

## Committee of the Whole (2) Report

---

**DATE:** Tuesday, February 11, 2025

**WARD(S):** 4

**TITLE:** BLACK CREEK RENEWAL PROJECT – ENTERING INTO AGREEMENTS WITH YORK REGION

**FROM:**

Vince Musacchio, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To provide administrative authority to staff regarding agreements with York Region required as a result of the City's Black Creek Renewal project.

**Report Highlights**

- As a result of the Black Creek Renewal project, York Region's infrastructure is being impacted within the project corridor.
- City staff and York Region have determined that certain agreements are required to be entered into between the respective parties, to determine the roles and responsibilities, proportionate share of capital costs, future maintenance and operations costs, as well as other various administrative matters, such as insurance and indemnification.
- Staff are recommending that they be provided administrative authority to enter into such agreements in order to streamline project deliverables.

**Recommendations**

1. That the Deputy City Manager, Infrastructure Development, or the Deputy City Manager, Public Works, as the case may be, be authorized to enter into, execute, renew, amend and terminate agreements with York Region as further

described within this report with respect to the Black Creek Renewal project, where funds are allocated within the appropriate Council-approved budgets, on terms and conditions satisfactory to the relevant Deputy City Manager, and in a form satisfactory to Legal Services.

## **Background**

As development activities continue in the Vaughan Metropolitan Centre (VMC), staff remain focused on advancing critical infrastructure improvements to keep pace with development and provide the necessary infrastructure to support the emerging downtown. The Black Creek Renewal project comprises the following three (3) main components:

1. Edgeley Pond and Park including Jane Street Streetscape
2. Upsizing of the culvert at Highway 7 (at Jane Street), including extending the culvert beyond the Highway 7 right-of-way limits
3. Black Creek channel improvements between Highway 7 and Highway 407

Through this project, staff continue to support the City's commitment to mitigate flooding, enhance stormwater management, enable development as well as create parks and open spaces within the VMC.

## **Previous Reports/Authority**

Not Applicable.

## **Analysis and Options**

***York Region and the City of Vaughan are partnering to advance the culvert improvement works at Highway 7 in conjunction with the Black Creek Renewal project.***

The 2012 Black Creek Stormwater Optimization study identified the need for improvements to increase the capacity of the existing culvert at Highway 7 (at Jane Street) to mitigate flooding in this area. The existing culvert crossing falls under the jurisdiction of York Region.

York Region has agreed, in principle, to advance the culvert improvement works with the Black Creek Renewal project. Advancing the Highway 7 culvert improvement works will mitigate flooding concerns in the area; maintain passenger and emergency vehicular access through Jane Street and Highway 7 during major storm events; protect critical infrastructure and facilitate the desired redevelopment and intensification in the

downtown. The assignment of obligations with respect to the costs, construction, and maintenance of the culvert improvement works will need to be further detailed in an agreement with York Region.

***The City will be implementing enhanced streetscape features within the Jane Street and Highway 7 corridor as part of the Black Creek Renewal project.***

The City is leading the Black Creek Renewal project which incorporates the three major components identified earlier. These components incorporate plantings, streetscape features as well as active transportation facilities and multiuse pathways to enhance the public realm features within the project limits to meet the vision for the area.

The City and York Region have identified that the roles and responsibilities for the future maintenance and operations of these features will need to be clarified through an agreement.

***Additional agreements could be required for other features and infrastructure that are being implemented as part of the Black Creek Renewal project.***

Staff have also noted that there could be other agreements required between the City and York Region resulting from the Black Creek Renewal project to help further clarify responsibilities between the City and York Region. These agreements will facilitate a predictable and productive relationship between the two parties to streamline the project deliverables.

### **Financial Impact**

Entering into these agreements can result in the City incurring capital costs as well as future maintenance and operations costs. These costs will either be covered by the budget allocated for the Black Creek Renewal project, or in future Council approved budgets that take into account the City's ongoing maintenance and operation obligations resulting from the agreements entered into with York Region. Where future funding has not yet been secured for the City's obligations, the agreements will address this to avoid fettering council's discretion.

### **Operational Impact**

Providing staff authority for these agreements improves business efficiency and limits the risk that the Black Creek Renewal Project or any of its aforementioned components will be delayed as a result of staff having to obtain authority for each individual agreement with York Region.

## **Broader Regional Impacts/Considerations**

N/A

## **Conclusion**

Staff are recommending that they be authorized to enter into agreements regarding the Black Creek Renewal project with York Region in order to facilitate the advancement of the Black Creek Renewal project in a timely manner.

**For more information**, please contact: Roberto Sguassero, Director, Infrastructure Delivery, ext. 8749

## **Attachments**

1. Location Map

## **Prepared by**

Mohan Toor, Manager, Design & Construction, extension 8144