

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

Item 14, Report No. 7, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on June 7, 2016.

14

**NORTH MAPLE REGIONAL PARK
RFI15-500 POTENTIAL PUBLIC-PRIVATE-PARTNERSHIP OPPORTUNITIES
FOLLOW-UP MEETING WITH RESPONDENTS
WARD 1**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Parks Development, dated May 30, 2016:

Recommendation

The Deputy City Manager, Planning & Growth Management and the Director of Parks Development in consultation with the Director of Procurement Services recommend:

1. That this report be received for information.

Contribution to Sustainability

Seeking private partnerships to assist with advancing implementation of North Maple Regional Park (NMRP) demonstrates a creative and sustainable approach that is consistent with the priorities previously set by Council in Green Directions Vaughan, specifically:

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

Economic Impact

There are no economic impacts associated with the recommendations of this report.

Communications Plan

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

Purpose

The purpose of this report is to provide a brief summary of meetings held with Respondents to RFI15-500 as requested by Council in December 2015. The information provided is intended to respect the confidentiality of Respondents by speaking to points of clarification only.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

Item 14, Finance Report No. 7 – Page 2

Background - Analysis and Options

Council, at its meeting on December 15, 2015, provided direction for staff to undertake a Park Master Plan process for NMRP based on the results of the Stage 1 RFI15-500 to clearly define the City's vision for development of the PPP lands and scope for potential recreation partnership opportunities on the balance of the parkland prior to proceeding with Stage 2 RFP's for private partnership proposals. A draft Terms of Reference for the Park Master Plan was subsequently brought forward and approved by Council on February 16, 2016 and staff have awarded the contract for consulting services and are initiating the master plan process.

Council also requested that staff meet with Respondents A, B and C to continue parallel discussions with respect to the information they provided in response to RFI15-500 for their respective visions for NMRP and to bring back more fully developed P3 proposals for Council's review and consideration no later than Q2 2016.

Following this direction, staff met with each of the Respondents to overview the information that they provided in response to RFI15-500 and to allow opportunity for further clarification and discussion. The meetings were informative and provided mutually beneficial discussion to clarify the City's process and the Respondent's submissions in relation to the RFI questionnaire, with the understanding that more fully developed proposals would be provided during a follow-up RFP process. It was made clear at the outset of each meeting that the parallel discussions were not part of a procurement process, and that the discussions were not being held to pre-qualify or short-list Respondents but that a formal Stage 2 procurement process would be initiated following completion of the Park Master Plan.

The Respondent's visions and interests in NMRP present a range of opportunities; however some common themes emerged from the meeting discussions. Some of the common themes include:

- a) Clarity on the purpose of the City undertaking a Park Master Plan ahead of the Stage 2 PPP procurement process
 - A vision for PPP lands along Keele Street frontage has not yet been established
 - Understanding that the park vision needs to be established by City through public consultation process
 - The vision for PPP lands and balance of the park needs to align with Active Together Master Plan (ATMP) priority recommendations and identified community needs
 - Establishing a clearly defined scope and evaluation criteria prior to an RFP process will allow for a measurable and equitable process for detailed submissions to be prepared for the City's consideration and will reduce risk to both parties
 - Details with respect to the size and layout of park facilities along with understanding of proposed development will establish framework for servicing and parking requirements
- b) Importance of park frontage and access from Keele Street
 - Park presence and identity is required along Keele Street; the entire park frontage should not be lost or shielded by development
 - Secondary access and/or future consideration for access from Teston Rd. is dependent upon outcome of a Region of York EA for Teston Rd. and ongoing work related to the New Communities Secondary Plan for Block 27
 - Integration of the existing heritage home (Vaughan Soccer Club offices) into proposed development and/or park
 - Relationship to proposed future development on the west side of Keele Street (Block 27)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

Item 14, Finance Report No. 7 – Page 3

- c) Clarifying restrictions to development on the balance of the parklands (City of Toronto covenants, easement restrictions, environmental sensitivity)
 - Potential restrictions related to generation of revenue other than nominal municipal park and recreation fees
 - Development/alteration restrictions on ground water monitoring wells and access easements
 - Oak Ridges Moraine policy, Natural Heritage Network and environmental considerations
 - Relationship, connections and integration of parkland with adjacent municipal/public open space (trails, river valley, future public access to former landfill areas, etc.)
 - Opportunities and constraints with respect to integration and relationship to the existing residential community to the north of NMRP
- d) Flexibility to work with the City and consider alternatives for timely advancement of park development works
 - Clarify the City's interest in having the park developed as quickly as possible
 - Preference for the park not to be phased over a 15-year timeframe or longer
- e) Concept of risk-sharing needs to be better understood
 - Multiple risk-sharing options exist and can be considered
 - Preliminary market-sounding exercise(s) could be undertaken to confirm viability of proposed development model(s)
 - City's role vs. private partner's role to be clarified through RFP process

Respondents appreciated the opportunity to meet with staff to overview the information they provided and to better understand the process. The information provided in the Stage 1 RFI process was used to define scope for the Park Master Plan process and will also be used to assist in defining the Terms of Reference for a Stage 2 procurement process.

Next Steps and Timing

The implementation schedule and status of work for completion of the Park Master Plan is as follows:

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

The above scheduled works are occurring concurrent with City staff advancing Phase 1 park development at NMRP including sports field design and implementation to ensure progress is made for delivery of this park to the community as quickly as possible.

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

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

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016

Item 14, Finance Report No. 7 – Page 4

Regional Implications

Implementation of the NMRP plan will require York Region involvement and approval related to the location of the proposed driveway entrance along Keele Street, as well as input and approvals associated with site servicing. City of Toronto and/or Ministry of the Environment and Climate Change approvals may also be required for any proposed works, depending upon the nature and extent of proposed works.

Conclusion

Advancing NMRP is a priority initiative of Council. As requested by Council in December 2015 during discussion on information received in response to RF115-500, staff met with Respondents to overview and seek clarification to the information that was submitted. The results of these discussions are being considered in the Park Master Plan process and will be used to help define the scope of a Stage 2 procurement process for public-private-partnerships which is planned to be undertaken following completion of the Park Master Plan. In addition, staff continue to advance Phase 1 park development works at NMRP in effort to open the park to community use as quickly as possible.

Attachments

n/a

Report prepared by

Jamie Bronsema, Director of Parks Development, Ext. 8858

**NORTH MAPLE REGIONAL PARK
RFI15-500 POTENTIAL PUBLIC-PRIVATE-PARTNERSHIP OPPORTUNITIES
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Recommendation

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Economic Impact

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n/a

Report prepared by

Jamie Bronsema, Director of Parks Development, Ext. 8858

Respectfully submitted,

John MacKenzie,
Deputy City Manager
Planning & Growth Management

Jamie Bronsema,
Director of Parks Development