

## Committee of the Whole (2) Report

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**DATE:** Tuesday, September 20, 2022

**WARD(S):** ALL

**TITLE:** NORTH MAPLE REGIONAL PARK PROGRAM UPDATE  
SEPTEMBER 2022

**FROM:**

Vince Musacchio, Deputy City Manager, Infrastructure Development

**ACTION:** FOR INFORMATION

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**Purpose**

To provide an update on active projects and initiatives to advance the 900-acre park vision for North Maple Regional Park (NMRP).

**Report Highlights**

- The NMRP Program team is developing a comprehensive work program that will guide park development over the next 10-years and beyond.
- Construction of the Enabling Works site grading and servicing on 130 acres of parkland is currently in-progress and approximately 15% complete.
- Federal ICIP COVID-19 Resiliency grant funded trail improvements are at 95% completion with substantial completion to occur this fall.
- Procurement of consulting services to support the feasibility review of a National Soccer Training Centre (NSTC) in partnership with Canada Soccer is in-progress.
- Staff continue to meet with organizations interested in potential partnership opportunities at NMRP including opportunities related to the NSTC.
- Opportunities to expand the park into former landfill areas are being explored with key stakeholders, MECP and City of Toronto.
- Procurement of consulting services to undertake community engagement, a park master plan process, and additional landfill technical studies are being developed for implementation in 2023.

## **Recommendation**

1. That this report be received for information.

## **Background**

In April 2018 Council endorsed the 900-acre vision for NMRP to create a nationally significant public sports, recreation and cultural venue. In September 2018 artificial turf fields, driveway, parking and pathways were completed and the park was officially opened for use. In the spring of 2019 washrooms, changerooms, shade shelters and event preparations were completed, and NMRP hosted 18,000 visitors to celebrate Canada Day on July 1<sup>st</sup>. Also in 2019, a new toboggan hill was opened to add to the enjoyment of the park during winter.

### ***Major site grading and servicing is well under way***

In the summer 2020 a Technical Advisor, Stantec Consulting Ltd. (Stantec), was hired through an RFP process to support park design and technical studies for the City to hire a Design-Build Contractor to implement the Enabling Works which include site preparation, grading and servicing of 130 acres of the park. In 2021 a comprehensive prequalification and RFP process was completed resulting in the award of the Enabling Works Design-Build contract to Metric Contracting. Major site grading and servicing works under this contract are currently in-progress and approximately 15% complete.

### ***Trail improvements and the Nevada Park Bridge replacement are nearing completion***

During the summer of 2021 a tender for trail improvements construction funded by the Federal ICIP COVID-19 Resiliency grant fund was awarded and commenced in the fall of 2021. Upgrades include paving existing trails, replacing the Nevada Park Bridge and adding seating, planting and signage. Trail improvements construction activities are approximately 95% complete with Substantial Completion to be issued in the coming weeks.

### ***Procurement of consulting services to support the development of the National Soccer Training Centre is in progress***

In May of 2022 Canada Soccer and the City of Vaughan executed a Memorandum Of Understanding formalizing a partnership to explore feasibility of developing a National Soccer Training Centre (NSTC) at NMRP. Program elements under consideration for the NSTC include indoor training facilities for high-performance and community use, an open-air stadium, outdoor training pitches, Canada Soccer administrative offices, media

centre and supporting uses. Space-sharing opportunities exist within the scope of NSTC facilities and attracting additional partners to this project could provide alternative funding opportunities. Staff continue to explore potential partnership opportunities for compatible third-party partners or tenants within the NSTC and for the entire 900-acre vision of NMRP.

Over the summer 2022 staff have advanced procurements in partnership with Canada Soccer to support the NSTC feasibility review. An Economic Advisor was retained through an RFP process to undertake a Stadium Market Feasibility Assessment to understand the costs and potential revenues associated with different stadium sizes and operational models. An RFP process to retain a multi-disciplinary consultant design team to undertake concept design, technical studies, and cost estimating for the NSTC is currently in progress and targeted for award in fall 2023. In addition, several Requests For Information have been released seeking input into quality standards and considerations for facility components. A report back to Council on the feasibility of the NSTC is planned for Q1 2023.

***In June 2022, the City unveiled a commemorative plaque to recognize the significant work undertaken by Vaughan CARES***

2022 also marks the 20<sup>th</sup> Anniversary of the official closure of the Keele Valley Landfill Site (KVLS) which occurred on December 31, 2002 as the result of significant support from the local community and advocacy of Vaughan CARES. The KVLS represents a significant portion of the 900-acre park area and is an integral component of the NMRP park vision. On June 10, 2022, the City unveiled a commemorative plaque and park roadway naming in continued recognition and appreciation of Vaughan CARES.

Advancing the 900-acre vision for NMRP continues to be supported as a Term of Council priority initiative and the park continues to be a popular destination for residents and visitors. In August NMRP was host to Ride for Sick Kids 14<sup>th</sup> annual ride with over 600 participants attending and in September and October the park will host additional planned events including Run 4 Vaughan, Strides for Seniors and the Canada Soccer U-18 National Championships, which is the largest amateur team sport competition in Canada.

**Previous Reports/Authority**

[NORTH MAPLE REGIONAL PARK DEVELOPMENT UPDATE MARCH 2022](#)

## **Analysis and Options**

Development of a park of this magnitude is a significant undertaking. A staff team in the Parks Infrastructure Planning and Development Department within the Infrastructure Development Portfolio has been established to lead the planning, design and development of the Council-approved 900-acre vision for NMRP, with support from departments across the entire corporation. A comprehensive work program is being established to provide a clear plan, communications and timing that will guide park development over the next 10-years and beyond.

A brief update of current program activities of the NMRP Program team is provided as follows:

### **1. Capital Program + Planning**

- Developed preliminary 5-year and 10-year capital development plans and budgets in collaboration with Finance Services and Program Management Office (PMO).
- Engaged DTAH consulting to support capital planning and to provide strategic advice for future park master plan and community engagement.
- Coordination with City departments for design and construction of a multi-use pathway from Teston Road to the NMRP park entrance at Keele Street.
- Coordination and engagement with York Region related to the Teston Road IEA and Dufferin Road EA processes and their relationship to vehicular and active transportation connections with NMRP.
- Initiation of an RFP process for consulting services to lead a community engagement and park master plan process in 2023 for the entire 900-acre park area.

### **2. Project Design + Management**

- 95% completion of construction of Federal ICIP COVID-19 Resiliency grant funding trail improvement works.
- 15% completion of construction of Enabling Works and 60% detailed design completion for site grading, servicing and ecological restoration of 130 acres of parkland.
- Advancing feasibility review with Canada Soccer for the National Soccer Training Centre for report back to Council Q1 2023.
- Developing an RFP scope of work for community engagement and park master plan to be undertaken in 2023.
- Preparing park and trail signage standards for temporary and permanent installations.

### **3. Engagement + Communications**

- Development of an RFEOI process to identify short-and-long term partnership opportunities for park activities, programs, and facilities.
- Preparing a community engagement plan to support current park programs and events.
- Continuing discussions with Canada Soccer and feasibility review for development of a National Soccer Training Centre at NMRP.
- Discussions with other potential partners and sports organizations in relation to the proposed National Soccer Training Centre.
- Continuing discussions with Ahmadiyya Cricket Club with respect to potential partnership and enhancements for the north cricket pitch at NMRP.
- Discussions with Corte Group with ideas to address growing demand for pickleball courts in Vaughan.
- Preliminary discussions with adjacent landowner York Major Holdings regarding opportunities to incorporate the Testonview Holdings Inc. private landfill site into future park plans and to explore park program and facility partnership opportunities.
- Preliminary discussions with organizations interested in providing programs and facilities for family recreation opportunities and outdoor winter fun activities.

### **4. Environmental + Regulatory**

- Continued consultations with Ministry of the Environment, Conservation and Parks (MECP) including monitoring and reporting for placement of topsoil at Vaughan Township Landfill Site (VTLS) for future park use.
- Discussions on strategy, requirements, and timing for transforming the 380-acre Keele Valley Landfill Site into public parkland.
- Completed testing and achieved certification to maintain FIFA-Quality standard on artificial turf Field 1 and Field 2.
- Coordination with Metric Contracting and TRCA related to ecological restoration of the two existing Provincially Significant Wetland areas within the 130 acre Enabling Works site and associated off-site habitat compensation requirements.
- Advancing Record of Site Condition (RSC) technical studies within the 130 acre Enabling Works site.
- Development of a Request for Prequalification and RFP for landfill qualified expert consulting team.

## **5. Park Stewardship**

- Completion of construction for installation of the commemorative plaque and park roadway naming in recognition of Vaughan CARES.
- Initiation of a trail signage program and development of story panels for education and awareness of NMRP park history, key landscape and ecological features and wayfinding.
- Engagement with consultant Cam Collyer, Senior Advisor with Evergreen and Principal of People and Place Consulting Strategy & Engagement to support planning and delivery of community engagement, park programs and activations.

## **6. Program Management**

- Completed recruitment for a new Manager, Design & Construction for the NMRP Program.
- Initiated recruitment for 2 new temporary Project Manager positions to support priority projects including the NSTC.
- Internal discussions regarding financial sustainability and funding opportunities including grants, sponsorships, advertising and naming rights.
- Identifying areas requiring policy and park quality standards development for NMRP capital and operating levels of service.

## **Financial Impact**

The NMRP Program continues to be funded from approved Capital Project PK-6636-19 which supports implementation of capital projects, consulting services, administration and project management. Staff continue to seek potential partnerships and funding opportunities including Federal and Provincial grants, advertising and program sponsorships to help advance the 900-acre vision for NMRP.

## **Broader Regional Impacts/Considerations**

Completion of the NMRP project requires continued discussion and coordination with a variety of external agencies and stakeholders, including communication plans and potential funding announcements as applicable.

## **Conclusion**

Advancing the 900-acre vision for NMRP continues to be a Term of Council priority and transformation of the park continues. With Phase 1 of the park now open, public interest in advancing future phases of park facilities and programs will continue to grow. A dedicated staff team has been put in place to lead implementation of the NMRP Program and a comprehensive work program is being established to provide a clear

plan, communications and timing that will guide park development over the next 10-years and beyond.

**For more information**, please contact: Jamie Bronsema, Director, Parks Infrastructure Planning and Development, extension 8858.

### **Attachment**

1. NMRP 900-acre Vision map of park boundaries and key property areas

### **Prepared by**

Jamie Bronsema, Director, Parks Infrastructure Planning and Development, ext. 8858.

### **Approved by**



Vince Musacchio, DCM  
Infrastructure Development

### **Reviewed by**



Nick Spensieri, City Manager