

Committee of the Whole (Working Session) Report

DATE: Wednesday, April 2, 2025

WARD(S): ALL

TITLE: NORTH MAPLE REGIONAL PARK FAMILY RECREATION AREA
UPDATE APRIL 2025

FROM:

Vince Musacchio, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To provide a progress update on the detailed design for the Family Recreation Area project at North Maple Regional Park (NMRP) and to seek Council approval related to the consulting services contract.

Report Highlights

- The Family Recreation Area project continues to be advanced as a priority project for design and construction at NMRP for this Term of Council.
- In May 2024, a 30% detailed design was presented to Council to demonstrate the overall vision and program elements for playgrounds, waterplay, pathways, boardwalks, skating trail, a four-season washroom, a major picnic area and pavilion and flower beds.
- A 90% detailed design package is now complete with tender documents on track to be issued to Pre-qualified Bidders to move the project quickly into construction in Q2-2025 for a planned park opening in 2026.
- The Class A cost estimate projects construction costs for the Family Recreation Area is within the approved budget allocation for the project.
- A conditional approval was provided towards the Green Municipal Fund Grant to secure funding towards the Family Recreation Area.
- Council approval is required to increase and amend the consulting services contract (SSA24-094) to People and Place Consulting from \$2.7M to approximately \$3.75M to respond to design changes and additional support during construction.

Recommendation

1. THAT the contract for People and Place Consulting for design and delivery of the Family Recreation Area project be increased to an upset limit of approximately \$3.75M funded from approved Capital Project PK-6636-19 for the North Maple Regional Park program.

Background

The Family Recreation Area project at NMRP remains a priority project for construction during this Term of Council

In September 2023, Council was presented with a preliminary concept plan for the Family Recreation Area, which envisioned a variety of year-round recreational amenities for all ages, including natural playgrounds, water play, shade shelters, ice skating trail, and a four-season washroom building.

In November 2023, a refined concept plan was presented to Council, incorporating additional design elements identified by the NMRP Program Committee, such as boardwalks along the pond, a major picnic pavilion, flower beds, and expanded parking.

In May 2024, the 30% design development was completed and presented to Council along with a preliminary budget estimate. The projected construction cost, including the expanded scope, was estimated at \$20.2 million and has been further refined to the current Class A estimate of approximately \$26.5M.

In June 2024, a contractor pre-qualification process was conducted to secure industry professionals and skilled trades for the construction of key Family Recreation Area elements including playgrounds, water play features, an artificial ice-skating trail, pavilions, picnic shelters, site furnishings, and natural landscaping. This pre-qualification was a strategic step to support the 2026 delivery timeline set by Council.

Through the Family Recreation Area design process, the design team and NMRP staff have worked closely with the members of the NMRP Program Committee, NMRP Collaboration Team, and key department representatives to ensure a fully aligned and integrated approach to detailed design process is achieved.

The NMRP team in collaboration with People and Place Consulting, continues to advance the projects design development keeping it on track for successful delivery in 2026.

Previous Reports/Authority

[North Maple Regional Park Program Update October 2024](#), Item 1, Report No. 34 of the Committee of the Whole (Working Session), October 9, 2024

[North Maple Regional Park Family Recreation Area Update May 2024](#), Item 1, Report No. 19 of the Committee of the Whole (Working Session), May 8, 2024

[North Maple Regional Park Family Recreation Area Update November 2023](#), Item 2, Report No. 48 of the Committee of the Whole (1), November 28, 2023

[North Maple Regional Park Program Update September 2023](#), Item 2, Report No. 35 of the Committee of the Whole (Working Session) September 13, 2023

Analysis and Options

Detailed Design and Tendering

The 90% detailed design package for the Family Recreation Area at North Maple Regional Park is now complete with tendering in process.

The consulting team has developed detailed design for key program elements, on a variety of programming and facilities including:

- Playground areas
- Water play
- Ice skating trail
- Boardwalks, pathways
- Picnic pavilion
- All season washroom facility
- Parking area
- Flower beds

Regular design coordination meetings continue with the consulting team, NMRP staff, and key stakeholders including the NMRP Program Committee and Collaboration Team to ensure a fully aligned and integrated design process.

The next phase focuses on finalizing the detailed design and tendering process, allowing the project to proceed into construction in Q2-2025, keeping the 2026 opening timeline on track.

Costing and Budget

The Class A construction cost estimate based on the 90% design package confirms the project remains within the approved budget of \$26.5 million, plus tax, administration costs, and project contingency.

Should the tender bids exceed the approved budget, staff may return to Council with a budget amendment request prior to awarding the construction contract.

Grant Funding Applications

The City has applied for two Grants in Q4 2024 to support the Family Recreation Area:

1. Growing Canada's Community Canopies (GCCC)

- A \$291million national initiative under the Federation of Canadian Municipalities' Green Municipal Fund.
- Supports urban tree planting and forest restoration through the Government of Canada's 2 Billion Trees Program.
- They City has applied for up to \$1.97 million to plant:
 - 2800 trees city-wide
 - 130 trees & 2,772 seedlings at NMRP

2. Ontario Community Sports and Recreation Fund (CSRIF)

- Supports new community sports and recreation facilities.
- The City applied under Stream 2: New Builds, which offers up to \$10 million to cover 50% of eligible costs.
- The application remains under provincial review.

Financial Impact

Funding for this project is allocated through the Capital Project PK-6636-19, which supports:

- Capital project implementation
- Consulting services
- Administration
- Project Management

An increase in the consulting services for the Family Recreation Area was previously requested to respond to design requirements associated with the Class D cost estimates.

To reflect unforeseen design changes or issues and support during construction, additional funding is required to increase and amend the consulting services contract (SSA24-094) to People and Place Consulting from \$2.7M to approximately \$3.75M. This upset limit value represents a consulting fee of approximately 39% based on the updated project construction costs of \$26.5M. This ensures the project can incorporate critical design updates and maintain a contingency for unforeseen issues during construction. The City's Procurement Policy provides criteria which must be met to

procure via a Single Source Procurement, such as where, the ability of the Supplier to deliver the services within a specific timeframe, and where the Supplier has special knowledge, skills and expertise. Without this adjustment, there are project risks related to increased change orders, schedule delays, potential cost escalations, and risk of jeopardizing project completion and opening in 2026.

Given the amount of the award, Council approval is required to amend the Single Source Procurement contract to People and Place Consulting to recognize an additional \$1.05M, which includes additional contingency.

Staff continue to explore additional funding sources, including Federal and Provincial grants, advertising, and sponsorships to help advance the 900-acre vision.

Operational Impact

Successful completion of the Family Recreation Area project will require ongoing coordination with internal departments to ensure operational readiness. A staff Collaboration Team has been established to:

- Integrate design with City Operations
- Plan for maintenance and staffing needs
- Ensure public access and programming readiness for the 2026 opening

Broader Regional Impacts/Considerations

The NMRP project requires continued coordination with external agencies and stakeholders, including obtaining regulatory approvals from the Toronto and Region Conservation Authority for design and construction plans related to the pond and wetland areas. Staff will also coordinate communication plans and funding announcements as required.

Conclusion

Advancing the 900-acre vision for NMRP remains a Council priority. The NMRP team in collaboration with People and Place Consulting have finalized the detailed design and tendering to ensure the successful delivery of the Family Recreation Area by 2026. Upon completion of the award of contract, construction will begin in Q2-2025, ensuring the park remains on schedule for its planned 2026 opening.

For more information, please contact: Stefan Tzianetas, Director, Facilities and Parks Delivery, ext. 8196

Attachments

None

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