

**YMCA CENTRE OF COMMUNITY, LIBRARY AND RECREATION SPACE PROJECT UPDATE  
VAUGHAN METROPOLITAN CENTRE****Recommendation**

The Chief of Corporate Initiatives & Intergovernmental Relations in consultation with the Deputy City Manager Community Services and Chief Executive Officer Vaughan Public Libraries, recommend:

1. That this report and the accompanying presentation BE RECEIVED.

**Contribution to Sustainability**

As described in the City's Strategic Plan, Vaughan Vision 20|20, Vaughan will continue to be a community of choice that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable.

Green Directions Vaughan embraces a Sustainability First principle. Goal four states that sustainability means we make decisions and take actions that focus on "How We Live." Ensuring that actions by Council and Staff "create a vibrant community where citizens, business and visitors thrive".

More specifically, the following objectives for goal four apply:

- 4.1.4 Through creative urban design, as described in the new Official Plan, enhance social cohesion by creating more:
  - common indoor and outdoor public spaces;
  - public art; parks and open space; and
  - central, accessible hubs for arts, culture, and recreation.
- 4.1.6 Provide more partnership opportunities for existing non-profit and volunteer groups to meet the community's social, cultural and recreational needs.
- 4.2. Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st Century

**Economic Impact**

There are no economic impacts resulting from this report. However, as previously reported to Council [Item 3, Report No. 10, of the Committee of the Whole (Working Session), on February 16, 2016] the agreement in principle between the City and the YMCA articulates that the City would be a contributing partner in funding the project. The total cost to build the proposed facilities is currently estimated at \$59.4 million which includes construction-related costs that have been estimated at a maximum of \$500 per square foot. The City's portion of this total project cost is estimated to be \$45.6 million and would consist 100 percent of the capital costs for the City library and City recreation facilities and 2/3 of the capital costs of the YMCA facility.

**Communications Plan**

The VMC Project Management Team (PMT) and Strategic Advisory Team (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](http://www.vaughan.ca/vmc).

### **Key Messages**

- The proposed YMCA Centre of Community including child care centre, library and recreation facility, are estimated to occupy a total of approximately 119,200 square feet, consisting of about 87,000 square feet for the YMCA, 22,000 square feet for the City recreation space and about 10,200 square feet for the City library.
- As a social anchor, this facility will draw a diverse mix of people to the new downtown who would not otherwise have a reason to come at this early stage of its development.
- The facility will activate the mobility hub as a destination by giving people a reason to spend time there (vs. just pass through).
- MacLennan Jaunkalns Miller Architects (MJMA) has developed a consistent 28 year legacy of design excellence in aquatic, sport, and wellness projects; designing hybrid public spaces that form the civic anchors of communities.
- No firm has received more Athletic Business 'Facilities of Merit Awards' in the last 8 years than MJMA, 14 out of 80 since 2008. Athletic Business Awards are North America's premiere Aquatic and Recreation Design Excellence Awards;

### **Purpose**

The purpose of this report and accompanying presentation is to introduce the Committee to MacLennan Jaunkalns Miller Architects (MJMA), the architectural firm selected by the YMCA through the YMCA's RFP process to undertake the detailed design of the YMCA, City Library and Community Centre Space.

### **Background - Analysis and Options**

**The proposed YMCA Centre of Community, library and recreation space accomplish all of the goals set out in the ATMP for the Vaughan Metropolitan Centre.**

The City has been working with the YMCA to advance the development of a YMCA Centre of Community, library and recreation space in the VMC within a new SmartReit mixed-used development located at the corner of Apple Mill Road and Millway Avenue, adjacent to the YRT Bus Terminal. Council unanimously endorsed this project [Item 3, Report No. 10, of the Committee of the Whole (Working Session), on February 16, 2016].

The proposed facilities for the YMCA Centre of Community, including child care centre, City library and City recreation space are estimated to occupy a total of approximately 119,000 square feet, consisting of about 87,000 square feet for the YMCA, 22,000 square feet for the City recreation space and about 10,200 square feet for the City library.

The YMCA will be state-of-the-art; operating a swimming pool, large gymnasium, conditioning and weight room(s), stretching areas, program studios, and community spaces.

The YMCA is the largest provider of Not-for-Profit child care in Canada. The VMC location will provide approximately 5,000 square feet of child care space for infant to preschool age children. The YMCA Playing to Learn™ curriculum prepares children for primary school education by using play as a learning medium. Children are given opportunities to discover and explore in spaces that support and encourage social, emotional, cognitive and physical development.

**MJMA is recognized as one of Canada's leading specialist designers of projects of this type which allows MJMA to effectively listen to the YMCA and City to establish an optimal building space program.**

As a Toronto based firm, MJMA has been involved with projects across the country that play a pivotal role in community building — projects that merge overlapping programs and unique user combinations, to achieve new forms of integrated dynamic community hubs.

These projects, developed around sport, recreation, and wellness include a diverse range of programming, such as aquatics, gymnasia, fitness, libraries, health and therapy, community gathering and meeting spaces, sports fields and courts, child, teen, and seniors spaces – supporting both personal and civic wellness.

MJMA's experience with the YMCA on similar projects has been positive, fostering a strong client-architect relationship which allows for a unique understanding of the YMCA organization, its standards and goals, and the larger community it serves.

The multi-disciplinary practice includes trained and accredited designers in architecture, urban design, landscape architecture, interior design, and graphic design. MJMA has become Canada's premier specialists in community, recreation and aquatic architecture; known for designing uplifting, elegant civic buildings that are aspirational yet functional, durable and on budget.

**Depth of experience in aquatics and community recreation, library integration and experience working with the YMCA and municipalities provides an unparalleled team.**

The MJMA team for this facility consists of the key members that have been involved with other YMCA projects:

- Andrew Filarski, Principal-in-Charge;
- Viktors Jaunkalns, Design Principal;
- Janouque LeRiche, Project Architect / Project Manager;
- Jason Wah, Job Captain / Contract Administrator; and
- Tarisha Dolyniuk, Interior Designer

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

The Term of Council Service Excellence Strategy Map identifies 16 Council priorities. The partnership with the YMCA directly impacts five of the priorities.

- Facilitate the development of the VMC
- Continue to ensure the safety and well-being of citizens
- Support and promote arts, culture, heritage and sports in the community
- Attract investment and create jobs
- Invest, renew and manage infrastructure and assets

#### **Regional Implications**

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

#### **Conclusion**

The YMCA Centre of Community, library and recreation space project is an important city-building initiative in the Vaughan Metropolitan Centre.

The approximately 119,200 square foot development will immediately help to create a liveable downtown and urban destination. The project integrates health and wellness with transit and mixed-use development, creating a truly transit-oriented development and people-first place, while simultaneously responding to the financial challenges of the City.

Since its inception, MJMA's core work has been the design of wellness and fitness facilities of various scales and sizes for a variety of clients. As a result, MJMA has developed an expertise in understanding program adjacencies and the efficient and clear planning of this facility type.

With this project, the Vaughan Metropolitan Centre becomes a leading example of successful planning and development for a mobility hub as a vibrant, mixed-use environment.

**Attachments**

N/A

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Respectfully submitted,

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