

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014

Item 2, Report No. 2, of the Priorities and Key Initiatives Committee, which was adopted without amendment by the Council of the City of Vaughan on May 27, 2014.

2

BUILDING A DYNAMIC DOWNTOWN VAUGHAN METROPOLITAN CENTRE IMPLEMENTATION PLAN UPDATE WARD 4

The Priorities and Key Initiatives Committee recommends approval of the recommendation contained in the following report of the City Clerk, on behalf of the Vaughan Metropolitan Centre Sub-Committee, dated May 12, 2014:

Recommendation

The City Clerk, on behalf of the Vaughan Metropolitan Centre Sub-Committee, forwards the following recommendation from its meeting of April 9, 2014, for consideration:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Executive Director, Office of the City Manager, dated April 9, 2014, be approved; and
- 2) That the presentation by the Commissioner of Planning, the Senior Planner, Development Planning and the Executive Director, Office of the City Manager, and C2, presentation material, be received.

Report of the Commissioner of Planning and the Executive Director, Office of the City Manager, dated April 9, 2014

Recommendation

The Commissioner of Planning and the Executive Director, Office of the City Manager, in consultation with the Senior Management Team, recommend:

1. That the presentation and report: 'Building a Dynamic Downtown: Vaughan Metropolitan Centre Implementation Plan Update' be received and forwarded to the Priorities & Key Initiatives Committee of Council.

Contribution to Sustainability

The Vaughan Metropolitan Centre (VMC) Implementation Plan demonstrates the City's commitment to achieving the goals and objectives outlined in Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan. Specifically, by monitoring and reporting on progress, the Implementation Plan demonstrates conformity with the guiding principles of leadership, transparency and accountability. The initiatives outlined in the Vaughan Metropolitan Centre Implementation Plan further contribute to achieving the goals and objectives of:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

Objective 1.2: To promote reduction of greenhouse gas emissions in the City of Vaughan

Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

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Goal 2: To ensure sustainable development and redevelopment

Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy-2031, and by ensuring that the strategy is subject to periodic review and renewal

Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth

Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that Vaughan is a city that is easy to get around with a low environmental impact

Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, carpooling and public transit

Goal 4: To create a vibrant community where citizens, business and visitors thrive

Objective 4.1: To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

Goal 5: To be leaders in advocacy and education on sustainability issues

Objective 5.1: To share sustainable best practices and ideas between and among municipal staff and the community

Goal 6: To ensure a supportive system for the implementation of the Community Sustainability and Environmental Master Plan

Objective 6.1: To fully support the implementation of Green Directions at all levels of City operations

Economic Impact

There is no economic impact to the City as a result of the recommendation of this report.

Communications Plan

Corporate Communications is preparing a formal News Release that highlights the work completed to date and as presented to the VMC Sub-Committee of Council. In addition, this report and the presentation will be made available on the City's website.

Purpose

To provide members of the VMC Sub-Committee of Council with an update on the status of the various projects completed, currently being undertaken or planned across the various City departments since the inception of the VMC Implementation Team.

This status update is also intended to advise the VMC Sub-Committee of changes to the overall City project team structure, including the transition of the consolidated project leadership for the VMC implementation and facilitation from the Commissioner of Planning to the Executive Director, Office of the City Manager.

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Lastly, a third purpose is to update the Committee on how the VMC Project Management Team is taking shape. The VMC Senior Planner position has been filled, and the positions for the parallel project management roles in Parks Development and Development / Transportation Engineering were posted on Monday, January 13, 2014. The intent is to have the full team in place by the end of the second quarter 2014. In addition, Staff in various departments continue to support this initiative in addition to their other duties.

Background - Analysis and Options

The VMC Implementation Team was established in 2011 to facilitate high quality and timely development of the VMC. Comprised of City Staff, along with senior managers at the region, province and agencies, this team under the leadership of the Commissioner of Planning initiated a project plan to ensure that the City and region undertook or completed all necessary studies required to support major redevelopment of this scale in concert with the planned operation of the subway.

Excerpts from the project charter and scope document included the following:

“This team is necessary to achieve the City of Vaughan strategic objective of preparing and implementing a plan for the Vaughan Metropolitan Centre. This group will also help to achieve the Council adopted Secondary Plan, City, Provincial and Regional infrastructure objectives for this area, and a multitude of projects related to the successful development of the vision and objectives for the VMC” (Draft Terms of Reference, Version 8, October 18, 2011).

Project and Implementation Team Objectives:

- *“Create (and achieve) a plan to prepare City studies and advance policy discussions with the Region and City to facilitate construction of high quality buildings, a public square and a Mobility Hub at the Vaughan Metropolitan Centre by late 2015.*
- *Ensure any City and Region of York led Planning Act and Environmental Assessment (EA) Act approvals are obtained to create certainty for planned private sector investments.*
- *Facilitate coordinated responses to development applications where new approaches to the use of land are proposed including, but not limited to, plans for the Expo City site, the proposed Vaughan Metropolitan Centre subway station, York Region Rapid Transit bus terminal and surface amenities.*
- *Create a high level of communications between decision-makers and community stakeholders, and market the VMC as a destination for potential investors.*
- *Provide advice to Council or any subcommittee of Council established for the VMC.*
- *To bring a more coordinated approach to the efficient procurement and completion of studies involving various agencies and departments.”*

At the time of initiation of the VMC Implementation Team, a draft Terms of Reference (Attachment 1) was developed which listed key deliverables and emphasized the importance of employing a multi-disciplinary approach to resourcing in order to streamline the process and help achieve the ambitious goals set out for the Vaughan Metropolitan Centre.

One of the deliverables listed was the preparation of a Work Breakdown Structure / Gantt chart outlining responsibilities of City departments relative to the various deliverables. The intent of the chart is to use it as a tool to manage the timing and coordination of the many public sector framework initiatives involved in developing the VMC. Since that time the chart has been used to track and monitor progress. The chart has been updated on a monthly basis, and has been regularly circulated for internal review. Lead departments with dedicated point people have been identified for each project as a means of ensuring organization and accountability. Updates on the status of the VMC Implementation Plan have also been provided for review and discussion during several Senior Management Team Meetings and recently at a Senior Management and Directors Meeting.

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The latest version of this chart (Attachment 2) has been restructured to organize projects by priority status in order to manage a critical path of delivery for the most urgent policies, studies and initiatives needed to support implementation. This revised structure has also attempted to align City efforts with market forces driving development momentum in the downtown by ensuring that the City is strategic and responsive in its emerging policy context and development framework.

The draft Terms of Reference outlined a projected end of 2014 completion target for the original list of deliverables. The presentation to be delivered at the VMC Sub-Committee meeting is intended to provide an update on the status of those initiatives. In summary, 95% of the original deliverables are either fully completed (45%) or underway (50%). The remaining 5% are planned to be completed in 2015. As well, new studies introduced since 2011 to respond to development needs have been integrated within this VMC Implementation Plan to provide a comprehensive progress report on the overall status of the Vaughan Metropolitan Centre. Please refer to the presentation to be delivered at the VMC Sub-Committee meeting for more detailed information.

With the recent approval of the 2015 operating capital budget, staff are working towards retaining a Development Facilitator for the VMC. The Development Facilitator reporting to the Executive Director as lead, will take on an implementation leadership role in helping to attract and leverage investment to create the vibrant downtown City Council wants to achieve by working in concert with landowners, relevant agencies and Ministries of the Province, the Region, City Manager and Senior Management Team. As stated, staff will report back to a future VMC Sub-Committee on the status of this recruitment.

Relationship to Vaughan Vision 2020/Strategic Plan

This report supports the strategic initiatives outlined in the Vaughan Vision 2020 / Strategic Plan, particularly:

Service Excellence

- Lead & Promote Environmental Sustainability

Organizational Excellence:

- Ensure a High Performing Organization
- Manage Growth & Economic Well-being

Staff Excellence:

- Demonstrate Effective Leadership

Regional Implications

Collaboration with regional and provincial agencies has continued as required to support the various initiatives outlined in the VMC Implementation Plan. The region is requested to continue working with the City to implement the next phase of the VMC Implementation Plan.

Conclusion

The following points summarize the findings of the report:

- The City and VMC Implementation Team have made progress on plans for the Vaughan Metropolitan Centre as outlined in the original draft Terms of Reference;
- A considerable amount of time and resources have been spent on plans and studies that have yielded valuable information;
- City departments are continuing to collaborate, coordinate and calibrate efforts with regional and provincial agencies, stakeholder groups and the development community to oversee completion of projects in a timely manner;

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- The City has learned a great deal about the complexities involved in this scale of redevelopment over the last 2.5 years and has been refining the VMC Implementation Plan accordingly;
- To further momentum, the City has been flexible in adjusting and refining priorities to respond to market forces and development needs;
- The City has gained a greater understanding of shared responsibilities between public agencies, landowners and stakeholder groups and is better positioned to advance development in the VMC as a result;
- The VMC Implementation Plan will continue to be updated and used as a tool to track and monitor progress; and
- From 2014 onwards it is expected that the development effort will continue. In order to advance city building efforts, a development facilitation strategy is being explored by the Office of the City Manager to address implementation challenges and leverage investment in the VMC.

Along with the proposed transition in overall project leadership for the VMC implementation and facilitation reported above, and with the original terms of reference for the VMC Implementation Team reaching its original 2014 completion, a refreshed project charter and scope document will be prepared over the coming months to address key priorities and strategies for the next 3 years, beginning in 2015. This project charter update will be reviewed by Senior Management and will be reported back to the VMC Sub-Committee of Council upon completion.

Attachments

1. Draft Terms of Reference, Vaughan Metropolitan Centre Implementation Team
2. VMC Implementation Plan
3. Communication C2 – VMC Sub-Committee Meeting, April 9, 2014

Report prepared by:

John MacKenzie, Commissioner of Planning, ext. 8445
Amy Roots, Senior Planner, ext. 8035

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

PRIORITIES AND KEY INITIATIVES COMMITTEE – MAY 12, 2014

BUILDING A DYNAMIC DOWNTOWN VAUGHAN METROPOLITAN CENTRE IMPLEMENTATION PLAN UPDATE WARD 4

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Report prepared by:

John MacKenzie, Commissioner of Planning, ext. 8445
Amy Roots, Senior Planner, ext. 8035

ATTACHMENT NO.1

Draft Terms of Reference

Vaughan Metropolitan Centre Implementation Team

Purpose:

The purpose of this memo is to recommend the establishment of an Implementation Team comprised of senior City, Region of York and TRCA representatives with supporting staff to help facilitate high quality and timely redevelopment of the Vaughan Metropolitan Centre (VMC). This team is necessary to achieve the City of Vaughan strategic objective of preparing and implementing a plan for the Vaughan Metropolitan Centre. This group will also help to achieve the Council adopted secondary plan, City, Provincial and Regional infrastructure objectives for this area, and a multitude of projects related to the successful development of the vision and objectives for the VMC.

Context:

The Vaughan Metropolitan Centre (VMC) has been planned to become the city's "downtown". Actions are required by the City and Region to achieve the vision of a mixed-use, more sustainable centre with a concentration of higher density employment and housing, and a variety of housing types, open spaces and other land uses to create a truly complete community. Studies to ensure high quality and sustainable public realm design must be commissioned and completed to clearly set expectations for developers in order to seize this important City building opportunity. In addition, there is a need for new urban oriented City policies and standards to facilitate highly concentrated urban development that requires coordination amongst governments and agencies to obtain approvals. Major public infrastructure projects, including the Avenue 7 Bus Rapidway and Spadina Subway Extension, must achieve milestone dates for construction and delivery to set the stage for major redevelopment.

Key Issues:

- A secondary plan has been prepared and adopted by the City of Vaughan but must be modified and approved by the Regional Municipality of York or Ontario Municipal Board if appeals occur by early 2012 with input from numerous stakeholders and agencies.
- Development applications that are suggesting more urban approaches to City parking such as strata parking under roads and parks, require a principled, coordinated City response.
- An agreed upon plan for the location of a new bus terminal must be arrived at between transit agencies and private landowners. The City interests related to protecting and

enhancing key development sites and achieving high quality urban design with direct pedestrian connections, must be communicated to and negotiated with the parties.

- A preliminary scan indicates that more than 50 related municipal and provincial approvals must be obtained by transit agencies and private developers to facilitate subway station and transit terminal construction, and private and public redevelopment proposals for this area.
- New City policy and technical standards must be prepared (e.g. Strata parking; updated road standards) and infrastructure projects tendered (e.g., Black Creek Class EA and Optimization works) involving numerous departments and agencies, to facilitate more compact high density and high quality development within the VMC.

Recognizing the industry standard of two to five year construction timeframes, there is only a two year timeframe to create a policy framework that will facilitate timely major redevelopment in the Vaughan Metropolitan Centre.

Project and Implementation Team Objectives:

- Create (and achieve) a plan to prepare City studies and advance policy discussions with the Region and City to facilitate construction of high quality buildings, a public square and a Mobility Hub at the Vaughan Metropolitan Centre by late 2015.
- Ensure any City and Region of York led Planning Act and Environmental Assessment (EA) Act approvals are obtained to create certainty for planned private sector investments.
- Facilitate coordinated responses to development applications where new approaches to the use of land are proposed including, but not limited to, plans for the Expo City site, the proposed Vaughan Metropolitan Centre subway station, York Region Rapid Transit bus terminal and surface amenities.
- Create a high level of communications between decision-makers and community stakeholders, and market the VMC as a destination for potential investors.
- Provide advice to Council or any subcommittee of Council established for the VMC.
- To bring a more coordinated approach to the efficient procurement and completion of studies involving various agencies and departments.

Successful City building initiatives require an inter-disciplinary approach to achieving planned development and attracting investment to this area. Numerous disciplines in many different City departments must be engaged regularly to achieve these objectives. The following chart identifies leaders in key City departments that will comprise the Implementation Team. Supporting staff are also identified in Appendix 1.

Clayton D. Harris, City Manager
John MacKenzie, Commissioner of Planning Diana Birchall, Director of Policy Planning Grant Uyeyama, Director of Development Planning
Paul Jankowski, Commissioner of Engineering and Public Works Andrew Pearce, Director of Development Engineering
Marlon Kalideen, Commissioner of Community Services Paul Gardner, Director of Parks Development
Barbara Cribbett, Commissioner of Finance
Tim Simmonds, Director of Economic Development
Regional Municipality of York
Heather Konefat, Director of Planning Kathleen Lewellyn Thomas, Commissioner of Transportation and Public Works Loy Cheah, Director, Infrastructure Planning
Transit Agencies
York Region Rapid Transit Corp.
Mary-Frances Turner, President Brian Titherington, Senior Project Manager, Subways
Toronto Transit Commission
Joanna Kervin, Deputy Chief Project Manager of Third Party Approvals David Amm, Deputy Chief Project Manager of Design and Construction
Toronto and Region Conservation Authority
Brian Denny, CAO Carolyn Woodland, Director of Development Planning

Other Key Stakeholders will be regularly updated on the status of the project including:

- Landowners within the VMC
- Ministry of Transportation
- Metrolinx
- Utilities, including Powerstream
- Ministry of Environment - Central Region

Deliverables

- Completed and approved Secondary Plan for the VMC (this may include OMB appeal)
- Site Plan and permit approvals to advance construction of VMC bus station site
- Marketing Plan for the VMC
- Communications Plan
- Black Creek Optimization Category C Study Class EA for lands south of Highway 7
- Draft Plan of Subdivision, Zoning By-law and site plan reports for development applications within the VMC
- Joint York Region/City VMC and Area Transportation Study
- Millway Avenue/Apple Mill Road Class EA
- Portage Parkway Widening Class EA
- Urban School Site Plan Design Paper and Workshop
- Physical Model for VMC Build Out
- Updated Sustainability Guidelines and Implementation Strategy for VMC
- Work Breakdown Structure – GANTT chart to be prepared at outset of project outlining responsibilities of City departments on deliverables to be updated on monthly basis
- Master Servicing Plan
- Master Transportation Management Plan
- District Energy Plan

- Public Parking Strategy
- Strata Parking and Strata Parks white paper report and staff report
- VMC Streetscape and Open Space Master Plan
- A Cultural Facilities and Public Art Plan

Timing and Frequency of Meetings

The Implementation Team will meet on a monthly basis, or as deemed necessary from now until 2014 project completion. Minutes of the meetings and action items will be kept by the offices of the Commissioner of Planning, City of Vaughan and Director of Planning, Region of York.

Resource Requirements

Staff time, refreshments for meetings, meeting space, travel to and from meetings. A project resources manager has been requested by the Planning Department. Engineering is pursuing discussions with TTC and YRRT on whether a project manager could be sponsored in whole or in part, by TTC and YRT to assist on transit station redevelopment. Consultant costs for identified studies will be included in departmental budgets (to be determined through the Capital Budget process and tendered as per City procedures).

Reporting to Council and Senior Management Team

The Commissioner of Planning, City of Vaughan, will deliver a status update to the City Manager and to the VMC Subcommittee of the Committee of the Whole that has been established by Council.

Development applications and staff reports regarding real estate and park and road standards will be brought forward to the Committee of the Whole for consideration as per the standard City and regulatory Planning Act processes.

A regular update on the status of the VMC projects will be provided at Senior Management Team meetings and Director meetings.

Stakeholder Engagement and Communications

Design charrettes and public meetings will occur to inform the City initiated projects in this area.

The Toronto-York Spadina Subway Extension and Vaughan Tomorrow Project Website will be updated on a regular basis.

APPENDIX 1 – SUPPORTING STAFF

City of Vaughan

Anna Sicilia, Senior Planner

Christina Napoli, Senior Planner

Moiria Wilson, Urban Designer

Selma Hubjer, Transportation Engineer

Michael Frieri, Development Supervisor, Planning & Studies

Ted Hallas, Manager of Corporate Communications

Alison Munro, Project Manager, GIS

Lynn Taylor, Assistant to the Commissioner of Planning

Region of York

Salim Alibhai, Manager of Engineering and Transportation Services (Roads)

Angela Gibson, Head, Policy and Planning (Transportation Services)

Irene McNeil, Director of Strategic Policy & Business Planning

Jason Ezer, Planner

York Region Rapid Transit

Praveen John, Project Manager, Subways

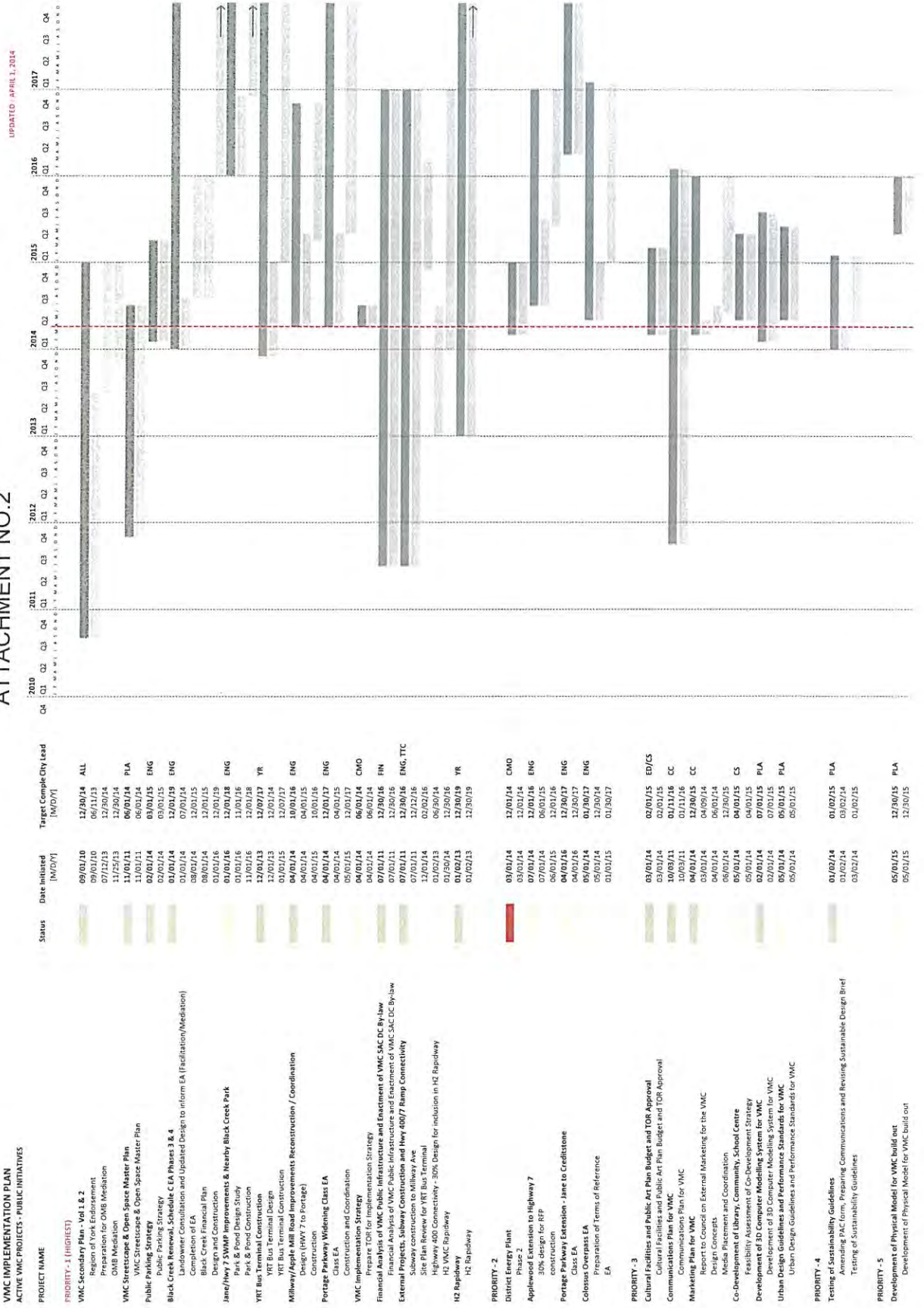
TRCA

June Little, Manager of Development Planning and Regulation

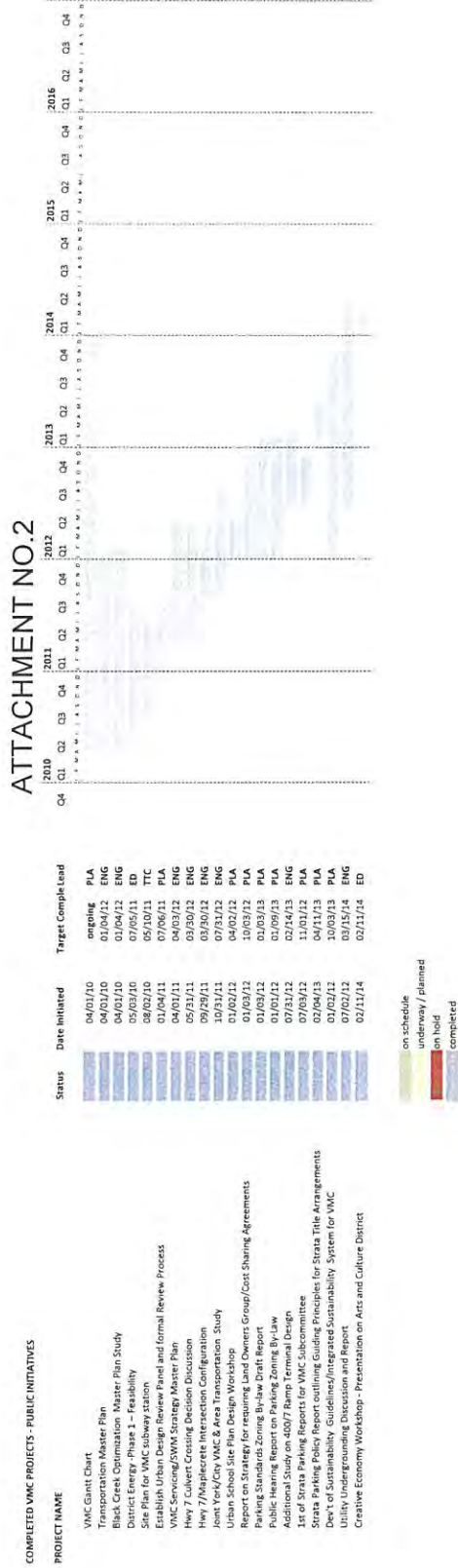
Sameer Dhalla, Senior Manager of Water Resources

C:\Documents and Settings\taylorl\Local Settings\Temporary Internet Files\OLK8\Draft Terms of Reference
Vaughan Metropolitan Centre Implementation Team.doc

ATTACHMENT NO.2



COMPLETED VMC PROJECTS - PUBLIC INITIATIVES



Building A Dynamic Downtown

Vaughan Metropolitan Centre Implementation Plan Update



April 9, 2014

Discussion Topics:

- Project Implementation Plan
- Status of Projects and Achievements to Date
- Next Steps

The context...

May 2011 - Council makes **VMC** a **Strategic Priority**

**ISSUES TO
RESOLVE:**

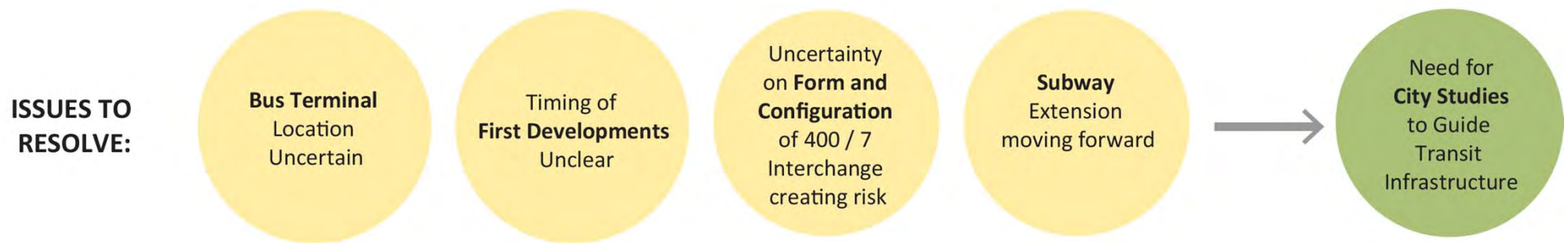
Bus Terminal
Location
Uncertain

Timing of
First Developments
Unclear

Uncertainty
on **Form and
Configuration**
of 400 / 7
Interchange
creating risk

Subway
Extension
moving forward

May 2011 - Council makes **VMC** a **Strategic Priority**



October 2011 - Draft **Terms of Reference** prepared

We started with a plan...

2 ½ years ago City Staff, together with Region, Province and Stakeholder involvement, **set out a plan** to ensure that the City completed all necessary studies to advance major development in the VMC

Project and Implementation Team Objectives:

- Create (and achieve) a plan to prepare City studies and advance policy discussions with the Region and City to facilitate construction of high quality buildings, a public square and a Mobility Hub at the Vaughan Metropolitan Centre by late 2015.
- Ensure any City and Region of York led Planning Act and Environmental Assessment (EA) Act approvals are obtained to create certainty for planned private sector investments.
- Facilitate coordinated responses to development applications where new approaches to the use of land are proposed including, but not limited to, plans for the Expo City site, the proposed Vaughan Metropolitan Centre subway station, York Region Rapid Transit bus terminal and surface amenities.
- Create a high level of communications between decision-makers and community stakeholders, and market the VMC as a destination for potential investors.
- Provide advice to Council or any subcommittee of Council established for the VMC.
- To bring a more coordinated approach to the efficient procurement and completion of studies involving various agencies and departments.

Successful City building initiatives require an inter-disciplinary approach to achieving planned development and attracting investment to this area. Numerous disciplines in many different City departments must be engaged regularly to achieve these objectives. The following chart identifies leaders in key City departments that will comprise the Implementation Team. Supporting staff are also identified in Appendix 1.

Version 8: October 18, 2011

2

Deliverables

- Completed and approved Secondary Plan for the VMC (this may include OMB appeal)
- Site Plan and permit approvals to advance construction of VMC bus station site
- Marketing Plan for the VMC
- Communications Plan
- Black Creek Optimization Category C Study Class EA for lands south of Highway 7
- Draft Plan of Subdivision, Zoning By-law and site plan reports for development applications within the VMC
- Joint York Region/City VMC and Area Transportation Study
- Millway Avenue/Apple Mill Road Class EA
- Portage Parkway Widening Class EA
- Urban School Site Plan Design Paper and Workshop
- Physical Model for VMC Build Out
- Updated Sustainability Guidelines and Implementation Strategy for VMC
- Work Breakdown Structure – GANTT chart to be prepared at outset of project outlining responsibilities of City departments on deliverables to be updated on monthly basis
- Master Servicing Plan
- Master Transportation Management Plan
- District Energy Plan
- Public Parking Strategy
- Strata Parking and Strata Parks white paper report and staff report
- VMC Streetscape and Open Space Master Plan
- A Cultural Facilities and Public Art Plan

A list of **deliverables*** were drafted to support the timely implementation of the Plan

* Excerpt from the VMC Implementation Plan draft Terms of Reference

7

A set of clear project and implementation team **objectives** were outlined:

- Create (and achieve) a plan to prepare City studies and advance policy discussions with the Region and City to facilitate construction of high quality buildings, a public square and a Mobility Hub at the Vaughan Metropolitan Centre by late 2015.
- Ensure any City and Region of York led Planning Act and Environmental Assessment (EA) Act approvals are obtained to create certainty for planned private sector investments.
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- To bring a more coordinated approach to the efficient procurement and completion of studies involving various agencies and departments.

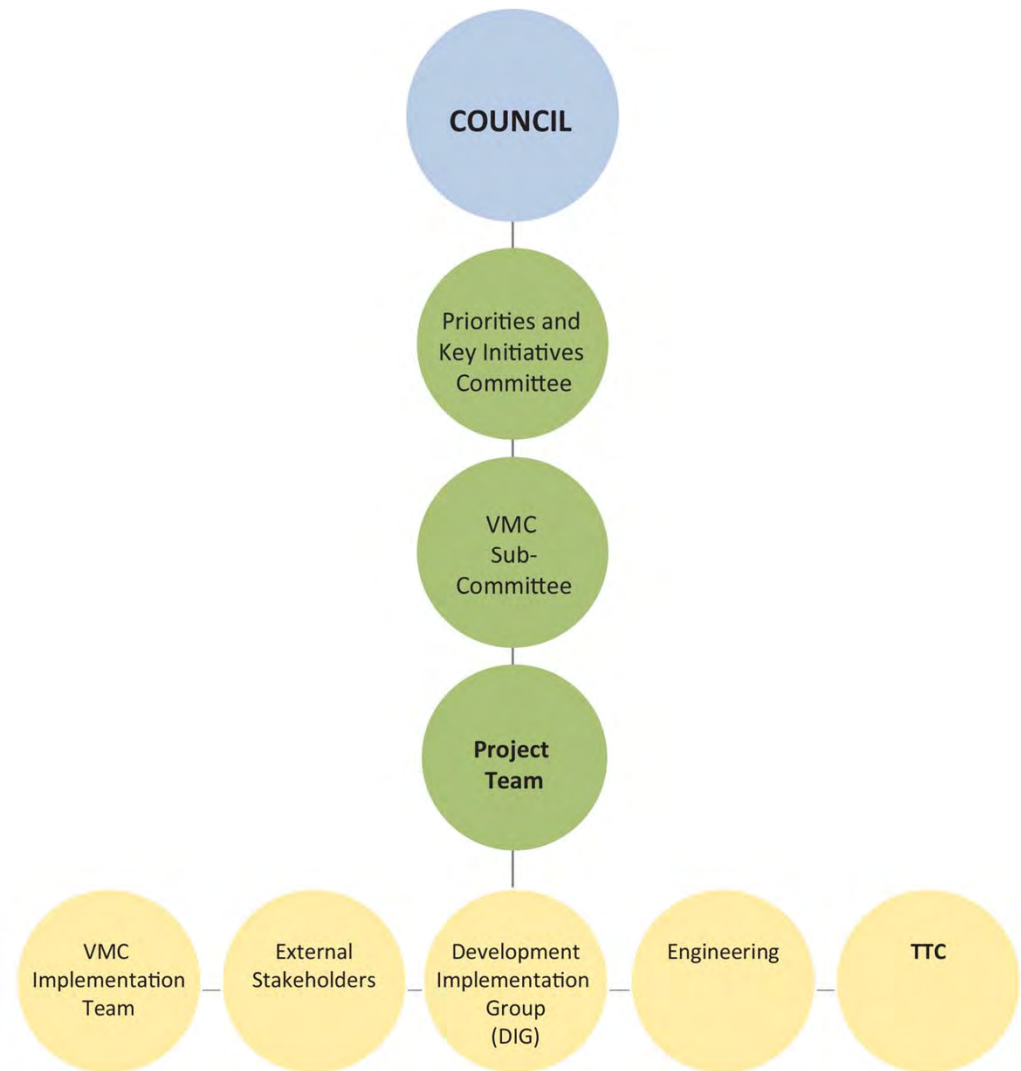
* Excerpt from the VMC Implementation Plan draft Terms of Reference

8

20 **original projects** were identified

“Successful City building initiatives require an inter-disciplinary approach to achieving planned development and attracting investment to this area. Numerous disciplines in many different City departments must be engaged regularly to achieve these objectives.”

A governance structure
was established

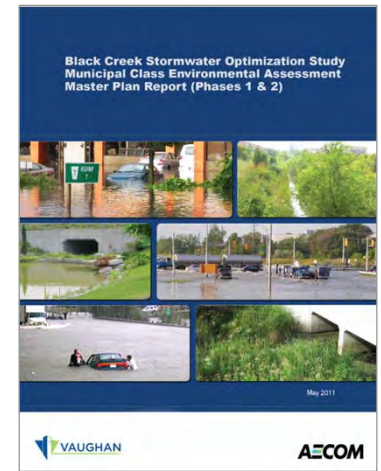
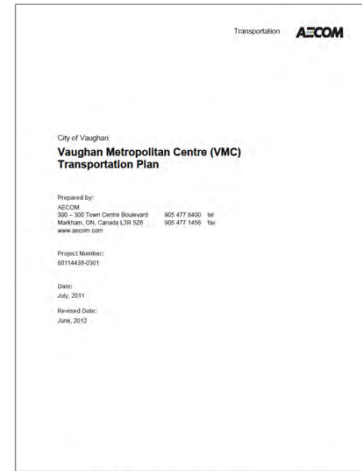
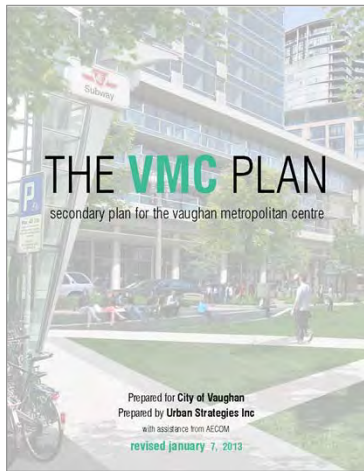


“The VMC project is a Council priority. We are committed to a bold vision that will create an exciting and dynamic downtown.”

Hon. Maurizio Bevilacqua, P.C.

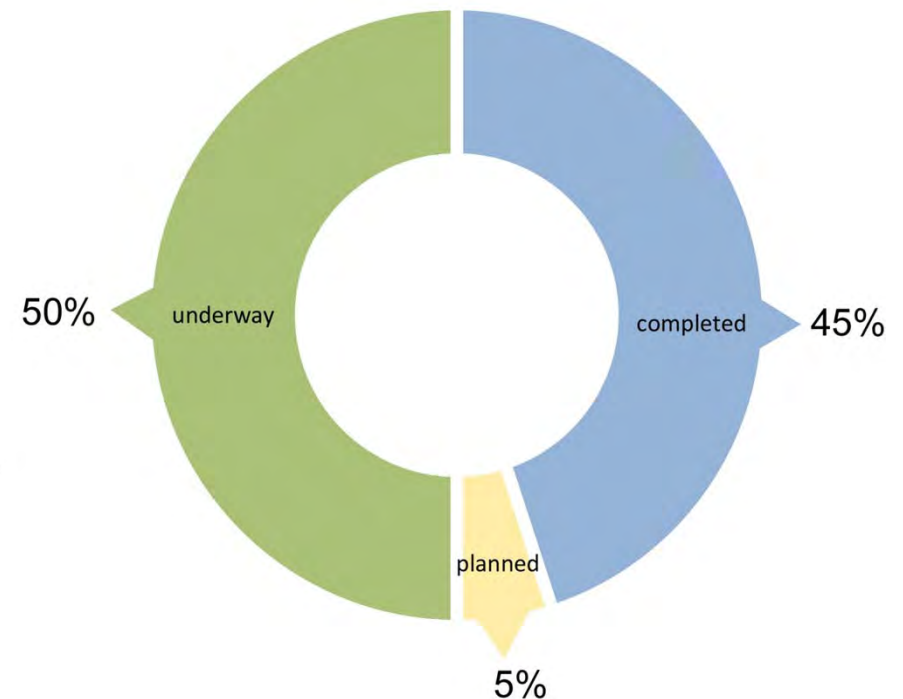
Mayor

We've made progress



original deliverables

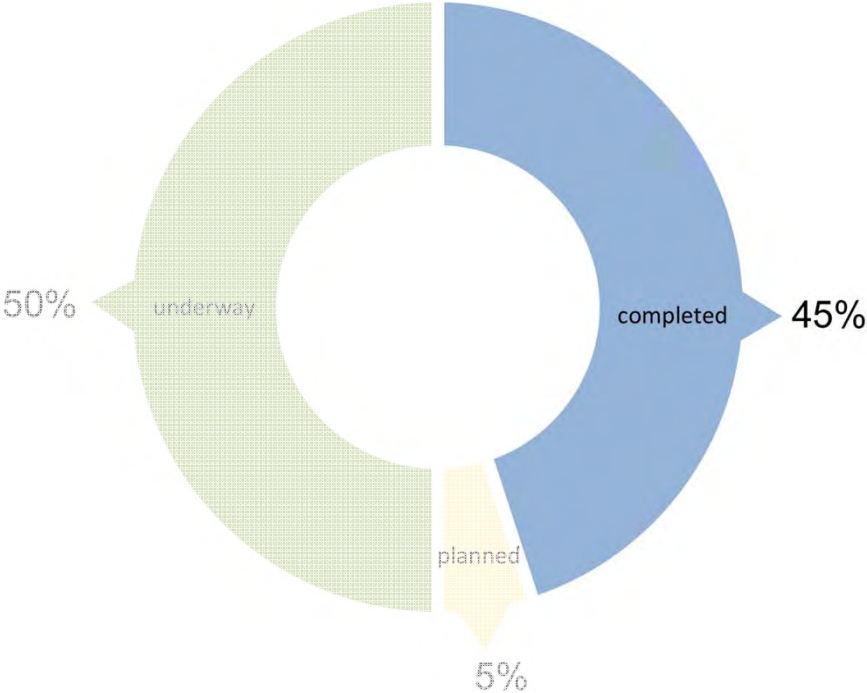
- Black Creek Stormwater Optimization Study Municipal Class Environmental Assessment (Phases 1 & 2)
- Joint York Region/City VMC and Area Transportation Study
- Transportation Master Plan
- Master Servicing Plan
- District Energy Feasibility Study
- Strata Parking and Strata Parks white paper report and staff report
- Urban School Site Plan Design Paper and Workshop
- Updated Sustainability Guidelines and Implementation Strategy for VMC
- Work Breakdown Structure - GANTT chart
- Completed and approved Secondary Plan for the VMC (this may include OMB appeal)
- Site Plan and permit approvals to advance construction of VMC bus station site
- Millway Avenue/ Apple Mill Road Class EA
- Portage Parkway Widening Class EA
- Public Parking Strategy
- Draft Plan of Subdivision, Zoning By-law and site plan reports for development applications
- VMC Streetscape and Open Space Master Plan
- Communications Plan
- Marketing Plan for the VMC
- A Cultural Facilities and Public Art Plan
- Physical Model for VMC Build Out



* Percentages based on the completion status of the original deliverables listed in the VMC Implementation Plan draft Terms of Reference

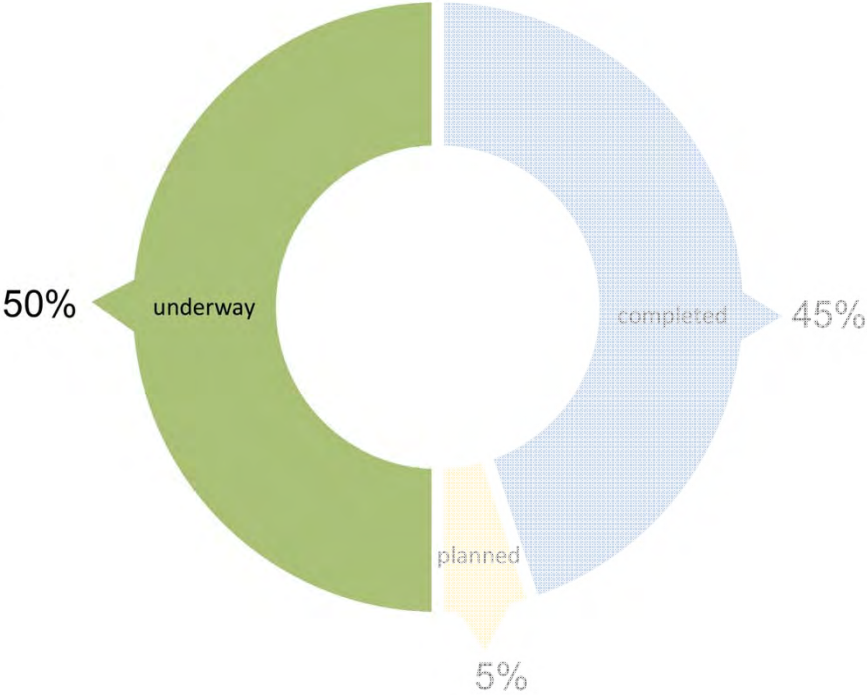
original deliverables

- 45%
- Black Creek Stormwater Optimization Study Municipal Class Environmental Assessment (Phases 1 & 2)
 - Joint York Region/City VMC and Area Transportation Study
 - Transportation Master Plan
 - Master Servicing Plan
 - District Energy Feasibility Study
 - Strata Parking and Strata Parks white paper report and staff report
 - Urban School Site Plan Design Paper and Workshop
 - Updated Sustainability Guidelines and Implementation Strategy for VMC
 - Work Breakdown Structure - GANTT chart



original deliverables

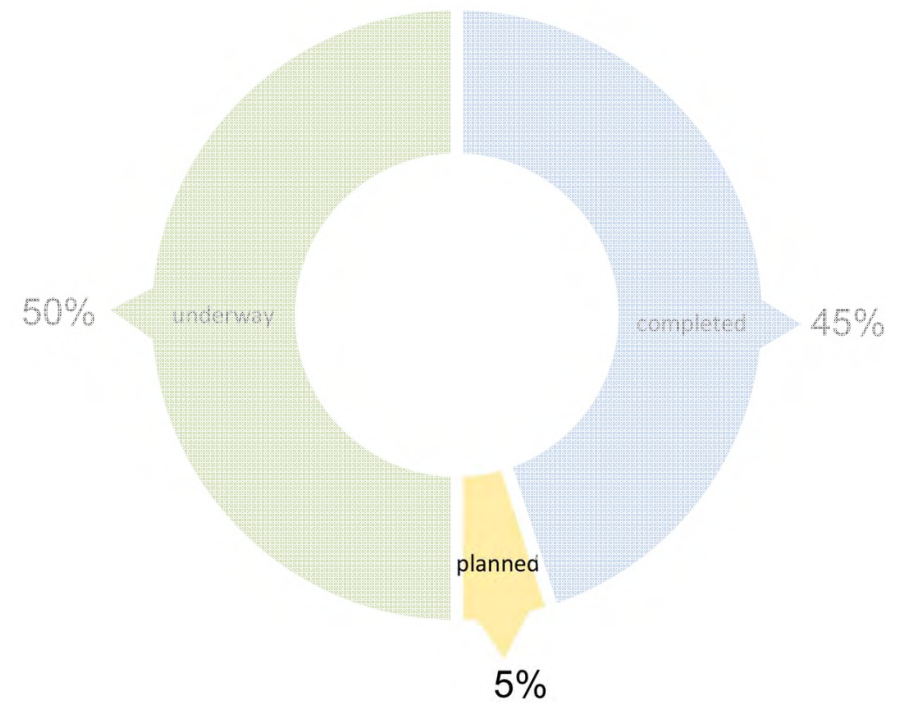
- 50%
- Completed and approved Secondary Plan for the VMC (this may include OMB appeal)
 - Site Plan and permit approvals to advance construction of VMC bus station site
 - Millway Avenue/ Apple Mill Road Class EA
 - Portage Parkway Widening Class EA
 - Public Parking Strategy
 - Draft Plan of Subdivision, Zoning By-law and site plan reports for development application
 - VMC Streetscape and Open Space Master Plan
 - Marketing Plan for the VMC
 - Communications Plan
 - A Cultural Facilities and Public Art Plan



* Refer to the project implementation plan for project timing of projects

original deliverables

5% Physical Model for VMC Build Out



* Refer to the project implementation plan for project timing of projects

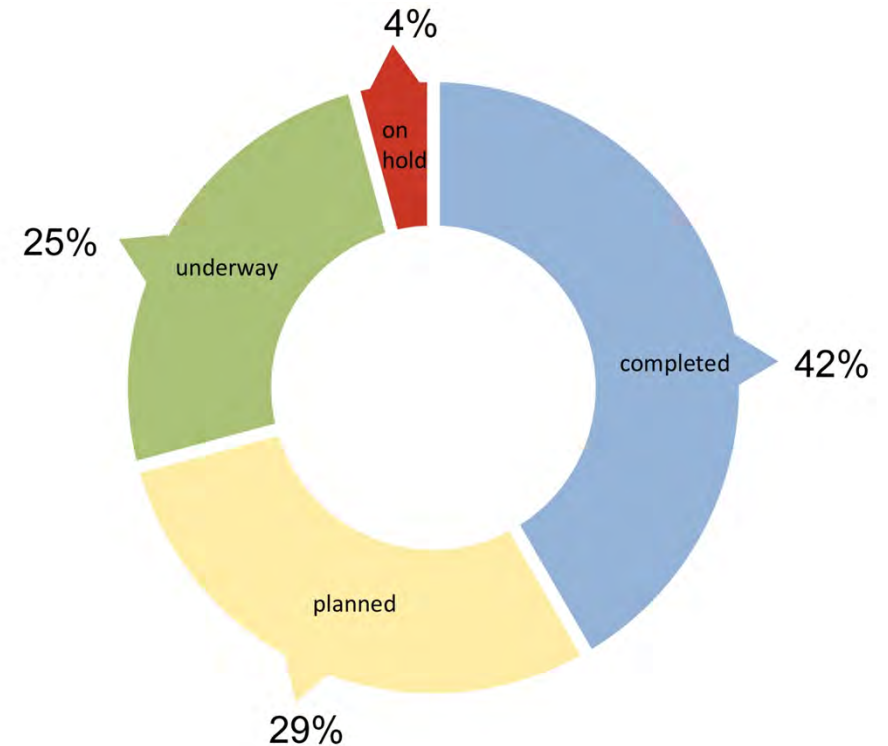
95% of the **original deliverables** are either **fully completed** (45%) or **underway** (50%)

5% are **planned to be completed** by 2015

New projects have been added
to help facilitate development

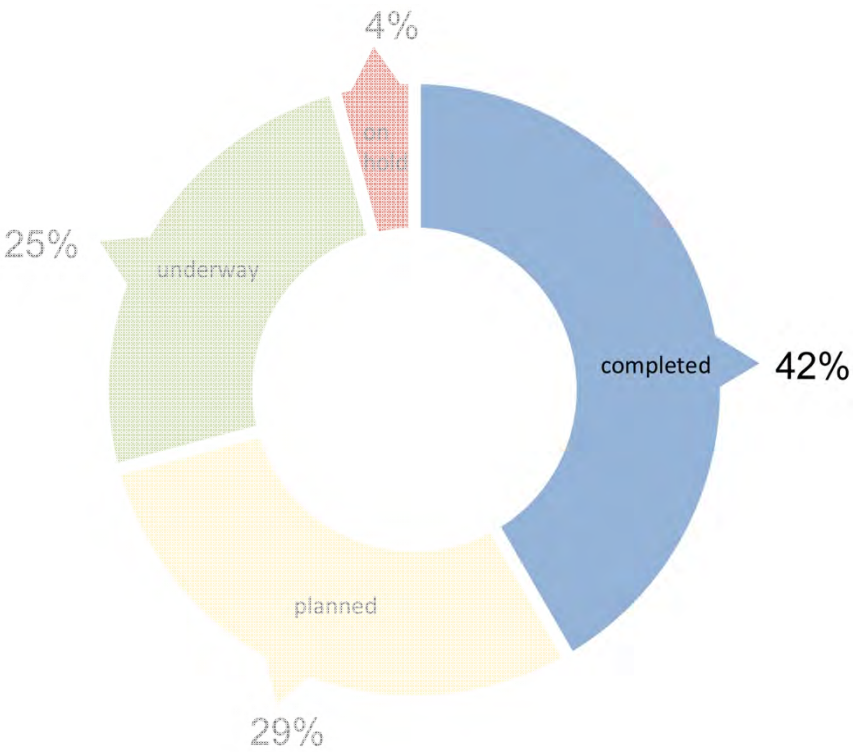
additional deliverables

- Establish Urban Design Review Panel and formal Review Process
- Site Plan for VMC subway station
- Hwy 7 Culvert Crossing Decision Discussion
- Hwy 7 / Maplecrete Intersection Configuration
- Report on Strategy for requiring Land Owners Group/Cost Sharing Agreements
- Parking Standards Zoning By-law Draft Report
- Public Hearing Report on Parking Zoning By-Law
- Additional Study on 400/7 Ramp Terminal Design
- Utility Undergrounding Discussion
- Creative Economy Workshop - Presentation on Arts and Culture District
- Black Creek Renewal, Schedule C EA Phases 3 & 4, including facilitation
- Development of 3D Computer Modelling System for VMC
- Testing of Sustainability Guidelines
- Development of a Financial Plan and draft DC By-law for VMC Development Charges
- External Projects, Subway Construction and Hwy 400/7 Ramp Connectivity
- H2 Rapidway
- VMC Implementation Strategy – Development Facilitator
- Jane/Hwy 7 SWMP Improvements & Nearby Black Creek Park
- Co-Development of Library, Community, School Centre
- Urban Design Guidelines and Performance Standards for VMC
- Applewood Extension to Highway 7
- Portage Parkway Extension - Jane to Creditstone
- Colossus Overpass EA
- District Energy Plan - Phase 2



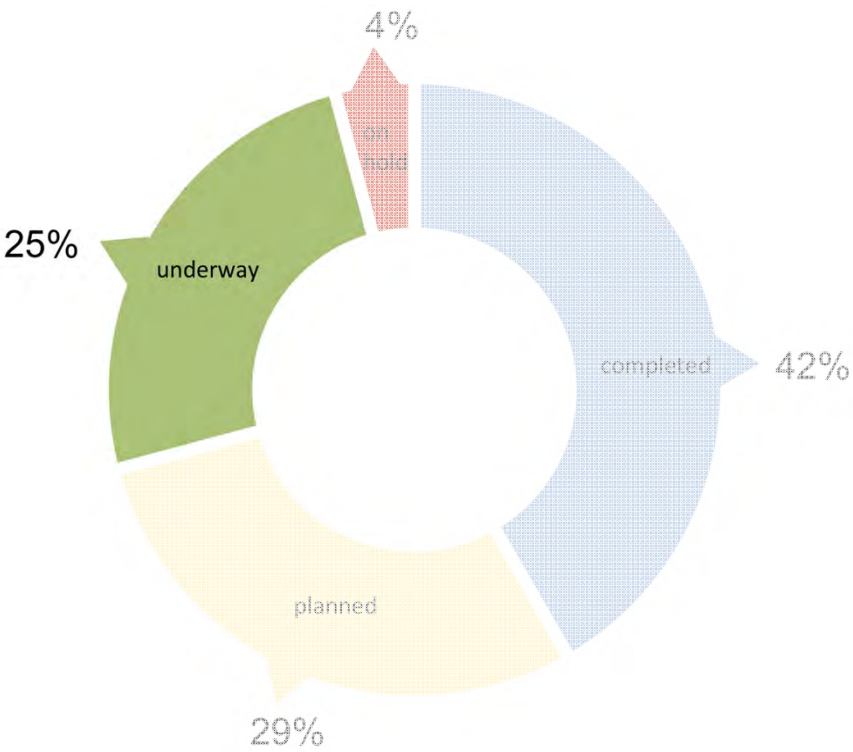
additional deliverables

- 42%
- Establish Urban Design Review Panel and formal Review Process
 - Site Plan for VMC subway station
 - Hwy 7 Culvert Crossing Decision Discussion
 - Hwy 7 / Maplecrete Intersection Configuration
 - Report on Strategy for requiring Land Owners Group/Cost Sharing Agreements
 - Parking Standards Zoning By-law Draft Report
 - Public Hearing Report on Parking Zoning By-Law
 - Additional Study on 400/7 Ramp Terminal Design
 - Utility Undergrounding Discussion
 - Creative Economy Workshop - Presentation on Arts and Culture District



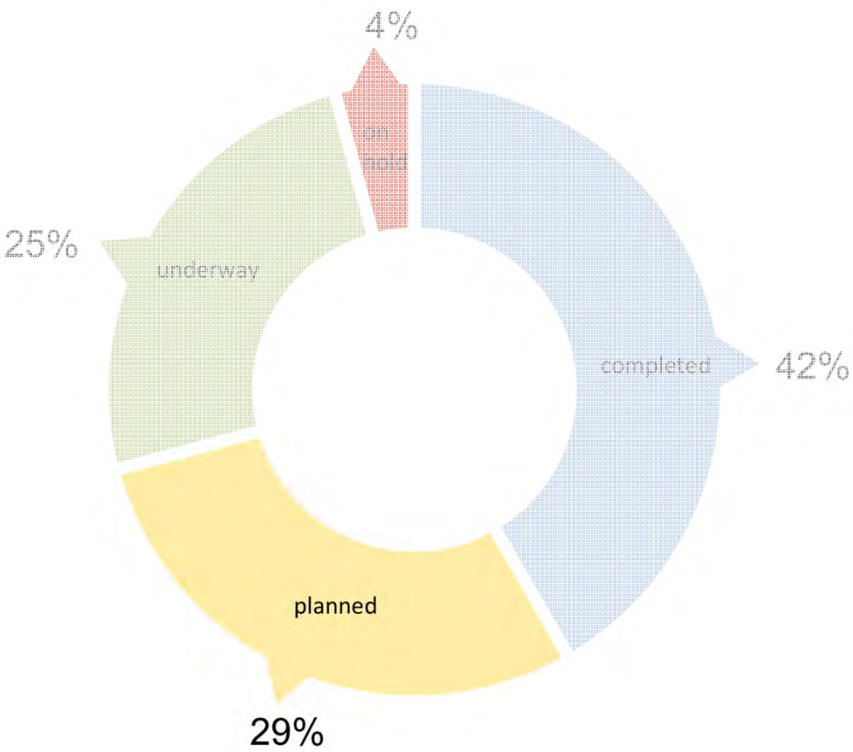
additional deliverables

- 25%
- Black Creek Renewal, Schedule C EA Phases 3 & 4, including facilitation
 - Development of 3D Computer Modelling System for VMC
 - Testing of Sustainability Guidelines
 - Development of a Financial Plan and draft DC By-law for VMC Development Charges
 - External Projects, Subway Construction and Hwy 400/7 Ramp Connectivity
 - H2 Rapidway



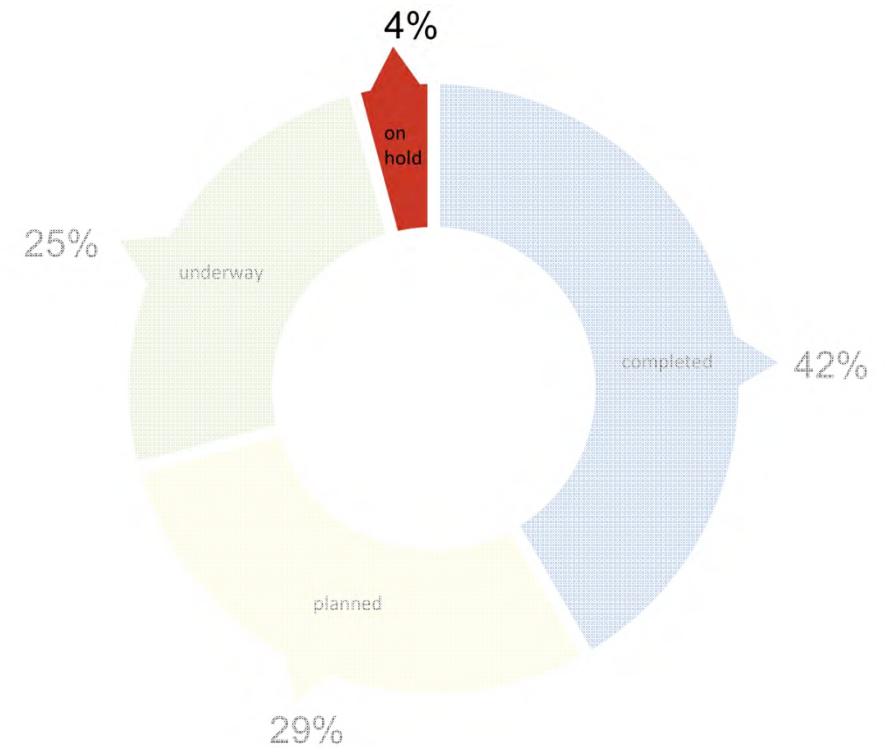
additional deliverables

- 29%
- VMC Implementation Strategy – Development Facilitator
 - Jane/Hwy 7 SWMP Improvements & Nearby Black Creek Park
 - Co-Development of Library, CommunityCentre, School
 - Urban Design Guidelines and Performance Standards for VMC
 - Applewood Extension to Highway 7
 - Portage Parkway Extension - Jane to Creditstone
 - Colossus Overpass EA

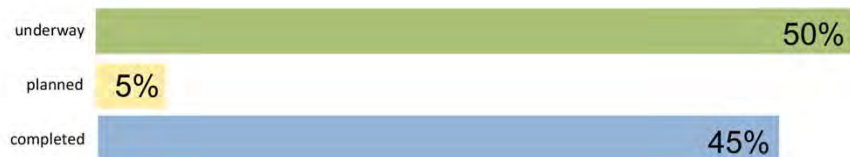


additional deliverables

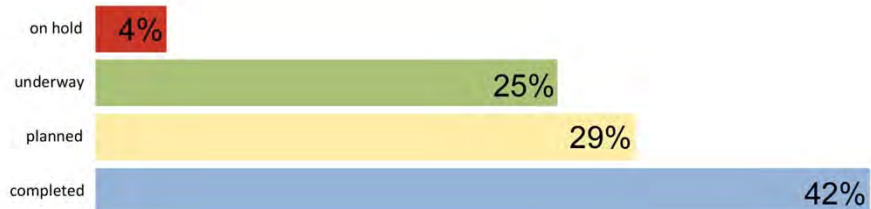
4% District Energy Plan - Phase 2



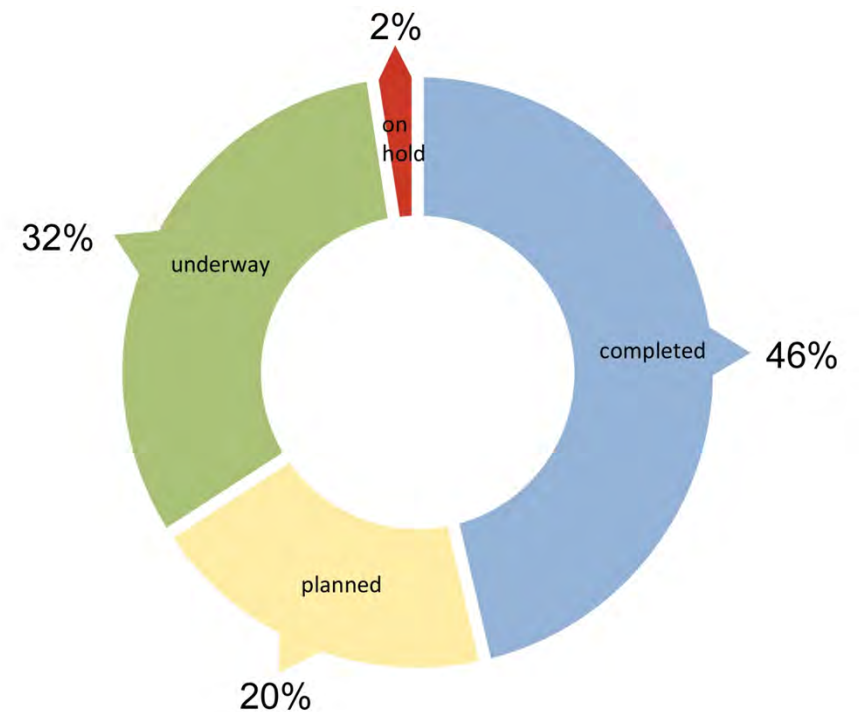
original deliverables



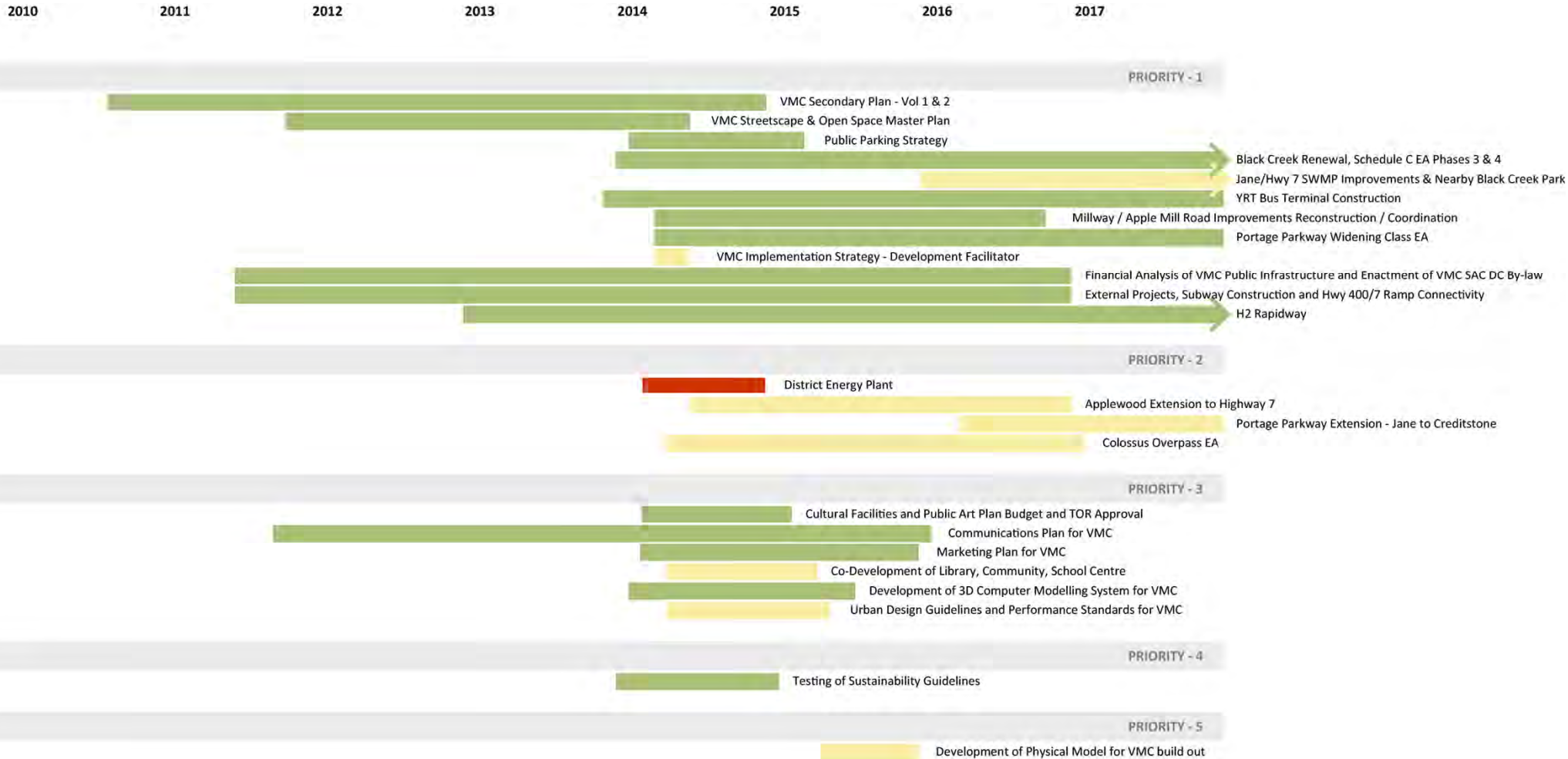
additional deliverables

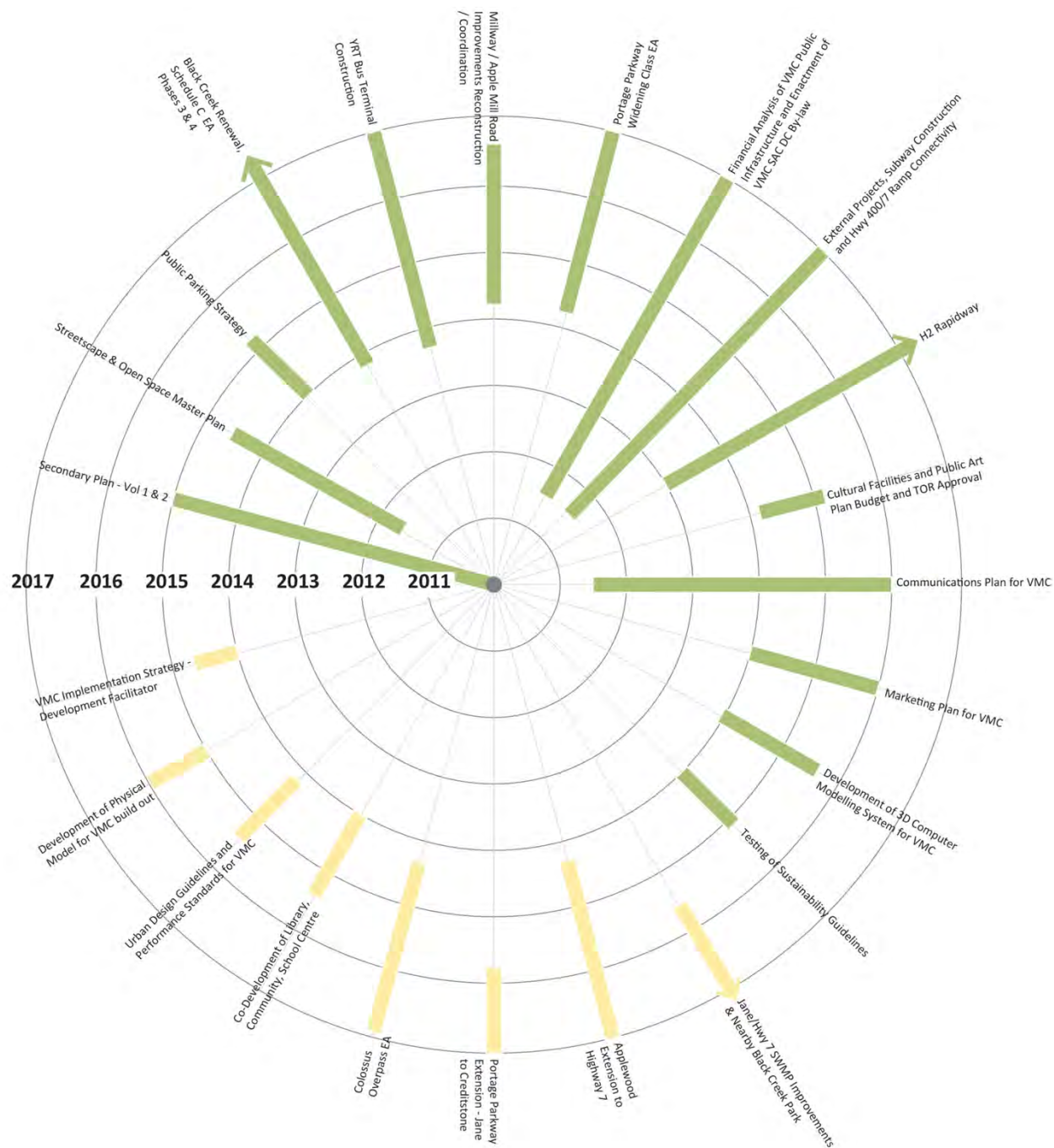


combined

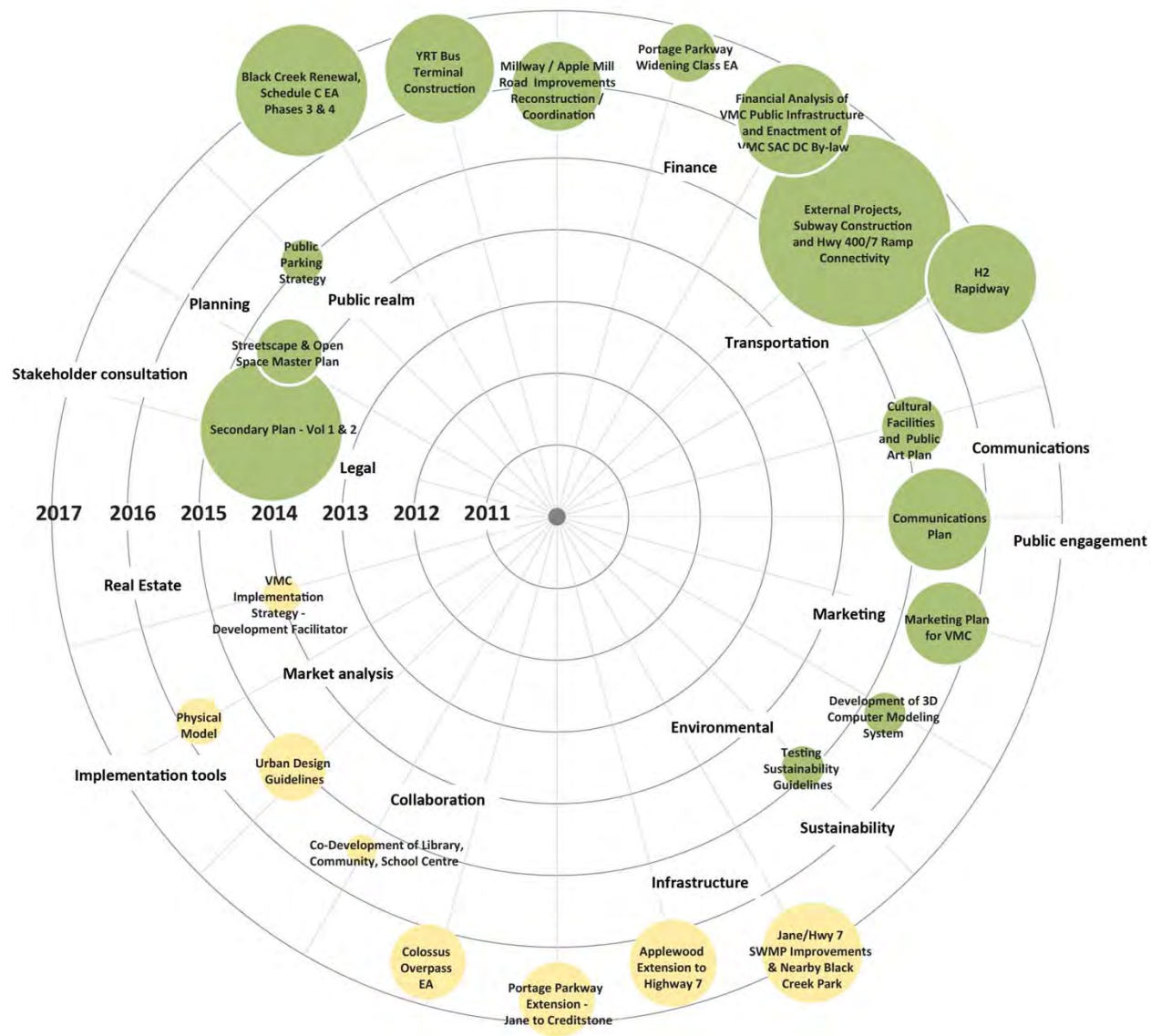


We understand the complexities





on schedule
 planned / underway



on schedule
 planned / underway

We are now adjusting
our plan to respond to market forces



ACTIVE DEVELOPMENT APPLICATIONS

1. Expo
2. KPMG
3. Liberty Maplecrete
4. Goldpark
5. Zzen Developments
6. L&M Pandolfo Holdings

AREAS OF INTEREST

- A. Easton's Group
B. Berkeley Developments Inc

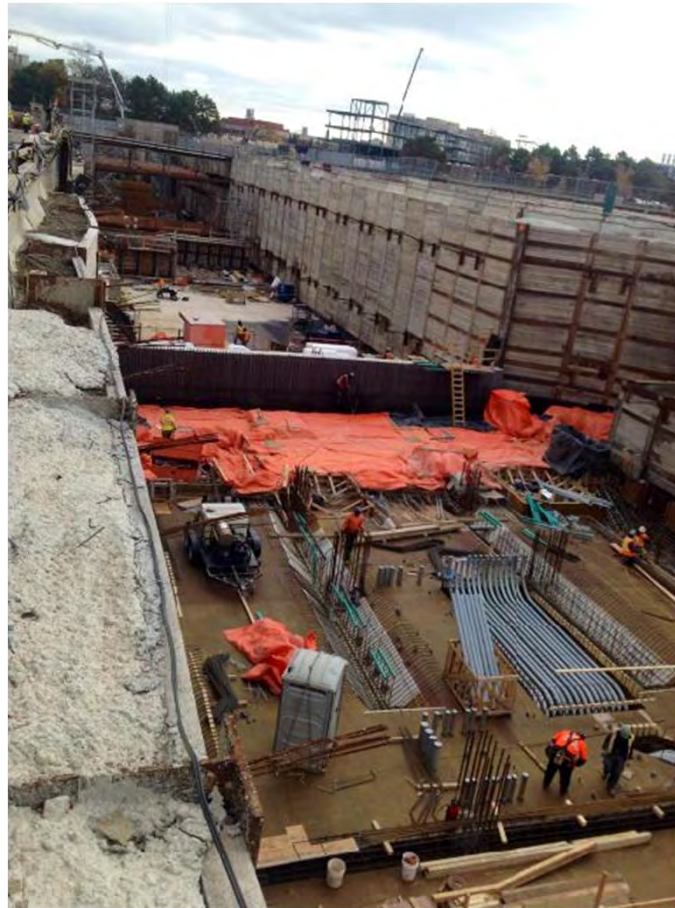
- Transit Square
BRT Construction
TTC Subway Extension

PROJECT PLAN – market driven overlay



November 8, 2013

SUBWAY – under construction for 2016



November 8, 2013

SUBWAY – under construction for 2016



March, 2013



Vaughan rapid transit projects



Highway 7 West – phase 1 (H2VMC)



Rendering © SmartCentres' 38

YRT Bus Terminal





2012

39

EXPO CITY – ground breaking in 2012





March 20, 2014

EXPO CITY – Phase 1 under construction, Q4 completion target



Rendering © SmartCentres' 41

KPMG and Transit Square



Looking east



Looking north-east



March 18, 2014



Rendering © Liberty Development Corporation

Building renderings still require final Council approval, thus the final forms and functions are subject to change

43

LIBERTY MAPCRETE – design in progress



We have a greater understanding
shared responsibilities

8

Development proposals reviewed in the **VMC**, including **development applications** and **capital projects**

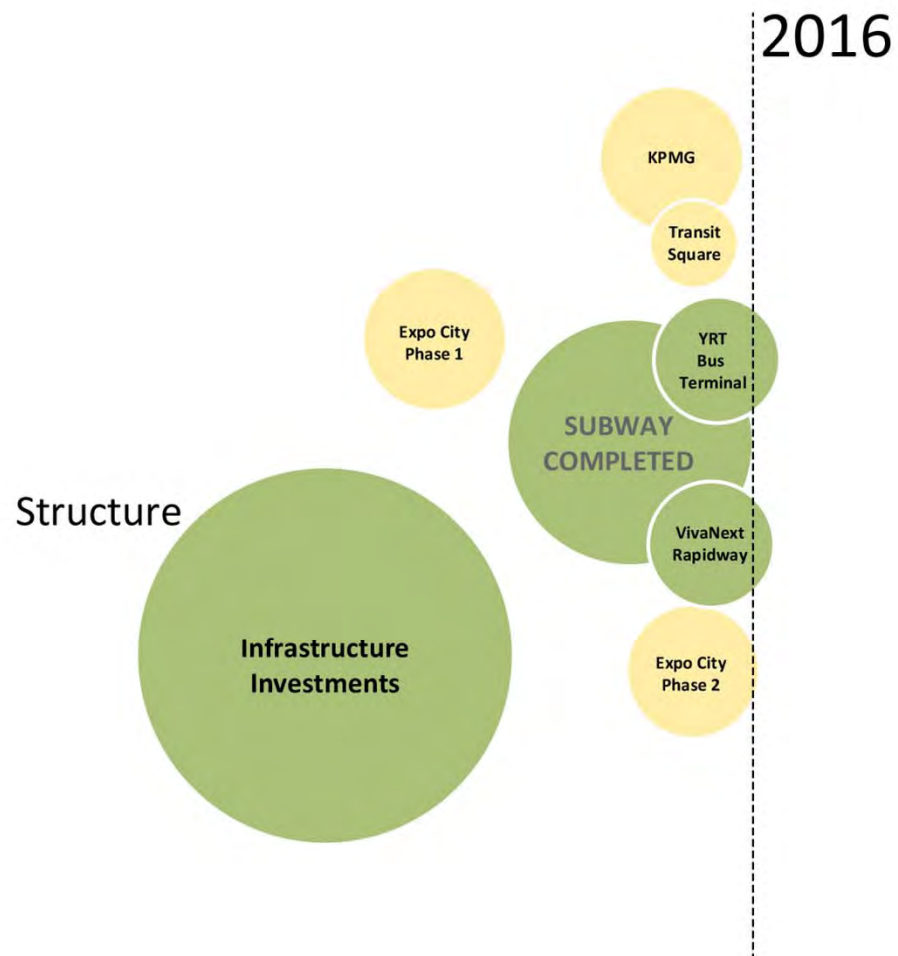
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development proposals submitted **1st** and **2nd reviews**

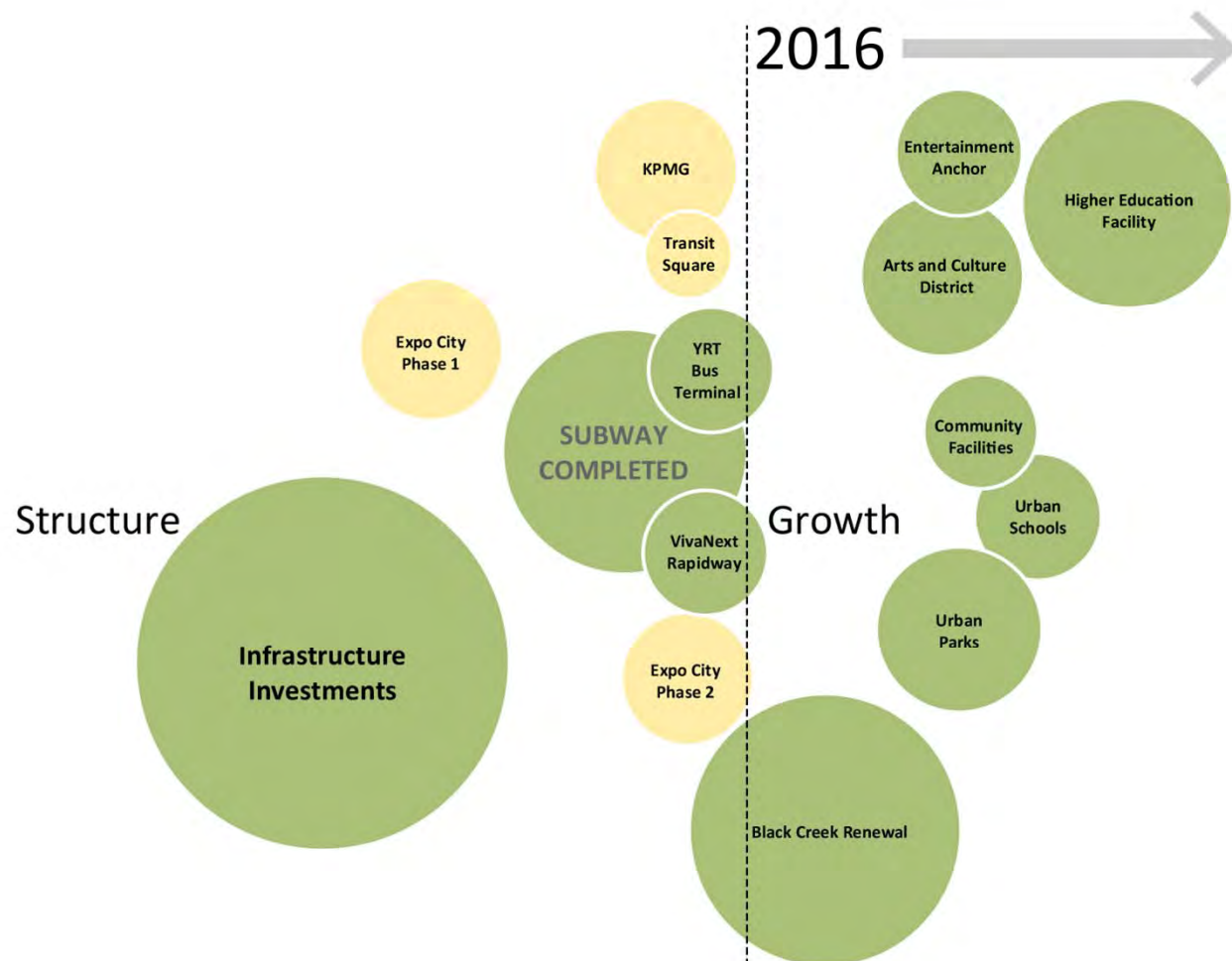


We are continuing to
move forward together

A critical path



A critical path



A refreshed **Plan**

NEXT STEPS:

Transition
in Overall Project
Leadership

Formalize
VMC **Project**
Management Team

Recruitment /
Procurement of
Development
Facilitator

A refreshed Plan

NEXT STEPS:

Transition
in Overall Project
Leadership

Formalize
VMC **Project**
Management Team

Recruitment /
Procurement of
Development
Facilitator



Refreshed
VMC Implementation
Team Structure
and **Terms of**
Reference

Over the next **6** months, **City priorities include:**

- Complete mediation
- Facilitate in-progress development projects
- Refresh team structure with new resources approved in the 2014 budget by Council
- Community Improvement Plan
- Marketing Plan consultation with Landowners and Developers
- Grey to Green Design Charrette – June 10th (tentative)



Questions or comments?