



Report to: General Committee

Meeting Date: June 13, 2016

SUBJECT: Grandview Park Improvements under Section 37
PREPARED BY: Linda A. Irvine, Manager, Parks and Open Space
Development, x 2120

RECOMMENDATION:

- 1) THAT the report entitled “Grandview Park Improvements under Section 37” be received;
- 2) AND THAT Council endorse, in principle, the preferred “Grandview Park Improvement Plan” dated May 3, 2016;
- 3) AND THAT staff be authorized to proceed with sub-consultant hires, detailed design, development of working drawings, and tendering of the Grandview Park works to an upset limit of \$1,791,994 inclusive of HST and Internal Administration Fees and existing commitments;
- 4) AND THAT available funds in capital project 81-6150-14402-005 “Thornhill Park Improvements” in the amount of \$1,647,015 be used to fund eligible park amenities;
- 5) AND THAT the non s. 37 funds approved in 2014 in the amount of \$80,000 for tree-planting and walkways be funded 90% from the Development Charges Reserve Fund in the amount of \$72,000 and 10% from the Non-DC Capital Contingency in the amount of \$8,000;
- 6) AND THAT the additional non s. 37 for T-ball diamond relocation and additional landscape buffering in the amount of \$64,979 be funded 90% from the Development Charges Reserve Fund in the amount of \$58,481 and 10% from the Non-DC Capital Contingency in the amount of \$6,498.
- 7) That staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to seek Council endorsement, in principle, for the preferred “Grandview Park Improvement Plan” and to authorize staff to proceed with sub-consultant hires, detailed design, development of working drawings, and tendering of the Grandview Park works to an upset limit of \$1,791,994 inclusive of HST Impact.

BACKGROUND:

A Section 37 agreement was executed in 2011 with “World on Yonge” development and the developer has provided the City of Markham with a \$2,000,000 contribution. The agreement stipulated that the contribution is to be used for the provision of community

services within Ward 1 and/or within Thornhill. In 2014 a capital budget was approved for “Thornhill Park Improvements” in the amount of \$2,000,000 funded entirely from Section 37 funds.

In May 2016, Council authorized staff to hire a landscape architect through the City’s competitive procurement process and to work with the community to develop a preferred Improvement Plan for Grandview Park and funding strategy (from the Section 37 funds and other potential funding sources) based on park improvements in the general order of priority, as follows:

- Splash pad;
- Outdoor stage;
- Durable base for the community ice rink;
- Skate park;
- Tree Planting, and;
- Walkways.

Also, as part of the \$2,000,000, Council authorized staff to use a portion of the Section 37 funds for playground equipment for E.J. Sands Public School to an upset limit of \$30,000 and installation of a painted mural on the CN rail underpass (Phase 2) in the amount of approximately \$46,000. These two projects have now been completed and the funding expensed.

Council also directed staff to hold design workshops and community consultation prior to finalizing all plans related to the priority projects and to report back to Committee on the final list of priority projects and funding source(s) based on all identified amenity and infrastructure requirements, any additional and necessary park or landscaping improvements, as well as any or all issues that may have arisen that would affect the feasibility, implementation, phasing and/or funding of this project. While the majority of park works are to be funded from the Section 37 contribution, certain improvements such as tree planting and walkways may be funded from other non Section 37 funding in accordance with Council direction in 2014.

A resident committee comprised of members of the Grandview Area Ratepayers Association (GARA) was formed to assist staff in developing and assessing park options including development of a preferred master plan for Grandview Park. Staff from various departments including Urban Design, Recreation and Operations met regularly with this resident committee over the past two years to discuss the preferred park improvements.

On November 19, 2015, a Community Meeting was held as part of the GARA Annual Meeting at which time two park concepts were presented to the general public and comments received. There was considerable support for the proposed park improvements and much discussion on the feasibility of a refrigerated ice rink and a community stage.

After much analysis, staff could not support proceeding with a refrigerated ice rink because Grandview Park is not a suitable location for such a facility and the cost of the ice pad would use up the majority of Section 37 dollars eliminating the ability to provide the other park improvements and trigger on-going operating costs.

On May 3, 2016, the Thornhill Sub-Committee met with staff and representatives of GARA to review and discuss the preferred improvement plan prior to presentation to General Committee. The Sub-Committee endorsed the Grandview Park Concept Plan, in principle, and directed staff to report on achieving the entire plan including the modest improvements suggested to the community stage. The Sub-Committee suggested that staff review implementation and funding options such as Trees for Tomorrow, Development Charges, or implementing a second phase, as a means to address any budget shortfall.

OPTIONS/ DISCUSSION:

Existing Conditions:

Currently, park amenities at Grandview Park include a lit baseball diamond, a rookie diamond, a playground, and a lawn area that is used in the winter for a volunteer community ice rink. There is also a large woodlot immediately to the south of the park with walkway connections to Grandview Avenue.

Relocation of Existing Rookie Ball Diamond Required:

During the community consultation process, it was identified that in order to accommodate all of the contemplated park improvements at Grandview Park, the rookie ball diamond would need to be relocated to Woodlands Park, and the T-ball diamond currently at Woodlands, relocated to E. J. Sands Public School. Rookie ball uses a pitching machine and therefore hydro will have to be provided. As part of the relocation process, the infield will need to be improved, a new back stop installed, along with player benches and bleachers that staff have estimated at a cost of approximately \$22,000. The diamond at E.J. Sand also requires upgrading with a new infield, backstop, players benches and a bleachers that staff have estimated at a cost of approximately \$19,000. For budgeting purposes, a \$60,000 allocation has been identified on the budget summary chart for the ball diamond relocation work including the cost of installing hydro.

Park Improvement Plan Components:

By relocating the rookie ball diamond, the front portion of the park facing Doncaster Avenue can be redeveloped into a consolidated children's play area with a new splash pad, new gazebo for shade, and a children's playground (if possible, re-using the existing playground and relocating it to this location.). Rubber surfacing is provided under the playground because it is situated near the splash pad, consistent with City policy. A higher outfield fence will need to be constructed around the existing baseball field, along with increased buffer planting for safety reasons. A washroom building with a storage area is proposed in a central location, easily visible from the street and accessible to all users. At the site of the existing winter rink, a durable, concrete pad will be installed that can be used as a base for a volunteer ice rink in the winter for leisure skating and pick-up hockey, and as a multi-purpose sport court in the other seasons. The community stage is envisioned as a multi-purpose shelter, open on three sides, for performances, theatre, concerts and movie nights in the park. Seating for the stage can be accommodated on the concrete pad, and in the open lawn areas. For the youth, a permanent, concrete, mini-skate spot is proposed between the multi-purpose court/rink and the baseball field.

Walkways, tree planting, and site furnishing will be added where required. See Appendix A: Grandview Park Improvement Concept.

Anticipated Construction Schedule:

It is anticipated that all required design work and working drawings will be completed by February 2017, and the tender package ready to go to the market by March 2017 in order to begin construction of these park improvements in late May 2017, weather permitting.

Staff will work with the Recreation and Operations Department to facilitate the relocation of the rookie diamond, and undertake any required improvements to the Woodlands Park and E.J. Sands diamonds, so that the new diamonds are available to be permitted to the ball clubs in early 2017 to ensure that there are no negative impacts to the local ball clubs.

Operational and Lifecycle Impacts:

There will need to be additional lifecycle considerations applied to this park with the following timelines per amenity:

- Splash pad: 20 years on concrete and 5-10 years on mechanicals
- Skate park: 25 years
- Stage structure: 20 years
- Playground with rubber surfacing: 15 years
- Outfield fence: 35 years
- Gazebo: 20 years
- Washroom Building: 25 years

The anticipated costs to maintain this park, once completed, will be incrementally greater based on the new amenities that are being added and the extra time and resources required to maintain the new park when compared with the existing park.

The splash pad will require regular inspection, including seasonal opening and closing, and provision of an annual inspection audit. Litter pick-up will be more frequent due to the change in amenities and the increase in park usage anticipated. Further, the washroom building will require cleaning, servicing, start-up and shut down seasonally.

Staff will work on determining the incremental increase in costs to maintain these new park improvements and will report back on the operational impact upon finalization of the plan and when tendered works are known and quantified.

FINANCIAL CONSIDERATIONS

The 2014 Capital Budget "Thornhill Park Improvement," Project #14402 was approved with a budget of \$2,000,000 funded entirely by Section 37 funds. This budget is sufficient to cover most of the works identified in this report. However, some elements, such as the tree planting and walkways will be funded from other non Section 37 funding sources.

High level cost estimates, based on the Park Improvement Plan Concept, were prepared and provided by the landscape consultant.

Project #14402 "Thornhill Park Improvements", is Section 37 funded, and will be used to fund various park improvements.

The financial summary is as follows based on the high level Park Improvement Concept. (Costs are estimates only and are subject to change based on final detailed design and tender results.)

Grandview Park Improvements	\$'s
Original Budget:	2,000,000
Less Mural Cost	45,792
Less Playground Contribution	30,000
Less Landscape Consultant Fee	88,358
Less Consultant Contingency	8,835
Less Internal Administration Fee	180,000
Budget Available, project #14402, "Thornhill Park Improvements"	1,647,015
Estimated Cost of Park Amenities:	
Site Access and Removals	40,000
Concrete Pad (non-refrigerated)/Multi-court	165,000
Community Stage	200,000
Washroom Building	250,000
Gazebo	70,000
Concrete Skate Spot	150,000
Water Play	200,000
Playground with Rubber Surface	150,000
Fencing	60,000
Relocation of T-ball Fields*	60,000
Site Furnishing	25,000
Asphalt Walkways	25,000
Concrete Walkways	65,000
Tree Planting and Sodding	50,000
Subtotal:	1,510,000
10% Contingency	151,000
Specialty Sub-Consultant Allowance	100,000
HST Impact (1.76%)	\$30,994
Grand Total:	1,791,994
Budget surplus / (shortfall)	(144,979)

*includes elements of the relocation process of the rookie ball diamond, such as a new back stop installed, along with player benches and bleachers that staff have estimated at a cost of approximately \$22,000 and upgrading with a new infield, backstop, players benches and a bleachers that staff have estimated at a cost of approximately \$19,000, plus the cost of hydro for a total allowance of \$60,000.

In May 2016, the Thornhill Sub-Committee was supportive of up to \$145,000 budget shortfall for tree planting and walkways from non s.37 funds. In May 2014, Council had approved up to \$80,000 from non s. 37 funds for tree planting and walkways. The difference of (\$64,979) (\$144,979-\$80,000) is generally attributable to the rookie ball/T-ball relocation works that were not contemplated originally, as well as to additional tree planting for landscape buffering of the ball diamond.

Staff recommends that the non s.37 funds approved in 2014 in the amount of \$80,000 for tree-planting and walkways be funded 90% from the Development Charges Reserve Fund in the amount of \$72,000 and 10% from the Non-DC Capital Contingency in the amount of \$8,000 and that the additional non s. 37 for T-ball diamond relocation and additional landscape buffering in the amount of \$64,979 be funded 90% from the Development Charges Reserve Fund in the amount of \$58,481 and 10% from the Non-DC Capital Contingency in the amount of \$6,498.

The use of DC's will be substituted from within the overall park development program identified in the Background Study

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

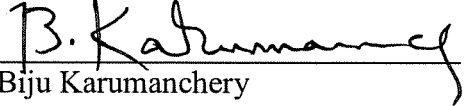
ALIGNMENT WITH STRATEGIC PRIORITIES:

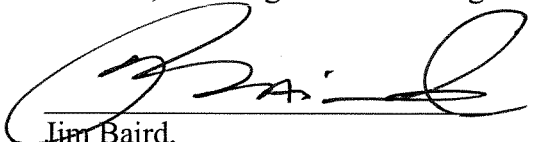
This park improvement project aligns with the following strategic priorities: Growth Management; Parks, Recreation, Culture and Library Master Plan; and Environment.

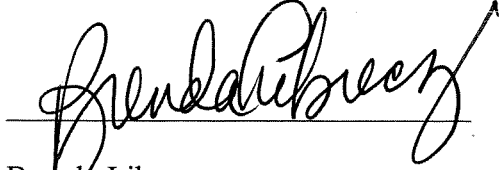
BUSINESS UNITS CONSULTED AND AFFECTED:

The departments of Operations, Recreation and Finance have been consulted.

RECOMMENDED BY:


Biju Karumanchery
Director, Planning & Urban Design


Jim Baird,
Commissioner, Development Services


Brenda Librecz,
Commissioner, Fire & Community
Services

ATTACHMENTS:

Appendix A: Grandview Park Improvement Plan Concept