

VMC Edgeley Pond + Park

Stakeholder Working Session #3

Wednesday, April 26th, 2017, 1:30 – 3:30 pm

Vaughan City Hall, 2141 Major Mackenzie Drive West, Multi-Purpose Room

MEETING SUMMARY

On Thursday, September 28, 2017, approximately 30 attendees representing landowners, York Region, Toronto Transit Commission (TTC), Alectra Utilities, the Toronto and Region Conservation Authority (TRCA), City staff, and members of the consultant team participated in the third and final stakeholder working session for VMC Edgeley Pond and Park. The purpose of the meeting was to present and seek feedback on the preferred design for Edgeley Pond and Park.

This meeting summary was written by Yulia Pak of Swerhun Facilitation & Decision Support. Please note the list of signed-in meeting participants is attached as Appendix A and the meeting agenda is attached as Appendix B.

SUMMARY OF THE DISCUSSION

After an overview presentation given by James Roche and Abe Khademi, participants had a plenary discussion, where they asked questions and provided advice for the team. The discussion points are summarized below and are organized by key discussion topics. Please note that questions and advice from participants are noted in **bold** and responses from the project team are noted in *italics*.

Parking

- **Is layby parking a part of Phase I?** *The layby parking along Jane Street is included in Phase I; the layby parking along Maplecrete Road will be developed in the next phase.*
- **How much parking is required for the amphitheater and trails at a maximum capacity?** *The City has commissioned a separate parking study for the VMC, which includes Edgeley Pond and Park. The results of the study will determine the parking demand in conjunction with other uses in the area.*
- **What happens if the parking study finds that the demand is 100 parking spaces and you've only built 50?** *This park is focused on passive recreation, and currently we are planning accordingly. In addition to the layby parking spots along Jane and Maplecrete, we will continue to explore opportunities to provide more parking in the area.*
- **Plan for snow storage and removal. Given that there will be layby parking areas on major streets, it is important to plan for snow storage to avoid blocking sidewalks. Work with York Region to arrange for proper snow removal and storage.**

Stormwater Management

- **The preferred design will still result in flooding on Jane Street. Have you considered using the park area for additional capacity to hold water?** *Yes, we've explored an option of completely excavating that space and our models showed that it wouldn't make a significant difference in terms of Jane spillover. The water storage alone is not enough, we need a hydraulic function. The Black Creek Optimization study EA in 2012 established a series of improvements throughout this corridor, one of which was increasing capacity of the culvert under HWY 7 along Jane Street. Unfortunately, the capacity of the culvert cannot be increased presently, so we are dealing with interim conditions. That*

said, it's important to note that overall there is a net improvement in terms of downstream conditions and water quality.

- **When are you expecting to increase capacity of the culvert under Highway 7?** *It is Regional infrastructure, so ultimately, it's the Region's decision.*
- **Could you elaborate on how the 20% increase in stormwater due to climate change is impacting the flood plain area for the project?** *The Toronto and Region Conservation Authority (TRCA) requested the project team to include the 20% increase in stormwater to account for climate change. However, from a regulatory stand point, the TRCA is still looking at the existing flood lines. A representative from the TRCA added that the additional 20% increase in water is a buffer to ensure Edgeley Pond and Park can withstand and accommodate severe floods caused by climate change and reiterated that existing flood lines are looked at for the purposes of actual implementation.*
- **Provide a drawing of the regulatory flood lines layered over the flood lines during the negotiations of the Special Area Development Charges. These charges are coming out from the flood plain area, so it's important to understand the difference between the two flood lines.**
- **Is the depth of flooding along Jane Street being reduced?** *We have not quantified it yet, but we know that even with the 20% climate change increase in stormwater, we are making improvements to the flooding area.*
- **How are you planning to deal with the liability associated with peak event flooding of the public areas, given that the water may rise up to 3 meters?** *It takes about 2 hours for the space to fill up with stormwater at a peak event. The slope is accessible with multiple points of entry. We will have signage with information identifying the closest exits at various locations of the park.*
- **Have you looked at any precedents of parks that have to deal with severe floods and passive programming? How do slopes withstand the storm erosion? Durability seems to be a challenge.** *All programming elements are designed to happen above the flood area. The slopes will be engineered to prevent erosion, including the staking pattern of shrubs and trees. A representative from TRCA gave a few examples of similar parks, including Bumble Pond and Park at Elgin Mills and Bathurst. This park has been in operation for a few years with rises and drops in water levels. The erosion has been insignificant.*

Budget & Phasing

- **Develop mechanisms that will allow you to stay on schedule; even if the estimated cost is higher than the allowable budget. Timelines are very important for stakeholders in this room.** *We have a third party consultant. We have identified costs that can be engineered with minimal changes to the landscape and stormwater. The cost for developers might be different than for a public agency. We are at 30% design right now, a more detailed estimate will be done at 60% and 90%.*
- **What is the timeline for Phase II?** *We do not have a start date for Phase II yet.*

Other:

- **Have you considered using a Zamboni to clean the ice along the skating loop?** *Not yet. However, we know we will need to have something stationary. There is a concern that if Zamboni starts to travel it will pick up the salt and will ruin the ice.*

Appendix A. List of Signed-in Participants

The following participants signed in at the meeting:

Landowners & Consultants:

Luka Kot, *Cortel Group*
Graziano Stefani, *Gold Park Group*
Wayne Long, *Liberty Development*
Alex Villaverde, *NBM Engineering*
Paula Bustard, *Smart Centres*
Sandra Kaiser, *Smart Centres*
Scott Lafete, *Smart Centres*
Jack Wong, *Zzen/Midvale, MPG*
Joseph Sgro, *Zzen/Midvale*
Sam Speranza, *Zzen/Midvale*
Pat Bollenberghe, *Zzen/Midvale*
Ryan Mino, *YCC 499, KLM Planning*

Government and Public Agencies:

Amy Roots, *City of Vaughan*
Frank Facehini, *City of Vaughan*
Gerardo Paez Alonso, *City of Vaughan*
Hamid Mazaheri, *City of Vaughan*

Jennifer Cappola-Logullo, *City of Vaughan*
Nelson Pereira, *City of Vaughan*
Paolo Masaro, *City of Vaughan*
Vito DiVenosa, *City of Vaughan*
Steven Bohlen, *TRCA*
Colleen Bonner, *TRCA*
Jerry Pimentel, *TTC*

Utilities

Barry Stephens, *Alectra Utilities*

Consultant Team:

James Roche, *DTAH*
Yvonne Battista, *DTAH*
Abe Khademi, *MMM + WSP*

Facilitation Team:

Nicole Swerhun, *Swerhun Inc.*
Yulia Pak, *Swerhun Inc.*

Appendix B. Meeting Agenda

VMC Edgeley Pond + Park

Final Stakeholder Working Session

Vaughan City Hall, 2141 Major Mackenzie Drive West, Committee Room 242

Thursday, September 28th, 2017, 2:00 – 4:00 pm

PROPOSED AGENDA & WORKSHEET

The purpose of the meeting is to present the preferred design for Edgeley Pond and Park, the proposed project phasing, and gather some final feedback.

- 2:00 pm** **Welcome**
Andrew Pearce, City of Vaughan
- 2:05** **Introductions & Agenda Review**
Nicole Swerhun, Swerhun Facilitation
- 2:10** **Overview of the Preferred Design and Proposed Project Phasing**
James Roche, DTAH & Abe Khademi, WSP
- What we've heard
 - Stormwater functionality
 - Park development and phasing
- Questions of Clarification*
- 2:45** **Discussion**
1. What are your thoughts on the preferred design and proposed phasing for Edgeley Pond and Park?
 2. Do you have any advice/information for the City and consultant team to consider in moving forward with the development of the detailed design?
- Any other advice for the City and consultant team?*
- 3:55** **Wrap Up and Next Steps**
- 4:00 pm** **Adjourn**

If you have more comments, suggestions and/or advice you would like to share with the project team, please e-mail them to Yulia Pak at ypak@swerhun.com. **The deadline to submit written feedback is Thursday, October 5, 2017.**

1. What are your thoughts on the preferred design and proposed phasing for Edgeley Pond and Park?

2. Do you have any advice/information for the City and consultant team to consider in moving forward with the development of the detailed design?

3. Any other advice?