

Committee of the Whole (2) Report

DATE: Tuesday, June 08, 2021

WARD(S): ALL

TITLE: NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT
UPDATE MAY 2021

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: FOR INFORMATION

Purpose

To provide a progress update on the planned development of North Maple Regional Park (NMRP), including the Phase 2 Enabling Works Design Build and Trail Improvements.

Report Highlights

- The first stage of NMRP Phase 2 is the Enabling Works Design Build which will grade and service (water, storm, sanitary, electrical) 130 acres of the site and restore the ecologically significant pond and wetlands.
- City staff and the Technical Advisor (Stantec Consulting Ltd.) have completed 30% design drawings and specifications to define the Enabling Works contract scope.
- A procurement to select the Enabling Works Design-Build team is underway and contract award is targeted for Q3 2021 with construction to follow.

Recommendation

1. That this report be received for information.

Background

In April 2018, Council endorsed the 900-acre vision to develop NMRP into an iconic park with national recognition as an outstanding sports and culture destination that will give back to the City of Vaughan. In September 2018, Phase 1A (artificial turf fields,

driveway, parking and pathways) was completed and the park officially opened for use. In the spring of 2019, Phase 1B (washrooms, changerooms, shade shelters and event preparations) was completed and the park hosted 18,000 visitors to celebrate Canada Day on July 1.

Advancing the vision for NMRP is a Term of Council priority project. Since the completion of Phase 1, NMRP has become a popular destination and the public is eagerly awaiting the start of Phase 2.

Previous Reports/Authority

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

[NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT UPDATE OCTOBER 2020](#)

[NORTH MAPLE REGIONAL PARK PHASE 2 DEVELOPMENT UPDATE JANUARY 2021](#)

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 the plans includes many facilities that support local and regional park users. It also aligns with the Active Together Master Plan and 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, and stormwater management. Restoration and enhancement of the existing provincially significant pond and wetland area will also be completed in coordination with the Ministry of Natural Resources and Forestry (MNRF) and Toronto Region Conservation Authority (TRCA).

In September 2020 the Phase 2 Technical Advisor, Stantec Consulting Ltd. (Stantec), commenced work. The team is now finalizing the Phase 2 30% Technical Design package that will be tendered through the Enabling Works Design Build RFP in Q2 2021. Work completed since the last update report includes:

- Technical Design Submission 2 submitted on February 19, 2021
- Technical Design Submission 3 submitted on April 30, 2021
- Phase 2 Design Build Request for Prequalification Closed April 6, 2021

Work is currently on-schedule to issue an RFP in Q2 and award a Design Build contract in Q3 2021 with construction to follow.

The updated project plan is as follows:

- Step 1** 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**
- Step 2** Evaluate proposals and report back to Council with a project update.
(Timing: August 2020) **COMPLETE**
- Step 3** Project initiation and implementation of 30% design and technical studies.
(Timing: August 2020 to February 2021) **COMPLETE**
- Step 4** Report back to Council with a project update.
(Timing: December 2020) **COMPLETE**
- Step 5** 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) **IN-PROGRESS**
- Step 6** Evaluate proposals and report back to Council with a project update.
(Timing: May 2021) **IN-PROGRESS**
- Step 7** Project initiation and implementation of detailed design and construction.
(Timing: June 2021)

In addition to advancing Phase 2, the NMRP Team continues to advance the Council directed park vision through the following activities:

1. Engagement with sport, culture and community organizations to explore partnerships, programs, and events that can elevate NMRP as a world-class destination
 - Continued consultation with existing stakeholder organizations
 - Investigate RFP or EOI process to identify additional opportunities related to Phase 1 and Phase 2 park development

2. Discussions to engage a community engagement and park activation advisor.
 - Consideration to retain Cam Collyer, Senior Advisor with Evergreen and Principal of People and Place Consulting Strategy & Engagement to assist NMRP staff 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
 - Advancing 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
 - Procurement planning to initiate 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. Leveraging Grant Opportunities for Park Initiatives
 - Application submitted to ICIP COVID-19 Resiliency funding Q4 2020 to support Trail Improvements through park wooded areas owned by TRCA and City of Vaughan
 - Plans include paving, regrading, rerouting and marking of existing footpaths to improve accessibility, connectivity and wayfinding and reduce impacts of informal side-trails
 - Notice to successful grant recipients anticipated Q2 2021
 - Improvements must be delivered in 2021 to be eligible for grant funding
 - Completion of design and approvals in process with TRCA in anticipation of tendering works in Q3 with construction to follow
6. Consultations with the Toronto Region Conservation Authority to explore areas of mutual interest and opportunity
 - Defining scope of work for expansion and rehabilitation of the existing wetland and pond areas as part of the Phase 2 Enabling Works and opportunities to leverage TRCA expertise through the design build process
 - Finalizing design of trail improvements for potential implementation in 2021 using ICIP COVID-19 Resiliency grant funding
 - Considerations for park and trail development, operations and maintenance agreements
7. Consultations with York Region on the Teston Road IEA
 - Exploring future road alignments through the 900-acre NMRP boundaries and connectivity to Highway 400 and Bathurst St.

- Considering creative transportation designs such as tunneling beneath future parkland areas
- 8. Developing terms of reference for a NMRP Heritage Working Group to 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
- 9. Inter-departmental staff collaboration with:
 - Parks Operations and Facilities Management to establish levels of service for maintenance, including winter maintenance and use of the park toboggan hill area
 - Legal Service to create a property mapping database for use in agreements
 - Corporate Communications to prepare key messages and promotional material. Planning for digital display screens on the main park sign and Wi-Fi within Phase 1 is complete and installation is in progress.

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. Submissions will be made through the 2022 budget process for the next stages of Phase 2 and 3 development.

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 Phase 1 of the park now open, public interest in advancing future phases continues to grow. Progress continues on-schedule with the Phase 2 TA assignment and Design

Build Enabling Works RFP. The 30% design submissions have taken place with the anticipated award of the Design Build RFP in summer of 2021 and construction to follow in 2021 and 2022.

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

Attachment

1. NMRP Phase 2 Concept Plan

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