

**COMMITTEE OF THE WHOLE (2) – April 12, 2022**

**STAFF COMMUNICATIONS**

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**Distributed April 8, 2022**

**Subject**

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| SC1. Memorandum from the Deputy City Manager, Community Services, Director of Recreation Services, and Director of Parks Infrastructure Planning and Development, dated April 5, 2022 | West Vaughan Tennis Club  |
| SC2. Memorandum from the Deputy City Manager, Infrastructure Development and Director of Infrastructure Delivery, dated April 8, 2022   | Black Creek Renewal Project Update  |
| SC3. Memorandum from the Deputy City Manager, Infrastructure Development and Director of Infrastructure Delivery, dated April 8, 2022   | Kirby Road Extension from Dufferin Street to Bathurst Street – Project Update |

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Please note there may be further Communications.



**STAFF COMMUNICATION  
FOR INFORMATION ONLY**

**DATE:** April 5, 2022

**TO:** Mayor and Members of Council

**FROM:** Gus Michaels, Deputy City Manager, Community Services  
Anna Dara, Director, Recreation Services  
Jamie Bronsema, Director, Parks Infrastructure Planning and Development

**RE: STAFF COMMUNICATION – April 12, 2022 / CW(2)**

West Vaughan Tennis Club

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**Staff Communication SC1.  
Committee of the Whole (2)  
April 12, 2022**

## 1. Purpose

The purpose of this Staff Communication is to provide Mayor and Members of Council with an update to the conclusion of the 2021 pilot project for West Vaughan Tennis Club (“the Club”), formerly known as Kleinburg Tennis Club, at the Chatfield Tennis Courts.

## 2. Analysis

West Vaughan Tennis Club has been operating in the City of Vaughan for the past 40 years, and the last 10 years as an Ontario Not-for-profit organization.

With the expansion of the Club’s programming into the tennis courts at Chatfield District Park, the West Vaughan Tennis Club has been able to offer additional tennis programming to the local community.

During this time the City has collected feedback from the local community who have made it clear in their communications, do not support the continued use of the courts for private programming.

As part of the Active Together Master Plan (ATMP), the targeted provision level of 1:5000 (in new residential areas) is met with tennis courts constructed in Block 40. Consideration for additional restricted use of the tennis courts at Chatfield District Park was not accounted for, which would make Block 40 provision levels fall short of the intended target.

### **3. Conclusion**

City staff remain committed to seeking and exploring all opportunities that support a healthy and active lifestyle for residents, including support of organized sports and community services organizations, while balancing the needs of the greater public.

Given the findings of staff's review, staff will not be continuing the 2021 pilot project for this season.

As a result, with the closing of the pilot at Chatfield, the City remains committed to a citywide tennis court study to be conducted by Parks Planning supported by Recreation Services where staff will aim to identify gaps in service for tennis facilities and opportunities to maximize use of under-utilized courts.

The City will also explore other opportunities that may be available from pending policy reviews, or other potential arrangements at future or existing parks.

For more information, contact Anna Dara, Director, Recreation Services ext. 8028

#### **Approved by**

A handwritten signature in black ink, appearing to read "Gus Michaels", is written over a light blue horizontal line.

Gus Michaels, Deputy City Manager, Community Services

**DATE:** April 8, 2022

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Deputy City Manager, Infrastructure Development  
Jack Graziosi, Director of Infrastructure Delivery

**RE: STAFF COMMUNICATION  
April 12, 2022, Committee of the Whole (2)  
Black Creek Renewal Project Update**

**Staff Communication SC2****Committee of the Whole (2)****April 12, 2022**

### **Purpose**

To provide an update on the Black Creek Renewal project in the Vaughan Metropolitan Centre (VMC).

### **Report Highlights**

- Staff continue to advance the Black Creek Renewal project within the VMC
- The Edgeley Pond and Park construction as well as the design and construction of the Highway 7 culvert crossing at Jane Street have been incorporated into the Black Creek Renewal Technical Advisor assignment
- A Technical Review has been initiated to validate the creek realignment options presented in the Black Creek Renewal Environmental Assessment Study Report (August 2018)

### **Background**

As development activities continue in the VMC, staff remain focused in advancing the critical infrastructure improvements to keep pace with development and provide the necessary infrastructure to support the City's emerging downtown. Given the complexity of these required infrastructure improvements, efforts to ensure seamless design coordination and timing of constructed works have been undertaken for the Black Creek channel (between Highway 7 and Highway 407), the construction of the Edgeley Pond and Park, as well as the replacement of the culvert under Highway 7 (at Jane Street).

This project supports the City's commitment to mitigate flooding, enhance stormwater management as well as create parks and open spaces within the VMC.

### **Previous Reports/Authority**

[VMC Implementation and Construction Update - December 2019](#)

[VMC Capital Projects and Implementation Plan Update - November 2020](#)

[Black Creek Renewal and Edgeley Pond and Park Project Update -June 8, 2021](#)

## **Analysis and Options**

**The Technical Advisor's scope of work for the Black Creek Renewal Project has been expanded to include the Edgeley Pond & Park construction as well as the design and construction of the Highway 7 culvert crossing**

At the VMC Subcommittee meeting held on June 8, 2021, staff provided updates on the Edgeley Pond and Park (EPP), the Highway 7 culvert crossing and the Black Creek Renewal projects and identified the interdependencies between these projects. As a result, the three individual projects have been combined into a single larger contract to gain delivery efficiencies, mitigate construction risks and ensure that a single, comprehensive engineering solution is implemented.

Options to incorporate the EPP and the Highway 7 culvert improvements into the Black Creek Renewal project were explored with Procurement Services. Following this review, it was concluded that adding these components into the Technical Advisor's existing Black Creek Renewal assignment was the preferred option. This option advances the work seamlessly within the current assignment in the most efficient manner.

While the expanded scope of work may impact some of the intermediate milestone targets, the overall project timelines to commence detailed design and construction in Spring 2023 remains unchanged.

### **Timely property acquisition is essential to advance construction in 2023**

While the design-build delivery model accommodates advancing certain design elements, property acquisitions are essential to ensure that the Project's delivery schedule is achieved. The project team is moving forward to identify property acquisitions required to facilitate construction and has commenced negotiations for properties for which the need has been determined. The timely completion of this task will aid in advancing the Project.

### **Project concerns were raised based on the preferred alignment as per the 2018 Environmental Assessment Study Report**

The current design is being advanced based on the preferred alignment option presented in the Black Creek Renewal Environmental Assessment Study Report (2018 EA). During the public consultation for the Area Specific Development Charges (ASDC), concerns were raised with the proposed rates as well as the potential impacts to existing businesses located along the Black Creek channel corridor. Recommendations were made to review, analyze and validate the findings of the 2018 EA and ensure that the optimum solution is being advanced for implementation.

**Additional analysis is being undertaken on the Options presented in the approved 2018 Environmental Assessment Study Report to ensure the optimum solution is being advanced**

The Black Creek corridor between Highway 7 and Highway 407 provides a unique frontage opportunity for development. However, to fully realize the benefit of the work to mitigate the flood impacts to protect the investments in the transit infrastructure as well as enabling development along the subject corridor, all the project components need to be undertaken in a holistic manner. Based on the feedback received during the approval of the ASDC update, staff is undertaking a review of the Options presented in the 2018 EA.

**Having completed the 2018 EA, The Municipal Infrastructure Group Ltd. (TMIG) has been retained to undertake additional analysis and validate the approved EA Options**

Having completed the 2018 EA, TMIG has extensive knowledge of the project and the associated issues. To expedite the review process and minimize potential impact to the overall project delivery, TMIG has been single sourced to undertake additional analysis of the Black Creek realignment Options from the 2018 EA Study. The deliverables include:

- Validating the findings of the Options presented in the 2018 EA, considering recent advancement in construction technologies and the escalation in land values in the VMC
- Optimization of the preferred alternative to mitigate impacts to allow businesses to operate in the interim, until redevelopment occurs, while addressing the flood mitigation measures
- Verify if an addendum and/or reopening of the 2018 EA Study is required based on the findings of the Technical Review

This additional analysis will further inform the options, if any, available to mitigate impacts to the existing properties and businesses until such time these properties are redeveloped.

**Financial Impact**

The cost for the additional work, noted below, will be funded from the approved Capital Project DE-7176-17 Black Creek Channel Renewal Design and Construction.

1. The existing Purchase Order for the current Technical Advisor has been amended and increased by \$2,448,369.00 plus applicable taxes, to incorporate the Edgeley Pond and Park as well as the Highway 7 culvert improvements.
2. A Purchase Order has been issued to TMIG in the amount of \$91,000 plus applicable taxes, to undertake the additional analysis of the Options from the 2018 EA.

## **Broader Regional Impacts/Considerations**

Collaboration continues with Regional Municipality of York staff in advancing the Highway 7 culvert improvements as well as stakeholder consultation which is an important factor in realizing the success of the Black Creek Renewal project.

## **Conclusion**

City staff remain focused on advancing critical infrastructure improvements along the Black Creek channel corridor to keep pace with development and provide the necessary infrastructure to support the transitioning downtown. Implementation of key infrastructure projects will continue to leverage investments in the VMC.

Staff will continue to work closely with TRCA, York Region, and VMC landowners to facilitate the advancement of this project.

**For more information**, please contact: Jack Graziosi, Director of Infrastructure Delivery, ext. 8201.

## **Attachment**

1. Location Map

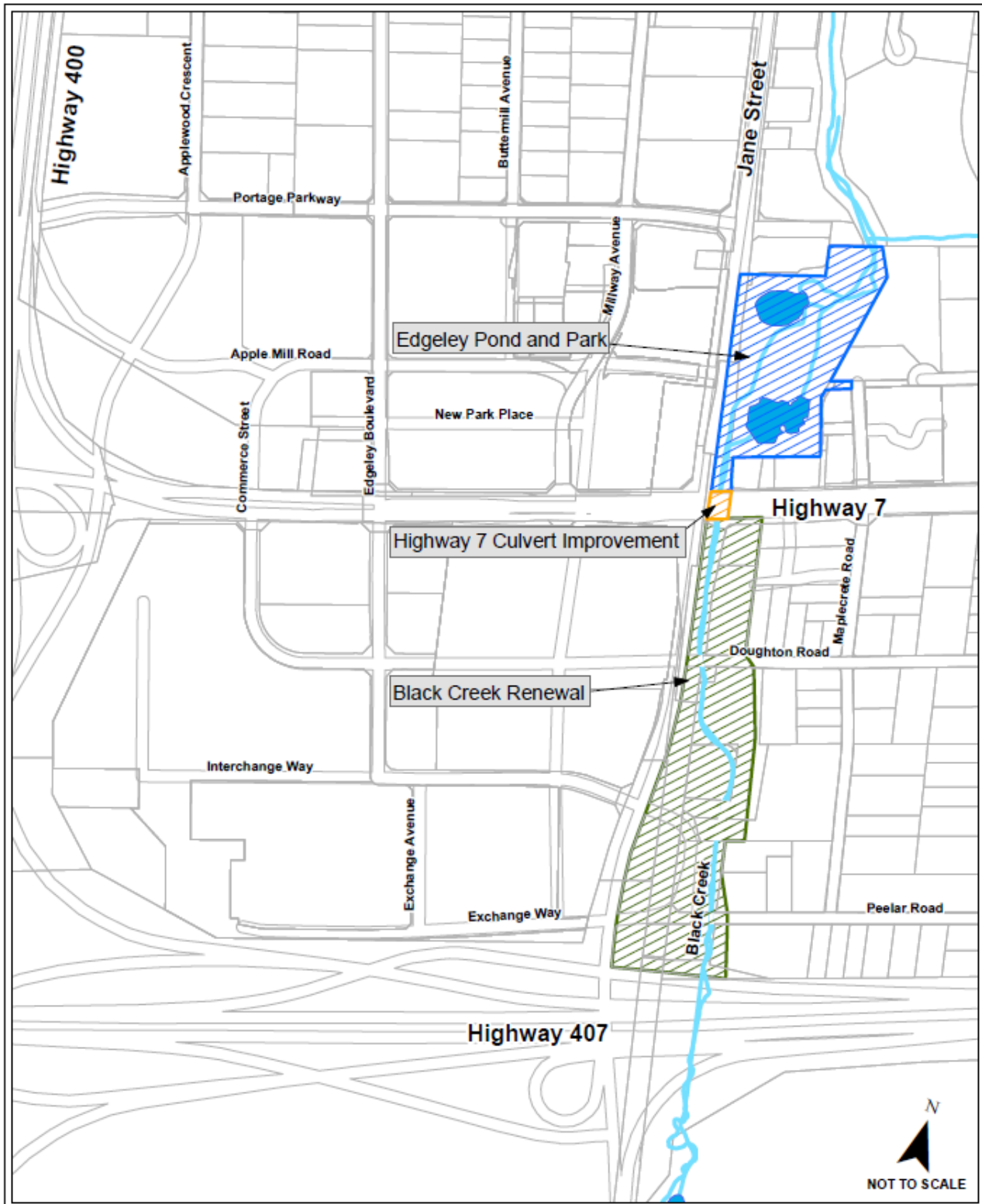


Jack Graziosi  
Director of Infrastructure Delivery



Vince Musacchio,  
Deputy City Manager,  
Infrastructure Development

### LOCATION MAP BLACK CREEK RENEWAL PROJECT VAUGHAN METROPOLITAN CENTRE







**STAFF COMMUNICATION  
FOR INFORMATION ONLY**

**Staff Communication SC3  
Committee of the Whole (2)  
April 12, 2022**

**DATE:** April 8, 2022

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Deputy City Manager, Infrastructure Development  
Jack Graziosi, Director of Infrastructure Delivery

**RE:** **STAFF COMMUNICATION  
April 12, 2022, Committee of the Whole (2)**

**Kirby Road Extension from Dufferin Street to Bathurst Street –  
Project Update**

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## **Purpose**

To provide Council an update on the Kirby Road Extension project, from Dufferin Street to Bathurst Street.

### **Report Highlights**

- City staff continue to advance the delivery of the Kirby Road Extension from Dufferin Street to Bathurst Street.
- Required property/easements to advance the Kirby Road extension have been determined and discussions to acquire the lands are proceeding.
- The underpass crossing configuration to accommodate the future Multi-use Recreational Trail is being explored further.
- Independent third-party Fairness Monitor services have been retained to observe the integrity of the procurement process.

## **Background**

**Following the finalization of the Kirby Road Extension Environmental Assessment Study in June 2020 (EA), the Request for Proposal (RFP) to retain a Technical Advisor was issued**

The Kirby Road Extension Environmental Assessment Study (EA) was finalized by Council in June 2020. Subsequently, the Request for Proposal (RFP) to retain a Technical Advisor (TA) was released in October 2020 and closed in December 2020. A TA was retained in March 2021 to undertake the preliminary design for the Kirby Road Extension.

## **The Technical Advisor (TA), Parsons Inc, will provide expert knowledge and guidance to support the delivery of the Kirby Road Extension**

The TA will be responsible as the Owner's Consultant for completing, coordinating, and overseeing all preliminary project works including technical investigations, preliminary engineering design, validating land requirements, developing of the terms of reference and output specification that will be incorporated into the design-build (DB) procurement document(s), and provide design-build procurement support and advisory services.

The TA will also provide detailed design review and technical compliance oversight during the detailed design and provide contract administration and inspection services during construction.

### **Previous Reports/Authority**

This project has been reported on, in the following past Reports:

1. [Council Report –Kirby Road Extension Between Bathurst Street and Dufferin Street Class Environmental Assessment Study – December 1, 2015](#)
2. [Council Report –Kirby Road Extension Between Bathurst Street and Dufferin Street Class Environmental Assessment Study – June 5, 2019](#)
3. [Council Report –Kirby Road Extension Between Bathurst Street and Dufferin Street Class Environmental Assessment Study - Cost Review and Capital Budget Amendment – June 16, 2020](#)
4. [Staff Communication - Kirby Road Extension between Bathurst Street and Dufferin Street – November 10, 2020](#)
5. [Staff Communication- Kirby Road Extension between Dufferin Street and Bathurst Street – June 1, 2021](#)

### **Analysis and Options**

#### **Various activities have been undertaken to date to advance the detailed design**

Various activities have been undertaken to support the Kirby Road extension project including, but not limited to the following:

- Consultation with stakeholders – York Region, Toronto and Region Conservation Authority (TRCA), indigenous communities and the developer's engineering consultants for the abutting lands
- Field investigations and property surveys
- Archaeological investigations and reporting
- Preparation of preliminary design drawings and the project specific output specifications (PSOS) document

The preliminary design is scheduled to be completed in Q3 2022. Subsequently, the procurement to retain a preferred Design-Build Proponent will be issued in Q4 of 2022, subject to the property acquisition being completed.

## **Timely property acquisition is essential to advance construction activities in 2022**

While the DB delivery model will accommodate advancing certain design elements, property acquisition is critical to ensure the completion of the Project in a timely and cost-effective manner. In recognition of this and in collaboration with the Real Estate Department, a property acquisition plan has been developed as part of the preliminary design activities to initiate the acquisition of the required property.

External Legal services have been retained to assist the City in property acquisition and the project team is aggressively moving forward to facilitate the acquisition of these lands.

## **Multi-use Recreational Trail connectivity through the Kirby Road extension is being explored**

The EA identified a dedicated underpass culvert to accommodate a future multi-use recreational trail (in addition to the culvert crossing for the existing watercourse). Through further detailed review and discussions with Parks Infrastructure Planning and Development staff, the preferred option identified a single open structure to accommodate both the watercourse and the trail system. Based on a review of similar structures and contextual opportunities, a single open structure provides a safer and more welcoming environment (when considering the length of the underpass crossing) as well as gain construction efficiencies.

The TA has been requested to further explore the opportunities to incorporate the trail crossing into the detailed design as a single open structure.

## **Request for Pre-Qualification of the Design-Build proponents was issued in 2022**

To streamline the procurement for the preferred design build proponent, a Request for Pre-Qualification was issued in February and recently closed in March 2022.

The pre-qualification process will ensure that the short-listed proponents have assembled a project team that possess both the financial and the technical capabilities to successfully undertake the Kirby Road extension project.

## **A Fairness Monitor has been retained to protect the integrity of the procurement process**

Due to the complexity and significant cost of the project, it is important that all procurements to support its successful delivery is undertaken in a transparent and fair manner. To ensure the procurement process is conducted in accordance with the Procurement Policy and the principles of openness, fairness, consistency and transparency, the City has retained an independent third-party fairness monitor, Optimus SBR.

## **Financial Impact**

Similar to other infrastructure projects that have issued tenders recently, current market volatility may impact the project cost. As part of the preliminary design assignment, a cost estimate is continually reviewed by external cost consultant. and will continue to be monitored and refined as the preliminary design is completed.

## **Broader Regional Impacts/Considerations**

The proposed extension of Kirby Road is an arterial road currently under the jurisdiction of the City of Vaughan. As a part of broader Kirby Road improvements, the proposed road extension will support planned population growth and the orderly distribution of traffic. The road is contemplated to play an important role and function in the overall Regional transportation network.

## **Conclusion**

The extension of Kirby Road, from Dufferin Street to Bathurst Street, will improve the municipal road network. Preliminary design activities were started in March 2021 to facilitate the commencement of the detailed design and selecting a preferred Design Build proponent in Q4 2022. Staff will continue to work closely with all stakeholders to facilitate the advancement of the project.

Staff will provide additional updates as the project progresses.

**For more information**, please contact Jack Graziosi, Director of Infrastructure Delivery

## **Attachment**

1. Location Map



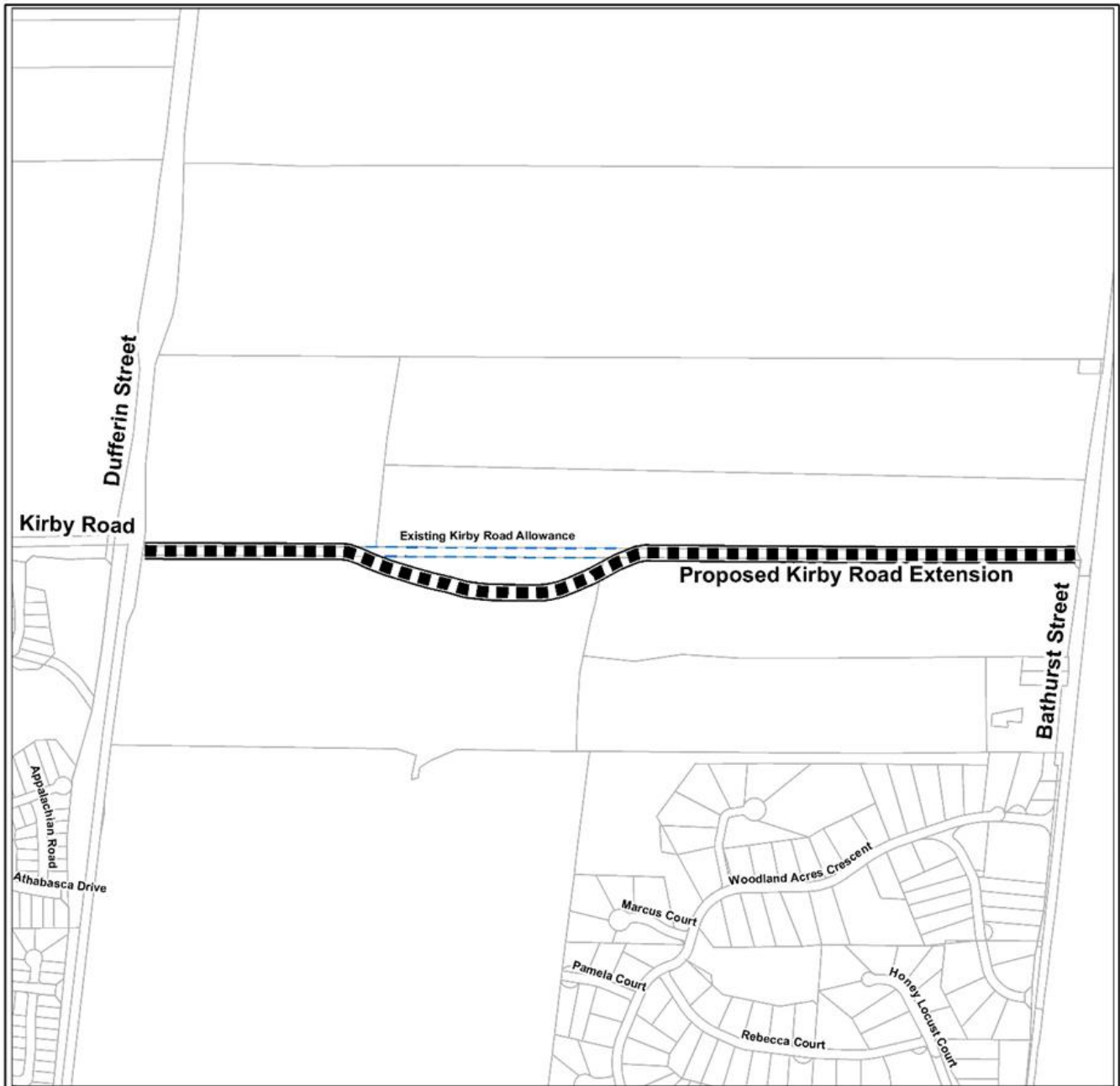
Jack Graziosi  
Director of Infrastructure Delivery



Vince Musacchio,  
Deputy City Manager,  
Infrastructure Development

# LOCATION MAP

ATTACHMENT 1



## Proposed Kirby Road Extension

### LEGEND

- ■ ■ ■ PROPOSED KIRBY ROAD EXTENSION
- - - - EXISTING KIRBY ROAD ALLOWANCE



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