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COMMUNICATION
CW (ws) April 10/17
ITEM - <u>1</u>

# North Maple Regional Park

## Committee of the Whole Working Session

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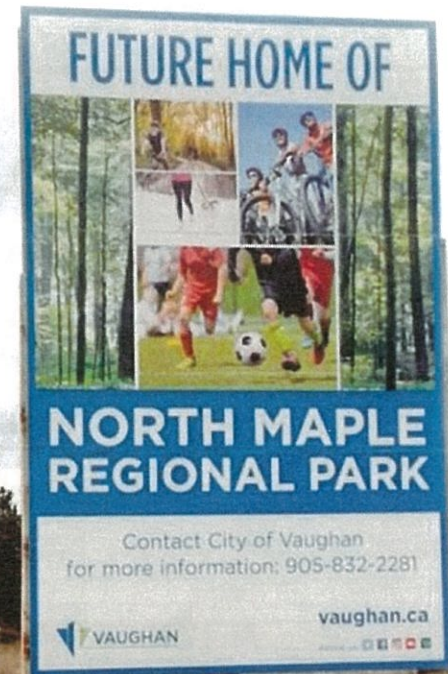
April 10, 2017





## Purpose

- Award of Phase 1 construction
- Overview partnership opportunity with Golf Canada
- Advance due diligence for Phase 2





## NORTH MAPLE REGIONAL PARK



3

*Most Ambitious Park Development Project in Vaughan's History*

# Phase 1 Park Development

## Phase 1 Park Development

- Term of Council Service Excellence priority project for 2014-2018
- 2015 Budget approval
- 2016 Procurement process
- 2017 Contract award
- 2018 Park opening





## T17-039 (Part A)

- Two artificial turf fields
- Roadway and parking
- Spectator seating
- Trails and lookout area
- Lighting and signage
- Landscape planting
- Tender cost of \$5.9M

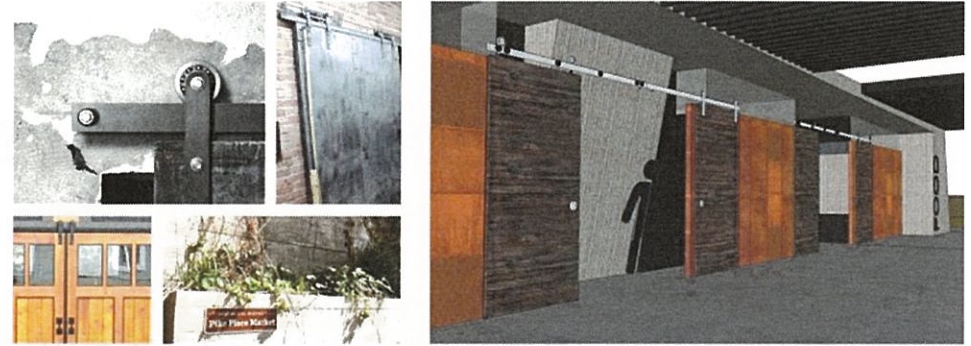


Field wayfinding plinths



## T17-039 (Part B)

- Park building
- Sanitary and water servicing
- Seating areas
- Landscape planting
- Tender cost of \$2.8M





## Recommendations & Next Steps

- Budget amendment and contract award for Part A
- Ground-breaking ceremony May 2017
- Construction start June 2017
- Park opening Q3 2018
- Defer decision for Part B

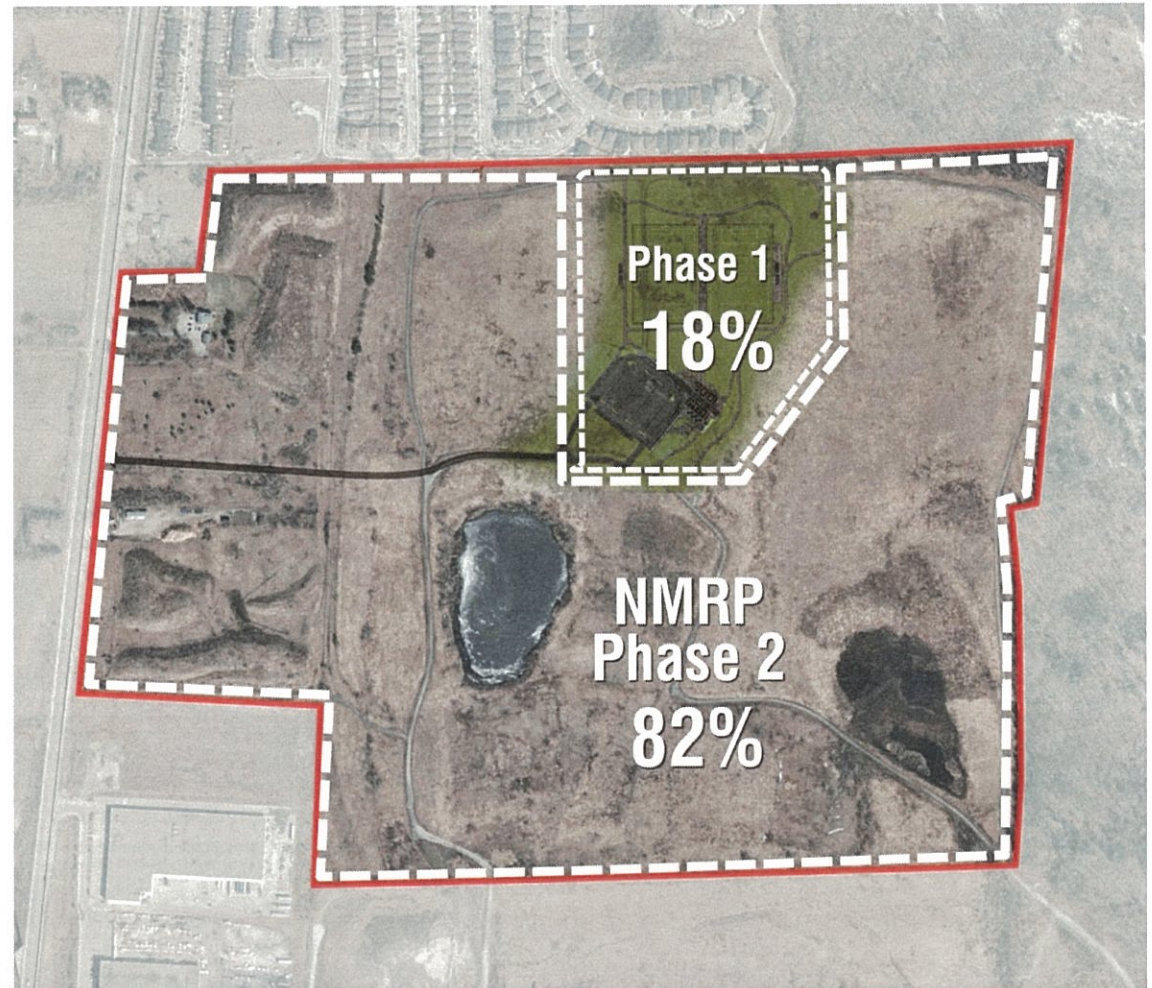




# **Moving Forward Phase 2 Due Diligence**

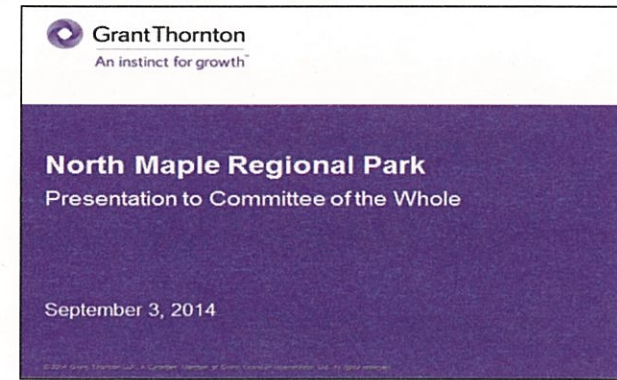
## Development of Phase 2 Remains Uncertain

- No committed funding or timeline for completion
- \$135M DC Funding shortfall
- Delay to mid-2030's
- Limited operating revenues



## Persistent Funding Challenges

- 2014 Grant Thornton Study
- No examples of infrastructure PPP's for park projects
- Limited opportunities for other PPP's based on traditional park revenues
- Consider sale of parkland
- Council direction to explore other partnerships rather than sale of parkland





## Persistent Funding Challenges (cont'd)

- 2015 Council direction to undertake process for Public-Private-Partnerships
- RFI15-500 no viable partnership opportunities
- Park Master Plan process
- Report back in 2017 (we are here)





## **Unsolicited Proposal from Golf Canada**

*For a Nationally Significant Public Sports,  
Recreation and Cultural Venue*

# Golf Canada - Background

- Not-for-profit National Sports Organization
- Member of Canadian Olympic Committee
- Local, Provincial and National initiatives
  - Athlete development
  - Youth programs
  - Golf Fore the Cure
  - Hall of Fame and Museum
  - National Junior Golf Program
  - Men's and Women's Open Championships





## Golf Canada – Integrated Park Vision

- Publicly accessible
- Multisport recreation & cultural destination
- World-class golf centre with 18-hole Championship Course
- Golf Canada Village, Headquarters and Hall of Fame



## Alignment with City Vision

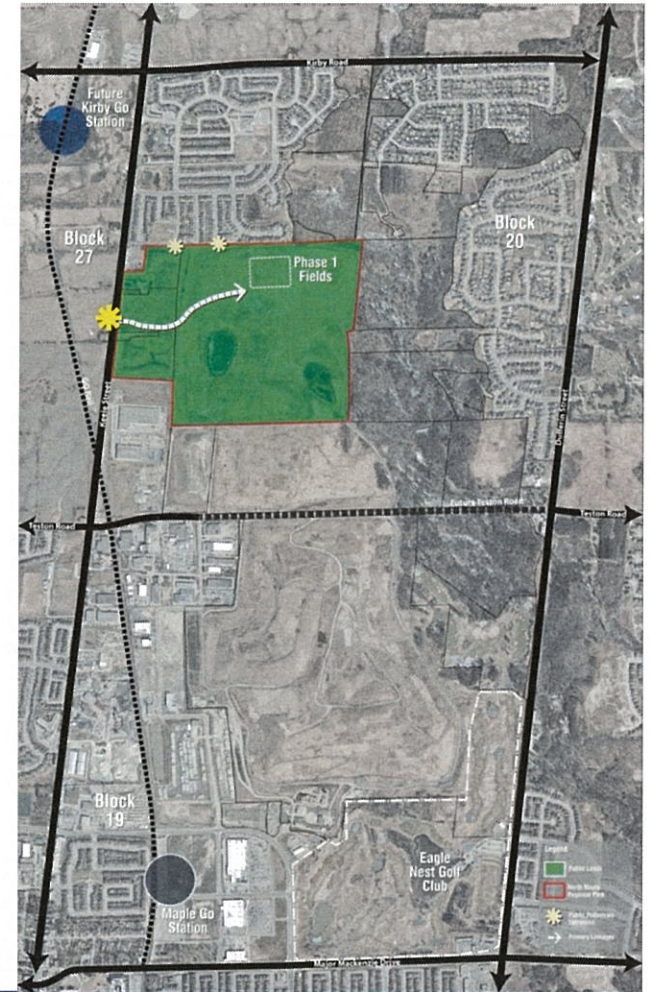
	City Vision	Golf Canada Vision
Major recreation and cultural destination	✓	✓
Active and passive uses	✓	✓
All ages, abilities and socio-economic backgrounds	✓	✓
Celebrates the environment	✓	✓
Year-round activities	✓	✓
Public Not-for-profit	✓	✓
Community Partnerships	✓	✓



## NMRP Vision

# 200 Acres

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

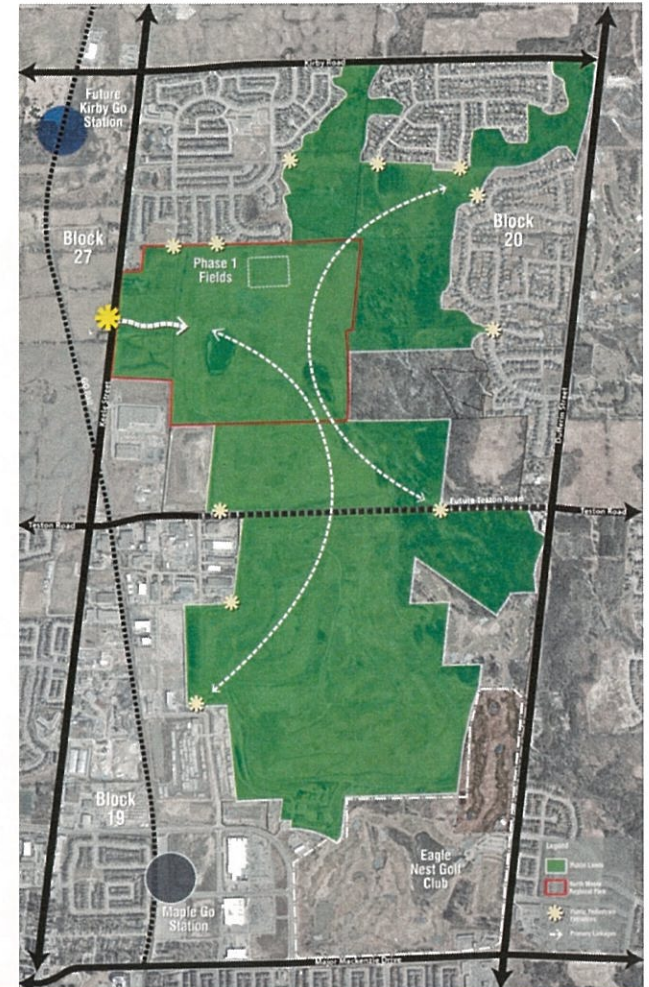




# Integrated Park Vision

## 900 Acres

- Sports fields
- Ball diamonds
- Cricket pitch
- Tennis courts
- Basketball
- Playgrounds
- Waterplay
- Skate park
- Picnic areas
- Nature trails
- Woodland gardens
- Golf course
- Training facility
- Golf Canada Village
- Hall of Fame & Museum
- Shops, services
- Indoor recreation
- Expanded trail network
- Events and programs
- And more



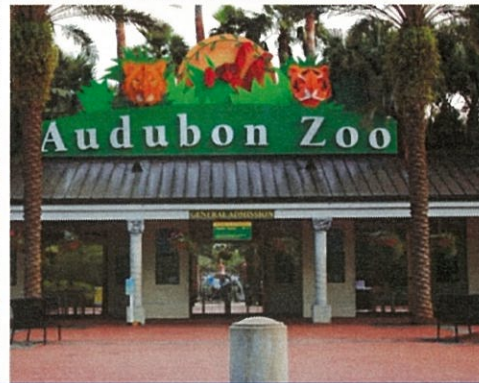
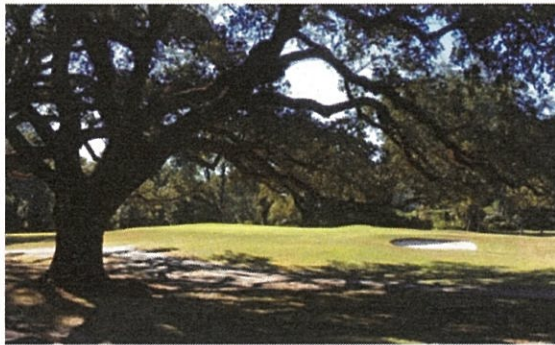
# Integrated Park Examples





## Audubon Park New Orleans

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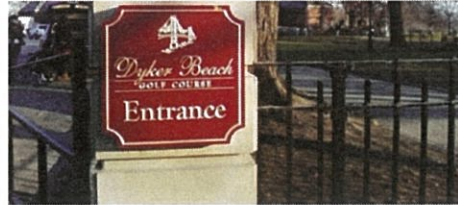


## Bethpage State Park New York

21







## Dyker Beach Park New York

22





## Preliminary Assessment of Integrated Park Concept

- Canadian Open - 100,000 spectators and \$15-20M economic activity
- Leverages provincial investment in transit with Kirby GO Station
- New funding opportunities and employment benefits
- Environmental benefits – *Canada's largest landfill into Canada's legacy*





## Phase 2 Due Diligence

### Feasibility study:

- Conceptual layout and design
- Environmental studies
- Regulatory and Legal requirements

### Business case:

- Market assessment
- Economic impact study
- Financial analysis
- Project delivery options

### Estimated Cost:

- \$700k to \$1M
- Cost-sharing arrangement with Golf Canada based on Guiding Principles

*Undertaking Due Diligence helps  
advance Phase 2 park  
development*

## Next Steps & Recommendations

- Proceed with Phase 1 (Part A)
- Undertake due diligence with Golf Canada
- Report back in Q4 2017

