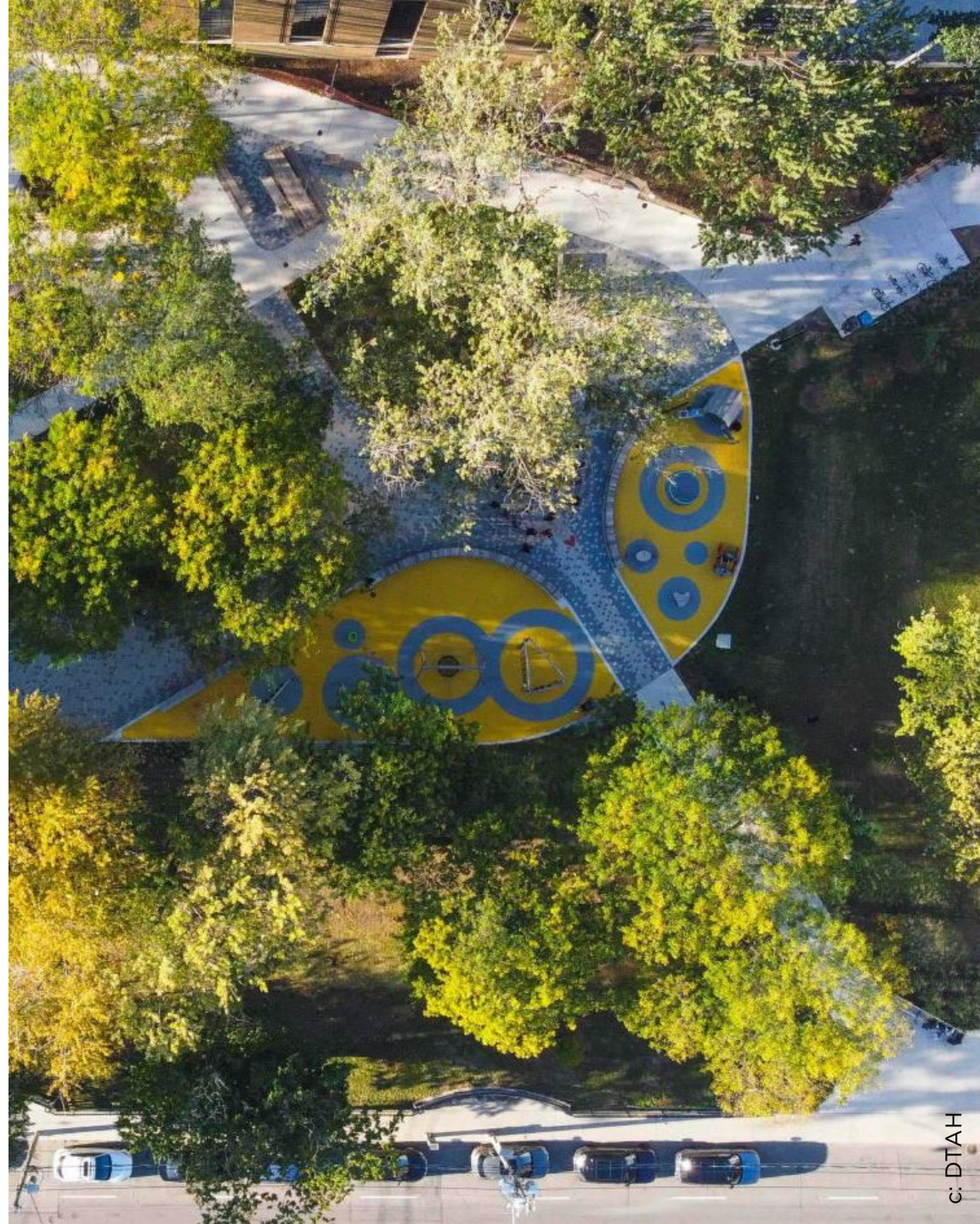
PROJECT SCHEDULE



**What We
Completed
So Far**

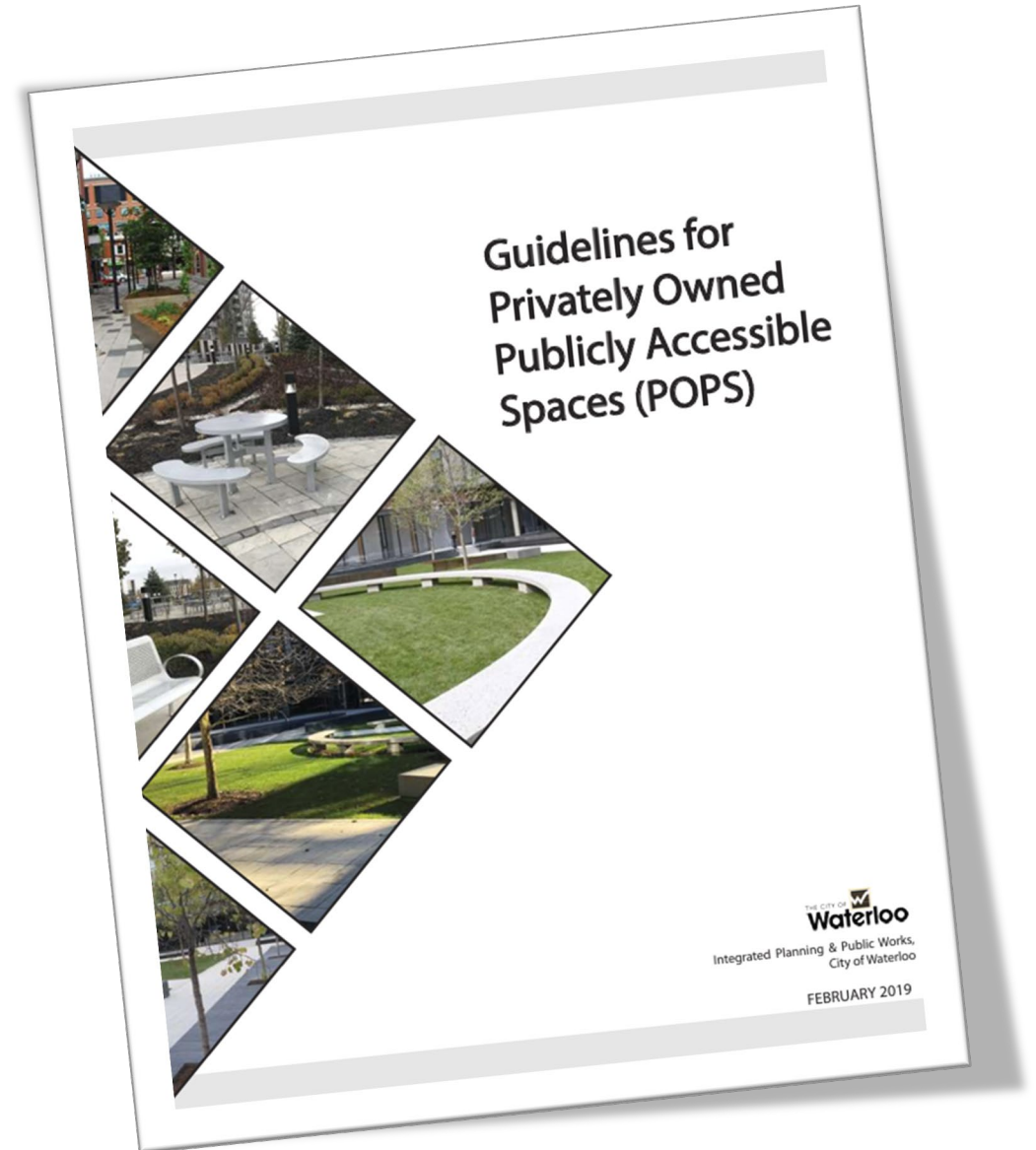
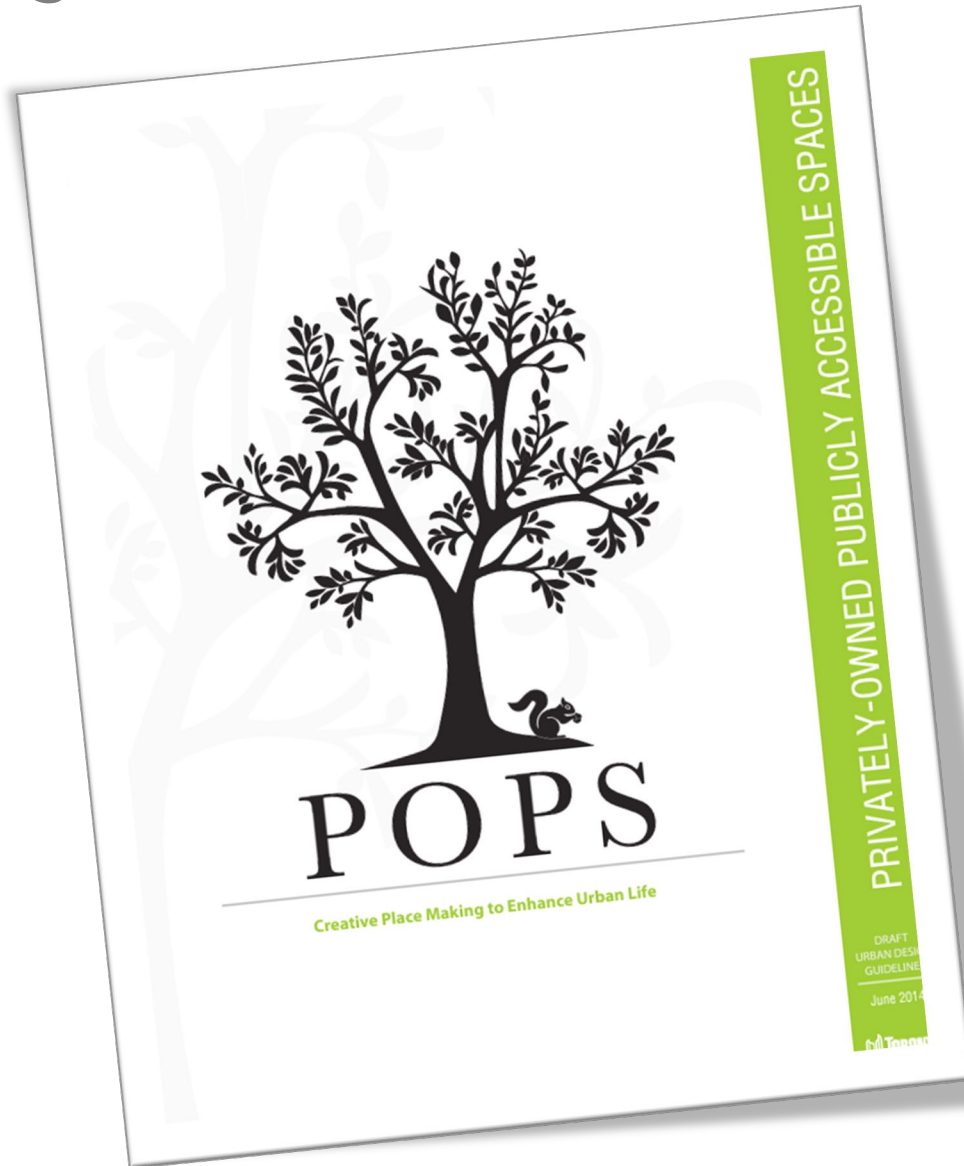
BACKGROUND REVIEW

- Studies
- Guidelines
- Policies
- Precedent Projects



BACKGROUND REVIEW

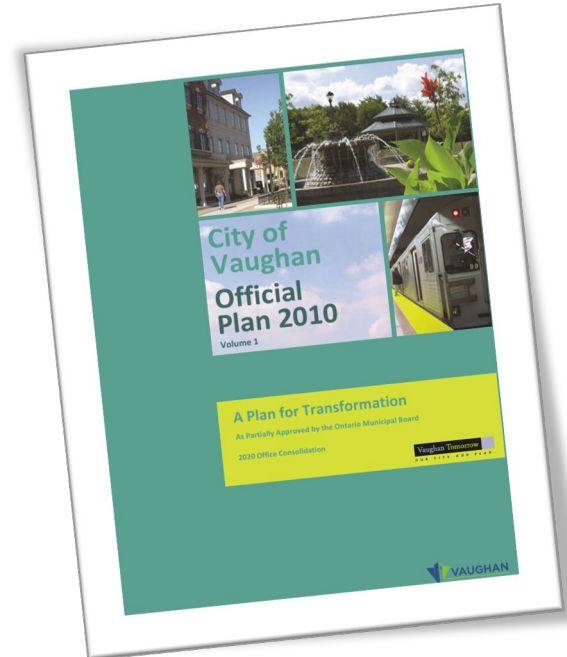
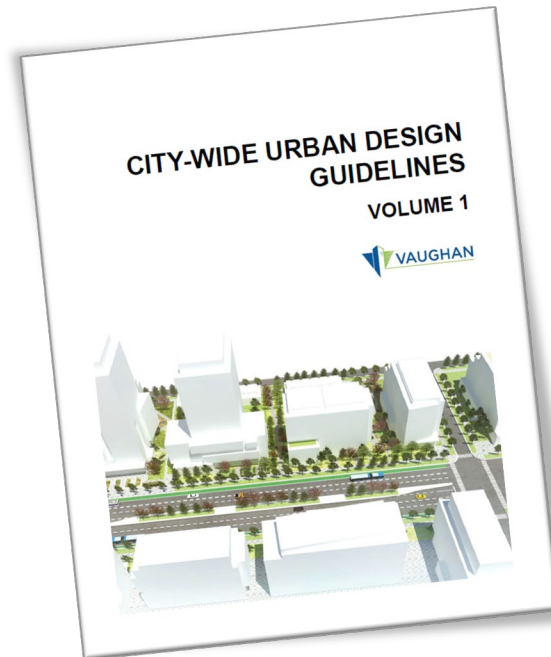
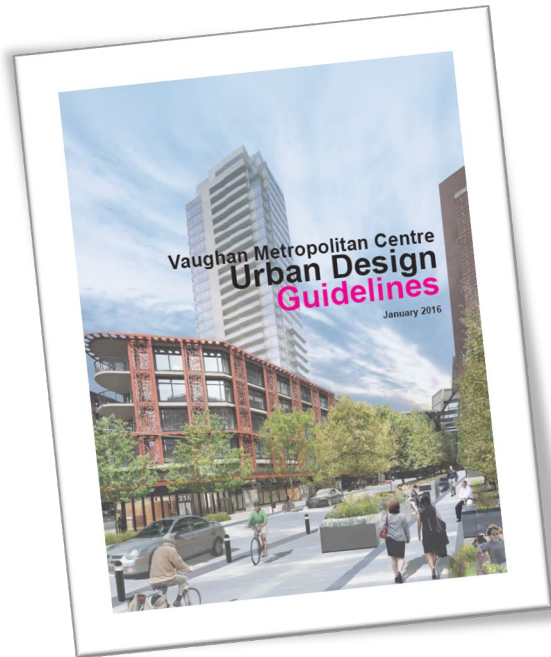
Design Guidelines in Ontario





BACKGROUND REVIEW

Design Guidance In Vaughan



BACKGROUND REVIEW

Precedents - With Passive Features



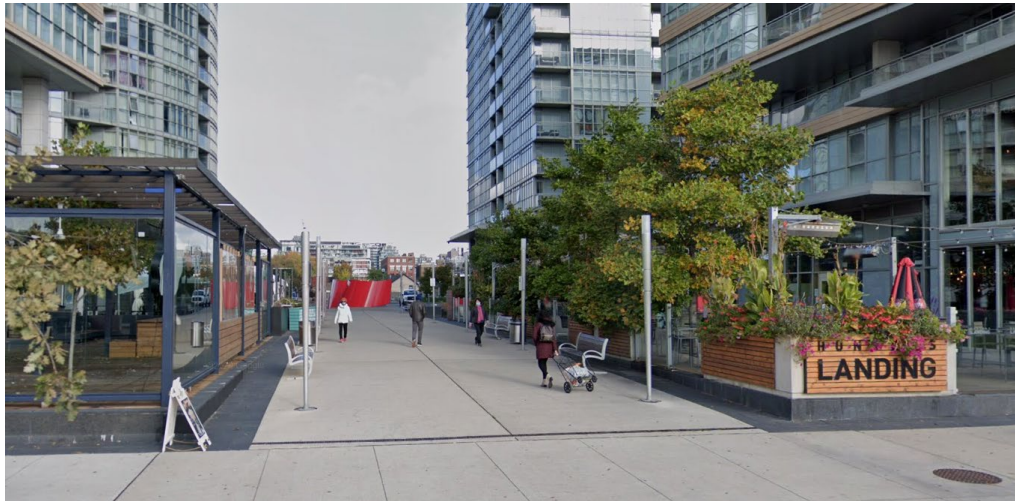
c: Google

Plaza



c: Google

Landscaped Frontage



c: Google

Walkway / Mid-Block Connection

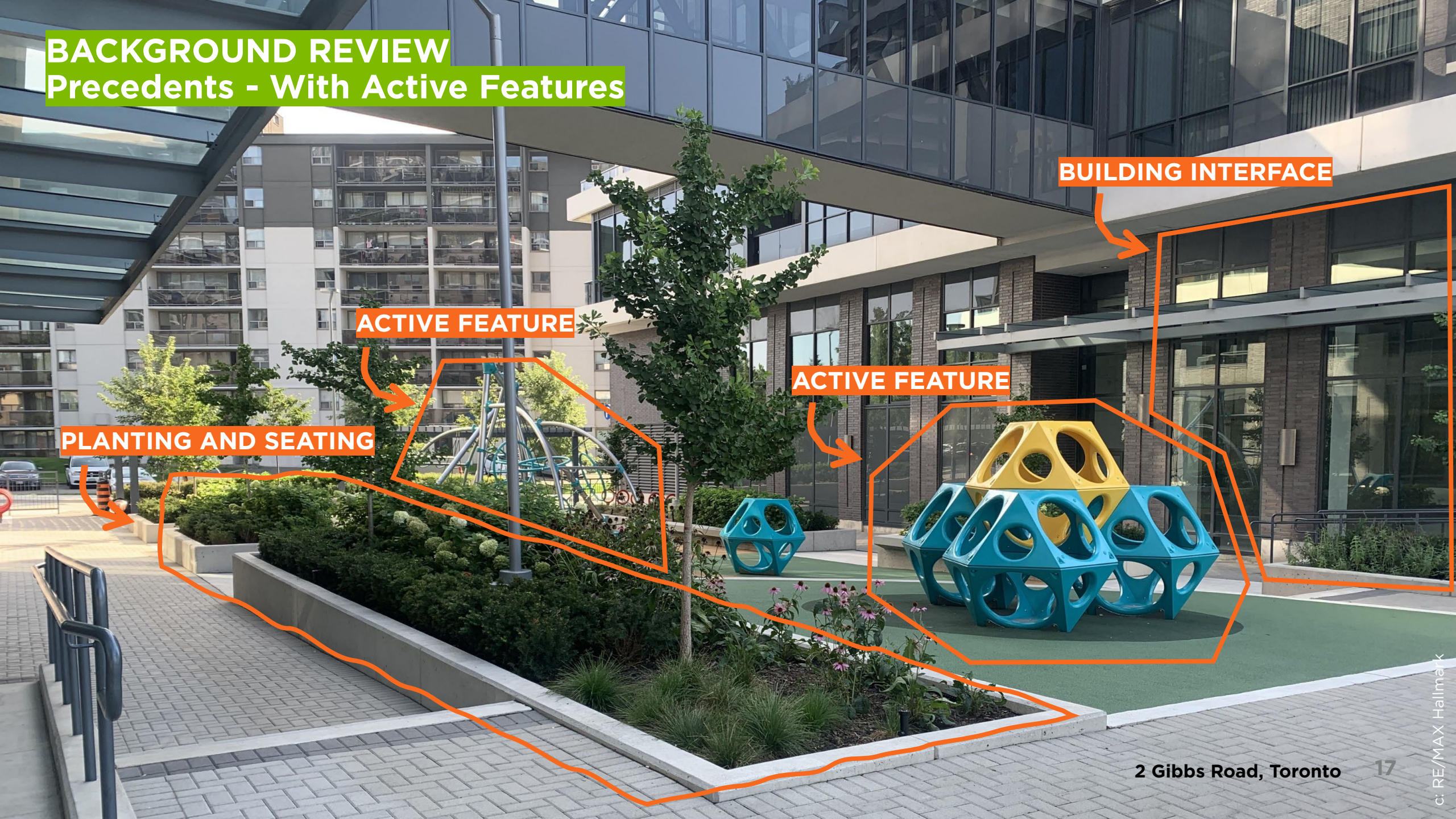


c: Google

Courtyard / Garden

BACKGROUND REVIEW

Precedents - With Active Features



BUILDING INTERFACE

ACTIVE FEATURE

ACTIVE FEATURE

PLANTING AND SEATING

BACKGROUND REVIEW

Precedents - Key Takeaways

Spatial Considerations

→ What dimensions and shapes are best suited

Programming Considerations

→ What features and amenities are best suited

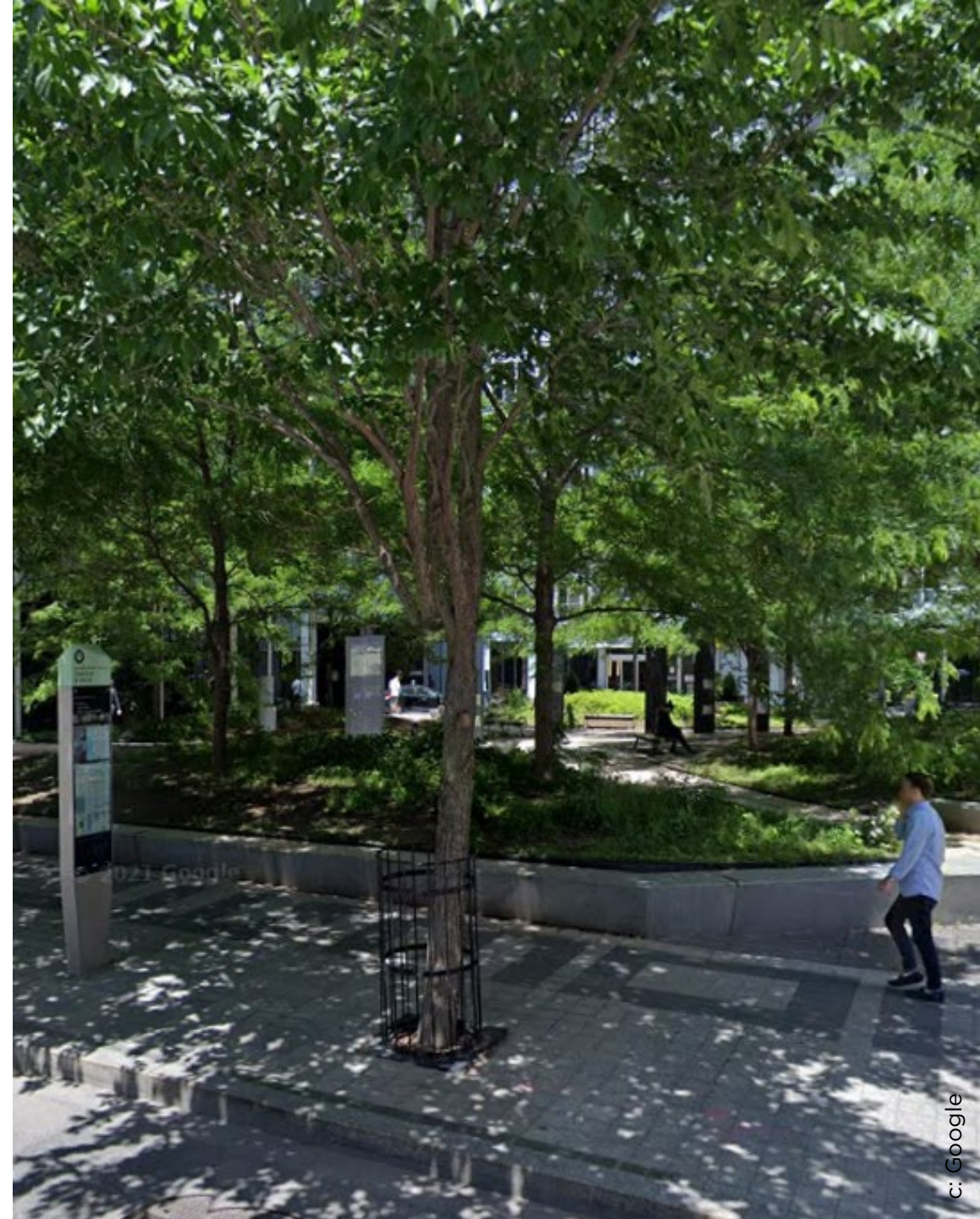
Design Considerations

→ How do buildings relate to the space

→ How sites evolve over time

Accessibility Considerations

→ How POPS need to be accessible and inviting



ENGAGEMENT

Summary of Activities

Stakeholders

- TAC #1 Meeting (June 6, 2024)
- SAC #1 - Knowledge Symposium (June 13, 2024)
- DRP #1 (November 28, 2024)

Public

- Project Website (May, 2024)
- Public Engagement #1 (Online survey, September 25 - October 14, 2024)

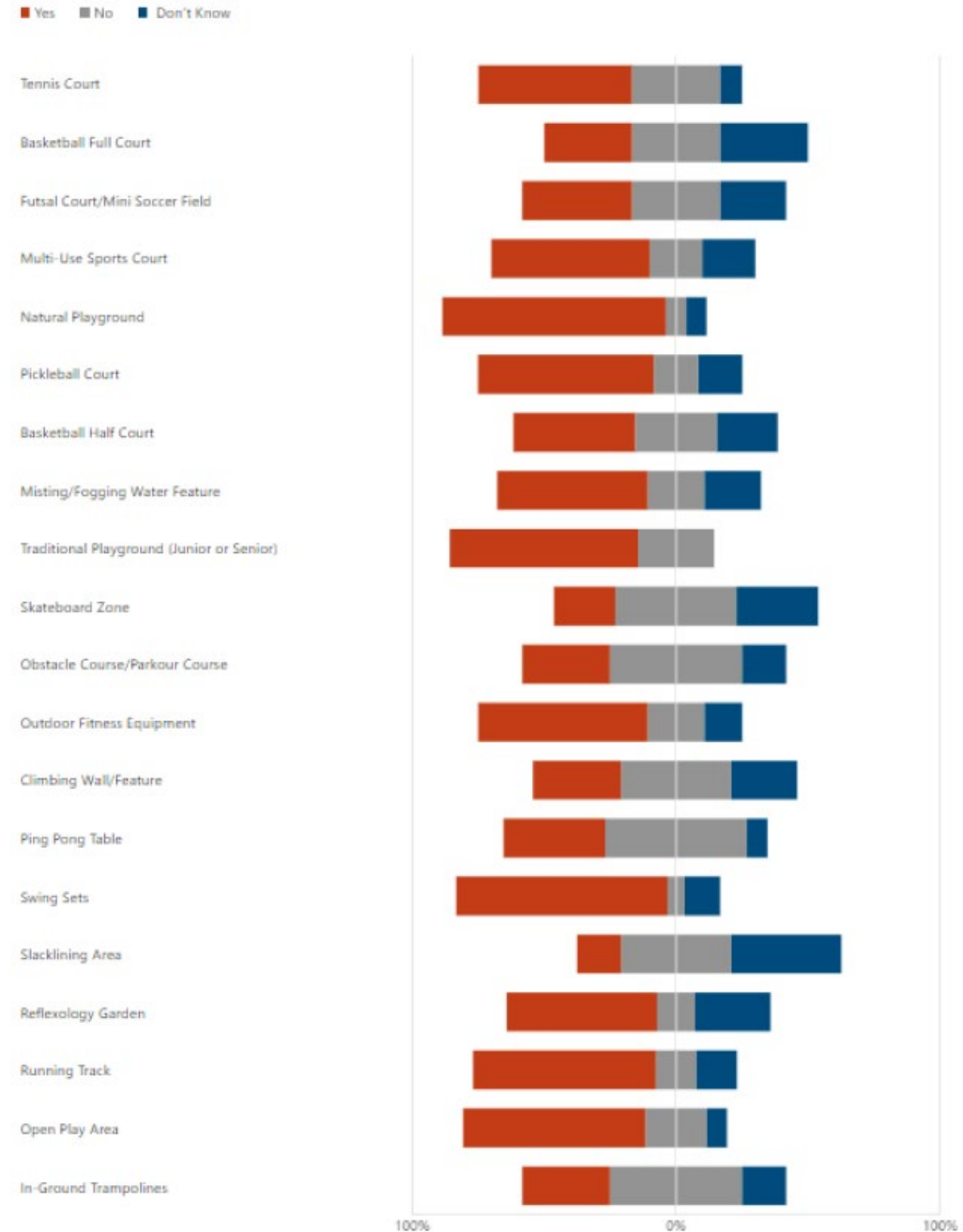


ENGAGEMENT

Key Issues and Feedback

- Management and Ownership
- Maintenance and Funding
- Public Access and Usage
- By-Law Enforcement
- Desirable Features

Figure 1: Interests for active features in POPS



DESIGN GUIDELINES

Goals and Objectives

Excellent Active POPS

A point system that prioritizes active design elements to create lively, engaging POPS

Clear Structure

“Must haves” elements layered with best practice “nice to haves”

Flexibility

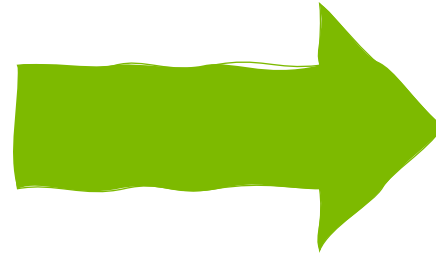
For staff, developers, and designers



DESIGN GUIDELINES

Two Limiting Factors

1. 50% frontage requirement
2. Active features



Many existing typologies do not meet these two criteria

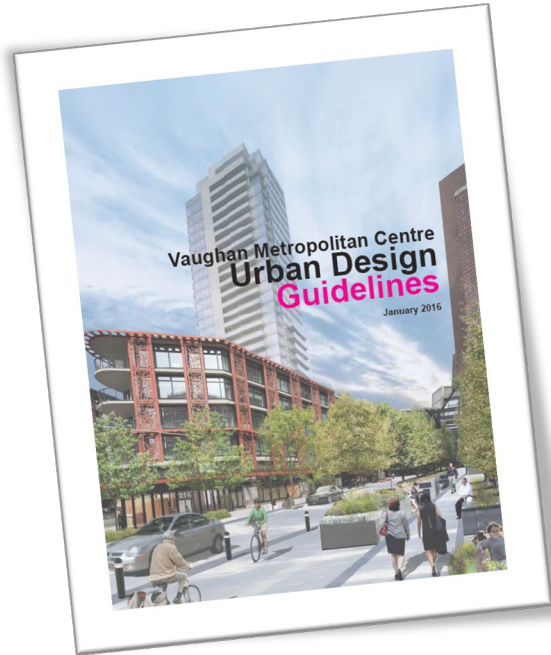
DESIGN GUIDELINES

Structure

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DESIGN GUIDELINES

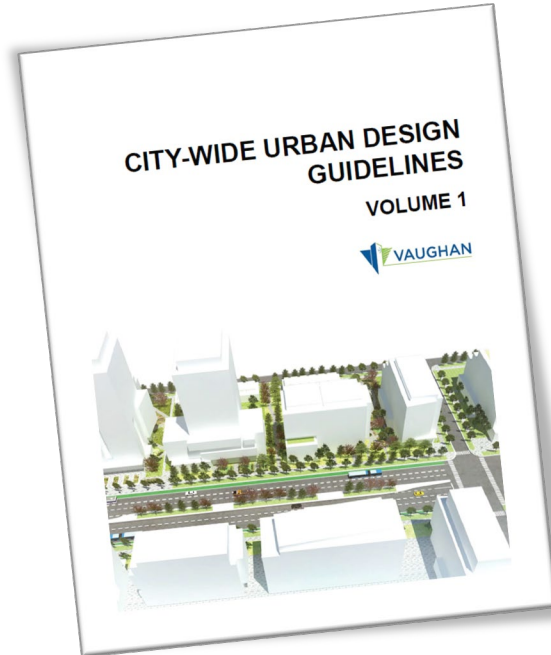
What Informed the Content



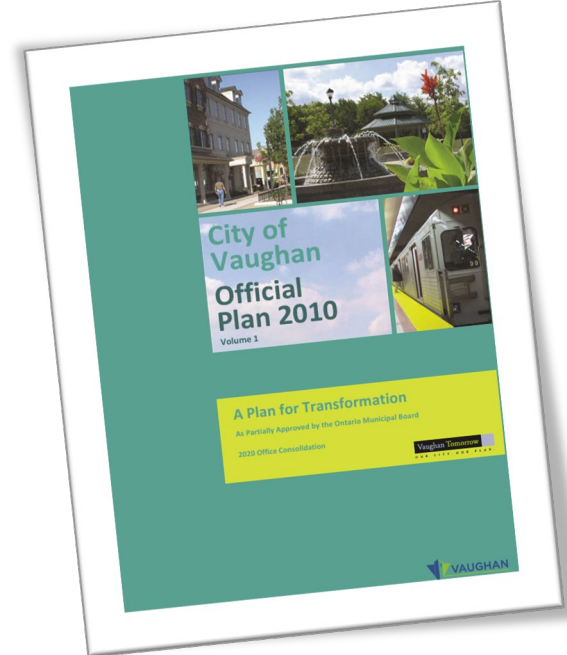
Vaughan Metropolitan Centre Urban Design Guidelines (2016)



Vaughan Metropolitan Centre Streetscape and Open Space Plan (2015)

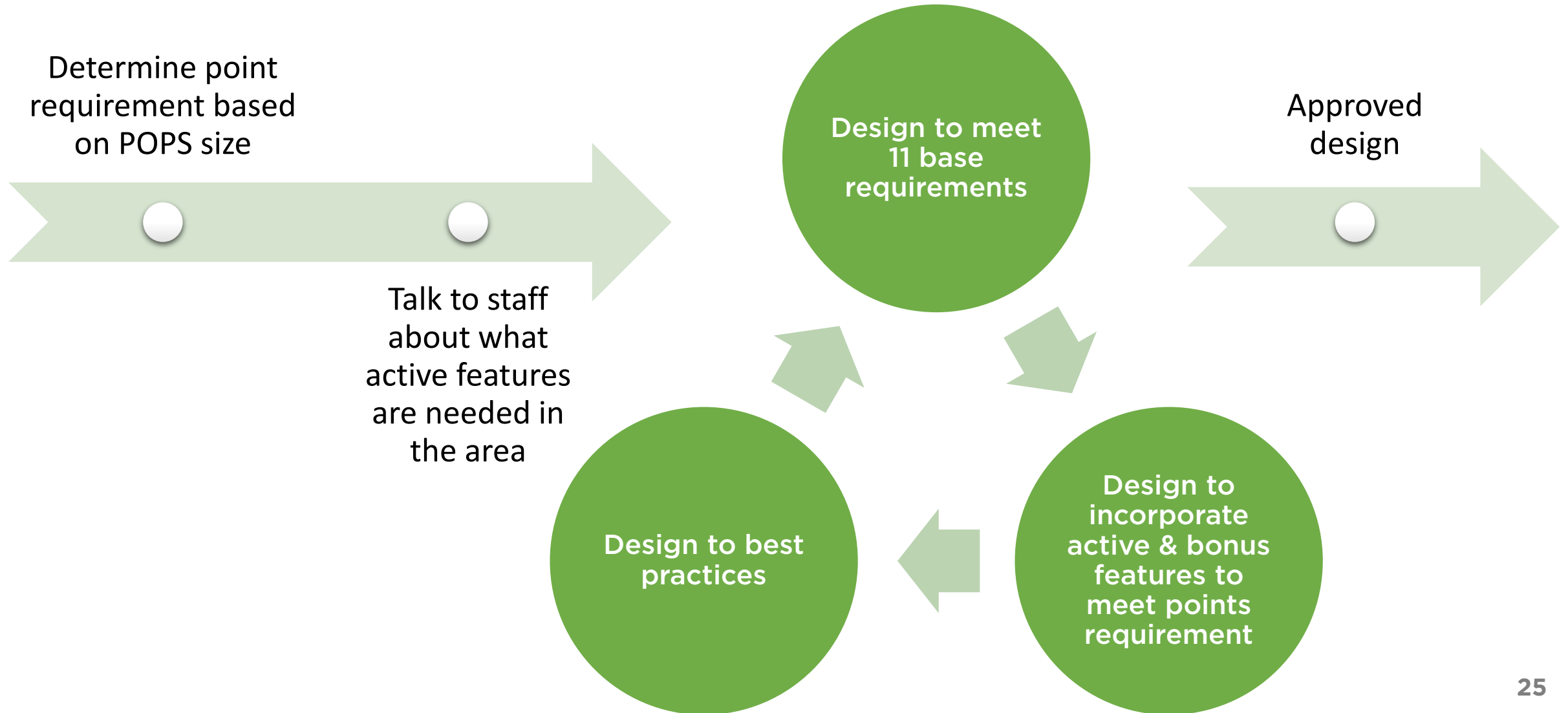


City-Wide Urban Design Guidelines Volume 1



City of Vaughan Official Plan (2010/2020)

DESIGN GUIDELINES PROCESS



DESIGN GUIDELINES PROCESS



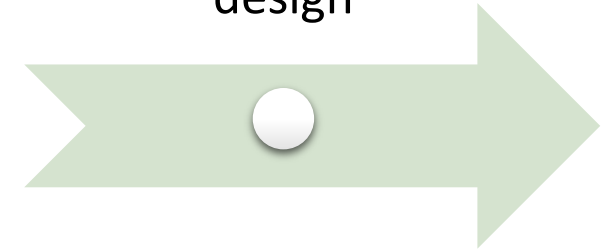
Determine point requirement based on POPS size



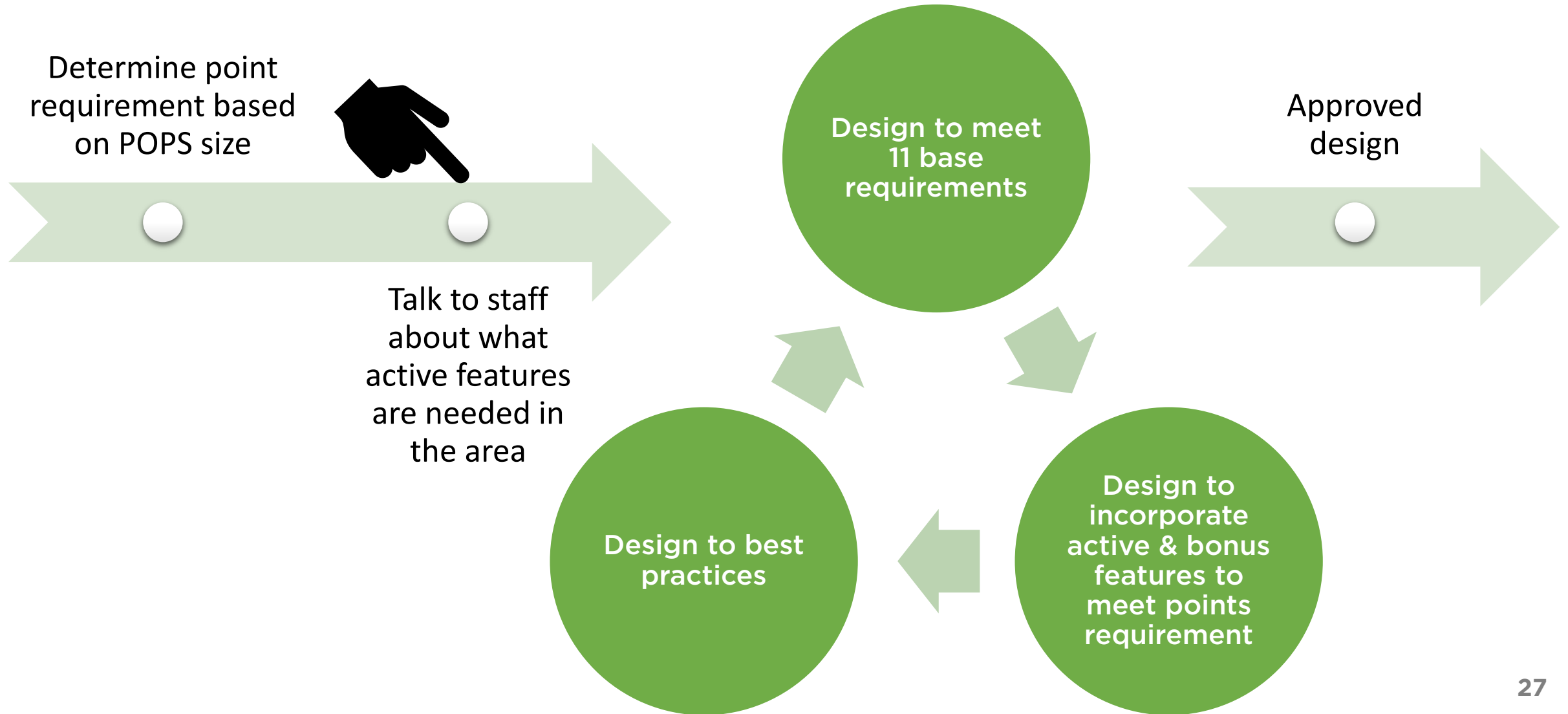
Talk to staff about what active features are needed in the area



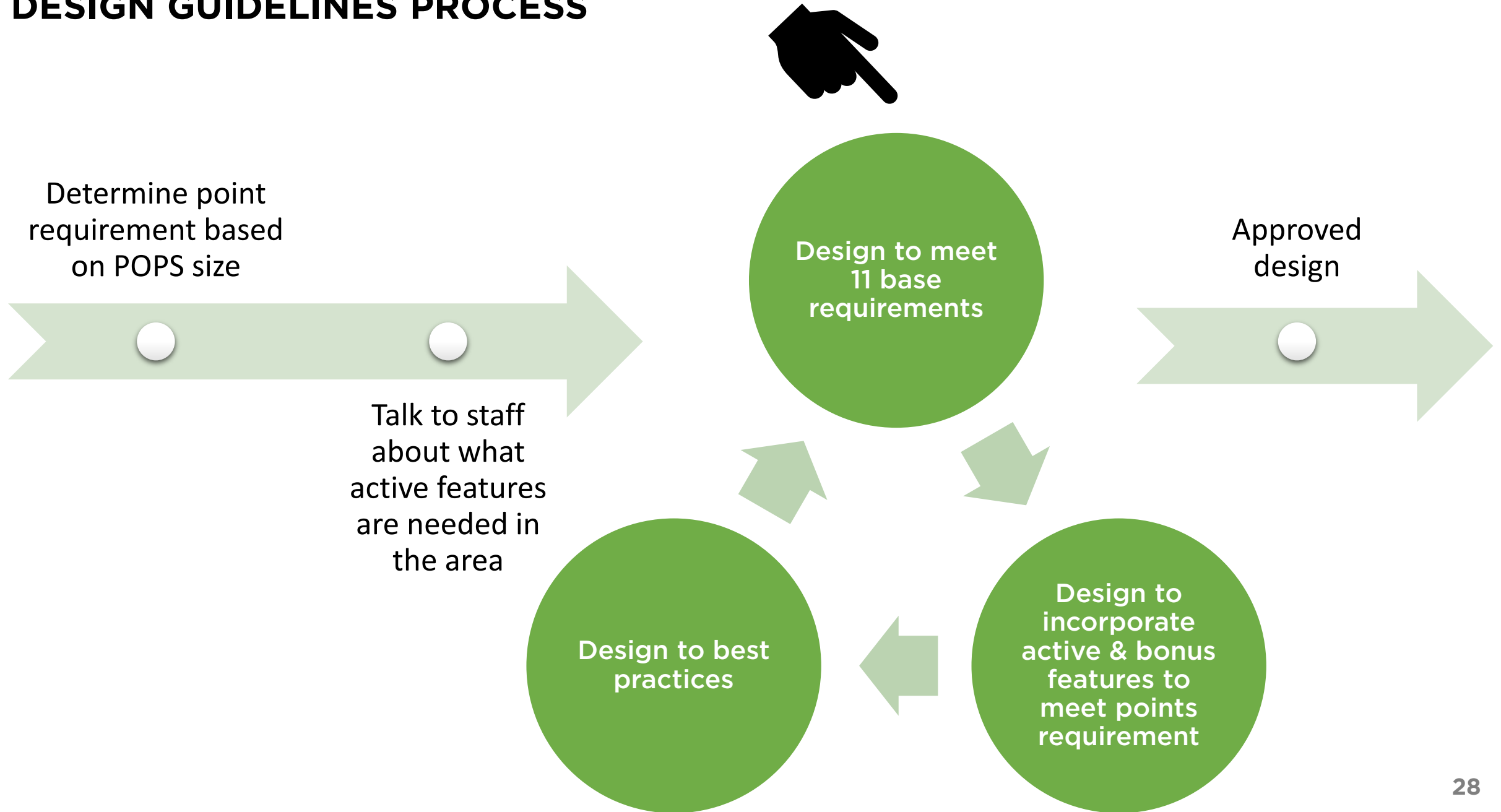
Approved design



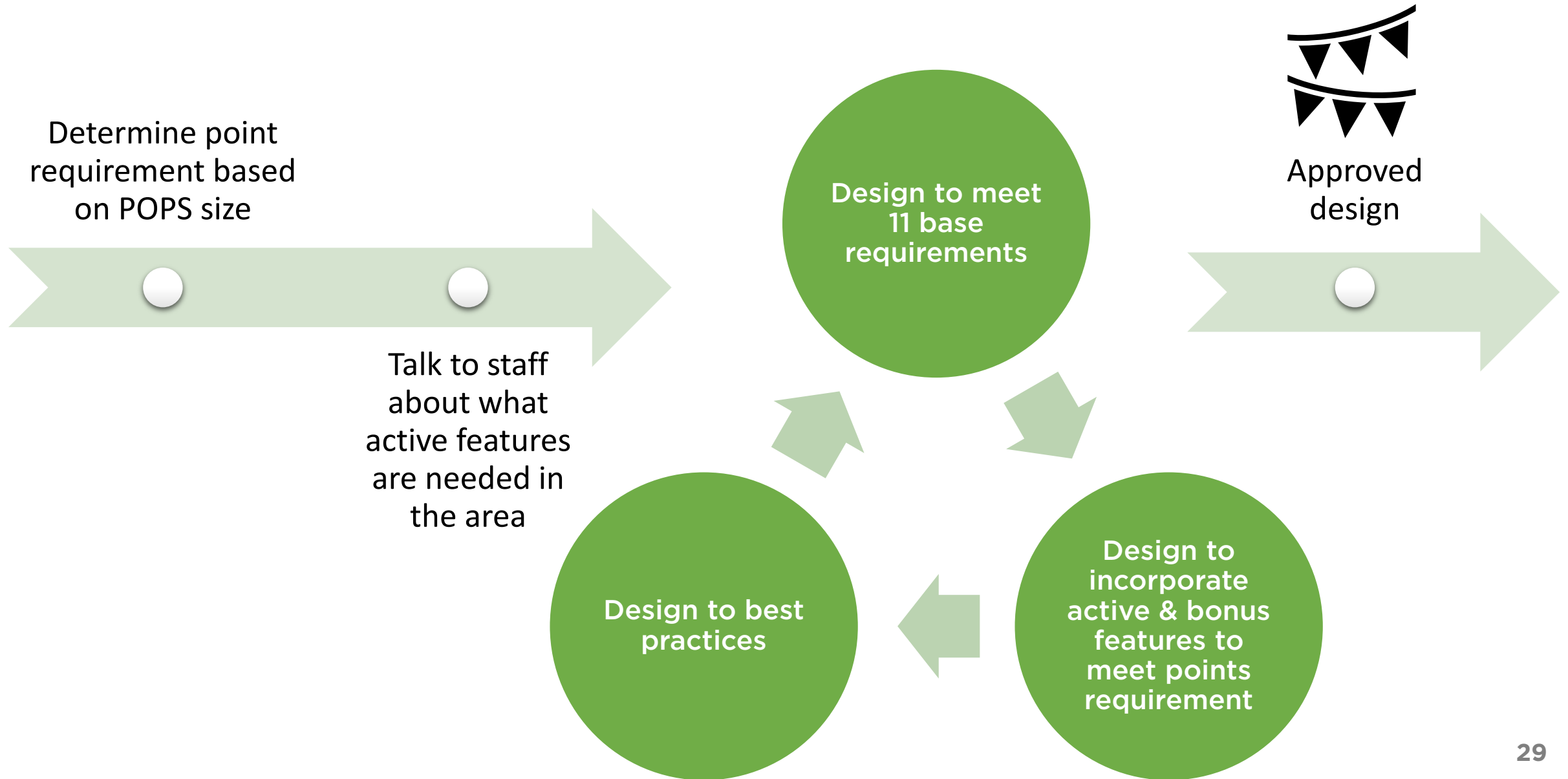
DESIGN GUIDELINES PROCESS



DESIGN GUIDELINES PROCESS

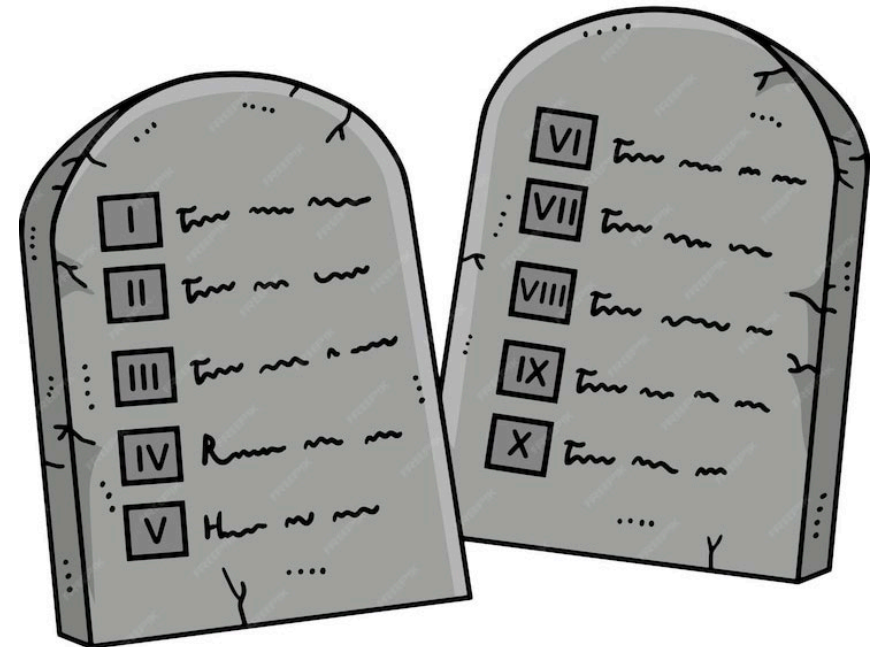


DESIGN GUIDELINES PROCESS



11 BASE REQUIREMENTS

All POPS must meet these 11 requirements



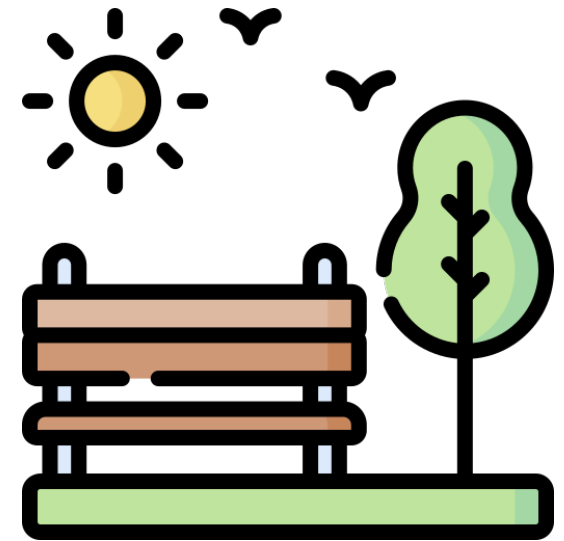
MINIMUM SIZE

POPS shall be a minimum size of 500m²



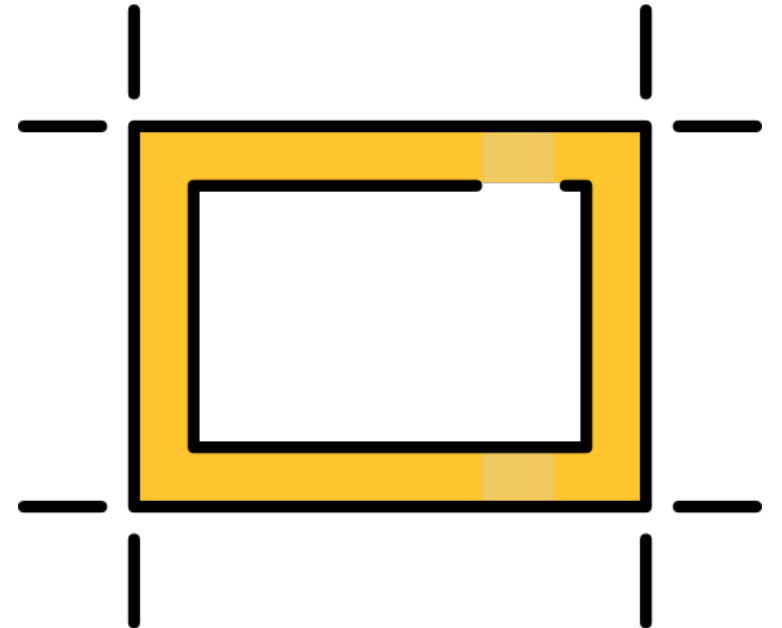
LOCATION

POPS shall be located entirely in an outdoor open space. Indoor POPS are not permitted



PROPORTIONS

POPS shall have a simple, regular shape with proportions of 1:2 or 1:3. Irregular shapes shall be avoided



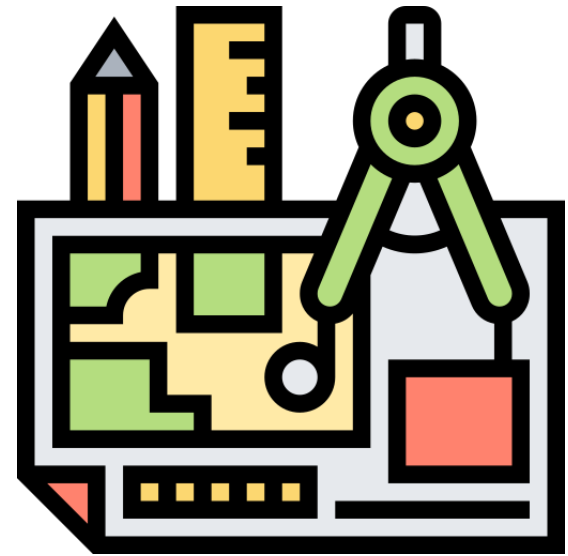
AT-GRADE

POPS shall be at grade



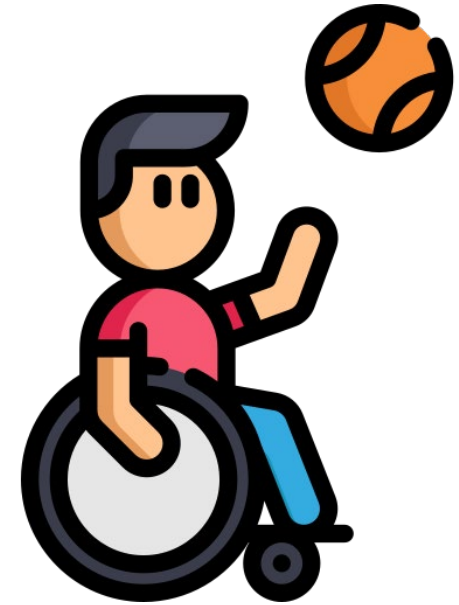
PHASING & INTERIM CONDITIONS

POPS shall be delivered in their entirety in a single phase of the development and will not be phased. POPS shall be included in the first or second phase of multi-phase developments to ensure the public benefits from the space as soon as possible.



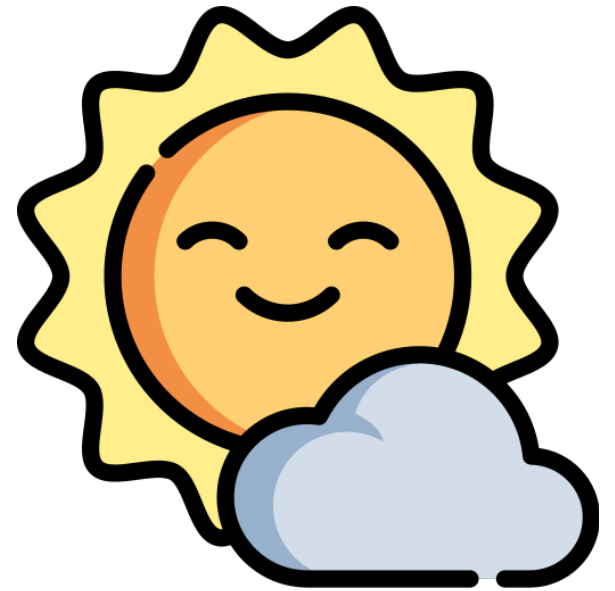
UNIVERSAL ACCESSIBILITY

All POPS shall be universally accessible



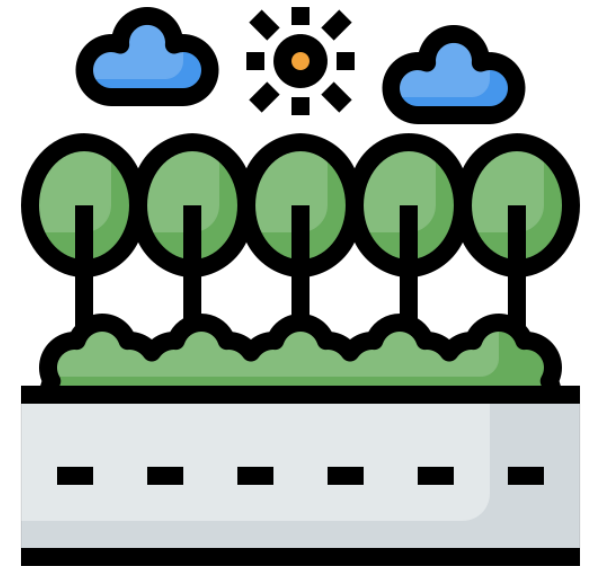
MICROCLIMATE COMFORT

All POPS shall be designed to maximize pedestrian microclimate comfort



PUBLIC STREET FRONTAGE

All POPS shall be highly visible with prominent public street frontage (~50% of perimeter)



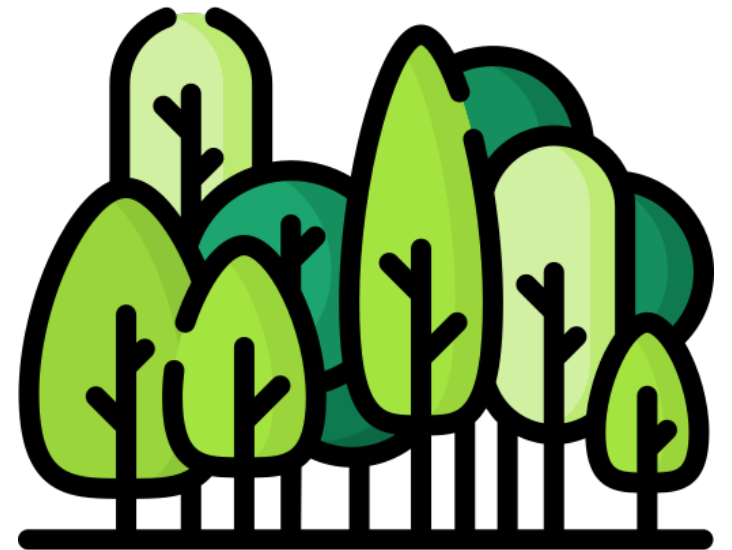
ACTIVE FRONTAGES

The perimeter of the POPS shall feature active ground-level uses at grade to help animate the space. Blank facades, servicing areas shall not front the POPS.



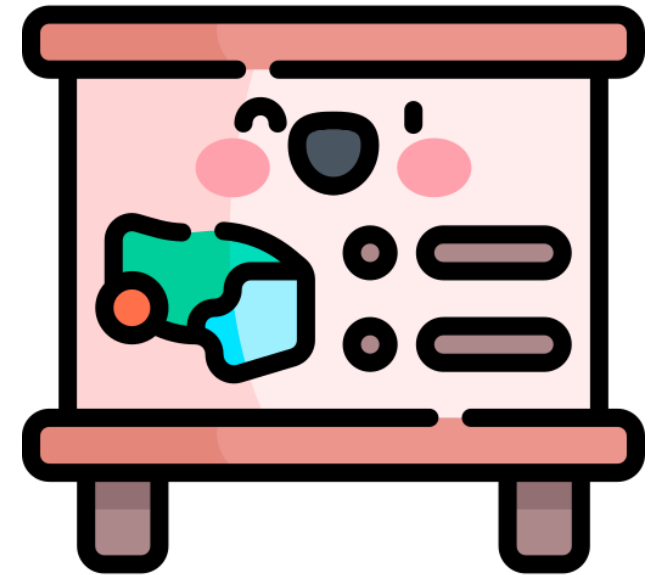
TREES

Include trees with sufficient soil volume and good quality soil to provide shade and other microclimate benefits



SIGNAGE

Include city-standard POPS signage located in a prominent location along the public street frontage



15 BEST PRACTICES

1. Proportions and Dimensions
2. Location
3. Active Edges
4. Connectivity
5. Visibility
6. Safety
7. Canopy Trees
8. Soft Landscaping
8. Seating
9. Pedestrian Lighting
10. Utilities & Private Driveways
11. Micro-Climate and Comfort
12. Seasonality
13. Community
14. Materials
15. Cycling Facilities

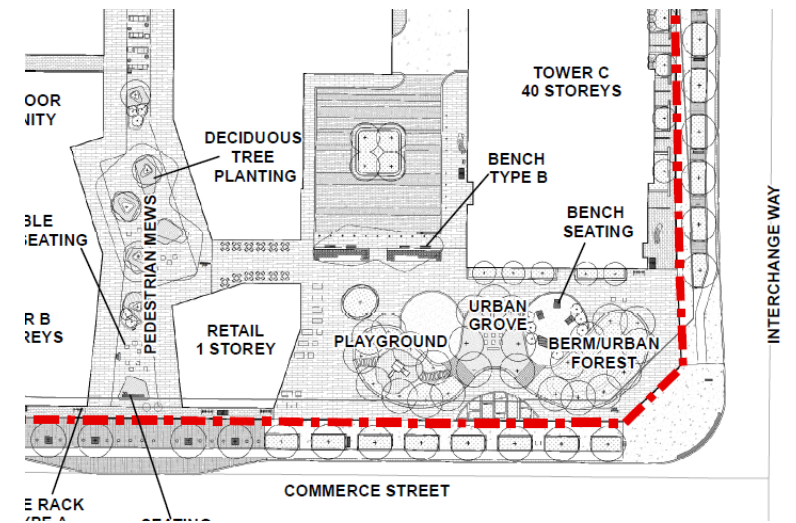
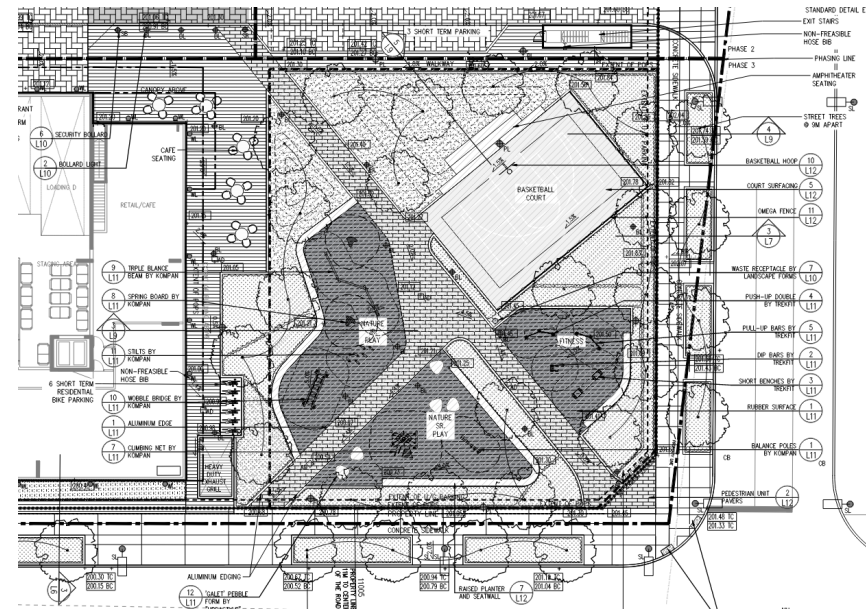
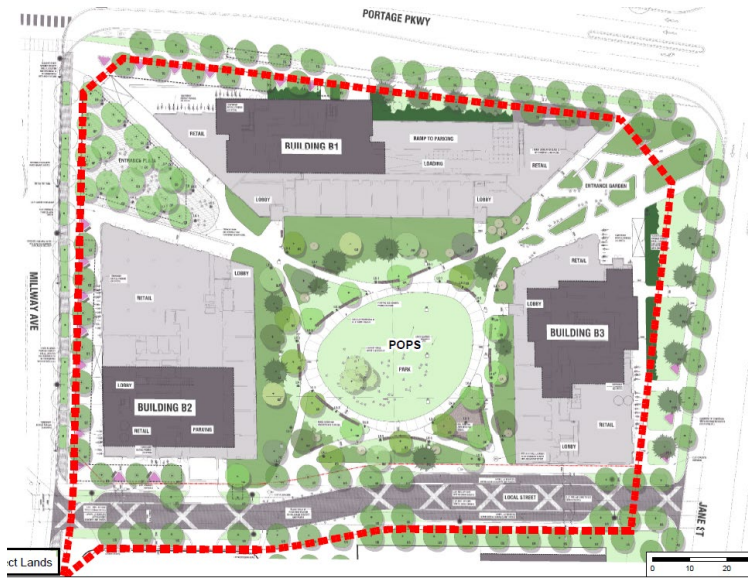
DESIGN GUIDELINES

Points Requirement

POPS Size (m²)	Minimum Points to Receive Parkland Credits
500-1000	125
1001-2000	150
>2000	200

DESIGN GUIDELINES

Ongoing Testing and Refinements



DESIGN GUIDELINES

Active Features

Desirable Active Features	Associated Points
Tennis Court	75
Basketball Full Court	75
Futsal Court/Mini Soccer Field	75
Multi-Use Sports Court	75
Natural Playground	75
Beach Volleyball Court	75
Double Pickleball Court	75
Basketball Half Court	40
Traditional Playground (JR or SR)	40
Misting/Fogging Water Feature	35
Skateboard Zone	35
Exercise Circuit	35
Kids Bike Traffic Playground	35
Obstacle Course/Parkour Course	35
Outdoor Fitness Equipment	20
Climbing Wall/Feature	20
Swing Sets	20
Slacklining Area	20
Interactive Programable Playground	15
Ping Pong Tables	15
In-Ground Trampolines	15
Running/Walking Track	15
Reflexology Garden	15
Open Play Area	15



Tennis Court



Basketball Full Court



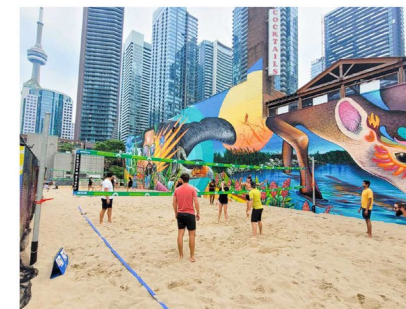
Futsal Court or Mini Soccer Field



Multi-Use Sports or Play Court



Natural Playground



Beach Volleyball Court

DESIGN GUIDELINES

Bonus Features

Bonus Feature	Associated Points
Interactive Lighting	5
Interactive Water Feature	5
Small Community Stage or Amphitheatre	5
Indigenous Placekeeping or Reconciliation Feature	10
Site Interpretation Theme	5
Shade Canopy/Weather Protection	5
Gaming Table (1 pts each, max 5)	5
Book Exchange Library (“Little Free Library”)	5
Storytelling Circle	5
Water Bottle Refill Station	5
Painted Ground Games	5
Sustainability	5-15
Climate Positive Design Approach	10
Sustainability Metrics Program - Good	5
Sustainability Metrics Program - Great	7
Sustainability Metrics Program - Excellent	10
Other (Discretionary for Staff)	5-10



Interactive Lighting



Water Feature



Small Community Stage or Amphitheatre



Indigenous Placekeeping Feature

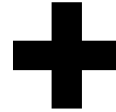


Site Interpretation Theme



Shade Canopy or Weather Protection

Desirable Active Features	Associated Points
Tennis Court	75
Basketball Full Court	75
Futsal Court/Mini Soccer Field	75
Multi-Use Sports Court	75
Natural Playground	75
Beach Volleyball Court	75
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DESIGN GUIDELINES

Bonus Features: Sustainability and Indigenous Placemaking



Sustainability



Indigenous Placekeeping

IMPLEMENTATION PLAN

Topics

Legal Framework



Planning Framework

- Operation and maintenance
- Funding
- Life Cycle Costs
- Enforcement of positive obligations
- Transfer of ownership
- Bankruptcy of the Owner
- Public Access hours
- Timing of Registration
- Easements Agreements
- Triggers

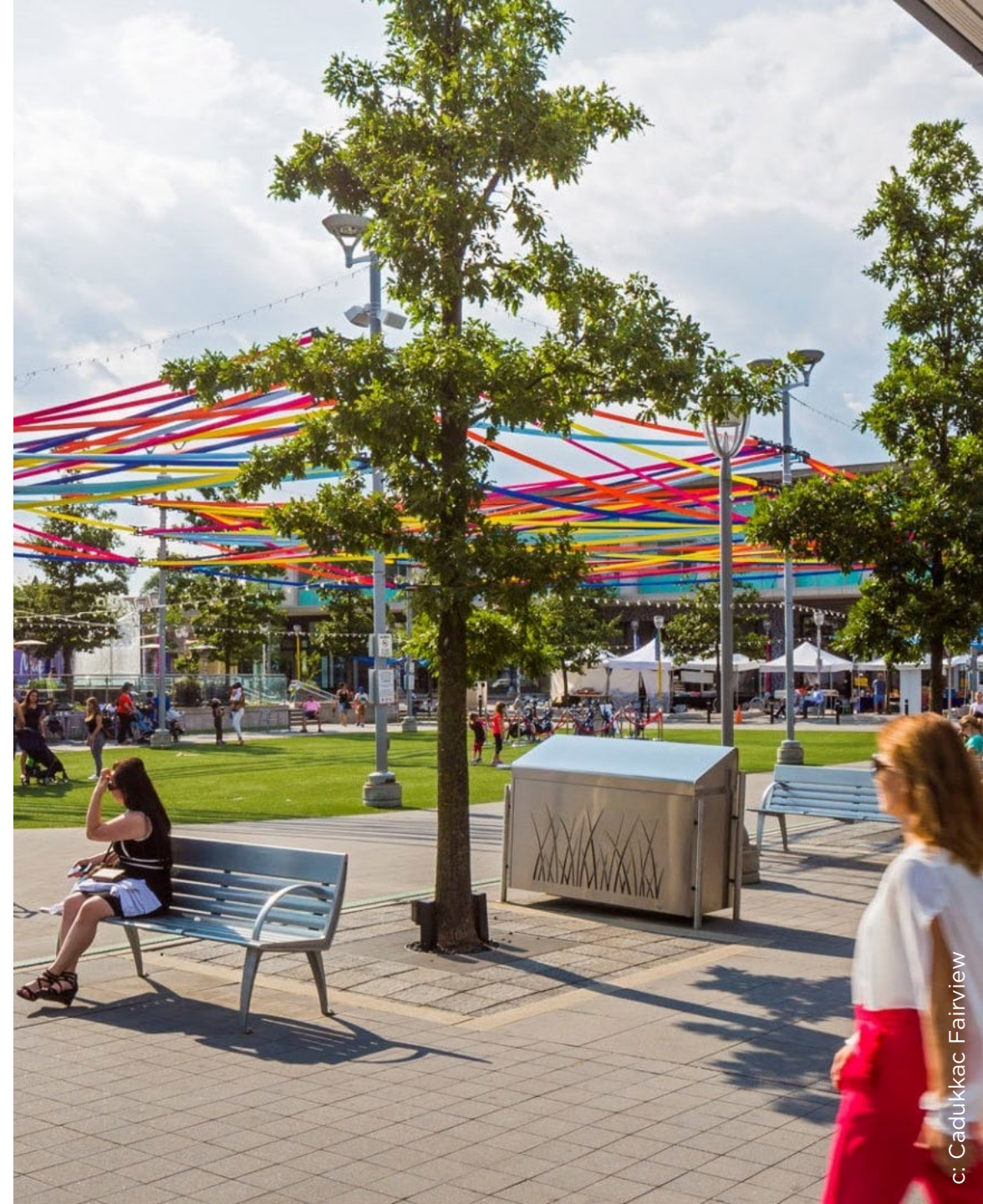
- Recommended Policy Updates
- Development Approvals Process
- Parkland Credits
- Revisions pending final Bill 23

IMPLEMENTATION PLAN

Legal Framework

(A)POPS Obligations, Ownership, and Maintenance

- (1) Design, Construction, Operation, and Maintenance Obligations and Standards
- (2) Public Access and Right to Close POPS Space
- (3) Ownership and Ongoing Funding and Life Cycle Costs
- (4) Transfer of ownership (including distressed sale through Bankruptcy)
- (5) Security and Enforcement

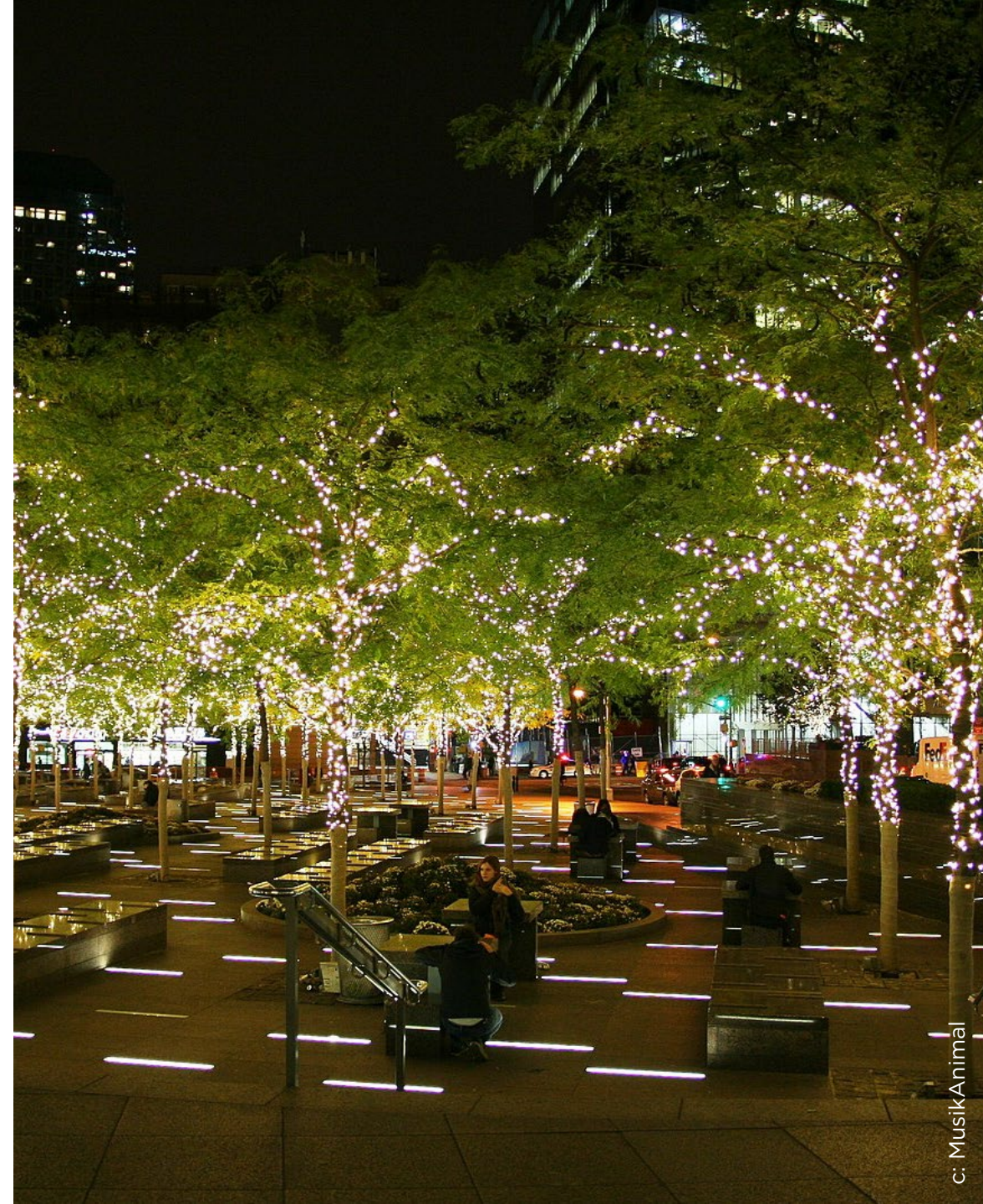


IMPLEMENTATION PLAN

Legal Framework

(B) POPS Instruments - Agreement and Easement

- (1) Enforcement of positive and negative obligations
- (2) POPS Agreement
- (3) POPS Easement
- (4) Timing of Registration



IMPLEMENTATION PLAN

Legal Framework

(C) Anticipated Legislative Changes and Parkland Appeals Process

- (1) Legislative Changes to Parkland Requirements and POPS
- (2) Future Parkland Appeals Process



IMPLEMENTATION PLAN

Planning Framework

Changes to the Planning Framework

1. Official Plan
2. City Wide Urban Design Guidelines
3. Comprehensive Zoning By-law 001-2021

Incorporation into the Development Approval Process



NEXT STEPS

- **Stakeholder Engagement** (Jan 2025)
 - Stakeholder Advisory Committee (SAC) #2
- **Draft Refinement & Life-Cycle Costing** (Feb-Mar 2025)
- **Final Round of Consultation** (April-May 2025)



FEEDBACK FROM TAC

Do the base requirements include everything we should cover?

Do you foresee any challenges with the Points Based Approach during design?

Knowing that POPS will have active features, what do you see as the major design or implementation challenges? Think about:

- Emergency services access**
- By-law enforcement**
- Maintenance, operations, & repairs**
- Liability & risk management**
- Security**
- Surveillance**