

VMC Sub-committee Report

DATE: Tuesday, June 8, 2021

WARD: 4

**TITLE: BLACK CREEK RENEWAL AND EDGELEY POND AND PARK
PROJECT UPDATE**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide an update on the Black Creek Renewal and Edgeley Pond and Park projects in the Vaughan Metropolitan Centre (VMC).

Report Highlights

- City staff continue to advance the Edgeley Pond and Park project as well as the improvements to the Black Creek channel corridor between Highway 7 and 407.
- A Technical Advisor was retained in December 2020 to undertake the preliminary design for the Black Creek Channel.
- The detailed design for the Edgeley Pond and Park is complete and has been submitted to the permitting agencies for approval.
- York Region has agreed to advance the improvements to the existing culvert under Highway 7.
- A Design-Build delivery model will be utilized to combine the three projects into a single assignment and aggressively advance the construction.

Recommendation

1. That the Black Creek Renewal and Edgeley Pond and Park Project Update report be received for information.

Background

As development activities continue in the VMC, staff remain focused in advancing critical infrastructure improvements to keep pace with development and provide the necessary infrastructure to support the emerging downtown. Given the complexity of the planned capital infrastructure, seamless design coordination and timing of constructed works are being planned 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).

Through these projects, staff continue to support 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](#)

Analysis and Options

The Request For Proposal (RFP) to retain a Technical Advisor was awarded in December 2020, and design activities have commenced.

The Black Creek corridor between Highway 7 and Highway 407 provides a unique frontage opportunity for development. Following the approval of the Black Creek Renewal (BCR) Class Environmental Assessment in 2019, the budget to support initiation of the design was advanced.

The RFP to retain a Technical Advisor (TA) to assist in the preparation of the Owner's Statement of Requirements was awarded in December 2020. The TA will also provide technical guidance, subject matter expertise, oversight, and support during subsequent project phases. Field investigations have commenced to support the preliminary design.

The Edgeley Pond and Park detailed design is complete and will be incorporated into the Black Creek Renewal project.

At the November 2019 VMC Subcommittee, staff provided an update on the Edgeley Pond and Park (EPP) project. Since that time, a third-party peer review was finalized, and the conclusions and recommendations have been incorporated into the final design. This included additional site investigations and dam analysis, required to support the necessary agency permit applications to Ministry of Natural Resources and Forestry

(MNRF), Ministry of the Environment, Conservation and Parks (MECP), Fisheries and Oceans Canada (DFO) and Toronto and Region Conservation Authority (TRCA).

The EPP final design package was completed earlier this year and submitted to the permitting agencies for their review. It is anticipated that approvals will be obtained by Q1-2022.

The timing of the EPP permit approvals will coincide with the other activities being undertaken for the Black Creek channel improvements. As a result, to provide seamless delivery, the Edgeley Pond and Park construction will be incorporated into the Black Creek Renewal project. Construction is scheduled to commence in Q2-2023, as part of a Design-Build assignment.

City staff are also reviewing opportunities to include the EPP pedestrian bridge as part of the Design-Build assignment.

The Region of York and the City of Vaughan are partnering to advance the improvements of the culvert under Highway 7 in conjunction with the Black Creek Renewal project.

The 2012 Black Creek Stormwater Optimization study identified the need for improvements to the existing culvert under Highway 7 (at Jane Street) to mitigate flooding in this area. As this culvert is owned by York Region, they would ultimately be responsible for any improvements.

Following recent discussions, York Region has agreed to advance the culvert improvement works. Advancing the Highway 7 culvert improvements 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 Highway 7 culvert improvements, Edgeley Pond and Park along with the Black Creek Channel renewal will all be combined into a single project assignment.

A Design-Build delivery model is being utilized to expedite the rehabilitation of the critical infrastructure in the VMC.

A review of various project delivery models was initiated with a goal of aggressively advancing the design elements that would also provide opportunity to accelerate construction activities. Upon completion of the review, it was concluded that there are substantial benefits in utilizing a Design-Build (DB) project delivery model, in comparison to the more typical Design-Bid-Build model used on many municipal linear infrastructure projects.

The Design-Build project delivery model enables the City to quickly expedite project delivery and realize several benefits that include:

- 1) Land acquisition activities can be carried out simultaneously with detailed design
- 2) Construction can be initiated in phases to facilitate existing development activities, in parallel with the detailed design being undertaken
- 3) Risk transfer to mitigate potential constructability claims to the DB proponent for managing the detailed design and construction project teams

There are interdependencies between the Edgeley Pond and Park, the Highway 7 culvert crossing, and the Black Creek Renewal project. Therefore, all three project components will be combined into one larger contract to gain delivery efficiencies and mitigate construction risks.

Financial Impact

There are no economic impacts resulting from this report.

Broader Regional Impacts/Considerations

Collaboration continues with stakeholders which is an important factor in realizing the success of the Black Creek Renewal, Edgeley Pond and Park as well as the Highway 7 culvert replacement projects.

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 the projects within the Black Creek channel corridor in the downtown. These catalyst projects, together with the momentum generated by development activity, are rapidly contributing to the realization of Vaughan's downtown.

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

Attachment

1. Black Creek Renewal and Edgeley Pond & Park Project Update Presentation, Infrastructure Delivery, June 8, 2021.

Prepared by

Peter Turezki, Project Manager, Infrastructure Delivery, ext. 8470.

Mohan Toor, Manager, Design and Construction (Growth), ext. 8144.

Jennifer Cappola-Logullo, Manager, Development Engineering (VMC), ext. 8433.

Approved by

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City Manager,
Infrastructure Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager