

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. OI-2019-0003**

**FOR THE CONSIDERATION OF  
COUNCIL  
APRIL 10, 2019**

**SUBJECT: WEST PARK REDEVELOPMENT – DESIGN UPDATE**

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**1. RECOMMENDATION:**

- 1. That Council receive Report No. OI-2019-0003 prepared by the Parks Division, Operations and Infrastructure Department dated April 10, 2019 regarding the design update for the West Park redevelopment.**
- 2. That Council endorse the refined design concept for West Park and direct staff to proceed with the preparation of detailed design and tender documents in advance of the 2020 Capital Budget.**
- 3. That staff report back to Council as part of the 2020 Capital Budget deliberations with a detailed cost estimate for the construction of the full build out of West Park.**

**2. PURPOSE:**

The purpose of Report OI-2019-0003 is to obtain Council direction to proceed with the preparation of detailed design and tender documents for the West Park redevelopment project, based on the refined design concept.

**3. BACKGROUND:**

The West Park active park lands are approximately 10 hectares in size, of which approximately 7 hectares are regulated by the Lake Simcoe Conservation Authority (LSRCA). The active park sits at the southern boundary of Town-owned lands, of which approximately 45 hectares are Provincially Significant Wetland. The leash free Dog Park, driveway and parking at the northern limit makes up the remainder of the approximately 52 hectare site owned by the Town. The West Park ball diamonds have been used by local ball groups since the 1980s, with only incremental and small scale work done since then to keep the facilities useable and to address the demand. Existing site conditions are included in Attachment 1.

West Park was subject to a 2001 Master Plan process, which envisioned a large scale redevelopment of the sports facilities, park components and wetland features. LSRCA and Ministry of the Environment and Climate Change (MNR/FCC) have since

restricted development in the identified wetlands to the immediate north of the active park site.

The 2014 Recreation and Facility Needs Study (RFNS) recommended that the Town confirm the viability of maintaining active recreational uses at West Park. Soils testing and preliminary geotechnical analysis was completed in October 2015. The results of the analysis confirmed the following:

- An existing perched high water table and highly vulnerable aquifer
- Soil profile that showed moisture content of 11 – 22% (moist to very moist)
- High frost susceptibility and water retention capacity
- Relatively low permeability

Further, the geotechnical analysis recommended the following as part of any site redevelopment:

- Need to strip 8-10" depth of topsoil and stockpile, with potential re-use on site
- Existing earth fill is unsuitable to support any structural foundations
- Any compaction of existing soils first requires aeration and/or mixing of drier soils

West Park is overdue for redevelopment. Due to the nature of the existing soils, high water table, and proximity to a Provincially Significant Wetland, the site is perpetually water-logged, causing poor drainage and frost heaving and settling of the facilities. The full redevelopment envisions significant soils remediation and total facility replacement comparable to the ROC facilities.

In July 2016 Council Resolution C-2016-0375 endorsed staff's recommendation to undertake a topographic survey and prepare a design concept (Attachment 2) assuming a full rebuild of West Park. Based on the topographic survey and design concept the LSRCA endorsed the Town's plan to redevelop the park, subject to standard conditions of appropriate engineering and environmental reports being prepared and permits applied for and fees paid. These reports will confirm that the hydrological function of the wetland is not impacted and the water balance assessment and storm water management are consistent with LSRCA guidelines.

Council resolution C-2017-0302, dated May 31, 2017 stated that "*Council direct staff to improve/rebuild ball diamonds at West Park based on direction provided at a later time in conjunction with the 2018 Capital Budget*". During 2018 Capital Budget deliberations Council approved the funding for the redesign of West Park – full buildout. Subsequently, Council Resolution RC-2018-0469 approved the award of the design contract to Cosburn Giberson Landscape Architects (CGLA).

#### **4. ANALYSIS:**

The West Park Design Team worked with staff from Recreation and Culture and Communications to obtain feedback from residents and existing sports field user groups. Two successful public open houses and one successful user group consultation session resulted in meaningful feedback from the community regarding the 2016 design concept.

The open houses employed a number of interactive tools to gather feedback. This included displays of Site Planning Context and Existing Conditions Mapping along with drawings to mark up, 'Dotmocracy' panels (samples of a wide variety of park facilities and features for residents to place 'stickers/dots' next to, as a 'vote'), and pencils, markers and paper for children (and adults) to sketch their own ideas of playground and water play facilities.

In addition to the open house opportunities, input to the project was further encouraged by the Georgina Advocate's Town page including regular project announcements, the posting of a community information sign at the site, and regular Town web site updates ("Building Georgina") which have informed Georgina residents of progress and provided direct opportunities for input. Promotional postcards and banners were also created as a part of this community outreach and engagement. Staff have also reviewed aspects of the design for the park with the Chippewas of Georgina Island First Nation who have expressed their support of the design, which includes ideas reflecting First Nation stories and tradition. Finally, the program of outreach included questionnaires, social media postings and has resulted in emails, which have confirmed the public support for the rebuild, and have provided the design team with valuable comments that are now incorporated into the refined design (Attachment 3).

The refined design includes the following principles and elements:

- The full incorporation of the core facilities and programs of the existing park
- The incorporation of design details to resolve the concerns and problems with the existing facilities
- The integration of the objectives of active transportation and the Lake to Lake Trail initiatives
- The integration of environmental design components to enhance the surroundings of the park and contribute to the protection of the adjoining natural features
- Four (4) type A or ROC-type adult/senior tournament level slo-pitch/softball diamonds complexed in an efficient pin-wheel layout (lighted, irrigated, drained)
- Support structures and ball diamond facilities (washrooms, storage, shade, viewing, warmup areas, bull pens)

- A Multi-use Field and Community Event Space which can accommodate a full sized adult/senior soccer field, with size and flexibility to allow for 2 minor/junior or 4 mini soccer layouts
- Fully and universally accessible active and passive park facilities
- Integrated design for Special Needs and Integrated Recreation Programs
- Full vehicular entrance/egress, limited right-in/right-out access and emergency vehicle access
- Paved parking for approximately 245 vehicles
- Beach volleyball court facilities sufficient for hosting tournaments
- 1 multi-use court for basketball, pickle ball, ball hockey and 1 half basketball court
- Junior and senior children's playgrounds planned to have accessible and special needs components
- Water play facility
- 2 types of trails (lit, paved, primary trails and unlit, granular, secondary trails)
- Wetland meadows and restored wetland features for environmental enhancement and buffering
- Tree cover, landscaped, grassed berms, native gardens, habitat structures
- Low impact development facilities (LID) including bio-swales and infiltration drainage galleries to assure water balance and effective drainage for park facilities
- Historical references and interpretive display, including symbols of the indigenous peoples and settlement stories of the area
- Wayfinding signage, bike racks, shade structures, seating furniture, waste and recycling
- Full servicing components (potable water, stormwater, sanitary, electrical)

As the West Park redevelopment design is further detailed, the design team will continue to communicate with LSRCA, York Region and internal Town departments regarding environmental, drainage, water quality, traffic, building and servicing aspects of the design. Also, the existing soils quality/distribution analysis and fill import design will be scrutinized and refined to ensure the elevations/required fill, grading and site drainage accommodates the facility design and meets appropriate design standards. Wetland ecological offsetting is currently shown within the design of the active park site, and will require further work to satisfy LSRCA's policies.

It is anticipated that the detailed design and tender documents will be completed over the next 5-6 months along with more detailed cost estimates to follow. This will provide the opportunity for winter tendering of the works to assure the highest levels of competitive bidding for the project. Further, the required environmental reports

and studies will be completed for submission and approval by LSRCA in step with the start of the construction processes.

**5. RELATIONSHIP TO STRATEGIC PLAN:**

This report addresses the following strategic goal(s):

GOAL 2: “Promote a High Quality of Life” – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

GOAL 3: “Engage Our Community & Build Partnerships” – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS

**6. FINANCIAL AND BUDGETARY IMPACT:**

In 2016, the full buildout costs were estimated to be \$7-8M based on the design concept developed at that time (including estimated cost of design and environmental reports and fees). Since Fall 2018, public feedback, stakeholder input and sports user group consultation has caused the project scope to expand. CGLA has provided an updated Class ‘D’ budget estimate of 8.6 M + contingency + 1.76% taxes (2019 costs), based on the refined concept design. It has become apparent that material and labour costs have also increased. Cost escalation will be considered for 2020 and 2021 as the design is detailed and estimates are refined (Class ‘B’ and ‘C’) this summer.

Approximately \$500,000 has been spent on basic repairs, improvements and maintenance at West Park since it was created in the 1980’s.

Ball diamond bookings revenue is approximately \$50,000 annually.

Low operating costs are associated with ball diamonds, particularly when current technologies are employed (e.g. LED lighting).

The design team will continue to investigate potential opportunities to obtain clean fill from local or regional sources in order to keep costs down.

There is potential for a phased approach to the construction. Earthworks could be done first, then servicing a park development following the earthworks. This may be a consideration if fill is available sooner and at a lower cost.

**7. CONCLUSION:**

The design team has completed the public input process and based on resident and user group feedback and preliminary comments from agencies, the 2016 design concept has been refined. With Council direction, the design team will begin preparation of detailed design and tender documents, as well as detailed cost analyses for the West Park redevelopment.


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Attachments: Attachment 1 – Existing West Park Site Conditions  
Attachment 2 – West Park Design Concept (2016)  
Attachment 3 – West Park Refined Design Concept (2019)





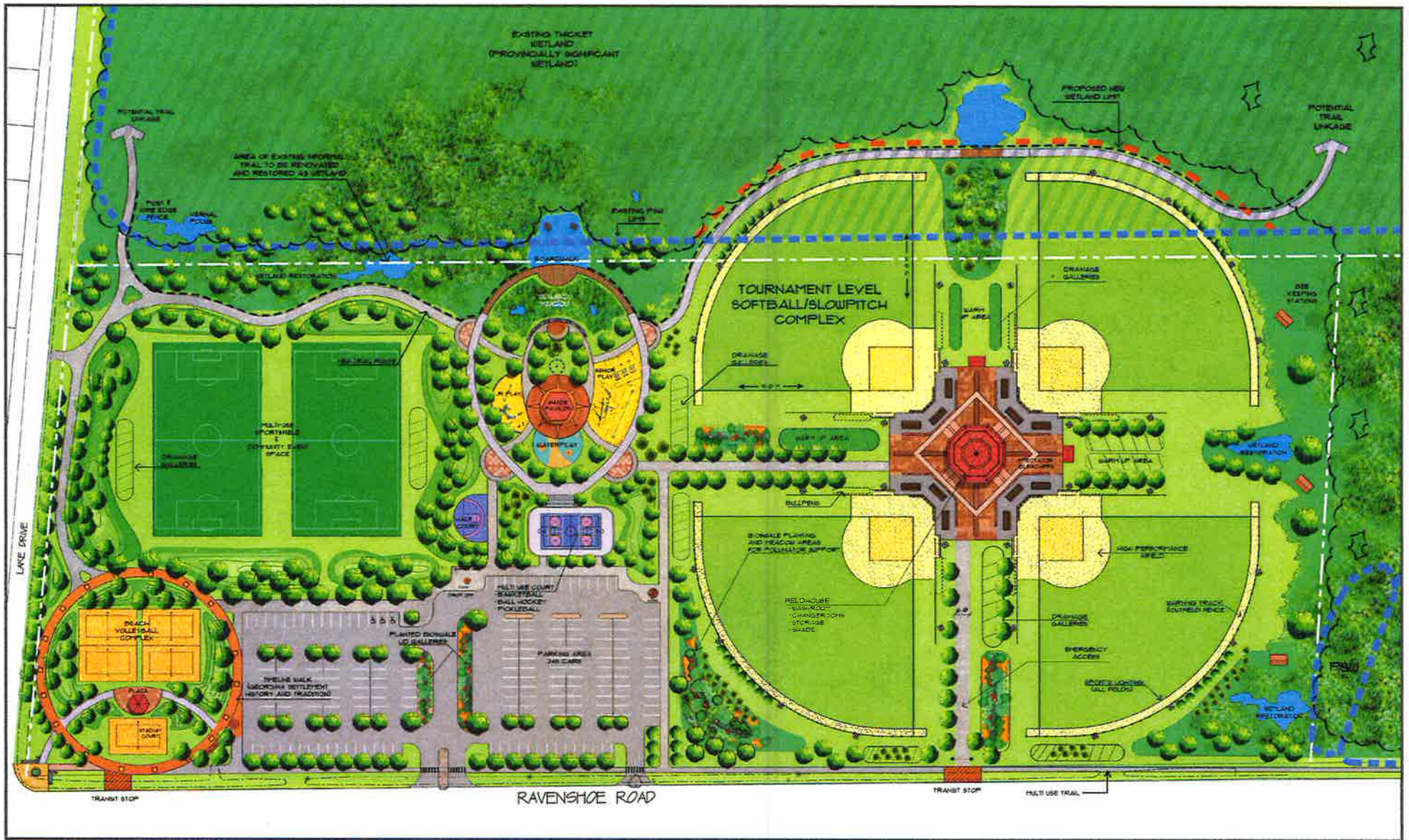
LEGEND		Revisions		By	Date	All drawings are the property of the architect and shall not be used or reproduced without permission. The publisher will check and verify all drawings as they are printed. This printing shall not be dated.			<b>COSBURN GIBBERSON</b> LANDSCAPE ARCHITECTS <small>30 Cosburn Drive, Suite 200, Norcross, Georgia 30092          Tel: 404-945-4744 Fax: 404-251-9701 www.cga.com</small>	Design	Client	Project No.
	PROPERTY LINE											
	EXISTING GRADES									MB		Drawn By 2544-L
	EXISTING SPORT FIELDS									Scale	Title	Drawing No.
	EXISTING WOODLOT VEGETATION									1/500	EXISTING CONDITIONS	EX1
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# West Park - Concept





MARCH 2019

WEST PARK PREFERRED CONCEPT PLAN