



# **Update to the Memorial Park Master Plan**

**Town Council Meeting  
June 5<sup>th</sup>, 2012**

# Context

## Memorial Park Master Plan Update



- Council has directed that Staff consult with members of the Public to determine whether revisions or refinements to the 1997 Memorial Park Master Plan are warranted;
- Staff are to report back to Council at the conclusion of the consultation process with any recommendations on revisions to the Master Plan;
- The update to the Master Plan, if adopted in principle, will establish new budget estimates and time table for the completion of any projects. This information will be reflected in 2013 Capital Budget and Ten Year Forecast for the Town. The final decision on projects will be determined through the annual review of the Town's Capital Budget by Council;

# Context

## Memorial Park Master Plan Update



- Memorial Park, for the purposes of this review, is comprised of approximately 50 acres of land. The Park is framed by the downtown core to the north, and, residential neighbourhoods to the east, west and south;
- Land ownership within the Park is controlled by the Town and the Toronto Region Conservation Authority (TRCA). Lands owned by the TRCA are situated adjacent the Stouffville Creek, generally described as north of Sommerville St., and, south of Park Drive;



# Background

## Memorial Park Master Plan Update

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- During the time period of 2005 to 2007 the Town conducted extensive public consultation to assist in developing a Master Plan for Memorial Park;
- June 2007 Council adopted the Master Plan for Memorial Park which created a mixture of recreational and leisure opportunities;
- Future capital budgets and the capital forecasts included aspects of the Park redevelopment program consistent with the Master Plan;
- Components of the Master Plan have been constructed;





# Background

## Memorial Park Master Plan Update

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- Staff convened the initial Community Consultation Meeting on the Master Plan Update on December 5/11. Approximately 50 persons were in attendance;
- A second Community Consultation Meeting on the Master Plan Update was held on April 10/12. Approximately 80 persons were in attendance.



# Constraints

## Memorial Park Master Plan Update



- In assessing new opportunities for the siting of facilities, activity areas, etc. there are constraints to development that have to be factored into each situation;
- The key constraints for Memorial Park are as follows:
  - + proximity to adjacent residential neighbourhoods (noise, light, traffic impacts, etc)
  - + influence of the floodplain / regulated area of Stouffville Creek
  - + park landholding – limited opportunity to enlarge or modify the current inventory of land
  - + Capital and Operating Budget implications
  - + protect for future expansions of the Library & Leisure Centre
  - + presence of a watercourse to the east of the Parks building



# Opportunities

## Memorial Park Master Plan Update



- In the assessment of new facilities, activity areas, etc. there are opportunities that should be accounted for in the design or consideration of new uses;
- The key opportunities for Memorial Park are as follows:
  - + proximity to the Downtown Core and its support services
  - + access by vehicles and pedestrian / cyclists
  - + approximate geographic centre of the urban area of Stouffville
  - + large envelope of public controlled lands that can be “divided” into different purposes (ie: neighbourhood vs Town wide; passive vs. active; natural areas, etc.)
  - + infrastructure is present in the Park or adjacent the Park

# Community Ideas

## Memorial Park Master Plan Update



- Arising from the December 5<sup>th</sup>, 2011 Consultation Meeting, the following *Guiding Principles* were adopted by the members of the Public:
  - i) Promote four seasons recreation / leisure activities
  - ii) Protect and enhance the natural features found within the Park
  - iii) Respect and incorporate the history of the Park into any future proposals
  - iv) Design and incorporate activities that are accessible, and, recognize all age groups and the diversity in our Community
  - v) Minimize the impact of new construction on the “finished areas” of the Park so that there is not a disruption on the residents continuing to use the Park
  - vi) Layout uses in such a manner that Community Events like StrawFest do not overwhelm all areas of the Park

# Community Ideas

## Memorial Park Master Plan Update



- Arising from the discussion a sample of activities that the Public would like to see incorporated into the Park:
  - i) Enhanced skate park
  - ii) Outdoor Pool with lap lanes. In combination with this should be play structures, picnic shelters, etc
  - iii) Lots of open space for unorganized play
  - iv) Areas for Community Events (ie: StrawFest, Art in the Park, etc) that do not disrupt all areas of the Park
  - v) Redesign the toboggan hill so that it is really a proper facility
  - vi) Quiet and shaded areas so that people can rest and enjoy being outside

# Community Ideas

## Memorial Park Master Plan Update



- Suggested Public Activities for the Park (Cont'd)
  - vii) Outdoor skating rink
  - viii) Replace the tennis courts that were removed to accommodate the expanded lawn bowling facility;
  - ix) Promote and expand the pedestrian / cycling pathways so as to connect these facilities to the adjacent residential neighbourhoods thereby providing access to all areas of the Park

# Community Ideas

## Memorial Park Master Plan Update



- At the April 10/12 Public Information Meeting, the residents in attendance were asked to identify their top priorities for new activity areas in the Park. The top activities included:
  - + Outdoor pool and an enhanced skate park were the top referenced facilities;
  - + Basketball court;
  - + Redesigned toboggan hill; and,
  - + Expanded pedestrian / cycling pathways

# Road Opening / Road Closing

## Memorial Park Master Plan Update

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- Seasonal closure of Burkholder St for vehicular traffic, from the access driveway to the Leisure Centre / Library to Park Drive. Road would be closed on weekends, May through September, and during special events being hosted in the Park;
- An alternate proposal was advanced by the Public which proposed opening up the current access driveway into a Public Roadway and looping it along the northern edge of the Leisure Centre / Library parking lot through to Park Drive. Staff cannot support this proposal as it affects the floodplain; promotes another road crossing over a watercourse; and, the geometry of Park Drive at this location does not create a safe intersection point



# Road Opening / Road Closing

## Memorial Park Master Plan Update

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- The idea of opening up the current access driveway to the Leisure Centre / Library into a Public Roadway did not register too much commentary other than the residents present from Rose Avenue did not want to see a connection through to their residential street. Staff propose redesignating the access drive to a Public Highway and not connecting the roadway through to Rose Ave.;
- Church Street being extended into the Park. Limited ability to achieve this objective as the configuration of the enlarged lawn bowling green occupy an extensive area that would be needed for a turning circle, hammer head or equivalent. Staff do not recommend the extension;

# Concept Plan

## Memorial Park Master Plan Update

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- One facility has not been accounted for in the Master Plan Update --- the tennis courts. Recommended that the three existing courts at Stouffville Arena be resurfaced and upgraded, as contemplated in the 2013 Forecast. As demand warrants, add additional court(s) to this cluster to serve the interests of both the recreational and competitive player;
- All other activities raised by the Public at the earlier Information Meetings have been accounted for in the Master Plan Update

June 5, 2012

# MEMORIAL PARK MASTER PLAN

## Preferred Option



Scale 1:1000



AECOM

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June 5, 2012

# MEMORIAL PARK MASTER PLAN

## Lebovic Leisure Recreation Area - Preferred Option



Scale 1:500



# Phasing Strategy

## Memorial Park Master Plan Update



- The development of the Park will be completed in Phases extending over the 2013 – 2021 time period;
- Phasing schedule reflects lead time to design elements of the project; funding to complete the project; and, sequencing of tasks to allow the project to be advanced.
- Every effort has been made in the Phasing Strategy to minimize construction activity especially within finished areas of the Park; and, cost reduction through efficient co-ordination of services / tasks.



### Lebovic Leisure Recreation Area

- Phase 1
- Skate Park
- Basketball Court
- Phase 3
- Design of Convertible Pool
- Phase 4
- Convertible Pool Basin & Retractable Structure
- Parking Lot Expansion
- Phase 5
- Outdoor Washroom/ Mechanical Building
- Picnic Shelter
- Sensory Garden
- Pathways, Site Furniture & Plantings
- Plaza, Splash Pad & Play Areas
- Phase 6
- Refrigerated Skating Area - Mechanical Plant
- Phase 7
- Maintenance Shed

### Stouffville Commons

- Phase 1
- Burkholder Street Barrier Gates
- Phase 2
- Gazebo/ Servicing
- North/South Trail Connection
- Creek Restoration & Screen Parks Building
- Phase 7
- Decommission Existing Building & Sod Restoration

### Sculptor's Walk

- Phase 2
- Lit Bollards

### Lawn Bowling Club

- Phase 3
- Decommission Existing Building & Site Restoration
- Building & Servicing
- Adjacent Pathway & Lit Bollards

### Toboggan Hill

- Phase 4
- Grading/Cut & Fill
- Phase 5
- Trail and Lay-by Parking
- Seeding
- Arboretum Planting
- Sod on Toboggan Hill Face

# Budget

## Memorial Park Master Plan



- Capital construction for the program through to full build out is approx. \$14 million. Includes professional fees, project contingency, net HST;
- Approximately \$12.7 million is currently identified in the Ten Year Capital Forecast;
- Operating budget for the Park at full build out represents an additional \$175,000 / year . Covers the salaries of two additional seasonal (8 month) contract Staff; utilities, lawn maintenance, garbage collection, etc. The additional staff complement would be required in 2017;
- The operation of the “convertible pool” has a net operating expense of \$285,000 / year, with three new full time staff complement. The new Staff complement required in late 2016 / early 2017 when the facility opens

## Next Steps

# Memorial Park Master Plan Update



- Staff authorized to commence a Request for Proposal to seek qualified Consultants to prepare detailed design drawings for Memorial Park;
- Staff advertise the intent to consider a By-law to accommodate the temporary closure of Burkholder Street. By-law would be effective for 2013;
- Staff to prepare a follow up Report and advertise for the consideration of the access driveway to the Leisure Centre / Library being designated as a Public Highway. The Report would indicate that no vehicular traffic to Rose Ave. would be permitted.