Summary
Public Information Centre #2

Vaughan Metropolitan Centre Stormwater Management and Drainage Enhancement Study – Municipal Class Environmental Assessment Study

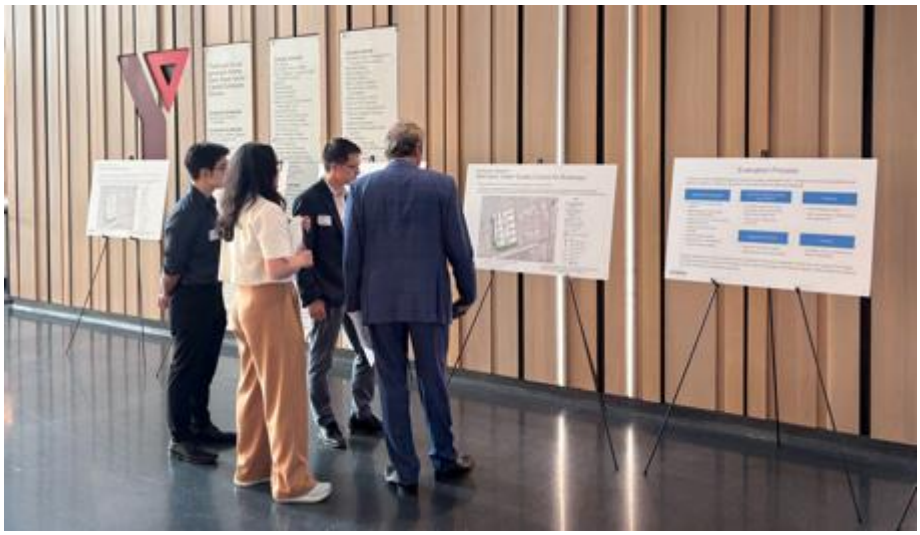
Thursday, June 5th, 2025, 5:30 – 7:30 p.m.

The David Braley Vaughan Metropolitan Centre of Community
200 Apple Road, Vaughan

Overview

On Thursday, June 5th, 2025, the City of Vaughan hosted the second of three Public Information Centres (PIC) for the Vaughan Metropolitan Centre (VMC) Stormwater Management and Drainage Enhancement Study. The purpose of the PIC was to share and seek feedback on the preliminary stormwater management (SWM) alternatives and emerging draft evaluation criteria for the strategy.

Information was shared through a series of information panels that were set up in the lobby of the David Braley Vaughan Metropolitan Centre of Community. Approximately 30 people stopped to view the panels and talk with the project team, including local residents, landowners and representatives of different landowners. VMC City staff and members of the consultant team working on the study, including TYLin and Third Party Public, attended the meeting. Third Party Public, the facilitation team retained by the City of Vaughan to support public engagement for the Study prepared this Meeting Summary.



Summary of Feedback

Comments and questions are summarized below and organized into a variety of categories. Responses provided by the project team during and following the PIC are included in italics, where provided.

Public Realm & Connectivity

Consider creating amenities—parks, trails, plazas and sheltered spaces—as integral parts of stormwater solutions to give people places to relax, play, walk and run. *There are several parks and open spaces proposed within the four quadrants of the VMC. Several parks have been constructed or are imminent for construction including Cortellucci Square (southwest of Barnes Court and Maplecrete Road), Millway Linear Park (northeast of Autumn Harvest Road and Millway Avenue), the Edgeley Pond and Park (northeast of Hwy. 7 and Jane St.), and North Urban Park (Phase 1 northeast of Apple Mill Road and Edgeley Boulevard).*

Ensure all new public spaces, as a result of stormwater management, tie into existing transit and pedestrian networks so they're easy and pleasant to reach. Coordinate with York Region for ongoing rapid transit improvements in the area. *The design of stormwater management (SWM) facilities typically includes pedestrian trails and/or pedestrian use within or adjacent to the SWM facilities.*

The majority of existing SWM facilities, which will be retrofitted to meet current City and TRCA SWM criteria are located along major roads where transit currently exists. Future transit circulator routes within the VMC will be located adjacent to all proposed/retrofitted SWM facilities.

City of Vaughan is in coordination with York Region regarding their future transit and rapid transit improvements.

Land use, Zoning & Holistic Planning

Ensure there is alignment on SWM policies among the various decision makers. It is important that different divisions within the City of Vaughan and the Toronto & Region Conservation Authority are aligned on stormwater management policies. *The design of SWM facilities is based on City of Vaughan and Toronto & Region Conservation Authority (TRCA) SWM criteria/policies.*

Clarify zoning rules north of the VMC to remove the sense of arbitrary land-use permissions. *The VMC boundary now includes Expansion Area B, which is just north of Portage Parkway from Hwy. 400 to Creditstone. The VMC Secondary Plan (Draft 2025) identifies the land-use for the VMC including Expansion Area B. The land uses north of the VMC are identified on Schedule 13 of the Vaughan Official Plan 2010. Vaughan Official Plan 2010 outlines the permitted uses within these land use designations, and the zone standards are further identified in Comprehensive Zoning By-law 001-2021.*

Recognize the escalating housing crisis by asking: How do we build more supply, and build it so people can afford it? *The City is undertaking a Housing Strategy which will identify the goals, actions, outcomes and targets needed to increase the availability of different housing types and forms in Vaughan, with a focus on affordable units and mid-rise development. More info can be found on the City's website under Housing Strategy (https://www.vaughan.ca/about-city-vaughan/projects-and-initiatives/policy-planning-projects/housing-strategy).*

Learn from East Don Lands in downtown Toronto, which showcases innovative integration of nature, habitat and stormwater management—don't reinvent the wheel. *The focus of the VMC stormwater and drainage enhancement study is how stormwater will be managed at site plan level, conveyance to an end of pipe facility and the end of pipe facility. The concept designs and future detailed designs will incorporate various disciplines such as ecology, landscape architecture and urban design such that the proposed infrastructure considers the required function with consideration of amenities and aesthetics.*

Consider taking a holistic look at the SE quadrant lands to address local owners' concerns about property value and use. *The redevelopment of the VMC including the southeast quadrant considers a wholistic approach. The City of Vaughan is/has conducted various study updates including the VMC Secondary Plan, Transportation Master Plan and the Parks and Wayfinding Master Plan to name a few. These studies guide the redevelopment of the VMC to achieve a livable and sustainable downtown.*

When will the EA be completed? *Early 2026.*

Costs and Financing

Define cost-efficiency parameters within the minimum performance standards so every solution meets a baseline before optimizing for cost. *The evaluation process for selecting the preferred alternative typically considers the natural environment, social environment, cultural environment and financial. Capital costs, funding sources, operation and maintenance costs and end-of pipe replacement costs will be taken into account as part of the financial component of the evaluation process.*

How will the City account for costs and land value, and who will pay for the preferred solutions? *All solutions must meet a minimum standard; then landowners fund the preferred solution through development charges.*

What is the timing of the Area-Specific Development Charges Study? *The City of Vaughan is updating its Development Charges (DC) and Area Specific Development Charges (ASDC) including those in the VMC. These updates are expected to be complete by mid to late 2026.*

Design Standards and Technical Solutions

Emphasize that the City's focus for end-of-pipe facilities is on quantity control and flow management, not water reuse.

Is recharging important here? *No, there are no significant aquifers in the area. The SWM solution will focus on achieving the current SWM criteria set out by the City of Vaughan and TRCA which includes water quality control, water quantity control, erosion control and on-site retention. On-site retention for development sites can include, if feasible, measures to promote infiltration, evapotranspiration and rainwater harvesting for reuse.*

Consider use of "blue streets" to help manage stormwater. (i.e., using streets and surrounding areas to capture, store, and manage stormwater). *"Blue Streets" with respect to stormwater management typically include low impact development (LID) measures to assist in retaining/reducing runoff volume and/or provides water quality control. An end-of-pipe facility would still be required to achieve the necessary quantity control criteria before runoff is released to a watercourse.*

The feasibility of LIDs is dependent on the soil and subsurface characteristics of the implementation area of the LIDs. The ability and rate the native soil can infiltrate and the presence of groundwater and groundwater elevation are main factors for the effectiveness of LID measures.

Generally, the native soil within the VMC is not supportive of infiltration type LIDs and groundwater elevation is seasonally high in areas of the VMC. These characteristics do not make infiltration type LIDs feasible.

Consider using permeable paving on rights-of-way where soil conditions and groundwater levels allow. *Noted.*

Consider dry ponds on unused lands without active construction, while noting that in EOS areas, depth limits may restrict capacity. *Based on the VMC Secondary Plan, at full build-out, all lands within the VMC will be developed based on specified land uses. The existing wet SWM ponds will be retrofitted to meet current stormwater management criteria. A wet pond and non-conventional SWM facility (i.e. underground tank) will be considered to achieve the SWM criteria set out by the City of Vaughan and TRCA.*

Dry ponds typically require a much larger footprint than a wet pond or SWM tank to achieve the same quantity control requirement. With the future full buildout of the VMC, there will be limited space to implement a dry pond particularly when wet ponds currently exist and can be retrofitted.

Consider open ponds in the SE corner to gain climate control and ecosystem benefits. *A wet pond is being considered for the SWM strategy for the VMC southeast quadrant and will be evaluated along with the other alternatives.*

Provide Clear information about when different stormwater management strategies will be implemented. Knowing in advance when stormwater management facilities will be required and the costs landowners are responsible for is important as it impacts how/when development occurs. *The scope of the VMC SWM Enhancement study includes the determination of when the*

retrofit of the existing SWM facilities is required. Costing of the retrofit will also be required and will be considered for the City's update to the Development Charge and Area Specific Development Charge updates.

Are there any plans to reduce the 15 mm standard? *The new design standard is actually 27 mm. However, we do not anticipate any changes to the 15mm requirement as part of our calculations.*

How is the system constructed? *All facilities follow defined design criteria plus specific manufacturers' requirements and/or construction standards.*

Did you consider bioswales? *The City requires and is implementing Stormwater Management (SWM) Tree Trenches within the VMC southeast quadrant right-of-way's to provide water quality control. The SWM Tree Trenches provide treatment similar to bioretention.*

How would you collect stormwater from subdivisions? *Runoff from developments is captured by internal drainage network, retained and treated by on-site SWM measures before being released to the downstream storm sewer. Runoff from the right of ways and controlled flow from development sites are typically conveyed to an end-of-pipe SWM facility via storm sewers (minor drainage system) for frequent and smaller storm events. The road network (major drainage system) typically conveys runoff for the more significant storm events to an end-of-pipe facility. Rerouting of some existing drainage networks and/or outlets may entail significant construction*.

Why are improvements made only along the edges of the study area? *The redevelopment of development sites within the VMC require that SWM criteria be met via various mitigation measures. The "edges of the study area" include the existing ponds where grading in these areas have the lowest elevations in the area and then outlet to the Black Creek or tributary of the Black Creek.*

What is being done to the culvert under Highway 7? *The existing Hwy. 7 culvert located east of Jane Street has the capacity of approximately the 25-year storm. Thus, under the Regional storm event (i.e. Hurricane Hazel type storm) the Jane Street and Hwy. 7 intersection will flood. The City in coordination with York Region will be replacing the single Region of York culvert with multiple Region of York culverts to convey the Regional storm flow to eliminate flooding of the intersection.*

Will / could stormwater collected in ponds, tanks, etc. be reused. If so, how? *Stormwater collected from the public rights-of-way (e.g. from roads and sidewalks) typically goes straight into a storage facilitate for decontamination before it is released into a natural body of water (in this case Black Creek). There may be opportunities for stormwater collected on private properties (e.g., building rooftops) to be reused for greywater use such as mechanical cooling or wastewater.*

Process

Consider timing engagement activities to coincide with YMCA program start/end times to catch people on their way in and out. *The first and second Public Information Centers (PICs) were scheduled from 5:30pm to 7:30pm and the third/last PIC will also be schedule for the same time. This is to accommodate the majority of residents, business, visitors to the area and landowners with a time outside of typical business hours to optimize opportunity to attend. Information from the first, second and third PIC are/will be available at Vaughan.ca/vmcSWM.*

Other

Explore LEED (or equivalent) certification at the neighbourhood scale; not just for individual buildings to boost energy efficiency and environmental performance. *The City of Vaughan takes a multifaceted approach to the development of sustainable buildings and neighbourhoods. First, the Sustainability Metrics Program, part of the development application process is a standard for evaluating sustainability in new development and redevelopment in Vaughan. The Program uses a point-based system in which a development proposal earns points for achieving criteria (metrics) organized around the categories of built environment, mobility, natural environment and parks, infrastructure and buildings, and innovation. Points earned through these criteria go towards the minimum sustainability score that development proposals are required to achieve.*

Further, as outlined in the Vaughan Official Plan 2010, applicants are required to complete community energy plans as part of the Block Plan and Development Concept Plan processes as appropriate for Intensification Areas, lands designated as New Community Areas, and future Employment Areas. These community energy plans must provide detail on energy consumption for the subject area, identify targets for energy reduction, identify opportunities and targets for on-site energy generation and district energy systems, and provide development standards and design guidelines to maximize energy efficiency.

Also, as it relates to City infrastructure, the City of Vaughan also has a commitment to designing and building sustainable corporate buildings. The City currently has a Corporate Green Building Policy that requires all new City buildings to be built to LEED Gold at minimum.

The VMC needs more parkland / open green space and this should be created before more residential development occurs. Currently there is little park and recreational space in the VMC, which creates a lot of competition for the limited space with different types of uses that don't always work well together (e.g., dogs and small children, people smoking near playgrounds, etc.). *Cortellucci Square (southwest of Barnes Court and Maplecrete Road) is open and Millway Linear Park (northeast of Autumn Harvest Road and Millway Avenue) under construction. Edgeley Pond and Park (northeast of Hwy. 7 and Jane St.), and North Urban Park (Phase 1 northeast of Apple Mill Road and Edgeley Boulevard) are imminent for construction. Several other parks within the VMC will be constructed in conjunction with other developments in the future.*

Increase the number of safe pedestrian crossings across Hwy 7. *The on-going VMC Transportation Master Plan has identified several at grade and grade separation crossings along Hwy. 7 within the VMC.*

Next Steps

The project team will continue to share updates about the process online, through meetings with landowners, and a third and final Public Information Centre being planned for the fall of 2025. The next step in the process will include refining the evaluation criteria and developing preferred stormwater management alternatives for the VMC. The City will present and seek final refinements on the refined evaluation criteria and preferred stormwater management alternatives in the fall of 2025.

Appendix A: PIC 2 Display Panels

The display panels are available online at: www.vaughan.ca/VMCSWM