

THE REDEVELOPMENT OF WEST PARK



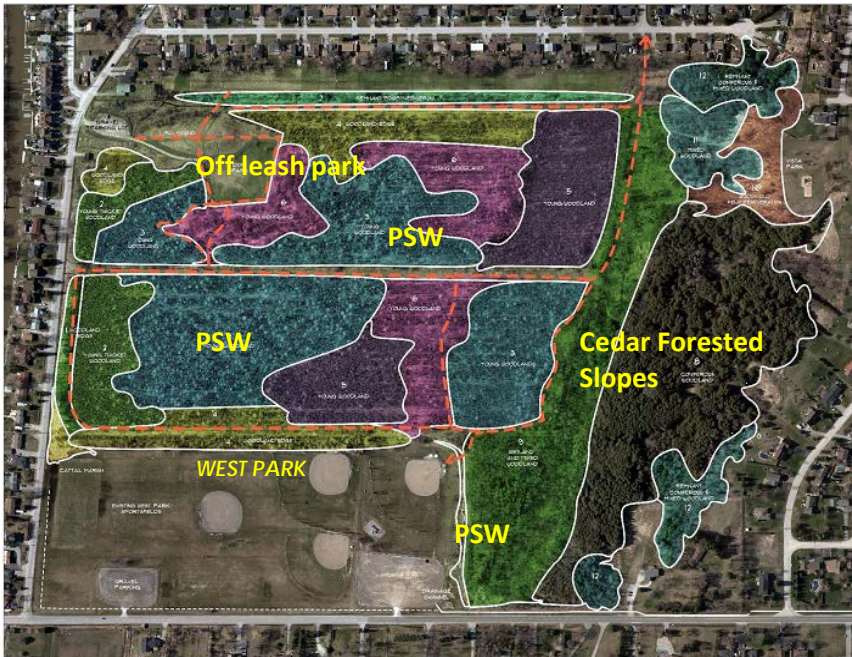
- The starting point for the redevelopment of West Park was the 2016 schematic design reviewed at the time as a basis for consideration of design.
- The 2016 Concept was generated following feasibility study including soils investigations and a full topographic survey of the site.



Site Context

- Approximately 54 Ha of Town land
- Provincially Significant Wetlands to the north and east of the current park
- Existing off-leash dog park at northern limit
- Cedar forest on the eastern slopes of the valley edge leading up to Vista Park

- 65% of the active park lands are regulated by the Lake Simcoe Region Conservation Authority (LSRCA)
- Permits are required from LSRCA for fill and use
- Reports are required for storm water management, water quantity/quality and phosphorous loading



LSRCA – Wetland Mapping



Existing Conditions

- Facilities are at the end of their usable life cycle, are falling into serious disrepair, and are in urgent need of replacement
- Current ground conditions less than ideal for competitive sports and result in water-logged fields that must be taken out of active use for extended periods





The Core Park Facilities of the 2016 Concept

4 Tournament Level Slow Pitch Diamonds
1 Multi-Use Sportsfield
Parking for approximately 200 Cars

Park Fieldhouse with Change-rooms
Children's' Playgrounds





Community Engagement

- Public open house at ROC Chalet November 28th, 2018
- Presentation and background on design, expectations for the park program
- Current park conditions and role in the community
- Interactive panels on park program and site conditions
- Universal Accessibility and support special needs programming
- The playground features to be more centrally located and visible from the other facilities
- Parking in excess of 200 spaces
- Clear linkage with and protection of the surrounding environment
- Program flexible for use in areas beyond the defined ball diamonds

Attendees highlighted the following:

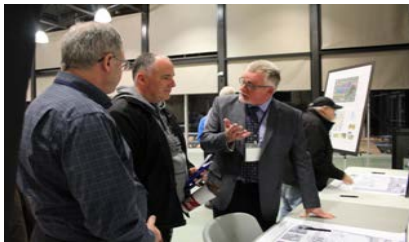
- Playgrounds and waterplay, tournament-ready fields, and support facilities of washrooms and family change rooms



Community Engagement (continued)

- stations and displays

Playground Choices



- Interactive panels for public opinion on park program and site conditions (marked up)



- Dotmocracy panels and stickers (dots)





Community Engagement (continued)

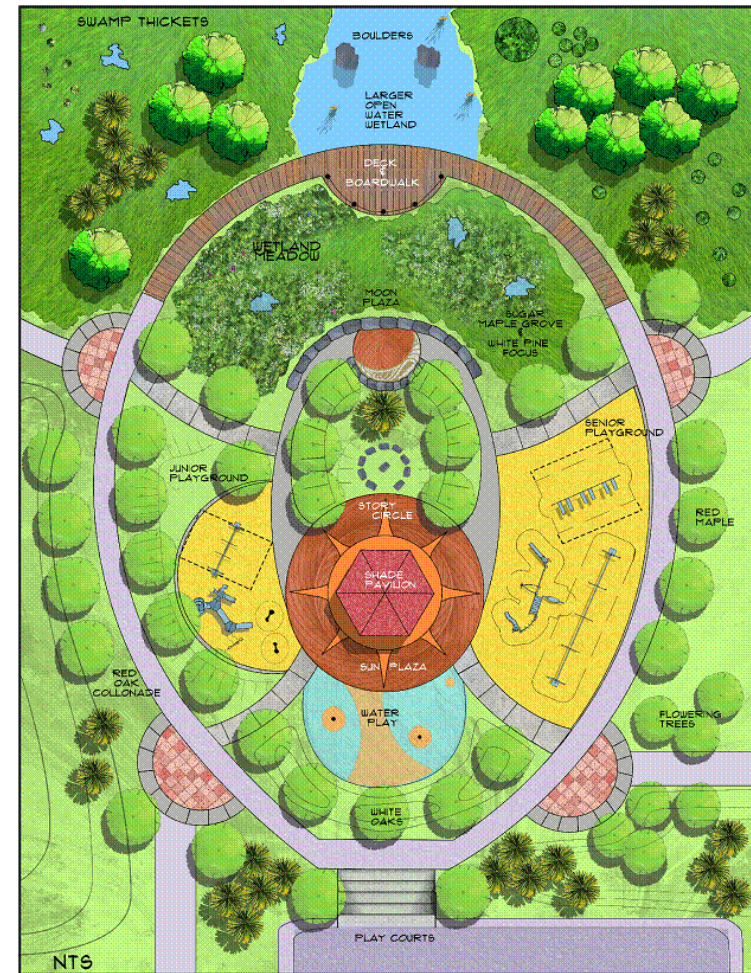
A second Public Open House was held January 17th, 2019 at the Georgina Ice Palace for the sports user groups

- Ball diamond size
- Backstop design and infield configurations
- Ancillary facilities for secure storage of equipment and materials
- Dotmocracy stations and mark-up of concept diagrams
- Multi-use field space
- Preservation of the existing core program
- Inclusion of other park facilities
- Importance of the park and its role in the park and open space system



Design Evolution to a Preferred/Refined Plan

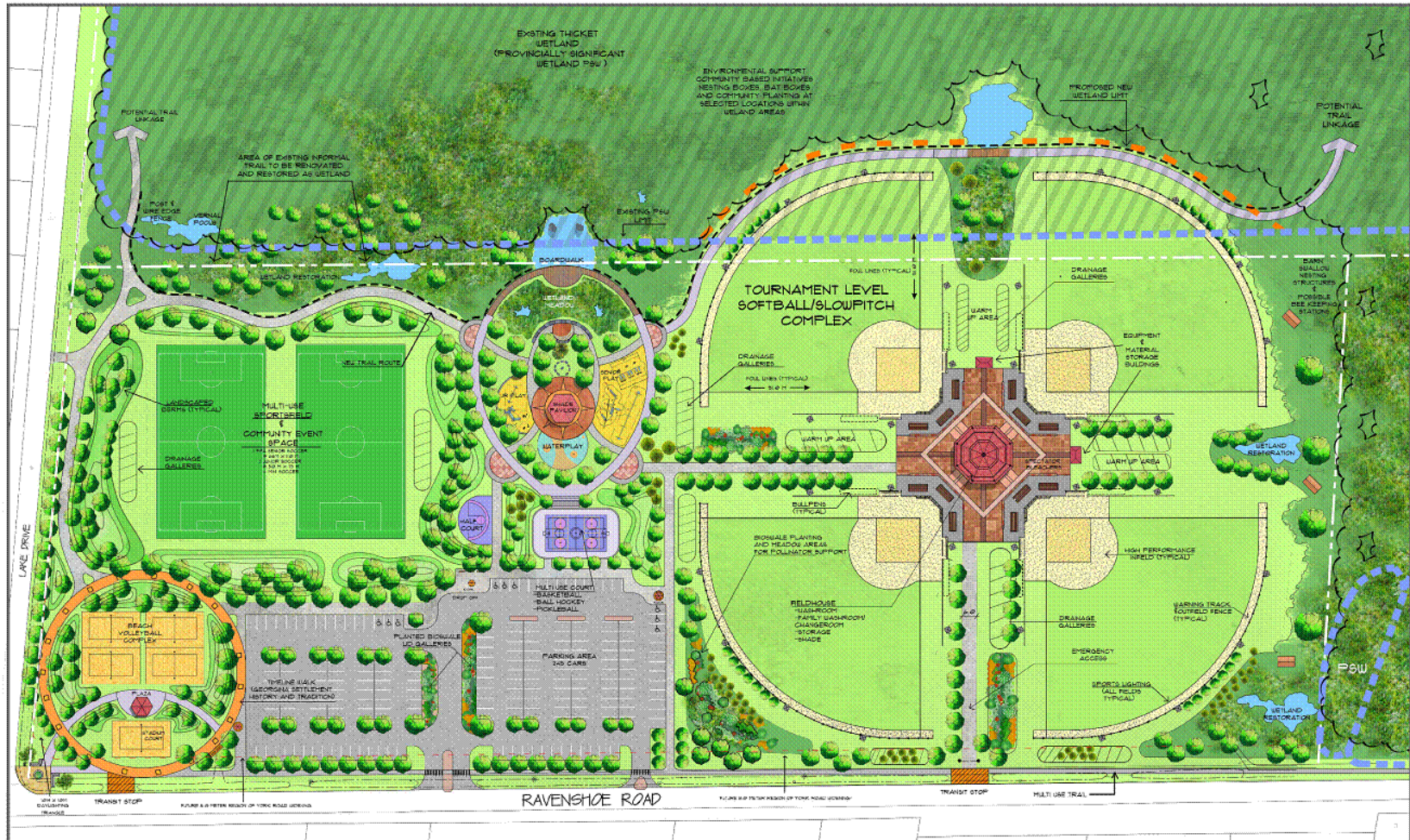
- Chippewas of Georgina Island First Nation were consulted regarding design on the land
- The Project Team received positive feedback on the incorporation of First Nation storytelling in the concepts for park's core amenity area and for the storyline walk suggested to celebrate the land and the settlement of Georgina



THE CREATION STORY - WEST PARK DESIGN

Design Evolution to a Preferred/Refined Plan

The Preferred Plan was taken to an open house March 26, 2019 in the Council Chambers to showcase the results of the community engagement





Design Evolution to a Preferred/Refined Plan





Design Evolution to a Preferred/Refined Plan





Financial Snapshot

- 2016 estimate \$7 - 8M
 - 2018 design awarded \$400K
 - Community engagement, LSRCAs feedback increased scope
 - Yearly cost escalation
 - Class 'D' estimate \$8.6M (2019)
 - Add \$1M contingency + taxes
 - Total (2019) estimate \$9.7M
- Cost control options:
 - Soils and fill availability
 - Granular vs asphalt paving for parking, paths
 - Plaza area from decorative paving to asphalt
 - Materials/building finishes options



Next Steps

- Detailed design
- Construction documents
- Cost estimates (Class C, B, A)
- LSRCA reports
- Prepare for 2020 Capital budget submission

