

**CITY OF VAUGHAN
REPORT NO. 2 OF THE
VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on Dec 1, 2020*

The Vaughan Metropolitan Centre Sub-Committee met at 9:31 a.m., on November 10, 2020.

MEMBER'S PRESENT

| | In-Person | Electronic Participation |
|---|-----------|--------------------------|
| Hon. Maurizio Bevilacqua, Mayor, Chair | | X |
| Councillor Sandra Yeung Racco, Vice Chair | | X |
| Regional Councillor Linda D. Jackson | | X |
| Councillor Rosanna DeFrancesca | | X |

The following items were dealt with:

1. 2021 SCHEDULE OF MEETINGS

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the 2021 Schedule of meetings was approved as follows:
Tuesday, March 2, 2021 @ 9:30 a.m.
Tuesday, June 8, 2021 @ 9:30 a.m. and
Tuesday, November 2, 2021 @ 9:30 a.m.**

2. VMC DEVELOPMENT ACTIVITY UPDATE

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development dated November 10, 2020, was approved; and**
- 2) That the presentation by Greg Warren, Senior Project Manager, Janet Rosenberg & Studio, Toronto, and C1, presentation material titled “VMC Development Activity and Studies Update”, was received.**

**REPORT NO. 2 OF THE VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE ON DECEMBER 1, 2020**

Recommendation

1. That the Vaughan Metropolitan Centre Development Activity Update report be received for information.

3. VMC STUDIES UPDATE

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development dated November 10, 2020, was approved; and
- 2) That the presentation by Greg Warren, Senior Project Manager, Janet Rosenberg & Studio, Toronto, and C1, presentation material titled "*VMC Development Activity and Studies Update*", was received.

Recommendation

1. That the Vaughan Metropolitan Centre Studies Update report be received for information.

4. VMC CAPITAL PROJECTS AND IMPLEMENTATION PLAN UPDATE

The Vaughan Metropolitan Centre Sub-Committee advises Council:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development dated November 10, 2020, was approved.

Recommendation

1. That the Vaughan Metropolitan Centre Capital Projects and Implementation Plan Update report be received for information.
-

The meeting adjourned at 10:25 a.m.

Respectfully submitted,

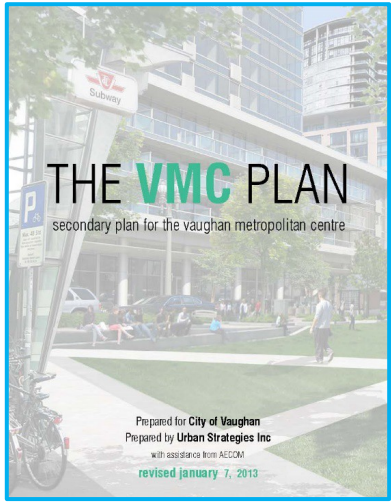
Hon. Maurizio Bevilacqua, Mayor, Chair

COMMUNITION - C1
VMC Sub-Committee - November 10, 2020
Items 2 and 3

VMC Development Activity and Studies Update

VMC Sub-Committee
November 10, 2020

The average density of projects continues to increase steadily with new applications, a factor which must be **balanced** with measured delivery of **community services** and **social infrastructure**.



VMC Secondary Plan



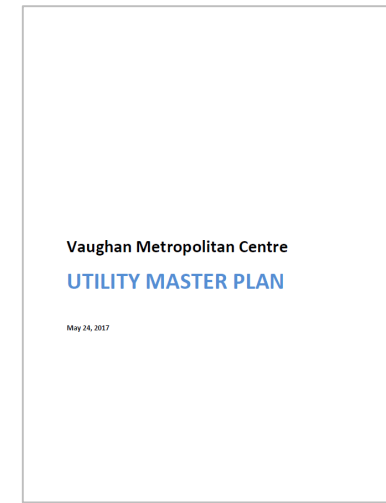
VMC Streetscape + Open Space Plan



VMC Cultural + Public Art Framework



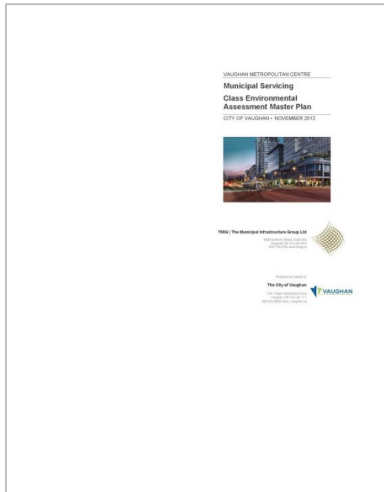
VMC Urban Design Guidelines



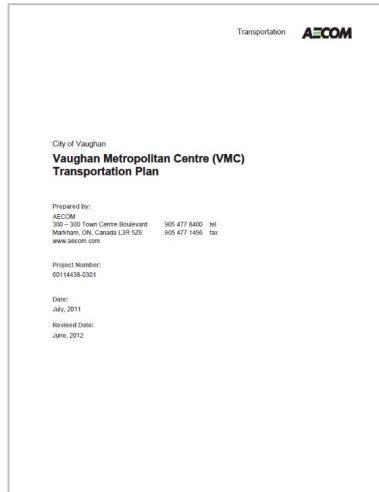
Utility Master Plan



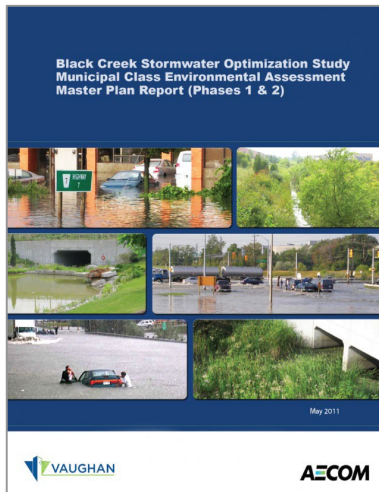
Community Improvement Plan



VMC Servicing Master Plan



VMC Transportation Master Plan



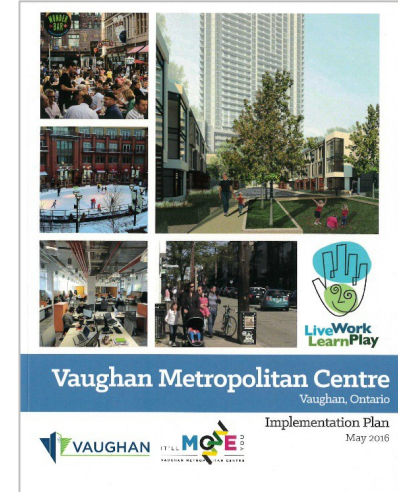
Black Creek Stormwater EA Phases 1+2



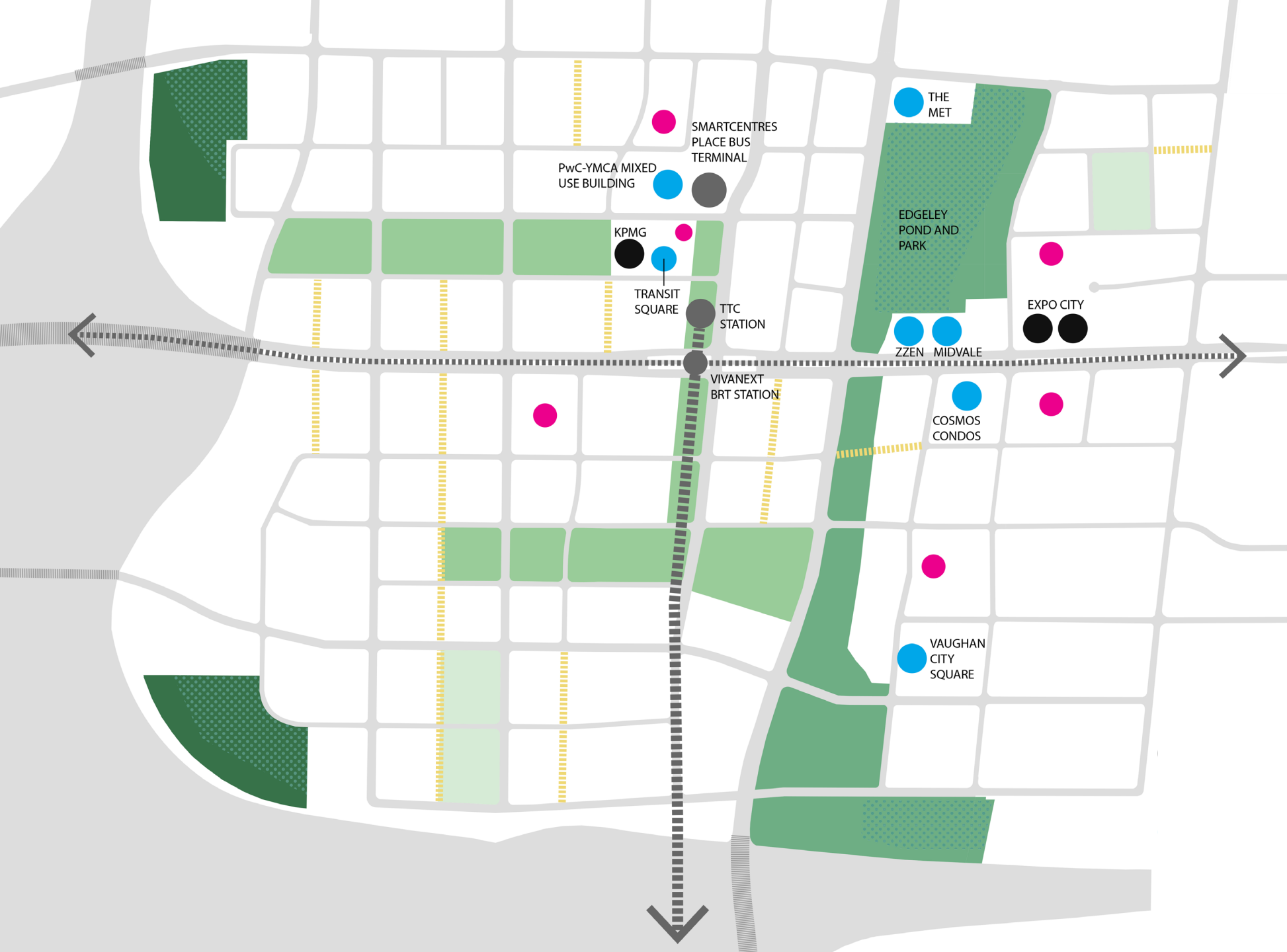
Reconnaissance + Strategic Assessment



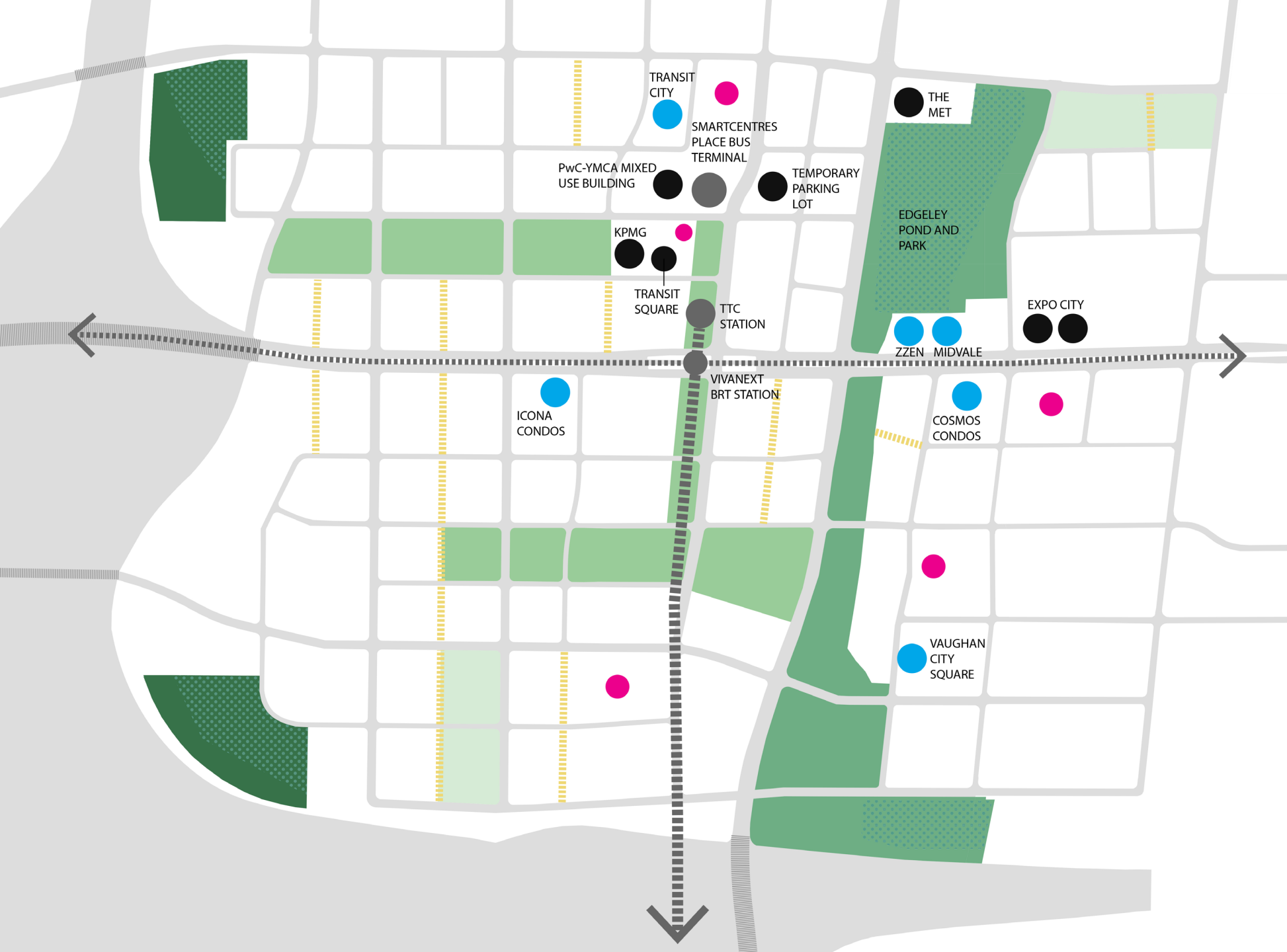
Market Assessment



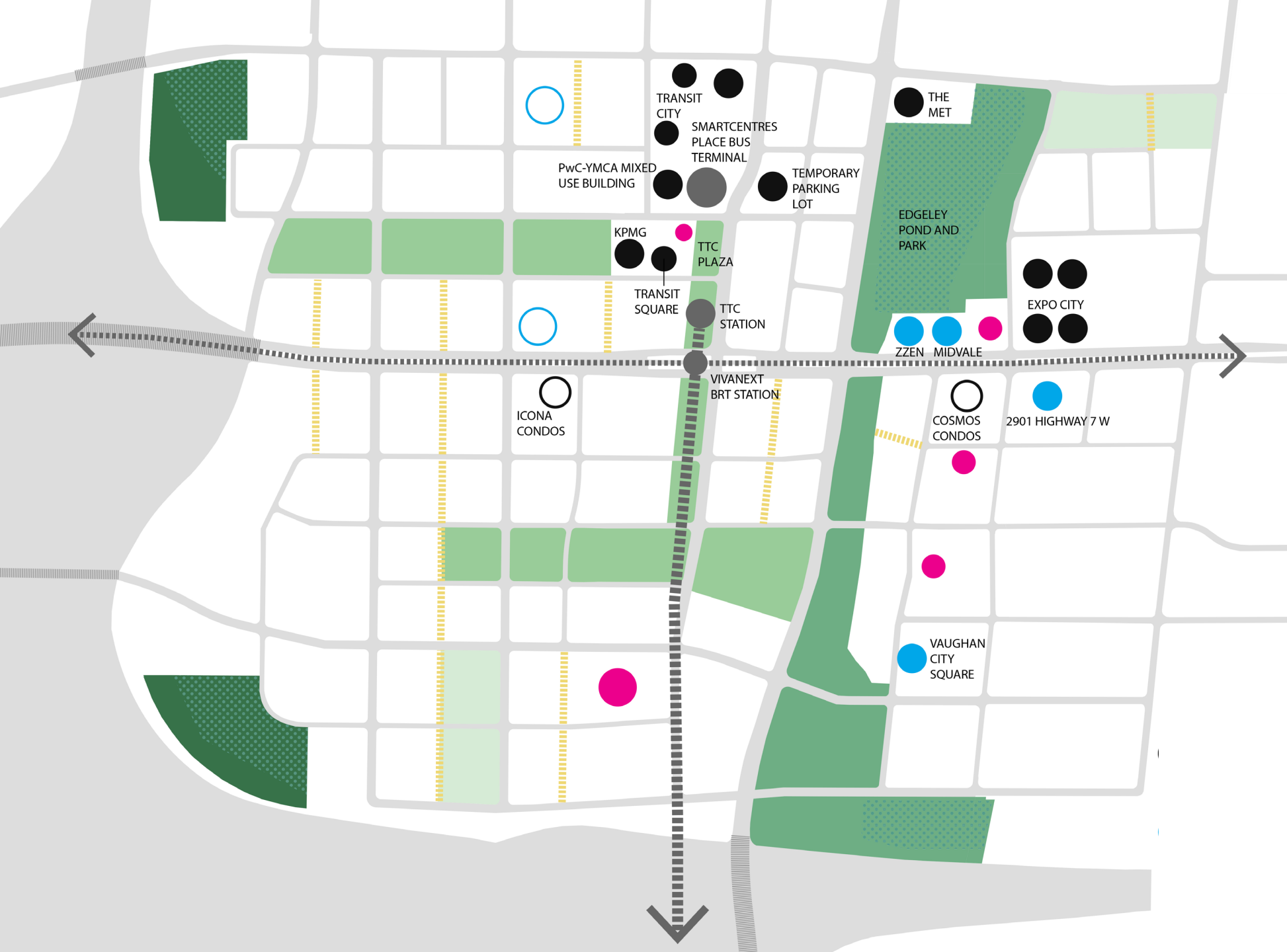
Implementation Plan



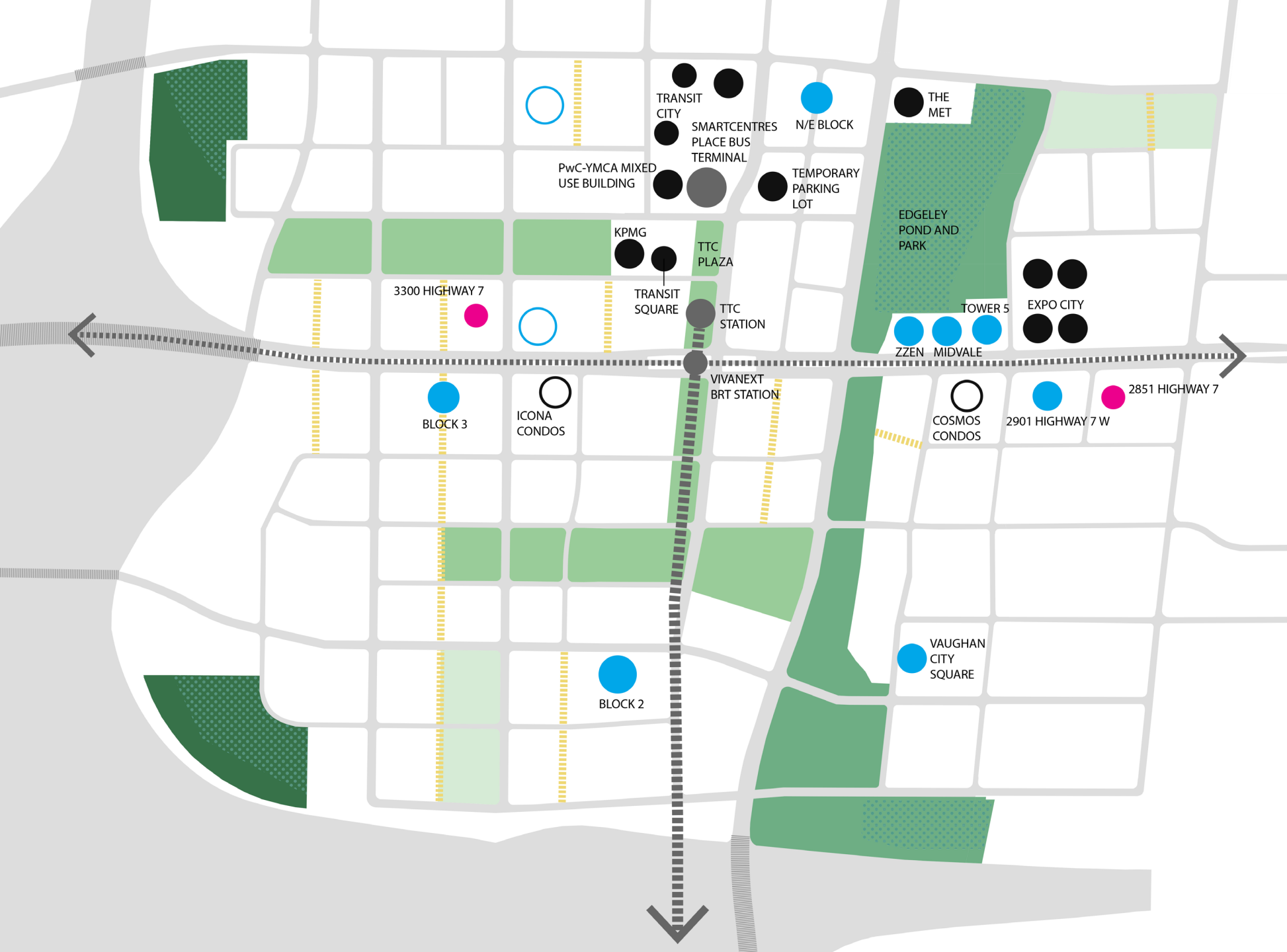
- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST



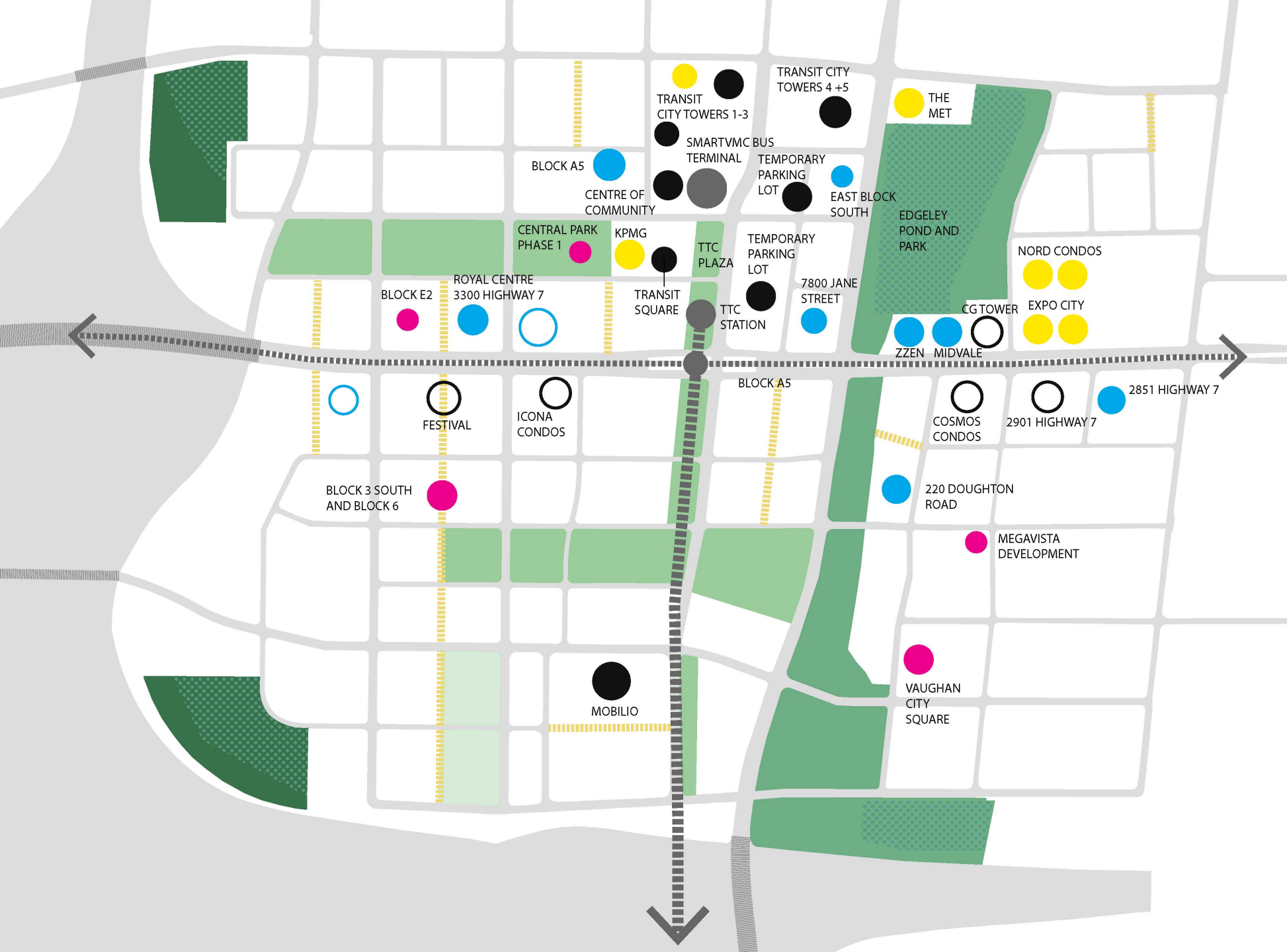
- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST



- COMPLETED / UNDER CONSTRUCTION
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- MINOR DEVELOPMENT APPLICATION
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- COMPLETED / UNDER CONSTRUCTION
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- OCCUPIED
- COMPLETED / UNDER CONSTRUCTION
- COUNCIL APPROVED
- ACTIVE DEVELOPMENT APPLICATION
- MINOR DEVELOPMENT APPLICATION
- TRANSIT PROJECT
- AREA OF INTEREST

Growth Trends in the VMC

- The VMC Secondary Plan established a population target of **25,000** residents and **11,500** jobs by **2031**, with a maximum population of approximately **50,000** residents at full build-out.
- Following the 2017 board-approval, the adjusted as-of-right population grew to **72,000** people at full build-out using the Region's population per unit assumption.
- Actual growth is **far exceeding** these targets.



| Developments that are Completed and Occupied | Developer | Under Construction or Built Projects | Permitted FSI | FINAL FSI | Retail Area (f ²) | Office Area (f ²) | Residential Area (f2) | Apartment Units | Townhouse Units | Total Units Completed and Occupied | Population | | |
|---|-----------------------------------|--|-------------------|-----------|-------------------------------|-------------------------------|-------------------------------|-----------------------|-----------------|-------------------------------------|----------------------------------|---|------------|
| | Cortel | Expo Tower 1 | 5 | 4.33 | 17,438 | 0 | 418,074 | 353 | 0 | 2,137 | 4,231 | | |
| | Cortel | Expo Tower 2 | 5 | | 22,626 | 0 | 385,136 | 351 | 0 | | | | |
| | Cortel | Expo Tower 3 | 5 | | 5,382 | 0 | 426,362 | 446 | 0 | | | | |
| | Cortel | Expo Tower 4 | 5 | | 3,929 | 0 | 393,564 | 415 | 0 | | | | |
| | PlazaCorp | Berkley Development ("The Met") | 5 | 4.1 | 0 | 0 | 448,611 | 510 | 62 | | | | |
| | SmartCentres | KPMG | | 1.68 | 59,073 | 287,130 | 0 | 0 | 0 | | | | |
| | Total | | 5.0 | 3.4 | 108,447 | 287,130 | 2,071,747 | 2,075 | 62 | | | | |
| Developments that are Under Construction or Built | Developer | Under Construction or Built Projects | Permitted FSI | FINAL FSI | Retail Area (f ²) | Office Area (f ²) | Residential Area (f2) | Apartment Units | Townhouse Units | | | Total Units Under Construction or Built | Population |
| | SmartCentres | VMC Residences ("Transit City 1 and 2") | 4.5 | 8.64 | 6,189 | 0 | 997,554 | 1,121 | 11 | 4,383 | 8,678 | | |
| | SmartCentres | VMC Residences ("Transit City 3") | 4.5 | 12.7 | 6,135 | 0 | 534,336 | 631 | 0 | | | | |
| | SmartCentres | PwC | 4.5 | 2.55 | 6,082 | 105,799 | 0 | 0 | 0 | | | | |
| | QuadReal | Quadreal Block 2 (Mobilio) | 3 | 2.65 | 1,204 | 0 | 1,053,271 | 751 | 397 | | | | |
| | SmartCentres | SmartCentres East Block (Transit City 4 & 5 + Rental Building) | 5 | 7.08 | 20,688 | 0 | 1,269,980 | 1,472 | 0 | | | | |
| | Total | | 4.3 | 6.7 | 40,299 | 105,799 | 3,855,141 | 3,975 | 408 | | | | |
| | Approved Development Applications | Developer | Approved Projects | | | Retail Area (f ²) | Office Area (f ²) | Residential Area (f2) | Apartment Units | Townhouse Units | Total Approved Residential Units | Population | |
| Liberty | | Liberty Maplecrete Phase 1 ("Cosmos") | 5 | 5.5 | 35,532 | 145,841 | 993,216 | 1,162 | 0 | 6,758 | 13,381 | | |
| Gupta Group | | Icona | 5 | 12.58 | 11,227 | 0 | 1,333,375 | 1,633 | 16 | | | | |
| Liberty | | Liberty Cement Plant | 5 | 5.66 | 8,204 | 0 | 862,249 | 935 | 0 | | | | |
| Cortel | | Expo City Tower 5 | 5 | 10.24 | 28,148 | 0 | 602,181 | 551 | 0 | | | | |
| QuadReal | | Quadreal Block 3 | 5 | 7.7 | 87,479 | 0 | 1,785,715 | 2,461 | 0 | | | | |
| Total | | | 5.0 | 8.3 | 170,590 | 145,841 | 5,576,737 | 6,742 | 16 | | | | |
| Formally Submitted Development Applications In-Progress | Developer | In-Progress Projects | | | Retail Area (f ²) | Office Area (f ²) | Residential Area (f2) | Apartment Units | Townhouse Units | Total Residential Units In-Progress | Population | | |
| | Goldpark | Goldpark | 5 | 8.32 | 10,613 | 0 | 350,627 | 420 | 0 | 5,125 | 10,148 | | |
| | Zzen Group | Zzen | 5 | 8.5 | 10,140 | 0 | 346,848 | 417 | 0 | | | | |
| | Ripple Developments | Royal Centre, 3300 Highway 7 | 5 | 11.6 | 14,340 | 319,506 | 1,210,530 | 1,191 | 0 | | | | |
| | Melrose Investments | Melrose | 5 | 5 | 4,592 | | 585,451 | 769 | | | | | |
| | Aspen Ridge / Metrus | 7800 Jane Street - Metrus (Terra) Properties Ltd. | 5 | 10.6 | 37,636 | 347256.12 | 1121910 | 1,177 | 0 | | | | |
| | Doughton Residences Corp | 216-220 Doughton Road | 5 | 11.41 | 0 | 0 | 919,345 | 1,151 | 0 | | | | |
| | Total | | 5.0 | 9.2 | 77,320 | 666,762 | 4,534,711 | 5,125 | 0 | | | | |
| Pre-Application (Proposed) Projects | Developer | Proposed Projects | | | Retail Area (f ²) | Office Area (f ²) | Residential Area (f2) | Apartment Units | Townhouse Units | Total Residential Units Proposed | Population | | |
| | QuadReal | Quadreal Block 3S | 4.5 | 7.5 | 26,264 | 0 | 1,240,336 | 1,543 | | 13,593 | 26,914 | | |
| | MegaVista Real Estate Development | MegaVista Real Estate Development Inc. | 4.5 | 9.01 | 9,149 | 0 | 840,931 | 1,092 | | | | | |
| | Omega | Vaughan City Square | 4.5-5 | 10.8 | 29,924 | 0 | 4,088,725 | 4,376 | 69 | | | | |
| | SmartCentres | SmartCentres E2 | 5 | 12.85 | 10,000 | 0 | 925,000 | 1,143 | | | | | |
| | SmartCentres | Walmart Block A5 | 5 | 8.05 | 40,000 | 0 | 3,960,000 | 4,640 | | | | | |
| | SmartCentres | East Block South (C2) | 4.5-5 | 7.22 | 32,000 | 447782 | 624,312 | 730 | | | | | |
| | Total | | 4.8 | 9.2 | 147,337 | 447,782 | 11,679,304 | 13,524 | 69 | | | | |
| Totals | | | | | 543,994 | 1,653,315 | 27,717,639 | 31,441 | 555 | 31,996 | 63,352 | | |
| | | | | | 5 | 8 | 73% | 110% | | 98% | 2% | 267% | 253% |

VMC Stats

267%

Residential Units

253%

Population

110%

Office

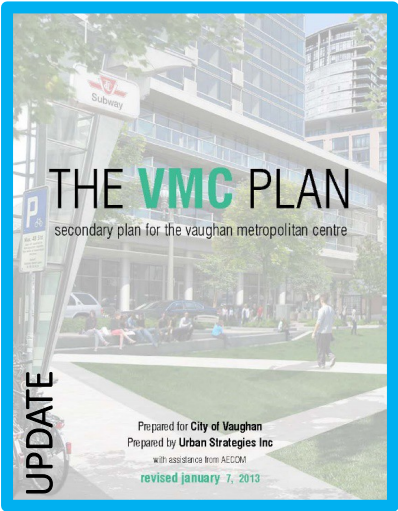
73%

Retail

Growth Trends in the VMC







VMC Secondary Plan



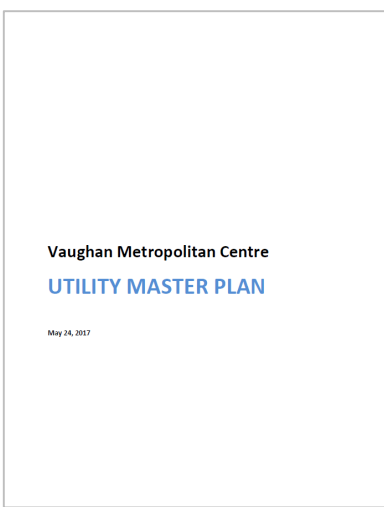
VMC Streetscape + Open Space Plan



VMC Cultural + Public Art Framework



VMC Urban Design Guidelines



Utility Master Plan



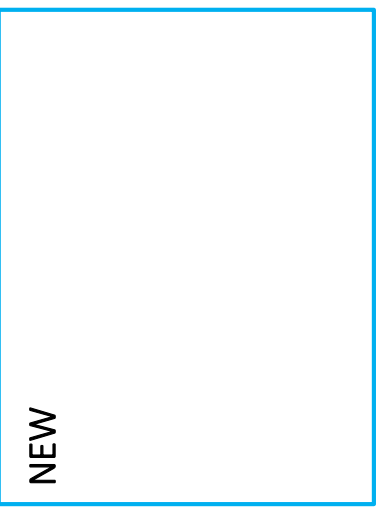
Community Improvement Plan



VMC Servicing Master Plan



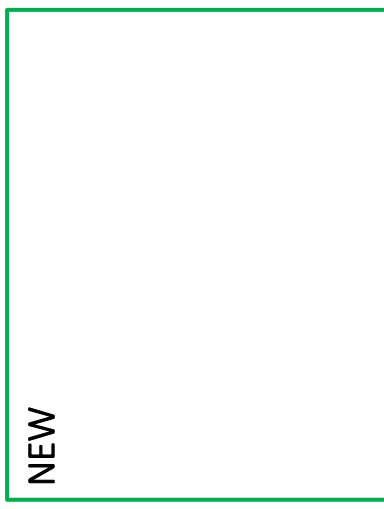
VMC Transportation Master Plan



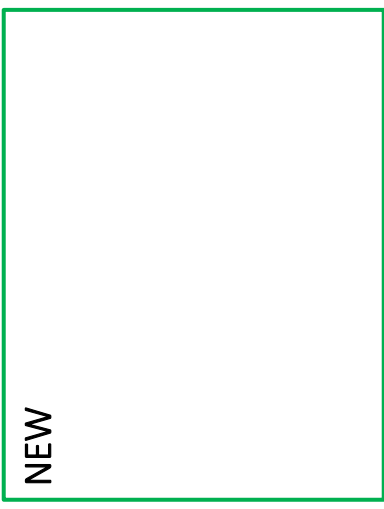
Parks and Wayfinding Master Plan



Black Creek Renewal Detailed Design



Pay and Display Parking Pilot



Edgeley Pond Construction and Central Park Phase 1 DD



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.

The City is undertaking the **VMC Parks and Wayfinding Master Plan** to guide the **timely** development of parks and open spaces in the VMC and create a **world class public realm**.

The study presents a rare **opportunity** to think **boldly** about the city, the way people understand and move through it, and the role of parks and open space in modern **urban life**.

Survey

Engagement

- Collecting **feedback from the community** is **vital**
- Through collaboration with residents and stakeholders, the City is committed to developing a Parks and Wayfinding Master Plan that is **innovative, accessible, sustainable and safe**, and fosters **connectivity, physical activity, health and wellness** for all citizens.

Pre-Consultation Interviews

- **14 stakeholders** were interviewed to identify **opportunities for engagement**, understand **potential audiences**, and design a plan that is tailored to the **present-day context**

Interim Survey Response

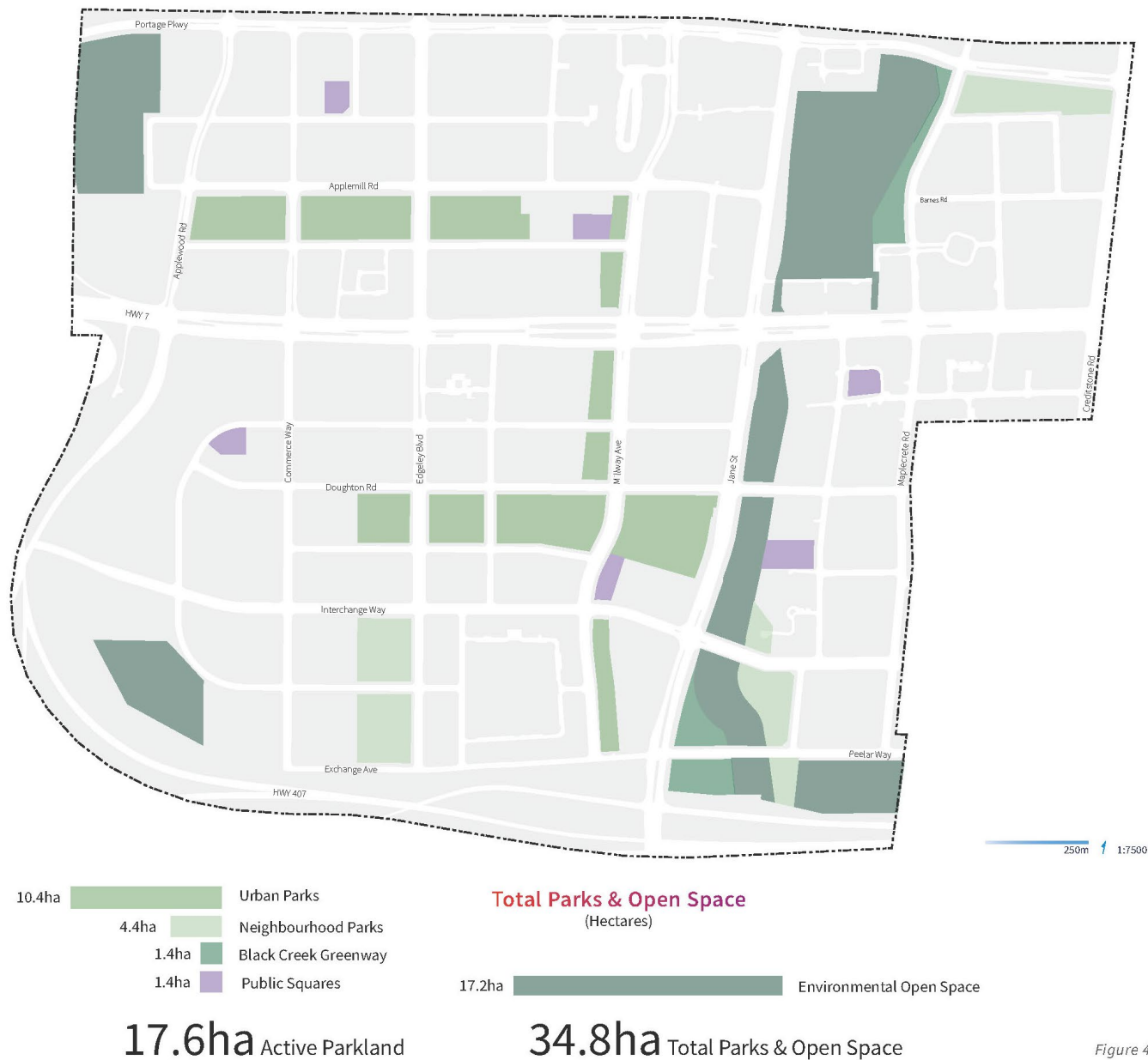
- **448 responses** received as of November 4, 2020:
 - **75%** live in Vaughan, **45%** live in the VMC and **9%** are interested in living in the VMC
 - **66%** of respondents use parks and open spaces **one to three times per week**, including **31%** who use parks **daily**
 - Will highlight certain feedback throughout presentation

When asked what was most important when considering where to live, **75%** of survey respondents said **parks and open spaces**.



Area and Facilities

- To identify current and future parkland gaps, the study focuses on both park area and park facilities

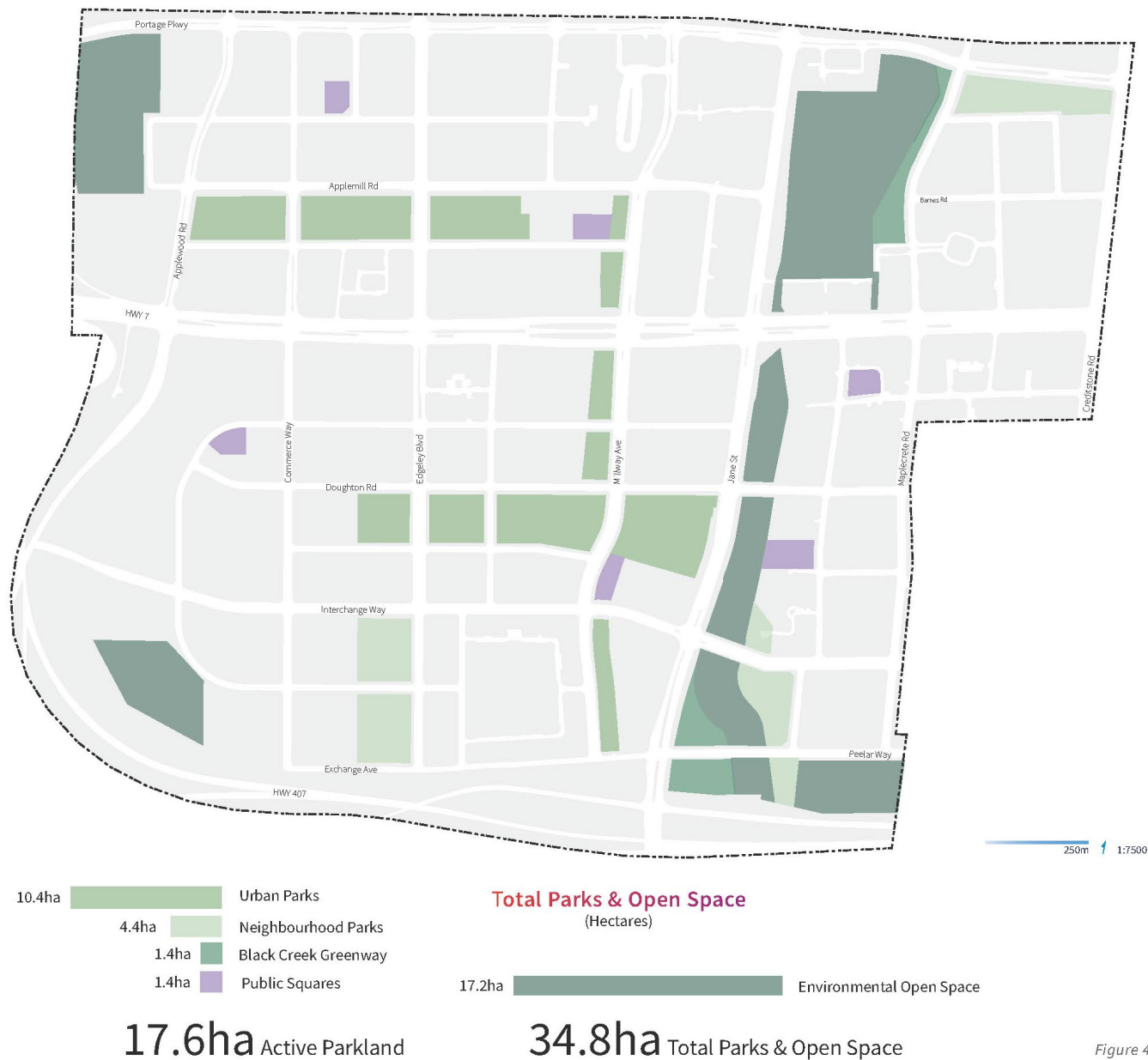


Active Parkland

- ‘Active parkland’ supports a wide range of uses and recreational facilities
- Current provision across Vaughan is **1.86 hectares/1000**, with some medium density areas (like Block 1) providing **0.96 hectares/1000**
- VMC Secondary Plan proposed a minimum of **20 hectares** of active parkland, or **0.4 hectares/1000**, based on 50,000 residents
- Current active parkland provision is **17.6 hectares**.
- Should current development trends continue, **this would result in 0.15 hectares/1000** based on 123,000 residents at full-build out*

Figure 4

*Based on planning assumptions outlined on slide 11



Environmental Open Space

- VMC Secondary Plan also proposes significant Environmental Open Space
- Environmental Open Space is not equivalent to active parkland – mainly for stormwater and other environmental function – but can support some passive recreation and connections between park facilities
- Current provision of **17.2 hectares** in line with VMC Secondary Plan

Figure 4



Total Parks & Open Space in Use (2031)
(Hectares)

5.0ha Active Parkland In Use by 2031
 10.5ha Open Space Lands In Use by 2031
 18.2ha In Use after 2031

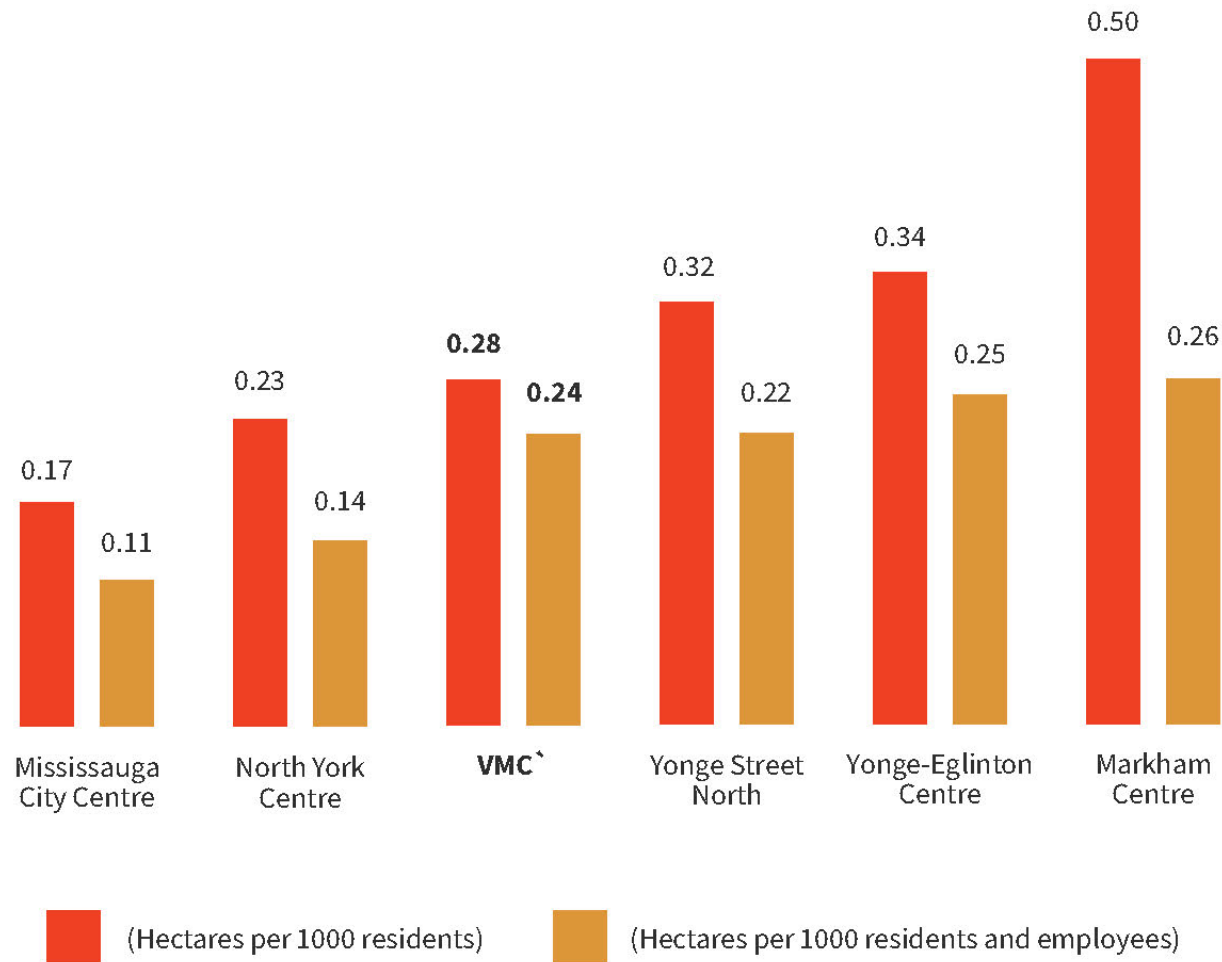
15.5ha Total Parks & Open Space

Figure 5

Open in 2031

- Only **5.0 hectares** of active parkland is projected to be available for the 63,000 VMC residents expected by 2031, or about 20% of SP minimum*
- **10.5 hectares** of Environmental Open Space open in 2031, but cannot support typical active park facilities
- If current development trends continue, and no additional active parkland is opened, **current park provision is unlikely to support 2031 VMC population**

*Based on planning assumptions outlined on slide 11



Active Parkland in GTA Urban Growth Centres (2031-2032)

GTA Growth Centres

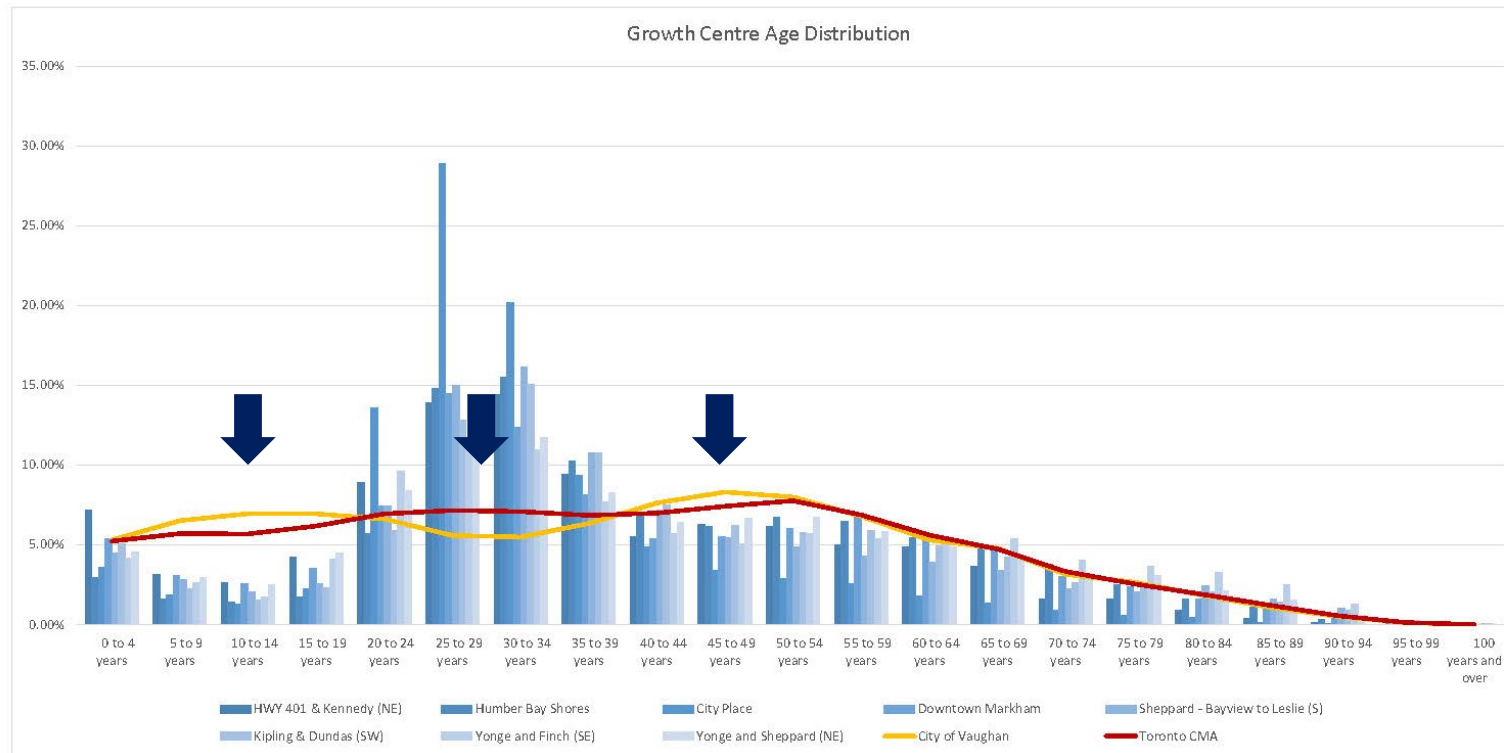
- VMC compared to 'Urban Growth Centres' in provincial legislation
- Active parkland in the VMC will be **comparable to existing Centres** in Toronto, where parks are considered **inadequate**
- **Emerging Centres** like Markham and Mississauga likely to **exceed VMC**
- Comparison based on 2031 population (63,000)*
- Should development trends continue, the VMC is likely to **rank below all other Centres**, unless additional parkland is added

*Based on planning assumptions outlined on slide 11

It is important to assess how the **VMC** may **differ** from the rest of **Vaughan** in order to determine the **required park facilities**

To Anticipate Facilities Needs

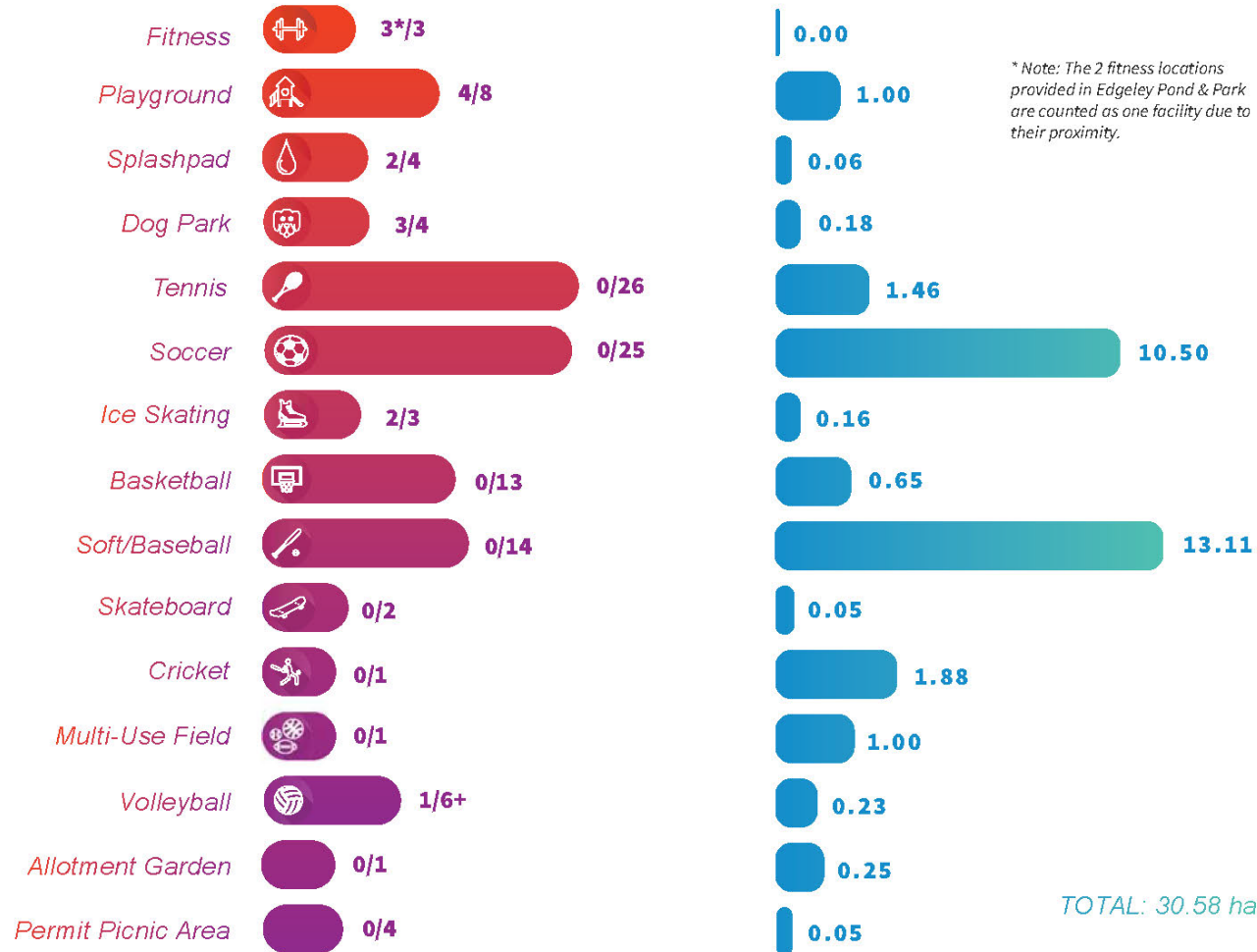
- VMC unique to Vaughan – facilities need to reflect demographics
- Housing types: high % of one- and two-bedroom units, over 90% of units in buildings over five storeys
- Reviewed demographics of eight high-density centres in GTA
- Compared to Vaughan as a whole, VMC will have:
 - **Less children**
 - **More young adults**
 - **Less middle-age**
 - **More recent immigrants**



Most popular recreational activities in households are **running-walking** (selected by **76%**) and **cycling** (selected by **43%**).

24% of respondents go to parks to **walk their dogs** and **23%** want **off-leash dog areas**.

21% of respondents want **community gardens**.



Proposed versus
Required Facilities

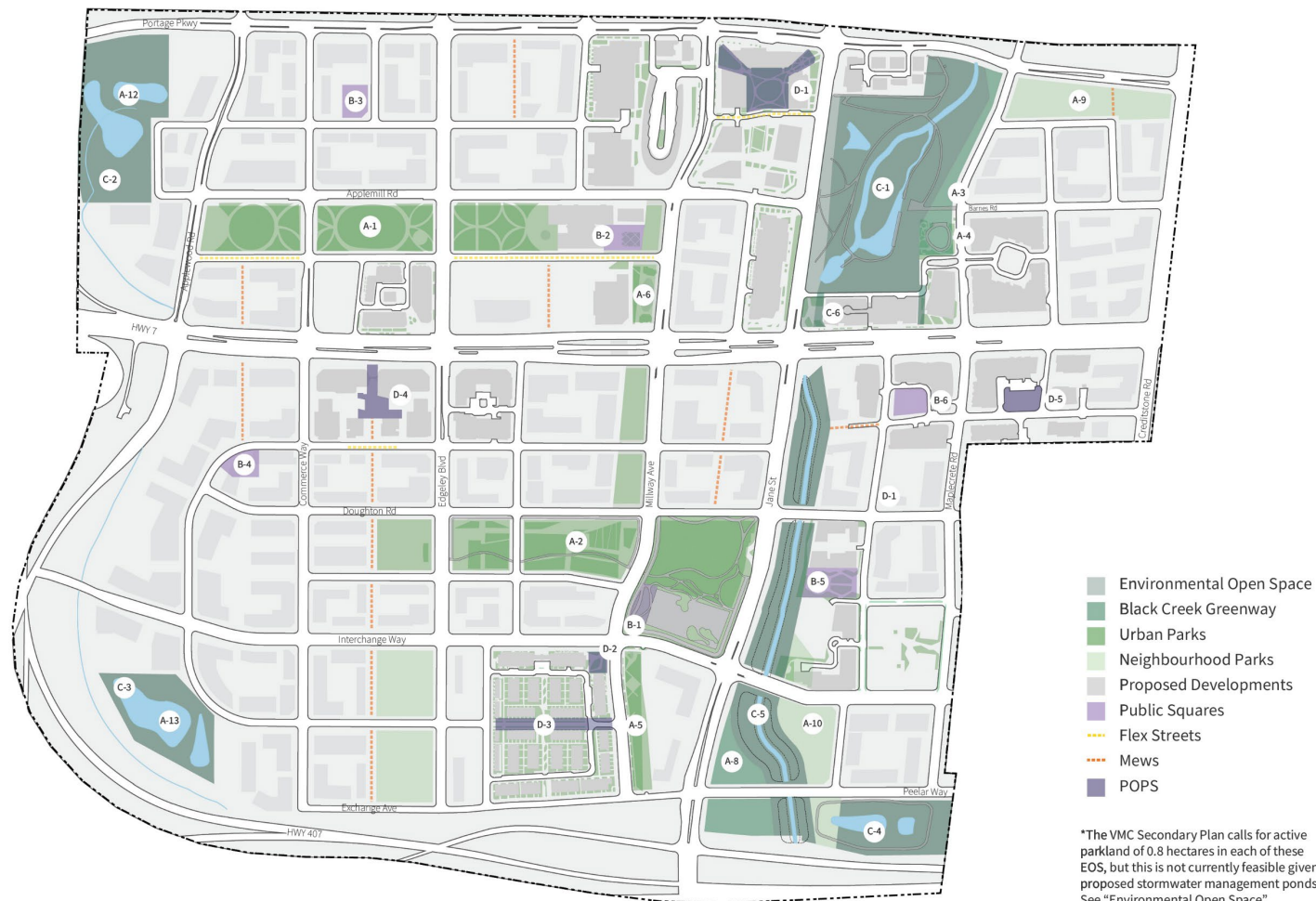
Land Required for
Facilities (ha)

Type, Number & Parkland Area

- Active Together Master Plan reflects typical Vaughan, not VMC
- Facility provision rates of ATMP applied to full build-out population of 123,000*
- Rates then adjusted for anticipated demographic differences in VMC
- Identified facilities required given the lack of access to private outdoor space
- Calculated total active parkland required to accommodate facilities (31 hectares) and shortfall based on current active parkland (**25 hectares**)

*Based on planning assumptions outlined on slide 11

It is important to assess how **current parks and open spaces** in the VMC are responding to the City's stated **planning goals**.



Inventory of VMC Parks & Open Space

Qualitative Study

- City has developed **comprehensive planning framework** for VMC parks and open spaces – VMC Secondary Plan, Streetscape & Open Space Plan and Urban Design Guidelines
- Assessment of existing, proposed and planned parks and open spaces versus **qualitative goals of planning documents**



Parks

- Urban Parks:
 - Proposed designs for large Urban Parks generally **responding well** to planning goals
- Neighborhood Parks:
 - SP calls for **three** Neighborhood Parks, none of which are designed
 - Total area of 4.4 hectares **will not accommodate required facilities**
 - If current development trends continue, **additional 25 hectares** required in or near VMC

Transit Square



Parks & Open Spaces - VMC

Parks

- Public Squares:
 - Transit Square responds well to planning vision
 - Future squares will **add to, but not replace** the need for more **active parkland**
- Millway Promenade:
 - Planned as major north-south 'spine' with integrated design
 - Built portions excellent, but do not fully respond to **vision**, which **remains unrealized**
 - Renewed focus south of Highway 7

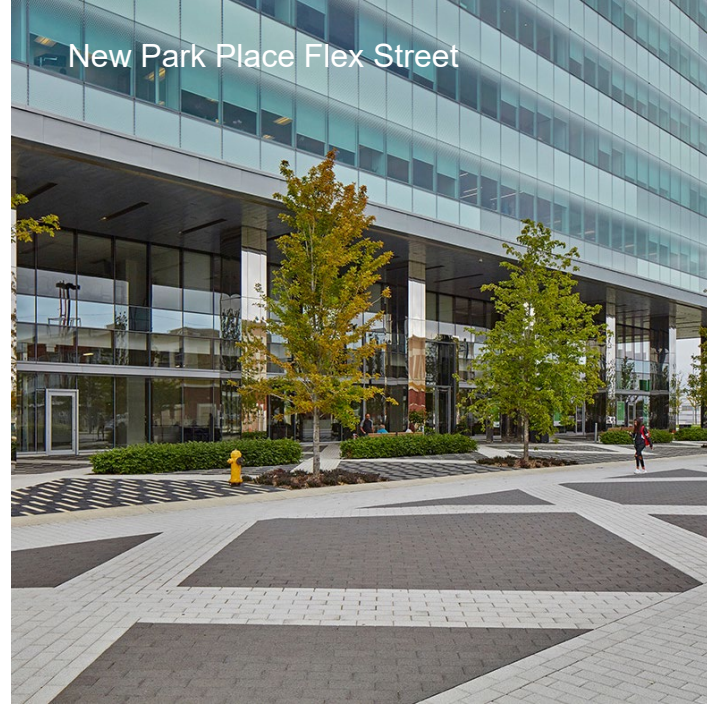
Millway - VMC Station Block





Open Spaces - VMC

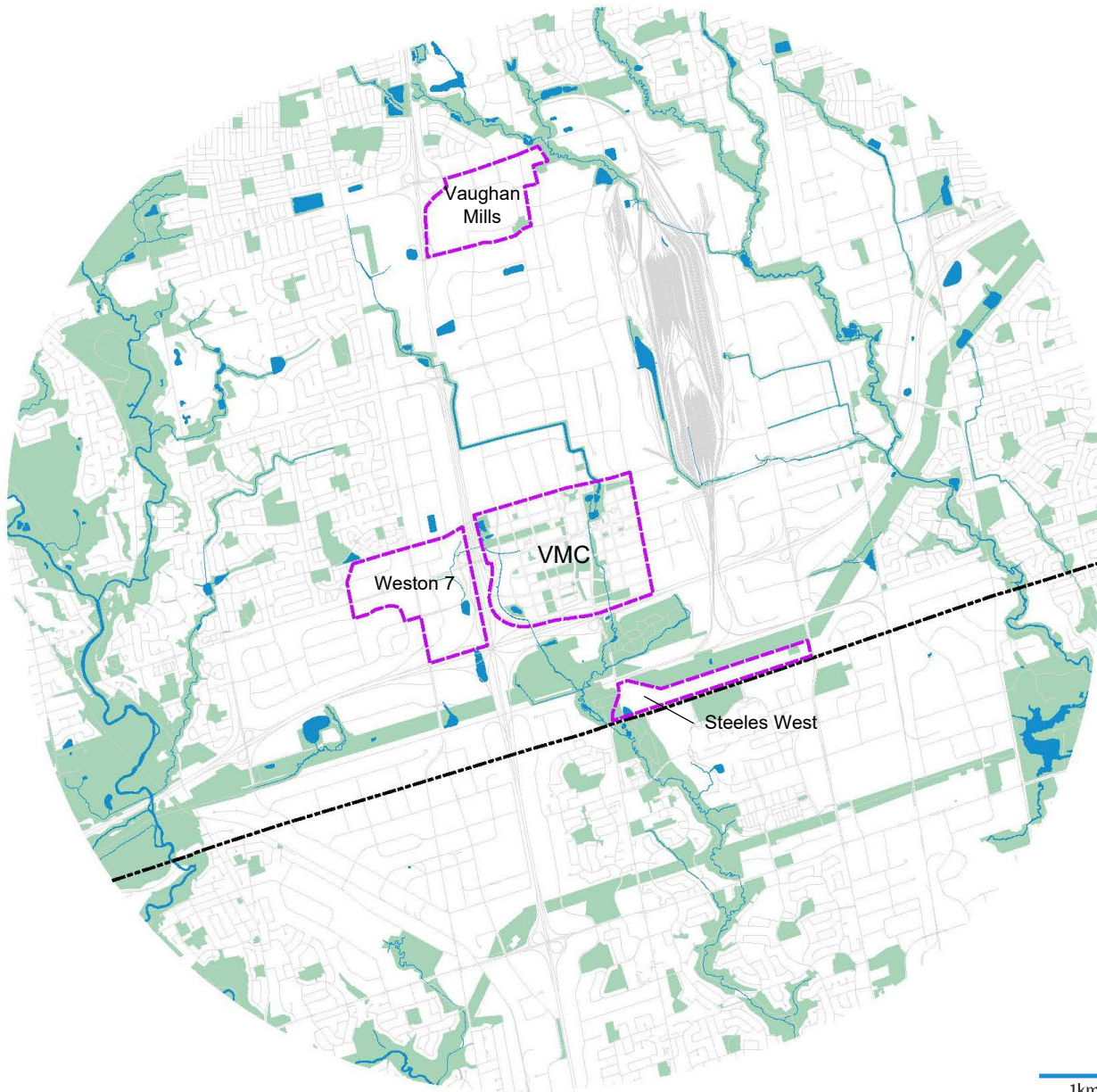
- **Successful** in reflecting planning goals for Black Creek
- **Continue approach** south of Highway 7
- **Some challenges** with storm ponds and highways
- **Further thought required** to optimize



Open Spaces - VMC



It is crucial to understand how the VMC relates to other **parks and open spaces** found within 5km, and to identify **possible park locations outside the VMC**, should they be necessary to meet **required service levels**.



Inventory of Parks & Open Spaces within 5km of VMC

Figure 30

Potential for VMC

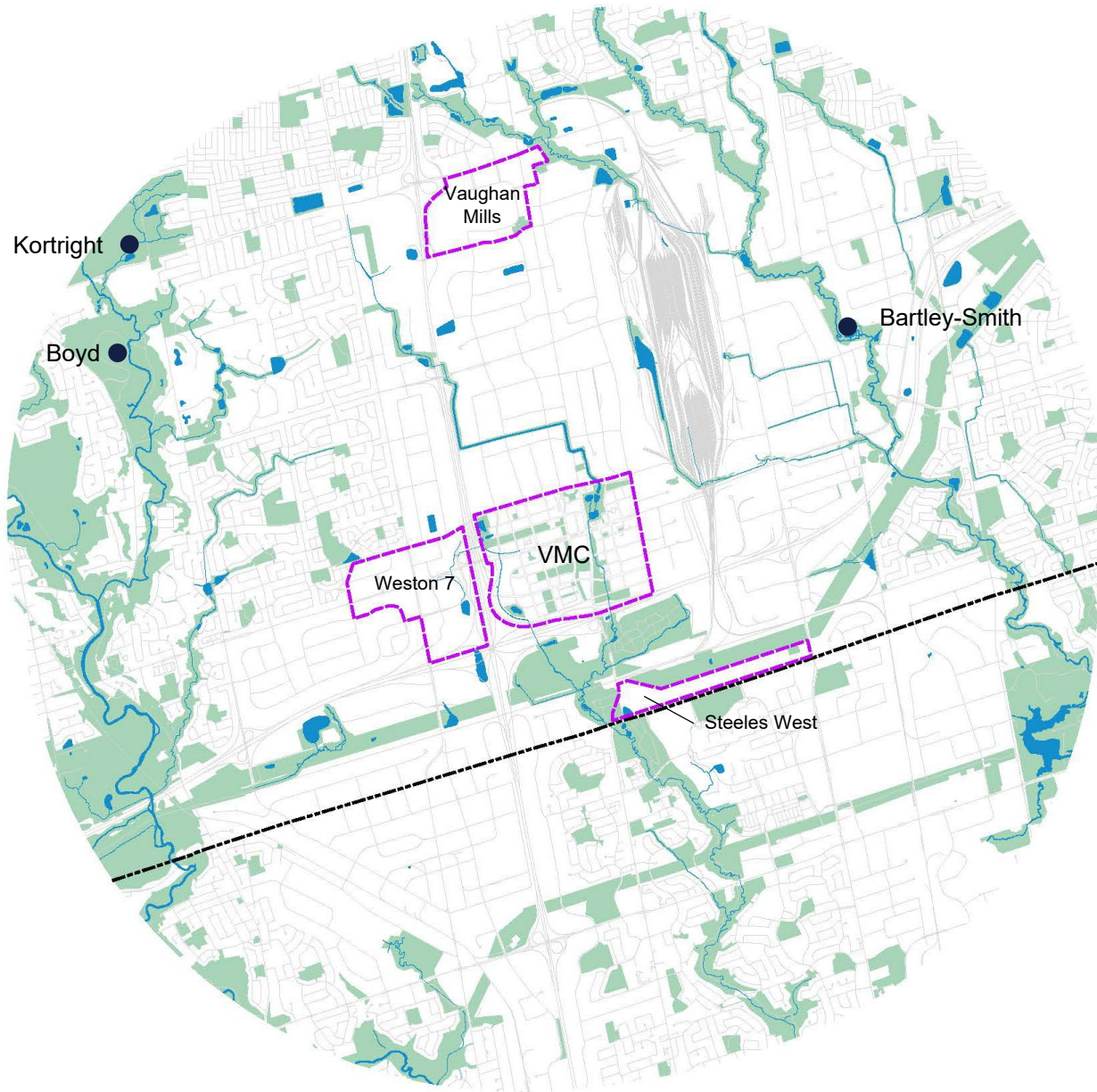
- An **inventory** was completed of all parks and open spaces within **5km** of the VMC
- The potential of these parks and open spaces to **supplement** those in the **VMC** was evaluated

Other Intensification Areas

- Findings relevant to **other nearby intensification areas**

65% of survey respondents are willing to **walk** for at least **15 minutes** to a park.

55% of survey respondents are willing to **drive or take transit** for at least **15 minutes** to use a larger sports field or court.



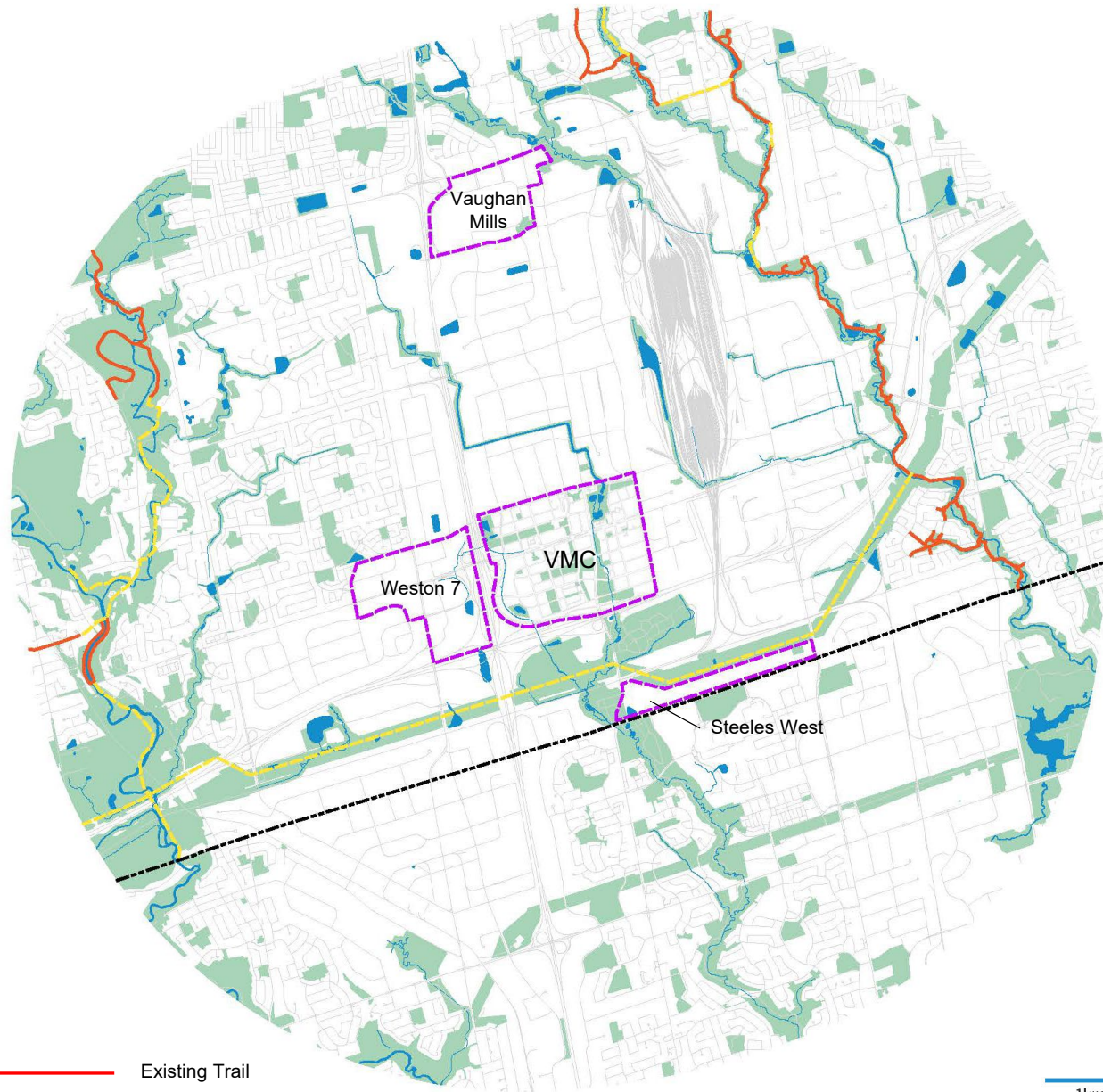
Inventory of Parks & Open Spaces within 5km of VMC

1km ▲

Figure 30

North of Highway 407

- Mostly **community parks** that VMC residents are **unlikely to use**
- Kortright Centre, Boyd Conservation Area and Bartley-Smith Greenway South are **large green spaces** devoted to ecology that provide options for **longer outings** devoted to **passive recreation**

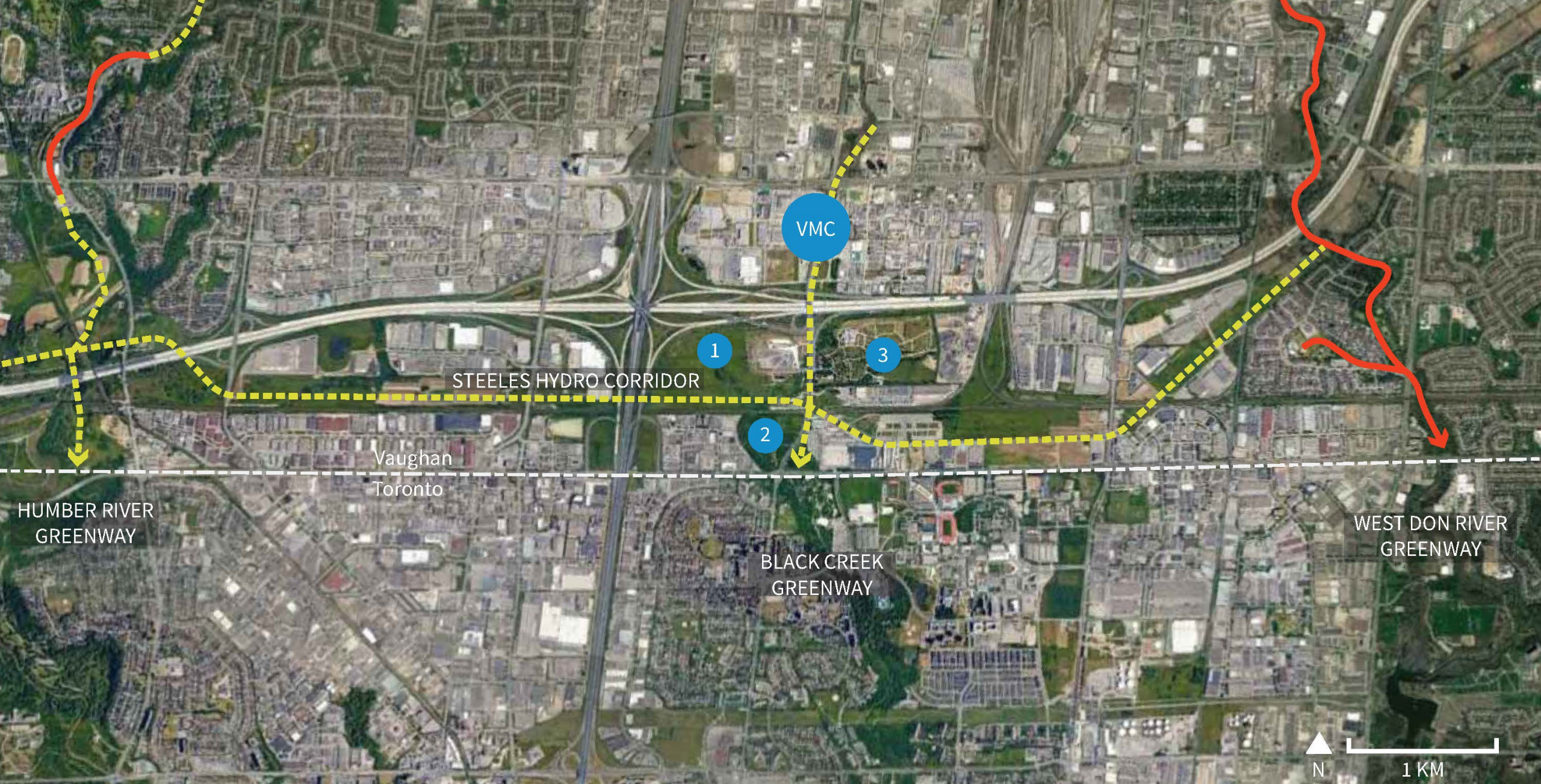


Inventory of Parks & Open Spaces within 5km of VMC

Figure 30

South of Highway 407

- **VMC** uniquely situated among **three major greenways** running along Humber River, Black Creek and Don River West
- Greenways **linked** by future **Vaughan Supertrail** through hydro corridor south of Highway 407
- Convenient, safe **connection** would provide VMC residents with access to many kilometres of **trails, parks and green spaces**



- Existing Trail
- Proposed Trail
- 1 MTO Lands
- 2 Black Creek Pioneer Village North Lands
- 3 Beechwood Cemetery



South of Highway 407

- **Two large parcels** of publicly-owned land where **active parkland** could be located
 - 40-hectare MTO lands
 - 13-hectare Black Creek Pioneer Village North Lands
- **Beechwood Cemetery** – public trust cemetery that could become destination for walking & cycling



Park & Facilities Provision

- Success of the VMC is making **active parkland** an **urgent** and **critical need**
- If development trends continue, active parkland provision, both at 2031 and at full build-out, will fall **far short** of the Secondary Plan minimum and may place the VMC at a **disadvantage** versus other GTA Growth Centres
- 25 hectares of **additional active parkland** in or convenient to VMC are required to site facilities, and make the VMC a GTA leader in providing parks and open space in growth centres
- VMC's **outdoor recreational facilities** need to reflect unique urban lifestyle and demographic



VMC Park & Open Space Inventory

- Parks and open spaces designed to date generally **responding well** to planning goals
- If development trends continue, planned **Neighbourhood Parks** are **insufficient** to provide space for required facilities
- Urban spaces like **Public Squares, POPS, Mews** will **supplement** but not replace parks.



South of Highway 407

- **Opportunity** to address park and open space needs:
 - Make safe and convenient **connection** across **407**
 - Extend Vaughan Supertrail to **connect three major greenways** with trails, parks and open spaces
 - **Add active parkland** in public lands just south of VMC
- May also address needs of **other intensification areas** in Vaughan



Design Brief

- Prepare a **design statement** with **high-level public realm objectives** that will form the foundation of the Master Plan
- Develop **design options** that illustrate the **character and program** of the VMC parks and open space

Signage and Wayfinding

- Develop **signage design options** and style guides, including materials and graphics

Continued Community Consultation

- Present ideas to **community** for **feedback**



VMC Capital Projects and Implementation Plan Update

VMC Sub-Committee
November 10, 2020

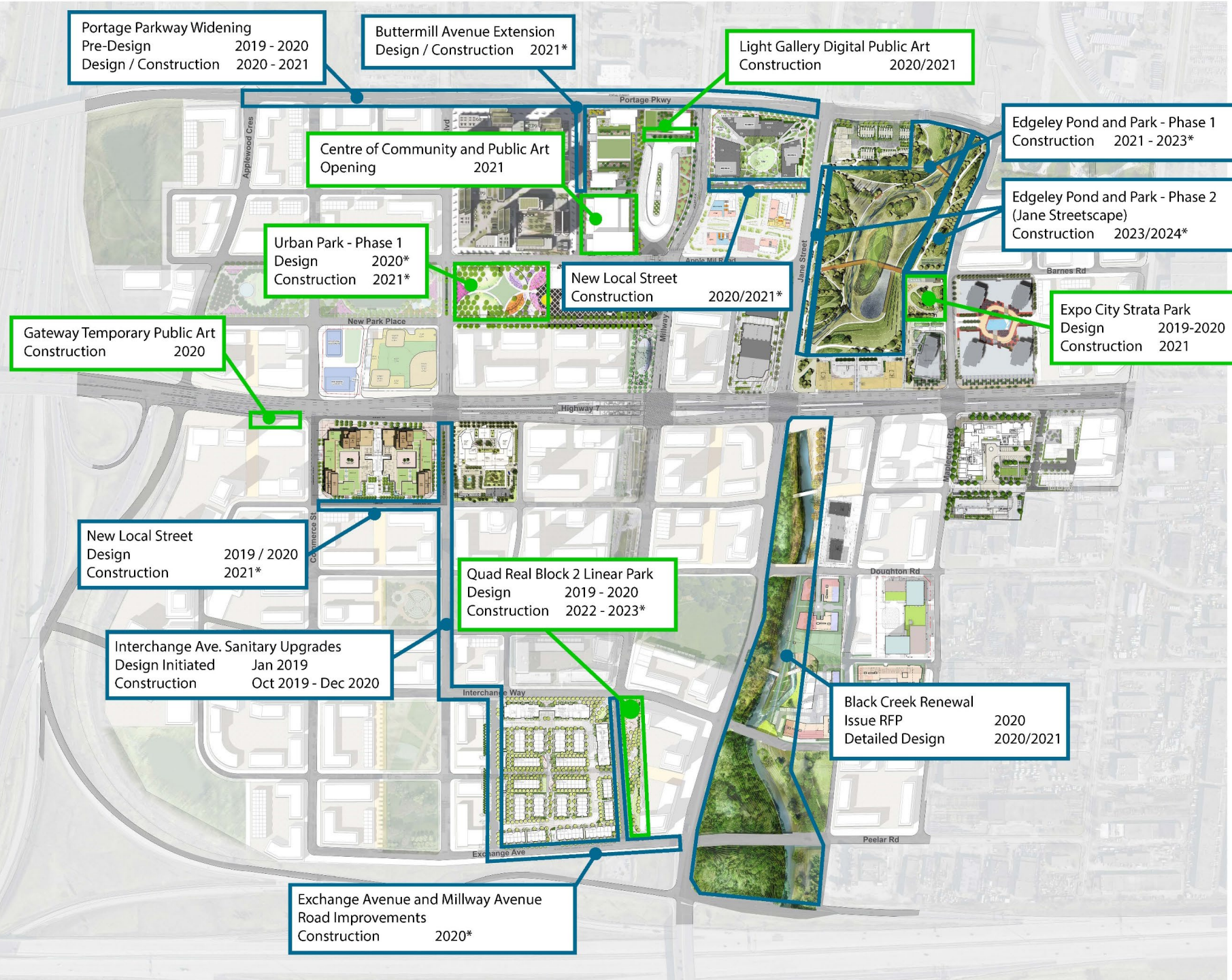


DOWNTOWN

vaughan

METROPOLITAN CENTRE

Capital Plan



- Roads and Servicing
- Parks and Placemaking

* Estimated



SUBWAY

VAUGHAN METROPOLITAN CENTRE



DOWNTOWN

vaughan

METROPOLITAN CENTRE

COMMUNICATION - C2
VMC Sub-Committee - November 10, 2020
Items - 2, 3 and 4

From: Michelle Sirizzotti <Michelle.Sirizzotti@trca.ca>
Sent: Monday, November 9, 2020 8:29 PM
To: Clerks@vaughan.ca; Britto, John <John.Britto@vaughan.ca>
Cc: Bruce, Christina <Christina.Bruce@vaughan.ca>; John MacKenzie <John.MacKenzie@trca.ca>; Sameer Dhalla <Sameer.Dhalla@trca.ca>
Subject: [External] TRCA Correspondence - VMC Sub-Committee Update Reports Nov 10, 2020

Dear Mr. Britto,

Please find attached TRCA correspondence re VMC Sub-Committee Update Reports for the November 10, 2020 VMC Sub-Committee meeting.

Regards,
Michelle

Michelle Sirizzotti
Chief of Staff
CEO's Office

T: (416) 661-6600 ext. 5600
E: michelle.sirizzotti@trca.ca
A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca



Chief Executive Officer



November 9, 2020

VIA EMAIL: clerks@vaughan.ca

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Dear Honourable Mayor Maurizio Bevilacqua and Chair of VMC Sub-Committee:

**RE: Vaughan Metropolitan Centre (VMC) Sub-Committee Update Reports,
November 10, 2020**

This letter is being written in support of the City of Vaughan's efforts to advance detailed design activities within the VMC for the Black Creek channel works and the Edgeley Pond and Park development. TRCA has been a partner with the City in the planning, design and review of Black Creek Renewal EA and Edgeley Park and Pond and will continue to work with the City to try to secure funding from senior levels of government for these works. We also remain interested in working with the City on connecting the growing population of the VMC to our nearby greenspaces in Vaughan including the north property of Black Creek Pioneer Village.

We have noticed the same trends identified by City Staff:

- The average density of projects continues to increase;
- There is a need for balance between development and infrastructure;
- An update to the VMC Secondary Plan is needed to address new provincial and regional policies and to confirm that the framework is still relevant;
- Development demand within the VMC has gained great momentum; and
- Given the complexity of the infrastructure projects in the capital program, seamless design coordination and timing of constructed works is critical to ensuring high quality implementation.

TRCA Staff appreciate the identification and response to these trends by the City. We, as do City Staff, receive a variety of requests to advance development and to reduce the number of requirements such as *Planning Act* holding symbols and strict development conditions around areas of the Black Creek in the VMC that have been prone to historic flooding. We are encouraged that by working with the City and stakeholders, the City has

advanced and received Ministry of Environment, Conservation and Parks approval for the Black Creek Renewal Class EA so that we can move together to implement solutions that will facilitate major planned developments and better protect public infrastructure.

The documents being approved by the VMC Sub-Committee and Council confirm the City's commitment to mitigate flooding and enhance stormwater management, thereby providing TRCA with a greater level of comfort that development projects around the Black Creek can be concurrently advanced provided that necessary enabling works are constructed by the City in a timely manner. TRCA will be requesting the City to provide us with a letter outlining the timing of these works so that we can be in a better position to streamline and focus technical review comments associated with planned development in certain areas of the VMC. TRCA Staff look forward to working with the City's Technical Advisor to assist with the design and construction program to implement the Black Creek Renewal EA. The pending design-build program will accelerate the initial stages of the Renewal (such as widening or replacing the existing culvert at Doughton Road, twinning of culvert at Highway 7 and channel works) to effectively eliminate the identified flood risk for some properties abutting Black Creek. Once such necessary works are complete, developments that meet the City's vision for the area can proceed.

The design-build process, which we understand will be a first with Vaughan, will advance the vision as outlined in the reports included and referenced on this agenda. It is hoped that development proponents will also provide their support for the design-build process and the synchronization of their construction. This effort will require close cooperation among all involved as matters evolve and advance.

In closing, TRCA would like to thank the VMC Sub-Committee, Vaughan Council and City Staff for their support on advancing the Black Creek Renewal and Edgeley Pond and Park projects. We look forward to receiving detailed correspondence from the City on planned construction dates as part of our continued collaboration to advance, build, and be part of the monitoring and maintenance of these important restoration and flood protection projects.

Sincerely,

<Original Signed by>

John MacKenzie, M.Sc.(PI) MCIP, RPP
Chief Executive Officer

cc: Christina Bruce, VMC Program Director