

**EDGELEY POND AND PARK PROJECT UPDATE**  
**WARD 4 VAUGHAN METROPOLITAN CENTRE**

**Recommendation**

The Deputy City Manager of Planning and Growth Management, the Director of Development Engineering, the Director of Parks Development and the Manager of Urban Design and Cultural Heritage, in consultation with the Director of Financial Planning and Development Finance and Deputy City Treasurer, the Director of Infrastructure Delivery, the Director of Transportation Services, Parks and Forestry, the Director of Environmental Services and the Chief of Corporate Initiatives and Intergovernmental Relations, recommend:

1. That the presentation by DTAH and WSP on the Edgeley Pond and Park project be received.

**Contribution to Sustainability**

Consistent with the goals and objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan), the Edgeley Pond and Park Project will contribute to:

- Achieving sustainable growth and development
- The creation of a city with sustainable built form
- Sharing sustainable best practices and ideas between and among municipal staff and the community

**Economic Impact**

The Edgeley Pond and Park project is a component of the Black Creek Financial Strategy (BCFS) which was approved by Council in May 2016. Capital project DE-7175-17 for the construction of the Edgeley Pond and Park was submitted and recognized as part of the 2017 Budget process with funding aligned to the BCFS with a budget of \$21.1 million.

A Class "C" Order of Magnitude cost estimate was prepared for the 30 percent schematic design / first engineering submission. This cost estimate was divided into two parts with Phase 1 capturing all the engineering works required to upgrade the Edgeley Pond storm water management facility. Phase 2 captures future components including the pedestrian/cyclist bridges, park pavilion, north-south linear park, and streetscape works along the Jane Street interface. No current implementation date has been set for Phase 2 works, as these elements will be implemented as funds are collected over time.

Project cost estimates will continue to be refined through the development of the detailed design and preparation of construction documents. DTAH and WSP have been tasked with providing a value engineering analysis to unlock further value and cost avoidance to maintain the costs within the BCFS framework. Some areas are potentially exceeding the costing envelope, however once the analysis by DTAH and WSP is complete, their findings will be brought back in a report to an appropriate future Committee meeting.

The Edgeley Pond and Park project was submitted as part of the Clean Water and Wastewater Fund (CWWF) program at the end of 2016. Earlier this year, the City was notified that this project was eligible to receive grant funding from the CWWF program up to a maximum amount of \$2.47 million. This grant funding would be available for the detailed design portion of the Edgeley Pond and Park.

In addition, the Edgeley Pond and Park Pedestrian and Cycling Bridge was included in the list of projects submitted for the Ontario Municipal Commuter Cycling (OMCC) program. The OMCC is a non-competitive four-year program that will provide direct, dedicated, annual funding to Ontario

municipalities to support the implementation of commuter cycling infrastructure. All Ontario municipalities are eligible for annual OMCC funding to support up to 80 percent of costs associated with their implementation of eligible commuter cycling projects. It is anticipated that the City of Vaughan will receive a minimum of \$1.8 million over the 4-year program if we declare interest in participating in the program each year and can fund at least 20% of eligible projects. The City submitted an application and first declaration in September 2017 with funding announcements anticipated to occur sometime in Q4 of 2017.

Additional project component costs will be funded by development charges, potential Section 37 funds, the Region of York Municipal Streetscape Partnership Program and from grant funding, if available, in accordance with the approved Black Creek Financial Strategy.

### **Communications Plan**

Since the initiation of the Edgeley Pond and Park design project, a thorough public communications plan has been implemented to facilitate extensive consultation with Vaughan Metropolitan Centre (VMC) stakeholders including the Toronto and Region Conservation Authority (TRCA), Region of York, other public agencies, local landowners and the public. As well, the project team has met with the Mayor, Members of Council and City Manager to provide project briefings at major project milestones, gather their perspectives and seek their help to successfully reach out to the residents of Vaughan. Subsequent update memos were also circulated as the project consultation plan was executed.

The first public information session was held on February 21, 2017 and generated good feedback and input for the project. A second round of stakeholder and public consultations were held in April and May 2017, to present preliminary concept options and receive feedback. These sessions were supported by an online survey where residents could provide written feedback. The third and final public information session was held on September 28, 2017 to present the resulting schematic design and implementation phasing plan. In addition, the consulting team presented to the Vaughan Design Review Panel on May 25, 2017 and September 28, 2017.

Meeting notes and presentations from stakeholder and public meetings are available on the dedicated project webpage at [vaughan.ca/EdgeleyPond](http://vaughan.ca/EdgeleyPond).

### **Purpose**

The purpose of this report is to provide Council with an update on the status of the detailed design and planned construction of the Edgeley Pond and Park project.

### **Background – Design Process**

On June 13, 2017, the Edgeley Pond and Park team presented the preferred design option resulting from the comprehensive public consultation process to the VMC Sub-Committee where it was endorsed. Following that milestone, the consulting team has continued to advance the project to a 30 percent schematic design / first engineering submission consistent with the original project schedule. The schematic design package has been reviewed by the Technical Advisory Committee (TAC) composed of the consulting team, City staff and external partnering agencies including TRCA and the Region of York. The 30 percent schematic design plan is included in Attachment 1.

Following receipt of this report and presentation, the 60 percent detailed design / second engineering submission will be advanced to the end of Q4-2017 with the expectation that 90 percent construction documents / third engineering submission will be finalized by Q1-2018. Class “B” and Class “A” cost estimates will be prepared according to each design phase to monitor and adjust construction budget items as needed.

Parallel to this process, the consulting team has been working on developing an Operations and Maintenance (O&M) Manual where standard tasks are developed for typical grounds-keeping and

periodic maintenance, as well as for the maintenance and restoration of the site after an extraordinary/substantial storm event. Safety measure protocols will also be incorporated into the design and detailed in the O&M Manual. The TAC and external partnering agencies continue to provide significant feedback as the project design develops and as related components of the O&M Manual are identified.

In addition to the project's TAC, a special Aquatic Habitat Review Task Force has been created to coordinate design efforts with other important external public agencies that will be engaged in the review of this project and issuance of permits and approvals. This task force includes the Ministry of Natural Resources and Forestry, the Ministry of the Environment and Climate Change and the Department of Fisheries and Oceans. This is the first time the City of Vaughan has initiated an aquatic habitat review task force model with the intention to help expedite and streamline the project's design and review process, and the issuance of construction permits in a timely manner.

Concurrently with the upcoming detailed design stage of the project, City staff and the consulting team will be preparing a Terms of Reference to pre-qualify contractors suitable to undertake a project of this complexity. This strategy will allow the City to minimize construction scheduling risks and to move forward with the planned construction schedule that will unlock development potential in the VMC and start site preparation work by Q2-2018. It is expected that the construction project will be finalized by Q4-2020; however, the construction schedule will be further refined through detailed design development.

### **Implementation of the project will be carried out in two phases**

Implementation of Edgeley Pond and Park will be phased incrementally. The scope of work for Phase 1, envisioned to start in Q2-2018 and finish in Q4-2020, is comprised of all major stormwater management related construction activities to deliver a fully improved and functional stormwater management facility for the north-east quadrant of the Vaughan Metropolitan Centre.

Phase 1 design and implementation elements include:

- major earthworks, rough and fine grading;
- structural elements, such as retaining walls and foundations;
- civil engineering elements, such as oil/grit separators and low impact development water features;
- Jane Street streetscape works;
- tree planting, understorey vegetation and aquatic planting;
- pedestrian, cycling and vehicular site circulation pathways and multi-purpose trails, including minor bridge crossings;
- park facilities, including a playground, socializing areas with rich horticultural design elements and potentially a water feature, and;
- site furnishing, including benches, lighting, waste receptacles, bike-racks and signage.

Phase 2 design and implementation elements include:

- main pedestrian/cycling bridges;
- park pavilion with washrooms and community room, and;
- linear park (Black Creek Greenway on the VMC Secondary Plan Schedule D) located at the north-east corner of Edgeley Pond and Park, north of Barnes Court, and west of the proposed Maplecrete Road (i.e. envisioned north extension to future Portage Parkway).

Phase 2 design elements have not been assigned a construction date and timing of their implementation will be contingent on funding opportunities.

## **The design of the project is being closely coordinated with agencies and adjacent landowners**

Implementation of Phase 1 requires substantial collaboration with adjacent land owners including PlazaCorp (The Met) to the north, Cortel Group (Expo City) to the south-east and Zzen/Midvale to the south. To ensure seamless design coordination, the project team has conducted a series of focused design meetings with each of the adjacent landowners and their consultants.

Construction staging plans will be prepared through Q4-2017 and Q1-2018 to ensure that construction efforts within the broader development block are coordinated, and to mitigate any potential issues that may arise from having multiple contractors in the immediately adjacent areas.

## **Hydro undergrounding along Jane Street is being coordinated in conjunction with this project**

Alectra Utilities (Alectra) was retained by the City to prepare a detailed design and cost estimate for the undergrounding of the hydro transmission lines along Highway 7, from Highway 400 to Creditstone Rd., and along Jane St., north of Highway 7 to Portage Parkway. In an effort to coordinate the Edgeley Pond and Park design and the hydro undergrounding design, Alectra advanced the detailed design for Jane St., north of Highway 7.

Once all the costing information has been received, City staff will then engage a cost consultant and external stakeholders to develop a cost model for the equitable distribution of costs. Hydro undergrounding will need to be confirmed and should be integrated with the Jane Street streetscape works.

## **The project will be tender ready by Q1-2018**

City Staff, including the VMC Project Management Team (PMT) and Public Works' Infrastructure Delivery Team, will continue to oversee the development of construction documents through Q4-2017 and Q1-2018, develop Terms of Reference to prequalify contractors in Q4-2017, and finalize tender/bid documents in Q1-2018. A separate RFP will be issued by Infrastructure Delivery for the contract administrative services following the contractor prequalification process but before issuing the construction tender.

Once the construction documents are finalized and tender/bid documents are prepared, the project management tasks will pass from the VMC PMT to the Infrastructure Delivery Team to manage the construction administration of the project. The VMC PMT will continue to be involved in the project by attending site meetings as needed and by being part of the site inspection process to ensure that the design vision is implemented.

## **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

In consideration of the strategic priorities set by Council, the recommendations of this report will assist in:

- Facilitate development in the VMC
- Planning and managing growth and economic vitality
- Cultivating an environmentally sustainable city
- Investing, renewing and managing infrastructure and assets
- Ensure the safety and well-being of citizens
- The pursuit of excellence in service delivery

The recommendations contained in this report are consistent with the priorities set by Council. The necessary resources have been allocated and approved.

### Regional Implications

As a key stakeholder on this project, Region of York staff have been directly involved and consulted with throughout the duration of the project. Region of York staff participate as members on the project Technical Advisory Committee.

### Conclusion

The implementation of Edgeley Pond and Park is a key milestone in the early development of Vaughan's new downtown. Through this project, the City is advancing the construction of essential stormwater infrastructure, while creating a signature public destination that captures the imagination of all VMC residents and visitors within a green lush environment.

The detailed design process for Edgeley Pond and Park is a seamless integration of infrastructure and open space design that City staff and other partnering agencies will continue to support in a collaboratively manner.

### Attachment

1. 30 percent schematic design plan

### Report prepared by:

VMC Project Management Team

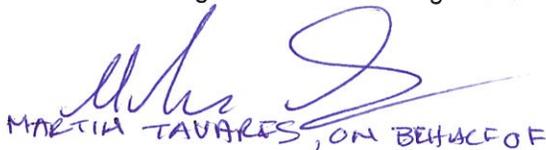
Respectfully submitted,



JOHN MACKENZIE  
Deputy City Manager  
Planning and Growth Management

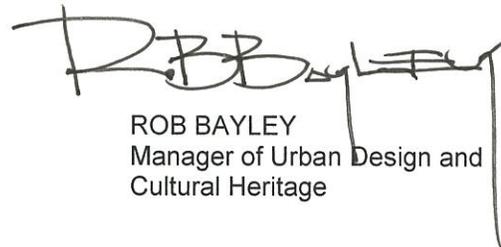


ANDREW PEARCE  
Director of Development  
Engineering



MARTIA TAVARES, ON BEHALF OF

JAMIE BRONSEMA  
Director of Parks Development



ROB BAYLEY  
Manager of Urban Design and  
Cultural Heritage

# EDGELEY POND + PARK I 30% SCHEMATIC DESIGN PLAN

