



Report to: General Committee

Meeting Date: June 8, 2017

SUBJECT: “Endorsement in Principle of the Celebration Park, Box Grove Community Park, and Cornell Community Park Draft Conceptual Master Plans”

PREPARED BY: Linda A. Irvine, Manager Parks and Open Space Development, x 2120

RECOMMENDATION:

- 1) That the staff report entitled “Endorsement in Principle of the Celebration Park, Box Grove Community Park, and Cornell Community Park Draft Conceptual Master Plans”, dated June 8, 2017 be received;
- 2) That the staff presentation on the three Draft Conceptual Master Plans be received;
- 3) That the Draft Conceptual Master Plans be advanced to undertake the preparation of capital budgets and project planning subject to further staff evaluation to assess sustainability, total cost of ownership, City-wide standards / allocations and financial implications which could affect the overall elements within the Draft Conceptual Master Plans.
- 4) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council’s endorsement, in principle, of the Draft Conceptual Master Plans for Celebration Park, Box Grove Community Park, and Cornell Community Park, as well as the associated order-of-magnitude budgets. Each park is described in terms of: location; size; background history; anticipated park program; approved budgets to date, if any; total anticipated capital cost; timing of construction and phasing, if applicable; as well as annual operating cost impacts and lifecycle cost impacts over the next 25 years.

PURPOSE:

The purpose of this report is to obtain Council’s endorsement, in principle, of the Celebration Park, Box Grove Community Park, and Cornell Community Park Draft Conceptual Master Plans, as well as the associated order-of-magnitude budgets. The final tendered designs for these parks will reflect the outcome of further staff evaluation to assess sustainability, total cost of ownership, City-wide standards / allocations and financial implications which could affect the overall elements within the Draft Conceptual Master Plans.

BACKGROUND:

1) Celebration Park Draft Conceptual Master Plan:

Celebration Park (official name) is a 6.45 ha (16 acre) parcel of land located generally at the intersection of Kirkham Dr. and Karachi Drive and south east of the Costco store in the vicinity.

Community Information Meetings associated with this park were held in the fall of 2010 as part of the South East Community Centre and Library Project and again after the decision was made to move the Community Centre to 14th Avenue and Middlefield. The last update presentation to General Committee on this park was on June 18, 2012 where staff obtained endorsement on the general approach to the park design and anticipated overall budget (excluding the bridge) of approximately \$4,600,000.

Over the years, the program for the park has evolved and in particular, following Council's decision to move the Aaniin (South East) Community Centre and Library to 14th Ave. and Middlefield Road, the program changed from an active recreation oriented park with soccer fields, to that of a place where City-wide residents will be able to come together to gather, celebrate, socialize and participate in festivals, concerts and other cultural events.

The park program includes:

- An outdoor stage / pavilion (approx. 2500 sq. feet / 232 sq. m)
- Parking Lot (+/- 90 spaces)
- Washroom Building
- Junior Playground
- Senior Playground
- Splash Pad
- Major Gazebo
- Trellis / Overlook
- Picnic Area
- Minor Entrance Gazebo
- Walkways
- Planting
- Pedestrian Bridge over storm pond (future)

Approved Budget:

In 2009, \$1,025,300 was approved for Phase 1 (Design and Construction - Project 9350), and in 2013, \$3,544,300 was approved for Phase 2 (Construction - Project 13011). The total approved budget to date is \$4,569,600, excluding the future pedestrian bridge. Notwithstanding that the budget has been phased, the park works noted above will be tendered as one phase except for the bridge which will be subject to future additional funding. Staff anticipates requesting funding for the design and construction of the pedestrian bridge in 2019. With the bridge, the total anticipated cost of this project is \$5,500,000. These park works have been identified in the DC Background Study.

Design and Construction Status:

In 2010, the City hired a landscape architect to provide a full scope of services from master planning through to contract administration for this project.

In 2016 and 2017, preliminary earthworks were undertaken, and engineered fill was brought to the site and compacted in order to bring the site up to the proper grade, and in alignment with the adjacent roads. The extension to Kirkham Drive has been designed and construction of this new road on the east side of the park should commence this year by a local developer as part of the Faitree East Subdivision Development. Following Council endorsement of the master plan, detailed design, and preparation of working drawings will begin. The expectation is that the park design will be tendered out in the winter of 2017 in order to commence construction in the spring of 2018.

2) Box Grove Community Park Draft Conceptual Master Plan:

The Box Grove Community Park is a 9.3 ha (23 acre) parcel of land located generally along the west side of the Box Grove By-pass between Rouge Bank Drive and Rizal Avenue. This park site is unique due to a north/south tributary which bisects it into east and west districts and the existence of significant topographical changes and mature vegetation. As such, the park includes tableland parklands as well as valley lands which are subject to TRCA regulations and permits.

A Community Information Meeting associated with this park was held in the spring of 2015. Two concepts were presented at the meeting and the final master plan is based generally on the residents preferred concept while incorporating the best ideas from both concepts. Both active and passive leisure uses have been proposed which will serve as a neighborhood focus and gathering space for the residents of Box Grove and immediate area.

The park program includes:

- Parking Lot (+/- 50 spaces)
- Tennis Courts (2)
- Mini Skate Spot
- Basketball Court /Multi-purpose Court
- Major Gazebo
- Minor Gazebo
- Park Pavilion with washrooms
- Junior Playground
- Senior Playground
- Splash Pad
- Outdoor exercise equipment
- Soccer Field
- Walkways
- Lookout
- Seating Nodes
- Planting
- Pedestrian Bridge over the tributary
- Park Maintenance Building (Future)

- Rizal Monument

Approved Budget: In 2016, \$2,472,800 was approved for Phase 1 (Construction – Project 16038) of the eastern portion between the tributary and the Box Grove By-pass. Phase 2 park works (western portion of the park), and the future Parks Maintenance Building (Phase 3) are estimated to cost \$5,527,200 for a total project budget of \$8,000,000. Staff anticipates requesting funding for the design and construction of Phase 2 works in 2019 and the Park Maintenance Building in 2020. These park works have been identified in the DC Background Study.

Design and Construction Status:

In 2013, the City hired a landscape architect to provide a full scope of services from master planning through to contract administration for this project.

Securing safe pedestrian access as well as approval of vehicular access have been critical components of this project. The City has hired a traffic engineer who is working with the Region of York to secure vehicular access to internal parking lots from the Box Grove By-Pass and safe pedestrian access across the By-Pass from the Box Grove Community to the community park. The traffic feasibility study is completed and detailed design of the new driveway and intersection is underway. The Region has indicated that they will support these improvements, but require final drawings in order to issue a permit. Regional approval is anticipated in early June, if not sooner. Unfortunately, this work and pending approvals have delayed progress on the development of a detailed park design.

A second community meeting to update residents on the progress of design and scheduling of construction will be held after Council endorses the master plan.

In anticipation of hiring the contractor for phase one construction, staff has made progress on the following:

- Arborist report
- Layout and commencement of detailed design
- Geo-tech and borehole locations
- Discussions with bridge suppliers and TRCA as it relates to the required pedestrian and vehicular crossings over the tributary
- Finalization of the park program and master plan

Staff anticipates that the consultant will require 6 months to prepare tender documents and anticipate tendering the Phase 1 park works in the winter of 2017 for a spring construction start in 2018 as soon as weather allows. Construction will take at least one full season and the park is anticipated to be opened to the public in early 2019.

In February 2017, Council approved the donation of a Monument of Dr, Jose P. Rizal from the Filipino Canadian Community of Markham to be placed in the Box grove Community Park. Site preparation around the monument to a maximum of

\$150,000 is to be funded from the Box Grove Community Park East Phase 1 project (16038).

3) Cornell Community Park Draft Conceptual Master Plan:

Cornell Community Park is a 13.67 ha (33.78 acres) parcel of land located in the centre of the Cornell Community bounded by Cornell Centre Boulevard to the west, William Forster Road to the east, and Riverlands Avenue to the south. Black Walnut Public School is immediately to the north.

In 2015, the City hired a landscape architect to provide a full scope of services from master planning through to contract administration for this project.

A Community Information Meeting was held in June 2016 to obtain resident input on the proposed master plan concept. The residents were very supportive of the master plan concept and were eager to have construction begin as soon as possible.

The park program includes:

- Large Ball Diamond (Lit)
- Large Ball Diamond (Lit)
- Senior Soccer (Lit)
- Junior Soccer
- 3 Parking Lots (+/-126 spaces) (140 on street parking spaces)
- Tennis Courts (2)
- Pickleball Courts (2)
- Park Pavilion with washrooms
- Plaza area
- Junior / Senior Playground
- Junior Playground
- Splash Pad
- Multipurpose Hard Court / Basketball Court
- Mini Skate Spot
- Major Gazebo
- Minor Gazebo
- Lawn Area (floodable ice area)
- Walkways
- Woodland Trails
- Planting /Reforestation Areas
- Park Maintenance Building (located on lands south of Riverlands Ave)

Approved Budget:

The estimated total cost of all phases of the Cornell Community Park, including the maintenance building is \$11,100,000. In 2017, \$3,000,000 was approved for Phase 1 of 3 (Construction – Project 17017). Construction is expected to occur in

three phases. Staff anticipates requesting funding for the construction of Phase 2 in 2019 and Phase 3 in 2021.

Funding for the design of the Parks Maintenance Building was approved in 2017 in the amount of \$110,000 (Project 17009 – Cornell Community park Maintenance Building). The total cost of this building and associated site and landscape works is estimated at \$1,100,000. Staff anticipates requesting funding for construction of this building in 2019. These park works, including the building, are identified in the DC Background Study.

Design and Construction Status:

In 2016 and 2017, preliminary earthworks were undertaken, and engineered fill was brought to the site and compacted in order to bring the site up to the proper grade in accordance with the preliminary grading plan prepared by the consultant. The expectation is that the Phase 1 park design will be tendered out in the winter of 2017 in order to commence construction in the spring of 2018.

OPTIONS/ DISCUSSION:

The Draft Conceptual Master Plans presented herein are a product of a collaborative process between various internal departments including Operations, Recreation, Asset Management the respective consultants, residents and staff in the Park Development Section of the Planning and Urban Design Department.

This report and the three Draft Conceptual Master Plans and associated order of magnitude budgets are intended to:

- Serve as a guide for achieving the park development objectives of each park;
- Provide a pictorial representation of the design intent and program for each park for the purposes of communicating to the public;
- Outline the order of magnitude budgets for each to guide annual capital budgeting; and,
- Inform the preparation of detailed design and contract documents.

Once these Draft Conceptual Master Plans are approved in principal, staff from all appropriate departments will be part of the design development and refinement process through which the park features and amenities of each will be evaluated to assess sustainability, total cost of ownership, alignment with City-wide standards / allocations and an understanding of the overall financial implications, all of which could affect the overall elements presented within the Draft Conceptual Master Plans.

FINANCIAL, LIFECYCLE AND OPERATIONAL CONSIDERATIONS

The following table summarizes the future operating costs, capital costs and lifecycle impact over the next 25 years for the three parks:

Park Name	Hectares (ha)	Operating Impact*	Capital Cost**	Lifecycle Impact***
Celebration Park	6.45	\$ 55,366.80	\$ 5,500,000	\$ 4,400,000
Box Grove Community Park	9.30	\$ 79,831.20	\$ 8,000,000	\$ 6,400,000
Cornell Community Park	13.67	\$ 117,343.28	\$ 11,100,000	\$ 8,880,000
Total		\$ 252,541.28	\$ 24,600,000	\$ 19,680,000

*In 2017 dollars based on \$8,584 / ha

**Capital costs include design, construction, contract administration, internal administration fees and HST.

***Lifecycle Impact over the next 25 years is based on 80% of the total capital cost.

In summary, the total capital costs to construct the three parks is \$24,600,000 of which \$22,140,000 (90%) is from Development Charges and \$2,460,000 (10%) is from Parks Cash-in-lieu/Operating Non Life Cycle funds.

The Operating impact to maintain these parks will require an increase of \$252,541.28 (equivalent to a tax rate increase of 0.17%) and the lifecycle impact over the next 25 years will be \$19,680,000 (equivalent to a tax rate increase of 0.54%).

HUMAN RESOURCES CONSIDERATIONS

N/A

ALIGNMENT WITH STRATEGIC PRIORITIES:

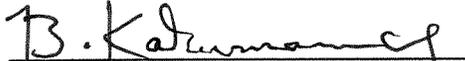
This report aligns with the following strategic focus areas as listed below:

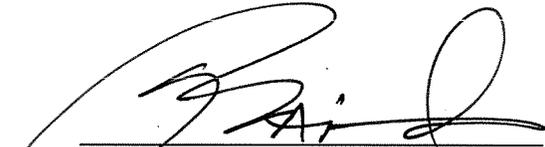
- Growth Management Plans
- Parks, Recreation, Culture and Library Master Plan / Public Safety Action Plan
- Diversity Action Plan

BUSINESS UNITS CONSULTED AND AFFECTED:

Finance, Recreation and Operations: Recreation Services has been consulted on the park programs and sports field uses and the Operations Department has been consulted on Lifecycle and Operational issues.

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Dir. of Planning and Urban Design


Jim Baird, MCIP, RPP
Comm. of Development Services

ATTACHMENTS:

- Appendix A: Celebration Park
- Appendix B: Box Grove Community Park
- Appendix C: Cornell Community Park