

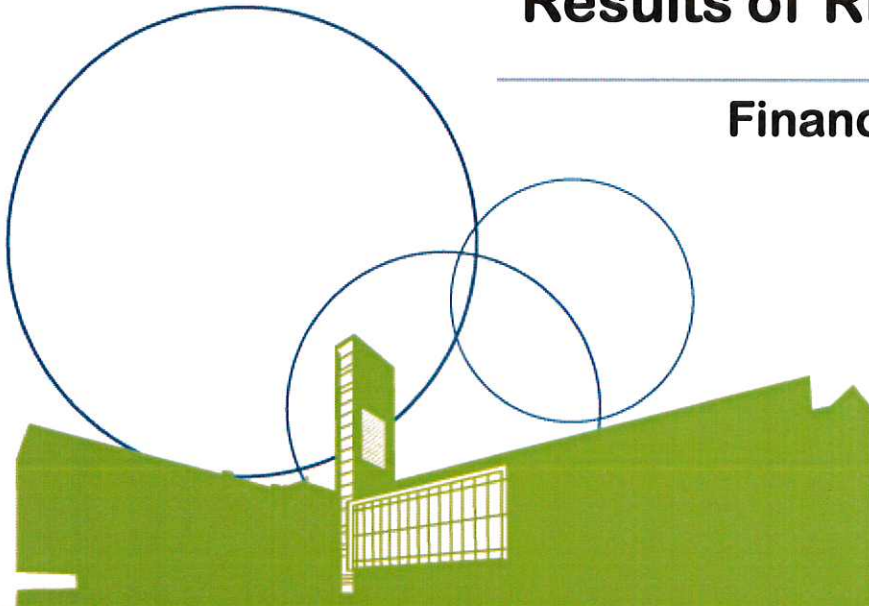
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COMMUNICATION	
FAA -	DEC 8/15
ITEM -	5

# North Maple Regional Park

## Results of RFI15-500 and Go-Forward Plan

Finance, Administration & Audit Committee

December 8, 2015



# Purpose

The purpose of this report is to:

1. ***Provide an overview*** of responses received through the Stage 1 RFI process
2. ***Obtain direction*** on a preferred go-forward plan for implementation of future phases of development at NMRP



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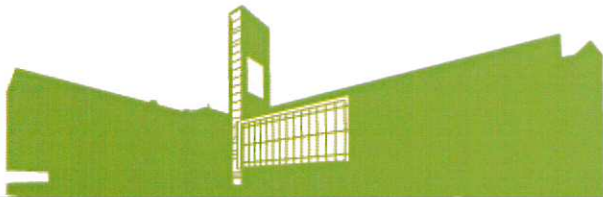
# Background

## **June 2015 Council direction:**

- To conduct additional due diligence and report back for Council's consideration on the future strategic use of PPP lands to assist with funding and advancement of future phases of park development
- Funding allocation to undertake a Park Master Plan process

## **September 2015 Council direction:**

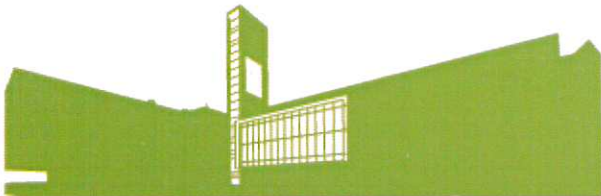
- To undertake an RFI process and approval of RFI Terms of Reference
- To report back at the completion of Stage 1 for Council's consideration of all options for strategic use of PPP lands and/or other areas of the park for potential partnerships



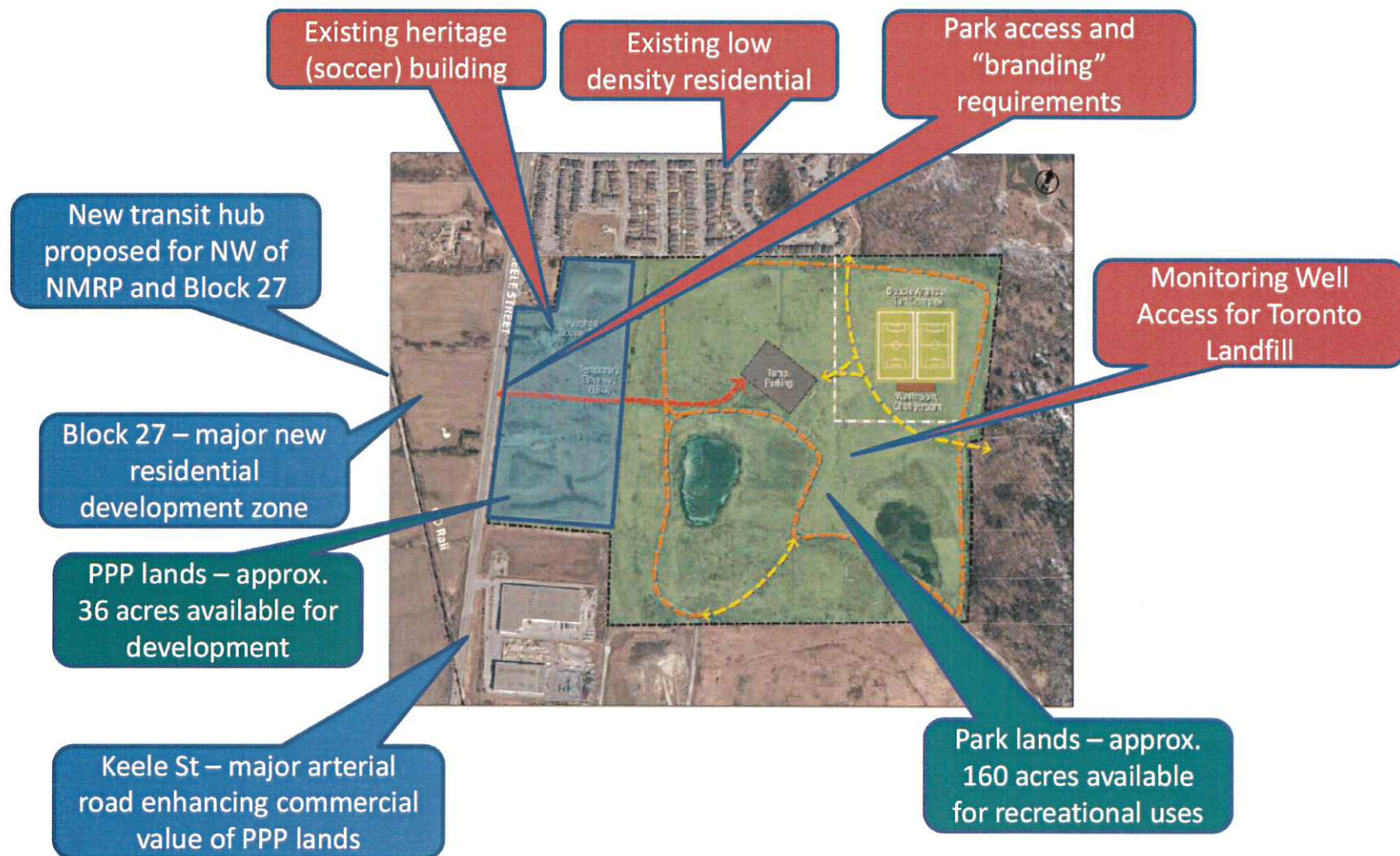
# RFI15-500

## Potential Public-Private-Partnership Opportunities

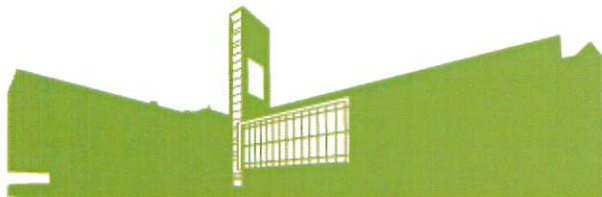
- **Purpose** of the Stage 1 RFI is to provide the City with information and clarity of market interest to inform the potential for and criteria desired in an RFP since the scope of PPP development options is not already defined.
- RFI15-500 was **issued** on September 22, 2015 with a closing date of October 19, 2015
- One (1) **Addendum** was issued to extend the Closing Date to November 2, 2015
- Thirty-two (32) documents were picked up
- Four (4) responses were received







## RFI15-500 Site Map and Considerations

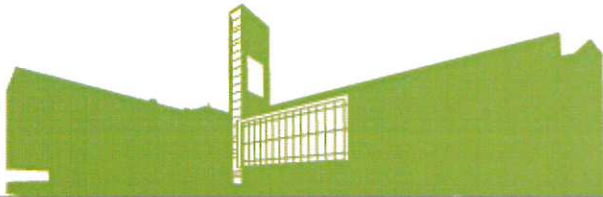


# RFI15-500

## Summary of Responses

### Common Themes among the 4 Submissions received:

- ***No conventional PPP opportunities*** were identified
- ***Interest and support*** for purchasing and developing a portion of lands along the Keele Street frontage; desire for the lands to be appropriately zoned and serviced
- ***A variety of concepts*** were provided supporting recreational partnership opportunities
- ***Significant interest*** to provide services to develop the park; limited interest in providing on-going operation and maintenance
- ***Sustained funding models*** dependent on sufficient operating revenues at commercial rates; perception that the City will guarantee all risks associated with the project





# RFI15-500

## Alignment with Financial Advisory Review

Financial Advisory Review previously completed concluded:

- ***No potential*** for traditional infrastructure PPP opportunities at NMRP due to project size and scope
- ***Some potential opportunity*** for Recreation Partnerships due to limited revenues of park programming
- ***Most significant opportunity*** may exist with potential sale of a portion of identified PPP lands for development
- All of these aspects were confirmed through submissions received in response to RFI15-500



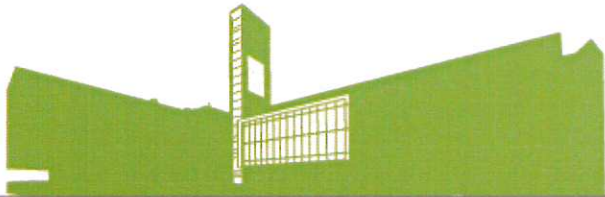
# NMRP Implementation Options

**Three Options** previously presented in June 2015:

- Option 1 – Conventional Approach to Park Development
- Option 2 – Recreation Partnership
- Option 3 – Value-Added Sale of Lands

**New option** based on results of RFI15-500:

- Option 4 – Proceed with Stage 2 RFP process





## Park Development Options

### Option 1 Conventional

- Conventional approach at developing park funded by existing DC reserves

81 Ha

15+  
years  
(2030-35)

### Option 2 Recreation Partnership

- Partnership with private sector to develop and/or O&M a facility within the park

81 Ha

10 to 15  
years  
(2025-30)

### Option 3 Land Sale

- Value-added planning process and sale of a portion of PPP lands to fund park development

67 to  
75 Ha

3 to 5  
years  
(2018-20)

























### Option 4 RFP Process

- Pursue Stage 2 process for Public-Private-Partnership Opportunities

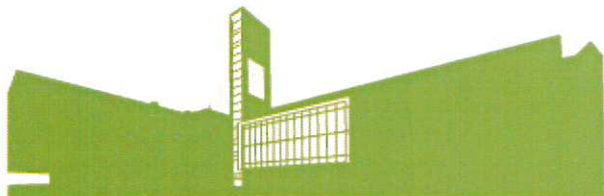
67 to  
75 Ha

TBD

4 alternative methods for delivering NMRP

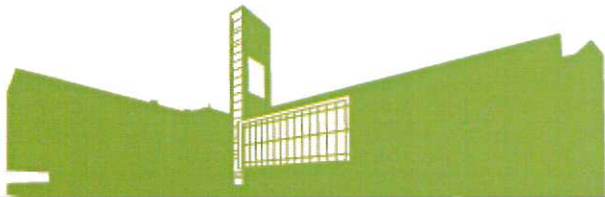
		Ownership / Keele Frontage	Capital Impact	Acceleration of Delivery	Operating Impact	Effect on Parks Dev. Program	Service Level Impact
Park Development Options	Option 1 Conventional						
	Option 2 Recreation Partnership						
	Option 3 Land Sale						
	Option 4 RFP Process						

4 alternative methods for delivering NMRP



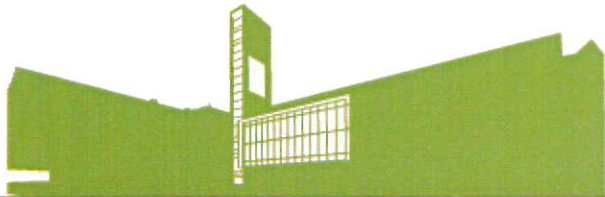
## Summary

- ***No viable conventional PPP opportunities*** were identified in response to RFI15-500
- ***Confirmation of market interest*** in lands along Keele Street for private development; funding could be sufficient to fund park development capital costs
- ***Some market interest*** and potential for recreation partnerships
- ***Scope for Stage 2 RFP process is not yet clearly defined***; potential for multiple partnership opportunities associated with private development and recreation type partnerships
- ***Council direction required*** to determine a go-forward strategy for implementation of future phases of park development





# Questions and Discussion



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