

CITY OF VAUGHAN
REPORT NO. 3 OF THE
SPECIAL VAUGHAN METROPOLITAN CENTRE
SUB-COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on September 7, 2016*

The Special Vaughan Metropolitan Centre Sub-Committee met at 10:06 a.m. on June 27, 2016.

Members Present: Mayor Maurizio Bevilacqua, Chair
Regional Councillor Michael Di Biase (10:16 a.m.)
Councillor Rosanna DeFrancesca
Councillor Sandra Yeung Racco

Also Present: Regional Councillor Mario Ferri
Councillor Marilyn Iafrate

The following items were dealt with:

1 **MOBILITY HUB PUBLIC REALM PROJECTS**
VAUGHAN METROPOLITAN CENTRE

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the recommendation contained in the following report of the Chief of Corporate Initiatives and Intergovernmental Relations dated June 27, 2016, was approved; and**
- 2) That the presentation by:**
 - 1. The Chief of Corporate Initiatives and Intergovernmental Relations and Communication C1, presentation material titled “*Mobility Hub Public Realm Update*”, was received; and**
 - 2. Ms. Paula Bustard, Vice President of Development, SmartCentres, Applewood Crescent, Vaughan, and Mr. Claude Cormier, Claude Cormier & Associates, Quebec, and Communication C2, presentation material titled “*Central Park Masterplan Landscape Proposal*”, was received.**

Recommendation

The Chief of Corporate Initiatives & Intergovernmental Relations, in consultation with the Vaughan Metropolitan Centre (VMC) Strategic Advisory Team (SAT) and Project Management Team (PMT), recommend:

- 1. That this report and the accompanying presentations BE RECEIVED.**

Contribution to Sustainability

Green Directions Vaughan embraces a *Sustainability First* principle and states that sustainability means the City shall make decisions and take actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations.

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Economic Impact

There are no economic impacts resulting from this report.

Communications Plan

Staff have been working closely with stakeholders to coordinate the streamlined planning, design and delivery of key interrelated projects in the VMC Mobility Hub as a priority area of focus. The VMC PMT and SAT continue to provide regular development activity updates to the VMC Sub-Committee of Council, with additional updates to Council and members of the Corporate Management Team (CMT) delivered through the regularly scheduled VMC *Moving Forward Newsletter*. Circulation of the newsletter has been broadened in 2016 to reach all City staff. Regular updates about VMC related projects continue to be posted to the City's dedicated website, www.vaughan.ca/vmc.

Purpose

The purpose of this report is to provide Council with an update on the visioning of public realm projects in the VMC's Mobility Hub. This report and accompanying presentation are strictly for information purposes. Many issues tied to the VMC parks and open space network and policies are still under appeal before the Ontario Municipal Board.

Background - Analysis and Options

Over the next few years, the landscape of the VMC's core Mobility Hub will change dramatically. This is an exciting time for Vaughan, with the delivery of a number of first-of-a-kind projects for the City that begin to crystallize the vision for the VMC as a vibrant, walkable downtown by enhancing the quality of life for residents with innovative transit-oriented planning and urban design at every scale.

Concepts for the first projects in a series of signature urban open spaces are currently being developed through the design of Transit Square and TTC Plaza, the YRRT Terminal Plaza, YMCA promenade, the flexible shared street along New Park Place, the premium level of streetscape along Millway Avenue and a proposed centrally located urban park, which is envisioned to be Vaughan's first urban park (Attachment 1). These public realm projects build on the VMC Streetscape and Open Space Plan approved by Council in December, 2015 as part of the broader placemaking framework for the downtown.

These projects are in varying stages of design, with many still subject to staff review and Council approval. These projects involve a range of partnerships, with some managed by the City and others managed and executed by external stakeholders including the Region of York, Toronto Transit Commission (TTC) and SmartReit.

The Mobility Hub will become the heart of civic life during the VMC's early formation days

The Mobility Hub has been identified as a critical area of focus in order to support development in the initial phase of the VMC build out, to leverage key investments in infrastructure and to support early placemaking strategies for the downtown. The delivery of key Mobility Hub projects within the VMC Implementation Plan supports the conclusions from the VMC Market Assessment prepared by LiveWorkLearnPlay (LWLP), the City's Development Facilitator, and helps to realize the Term of Council priority of facilitating development of the VMC.

Development activity within the Mobility Hub has been progressing well. With the anticipated arrival of the KPMG building office tenants in the fall of 2016, the completion of the TTC Station, Millway Avenue BRT Station and YRRT Regional Bus Terminal bringing the first transit users by the end of 2017 and the completion of the integrated YMCA, Community Centre, Library and Office mixed use development by 2019, the Mobility Hub is crystalizing its built form to become a "place". By 2019, York Region Rapid Transit Corporation / vivaNext forecasts that approximately 20,000 transit riders will be moving through the Hub daily. In addition, it is anticipated that more than 1,000 employees will

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occupy the KPMG office tower and mixed-use project adjacent to the Hub.

To provide an integrated urban fabric, the City has a vision for creating a network of dynamic public spaces for people that connect these key catalyst developments and provide a distinct urban identity for the emerging downtown.

The open spaces within the Mobility Hub are part of a larger vision for the VMC parks and open space system as a layered collection of places at different scales that develop incrementally over time with investment and development and are knit together with a pedestrian and cycling-friendly street network and transit system. Together, Transit Square, TTC Plaza, YRRT Plaza, YMCA promenade, the urban park and surrounding urban streetscapes along Millway Avenue and New Park Place are envisioned as highly programmed outdoor spaces for urban recreation and activities, passive leisure, cultural programming, public art, large gatherings and events. Anchored by retail, community spaces and other mixed uses, these spaces will form the heart of civic life in early days of the VMC build out as a destination for daily urban life and special events. The design of these spaces is being approached in a seamless manner to ensure continuity in design quality and urban identity.

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

In the VMC, the everyday spaces between the buildings are as important as the buildings themselves. The public realm provides democratic and social spaces that physically bring people together and foster healthier, more social, and economically viable communities. The vision for the first public spaces in the Mobility Hub provides a platform for civic life and community at the heart of the new downtown. Framed by the early active development projects and transit investments, the vision for Transit Square, TTC Plaza, YRRT Plaza, YMCA promenade, the urban park and surrounding urban streetscapes along Millway Avenue and New Park Place support the activation of the VMC as recommended by LWLP and sets the stage for public usage and connection that establishes the VMC as the 'Place'.

The purpose of the presentations are to provide Council with an update on the early concepts for the various public realm projects within the Mobility Hub. This report is not seeking Council approval on any of the items presented. As such, this report and accompanying presentation are strictly for information purposes. Many issues tied to the VMC parks and open space network and policies are still under appeal before the Ontario Municipal Board.

Attachment

1. Mobility Hub Public Realm Projects Identification Map

Report prepared by:

The VMC Project Management Team

(A copy of the attachment referred to in the foregoing has been forwarded to each Member of Council and a copy thereof is also on file in the Office of the City Clerk.)

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**UTILITY MASTER PLAN UPDATE
VAUGHAN METROPOLITAN CENTRE**

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the recommendation contained in the following report of the Deputy City Manager Planning & Growth Management and the Director of Development Engineering & Infrastructure Planning, dated June 27, 2016, was approved.

Recommendation

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

1. That this report be received for information purposes.

Contribution to Sustainability

Green Directions Vaughan embraces a *Sustainability First* principle and states that sustainability means the City shall make decisions and take actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations.

Economic Impact

There are no economic impacts resulting from receipt of this report. The project outlined in this report has been allocated funding through capital budget DE-7160-15.

Communications Plan

The Utility Master Plan (UMP) is a fundamental study that will assist the City to properly plan for utility servicing to support the Vaughan Metropolitan Centre's (VMC) full build.

As part of the study process, engagement with stakeholders including VMC landowners is being coordinated within the VMC Working Group platform. This will ensure that a cohesive plan is developed to provide an overall utility master plan for the emerging downtown.

Purpose

The purpose of this report is to provide Council with an update on the status of the Utility Master Plan for the VMC.

Background - Analysis and Options

To align with active development momentum, infrastructure catalysts and placemaking initiatives, the Utility Master Plan (UMP) has been identified as a critical component that will provide the framework for a well-integrated development context. The study has been identified as a key project within the VMC Implementation Plan and will help realize the Term of Council priority of facilitating development of the VMC.

LWLP identified the UMP study as a key priority project for the VMC

In late 2015, the City's development facilitator LiveWorkLearnPlay (LWLP) undertook a detailed review of the VMC's project initiatives and identified the UMP as a project needing to be highly prioritized for the downtown.

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The outcomes of completing the UMP include: scoping the location and orientation of utility services such as hydro, gas and telecommunications; providing clarity on where utility services are located; coordinating with other municipal infrastructure (such as water, wastewater and stormwater management); minimizing the impacts of potential conflicts; and future proofing the development from having to go back and implement costly retrofits to infrastructure such as roads, streetscape or other services.

The UMP is fundamental to support the VMC's full build-out and implementation as an industry-leading piece of city building

The UMP is a foundational study that sets up the new downtown for smooth and expedient development.

The City's existing Water/Wastewater and Stormwater/Storm Drainage Master Plans map out the essential municipal infrastructure including water distribution, sanitary sewer and stormwater management. Similarly, a fully integrated UMP will identify the provision of hydro and gas distributions, telecommunications (such as cable and phone) and broadband or digital infrastructure that may also give direction to the coordinated physical planning of infrastructure, fulfilling several objectives: future-proofing coordinated development needs; encouraging integration into built form and design where possible; and avoiding or mitigating conflicts with the public realm.

The UMP will also facilitate the coordination with proposed development plans and infrastructure to support development in the VMC.

City retained RTG Systems Inc. to prepare the UMP study for the VMC

Staff retained RTG to undertake this initiative in order to advance the UMP as a key project supporting development in both the initial phase and long term build out of the VMC.

The expected deliverables, including goals that are being addressed through the study, are listed below. This is not an exhaustive list, and some topics/deliverables may be combined and others added as required by staff:

- Generating a full build out UMP based on VMC Secondary Plan forecasted population and current utility and infrastructure best practices
- Ensuring shared duct banks are implemented in the VMC to the extent that it is possible given utility service requirements
- Identify utility main corridors within the VMC street grid network
- Identify potential property impacts
- Develop guidelines for utility housing/service access arrangements with developers/landowners

The process for developing the UMP involves close coordination and partnership with service providers such as PowerStream, Enbridge, Bell and Rogers, as well as other stakeholders including York Region, City staff and VMC landowners. Throughout the process, RTG will develop the UMP in collaboration with utility providers and generate a plan that will facilitate development and coordination of utility works with other municipal servicing infrastructure.

An initial project kick-off meeting with the utility service providers and other stakeholders was held on April 29, 2016 where members of the VMC Project Management Team provided an overview of the new downtown, including the status of current development activities, and outlined their goal of generating a collaborative and coordinated approach for the UMP study.

Next Steps

The project was initiated in April 2016 and is expected to be completed in Q4 2016.

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Regular meetings are being scheduled with RTG and the individual utility service providers to coordinate issues and information throughout the study. The VMC Working Group platform will be leveraged to provide continued input throughout the study and support an integrated UMP for the downtown.

To support implementation, the plan will explore recommendations for policy revisions to be considered through the next Official Plan review as it relates to the utility servicing.

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 stakeholders, including utilities, agencies and landowners, continues to be an important factor in ensuring the success of the VMC. The UMP will inform Regional infrastructure planning of corridor for Jane St. and Highway 7 within the VMC.

Conclusion

For the VMC's ultimate success, conflicts with infrastructure need to be avoided to the greatest extent possible.

The UMP will be a one-of-a-kind City initiative that is fundamental to support the VMC's full build-out and implementation and will provide the framework for a well-integrated development context.

RTG have been retained by the City to undertake the UMP which is expected to be completed by the end of 2016.

The UMP will be developed in partnership with utility servicing providers, namely PowerStream, Enbridge, Rogers and Bell, as well as other stakeholders such as York Region and VMC landowners.

Attachments

None

Report prepared by:

Jennifer Cappola-Logullo, VMC Project Manager, Ext.8433

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**PARKING STRATEGY UPDATE
VAUGHAN METROPOLITAN CENTRE**

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the recommendation contained in the following report of the Deputy City Manager Planning & Growth Management and the Director of Development Engineering & Infrastructure Planning, dated June 27, 2016, was approved.**

Recommendation

The Deputy City Manager Planning & Growth Management and the Director of Development Engineering & Infrastructure Planning, in consultation with the Chief of Corporate Initiatives & Intergovernmental Relations, the Director of By law Compliance & Licensing & Permit Services, and

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the Director of Transportation Services & Parks & Forestry Operations, recommend:

1. That this report BE RECEIVED.

Contribution to Sustainability

Green Directions Vaughan embraces a *Sustainability First* principle and states that sustainability means the City shall make decisions and take actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations.

Economic Impact

There are no economic impacts resulting from receipt of this report. The project outlined in this report has been allocated funding through capital budget DT-7085-13.

Communications Plan

The Vaughan Metropolitan Centre (VMC) Parking Strategy is a fundamental study that will assist the City to properly plan for parking to support the downtown's full build-out and implementation as an industry leading example of city building.

Once the project is initiated, the successful consultant will finalize a detailed communications plan with staff to ensure that public and stakeholder engagement is generated throughout the project. Staff anticipates that engagement will be coordinated within the VMC Working Group platform comprised of stakeholders/landowners and agencies to provide continued input throughout the study and support a collaborative parking plan for the downtown.

Purpose

The purpose of this report is to provide Council with an update on the status of the Parking Strategy for the VMC.

Background - Analysis and Options

To align with active development momentum, infrastructure catalysts and placemaking initiatives, the VMC Parking Strategy has been identified as a critical component that will provide the framework for a well-integrated development context. The Parking Strategy is identified as a key project within the VMC Implementation Plan.

VMC Parking Strategy is supported by the VMC Secondary Plan

The VMC Parking Strategy is supported through policy 4.6.2 of the VMC Secondary Plan:

4.6.2 *The City shall monitor the need for public parking in the VMC and may prepare a public parking strategy that considers:*

- *The amount of parking required to support planned retail, entertainment and institutional uses;*
- *The amount of on-street parking that can be provided to support planned commercial, entertainment and institutional uses;*
- *The amount of office parking that could be made available to the public in the evenings and on weekends;*
- *The potential for public and commercial parking facilities to be used by subway commuters;*
- *Appropriate locations and sizes for off-street public parking facilities;*
- *Appropriate parking standards for commercial uses in the VMC based on the ability to complement private parking with public facilities;*

- *The role of a municipal parking authority, to be considered as per Policy 4.3.2.1 of Volume 1 of the Official Plan.*

A Parking Strategy for the VMC will provide an integrated roadmap for the City and all stakeholders

The VMC's potential for high-density, mixed-use development is now being realized through a number of active development applications. Given the proposed densities and considering the land uses and pedestrian friendly urban form envisioned by the VMC plan, a strategic plan for parking will be required in order to address issues related to balancing supporting economic development as well as the vision for an active and vibrant urban centre; phasing considerations; identifying the immediate needs that will address the short-term and overall parking requirements.

There are challenges associated with new development in the VMC and parking management. Some of which include the lack of available City-owned lands and limited road space for consideration of parking on the street for short term use.

A Parking Strategy will guide the management of parking and needs for the City and stakeholders and will establish a development framework for a smooth and expedient development in the VMC.

Developing a parking strategy that addresses short-term and forecasts long-term parking needs in the VMC

The initial planning horizon for development of the VMC is 2031. It is anticipated that the plan will evolve in many phases and thresholds over a number of years. The first phase of implementation and investment in the VMC is already underway with the construction of the TTC subway extension, VivaNext Highway 7 Rapidway, YRRT Regional Bus Terminal and active development applications (including construction of Phase 2 Expo City and KPMG Tower).

To align with active development momentum, infrastructure catalysts and placemaking initiatives, the Parking Strategy has been identified as a critical area of focus to support development in the initial phase of the VMC. This strategic approach to proactive delivery of key projects within the VMC Implementation Plan supports the conclusions from the VMC Market Assessment prepared by the City's development facilitator Live Work Learn Play (LWLP), and helps to realize the Term of Council priority of facilitating development in the VMC.

Fundamentally, the Parking Strategy is intended to guide and direct the City in managing parking associated with the opening of the transit infrastructure and private sector development from 2017. The study will also develop a parking strategy that will guide the City through the planning horizon of 2031 and will enable the City to properly manage the parking needs associated with the anticipated short term growth in the VMC in a manner that will facilitate the area's transition to an urban environment.

City retained a consultant to assist in developing a Terms of Reference for the Parking Strategy

In order to advance the Parking Strategy as a key project supporting development in the initial phase of the VMC, staff retained BA Group Ltd. (BA Group) in May 2016 to assist in developing a detailed Terms of Reference (TOR) that will be used as part of the City's process to hire a consultant to undertake the Parking Strategy. BA Group was selected to develop the scope of the project in consultation with staff given their specialized professional expertise and experience in the VMC. This approach will ensure a comprehensive assignment is completed in a timely manner and will establish the framework for a well-integrated development context in the VMC. This also allows the opportunity to leverage BA Group's extensive knowledge base and experience with transportation services in the VMC specifically associated with active development applications. The process for developing the TOR involved engagement through various inter-City department working sessions including

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Development Engineering and Infrastructure Planning; Corporate Initiatives & Intergovernmental Relations; By law Compliance and Licensing and Permit Services; Transportation Services and Parks and Forestry Operations; Parks Development; Development Planning; and Financial Planning and Development Financing.

The expected deliverables, including topics that will be considered in the study, are listed below. The following is not an exhaustive list, and some topics/deliverables may be combined and others added as required by staff.

- Reviewing VMC-wide parking supply at full build-out;
- Exploring the City's role in meeting the full build-out goal while encouraging development, including provisions for transitional parking;
- Providing recommendations for potential parking with consideration for how much parking should be built and/or encouraged;
- Funding municipal parking (parking fees, parking tax, cash-in-lieu, etc.);
- Assess potential need/model for Parking Authority;
- Providing recommendations to municipal by-law updates and codes to reflect changes to street parking, drop-off, pick-up, deliveries and special uses such as taxi stands, motorcycle parking, etc.;
- Estimating costs (initial and life-cycle) associated with changes in the VMC parking (such as new municipal lots, charging for on-street parking, etc.);
- Provide a review of potential partnership opportunities with landowners and stakeholders;
- Identify an implementation program that starts from the goals of the ultimate build-out scenario and works towards the "Day 1" opening of the subway and the changes that it will have on the transportation network.

Next Steps

The final TOR is anticipated to be completed by end of June 2016. Under the guidance of the Purchasing Department, City staff will then proceed with issuing a public RFP. The City staff project team will evaluate and recommend a successful proponent, bringing a report to a Committee of Whole meeting in the fall 2016. Following award of contract, the study is expected to begin in October 2016 and should be completed by spring 2017.

An early deliverable will be the establishment of a parking management plan associated with the 2017 transit structure openings.

The project is being led by Development Engineering & Infrastructure Planning. A technical working group comprised of other City staff, stakeholders, and agencies will be established from project initiation through completion. The VMC Working Group platform will be leveraged to coordinate issues and information throughout the process.

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 Parking Strategy will embody the short and long term objectives for development of the new downtown as a world class city centre. It will provide an implementation framework that will address

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the parking supply in the VMC and include a strategic plan to address short term 2017 transit infrastructure openings.

BA Group has been retained to develop a Terms of Reference for the procurement of a consultant to prepare the VMC Parking Strategy. Release of this document through a public bid process is anticipated for early July 2016.

Attachments

None

Report prepared by:

Jennifer Cappola-Logullo, VMC Project Manager, Ext.8433

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

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the recommendation contained in the following report of 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 dated June 27, 2016, was approved; and**
- 2) That the presentation by the VMC Project Management Team, and C3, presentation material titled: “*Edgeley Pond and Park Project Update*”, was received.**

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

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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.

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.

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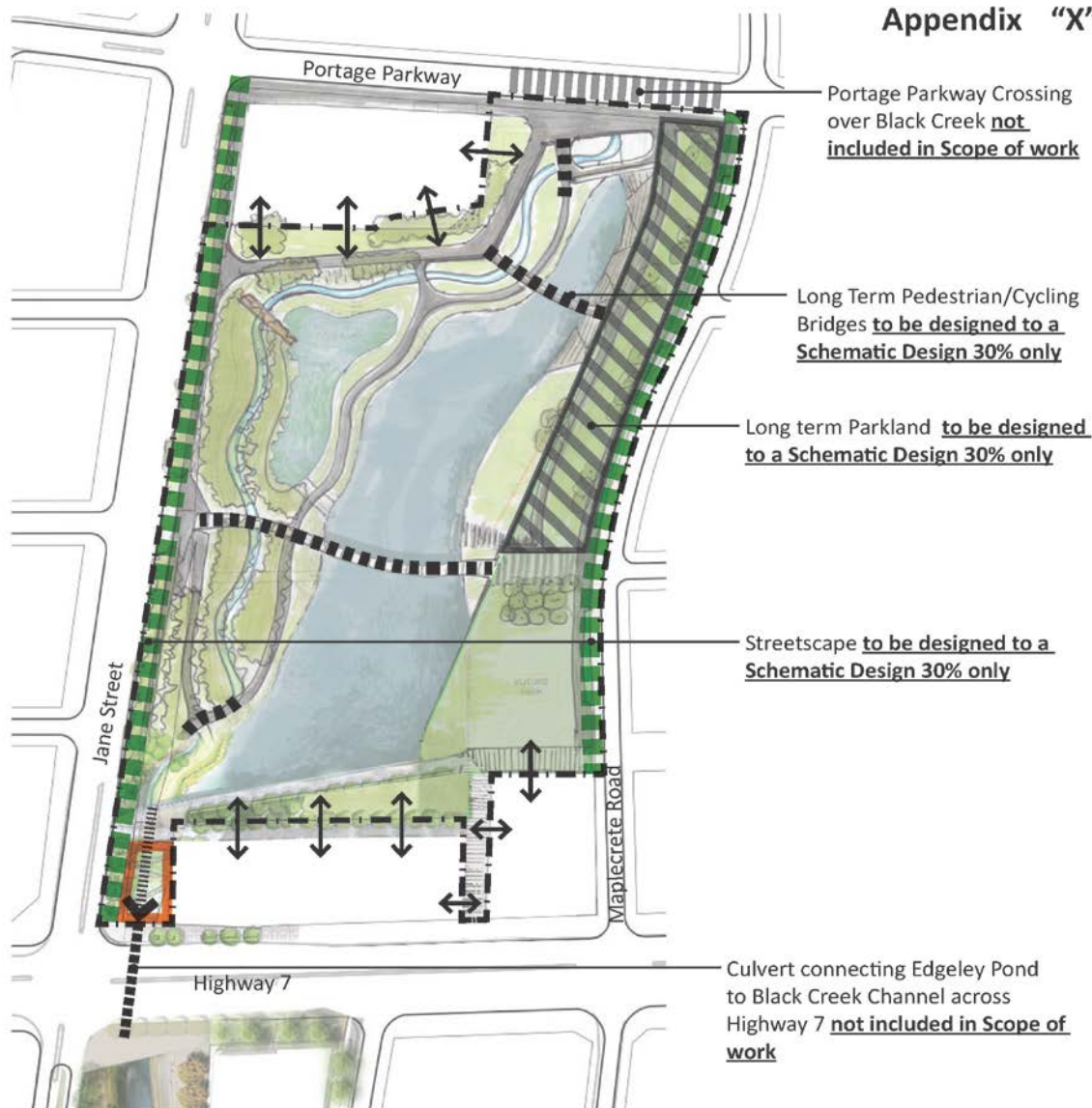
The VMC Municipal Servicing Master Plan identified the existing Edgeley Pond as a primary stormwater management facility. Through the development of the VMC Secondary Plan, Edgeley Pond evolved into an integral part of the parks and open space network. The VMC, as many other North American urban growth 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.

Project Goals and Objectives

Through this project, an overall design framework will be developed to generate a short term and long term vision for the Edgeley Pond and Park that includes consideration for the Jane Street and Maplecrete Road streetscapes, Portage Parkway interface, urban plaza at the corner of Jane Street and Highway 7 and thresholds to surrounding development. The design framework will also include a strategic phasing plan for the implementation of these components as illustrated below.

Appendix "X"



Legend

— · — Project Boundary Edgeley Pond and Park	■ ■ ■ Pedestrian/Cycling Bridges
■ ■ ■ Streetscape design (Jane Street / Maplecrete Road)	↔ Development - Open Space threshold
■ Urban Plaza & Sustainable Transitional Feature	▤ Proposed Culvert (3x15m section)



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

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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.

**REPORT NO. 3 OF THE SPECIAL VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
SEPTEMBER 7, 2016**

Attachments

None

Report prepared by:

VMC Project Management Team

The meeting adjourned at 12:11 p.m.

Respectfully submitted,

Hon. Maurizio Bevilacqua, Mayor, Chair