

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

Item 4, Report No. 2, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on February 16, 2016.

4

**NORTH MAPLE REGIONAL PARK
DRAFT TERMS OF REFERENCE FOR PARK MASTER PLAN
WARD 1**

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager of Planning & Growth Management and the Director of Parks Development, dated February 1, 2016, be approved; and**
- 2) That the deputation by Ms. Marcella Di Rocco, Gracefield Court, Maple, be received.**

Recommendation

The Deputy City Manager of Planning & Growth Management and the Director of Parks Development in consultation with the Chief Financial Officer & City Treasurer and Director of Purchasing Services recommend:

1. That staff issue a Request for Proposals for consultant services to prepare a detailed Park Master Plan for North Maple Regional Park based on the draft Terms of Reference included in this report; and
2. That the Deputy City Manager of Planning & Growth Management be provided the delegated authority to award a contract for consultant services to prepare a detailed Park Master Plan for North Maple Regional Park to the highest scoring Proponent, notwithstanding the City's Consolidated Purchasing Policy, provided that the total contract award amount is within the \$200,000 funding allocation approved by Council on June 23, 2015 for this purpose.

Contribution to Sustainability

Developing a detailed Park Master Plan to guide development and advance implementation of North Maple Regional Park (NMRP) and to assist with procurement processes for seeking private partners for this project demonstrates a coordinated and sustainable approach that is consistent with the priorities previously set by Council in Green Directions Vaughan, specifically:

- Objective 2.2 To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.
- Objective 2.3 To create a City with sustainable built form.
- Objective 3.1 To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation.
- Objective 4.1 To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

An allocation for funding up to \$200,000 for the completion of a detailed Park Master Plan was approved by Council on June 23, 2015 to be funded from approved Capital Project 5961-2-03.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

Item 4, Finance Report No. 2 – Page 2

Communications Plan

Consultation with project stakeholders, local residents and the greater city-wide community will be an important component of the master plan process. Staff will also coordinate with Corporate Communications to develop promotion and marketing initiatives to raise awareness of North Maple Regional Park.

Purpose

The purpose of this report is to obtain Council approval to issue a Request for Proposals (RFP) for consultant services to prepare a detailed Park Master Plan for North Maple Regional Park based on the draft Terms of Reference included in this report.

Background - Analysis and Options

Council at its December 15, 2015 meeting adopted, in-part, the following recommendations from the Finance, Administration and Audit Committee meeting of December 8, 2015 (Item 5, Report No. 17, as amended):

1. *That based on the results of the Stage 1 RFI15-500 Potential Public-Private-Partnership Opportunities at North Maple Regional Park and the recommendations of previous financial advisory reviews, that staff undertake a Park Master Plan process to clearly define the City's vision for development of the PPP lands and scope for potential recreation partnership opportunities on the balance of the parkland prior to proceeding with Stage 2 RFP's for private partnership proposals;*
2. *That staff report back in February, 2016 with a draft Terms of Reference for the Park Master Plan process for Council review and approval;*

Preparation of a detailed Park Master Plan for North Maple Regional Park is important for defining the City's vision for the PPP Lands along Keele St. and to detail planned facilities for the balance of the parkland areas.

In June, September and December 2015 Council discussed and considered the results of the Financial Advisory Review, results of RFI submissions for potential public-private-partnerships, and options for proposed go-forward strategies for further development of NMRP. Based on the results of these reports it has been confirmed that:

- Potential exists with the development of a portion of the PPP lands to generate funding sufficient to advance development of NMRP faster and at a lower cost to the City compared to developing the park using conventional methods and funding sources (Development Charges and Taxation);
- There is market interest in purchasing or leasing a portion of NMRP lands for residential and/or mixed-use type development;
- There may be some market interest in partnering with the City on recreation type partnerships;
- Clarity of scope is required for the City to adequately solicit, review and assess proposals both financially and in terms of relationship to achieving the NMRP Park Vision.

A high-level Vision Plan for NMRP was completed in January 2013 with input from the community and project stakeholders. The Vision Plan (appended as Attachment 1) identifies a portion of the NMRP lands along Keele Street to be used for potential public-private-partnerships to assist with advancing development of the park; however no detail is provided in terms of the type or size of possible development scenarios.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016

Item 4, Finance Report No. 2 – Page 3

The Vision Plan also provides a conceptual layout of park facilities based on the 2003 plan prepared for NMRP. This conceptual layout provides an indication of the types of facilities desired in the park, but cannot be used to detail park development costs or final layout of facilities which requires more detailed consideration with respect to site constraints such as topography, required setbacks and/or servicing requirements.

It is therefore important to develop a new detailed Park Master Plan for NMRP which includes both a preferred land use concept plan for the PPP lands and a detailed layout of proposed park facilities for the balance of parkland areas. This level of detailed plan will assist the City in clearly defining the terms of reference for a Stage 2 RFP process for potential public-private-partnership opportunities and for issuing RFP's to seek recreation partnerships.

The Terms of Reference for a detailed Park Master Plan for NMRP identifies a 6-month process that includes preparation of concepts and options, presentation of a Final Park Master Plan and recommendations to be provided to Council by October 2016.

In June 2015 Council approved an allocation of funding for the completion of a detailed Park Master Plan. In December 2015 Council received and considered the results of RFI15-500 Potential Public-Private-Partnerships for NMRP and approved a motion to proceed with developing a detailed Park Master Plan prior to a Stage 2 RFP process to solicit proposals for potential partnerships. The purpose of the Park Master Plan is to clearly define a park development and implementation plan including the preparation of land use concepts and financial analysis options for potential residential/mixed-use development of a portion of the PPP lands and to confirm the detailed layout and servicing requirements for planned park facilities on the balance of the parkland.

The scope of work for the Park Master Plan is intended to include, but not be limited to, the following. A Draft Terms of Reference is appended as Attachment 2 which provides additional detail on the planned work program and anticipated project schedule.

- Establish a vision and land use design concept for the lands along the Keele Street frontage, including confirmation of the size of parcel to market for development;
- Detail the layout and design of park facilities/programs and integration of adjacent land uses and open space connections;
- Identify preferred locations for vehicular access and circulation;
- Develop a signature design for the Keele Street frontage of the park;
- Determine the location, type and coordination requirements for site servicing;
- Coordinate park design development with planning and transportation studies currently underway for the New Communities Secondary Plans;
- Update park development cost estimates;
- Review operating and maintenance costs and identify opportunities to incorporate sustainable design features into the park development to reduce long-term costs and to enhance the environmental aspects of the project.

The implementation schedule for completion of the Park Master Plan is proposed as follows:

- Draft Terms of Reference (January 2016)
- Council Approval of Terms of Reference (February 2016)
- RFP for Park Master Plan (February/March 2016)
- Review of RFP and Contract Award (April 2016)
- Park Master Plan process (May to September 2016)
- Draft Report and Concepts for Council Consideration (October 2016)
- Council Approval of the Final Park Master Plan (November/December 2016)
- Stage 2 RFP/multiple RFP's (December 2016 and beyond)

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**Item 4, Finance Report No. 2 – Page 4**

(NOTE – Staff will do all they can to expedite this project and meet the above milestones, however additional time may be required to adequately finalize each stage of the Park Master Plan process and meet the required reporting deadlines for Committee and Council agendas.)

A high-level schedule of the entire NMRP implementation plan is appended as Attachment 3. The schedule has been updated to show the timing of parallel processes for projects associated with implementation of NMRP including the Phase 1 Park Development project, Block 27 Secondary Planning process and the North Vaughan New Communities Transportation Master Plan process.

Relationship to Term of Council Service Excellence Strategy Map (2016-2018)

This report is consistent with the priorities established in the updated Term of Council Service Excellence Strategy Map, specifically:

- Invest, renew and manage infrastructure and assets
- Support and promote arts, culture, heritage and sports in the community

Regional Implications

Implementation of the NMRP plan will require York Region involvement and approval related to the ~~Block 27 Secondary Plan process~~, location of the proposed driveway entrance along Keele Street, as well as input and approvals associated with site servicing.

Conclusion

In December 2015 Council directed staff to report back in February 2016 with a draft Terms of Reference for the Park Master Plan process for Council review and approval. The purpose of the Park Master Plan is to clearly define a park development and implementation plan including the preparation of land use concepts and financial analysis options for the potential residential/mixed-use development of a portion of the PPP lands and to confirm the detailed layout and servicing requirements for planned park facilities on the balance of the parkland. Following Council approval of the draft Terms of Reference, an RFP for consulting services will be initiated with the master plan process to be expedited for completion by December 2016.

Attachments

1. NMRP Vision Plan January 2013
2. Draft Terms of Reference for NMRP Park Master Plan
3. NMRP Project Schedule Overview

Report prepared by

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Regional Councillor Di Biase declared an interest with respect to this matter as his children own land in Block 27 given to them by their maternal Grandfather, as well, he is a named defendant in a lawsuit by Di Poce Management who own lands in Block 27 and did not take part in the discussion or vote on the matter.