

VMC SUB-COMMITTEE – NOVEMBER 27, 2024

COMMUNICATIONS

Distributed November 20, 2024

Item No.

- | | | |
|-----|---|---|
| C1. | Presentation material titled “ <i>VMC Capital Projects & Implementation Plan Update</i> ” | 2 |
| C2. | Presentation material titled “ <i>VMC Studies Update</i> ” | 3 |

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Please note there may be further Communications.

C 1

Communication

Vaughan Metropolitan Centre

Sub-Committee – November 27, 2024

Item No. 2

VMC Capital Projects & Implementation Plan Update

VMC Sub-Committee

November 27, 2024



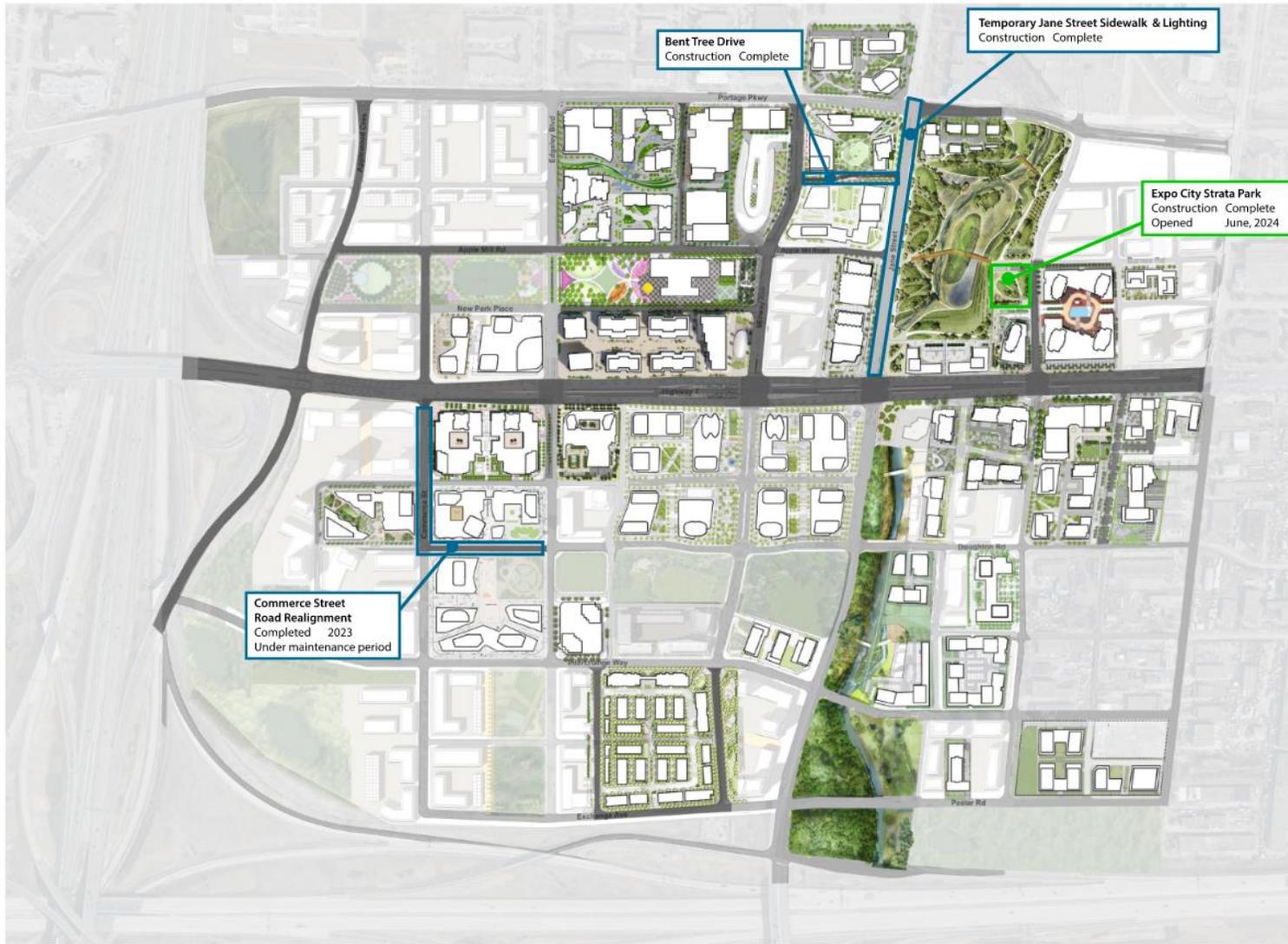
DOWNTOWN

vaughan

METROPOLITAN CENTRE

As construction progresses in Vaughan's downtown, staff continue to focus on **advancing critical infrastructure improvements** in each of the four quadrants in the VMC. Given the **complexity** of the planned capital infrastructure, **seamless** design coordination and **timing** of constructed works are **well-aligned**.

Recently Completed Capital Projects/Infrastructure



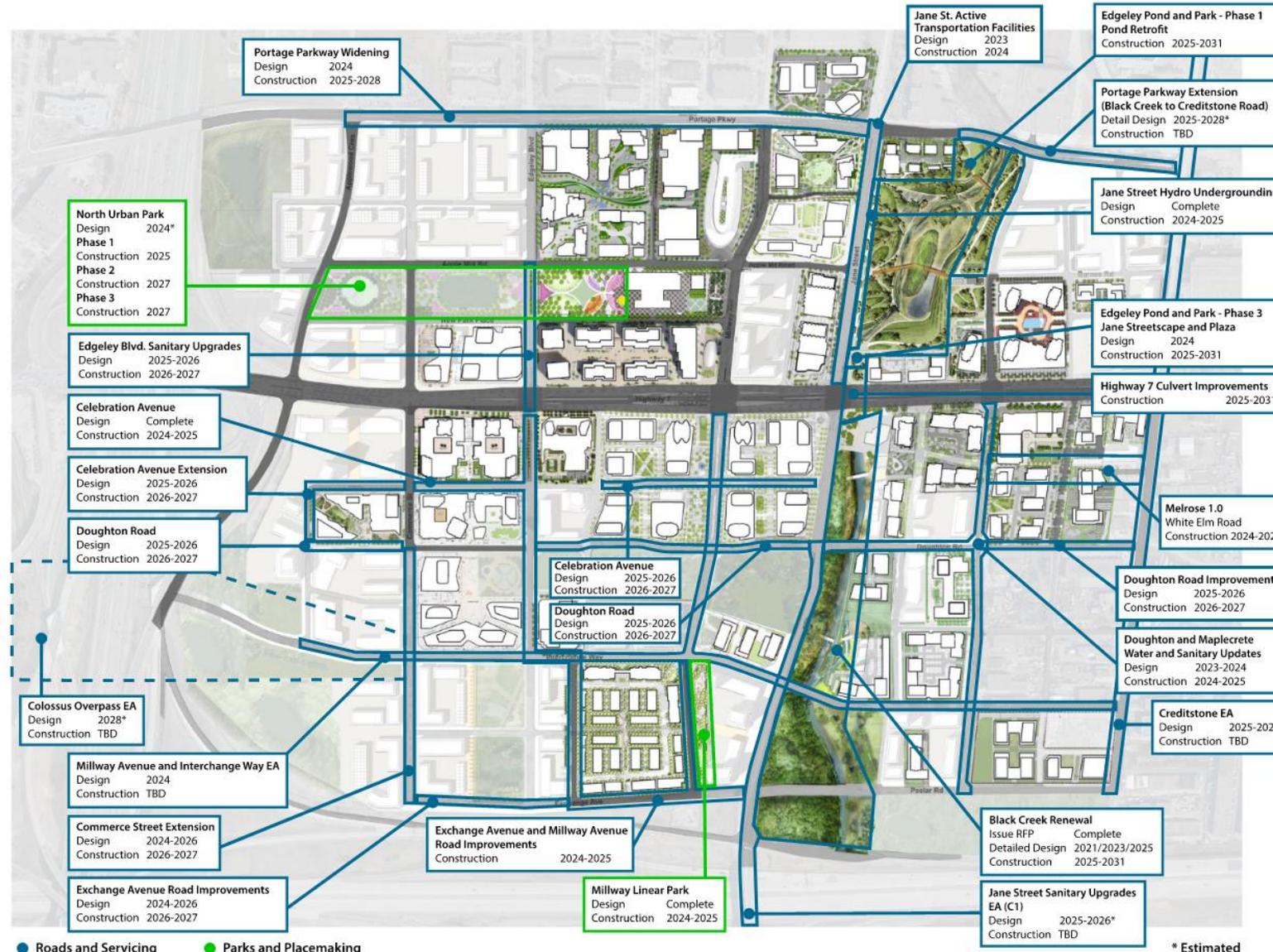
● Roads and Servicing

● Parks and Placemaking

* Estimated

Current Priorities

Capital Projects/Infrastructure



● Roads and Servicing ● Parks and Placemaking

* Estimated

VMC **Northwest Quadrant**



David Braley VMC Centre of Community

Celebrating 2 years of operation

- **State of the art** facility includes a YMCA, daycare, City of Vaughan public library, and community recreation space
- The Vaughan Studios and Events Space is continuing to **increase its rentals** of the event spaces, gourmet event and teaching kitchen, as well as the professional recording studio
- A wide variety of recreational programming and camps for the community have seen an **increase in participation** since opening



Bent Tree Drive

Flex-street in the VMC

- Construction completed **Q2 2023** and open to the public
- First full flex-street in the VMC with introduction of several traffic calming features
- Will provide a seamless north-south pedestrian connectivity between two Privately Owned Publicly Accessible Spaces through the mid-block table-top condition, once the south development is completed



Parking Pilot Project

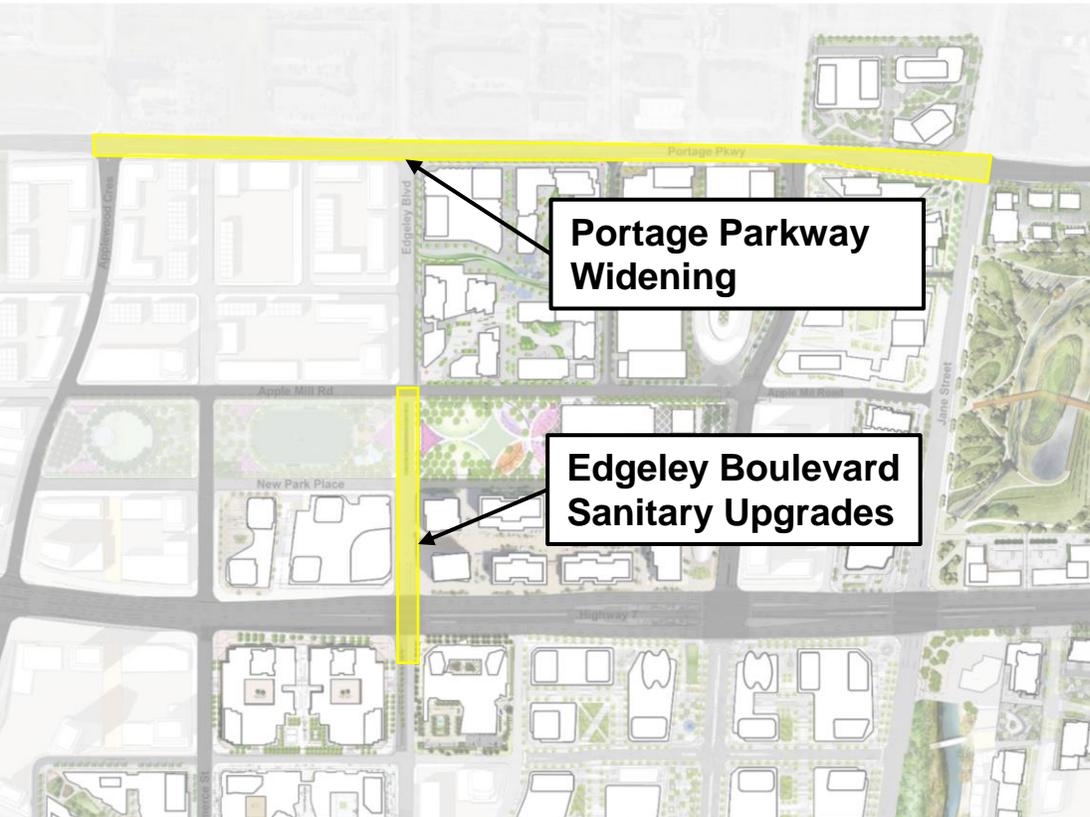
Consistent growth and success

- Parking pilot **extended** for another 3 years until December 2023
- Pilot has been approved to transition to **permanent** program after pilot ends in 2026
- Consecutive **growth** in utilization and review since launch
- **New streets** to implement paid parking in Spring 2025
 - Autumn Harvest Way
 - Millway Ave
 - Maplecrete Road

Road and servicing improvements

Two major projects underway

- **Portage Parkway**
 - Road widening and servicing upgrades from Applewood Crescent to Jane Street
- **Edgeley Boulevard Sanitary Upgrade**
 - Sewer upgrades from Apple Mill Road to south of Highway 7 intersection



Portage Parkway Widening

Connecting Weston 7 to the VMC

- Detailed Design: **Q4 2024**
- Phase 1 Construction/Utility Relocation: Initiate **Q2 2025**
- Phase 2 Construction/Road Widening: **Q2 2026 to Q2 2027**

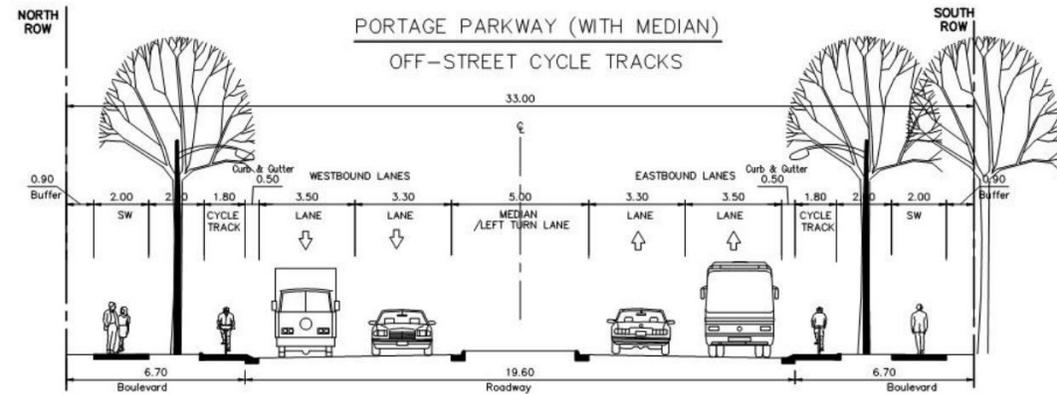


Figure 5.9: Portage Parkway (Typical Mid-block)
Vaughan Metropolitan Centre Streetscape and Open Space Plan, EDA Collaborative Inc., Draft January 2015



Edgeley Boulevard Sanitary upgrade

Upgrading for future needs

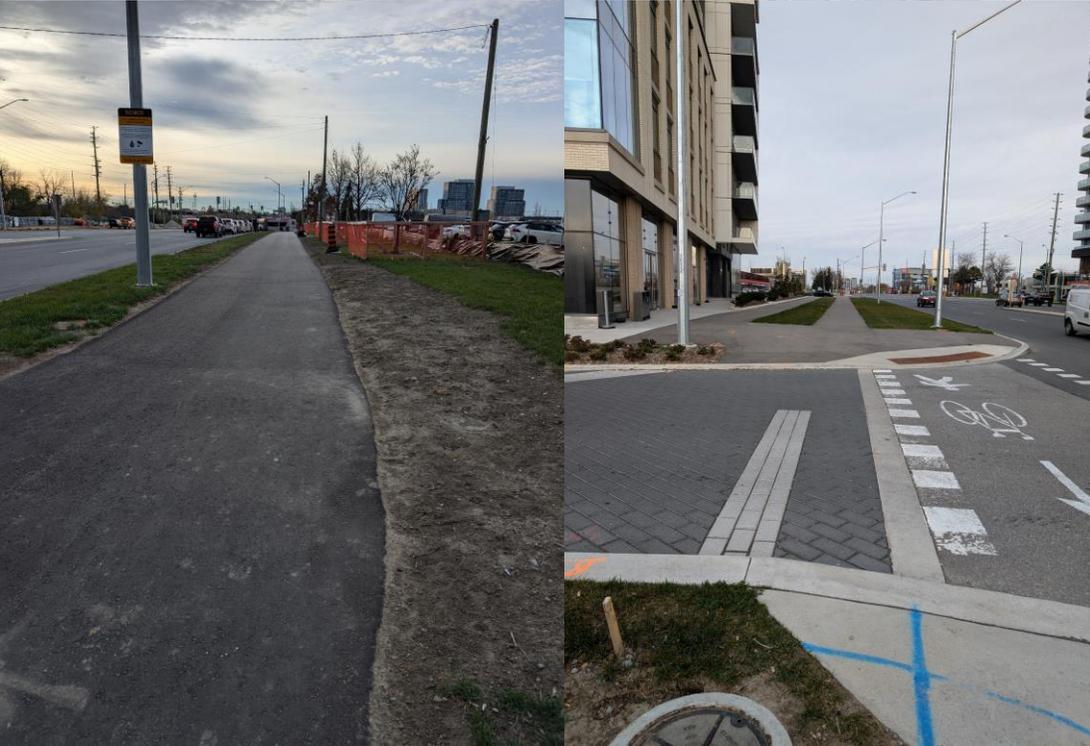
- Pending development applications
- Detailed Design: **2025/2026**
- Construction: **2026/2027**



Jane Street Active Transportation Facility

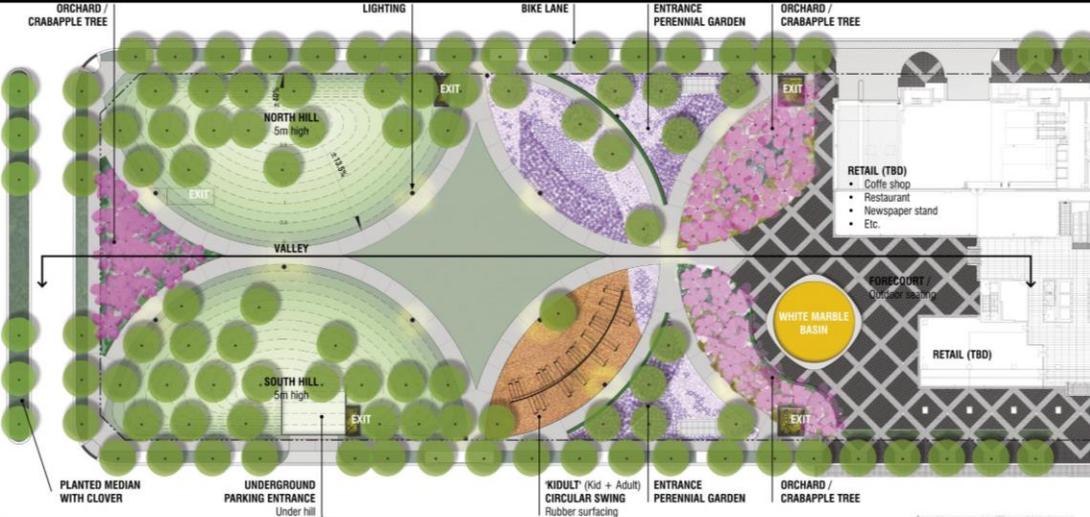
Connecting the VMC

- Construction of Phase 1 started in **July 2024**
- Aims to **connect** the VMC to the north area of Vaughan
- Recently the section between Highway 7 and Bent Tree Drive was completed and is expected to open by the **end of the year**
- The section between Bent Tree Drive and Portage Parkway was previously **completed** as part of the SmartCentres East Block development



North Urban Park

Northwest Quadrant



- VMC Secondary Plan envisions two Urban Parks for downtown Vaughan
- The **North Urban Park** represents a significant urban development within the VMC, encompassing **3.18 hectares** of city-owned land across three distinct blocks
- The development of the North Urban Park will proceed in phases
 - Phase 1 is scheduled to commence construction in **Q2 2025**
 - Phase 2 and 3 are scheduled to commence construction **post-2027**
- The delivery of the North Urban Park will provide essential recreational and park amenities to serve the growing downtown population

North Urban Park

Northwest Quadrant



Rendering © SmartCentres
MP Design © Claude Cormier + Associés

Meeting Place
Artists' Hub

Vaughan Metropolitan Centre CULTURE & PUBLIC ART FRAMEWORK

City of Vaughan



Culture & Public Art

Public Art Advances Creative Placemaking in the VMC

- Public Art plays a **dynamic** role in creating a special identity, landmarks and destinations in the VMC
- It is a key contributor to **creating** a sense of place and rich pedestrian environments, activating and giving **authenticity** to the public realm while helping to **celebrate** emerging local and Canadian artists



Upcoming Public Art Strategies

Northwest Quadrant

VMC (and City-wide)

- The ARTonBOXES program launched through its Group of Seven remixed pilot phase Spring 2023. **Original art** will debut on designated traffic signal boxes in high-profile, publicly accessible locations across all five wards of the city – including the VMC.

VMC Northwest Quadrant

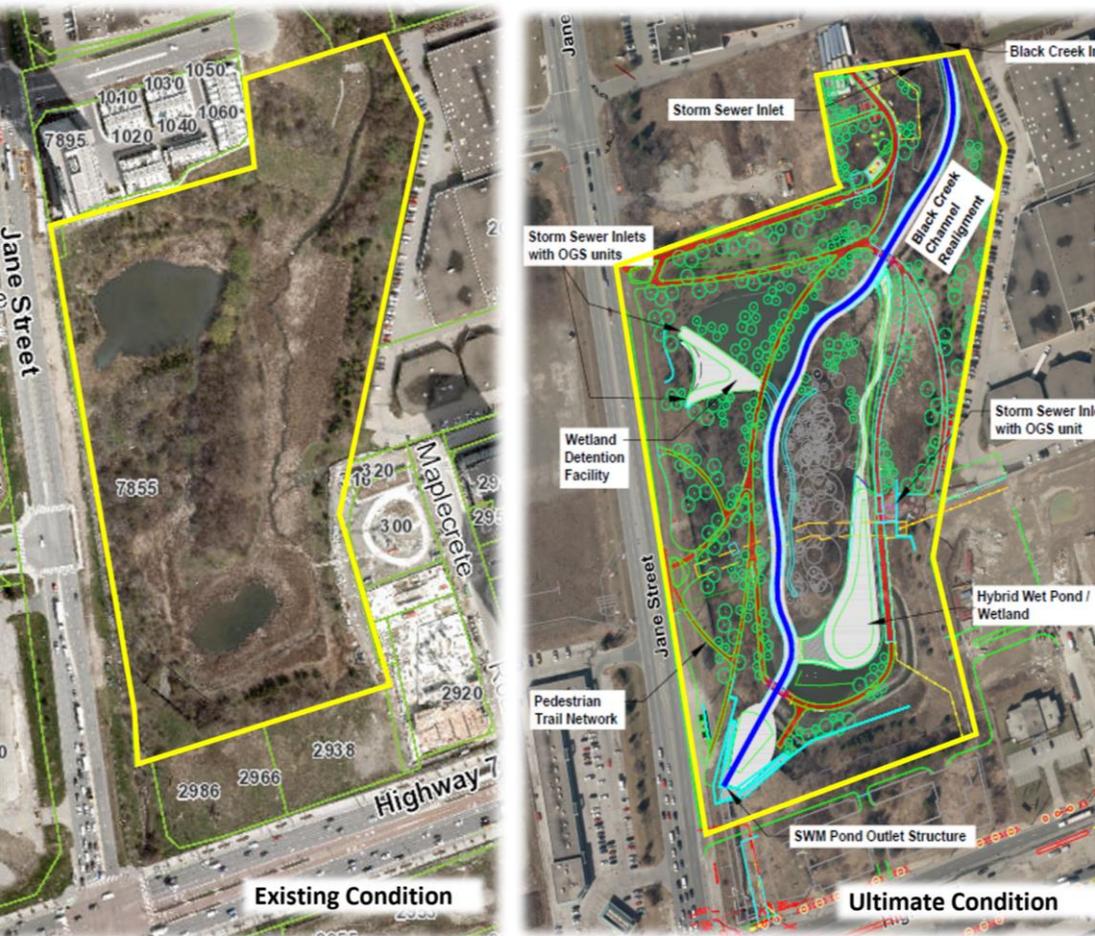
- A Public Art Plan was submitted for 7800 Jane Street development, proposing a **major** gateway feature at the northwest corner of Jane Street and Highway 7

VMC **Northeast Quadrant**

Edgeley Pond & Park

Detailed design is complete

- Pond **retrofit** to achieve current stormwater management criteria
- Pond and Park design incorporates trails, amphitheater, creating an **Iconic Park** for the VMC
- Approval/permits obtained from TRCA, York Region, MECP, DFO. MNR approval (imminent)
- Implementation as part of the expanded Black Creek Renewal project





Jane Street Streetscape and Plaza+Plateau

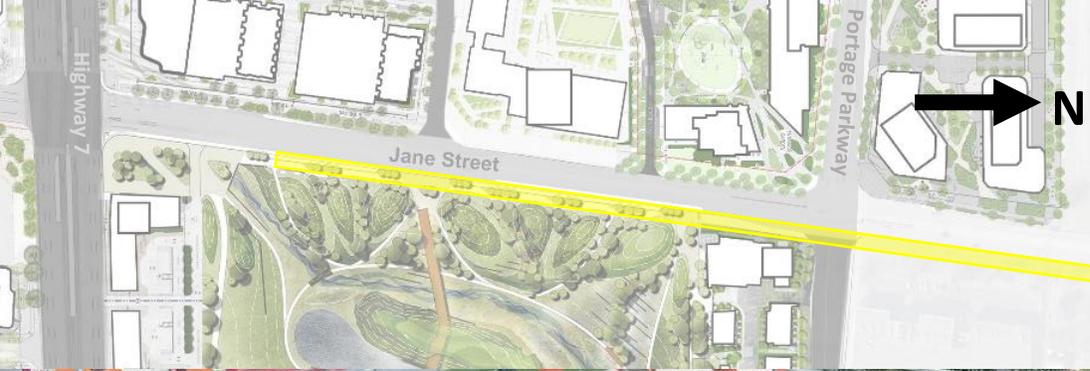
Detailed design is complete

Jane Street Streetscaping:

- **Strategic** landscaping between Jane St. and the Edgeley Pond and Park
- Includes multi-use path and cycle track connecting from Hwy. 7 to Portage Parkway

Plaza+Plateau:

- Urban plaza northeast of Jane and Hwy. 7
- A connection to/from Jane and Hwy. 7 and the future **iconic** Edgeley Pond and Park



Jane Street Hydro Undergrounding

Enhancing the Edgeley Pond and Park

- Bury suspended hydro lines and other suspended utilities (Rogers and Zayo) and remove poles
- Construction began on September 30th, 2024 and is expected to be completed by **summer 2025**
- Undergrounding work is to be completed prior to the construction of Edgeley Pond & Park retrofit and Jane Street streetscaping works



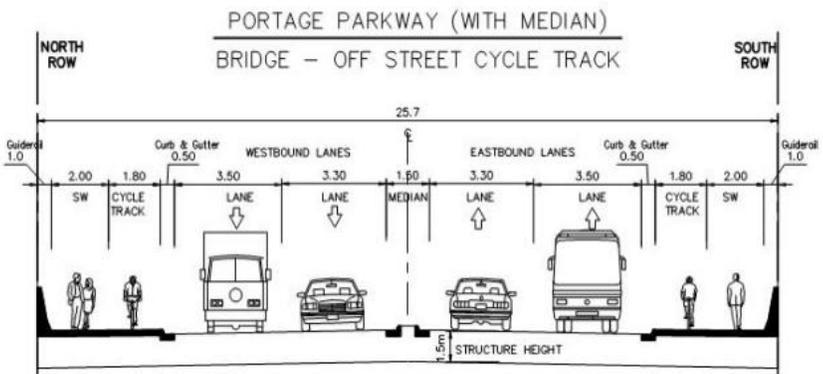
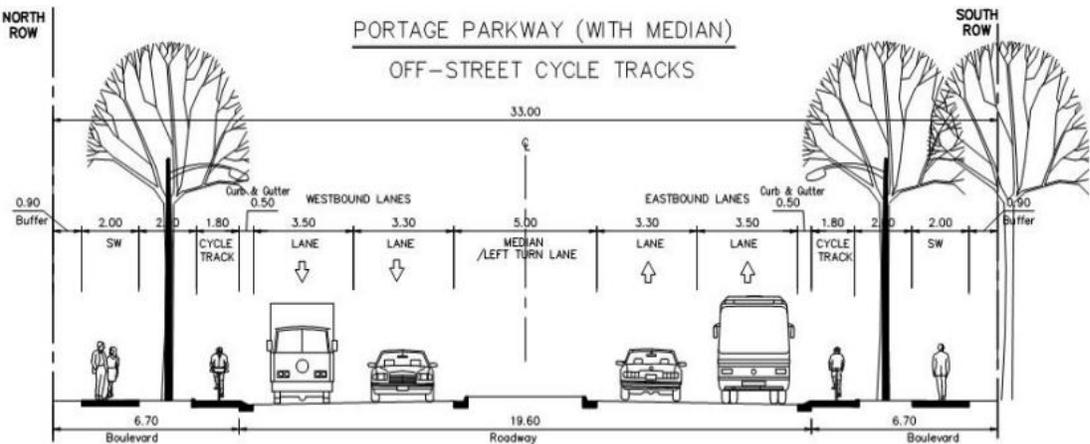
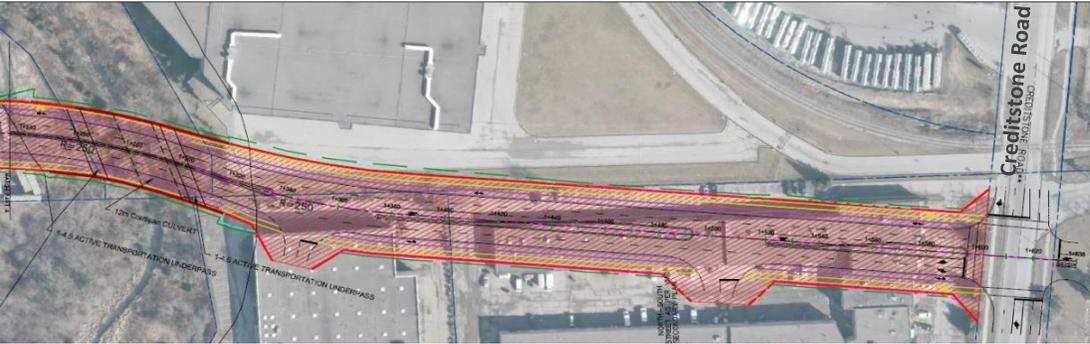
Cortellucci Square

Northeast Quadrant

- Cortellucci Square stands as a landmark achievement - **VMC's first public park** and Vaughan's first stratified park - forming a vital component of the Edgeley Pond and Park system
- The park features an **array of recreational amenities**:
 - winter skating loop
 - splash pad
 - natural junior and senior play structures
 - thoughtful site furnishings
 - extensive tree and understory planting
- The park's pavilion includes a community-use room and accessible restrooms, enabling **year-round events** and activities
- The park officially opened to the public on **June 12, 2024**

Portage Parkway Extension

Black Creek to Creditstone Road



- Identified as a **strategic improvement** and **key element** in support of the VMC in the City of Vaughan Transportation Master Plan (2012)
- Proposed as a 4-lane extension of Portage Parkway from the west of Black Creek to Creditstone Road
- Budget request submitted as part of the 2025 City Budget to **initiate design activities**



Current Public Art Strategies Underway

Northeast Quadrant

- Design development is nearing completion for Cortel Group's Expo City CG Tower **Public Art installation** overlooking Edgely Pond and Park, near the northeastern corner of Highway 7 and Jane Street
- A 3D Multi-media sculptural piece, **Edgeley Pond Fathom** (working title) by Artist Team Alan Tergebov and Joanne Heinen, has been installed

VMC **Southeast Quadrant**

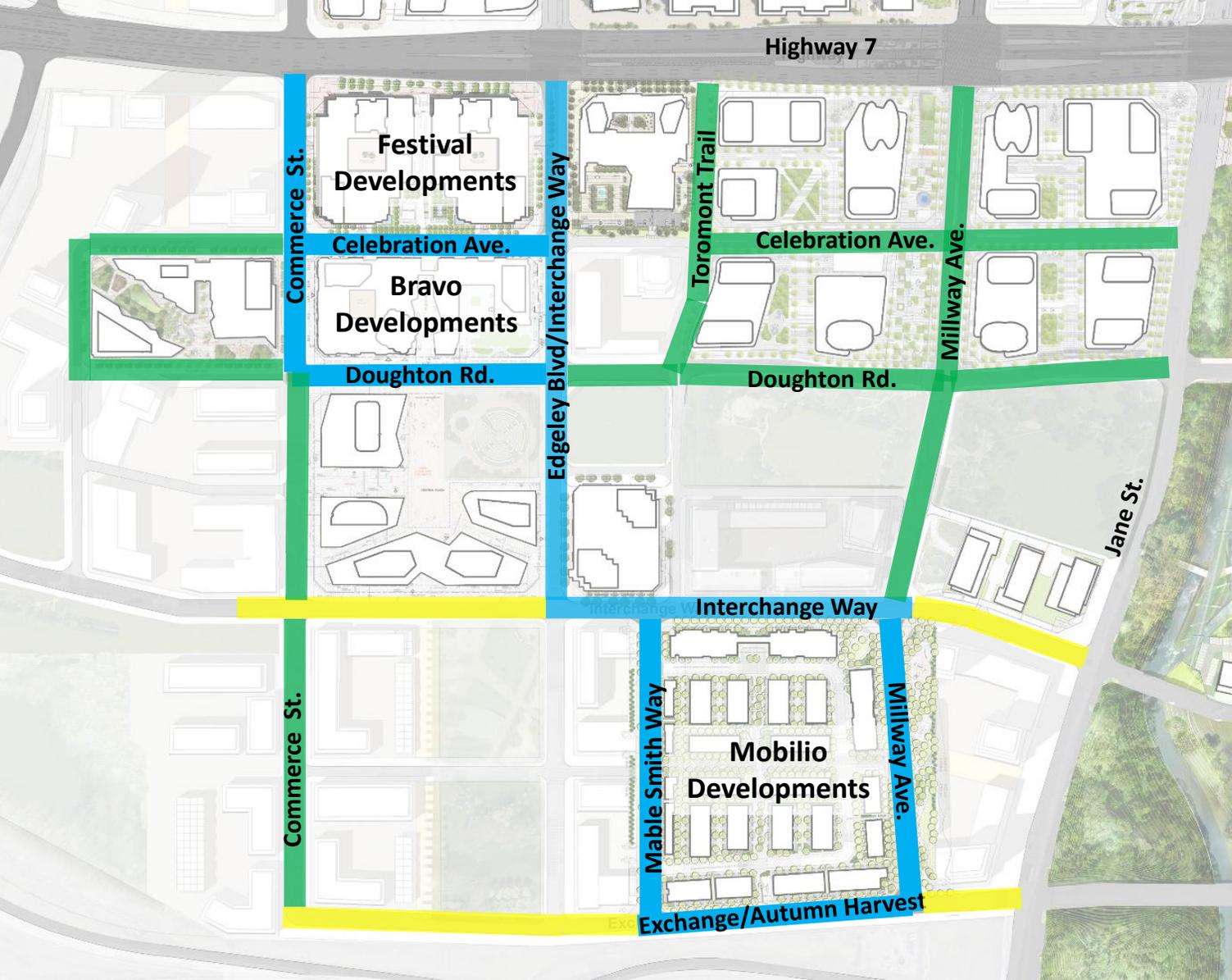


Black Creek Renewal

Mitigating Flooding

- Renewal of Black Creek includes rechannelization to **contain the Regional Storm**
- Roads and sites will be removed from the Regional floodplain

VMC **Southwest Quadrant**



Road Improvements

Southwest Quadrant

- Mobilio Development
 - Mable Smith Way, Millway Avenue, Autumn Harvest Way roadworks are **complete and open to the public**
- Festival/Bravo developments
 - New Celebration Avenue is open to public
 - Commerce street has been realigned to create a north south road and new Doughton road
- Submitted QuadReal and Toromont Draft Plan of Subdivisions envision a **near complete buildout** of the road network as identified in VMC Secondary Plan

- New Road/Road Widening, Open to the public
- Future New Road, Draft Plan of Subdivision, TBD
- Road Widening, Draft Plan of Subdivision, Open to the Public



Current Public Art Strategies Underway

Southwest Quadrant

- QuadReal's Assembly Park **Outdoor Gallery** Program launched Summer 2022
- Located west of 80 Interchange Way, this Public Art Outdoor Gallery featuring the work of a roster of resident and GTA artists, is anchored by the strategic configuration of 13 shipping containers
- The outdoor gallery will continue to be activated throughout 2025

VMC **City-wide**



Micromobility Pilot

Connecting citizens

- Micromobility devices, such as e-scooters and e-bikes, have the potential to **augment transportation connections** between transit and individual destinations
- The VMC has been recommended to be included in the piloting area based on its high pace of growth, projected densities of employment and residential, and the presence of the TTC subway and VIVA services



OVIN Demonstration Zone Program

Two technology demonstrations

Monitoring vehicle parking violations

- Using camera and AI technology, this parking monitoring demonstration project will provide real-time information on **parking availability and compliance**, as well as collect data on parking capacity and violations

Optimizing traffic flow and management

- Features connected hardware and AI software designed to **enhance** traffic flow and safety

Staff are focused on **advancing critical infrastructure improvements** in each of the four quadrants 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 transit** and **support early placemaking strategies** for the downtown.

Connect with the VMC Program

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DOWNTOWN

vaughan

METROPOLITAN CENTRE

C 2

Communication

Vaughan Metropolitan Centre

Sub-Committee – November 27, 2024

Item No. 3

VMC Studies Update

VMC Sub-Committee

November 27, 2024



DOWNTOWN

vaughan

METROPOLITAN CENTRE

The average density of development projects continues to increase with new applications, a factor which must be **balanced** with measured delivery of **land uses, community services, parks, open space, social and hard infrastructure.**

VMC Secondary Plan Update



VMC Secondary Plan Update

Project Overview and Objectives

- The VMC Secondary Plan Update was initiated in 2020 to address provincial and regional policy updates and rapid growth in Vaughan's new downtown.
- The update aims to create a renewed policy framework supporting a complete and balanced community with municipal services and social infrastructure by 2051 and beyond.
- Key outcomes of the update include a revised policy framework and updated land use schedules.



VMC Secondary Plan Update

Project Process and Phases

- The project is divided into five phases: Background and Issues, Land Use Options, Preferred Network, Recommendations, and Final Implementation.
- The project is currently in Phase IV – Recommendations, focusing on developing updated Secondary Plan policies.
- These policies will align with provincial and regional policy updates, previous direction from the VMC Sub-committee, and land use schedules developed in previous phases.



VMC Secondary Plan Update

Next Steps and Timeline

- The revised planning framework will promote the VMC as a complete and balanced community with minimum heights and densities but no prescribed maximums.
- A revised concept is being developed to implement this framework.
- The VMC Secondary Plan Update is scheduled for completion by Q2 2025.

VMC Podium Schools Feasibility Study



Canoe Landing School, Toronto

Podium Schools

Project Overview and Objectives

- Rising property values and land scarcity in intensification areas have led the York Region District School Board (YRDSB) and York Catholic District School Board (YCDSB) to plan a shared-facility dual school model in the Vaughan Metropolitan Centre (VMC).
- This joint facility will address the challenges of traditional school development models in dense communities by sharing resources and space.
- The school will accommodate 1,134 student spaces and 49 licensed childcare spaces, supporting education and community engagement, and is anticipated to be completed by the end of the decade.



Artist's Concept

Podium Schools

Context and Rationale

- Recent legislative changes (Bill 98 and Ontario Regulation 374/23) support efficient use of school properties in dense communities through shared uses and joint schools.
- The current provincial funding model does not cover additional costs associated with urban school requirements.
- The City will be conducting a feasibility study on podium schools in high-density areas due to challenges with traditional school development models.



Sugar Wharf Podium School, Toronto

Podium Schools

Feasibility Study and Next Steps

- The study will address design, costing, funding, and ownership/tenancy options for podium schools.
- It will explore necessary agreements for shared facilities in mixed-use developments.
- The Request for Proposal (RFP) for the feasibility study is anticipated to be released in Q1 2025.

VMC Parks & Wayfinding Master Plan



Vaughan Metropolitan Centre

Parks & Wayfinding Master Plan

Parks Master Plan

October 30, 2024



VMC PWMP

Framework

- The **Parks Master Plan** creates compact, balanced, and meaningful parks and open spaces within the VMC boundary, while recognizing a need, shared with Vaughan's other intensification areas, to access larger sporting facilities, trails, and green space outside of its boundary.
- The **Signage and Wayfinding Master Plan** helps residents, visitors, and businesses perceive and navigate through the VMC and guides the development of signage in the downtown area as it evolves.
- The **Signage Pilot** fabricated and installed signage prototypes near the VMC Subway Station and the SmartVMC Bus Terminal to assess their effectiveness and durability.

Vaughan Metropolitan Centre

Parks & Wayfinding Master Plan

Parks Master Plan

October 30, 2024



VMC PWMP

Consultation and Coordination

- Staff ensured the study underwent a robust and strategically coordinated **public consultation process** to optimize input.
- The VMC Parks & Wayfinding Master Plan was **closely coordinated with existing and ongoing plans and studies**, including the VMC Secondary Plan Update.
- In October 2024, VMC Sub-committee recommended that Council approve the proposed VMC PWMP, and that staff be directed to implement the actions contained within the Study.
- The PWMP will be considered in a future session of Council for final adoption.

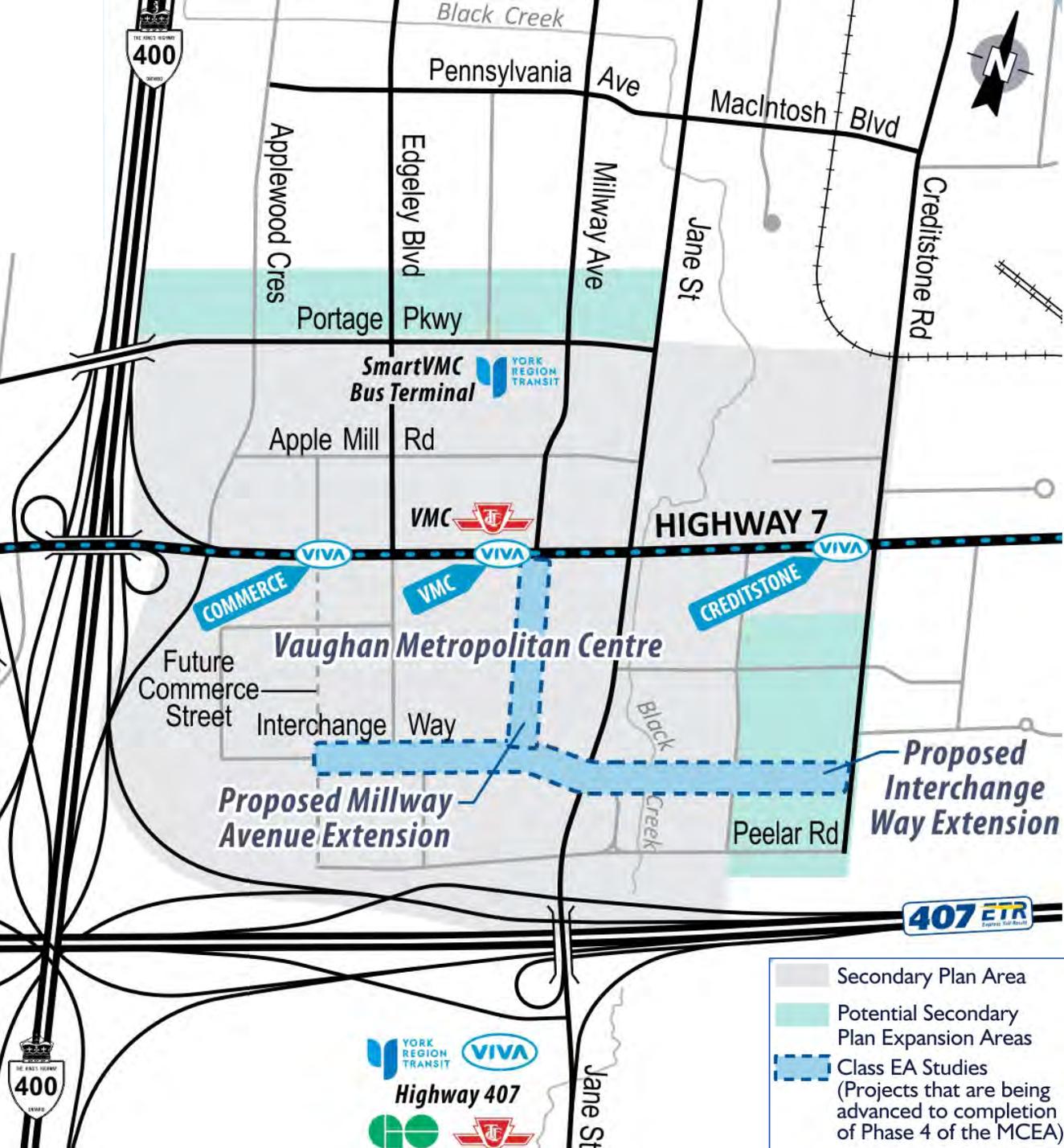
VMC Transportation Master Plan



VMC TMP Update

VMC Transportation Master Plan Update Overview

- The VMC Transportation Master Plan Update (VMC TMP) is underway concurrently with the VMC Secondary Plan Update.
- The study is divided into phases, with Phase 1 (problem identification and transportation needs confirmation) completed and Phase 2 (transportation solutions development) ongoing.
- Phase 2 considers future population and jobs projections in developing transportation solutions.

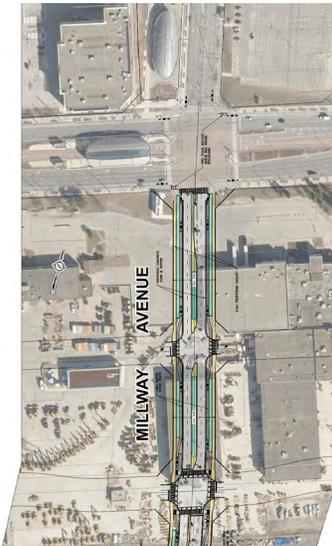
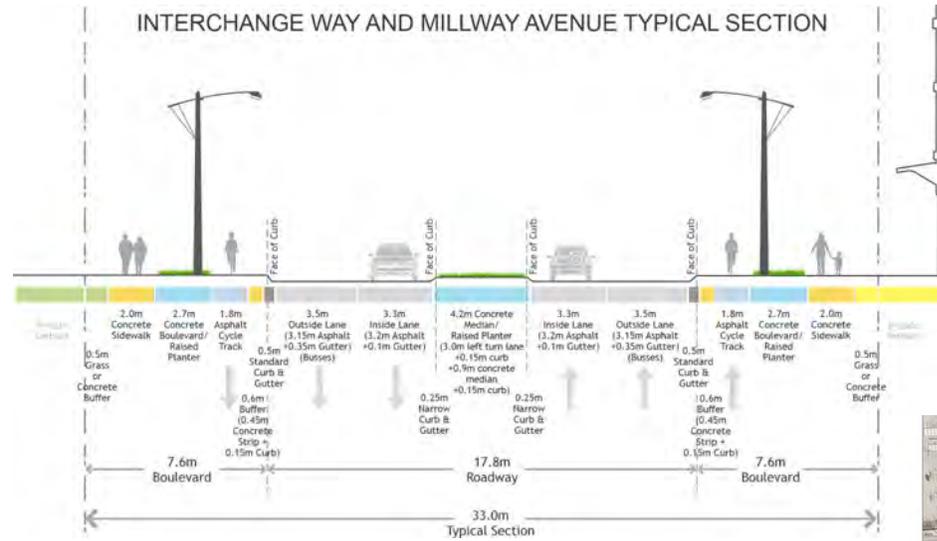


VMC TMP Update

Public Engagement and Consultation

- Public Information Centre (PIC) #1 was held on February 1, 2023, to present problems and opportunities.
- PIC #2 (December 5, 2023) presented preferred road alignments and cross-sections for Millway Avenue and Interchange Way.
- A future PIC (anticipated in Q1 2025) will present transportation solutions.

INTERCHANGE WAY AND MILLWAY AVENUE TYPICAL SECTION

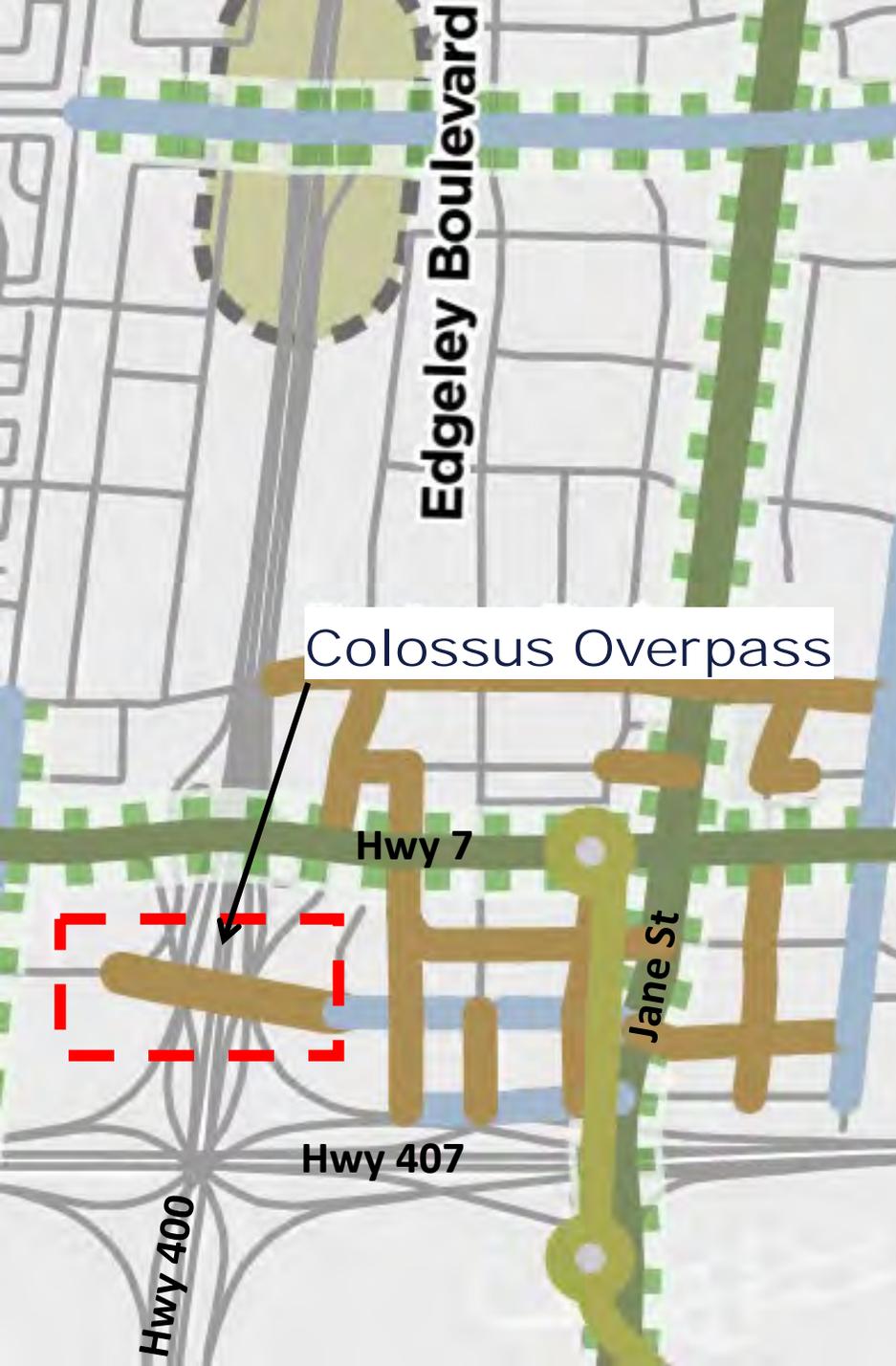


VMC TMP Update

Project Timeline and Next Steps

- Concurrent Municipal Class Environmental Assessments (MCEAs) are being conducted for Millway Avenue and Interchange Way.
- The Environmental Study Reports for the two roadways are expected to be completed by Q4 2024.
- The VMC TMP is anticipated to be concluded by Q2 2025, aligned with the VMC Secondary Plan Update.

Highway 400 Colossus Drive Overpass and Detailed Design



Colossus Overpass

Hwy 7

Hwy 407

Hwy 400

Edgeley Boulevard

Jane St

Legend

Multi-Modal Alternative Improvements

- New Road
- Road Improvement
- Proposed Midblock Crossing*
- Bus Rapid Transit
- Two-way, All-day GO Transit Service
- Subway Extensions
- Proposed Caledon-Vaughan GO **
- Grade Separated Rail Crossings
- GO Rail Station
- TTC Subway Station
- York Region Projects

Base Map Features

- Road Base
- Railways
- Proposed Highway 413 Corridor
- Planned Interchange in this Area ***
- City of Vaughan Boundary

Notes:
 ** Block B2 mid-block flyover is technically justified but will not be implemented as per council resolution.
 ** As identified in 2022 York Region TMP, GO Rail corridor and station locations subject to further study.
 *** North interchange between Kirby Road and King/Vaughan Road subject to outcome of Provincial Environmental Assessment Study.
 Grade separations will be delivered by rail authority.



May 2023

Colossus Overpass

Project Background and Context

- The Colossus Drive extension over Highway 400 is a planned mid-block crossing recommended in various City of Vaughan documents.
- The extension is a key element of the multi-modal networks for the Weston 7 and Vaughan Metropolitan Centre (VMC) Secondary Plan areas.
- The Colossus overpass will connect Colossus Drive to Interchange Way.



Colossus Overpass

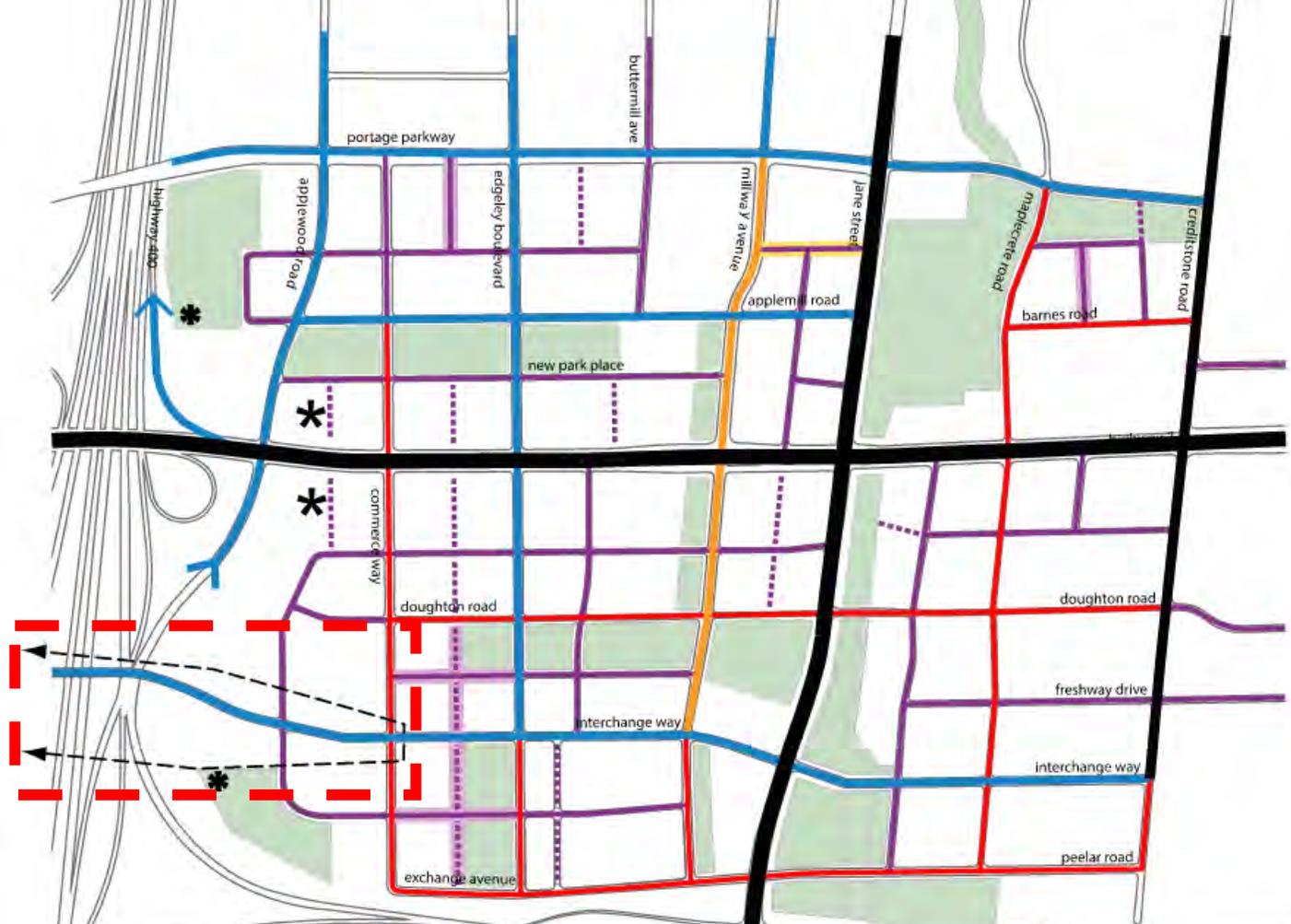
Project Planning and Protection

- Policy protection areas on both sides of Highway 400 have been identified to reserve space for the extension.
- The Highway 400 Colossus Overpass Environmental Assessment will confirm the protection area.
- The protection area is aligned with the Weston 7 Secondary Plan and VMC Secondary Plan.

Colossus Overpass

Project Timeline and Next Steps

- Critical engagement with the Province of Ontario's Ministry of Transportation (MTO) and 407 ETR has begun and will continue throughout the project.
- A Request for Proposals for the multi-phased EA and Detail Design is anticipated in Q1 2025.
- The study will advance to implementation and detailed design, reaching a construction-ready state upon completion.



SCHEDULE C > STREET NETWORK

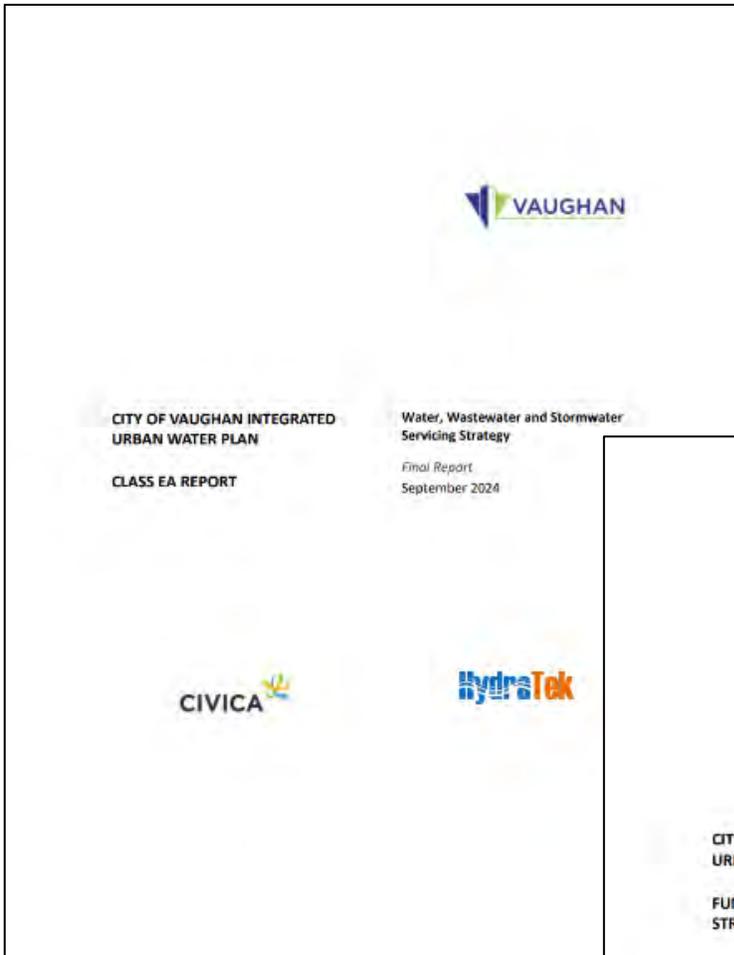
LEGEND	
	arterials (width to be consistent with region of York official plan)
	minor arterial (33 m)
	major collectors (28-33 m)
	special collector (33 m)
	minor collectors (23-26 m)
	local streets (20-22 m)
	mews (15-17 m) or local streets (see Policy 4.3.16)
	colossus drive overpass corridor protection area (see policy 4.3.10)
	major parks and open spaces
	see policy 4.3.2
	see policy 4.3.17
	see policy 6.3.2
	see policy 4.3.20

VMC Functional Servicing Strategy Report

VMC FSSR

Project Background

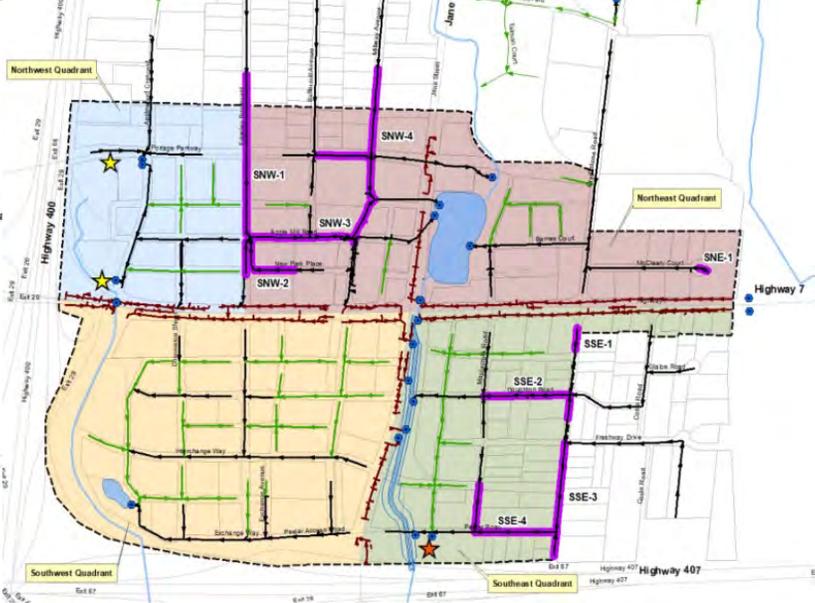
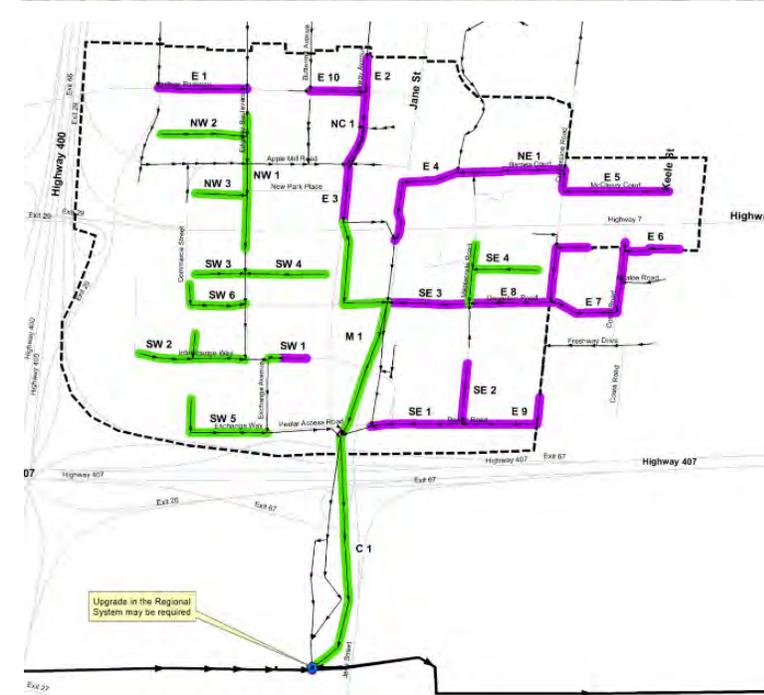
- The **VMC Functional Servicing Strategy Report** (VMC FSSR) is one of several study areas of the Integrated Urban Water Plan (IUWP), which is a culmination of a four-year study led by Infrastructure Planning & Corporate Asset Management (IPCAM).
- The VMC FSSR provides an update the 2012 VMC Municipal Servicing Master Plan and ensures **servicing capacity supports anticipated growth** and intensification in the VMC.



VMC FSSR

Study Objectives and Process

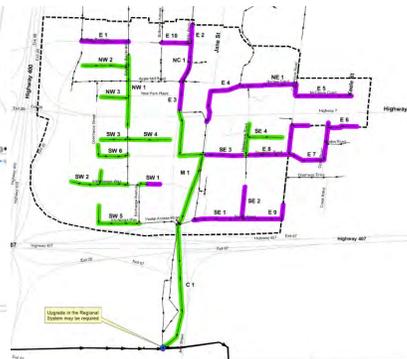
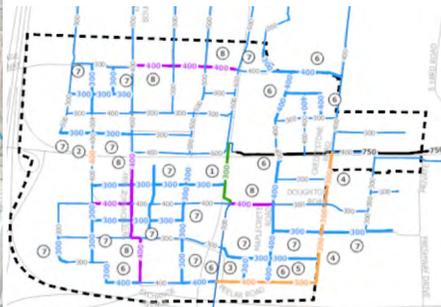
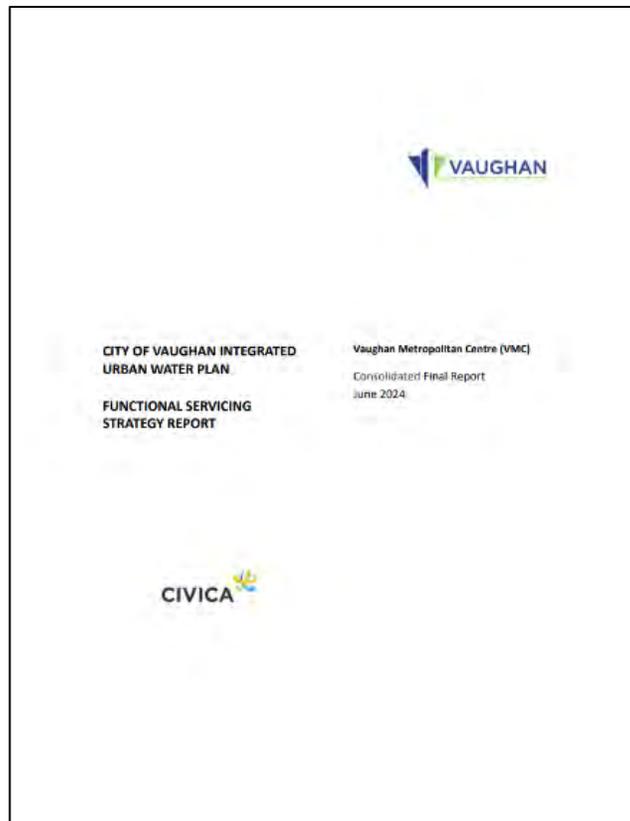
- The study evaluates water, wastewater, and stormwater servicing strategies and follows the Master Planning process outlined in the Municipal Engineers Association (MEA) Municipal Class EA guidelines.
- Public engagement and stakeholder consultation took place in-person, online, and through a dedicated project website.



VMC FSSR

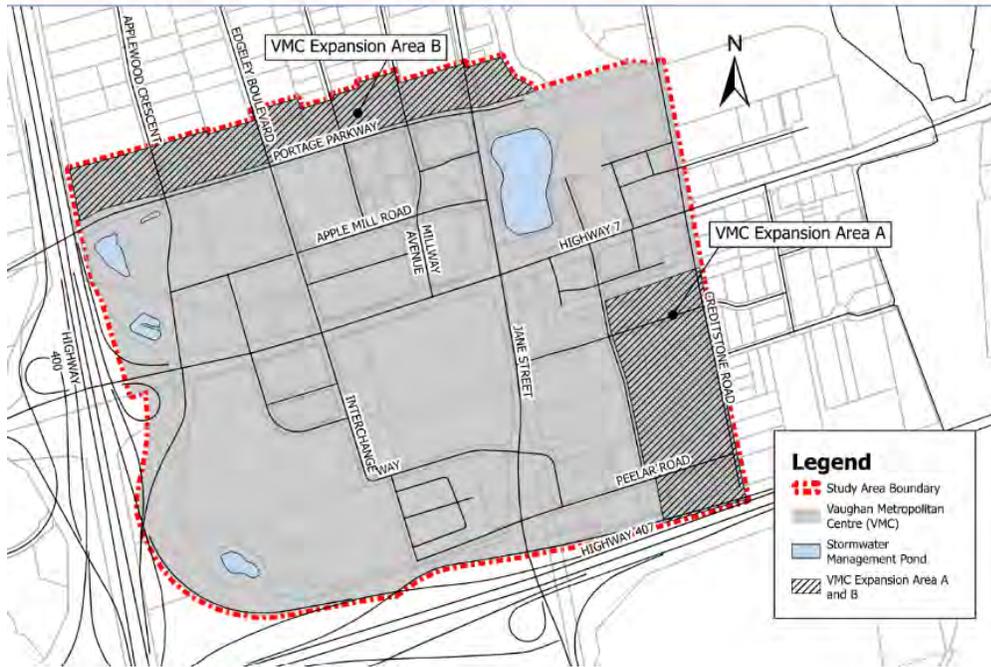
Timeline and Next Steps

- The IUWP recommendations and VMC FSSR were presented to Council in Q2 2024.
- The report was available for public review in early Q3 2024, followed by a 30-day review period.
- The final report was published on the project website in early Q4 2024.



VMC Stormwater Management and Drainage Enhancement Study

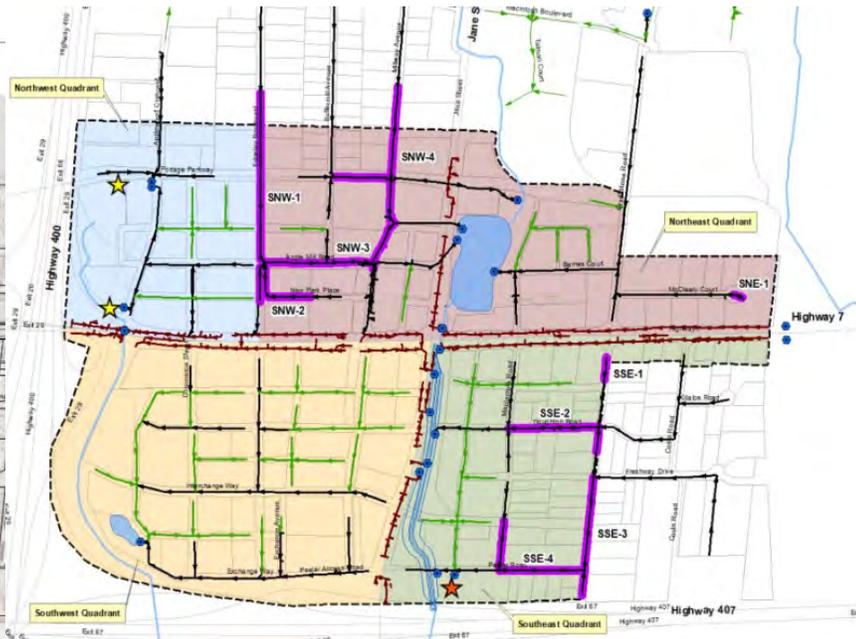
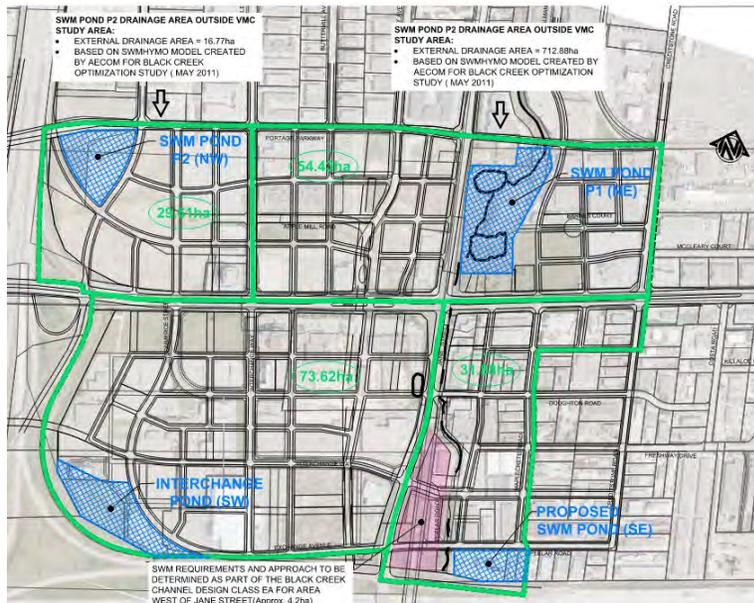
Study Area



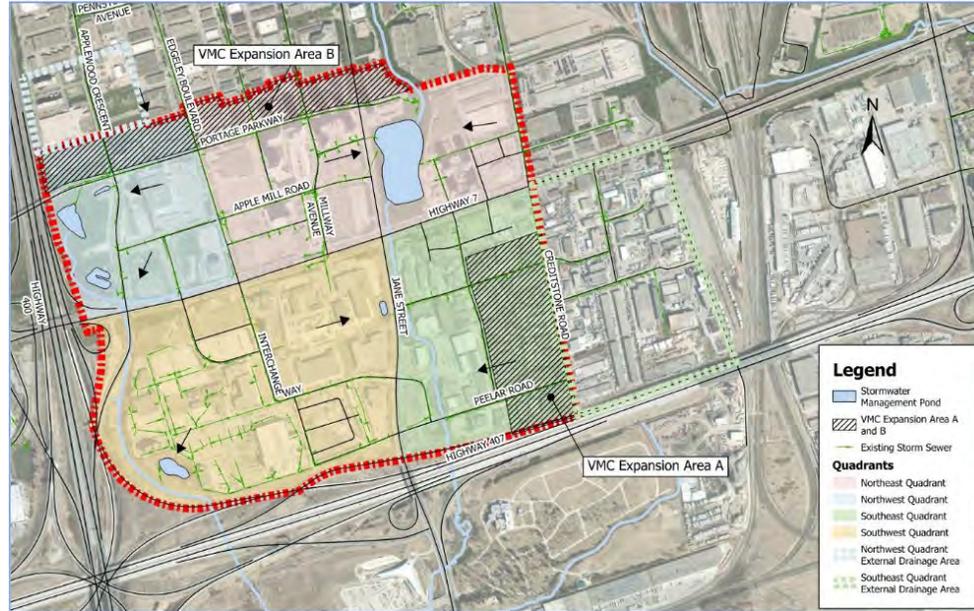
VMC SWM Enhancement

Study Purpose and Background

- The VMC Stormwater Management and Drainage Enhancement Study supports growth and development in the VMC area.
- The study revises and enhances the 2012 VMC Municipal Servicing Master Plan and recent VMC Functional Servicing Strategy Report.



VMC SWM Quadrants



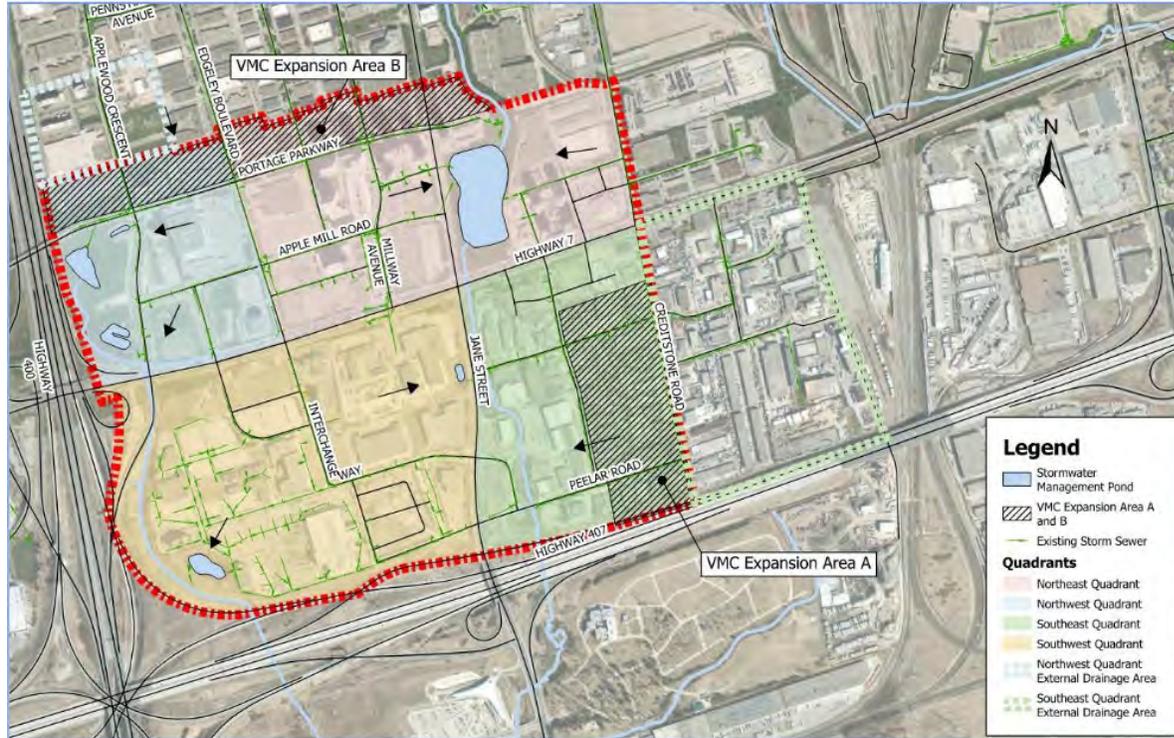
VMC SWM Enhancement

Study Objectives and Approach

- Develop a flexible, practical stormwater management plan focusing on at-source, conveyance, and end-of-pipe infrastructure.
- Incorporate non-conventional stormwater management facilities, such as parkland above underground facilities.
- Follows latest stormwater management best practices and City of Vaughan policies.
- Aims to treat storm runoff and reduce flood risks while considering landowner and developer interests.



VMC SWM Quadrants



VMC SWM Enhancement

Study Timeline and Engagement

- Study commenced in Q2 2024.
- Public Information Centre (PIC#1) scheduled for December 5, 2024.
- Additional public engagements planned before study completion.
- Study anticipated to be completed by Q3 2025.

Engagement timeline

What's next?



VMC Hydrogeological Study



Hydrogeological Study

Study Background and Purpose

- Current VMC development applications face challenges with high-water tables, deep underground parking, and dewatering efforts.
- The VMC Hydrogeological Study aims to characterize the hydrogeological and geotechnical conditions in the VMC area.



Hydrogeological Study

Study Objectives and Approach

- Establish a comprehensive understanding of the VMC's underground conditions.
- Inform development design and planning decisions.
- Utilize existing data from development applications and well water information systems.
- Supplement with additional data as needed.
- Request for Proposals has concluded.
- Contract award expected in December 2024.
- Study completion and report anticipated by end of Q1 2025.

Jane Street Sanitary Upgrade Environmental Assessment



Jane Sanitary Upgrade

Study Background and Purpose

- The 2024 Integrated Urban Water Plan (IUWP) identified the need for Jane Street Sanitary Sewer upgrades.
- Upgrades are required to support future development in the VMC and surrounding areas.
- Original upgrades were based on population projections extending to 2051.
- Recent changes in population projections, approved by City Council, necessitate a reassessment.



Jane Sanitary Upgrade

Study Details and Timeline

- An Environmental Assessment (EA) study will be initiated in Q3 2025, subject to 2025 budget approval.
- The study will incorporate updated population projections and satisfy Municipal Class EA requirements.
- Upon study completion, Infrastructure Delivery will facilitate 100% detail design and construction.

VMC Arts and Culture



VMC Arts and Culture

Project Overview

- Vaughan's downtown aims to become a civic hub supporting arts and culture.
- Developing spaces for arts education, creation and performance enhances cultural advancement.
- A state-of-the-art performing arts centre is planned, boosting cultural vibrancy and creativity.
- Supports local talent growth and stimulates Vaughan's creative economy.



VMC Arts and Culture

Project Timeline and Next Steps

- June 2024: City and QuadReal Property Group signed Memorandum of Understanding.
- Upcoming: Request for proposals for business plan development.
- Future: Implementation of performing arts centre.

The City is committed to ensuring that the downtown continues to develop as a **complete and balanced community** with high-density mixed uses that are transit supportive and pedestrian friendly, with a **vibrant sense of place**, a **high-quality public realm** and **environmentally sustainable** design approaches.

Connect with the VMC Program

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DOWNTOWN

vaughan

METROPOLITAN CENTRE