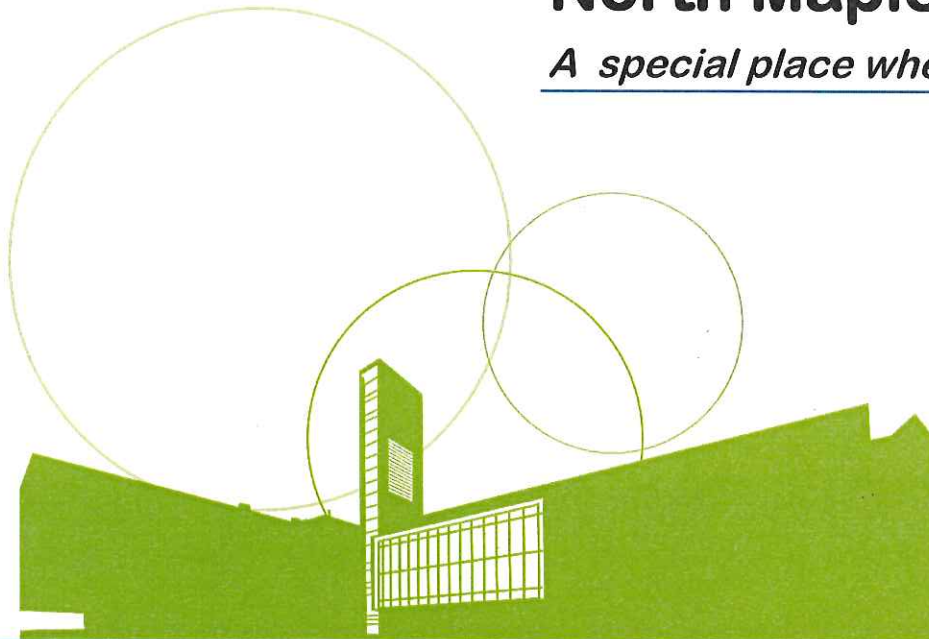


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North Maple Regional Park

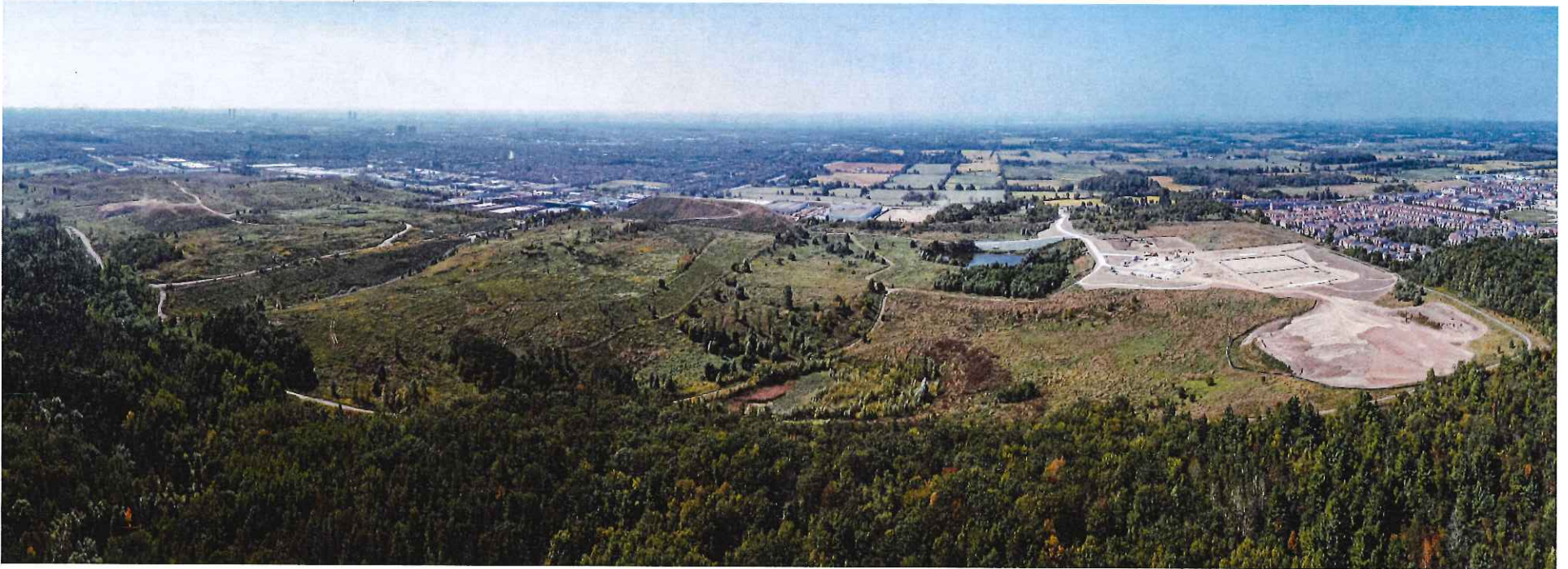
A special place where Recreation, Culture and Nature meet

March 7, 2018



Final 2018-03-06

NORTH MAPLE REGIONAL PARK



2

Most Ambitious Park Development Project in Vaughan's History

Introduction

North Maple Regional Park (NMRP) is a **81ha (200acre)** municipal property envisioned to become a **signature park** for the City of Vaughan and a **world-class** recreational and cultural **destination** within the Greater Toronto Area.

In **2000** the City's **Maple Valley Plan** identified the desire to develop a major Regional Park as a **legacy project** to give back to residents after many years of intrusion from landfill operations.

The original park concept plan was created in **2003** which set the stage for approximately ten years of **property acquisition** and land assembly.

In **2013** a public consultation process was launched to confirm the **Park Vision and implementation strategy** which included identifying a portion of the NMRP property for potential development through public-private-partnerships (PPP).

Environmental Context

The NMRP and surrounding open space lands are situated on an important geologic formation called the **Oak Ridges Moraine** and the headwaters of the **Don River Watershed**.

The ORM is one of southern Ontario's most distinct landform features, extending as a hilly terrain over **160km** between the Niagara Escarpment and Trent River. The moraine was created as glaciers receded, depositing layers of sand and gravel separated by clay and till soils.

The ORM is a very important **environmental feature** as rainwater collects and is stored in the vast underground layers called aquifers, eventually resurfacing as healthy, clean water that feeds the majority of river systems in the Greater Toronto Area (GTA).



Former Landfill Sites

The **Vaughan Township Landfill Site** is a former sand pit that was used for solid non-hazardous waste disposal between 1965 and 1984. The landfill site is currently owned and operated by the City of Vaughan.

The **Keele Valley Landfill Site** was Canada's largest landfill and the 3rd largest landfill in North America. The site was operated by the City of Toronto receiving municipal waste from the City as well as surrounding York Region and Durham Region.

Thanks to the efforts of local residents who formed an advocacy group called **Vaughan Cares**, the Keele Valley landfill officially closed operations on **December 31, 2002**.

Located in the City of Vaughan, the site is planned to be redeveloped into **public open space** at an appropriate time in the future (OPA 604).



NMRP Vision

The community's vision for NMRP is to develop an **iconic** and **award-winning** park that responds to and complements the surrounding character of the site, develop a park with unique and **recognizable character** which **fosters creativity**, imagination and exploration, and develop a **balanced** park which offers both active and passive uses for enjoyment of **all ages and abilities**. The Vision recognizes the City's **growing population** and **multi-cultural demographic**.



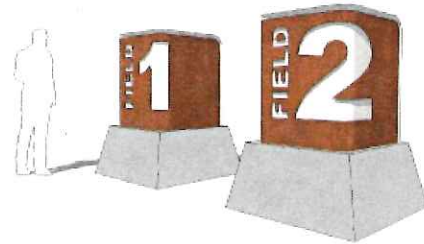


7

Phase 1 Ground-Breaking Ceremony May 24, 2017

Phase 1 Construction

- Entrance driveway and parking
- Two artificial turf fields
- Washrooms and changerooms
- Trails and lookout areas
- Site furnishings
- Landscape planting



Field wayfinding plinths





9

On-schedule for park opening Summer 2018

Expanded Park Vision and Phase 2 Due Diligence

NMRP Vision

200 Acres

- Sports fields
- Ball diamonds
- Cricket pitch
- Tennis courts
- Playgrounds
- Waterplay areas
- Skate park
- Picnic areas
- Nature trails
- Woodland gardens

11



Expanded Park Vision

900 Acres

- Sports fields
- Ball diamonds
- Cricket pitch
- Tennis courts
- Playgrounds
- Waterplay areas
- Skate park
- Picnic areas
- Nature trails
- Woodland gardens
- Golf course
- Training facilities
- Central Sports Village
- Shops and services
- Indoor recreation
- Expanded trail network
- Major events
- Community programs
- And more



Expanded Park Vision

- North Maple Regional Park
- Wooded Valley Lands
- Vaughan Township Landfill Site
- Keele Valley Landfill Site

NMRP and adjacent lands comprise over **364ha (900 acres)** of **public open space**.



Phase 2 Due Diligence

Technical studies:

- Natural Heritage opportunities and constraints
- Feasibility and Remedial options study VTLS
- Feasibility and Remedial options study KVLS

Market Assessment:

- Partnership opportunities
- RFI respondents and Sports Organizations



Natural Heritage Studies

- Natural feature staking existing wetlands
- Boundary confirmation ESA and ANSI designated areas
- Amphibian surveys
- Breeding bird surveys
- Turtle surveys
- Headwater drainage assessment
- Vegetation surveys and ELC



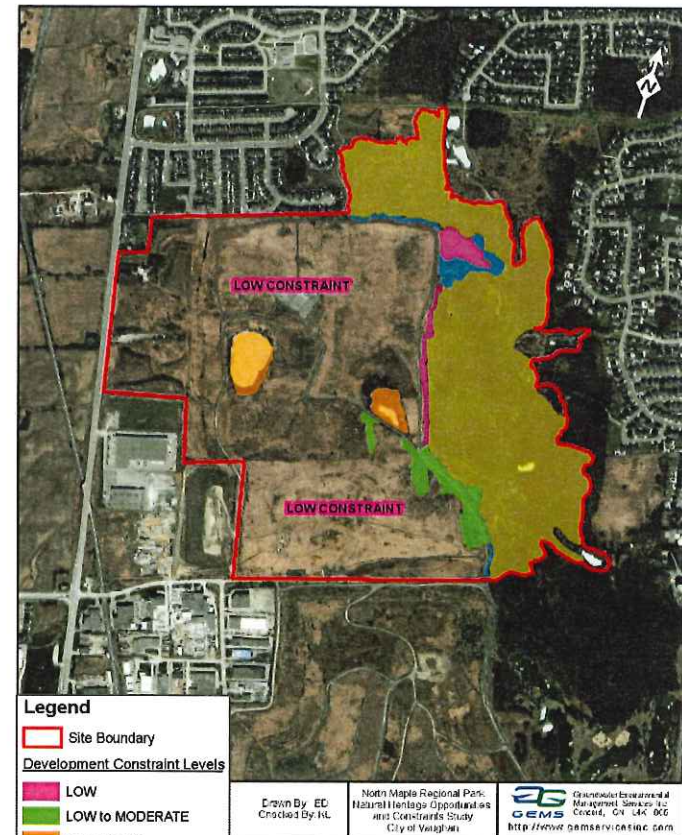
Natural Heritage Studies

Opportunities

- Majority of site considered developable
- Modifying and enhancing existing ecological systems
- Reduced park development setbacks

Constraints

- Existing Pond and Wetland features
- ESA and ANSI (Area of Natural and Scientific Interest)



Landfill Studies

- Review historical documents and data systems
- Risk assessment to public use
- Research of successful example sites
- Determination of proposed approaches and engineering modifications required
- Estimate of activities, timeframe and costs



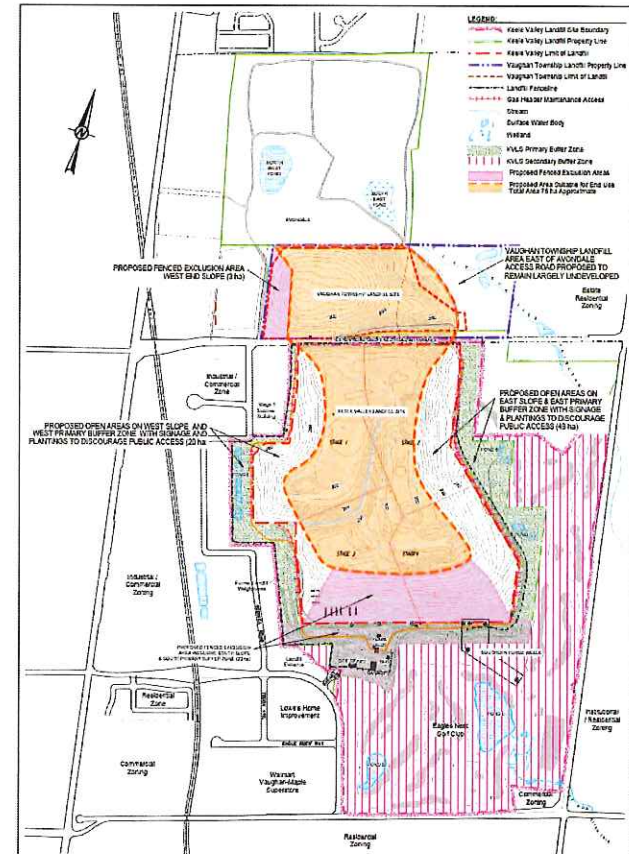
Landfill Studies

Opportunities

- KVLS and VTLS considered developable for active and passive recreation
- Public access possible within 5 years

Constraints

- Restrictions based on stability of landfill
- Exclusion areas required for ongoing landfill operations and maintenance



Summary of Technical Studies

- Low to moderate ecological constraints
- Generation of approx. 75ha (185 acres) of new developable active parkland on the Landfills
- Public access possible within 5 years



Golf Canada

- Catalyst for unlocking the value of NMRP
- In the process of staff reorganization
- Immediate priority to secure other golf courses for Canadian Open 2019-2022
- Vaughan continues to be preferred option
- Resume discussions in 2018



Market Assessments

Sports Organizations

- Ontario Tennis
- Canada Soccer
- Rugby Ontario/ Rugby Canada
- Cricket Canada

Opportunities

- Shared office space
- Indoor and outdoor facilities
- Stadium field
- Community programs



Market Assessments

RFI Respondents

- All previous RFI respondents contacted
- Reaffirmed interest in participating in all or a portion of North Maple Regional Park based on their original proposals
- Securing a Master Developer-BUILDER recommended moving forward



Community Use and Alignment with ATMP

- Major City events
- Year-round indoor recreation space
- Cultural and performing arts opportunities
- Charity walks and major community and corporate gatherings
- Sports tourism and tournament venues
- Winter recreation
- Nature trails, hiking and biking, boardwalks and lookout areas



Evergreen Foundation

- Early activation and engagement
- Programs for the community
- Connecting people with nature
- Understand the value of heritage
- Family experience



Expanded Park Vision

- Central Village
- Activity Zone
- Sports Zones
- Adventure Zone
- Environmental Zone
- Restoration Zone

(drone video)



Recommendations and Next Steps

1. Endorse Expanded Park Vision
2. Engage with Evergreen Foundation
3. Initiate discussions with City of Toronto
4. Negotiate with interested sports organizations
5. Meet with Federal and Provincial government
6. Retain Deloitte to complete business case activities

Questions and Discussion