

C	10
Item #	1
Report No.	9 (FAA)
Council - September 9/14	

DATE: SEPTEMBER 3, 2014
TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION – COUNCIL MEETING – SEPTEMBER 9, 2014

**REPORT NO. 9, ITEM 1, FINANCE, ADMINISTRATION AND AUDIT COMMITTEE,
SEPTEMBER 3, 2014**

NORTH MAPLE REGIONAL PARK FINANCIAL ADVISORY REVIEW – WARD 1

Recommendation

The Commissioner of Planning in consultation with the Director of Parks Development recommends:

1. THAT this communication be received for information.

Background

During discussion of Report No. 9, Item 1 of the September 3, 2014 Finance, Administration and Audit Committee meeting, staff were requested to provide additional information with respect to the overall plan for North Maple Regional Park (NMRP) and status of the original Expression of Interest for private partnership opportunities.

Details of the latest park plan and community consultation is appended as Attachments 1, 2 and 3 with a summary of key points as follows:

1. A Vision Plan (Facility Fit) was prepared for NMRP and presented to the community on January 31, 2013.
2. The Vision Plan identified the development of passive and active park facilities with a balanced distribution planned in 5 zones:
 - a) Sports Facility Area (approx. 25% of the total park area)
 - b) Active Area and Play Zone (approx. 18% of the total park area)
 - c) Picnic Area (approx. 12% of the total park area)
 - d) Woodland Gardens and Naturalization (approx. 30% of the total park area)
 - e) Lands for potential Public-Private-Partnership (approx. 15% of the total park area)
3. The Vision Plan and input received from the community consultation process is intended to be used to form the required basic and desired facilities for future park development as well as consideration for potential Private-Public-Partnership opportunities.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a large, stylized initial 'J' and 'M'.

JOHN MACKENZIE
Commissioner of Planning

Attachments

1. Extract from Council Meeting Minutes of June 25, 2013, Item 46, Report No.32 of the Committee of the Whole
2. North Maple Regional Park Community Consultation Report dated March 6, 2013
3. North Maple Regional Park Vision Plan January 2013

Copy To:

Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Jamie Bronsema, Director of Parks Development

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 46, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

46

**NORTH MAPLE REGIONAL PARK –
PROPOSED PUBLIC PRIVATE PARTNERSHIP
SUMMARY OF PUBLIC CONSULTATION
NEXT STEPS
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2013, be approved; and
- 2) That the deputation of Mr. Antony Niro, Laurentian Boulevard, Maple, be received.

Recommendation

The Commissioner of Community Services, in consultation with the Director of Purchasing Services, and Director of Legal Services, recommends:

1. That this report and results of the North Maple Regional Park Community Consultation be received for information purposes; and,
2. That staff be directed to issue an Invitational Request For Proposals for a financial advisor to prepare a business case for the North Maple Regional Park Public Private Partnership and report to Council in the fall of 2013.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

Economic Impact

There is no economic impact as a result of this report as consulting funds are already approved within 5961-2-03 but a Public Private Partnership or funding strategy may provide an opportunity to reduce the tax burden to the residents of Vaughan if the Public Private Partnership is successful.

Communications Plan

There will be additional opportunities for consultation with the community as North Maple Regional Park moves forward.

Purpose

The purpose of this report is to update Council on the results of the Expression of Interest (RFE012-180); the results and comments coming out of the Community Meeting held on January 31, 2013; as well as to provide an update on the process and next steps to be taken prior to issuing the Request for Proposal for a Public Private Partnership.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 46, CW Report No. 32 – Page 2

Background - Analysis and Options

Council at its meeting on January 31, 2012 adopted the following resolution (Item 28 Report No 1, Committee of the Whole).

Whereas, the City of Vaughan has purchased approximately 200 acres of land on the east side of Keele Street, between Teston Road and Kirby Road for a major City park; and,

Whereas, the current Facility Fit Plan developed using the City of Vaughan's "Active Together Master Plan for Parks" contemplates the park consisting of recreation space, senior soccer fields, artificial turf fields, senior baseball/softball fields, cricket pitch, tennis courts, water play, play areas, basketball courts, ice skating trail, skateboard park, trails, field houses, amphitheatre, conservatory/arboretum, garden event area, picnic sheltered areas, pedestrian and bicycle network; and,

Whereas, the estimated cost to construct the Park is significant, estimated at \$31 million and will require a significant amount of funding beyond development charges to fully realize the plan; and,

Whereas, there will be significant ongoing annual costs to operate the park; and,

Whereas, the City is open to opportunities for reducing the cost to the taxpayer of providing the services to the public (construction and operation).

It is therefore resolved

That Council issue an Expression of Interest to solicit and evaluate opportunities for a Private Public Partnership for the development and operation of all or a portion of the Maple Valley North Regional Park with the objective of balancing the public/private interests while achieving Council's overall vision for the park; and,

That Staff be directed to bring back to Council the results of the Expression of Interests, along with the draft Terms of Reference for an RFP to be issued to the proponents responding to the Expression of Interest; drawing from the current plan as a baseline for Council approval before being issued; and

That prior to the drafting of Terms of Reference for an RFP, a community meeting be held to discuss the current needs and vision for the future North Maple Regional Park so that these discussions can be incorporated into the Terms of Reference.

Legal Services Comments: Public Private Partnerships

Public Private Partnerships (PPPs) have become a common tool for delivering infrastructure and services and the key essence of a PPP is the sharing of risk and transferring risk and responsibility to the private sector. Staff have sought the advice of an external lawyer with expertise in PPPs regarding the process to move forward. The City will need to review the different procurement options (Design-Build-Finance, Design-Build-Finance-Maintain, Design-Build-Finance-Operate-Maintain, or other options) for the project. The choice of alternative service delivery model should be based on a business case that best secures value for taxpayers' money and has an open and transparent procurement and delivery process. Through this analysis the municipality will be able to demonstrate that the chosen service delivery model provides the best opportunity to achieve value for money.

There are a number of issues which will need to be considered to determine whether PPP is the right procurement vehicle for this project. The Canadian Council for Public-Private Partnerships–

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 46, CW Report No. 32 – Page 3

A Guide for Municipalities, November 2011 sets out the need to develop a business case with rigorous financial and risk analysis. To develop these business cases, staff recommend retaining a financial advisor. The business case will summarize the project objectives, project scope, and the projected base costs. It would validate the procurement options, and summarize the results. It would include a detailed analysis of the capital, operating, maintenance, and lifecycle components under the procurement options and include a risk analysis identifying material project risks associated with each procurement option. It would identify the preferred delivery model.

The range of cost to retain a financial advisor to provide the business case is estimated at \$50,000 to \$75,000. An Invitational RFP can be issued shortly, with award in the summer and timing to provide a report to Council in the fall of 2013.

Summary of Expression of Interest

Further to the direction of Council, an Expression of Interest was issued on April 18, 2012, which closed on May 15, 2012. The Expression of Interest was advertised in the City Page, as well as being posted on Biddingo and the OPBA web site. Seventeen (17) individuals picked up the expression of interest (RFEI12-180) documents from Purchasing Services and four (4) submissions were received upon closing, as follows:

- 1) Castlepoint Investments Inc., Vaughan, ON
- 2) Oasis Entertainment Group, Oakville, ON
- 3) History Hill Group and Green Park Homes, Vaughan, ON; and,
- 4) Ludus Theatrum Limited, Maple, ON

Based on the advice of Legal Services and in consultation with Purchasing Services, RFEI12-180 has been cancelled.

Summary of Community Meeting Regarding Needs and Vision of the Regional Park

A Community meeting was held on January 31, 2013 at 7:00 p.m. and was well attended by the general public. For additional information regarding how this community meeting was advertised, please refer to the North Maple Regional Park Community Consultation Report, dated March 6, 2013 (see Attachment 1). All in attendance of the community meeting were provided a hard copy comment sheet for their use and were directed that comments can also be submitted via email or online on the City's Web page. As part of the community meeting there was a brief presentation followed by a comment period, which had been facilitated by the Consultant firm, Monteith Brown Planning Consultants (see Attachment 2). Verbal comments are summarized in Appendix 'A' of Attachment '1' and written comments are summarized in Appendix B of Attachment '1'.

Staff have reviewed the report prepared by Monteith Brown Planning Consultants for the North Maple Regional Park public consultation, which was held to help inform the design of the park and the terms of reference that would be issued related to the possible Public Private Partnership. Listed below is the summary of the identified concerns and comments noted within the report and associated appendices, as follows:

1. There is excellent support for the development of the Park and an enthusiasm to expedite construction. The facility fit was generally well received and was felt to offer something for everyone, including a good mix of spaces for structured and unstructured activities.
2. Organized sports groups were disappointed about the potential "loss" of one soccer field and two ball diamonds from the previous concept plan. These fields were removed from the current facility fit concept presented at the community meeting to provide space for a potential Public Private Partnership along Keele Street.

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**Item 46, CW Report No. 32 – Page 4**

3. Requests were received to add an off-leash dog park and botanical garden to the Park, among other features. Residents expressed an interest to see a greater emphasis on multi-use, unstructured play opportunities provided by the facilities in the active area, play, woodland, and picnic zones (as opposed to permitted sports fields).
4. Several local residents identified concerns over the location of the sports fields and potential impacts from lighting, noise, and on-street parking in the residential subdivision to the north. To address these concerns, some suggested that the site be reconfigured.
5. There was general but cautious support for a Public Private Partnership on the site. The caution was to ensure that public interests are protected and benefits were enhanced. Many expressed an interest to learn more about the final concept and options when they become available.

In addition, most residents at the public meeting viewed the Public Private Partnership as a reasonable option given that it may allow the City to move forward with the development of the park in a more expeditious manner. This support, however, was qualified in that any Public Private Partnership must protect and enhance public benefits; for example, local user groups and residents want to maintain the first right to book facilities. Respondents also provided the following comments for consideration when evaluating the type of P3 sought by the City.

- The P3 should benefit the community as a whole and accommodate local residents and users in terms of access and parking. As a result, residents felt that big box stores and commercial uses would not be an ideal fit, unless it can be demonstrated that value can be offered to the community.
- Residents were adamant that any development to occur on these lands should be complementary with the proposed park elements and should consider creative and innovative solutions, including (but not limited to) environmentally-friendly designs.
- Others suggested that the City should develop the Public Private Partnership lands, and then lease them to users to solidify municipal ownership and control of the site.
- Some residents suggested that a review of Public Private Partnership best practices should be undertaken to ensure that the best possible solution is achieved to meet the needs of residents and users.
- Some residents felt that the City should also explore other options for funding, including from the Region of York.
- There were also a small number of suggestions that the City sell the lands to assist with funding the park's development.

Based on the comments received and concerns expressed, the following are proposed to be included in the Terms of Reference for the North Maple Regional Park Private Public Partnership RFP. In addition, the preferred Business model will be finalized and included in the RFP:

1. The proposed park facilities shall be incorporated into terms of reference for the RFP and shall include the following but is not necessarily limited to:

Active Facilities:

- One lit artificial turf soccer field with stadium seating (1,000 to 1,500 capacity);
- One lit artificial turf soccer field;
- Three lit premium soccer fields;
- Two lit senior baseball diamonds;
- One lit multi use sports field (rugby, football, lacrosse, etc...)
- One international cricket pitch;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013Item 46, CW Report No. 32 – Page 5

- One water play;
- Accessible junior & senior play areas;
- Basketball court area (full sized courts);
- Lit Tennis Court area;
- A refrigerated ice skating trail (outdoor skating rink); and
- Skateboard facility.

Passive Facilities:

- Storm water management and recreational ponds;
- Main pond with aeration fountain and associated stone waterfall;
- Lit vehicular road network;
- Lit pedestrian walkways;
- Parking areas with incorporated bio-retention facilities (Low Impact Development methods);
- Two Field houses that include washrooms, change rooms, storage and concessions;
- One Field house that includes washrooms and a picnic shelter
- Park entrance features;
- An amphitheatre and lawn area;
- A conservatory/arboretum;
- An Off-Leash Dog area;
- Wedding garden area that can accommodate ceremonies;
- Picnic areas with shade shelter(s);
- Woodland gardens with naturalized areas and "Celebration Forest";
- Connection to the, existing and planned, City of Vaughan pedestrian and bicycle network; and,
- A comprehensive signage system that addresses directional & interpretive features.

In addition it has been noted that the inclusion of additional multi use sports fields or field for other field sports like football, rugby and lacrosse is desired based on facility need identified in the "Active Together Master Plan".

The proposed park programming shall allow for a balanced distribution of park facilities and activities for the active and passive areas proposed for sports facilities; active area and play zones; picnic area and areas associated to woodland gardens and naturalization. Based on the facility fit concept presented at the public meeting, the following are the approximate area calculations for the North Maple Regional Park site and shall form the guidelines for facility distribution within the proposed Regional Park:

Proposed Passive and Active Areas	Estimated Hectares	Estimated Percentage
Sports Facility Area	20.25	25 %
Active Area and Play Zone	14.58	18 %
Picnic Area	9.72	12 %
Woodland Gardens and Naturalization (Includes Buffer, setbacks and Landscaped areas)	24.30	30 %
Lands Associated with Public Private Partnership off of Keele Street	12.15	15%
Totals	81 Ha	100%

Note: Lands associated with servicing, structure, vehicular and pedestrian circulation, parking and service buildings are associated with the approximate activity area calculations.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 46, CW Report No. 32 – Page 6

2. The development and location of vehicular parking shall be designed so that it does not dominate the park space. The use of best practices for parking design and layout will be mandated through the design development process.
3. The requirements for setbacks between sports fields (and lighting) and the residential community to the north will be required to be no less than 30 meters and shall include the necessary landscape buffer treatments, which shall include earth berms and evergreen and deciduous tree planting and associated landscape features to ensure that there are appropriate screening and separation from residential properties.
4. Alternative park facility layout will be permitted within the request for proposals and will be considered. However, facility layout and alignment shall satisfy all City park development standards, construction best practices and shall be developed to fit within the appropriate topography and shall be designed to allow for positive drainage in order to support the proposed location of sports fields, park facilities, pathways, structures, planting and operational and maintenance practices.
5. A traffic study would be required to be completed by the successful proponent for the development proposal, prior to the park's development.

Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

This report is consistent with the priorities previously set by Council and at this time staff resources have been allocated and are approved.

Regional Implications

The site is located along Keele Street, which is a Regional road.

Conclusion

The information collected from the community meeting will be used to form the required basic and desired facilities as noted by the public within the future Regional Park. The comments and concerns documented during the public consultation and subsequent comments have been taken into consideration in forming the terms of the RFP. However, the business case is required to determine the preferred business model to move the North Maple Regional Park Public Private Partnership moves forward and deliver the facilities required and needed.

Parks Development staff will continue to work with Purchasing Services and Legal Services staff on the RFP for the financial advisor. The business case and subsequent report will provide the direction, necessary tools and detailed guidelines for the City to consider when undertaking a Private Public Partnership for the North Maple Regional Park. A further report will be provided to Council in the fall of 2013 with the business case and recommendations for the preferred service delivery model.

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 46, CW Report No. 32 – Page 7

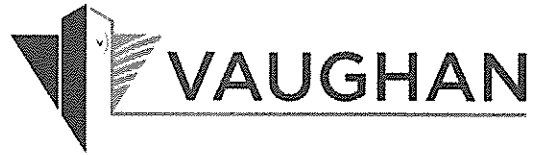
Attachments

1. North Maple Regional Park Community Consultation Report, dated March 6, 2013
2. NMRP Community Meeting Presentation, dated January 31 2013

Report prepared by:

Martin Tavares, Construction Coordinator, Ext. 8882
Melanie Morris, Construction Coordinator, Ext. 8058

(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.)



North Maple Regional Park Community Consultation Report

March 6, 2013

Prepared for:
City of Vaughan, Parks Development

Prepared by:
Monteith Brown Planning Consultants


Monteith•Brown
planning consultants

Contents

<u>Section</u>	<u>Page</u>
1. Purpose of Report.....	1
2. Project Overview.....	1
3. Methodology	2
4. Input and Key Findings	3
5. Summary	7

Appendix A – Detailed Verbal Comments Taken at Community Meeting

Appendix B – Detailed Written Comments Received

1. Purpose of Report

Monteith Brown Planning Consultants was retained by the City of Vaughan to lead the community consultation programme for the City of Vaughan's North Maple Regional Park project on behalf of the City's Parks Development Department. This involved:

- 1) assisting in the development of the presentation and public input materials;
- 2) facilitating one public meeting;
- 3) reviewing all public comments; and
- 4) developing a summary report.

The purpose of this report is to help to inform the design of the park and the Terms of Reference to be issued related to possible public-private partnerships on the site. Further opportunities for public input are likely through the coming years as the design and development of the Regional Park moves forward.

2. Project Overview

The City of Vaughan has recently completed its acquisition of approximately 81 hectares (200 acres) of land on the east side of Keele Street, between Teston Road and Kirby Road for a Regional Park. The planning and design of this major park has been an ongoing initiative for several years, originally being established through the Maple Valley Plan process in 2000.

Potential active and passive park components include open space, senior soccer fields, artificial turf fields, senior baseball/softball fields, field houses, cricket pitch, tennis courts, water play, play areas, basketball courts, ice skating feature, skateboard park, amphitheatre, garden and picnic areas, trails, etc. Given the opportunity provided by this unique site, and the considerable size and scale of this project, this may be the last Regional Park developed by the City of Vaughan.

Concept facility fit plans for the park have been developed and their evolution has been influenced by the City of Vaughan's "Active Together Master Plan". The most recent facility fit plan was presented at the January 31, 2013 community meeting and included the aforementioned facility components organized into several general zones (sports facility area, active area and play zone, picnic area, and woodland gardens and naturalization). As the purpose of the facility fit was to illustrate the general concept, a detailed plan would come only after future design development.

Timelines and funding have been identified with the costs currently estimated at \$31 million for construction. To assist with offsetting this cost, the City recently issued an Expression of Interest to solicit interest for potential public-private partnerships for the development or operation of all or a portion of the site. We understand that the City expects to issue a Request for Proposal seeking more details on potential partnerships later in 2013.

3. Methodology

City Council directed that a community meeting (public input session) be undertaken prior to the finalization of the plan. This purpose of this meeting – held on **January 31, 2013** at Vaughan City Hall – was to discuss the current needs and vision for the future North Maple Regional Park. It is understood that the discussion points and any subsequent revisions to the facility concept will be incorporated into the terms of reference for a request for proposal to fully develop the park through a public-private partnership.

Sports groups, residents, and other stakeholders were invited to attend the meeting through several means, including numerous advertisements:

- on the *City Page* (January 10, 17, 24 and 31, 2013);
- on the Parks Development Website (as of January 16, 2013);
- in the *Jewish Tribune* (January 17, 24 and 31, 2013);
- in the *Vaughan Citizen* (January 10, 16, 17, 23, 24, 30, 2013);
- in the *Vaughan Weekly* (January 9, 16, 23 and 30, 2013);
- in the *Thornhill Liberal* (January 10, 17, 24 and 31, 2013);
- in the *Lo Specchio* (January 18 and 25, 2013);
- through mobile signs at 5 locations for 3 + weeks; and
- through a combination of email and mail invitations provided to various sports and user groups within the City, including seniors, environmental, baseball, soccer, football, rugby, cricket, etc.

Specifically, the January 31, 2013 community meeting was held to:

- review the status of the park development;
- review the facilities being considered for the park;
- solicit feedback on the vision for the park and identify any outstanding needs or considerations; and
- identify next steps.

Upon arriving for the community meeting, attendees were asked to register and were given an opportunity to review display boards containing the regional context map and 2013 facility fit plan for North Maple Regional Park. Shortly after 7 p.m., the meeting facilitator (Steve Langlois, Principal Planner with Monteith Brown Planning Consultants) led the group through a PowerPoint presentation describing the process, site, proposed concept, and next steps. This was followed by an open question and comment period through which residents could discuss the proposal and provide input for further consideration. Assisting with the discussion period were the City's Commissioner of Community Services (Marlon Kallideen) and Construction Coordinator (Martin Tavares). The community meeting was well attended with approximately **86 residents**; the main themes arising from the input are summarized in the following section of this report. Additional details are described in Appendix A.

A one-page comment sheet was distributed at the community meeting to record the written feedback of attendees; several completed sheets were submitted that evening. The comment sheet was posted February 1st, 2013 on the City's website, allowing for electronic submission. The City is maintaining a database of those who submitted comment sheets and wish to be notified of further updates on the project.

The comment sheet posed the following questions:

- What do you like about the proposed vision presented at the meeting?
- Is there anything that you dislike about the proposed vision? Please explain.
- Is there anything additional that you would like to see added to the proposed park concept?
- What main goal(s) should the City consider when evaluating potential public-private partnerships for the development and/or operation of all or a portion of the site?
- Additional Comments.

To assist those who were unable to attend the community meeting, the full presentation (PDF) was also posted on the City's website. In addition, staff contact information was provided to allow for email or other written submissions.

In total, **28 comments sheets and other submissions** were received by the February 21, 2013 deadline; the main themes from the input provided are summarized in the following section of this report. Additional details are provided in Appendix B.

4. Input and Key Findings

Verbal and written comments from the community meeting and comment sheets have been summarized into the following subsections:

- A. what residents like most about the concept
- B. what residents dislike most about the concept
- C. potential neighbourhood impacts
- D. additional features to be considered
- E. public-private partnership
- F. funding

A. What Residents Like Most about the Concept

Overall, the public was pleased to see the development of the park moving forward, with many indicating that they have been waiting for this to occur for some time (some expressed frustration at the pace of the project). It was felt that the park would be a valued addition to the community and many commented that the new design and vision generally maintains the original concept that was presented years ago.

The public identified a number of proposed park components that they liked most. They generally liked the fact that the multi-purpose vision provides a mix of sports fields, green spaces, and leisure opportunities such as the picnic area, trails, and other supporting amenities. Some residents indicated that they liked particular proposed facilities, such as the playground and waterplay facility. Other residents liked the variety of recreation sports fields proposed – including the soccer fields, ball diamonds, and tennis courts – and indicated that they will provide much needed facilities to local user groups. The potential opportunity for outdoor skating was also favoured by some residents (especially as there are few in the vicinity), as well as the proposed green spaces, woodland gardens, naturalized areas, and nature trails. Some residents were supportive of the public-private partnership (P3) as they saw it as a way to assist with the development of the park.

B. What Residents Dislike Most about the Concept

The public identified a number of park features that they found unfavourable, with negative comments generally centred on the sports fields. A number of residents associated with the Vaughan Soccer Club identified their displeasure for the loss of soccer fields from the previous concept plan. A member of Vaughan Slo-Pitch also expressed regret for the removal of two ball diamonds as the group indicates a need for a minimum of three softball diamonds to support programming (one more than in the revised facility fit). Another group also registered their dislike for having only one multi-purpose field for other sports such as rugby, football and lacrosse, and a comment was received that a cricket field was unnecessary.

By contrast, a number of residents articulated that there are too many sports fields being proposed and argued that fewer fields should be provided given that their use is limited to organized sports and the warm weather months. Instead, many residents felt that a greater emphasis should be placed on providing leisurely multi-use opportunities that are affordable and geared towards all residents' and age groups.

Some residents also felt that the concept plan presented at the public meeting lacked some key pieces of information. Specifically, residents suggested that they were interested in learning more about:

- the public-private partnership (P3) and the buildings that will be proposed;
- the placement of parking to ensure it does not dominate the space;
- the setbacks between sports fields (and lighting) and the residential community to the north; and
- the supporting park amenities (seating and shade).

C. Potential Neighbourhood Impacts

A number of concerns were raised by the public regarding potential neighbourhood impacts of the new park, particularly with respect to the location of the sports fields and related safety concerns. Some felt that the sports fields shown on the concept plan were too close to the abutting residential neighbourhood to the north. Given that these sports fields are proposed to be lit, several residents (many from the 15 dwellings that back on to the park), expressed that light and noise will impact their quality of life and enjoyment of their property. Other residents identified safety concerns with attracting undesirable activity, noise, and errant balls in their backyards. While staff indicated that mitigation measures are proposed to be implemented (such as the backstop fencing and berming between the sports fields and abutting subdivision), the concerns of neighbouring residents persist.

To help address these concerns, some requested that the City consider an alternative park layout that would shift the sports fields away from the residential area to the north. Options suggested by residents included orienting the sports fields along the southern or eastern perimeter of the park and shifting the picnic area to the park's northerly limits to buffer the residential subdivision. Staff indicated that there are topographical and drainage challenges with the site that support the proposed location of sports fields near the park's northern limit.

In addition, some were concerned that the park will draw additional traffic to the site, resulting in increased parking on local streets. Concerns were also raised with regard to impacts along Keele Street, such as the level of traffic and lighting; it was noted that a traffic study would need to be completed prior to the park's development.

D. Additional Features to be Considered

A number of park components were suggested by the public to be considered to strengthen the role of the park as a City-wide draw and destination. Some suggestions are contained within the current vision for the park; therefore, these comments merely reinforce support. Suggestions ranged from the need for additional sports fields to other leisure activities that can be used year-round.

A popular suggestion was for an off-leash dog park that residents can walk to, rather than driving to the dog park located in the southern portion of the City. A botanical garden was also suggested in order to provide aesthetically-pleasing landscaping, promote environmental initiatives, and provide educational programs. The garden was also suggested to be supported and enhanced by a community greenhouse to be used to grow on-site flora. Other residents felt that green technologies should be considered in the design, such as solar power, permeable surfaces, and water collection systems that can be used throughout the park.

Many residents identified the need for trails throughout the park and to connect with the abutting residential subdivision to encourage active forms of transportation (although some local residents were not supportive of these connections, citing potential negative impacts). These trails should be encouraged to be used year-round and be a mix of nature and multi-purpose trails to support a variety of activities such as walking, jogging, and biking. Several requests were received to provide outdoor fitness equipment along trails.

Additionally, a number of residents also requested consideration be given to developing an indoor sports stadium, bubble/dome or indoor facility to provide opportunities for a variety of year-round indoor sports (such as indoor soccer, tennis, volleyball, etc.), off-season training, and indoor programming. Although not illustrated on the facility fit plan due to the level of detail shown, it was indicated that the park would contain several washrooms and change room facilities, which were requested by several residents.

The following list provides a summary of the most common features and components put forth by residents for North Maple Regional Park based on comments received at the meeting and through the comment sheet. This list is organized by number of mentions (from most to least), but is based on a subjective assessment and not intended to be statistically significant.

- | | |
|---|--|
| 1. Sports fields – soccer, baseball, football, etc. | 11. Multi-purpose field |
| 2. Play zone features – playground, waterplay, tennis and basketball courts | 12. Winter activities (tobogganing, cross country skiing, snowshoeing) |
| 3. Picnic area | 13. Underground parking |
| 4. Off-leash dog park | 14. Indoor sports facility |
| 5. Botanical garden | 15. Focus on multi-use activities |
| 6. Trails (jogging, walking, fitness, skating) | 16. Softball diamonds (more) |
| 7. Indoor stadium | 17. Greenhouse |
| 8. Dressing rooms and washrooms | 18. Green technologies (solar power, permeable surfaces, water collection) |
| 9. Outdoor swimming pool | 19. Wooded path along northerly limits |
| 10. Outdoor ice rink | 20. Archery |

E. Public-Private Partnership

A potential public-private partnership (P3) for site – described at the meeting as having a likely focus on the lands fronting Keele Street – raised a number of questions, comments, and concerns. This should not be surprising given where the City is at in the process (with the RFP pending) and the uncertainty associated with the matter. The public was very interested in what the P3 would entail and the process for organizations to submit their interests and intents. Residents also questioned how these lands will be developed and how they will be managed; the process for identifying P3 options was outlined at the meeting and those in attendance were asked to provide criteria by which proposals could be evaluated.

A P3 was viewed by most as a reasonable option given that it may allow the City to move forward with the development of the park in a more expeditious manner. This support, however, was qualified in that any P3 must protect and enhance public benefits; for example, local user groups and residents want to maintain the first right to book facilities.

Respondents provided additional input that should be considered in evaluating the type of P3 sought by the City.

- The P3 should benefit the community as a whole and accommodate local residents and users in terms of access and parking. As a result, residents felt that big box stores and commercial uses would not be an ideal fit, unless it can be demonstrated that value can be offered to the community.
- Residents were adamant that any development to occur on these lands should be complementary with the proposed park elements and should consider creative and innovative solutions, including (but not limited to) environmentally-friendly designs.
- Others suggested that the City should develop the P3 lands, and then lease them to users to solidify municipal ownership and control of the site.
- Some residents suggested that a review of P3 best practices should be undertaken to ensure that the best possible solution is achieved to meet the needs of residents and users.

F. Funding

Several comments were made regarding funding for the construction and development of the park, with concerns over the impact on taxes and user fees. It was identified that funding scenarios for the park have not yet been established as it could be impacted by the P3 and other factors. Some residents were concerned that the proposal may result in tax implications, while others were supportive despite this possibility. Some were concerned with the potential for higher user fees and maintained that user fees should be kept in line with existing costs to ensure that activities are affordable for residents.

There was a hope that the proposed P3 could assist in offsetting costs. Many felt that the City should also explore other options for funding, including from the Region of York (given that it is classified as a “Regional” Park). There were also a small number of suggestions that the City sell the lands to assist with funding the park’s development.

5. Summary

Based on the points raised in the previous section and Appendix, the following are the salient points summarized from the public consultation programme for the design and development of North Maple Regional Park.

- i. Overall, there is excellent support for the development of the Park and an enthusiasm to expedite construction. The design was generally well received and was felt to offer something for everyone, including a good mix of spaces for structured and unstructured activities.
- ii. That being said, organized sports groups were disappointed about the potential "loss" of one soccer fields and two ball diamonds from the previous concept plan. These fields were removed from the current facility fit concept presented at the community meeting to provide space for a potential public-private partnership along Keele Street.
- iii. Requests were also received for adding an off-leash dog park and botanical garden to the Park, among other features. Some want to see a greater emphasis on multi-use, unstructured play opportunities provided by the facilities in the active area, play, woodland, and picnic zones (as opposed to permitted sports fields).
- iv. Several local residents identified concerns over the location of the sports fields and potential impacts from lighting, noise, and on-street parking in the residential subdivision to the north. To address these concerns, some suggested that the site be reconfigured.
- v. Although several questions remain, there was gentle skepticism and cautious support for a public-private partnership on the site, as long as public interests are protected and enhanced. Many expressed an interest to learn more about the partnership options when they become available.

Appendix A

Detailed Verbal Comments Taken at Community Meeting

Note: The following pages contain comments received at January 31, 2013 community meeting.

Comments received from the Public Meeting regarding the North Maple Regional Park
January 31, 2013

General Comments

- Some felt that the name should not include the name 'Region' if the Region is not assisting with funding.
- How much of the property is within the Oak Ridges Moraine and will the Ministry of Environment monitor the park lands?
- How many phases were in the plan and if each one will come on-line as they are completed?

Public-Private-Partnership (P3)

- Several questions sought more detail on what a P3 could involve.
- What is the Official Plan designation and Zoning of the P3 lands?
- Will the block fronting Keele Street be sold/leased to a developer and will the developer put a facility there?
- What kind of plan do the developers have and what criteria do they have to meet?
- Who are the potential partners, what is the process, and how were the Expressions of Interest were evaluated?
- City should take a look at other P3s to assess best practices.
- The lands should be valued and sold to help pay for development of the park.
- If the P3 goes through will there still be a tax increase?
- Consider partnering with PowerStream to generate money.

Amenities

- More sports fields are needed for local groups and new residents.
- Rather use lands for kids to play, don't need all of these sports fields.
- 30m berm will not be enough to stop noise and light pollution from infringing on neighbouring properties.
- Consideration should be given to a bubble/dome given so much money is being invested and there is currently none available.
- Consider providing indoor facilities since it's a regional park.

Layout

- Happy to see the park being developed and want to know the breakdown of park components.
- Consider flipping the layout so the sports fields are not abutting the residential subdivision (e.g., along the east or south).
- Don't want an entrance from the subdivision or the park will generate more on-street parking.
- The park will draw too many kids and raises noise and safety concerns for some residents directly abutting the park.
- Even if berming can reduce lighting, it will not reduce noise.

Infrastructure/Servicing

- Keele Street is too busy and dark to support the park. Will more street lighting be added?
- How will the park be maintained once it is built?

Funding

- Will any funding be provided by the Region?
- Confirmation that the budget was \$31 million. How is the budget still the same as it was for the previous concept, even with less parkland and removal of sports fields?
- Have accepted that there may be tax implications, but our taxes go up every year, so this isn't reason enough to stop the park from being developed.

Appendix B

Detailed Written Comments Received

Note: The following pages contain the responses from the written comment sheets provided at the Community Meeting and made available online.

ATTACHMENT 2

Comment Sheets - North Maple Regional Park
City of Vaughan

Appendix B

Q1. What do you like about the proposed vision presented at the meeting?	Q2. Is there anything that you dislike about the proposed vision?	Q3. Is there anything that you would like to see added to the proposed park concept?
1 A beautiful facility for our great City.	An extremely low proportion dedicated to football. Football being lumped with rugby to share one field in 5-7 years. Multi-purpose should be for all, and most fields should be multi-purpose. At least one field minimum per group.	Why can't most fields be multi-purpose, then allocated as needed. Vaughan football needs a home, and this proposal (ready in 5-7 years) still does not address this.
2 Have been waiting for development of a park and am happy to see that there is movement.	Would have liked to see the natural aspects (i.e. trails) in place before sports takes priority.	Additional funding from York Region since likely that other cities such as King would benefit.
3 Slide presentation and boards	More info regarding the PPP is required.	Botanical garden, playground, splash parks, environmental/natural museum for students, educational programs, solar in nature.
4 Water park, trails, ice rink	soccer fields, baseball diamond locations	walk access from the subdivisions
5	A little vague on PPP lands.	
6 Development concept - PPP which will help speed up the development of the park Concept drawing leverages activities for the entire community of Vaughan, especially as it pertains to needed fields.	Reduced soccer fields from the original 2008 concept drawing. These fields will be needed to sustain growth.	Soccer field dressing rooms to allow the Vaughan Soccer Club to host provincial and national tournaments. Indoor facility
7 Recreational - soccer, baseball, tennis	Higher taxes.	Gardens, ice rink.
8 Water splash park and playground side by side, seating areas have shade canopies.	Concerned about seating and benches placed between splash pad and playground equipment can be dangerous. (North Thornhill Comm Centre water/park area is dangerous for this reason).	Outdoor swimming pool. Same amount of outdoor washrooms with change areas next to splash pad. See Mackenzie Glen District Park as a good example for accessibility for disabled children. North Thornhill Community Centre is a bad example for accessibility.
9 Multi-purpose concept	Not enough green space. There does not seem to be year round potential for revenue.	Botanical gardens, landscaping along walking trails, areas for charity events, more garden space.
10 It has a variety of sports facilities and additional green space for the area. It would be a great way to revitalize the land and give needed sports facilities to the city.	The location of the lit soccer fields directly borders the residential area, while the green space and picnic area are on the south side close to commercial facilities. The lighting at night with games will affect the quality and enjoyment of residences in the area. It makes much more sense to put the green space (walking trails, picnic area) connecting to the north side of the park bordering the subdivision where there is existing oak ridges moraine and trails and put the lit sports fields on the south side closer to Teston.	
11	Don't want parking a dominating feature. Entrance of the park should not be blocked/dominated with commercial facilities/buildings. Residents should be able to walk up to the park (unlike the Park on Racco Parkway, where the park is set back so far that residents must use a vehicle to utilize the facilities.	Off-leash dog park (fenced, able to walk to the park with your dog, unlike the dog park on Dufferin/Racco Parkway, where you have to drive to it). Jogging Trail/Physical Fitness Route (a route that you stop and use the swing bars, etc., not just a track) Walking Trails (gardens that seniors can enjoy like High Park, Edwards Gardens, walking trail around the pond, seating areas)
12 Unfortunately I was not able to attend due to the weather.		We would like to see an off-leash dog park included. As of now, there is only one park off of Dufferin south of the 407. Also, how will the current wildlife be handled? My husband frequently walks our dog in the Conservation Area to the north of the future North Maple Park and has recently come across coyotes and a small family of deer that live in the proposed park area. I worry that the coyotes may decide to come closer to the subdivisions near Kirby. We already know of one incident of a small dog taken by a coyote last fall in Nevada Park.

ATTACHMENT 2

Comment Sheets - North Maple Regional Park
City of Vaughan

Appendix B

	Q1. What do you like about the proposed vision presented at the meeting?	Q2. Is there anything that you dislike about the proposed vision?	Q3. Is there anything that you would like to see added to the proposed park concept?
13	Great to have a new park.	Too many fields that can/will be used for part of the year too many soccer fields not enough features that can be used year round, and multi-use too many loud noise/lit features located close to residential area to the north	Need to have features that can be shared (multi-use) and used throughout the entire year need to promote active lifestyle that does not have to be organized by parents through a club or organization at a pre-scheduled time. Promote active lifestyle in all weather conditions, throughout the year, and participation by all ages, genders and the entire family (outdoor skating rink, pool and fitness, roller blade, skate boarding paths, parkour course, jogging trails, cross country skiing trail, snow shoeing trail, tobogganing hill, mixed use fields, outside shade features/shelters, community garden/orchard, pollinator garden, dog park, bike stands and shelters. Soccer and baseball are activities that are generally organized by groups have to pay to use and usually drive to a location - these fields should be located away from the residential areas to allow the features that will be more likely to be used daily, throughout the year by the near residents. Easier access playgrounds, paths, water park and shiny should be closer to the residential area to the north areas with lots of spectators and noise should be further south.
14	I was very impressed with the vision presented at the meeting of January 31, 2013 it was all encompassing. It established a good balance between sports facilities, activity areas and play zone, picnic area, and woodland gardens and naturalization for the different interest groups in our community.	No, at this time everything in the proposed vision was well thought out.	In the future I would also like to see where the buildings and parking areas will be situated.
15	I do like the size and scale of the project, but the demographics of Vaughan, both now and in the future need to be considered. More senior services may need to be included, as well as recreational activities associated with cultural diversity of Vaughan.	It would be nice to have the budget broken down to see exactly what is feasible over what timeline.	A leash free dog park would be ideal, given the size of the site, the proposed woodland area, and the fact that the only other off leash park in the city is tucked away in the southernmost corner, a significant distance away. This would be an ideal location for the Ward 1 off leash park, given the City's previous plan to have off leash parks in all wards.
16	Outdoor skating (currently lacking in Maple), splash pad, woodland gardens and naturalization area is important.	Parking is not shown on the plan and I imagine there will be a lot of it. The location is somewhat far from population centres but try to integrate transit, cycling, and walking connections to the community of Maple.	Pathway connections to the Maple Community Centre. Tennis courts should have a clubhouse and be a community tennis club. Maple does not have this.
17	The mix of a sports park along with picnic grounds, natural trails, etc.	Yes, original version was to have 4 baseball diamonds. I understand it is still conceptual, however, there is a need to have a minimum of 3 softball sized diamonds. The current plan identifies to have 2 full size regulation 'baseball' diamonds and as Past President of the minor groups that operate in Vaughan, that size diamond is not in demand; as that size diamond suits children at the age of 15 and higher, and the numbers show that it is the age group of 5-13 which is in demand. With the softball size diamond, it will be able to be used by a much greater range of age, from 5 right up to 60. If it is a matter of space, you can easily fit the 3 softball size within the footprint of 3 baseball size.	One of the diamonds to be a 'stadium' style, to house 1000 spectators. This will help bring more Provincial and National Championships to Vaughan. Also, there needs to be adequate parking for all users, and including spectators. Finally, there should be a large enough Field House, that would be fully functional with washrooms, snack bar, storage lockers for various groups, as well, create a series of office space which could be leased out to the user groups, along with meeting spaces to host clinics and meetings.
18	City kept more or less the same concept plan for community use.	Concept shows VSC less fields.	Underground parking/multi-level parking to utilize lands for extra fields.
19		Did not attend - however, timeline, delays are disappointing.	Bubble field, entrance to park unclear, change rooms? Washroom facilities?
20	The City kept roughly the same concept for the community.	VSC now has less fields compared to the original concept.	Would there be a bubble on one field, should be a lot of parking.
21	Great concept and informative	Concept shows VSC less fields.	

ATTACHMENT 2

Comment Sheets - North Maple Regional Park
City of Vaughan

Appendix B

Q1. What do you like about the proposed vision presented at the meeting?	Q2. Is there anything that you dislike about the proposed vision?	Q3. Is there anything that you would like to see added to the proposed park concept?
22 The addition of more fields for community based clubs	Concept shows less soccer fields than needed	Bathrooms for players/spectators and underground parking.
23 Drawings pertaining to fields.	The removal of 2 fields.	Potential indoor facilities.
24 I am in full support of the vision that was presented on January 31st and especially of the potential public-private partnerships that are being evaluated.	I would only request that you consider in your vision the inclusion of an outdoor swimming pool. We only have one said facilities for the entire city and a second one at this park would certainly add to the desirability of this facility.	
25 Greenspace for trails, botanical gardens	Private component - I am afraid that it will be too commercial and not green friendly.	Horticultural building and greenhouse to grow the City's flowers for plants, ski trails, solar panels for lighting.
26 Access to greenspace, recreational parks, water/splash pad	Cricket fields unnecessary, lit soccer fields too close to our subdivision (Dreamwood) would cause too much noise.	[No, possibility more green space and less formal sports facilities/fields.
27 A large park that serves the Maple area is long over due.	<p>Wow where does one start when there are so many wonderful parks all across Ontario that are working examples. With Maple/Vaughan having metamorphosed into a very multicultural community. Cultural diversity brings with it a greater varied interest level that should be met. Ok here goes.</p> <p>A) Fixed playing space for such things as volleyball, badminton, table tennis, basket ball, tennis, chess etc. They can be built so visitors to the park will need to bring their own equipment. If the Park gets staffed with fixed staff at that location then as part of what they do daily is to hook in place a net or two and unlock a gate to a court with the same being done in reverse at the end of each day. This will help reduce vandalism of what is there. I'm not suggesting many but at least one of each.</p> <p>B) Outside skate area, I hope this means summer and winter.</p> <p>C) Archery range.</p> <p>D) Leash Free Zone for dogs. To many people use the old landfill for that now, they need somewhere now to do that.</p> <p>E) In the section on the map marked as #11 Picnic Area. Build a hill, just a small one. When work on the park starts there will be plenty of earth moving to be done, the soil is there so use it. On top of the hill build a small play castle. What child doesn't love to play in a castle. The hill in winter can double a great safe place to take your children to do a bit to sledding and it may help to keep people out of the old land fill who now use the big hill next to the back gate off Teston Rd. (FYI I'm not sure why there are Park Rules signs posted to the gates to the old land fill when your supposed to stay out)</p> <p>F) Don't mark the trail *Potential Trail Connection. Just connect it or incorporate a trail into the park that can be marked to show a start and finish with distance points. Again this is something that has year round use potential. Keeping it small or short makes it achievable for small children. It can be used in winter for snow shoeing and cross country skiing, again short is a good achievable learning ground for young children.</p> <p>G) Amphitheatre is a good idea if the park is developed into a user friendly large scale event location. This could open the doors to a better location for small and large community events to be held at that provide ample parking and keep noise away from residence. But this needs to be planned well even if not everything is installed right away the blue prints need to be there for easy installation of needed utilities etc. when the time comes.</p> <p>H) No gates on the park. Please don't turn this into another Boyd Park that shuts it's doors to people during the off season. As a child growing up in Toronto driving up to Boyd Park in the winter to strap on the cross country skies was one of the things I so looked forward to. Now that I live here it disappoints and frustrates me to no end that such a perfect spot stays locked away to us. The reality is that public transit will not be taking us to and from the park. We will need our cars and that means we need a place to park them during all four seasons.</p>	<p>Wow where does one start when there are so many wonderful parks all across Ontario that are working examples. With Maple/Vaughan having metamorphosed into a very multicultural community. Cultural diversity brings with it a greater varied interest level that should be met. Ok here goes.</p> <p>A) Fixed playing space for such things as volleyball, badminton, table tennis, basket ball, tennis, chess etc. They can be built so visitors to the park will need to bring their own equipment. If the Park gets staffed with fixed staff at that location then as part of what they do daily is to hook in place a net or two and unlock a gate to a court with the same being done in reverse at the end of each day. This will help reduce vandalism of what is there. I'm not suggesting many but at least one of each.</p> <p>B) Outside skate area, I hope this means summer and winter.</p> <p>C) Archery range.</p> <p>D) Leash Free Zone for dogs. To many people use the old landfill for that now, they need somewhere now to do that.</p> <p>E) In the section on the map marked as #11 Picnic Area. Build a hill, just a small one. When work on the park starts there will be plenty of earth moving to be done, the soil is there so use it. On top of the hill build a small play castle. What child doesn't love to play in a castle. The hill in winter can double a great safe place to take your children to do a bit to sledding and it may help to keep people out of the old land fill who now use the big hill next to the back gate off Teston Rd. (FYI I'm not sure why there are Park Rules signs posted to the gates to the old land fill when your supposed to stay out)</p> <p>F) Don't mark the trail *Potential Trail Connection. Just connect it or incorporate a trail into the park that can be marked to show a start and finish with distance points. Again this is something that has year round use potential. Keeping it small or short makes it achievable for small children. It can be used in winter for snow shoeing and cross country skiing, again short is a good achievable learning ground for young children.</p> <p>G) Amphitheatre is a good idea if the park is developed into a user friendly large scale event location. This could open the doors to a better location for small and large community events to be held at that provide ample parking and keep noise away from residence. But this needs to be planned well even if not everything is installed right away the blue prints need to be there for easy installation of needed utilities etc. when the time comes.</p> <p>H) No gates on the park. Please don't turn this into another Boyd Park that shuts it's doors to people during the off season. As a child growing up in Toronto driving up to Boyd Park in the winter to strap on the cross country skies was one of the things I so looked forward to. Now that I live here it disappoints and frustrates me to no end that such a perfect spot stays locked away to us. The reality is that public transit will not be taking us to and from the park. We will need our cars and that means we need a place to park them during all four seasons.</p>
28 I like the facilities proposed for the park.	There is only one real constraint with the development of this land as a park; the residents to the north of the park. The proposed layout shows 6 soccer fields/baseball diamonds on the north side of the park, closest to the existing residents. This is a cause of concern for me as this will invite a mass of people to congregate in the immediate vicinity of these homes. In addition, the numerous fields (and associated lighting) within the neighbourhood. Has the option of locating the fields to the east side (or south side) of the park been investigated? It would make more sense if a wooded area (and walking path) along with the proposed pond were located at the north end of the park, buffering the only affected residents from the noise and disruption sports fields (and a large park like this) can bring on!	

ATTACHMENT 2

Comment Sheets - North Maple Regional Park
City of Vaughan

Appendix B

Q4. What main goal(s) should the City consider when evaluating potential public/private partnerships for the development and/or operation of all or a portion of the site?		Q5. Additional Comments
1		I noticed that the size of the multi-purpose field is much bigger than a soccer field. This is not the case (football is only 40 yards longer and same width). Are these fields equipped with change rooms and bathrooms? I heard a lot about premier soccer fields, lit turfs, natural, and four of them, but I heard very little about the one rugby/football field. The City of Vaughan is already hosting championships and events on private fields. If we do not have a proper premier venue in 7 years, this would be very disappointing and probably a mistake. 200 acres with 6 fields and 2 ball diamonds but no football venue? There are currently zero proper football fields in Vaughan that needs to be addressed with urgency. The proposal still does not address this in 7 years.
2	Learn from existing PPP at Rutherford and Melville one dedicated use is not as favourable as mixed use.	If PPP proposal goes ahead would like to see facilities similar to Downsview airport (i.e., indoor soccer/beach/volleyball/tennis).
3	Do not allow box stores or any commercial use of land.	Good initial meeting, when is the next one?
4	revenue share	too much sports, more open space to play is needed.
5	Specific demand, i.e. more soccer fields are used by more people so there should be more fields than baseball per capita in the Region.	
6	To ensure user fields are kept in line with existing costs. Keep any user fees associated to rentals to a minimum.	Ensure that the Parks and Recreation Department continue to rent/lease field/activity rentals. Bubble stadium to run indoor programs.
7	Parking, road access, lowering taxes from residents that are effected.	No higher taxes, safety for existing residents, tax credit.
8		
9	Affordability for the residents and others using the facilities.	Why is the Region not funding some of it? I am concerned about how much the park will be privately owned.
10		
11		
12		This has been a long time coming and our family is looking forward to enjoying this future recreational area.

ATTACHMENT 2

Comment Sheets - North Maple Regional Park
City of Vaughan

Appendix B

Q4. What main goal(s) should the City consider when evaluating potential public/private partnerships for the development and/or operation of all or a portion of the site?		Q5. Additional Comments
13	sustainable, green, environmentally friendly, active lifestyle, organizations	I would really like to see not only a winter skating trail, but some outdoor skating rinks for hockey and figure skating. Is 17 a storm water management pond or a regular pond where there could be skating? I do recall a fairly steep slope down to this pond (if it is the existing pond) which would make access difficult. There isn't anything better than ice tag and pick-up hockey for kids and adults. The figure skaters would also need an area nearby to practice without having to skate along a trail. Adults need a place close to the hockey/tag area where they too can skate and keep an eye on the kids so as not to freeze. There seems to be too many soccer fields. What about the others sports - tennis, outdoor volleyball, lacrosse? I would prefer fewer soccer fields. Instead of so many soccer fields perhaps pads and appropriate boards / fencing for those other sports too. I mentioned the new park to my kids and the first question they asked was will there be a water park and outdoor swimming pool. Where I grew up there was an outdoor community pool and we swam almost every day. The pool could be salt water and could be heated by solar power. Are the parking lots going to be made out of permeable paving? Rain barrels or a reservoir installed to collect water from roofs to be used for watering? What about green roofs? What about implementing some of the features used at Bill Crofters High School in Markham? It would be great for Vaughan to use green technologies - resources from Kortright archetype house and Earth Rangers. I heard the word sustainable so many times at the Draft Official Plan meeting that it looks like this would be a great opportunity for Vaughan to show leadership in this area in this new Regional Park.
14	The City main consideration in trying to develop a public/private partnership to develop this land at a quicker pace would be that the City would still be in control in any decisions concerning the usage of the area like the sports facilities. They would be responsible in having the final say in which groups would be allowed to use the facilities and the rate that they charge to permit users.	My additional comments would be that the City of Vaughan maintains a constant dialogue with its stakeholders updated in any new development proposals on the site. Lastly we should be attentive to the concerns of the homeowners in the area but within reason if concerns can be addressed from the beginning then we would have less opposition from them in the future. The neighbours near the park need to keep in mind that most of the users are going to be the youth in the Maple community and also from the immediate adjacent community to the park.
15	The City should primarily consider the value add too the citizens of Vaughan in financing facilities that would otherwise not be available through municipal tax revenues.	
16	I like the P3 option; development has to be in harmony with the park (sustainable neighbourhood design). They need to bring some creativity and innovation to the overall site design.	This project has my full support and would be well used by my family.
17	As long as the user groups have first right to book, before outside groups. Fees need to be inline with existing rates.	With my 20 years experience in the Baseball & Softball world, would like to be involved and help out in the design and planning of the parks.
18		Multi-use fields, is this field opened for soccer as well?
19		Stadium - to be used as an indoor soccer facility as well with change rooms, etc.
20		
21		Stadium - to be used as an indoor field, change rooms.

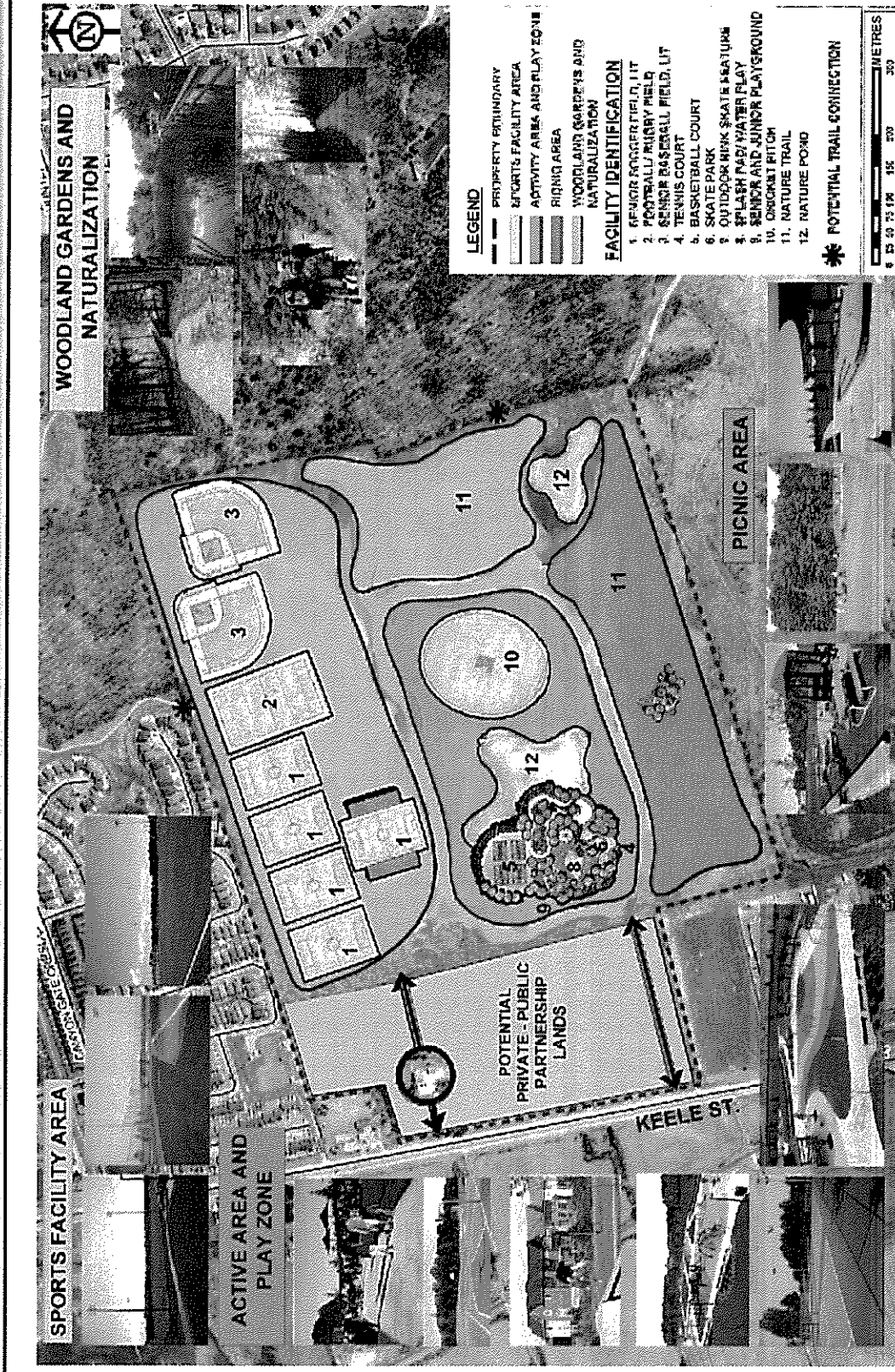
ATTACHMENT 2

Comment Sheets - North Maple Regional Park
City of Vaughan

Appendix B

	Q4: What main goal(s) should the City consider when evaluating potential public/private partnerships for the development and/or operation of all or a portion of the site?	Q5: Additional Comments
22	The goal of potential public-private partnerships should be to help the community as a whole. The City should ensure this when picking a partner.	Let's hope we can see this project through and maintain the fields and facility. We should take pride in them.
23	Keeping fees to a minimum.	Need to bubble stadium for indoor programs.
24		
25	Lease only, City to inspect facilities and upkeep.	
26	Accommodating the needs of residents closest to it (Dreamwood) in terms of traffic, noise and light from soccer fields.	Soccer fields should be moved closest to Teston Road to reduce noise/shouting and reduce lights on subdivision. Green space should be moved closest to subdivision to reduce traffic and noise.
27	No commercial or industrial anything unless you are thinking of solar or wind farm something that is environmentally friendly or with an educational value. No more soccer fields or baseball fields. It's a park not a developers dream, all of it should be used as a park. I understand the financial considerations and the need to look for a viable opportunity to help the City cover the percentage of cost that would come from taxpayers but not at the expense of turning the park into something it was not intended to be.	During the meeting there was evident concern expressed over the sound and light pollution that will be a burden on the residential homes bordering the park property. It was explained that the plans can not simply be flipped north/south due to existing terrain and drainage. If the sports field were moved south just enough to allow for one long double row angled parking lot with a circular drive that would extend the length of the sports field you could increase the size of the distance of the sports area form the homes. The parking lot would be needed and by having it allocated to the fields it can be shut down in the winter. This will save some maintenance cost as the lot will not need snow removal and help reduce the risk of vandalism. This makes it a win win situation.
28		

North Maple Regional Park Vision Plan



North Maple Regional Park facility
plans are subject to changes during
design development and construction.

North Maple Regional Park Vision Plan

