
SUBJECT: Bayview Glen Sustainable Neighbourhood retrofit Action Plan (“SNAP”) – Glencrest Park Concept Approval

PREPARED BY: J. Wong, Sustainability Services Coordinator, ext. 2368
G. Seaman, Director, Sustainability, ext. 7523

RECOMMENDATION:

- 1) That the report “Bayview Glen Sustainable Neighbourhood retrofit Action Plan (“SNAP”) – Glencrest Park Concept Approval” be received; and,
- 2) That the proposed Glencrest Park concept (shown in Appendix A) be endorsed for implementation in the fall of 2015 and with completion in the summer of 2016; and,
- 3) That the project be funded from capital projects 15069 (“Bayview Glen SNAP – Pilot Implementation Phase”) and 15624 (“Bayview Glen SNAP”) to a maximum of \$222,300.00; and,
- 4) That \$100,000.00, inclusive of HST impact, be awarded to the TRCA for project management from capital budget 15069 (“Bayview Glen SNAP – Pilot Implementation Phase”); and,
- 5) That the tendering process be waived in accordance with Purchasing By-Law #2004-341, Part II, Section 7 Non Competitive Procurement, item 2(e) which states “Tenders, Requests for Proposal and Requests for Quotation may not be required for goods and services to be provided by Toronto and Region Conservation Authority (“TRCA”)”; and,
- 6) That the Director, Sustainability and Senior Manager, Purchasing be authorized to negotiate and award the contract to R.V. Anderson Associates Limited for additional engineering and contract administration work to implement the Glencrest Park Concept and Lancorp Construction Co Ltd. for construction work related to the Glencrest Park Concept, if good value is achieved for the City and the amounts are within the approved budget; and,
- 7) That the tendering process be waived for R.V. Anderson Associates Limited and Lancorp Construction Co Ltd. in accordance with Purchasing By-Law 2004-341, Part I, Section (7) Non Competitive Procurement, item 1(c) “when the extension of an existing contract would prove more cost-effective or beneficial”: and,
- 8) That staff report back in early 2016 on the larger Bayview Glen SNAP program with recommendations for its future and a summary of final program outcomes; and,
- 9) That Staff be authorized and directed to do all things necessary to give effect to this resolution

EXECUTIVE SUMMARY:

PURPOSE:

The purpose of this report is to seek Council's endorsement of the Glencrest Park concept and implementation costs to a maximum of \$222,300.00 as proposed by staff and shown in Appendix A, as well as award \$100,000.00 to the Toronto and Region Conservation Authority for project management of the Sustainable Neighbourhood retrofit Action Plan. We are also seeking approval to award additional and synergistic work in Glencrest Park to West Thornhill Flood Remediation vendors R.V. Anderson Associates Limited and Lancorp Construction Co Ltd.

BACKGROUND:

In 2010, Council directed City staff to collaborate with the Toronto and Region Conservation Authority ("TRCA") to identify and lead the development of a Sustainable Neighborhood retrofit Action Plan ("SNAP") within the Thornhill community. The purpose of SNAPs are to accelerate the implementation of sustainable practices in existing urban neighbourhoods by taking an integrated approach to urban retrofits and employing innovative community engagement and social marketing techniques. SNAPs offer a timely opportunity to address additional retrofit objectives, including those of the *Don Watershed Plan* and Markham's Community Sustainability Plan, *the Greenprint*.

The Bayview Glen neighbourhood (Appendix B) was chosen as the SNAP study site because of the flood remediation work that the City of Markham is undertaking through the West Thornhill Stormwater Flood Remediation, as well as a priority under York Region's sanitary sewer Inflow and Infiltration Reduction Strategy. The flood remediation is in response to the 2005 severe storm event that resulted in neighbourhood and basement flooding issues in Bayview Glen. It was also noted that the neighbourhood had noticeably higher energy consumption within the City.

Since the beginning of the Markham SNAP project, one out of five SNAPs in the Greater Toronto Area, the SNAP team (consisting of City and TRCA staff) partnered with local stakeholders including PowerStream Inc., Enbridge Gas Distribution Inc., the Don Watershed Regeneration Council ("DWRC"), Bayview Glen Public School ("BGPS"), York Region and various City departments to characterize the neighbourhood and engage with the residents. As a result, many public events and meetings have been hosted by the SNAP team as shown in Table 1 to further understand the desires of the residents and to educate about the SNAP initiatives.

Table 1: Community Events and Meetings for the Bayview Glen SNAP

Year	Event
2012	<ul style="list-style-type: none"> Community Consultation at Thornhill CC
2013	<ul style="list-style-type: none"> Renovators' Workshop DWRC Committee Meeting
2014	<ul style="list-style-type: none"> Homeowner Survey Community Meeting – West Thornhill Stormwater Remediation Phase I and II Implementation

	<ul style="list-style-type: none"> • BGPS Annual Open House • BGPS Community Party • Community Gathering at Thornhill CC • Focus Group
2015	<ul style="list-style-type: none"> • DWRC Committee Meeting • BGPS Community Party

The Bayview Glen neighbourhood is comprised of mature residents that have lived in the neighbourhood for decades and younger families moving into the community with approximately 715 dwellings in total. There are three parks in the community that have been classified by residents as “outdated” and “underused”: Glencrest Park, Bayview Glen Park and Stonefarm Parkette. Particularly, Glencrest Park is the most underused park of the three parks and consists of a small baseball diamond, playground and a hidden park entrance between two homes on Laureleaf Road. Residents on Ladyslipper Court have noted that walkability in Glencrest Park to Laureleaf Road could be improved as there are no established pathways or sidewalks to connect the streets (Appendix C). As a result, a technical analysis, site assessment, consultation and design charrettes lead to the development of park design concepts for all three parks as well as streetscape retrofits to address resident and staff concerns.

In 2014, the SNAP team recruited Lura Consulting and a team of subject matter experts to develop the initial park design concepts for the three parks based on the initial feedback received from residents through community events from 2012 to early 2014. The design concepts were showcased at the BGPS Community Party in 2014 where residents were able to interact with the SNAP team and share their opinions for each of the park concept features. Overall, the concepts were well received and suited the residents in the neighbourhood.

OPTIONS/ DISCUSSION:

Glencrest Park proved to have the best opportunity to find cost effective synergies with Phase I of the West Thornhill Stormwater Flood Remediation project. In the summer of 2015 the project was working in Glencrest Park to replace the aging stormwater pipes with larger pipes to increase the capacity for stormwater severe storm events. In order to complete this component, a temporary gravel construction road was created from the park entrance on Ladyslipper Court into the valley below to allow for large construction vehicles to transport and remove materials (Appendix D).

The SNAP team identified this as an opportunity to align the construction road to permanently incorporate a pathway into the park as per the concept presented to the community, thereby connecting Ladyslipper Court to Laureleaf Road with a pathway at minimal additional cost. This would increase walkability within the neighbourhood while synergizing with the West Thornhill Stormwater Flood Remediation project to reduce the amount of resources and time required to complete the pathway in Glencrest Park.

The initial Glencrest Park concept included the pathway to increase walkability, an updated playground with shade structure, a junior soccer field that could convert into a

community maintained ice rink in the winter with a warming hut. Also included in the concept is a low maintenance meditation garden, rain and pollinator gardens and daylighting creek with a trail around it for increased active recreation within the park. Appendix E displays the original park concept designed for Glencrest Park with a budget of approximately \$1,000,000.00 to complete the entire concept.

As a precaution before beginning the detailed designs for Glencrest Park from the initial showcase of the park concepts, the SNAP team informed the residents adjacent to the proposed Glencrest Park pathway to obtain their feedback on the entire design concept. The residents were opposed of the pathway and created a petition to have the pathway removed from the concept due to the perception of increased crime and reduced safety in the neighbourhood by creating a more formal park entrance at the base of the pathway off of Laureleaf Road (Appendix F). The SNAP team along with Councillor Burke met with the residents to hear and understand their concerns in May 2015. To accommodate their concerns, a revised Glencrest Park concept (Appendix A) was showcased again at the June 2015 BGPS Community Party for further consultation with the entire community. The specific accommodations being proposed include: a winding pathway as opposed to a straight pathway with a subtle entrance way into the park from Laureleaf Road. Residents also preferred interlocking rather than asphalt for the pathway to add more character to the park and to increase permeability of stormwater. Staff will review cost effective, durable and visually pleasing options and will select the best fit. The two households originally opposed to the proposed pathway on the existing City land were supportive of the new concept that accommodated their concerns.

To ensure safe crossing from the proposed new pathway across Laureleaf Road, staff will install pedestrian crossing signs initially and will study if further measures are required once the pathway is completed.

A low maintenance meditation garden and labyrinth enhances the public realm within the community, along with an updated playground with shade structure. Pollinator and rain gardens, as well as a trail to the east end of the park create a naturalized landscape to increase wildlife habitation and to promote active recreation within the park. Overall, the revised park concept received much more positive feedback from residents which helped to create a concept that reflects the community more authentically.

Currently City staff are coordinating with Schollen & Company to solidify the costs of technical designs for the features showcased in the revised Glencrest Park concept, as well as the timing of contractors in and out of the park. This will ensure that the City receives the best value for the project with preferred contractors. Further, all design and implementation works will conform to current City of Markham standards and will be reviewed with Operations staff at various times to ensure compliance.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

The 2015 committed budget for Glencrest Park implementation is as follows:

Table 2: Funding Available Amount

Source	Funding	Description
2015 Funding Available Sustainability Office Approved capital projects #: 15069 and 15624	\$222,300.00	\$222,300.00 breakdown: <ul style="list-style-type: none"> \$100,000.00 committed to TRCA for Bayview Glen SNAP project management \$25,000.00 committed to Schollen & Company for Glencrest Park detailed designs \$97,300.00 committed to Glencrest Park implementation
Operations Department Approved capital project #: 15228	\$40,000.00	For playstructure and rubberized safety surface replacement
TRCA – Awarded by RBC	\$50,000.00	RBC grant committed to rain gardens, plantings, community event
Subtotal - Approved Budget Today	312,300.00	
2016 Budget Request (Subject to Council Approval) Park Renaissance Initiative	\$20,000.00	2016 capital budget request of \$150,000 of which \$20,000.00 will be contributed to Glencrest Park
Sustainability project Bayview SNAP - Parks Revitalization (Glencrest)	\$92,500.00	
Subtotal - 2016 Budget Request	\$112,500.00	
Total Implementation Budget	\$424,800.00	

To date, the total approved funding available is \$312,300. The 2016 budget request of \$112,500 is subject to Council approval, bringing the total overall Bayview Glen SNAP implementation budget that includes the revised park concept to \$424,800.00. If all 2016 funding is received, it will cover site preparation, site furnishings and structure, soft landscaping in Glencrest Park. If any of the 2016 funding is not received, the park concept features will be scaled down to accommodate the approved budget amount allotted for implementation.

TRCA has played an integral part in coordinating the development of the final park design concepts for Glencrest Park, Bayview Glen Park and Stonefarm Parkette as well as the overall Bayview Glen SNAP. Therefore, City staff recommend that \$100,000.00, inclusive of HST impact, be awarded to the TRCA for their project management throughout the development of the Bayview Glen SNAP in 2015. Appendix G shows the funding contribution letter from the TRCA.

The operating impact expected from the changes proposed in the Glencrest Park concept will be an increase of \$2,000.00 to \$3,000.00 per year for maintaining the pathway's granular surface.

The West Thornhill Flood Remediation Project, Phase 1 Engineering and Contract Administration was awarded to R.V. Anderson Associates Limited after a competitive bid process. Staff believe that good value for the City can be achieved by expanding the scope of R.V. Anderson's work to cover the additional engineering and contract administration work to implement the Glencrest Park Concept in conjunction with design work by Schollen and Company.

Further the West Thronhill Floor Remediation, Phase 1 construction was awarded to Lancorp Construction Co Ltd. after a competitive bid process. Staff also believe that good value for the City can be achieved by expanding the scope of Lancorp's work to cover the additional work to implement the Glencrest Park Concept.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The report aligns with the Environment area of strategic focus as it raises appreciation and awareness of watercourses, and with the Water Efficiency, Energy & Climate, Ecosystem Integrity, and Shelter sustainability priorities in the Greenprint.

BUSINESS UNITS CONSULTED AND AFFECTED:

This report was circulated to Asset Management – Environmental Assets, Operations – Parks, Planning & Urban Design – Parks and Finance.

RECOMMENDED BY:

Graham Seaman
Director, Sustainability



Andy Taylor
Chief Administrative Officer

ATTACHMENTS:

- Appendix A – Glencrest Park Design Concept for Approval
- Appendix B – Aerial View of the Bayview Glen SNAP Study Area
- Appendix C – Email from Resident to Increase Walkability in the Neighbourhood
- Appendix D – Technical Drawing for Temporary Gravel Construction Road in Glencrest Park
- Appendix E – Original Glencrest Park Design Concept
- Appendix F – Glencrest Park Pathway Petition from Residents
- Appendix G – TRCA Funding Contribution Letter