

## **VMC Edgeley Pond + Park**

### **Stakeholder Working Session #1**

Tuesday, February 14, 2017, 1:00 – 3:00 pm

Vaughan City Hall, 2141 Major Mackenzie Drive West, Multi-Purpose Room

## **MEETING SUMMARY**

On Tuesday, February 14, 2017, approximately 30 stakeholders representing landowners, City staff, York Region, Toronto Transit Commission (TTC), Alectra Utilities and the Toronto and Region Conservation Authority (TRCA) participated in the first stakeholder working session for VMC Edgeley Pond and Park. The purpose of the meeting was to:

- introduce the Edgeley Pond and Park project, together with the design consulting team to landowners, developers and public agencies;
- present the project's schedule and process map to stakeholders and to provide them with milestone dates for the review of key decisions that will be made during the project, and the information being gathered to inform those decisions; and
- seek feedback from participants on their expectations and interests related to the project, and any other information they would like to see considered as the work unfolds.

This meeting summary was written by Yulia Pak and Nicole Swerhun of Swerhun Facilitation & Decision Support. It was subject to participant review before being finalized. It was subject for participant review before being finalized.

The summary is structured to reflect the following four key areas of the discussion:

1. Welcome Highlights;
2. Questions of Clarification;
3. Detailed Feedback; and
4. Next Steps.

Please note the list of meeting participants is attached as Appendix A and the meeting agenda is attached as Appendix B.

## 1. Welcome Highlights

Andrew Pearce, Director of Development Engineering and Infrastructure Planning opened the meeting by welcoming stakeholders. Highlights of the welcome remarks include:

- Thank you all for taking the time to talk about this exciting new project.
- Edgeley Pond and Park is the largest open space and one of the biggest pieces of infrastructure in the Vaughan Metropolitan Centre (VMC).
- The primary purpose of this project is to resolve stormwater issues, while integrating parkland and public realm elements. This piece of infrastructure will facilitate development around Edgeley Pond and Park.
- We are here to listen to your advice and try to incorporate as much of your feedback as possible.

## 2. Questions of Clarification

After an overview presentation given by James Roche and Abe Khademi, participants asked a few questions of clarification. The questions are captured in **bold** and the answers from the project team are noted in *italics*.

- **Recognizing that you are at the initial design stage for Edgeley Pond and Park, when are you expecting shovels in the ground?** *Summer of 2018.*
- **What's the vision for the overhead powerlines along Jane Street?** *Ultimately, it is desirable to have the powerlines buried, but the availability of the budget and the timeline to do so is yet to be determined.*
- **How many phases are there and what are they?** *The first phase of work includes the stormwater management requirements, re-alignment of Black Creek, ecology, pathways and urban plaza; park active uses to be determined. The subsequent phasing will be determined moving forward.*
- **Through the mediation process, landowners have been dealing with the preliminary concept developed by TMIG and Schollen, and now we are hearing that the design of the pond and the park may be very different. What kind of changes should we be expecting?** *The purpose of the TMIG and Schollen plan was to develop a concept to prepare an Order of Magnitude costing for the project as part of the Black Creek Financial Strategy. There are a few new pieces of information that we are working with now that we did not have when the Schollen concept was developed, including more information on soils, geotechnical and hydrological conditions, as well as the fact that the pond will be largely dry most of the time. We have met with immediately adjacent landowners to discuss objectives and expectations, and we will continue to coordinate with them, City staff, and the public. At the next meeting we will bring options for stakeholders and the public to consider.*

## 3. Detailed Feedback

Participants shared their expectations for the project, feedback on draft vision and guiding principles and information that they would like the City and the consultant team to consider in developing options for the Pond and Park. The feedback shared during the meeting and

submitted at the end of the meeting is captured below and organized into three categories: participant expectations, draft vision and guiding principles, and information to consider.

## **PARTICIPANT EXPECTATIONS**

- **Early consultations and continued dialogue with landowners.** Continue early check-ins and coordination with landowners on programming, connections and design. *The City clarified that immediately adjacent land owners will be individually consulted to ensure the threshold/transition design is appropriate for both the Pond and residential development(s).*
- **City's prompt review of development applications.** The landowners on the south side of the pond would like to receive City's feedback on their application promptly, as the process on their end will not stop to wait for City's feedback.
- **Facilitation of the scheduled opening of the subway.** Ensure that the development of Edgeley Pond and Park serves to enrich VMC and facilitates all infrastructure surrounding the area. Ensure that it does not delay the construction of the roads, sewers, etc. required for the scheduled opening of the TYSSE Subway.

## **DRAFT VISION AND GUIDING PRINCIPLES**

- **Generally comprehensive.** The draft vision and the guiding principles seem to be generally comprehensive with a few suggested edits and points of consideration.
- **Stormwater function first.** The design of the passive recreation within the pond sounds great, but it is important not to lose sight of the functionality of the pond as it serves 400 acres of land upstream. Don't sacrifice functionality for design. It is unclear if stormwater management (quality, erosion and flood control) is included in any of the current principles. If not, it should be added as a main principle. It is important to regional roads, nearby development and to prevent the subway area from flooding.
- **Year-round maintenance.** It is important to ensure that the City budgets for a year-round maintenance of Edgeley Pond and Park for people to be able to use in all seasons. For example, it would be worthwhile investigating the experience with the promenade that's a core component of Collingwood's urban central waterfront. The promenade is part of the trails network however it is not maintained during the winter and as a result, it is not being used. Toogood Pond in Unionville is another example to learn from. Their experience is that it's hard to keep the area around the pond free of geese droppings. They also have problems with mosquitos caused by stagnant water.  
*The consultant team thanked participants for highlighting these examples and responded that as the next step, they are looking at how much open water should be incorporated, how to keep the water fresh and how to minimize fencing around different water's edge conditions with different design solutions.*
- **Connecting the east and west sides of Jane Street.** A special consideration should be given to how to connect the east side of Jane Street to the west side. Right now there are difficulties with pedestrian and cycling connections, particularly because of the grade differences.

- **Streetscape.** Currently the pond is situated lower than Jane Street and people do not know that there is this massive greenspace. Ensure that the design of the streetscape addresses this challenge and consider incorporating it into Phase 1 of work.
- **Parking.** For people to use this space, they will need to park somewhere. Make sure you provide sufficient parking in the area.  
*The City Project team responded that long-term the City is looking to provide street parking on Maplecrete, which extends along the east side of the pond. The City is also currently exploring other immediate parking opportunities.*

## INFORMATION TO CONSIDER

- **New YRT Terminal on Apple Mill.** Consider building a pedestrian bridge connecting Apple Mill to Maplecrete as part of Phase I. YRT is planning on building a new terminal on Applemill, on the other side of the future bridge. The bridge would provide a direct access to YRT for park users.
- **VIVA Terminal at the north-east corner of HWY-7 and Jane.** Consider developing the north-east corner of Highway 7 and Jane as part of Phase I. From the York Region’s perspective, it is a major intersection given the construction of the Viva terminal.  
*The City project team agreed; options to be prepared for next meeting will include the development of the north-east corner.*
- **Underground Utility Requirements.** It was requested by Alectra Utilities that the City ensures appropriate location of transformers and/or switch gear above flood line.  
*A note provided after the meeting: Alectra Utilities will work with the City’s Electrical Consultant to assist with incorporating Alectra’s supply standards into their design, including pathway lighting (recommended high efficiency), rest rooms, and water features (pumps), if required. The City of Vaughan should contact Alectra’s Conservation and Design Side Management Team (CDM) to see what savings are available to incorporate high efficiency equipment into the Edgeley Pond and Park design. The contact was provided and shared with the City of Vaughan and their consultant team.*

## 4. Next Steps

Nicole Swerhun, an independent facilitator, thanked everyone for participation on behalf of the project team and committed to sharing the meeting summary with attendees in draft before finalizing it. She reminded everyone that the next stakeholder meeting will be held in May, 2017.

## Appendix A. List of Participants

### Landowners & Consultants:

Antonio DiBenedetto, *Appellant #109*  
Andrew McLeod, *Cortel Group*  
Luka Kot, *Cortel Group*  
Bill Coffey, *Expo City / Valdor Engineering*  
Chiue-Anh Le Van, *Expo City/ Terraplan*  
Stephen Albanese, *Toromont/Bental/ IBI Group*  
Lezlie Phillips, *Liberty Development*  
Michael Uster, *Liberty Development*  
Wayne Long, *Liberty Development*  
Aaron, Hershoff, *Smart Centres*  
Paula Bustard, *Smart Centres*  
Sandra Kaiswer, *Smart Centres*  
Tom Bosnjak, *Smart Centres*  
Kurt Franklin, *Plazacorp / Berkeley/ Weston Consulting*  
Jack Wong, *Zzen/Midvale/MPG*  
Joseph Sgro, *Zzen/Midvale*  
Pascal Monat, *Zzen/Midvale/ SCS Consulting*  
Pat Bollenberghe, *Zzen/Midvale*  
Sarah Kurtz, *SCS Consulting*

### Government and Public Agencies:

Amy Roots, *City of Vaughan*  
Andrew Pearce, *City of Vaughan*  
Gerardo Paez Alonso, *City of Vaughan*

Hamid Mazaheri, *City of Vaughan*  
Jennifer Logullo, *City of Vaughan*  
Michael Frieri, *City of Vaughan*  
Moira Wilson, *City of Vaughan*  
Rob Bayley, *City of Vaughan*  
Jerry Pimentel, *TTC*  
Sameer Dhalla, *TRCA*  
Carmen Hui, *York Region*  
Josh Reis, *York Region*  
Vi Bui, *York Region*  
Arad Mohaghegh, *YRRTC*

### Utilities

Barry Stephens, *Alectra Utilities*  
Rey Tenorlas, *Alectra Utilities*

### Consultant Team:

James Roche, *DTAH*  
Yvonne Battista, *DTAH*  
Abe Khademi, *MMM + WSP*  
Ashraf Zaghal, *MMM + WSP*

### Facilitation Team:

Nicole Swerhun, *Swerhun Inc.*  
Yulia Pak, *Swerhun Inc.*

## Appendix B. Meeting Agenda

### VMC Edgeley Pond + Park

#### Stakeholder Working Session #1

Tuesday, February 14, 2017, 1:00 – 3:00 pm

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## PROPOSED AGENDA

### Meeting Purpose:

- To introduce the Edgeley Pond + Park project to landowners, developers and public agencies
- To review the key decisions that will be made during the project, and the information being gathered to inform those decisions
- To seek feedback from participants on their expectations and interests related to the project, and any other information they would like to see considered as the work unfolds

**1:00 pm**

#### **Welcome**

*Andrew Pearce, City of Vaughan*

**1:05**

#### **Introductions and Agenda Review**

*Nicole Swerhun, Swerhun Facilitation*

**1:15**

#### **Project Overview**

*James Roche, DTAH & Abe Khademi, WSP*

- Project Team
- Overview of the project and process
- Project Assumptions
- Key decision points
- Emerging Guiding Principles and Vision

**2:00**

#### **Question Period**

**2:15**

#### **Discussion**

1. What are your expectations for this project?
2. Do you have any feedback on the draft vision and guiding principles? For example, what do you like about what's proposed? Is there anything you'd like to see changed or added?
3. What information/perspectives would you like to see the City and consultant team consider as they work to develop options for the Pond + Park?

*Do you have any other advice?*

**2:50**

#### **Wrap Up and Next Steps**

**3:00 pm**

#### **Adjourn**