

Committee of the Whole (1) Report

DATE: Tuesday, January 19, 2021

WARD(S): ALL

**TITLE: NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT
UPDATE JANUARY 2021**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide an update on Phase 2 park development at North Maple Regional Park (NMRP) including progress by the Technical Advisor consultant team on completion of 30% design and technical studies.

Report Highlights

- The first part of Phase 2 park development involves preparing a large area of undeveloped parkland with major site grading, servicing (water, sanitary, electrical, storm water) and restoration of the pond and wetland areas which are provincially significant.
- In August 2020 the Technical Advisor consultant team contract was awarded to Stantec Consulting Ltd. and the project was initiated in September 2020
- Progress on Phase 2 design and technical studies to date includes completion of initial stakeholder meetings, site investigations, draft design submissions and reports.
- A procurement process for the Design-Build portion of Phase 2 site preparation, grading and servicing is currently planned and on-schedule to commence in Q2 2021.

Recommendations

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 as a legacy project for Vaughan residents and visitors. In September 2018, Phase 1A park development (artificial turf fields, driveway, parking and pathways) was completed and the park officially opened for use. Phase 1B park development (washrooms, changerooms, shade shelters and event preparations) was completed in 2019 with the first Canada Day event held at NMRP on July 1, 2019 with over 18,000 visitors attending.

Advancing the 900-acre vision for NMRP is a Term of Council priority project. With completion of Phase 1, NMRP has become a popular destination for Vaughan residents and visitors with many eagerly awaiting the start of Phase 2 park development.

Previous Reports/Authority

[NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT](#)

[NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT UPDATE](#)

Analysis and Options

The Phase 2 Concept Plan (appended as Attachment 1) outlines the next areas of park development works. The Phase 2 work area measures over 130 acres (53ha) in size and at full build-out is planned to include many programs and facilities for the local and greater community that align with previous park plans, community consultations and recommendations of the Active Together Master Plan, the City's strategic plan for parks, recreation and libraries. Many more park programs and facilities are possible at NMRP as future phases of the park are implemented and additional lands are made ready for public use.

The Phase 2 Concept Plan will be used to guide the delivery of park grading, site preparation and installation of site servicing including water, sanitary, electrical, storm water. Restoration and enhancement of the existing provincially significant pond and wetland area will also be completed as per staff discussions with regulatory authorities including the Ministry of Natural Resources and Forestry (MNRF) and Toronto Region Conservation Authority (TRCA). Opportunities to leverage grant funding, community programs and in-kind services related to restoration of the pond and wetland area will be explored as this project progresses.

In September 2020 the Phase 2 Technical Advisor, Stantec Consulting Ltd. (Stantec), initiated the project and held a number of meetings with the Project Team to understand project details and complexities. Stantec is currently advancing Phase 2 conceptual design refinement and associated technical studies to support the preparation of a 30%

Technical Design package that can be tendered through a Phase 2 Design Build RFP in 2021. Work completed to date includes:

- Project Team kick-off and design development meetings
- Stakeholder meetings and interviews
- Development of a draft design brief to illustrate precedent examples of proposed park facilities, materials and design finishes
- Site geotechnical investigations, borehole samples and reports
- Site work including test pits, well drilling, sampling, testing and reporting are in progress related to Southern Property, Part A Phase 1 and 2 Environmental Site Assessments
- Development of a draft studies and reports including: Traffic Study, Functional Servicing Plan, Arborist Report and Storm Water Management Report
- Technical Design Submission 1 submitted on December 15, 2020

Work is progressing as planned and is currently on-schedule for completion at the end of Q1 2021 to issue a procurement for the Design-Build Contractor.

The updated project plan is as follows:

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| <u>Step 1</u> | Issue a Request for Proposals (RFP) to select a Technical Advisor and consultant team to support staff with the completion of 30% design and to undertake technical studies for Phase 2 site preparation, grading, servicing and the completion of Record of Site Condition studies.
(Timing: May 2020) COMPLETE |
| <u>Step 2</u> | Evaluate proposals and report back to Council with a project update.
(Timing: August 2020) COMPLETE |
| <u>Step 3</u> | Project initiation and implementation of 30% design and technical studies.
(Timing: August 2020 to February 2021) IN-PROGRESS |
| <u>Step 4</u> | Report back to Council with a project update.
(Timing: December 2020) IN-PROGRESS |
| <u>Step 5</u> | Issue a Request for Proposals (RFP) for a Design Build contractor for the completion of Phase 2 detailed design, site preparation, grading, servicing and related works.
(Timing: March 2021) |

Step 6 Evaluate proposals and report back to Council with a project update.
(Timing: May 2021)

Step 7 Project initiation and implementation of detailed design and construction.
(Timing: June 2021)

In addition to advancing Phase 2 park development with the Technical Advisor consultant team, the following activities continue to be in-progress by the NMRP Project Team to advance Council direction for the 900-acre NMRP park vision:

1. Exploring potential partnership and opportunities to create a world-class recreational and cultural destination
 - Responding to inquiries and exploring a variety of interests from sports organizations
 - Discussions with local community organizations interested in developing youth programs and community event opportunities
 - Internal discussions about issuing an RFP process to identify any additional potential partnerships related to Phase 1 and Phase 2 park development
2. Discussions to engage Evergreen to provide advisory services for community engagement and park activations
 - Consideration to retain Cam Collyer, Senior Advisor with Evergreen and Principal of People and Place Consulting Strategy & Engagement to help resource the Project team in the planning and delivery of community engagement, park programs and activations
3. Understanding requirements, opportunities and constraints for transforming former landfill areas for park and recreational uses
 - Consultations with Ministry of the Environment, Conservation and Parks (MECP) including application for ECA amendment
 - Considering opportunities for the former Vaughan Township Landfill Site (VTLS) to provide additional landfill cover and topsoil placement
 - Discussions with adjacent landowners regarding future development plans, pedestrian connections and potential opportunities related to NMRP
 - Preparing to undertake additional landfill technical studies at VTLS in 2021 to prepare for Phase 3 park development
4. Continued Environmental Site Assessment within specific areas of NMRP
 - NMRP Part B ESAs and Record of Site Condition is underway with PG Environmental

5. Consultations with the Toronto Region Conservation Authority to explore areas of mutual interest and opportunity
 - Exploring expansion and rehabilitation of the existing wetland and pond areas within the Phase 2 work area
 - Identifying trail routing, mapping and development opportunities for potential design and construction in 2021 leveraging ICIP grant funding
 - Considerations for park and trail development, operations and maintenance agreements
6. Consultations with York Region for the IEA process for the future Teston Road link
 - Exploring options for the future roadway through the 900-acre NMRP boundaries that will ultimately connect Highway 400 and Bathurst St.
 - Considering creative ideas for road alignment, structures and possible tunneling beneath future parkland areas
7. Developing a framework to establish a working group to identify, research and promote the cultural and natural history of the park
 - Programs and education to promote the natural heritage features and significance of the various park landscapes and environmentally significant areas
 - Strategy for understanding and celebrating the cultural history of the site and local area surrounding the park including recognition of Vaughan Cares and the 20th anniversary of the closure of the Keele Valley Landfill Site in December 2022
8. Internal discussions with other City of Vaughan Departments
 - Parks Operations and Facilities Management to establish appropriate levels of service and ensure adequate operations and maintenance, including winter maintenance and use of the park toboggan hill area
 - Corporate Communications to prepare key messages, promotional material and to consider digital display screens on the main park sign at Keele St.
 - Advancing plans for installing Wi-Fi within the Phase 1 area of the park
 - Working with Legal to establish mapping and database for property and legal documents

Further updates and communications on these activities will be provided as the NMRP Program continues to be refined and resources are assigned to the project.

Financial Impact

Funding for the NMRP program is available in approved Capital Project PK-6636-19 to continue advancing the NMRP project, including labour recovery for staff time. Funding for Phase 2 detailed design and construction and to initiate Phase 3 technical studies is included for Council consideration as part of the 2021 Budget process.

Broader Regional Impacts/Considerations

Completion of the NMRP project requires continued discussion and coordination with a variety of external agencies and stakeholders including York Region, TRCA, City of Toronto, MECP and MNRF.

Conclusion

Advancing the 900-acre vision for NMRP is a Term of Council priority project. With the completion of Phase 1 park development in 2018 and 2019, public interest in advancing future phases of park development continues to grow. Progress continues on-schedule with the NMRP Phase 2 TA assignment. Initial draft reports and design submissions have taken place with the anticipated completion of the Design Build RFP in April 2021. The project is currently on-schedule with construction planned to follow in 2021.

For more information, please contact: Jamie Bronsema, Director of Parks Delivery ext. 8858

Attachments

1. NMRP Phase 2 Concept Plan

Prepared by

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Approved by

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Nick Spensieri, Deputy City Manager
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Reviewed by

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Jim Harnum, City Manager