

**VAUGHAN METROPOLITAN CENTRE  
EDGELEY POND & PARK PROJECT UPDATE**

**Recommendation**

The Deputy City Manager of Planning & Growth Management, the Director of Development Engineering & Infrastructure Planning, the Director of Parks Development and the Manager of Urban Design & Cultural Heritage, in consultation with the Chief Corporate Initiatives & Intergovernmental Relations, recommend:

1. That this report and accompanying presentation BE RECEIVED.

**Contribution to Sustainability**

The proposed improvements to the Edgeley Pond and Park will contribute to a sustainable City by ensuring a healthy environment, vibrant communities and economic vitality for current and future generations.

**Economic Impact**

There are no economic impacts resulting from this report. The project outlined in this report has been allocated budget through capital budgets: DT-7121-13 / DP-9527-13 / PK6537-16. The capital cost associated with the future construction of the project is aligned with the proposed budget allocated within the Black Creek Financial Strategy.

**Communications Plan**

Edgeley Pond and Park is a first-of-its-kind project for Vaughan. The goal of the project is to build an iconic and sustainable open space at the centre of the new downtown, the Vaughan Metropolitan Centre (VMC), that functions as a hybrid of vital stormwater management infrastructure required to unlock further development potential. Innovative outreach tools will be leveraged through the study to engage the public, stakeholders, agencies and Council in generating ideas for the site and providing comments and feedback throughout the project's key phases.

Upon award of contract, a detailed communications and outreach strategy will be developed in consultation with staff to engage the public, stakeholders, agencies and Council in generating ideas for the site, and provide comments and feedback throughout the project's key phases. Staff anticipates that engagement with landowners will be coordinated within the VMC Working Group platform to provide continued input throughout the study.

Regular updates of the project will also be brought before the VMC Sub-Committee of Council and communicated through the VMC Newsletter, *Moving Forward*. Regular updates about the project will also be posted to the City's dedicated website: [www.vaughan.ca/vmc](http://www.vaughan.ca/vmc).

**Purpose**

The purpose of this report is to provide Council with an overview of the scope and timing of the Edgeley Pond and Park project.

**Background**

Located at the north-east corner of Highway 7 and Jane Street, Edgeley Pond is proposed to be retrofitted to accommodate development within the VMC. Development around Edgeley Pond

has gained momentum, with up to 700 residential units being occupied by the summer of 2016 (Expo City Towers 1 and 2), and more than 500 additional residential units to be constructed north of the pond by 2018 (The Met). As the VMC's first residential neighbourhood, the Edgeley Pond and Park will become the heart of the community and a signature amenity for Vaughan's new downtown.

The scope of the Edgeley Pond and Park design is larger than solving water management issues – it is also about exploring innovative landscape approaches that integrate a multilayered and complex passive recreation network within the pond area while creating a strong public realm connection with the emerging urban context. Establishing a landscape and urban design driven concept, integrated with a functional engineering solution for the site will help create the framework for an effective urban environment in the VMC. All of these considerations make Edgeley Pond and Park a unique multidisciplinary project which requires close coordination and interdepartmental collaboration. The Terms of Reference (TOR) for this project has been collaboratively prepared by the VMC Project Management Team including engineering, parks development and urban design staff, in consultation with the TRCA and Region of York as partnering agencies.

The Edgeley Pond and Park project is supported by various City initiatives including the VMC Secondary Plan, Master Servicing Plan, Streetscape and Open Space Plan, Culture and Public Art Framework and Black Creek Financial Strategy.

The Request for Proposal (RFP) for this project will be released by the end of June 2016 and the project is anticipated to be initiated in September 2016. Between this time, staff has scheduled a bidder information session and have formed an evaluation committee to review and evaluate proposals. Upon award of contract, a detailed communications and engagement strategy will be developed in consultation with staff to engage the public, stakeholders, agencies and Council in generating ideas for the site, and provide comments and feedback throughout the project's key phases.

### **The Edgeley Pond and Park project will be co-led by engineers and landscape architects**

The Edgeley Pond and Park TOR is the first-of-its-kind in Vaughan. This environmental open space is where engineering infrastructure comes together with landscape architecture and urban design to generate an iconic and meaningful place for the VMC residents and all Vaughan downtown visitors.

The VMC Municipal Servicing Master Plan identified the existing Edgeley Pond as a primary stormwater management facility. Through the development of the VMC Secondary Plan, Edgeley Pond evolved into an integral part of the parks and open space network. The VMC, as many other North American urban growth centres, is challenged with supporting growth-related development while balancing stormwater management needs and generating meaningful public amenities. The Edgeley Pond and Park project exemplifies the integration of infrastructure improvements and passive and active recreation open spaces.

In order to create a first class destination for Vaughan, the City is seeking a visionary and innovative, multi-disciplinary team with landscape architectural, engineering, urban design, architectural and ecological expertise to produce a design framework for Edgeley Pond and Park and to advance the design to tender documents for the preferred concept identified through the design process. To ensure that all of the outcomes are balanced, the successful consultant team will be co-led by a landscape architect and civil engineer to ensure a seamless and integrated design approach is established to balance stormwater management strategies with the integration of passive and active recreation open space.



The study goals for the Edgeley Pond and Park are outlined as follows:

1. Develop an innovative public consultation and outreach strategy to engage the public, stakeholders, agencies and Council in generating ideas for the site, and providing comments and feedback are received throughout the project's key phases.
2. Following a thorough background review and analysis, lead a collaborative visioning process to develop a number of conceptual options that integrate innovative landscape and engineering strategies comprehensively.
3. Develop an open space with a network of boardwalks and multi-purpose trails that create meaningful connections to the surrounding context and proposed VMC pedestrian and cycling network. Together, the Edgeley Pond and Black Creek channel create a vital "green-blue spine" running north-south through the VMC.
4. Following selection of a preferred design scheme, refine the concept into a detailed design for the site that integrates and supports the functional operation and technical requirements for the improvements to the stormwater management infrastructure as a resilient system, with the design and programming of the project as public space.
5. Establish a comprehensive phasing and implementation plan, in consultation with adjacent landowners and City staff, and develop construction drawings and tender documentation that considers adjacent development timelines and the phasing of infrastructure upgrades based on financial feasibility and land availability.
6. Develop an operations and maintenance (O&M) manual for the park and stormwater management facility. The Manual will take into consideration seasonal usage and transitional changes throughout the year, and will include life cycle costing analysis.

### **Next Steps**

The final TOR was completed in early June 2016. Under the guidance of the Procurement Services Department, City staff will release the public RFP by the end of June 2016. The selected evaluation committee members will evaluate and recommend a successful proponent, bringing a report to a future Finance Audit and Administration Committee or Committee of Whole meeting in September 2016. Following award of contract, the project is expected to begin in September 2016 with anticipated completion by spring 2018.

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

The matters referred to in this report support Council's priority of facilitating the development of the VMC.

### **Regional Implications**

Building a downtown is an ambitious goal. Collaboration with broader regional stakeholders continues to be an important factor in ensuring the success of the VMC.

### **Conclusion**

The planned 7.5 Hectare Edgeley Pond and Park is the largest uninterrupted open space and City-owned piece of land in the Vaughan Metropolitan Centre. Retrofitting the existing pond facility is required to unlock further development potential in the area and provide water quality and flood controls. Through the VMC Implementation Plan, the Edgeley Pond and Park was identified as a fundamental catalytic project in Vaughan's new downtown.

The Edgeley Pond and Park's envisioned iconic design will combine sustainability principles with flexibility for active and passive recreation programs that offer amenities for all user groups. A sustainable and innovative approach to stormwater management, together with a narrative strategy to educate the public in the pond's natural performance, cultural history and planned leading-edge sustainability and engineering attributes will make this integrated design project a major destination for educational institutions and nature conservation organizations.

The project will require an integrated design team approach where landscape, urban design and innovative stormwater engineering come together to provide a seamless and feasible design solution.

The public Request for Proposal for this project was released on June 16, 2016 and the project is anticipated to initiate in September 2016.

**Attachment**

None

**Report prepared by:**

VMC Project Management Team

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