



TOWN PARK MASTER PLAN

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INTRODUCTION

BACKGROUND

Town Park is Richmond Hill's first park, opened in 1885. For much of its history, Town Park was the principal outdoor site for the community's sporting, civic and agricultural events. As Richmond Hill developed, Town Park changed. It became part of a system of community parks that serve the City, and it grew in size as adjacent municipal land became available for park use.

Changes to Town Park have occurred incrementally, without a guiding vision. Most of its facilities have not been updated for many years. To address this, the City has commissioned a Master Plan to guide a phased redevelopment of Town Park that meets the community's needs and works within the City's financial plans.

Town Park is Richmond Hill's first park. Its use and size has changed and its facilities need updating, requiring a new vision. This Master Plan is intended to ensure that the redesigned park meets the community's needs.

STUDY AREA

The Town Park study area is shown in Figure 1. It is a total of 5.3 hectares (13.1 acres) in size. The study area includes:

- The original Town Park, a 4.29-hectare park located at 43 Church St. South,



FIGURE 1 Master Plan Study Area

including William H. Graham Parkette, the Elgin Barrow Arena Complex, a baseball diamond, three tennis courts, and a small woodlot and parking lots.

- Additional lands acquired by the City, including the 0.76-hectare former Richmond Hill Lion's Hall site located at 102 Centre Street East and two former residential sites located at 96 and 100 Centre Street East, totaling 0.24 hectares.
- Connections to adjacent areas, including from Yonge Street along Lorne Avenue, and across Pugsley Avenue to Unity Park.

Town Park is located west of additional parkland, as shown in Figure 1. This parkland includes Unity Park, a 1.8 hectare park located directly across the street from Town Park at 63 Pugsley Avenue, and the German Mills Creek natural area, a 3.0 hectare parcel with a single maintained path and bridge running through its centre.

This parkland and natural area also requires redesign and integration with Town Park and will be subject to a future planning study.

MASTER PLAN OBJECTIVES

The main objectives of the Master Plan are to:

- Develop a plan for the park's outdoor recreation and event facilities.
- Enhance external connections and improve site circulation.
- Identify opportunities to enhance sustainability and natural features.
- Suggest place-making strategies for the park.
- Provide phasing and high-level cost information for implementation of the Master Plan.

HOW TO USE THIS MASTER PLAN

This Master Plan is a complete guide to the proposed redevelopment of Town Park. It includes the following sections, and appendices, which a user can choose to review depending on how much information regarding the Master Plan and its development the user wishes to understand:

- **Town Park Past and Future**

A narrative and time-line describes the park's history and a set of key principles sets out the vision for the park's future.

- **Master Plan**

A Master Plan concept diagram illustrates the key elements of the new Town Park. Precedent images show how these elements may be experienced. Design recommendations suggest how particular elements could be realized.

- **Implementation**

A phasing plan suggests the order in which the Master Plan elements could be built. A cost plan sets out costs and potential funding sources for these elements. Suggestions for promoting community involvement are included.

- **Appendices**

Appendix A - Master Plan process describes the steps taken to develop the Master Plan.

Appendix B - Site Analysis sets out the broad range of characteristics of the current Town Park that were analyzed to inform the Master Plan.

Appendix C - Community Consultation outlines how the members of the public and key stakeholders were consulted on the Master Plan and summarizes the feedback obtained.

Appendix D - Cost Estimate sets out high level costs, organized by suggested phasing.

TOWN PARK PAST AND FUTURE



FIGURE 2 Harness Racing at Richmond Hill Fair, circa 1900 (© Richmond Hill Public Library, 2002.)

HISTORY & EVOLUTION

Town Park is Richmond Hill's first park and its most historic. A time line showing major events in its history is shown in Figure 3.

For many years, Town Park was the main site for the community's sporting, civic and agricultural events. From 1886 to 1985, the annual Richmond Hill Agricultural Society Spring Fair was held in Town Park. The fair was a major regional event that, even in the 1950s, was attracting 9,000 people annually. Town Park was also the site of reunions, auctions, religious services and markets. The demise of the Agricultural Fair and the addition of other parks have seen the decline of Town Park as a venue for large events, but smaller gatherings are still held there.

Sporting facilities have always been a key feature of Town Park. A harness racing track bounded the park for many years. Indoor ice facilities, first built in 1892, have been expanded and improved several times. Tennis courts that have been present in the

park for 114 years. The park's baseball diamond was the home of Vern Dynes Jewellers, a softball team that won the world championship in 1972. The Richmond Hill Sports Hall of Fame was re-located to Elgin Barrow Arena in 2014 to place it in a downtown location.

The Town Park site has grown as adjacent land has become available for park use. In 2009, the Lion's Club Hall, built in 1952, was closed and an additional 0.76 hectares of land was added to the park site. The City purchased two residential properties totaling 0.24 hectares, 100 Centre Street East, in 2018, and 96 Centre Street East, in 2019.

Town Park has a long history as an important centre for recreation in Richmond Hill. City land acquisitions have meant it has grown in size.



1885

Richmond Hill Council declares a civic holiday for the grand opening of Town Park on a 4.5-acre lot on Church Street, featuring football, races, a torchlight procession and a concert.



1892

The Agricultural Hall is expanded for curling ice and a harness racing track is added to the park.

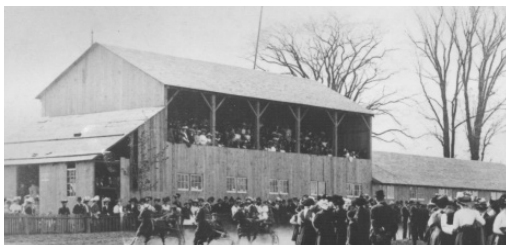


1935

At the request of the Agricultural Society, the Town "Lock-up" is removed from the entrance of the park and a new entrance is built.

A large Agricultural Hall is built on the park grounds to host the Agricultural Society Fair and other events.

1889



1903

The Tennis Club is permitted to build a tennis court on park grounds to be used any day except the day of the Fair.



The old Agricultural Hall is replaced by a new 2000 seat arena, the second largest of its kind in Ontario.

1923



FIGURE 3 Town Park Time line



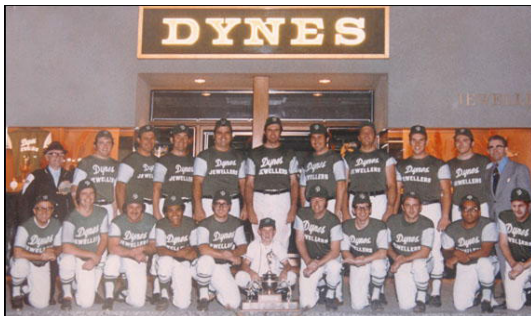
2009

The Lions Hall, built in 1952 is closed, and the land becomes part of the Town Park site.



2018-2019

The City acquires two residential properties at 96 and 100 Centre Street East that become part of the Town Park site.



1967-1972

A baseball diamond is built in 1967 at the east end of the park. Five years later, a Richmond Hill softball team sponsored by local jeweller Vern Dynes, wins the softball world championship by beating the U.S. 1-0.

A \$1.2 million face lift is given to the arena complex which is renamed to honour the founder and long-serving chair of the Arena Association

1983



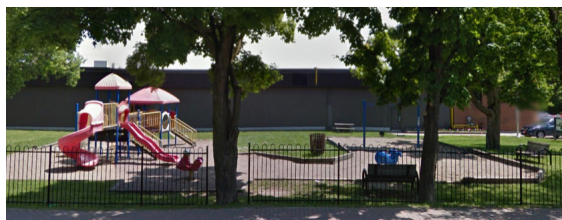
1995

Council designates the park area in front of Elgin Barrow Arena as the William H. Graham Parkette, after the builder of many important local buildings, including the original arena.



2014

The Richmond Hill Sports Hall of Fame is moved to Elgin Barrow Arena.



KEY PRINCIPLES FOR TOWN PARK

Development of the Master Plan was a comprehensive process that included reviewing Town Park’s history, analyzing the characteristics of the site, and, most importantly, consulting key stakeholders and members of the community. A full description of the Master Plan process, site analysis and community engagement is set out in the Appendices to the Master Plan. From this process, certain key principles for the revitalization of Town Park were identified. These principles inform the specific elements and recommendations in the Master Plan:

- ① **Renew Town Park’s Identity**
For over 100 years, Town Park was Richmond Hill’s foremost outdoor gathering space. While its role has changed, Town Park should have a renewed identity as an important Community Park with a historic past and an exciting future. To do this, design elements that reference the park’s history are essential, employing unique and contemporary designs that give the park a forward-looking feel.
- ② **Create an Intergenerational Park**
The presence of the Lawn Bowling Club, the proximity of the McConaghy Centre, and the demographics of the area create both the need and the opportunity to design an “intergenerational park”, where users of all ages, including seniors, have convenient and safe access to the facilities that they enjoy.
- ③ **Improve Connectivity and Access**
Town Park should strengthen the pedestrian connection between Yonge Street/Village Centre to the west and Unity Park and Major Mackenzie GO Station to east. The visibility, accessibility, safety and look of its

entrances should be improved. The park’s circulation system should unify the site and connect its different areas and facilities.

- ④ **Design for Sustainability**
The revitalization of Town Park should contribute to a ‘Resilient Richmond Hill’, in which the ecological function of the park’s elements help address the causes and effects of climate change.
- ⑤ **Continue as a Centre for Recreation**
Historically, Town Park has been an important site for community recreation in central Richmond Hill. A revitalized Town Park should continue to offer facilities for a variety of recreational activities.
- ⑥ **Provide Flexible Spaces**
Town Park should include areas for walking, sitting, picnicking and other passive recreational activities. Park facilities should be flexible to support events of varying size.
- ⑦ **Ensure a Welcoming Park**
Town Park should include the necessary design features and amenities to ensure that it is accessible, safe and welcoming for all users.

A set of key principles have been identified that inform the specific elements and recommendations proposed for the revitalization of Town Park.

MASTER PLAN

CONCEPT DIAGRAM

The Master Plan concept diagram (Figure 5) illustrates the proposed elements of the redesigned Town Park and their location. These elements are intended to embody the key principles outlined above, and reflect specific information on operational needs and community preferences obtained through the Master Plan process, including site analysis and community engagement.

To assist with an understanding of how these elements may be designed and experienced, precedent images are provided.

The Master Plan diagram is a concept design. Precedent images are examples only. The elements of the Master Plan are subject to further development when each is designed and built. Following the concept diagram, design recommendations are made to help inform the design and construction process.

The Master Plan concept diagram illustrates the various elements proposed for Town Park and their location. These elements will be further developed when each is designed and built.



FIGURE 4 Community Meeting to Evaluate Master Plan Options (© City of Richmond Hill, 2019)

PRECEDENT IMAGES



Pedestrian Connection - Lonsdale St, Dandenong, Australia



Playground in Wooded Area - Groombridge Gardens, UK



Pickleball Courts - Brunswick Forest, North Carolina



Natural Skating Rink - Souraren Park, Toronto



Landscape Berm - Sugar Beach, Toronto



Pollinator Meadow - Hydro Corridor, Toronto



Picnic Pavilion - Rossmoor, California



Softball Pavilion - Sports Park, Elizabethtown, Kentucky

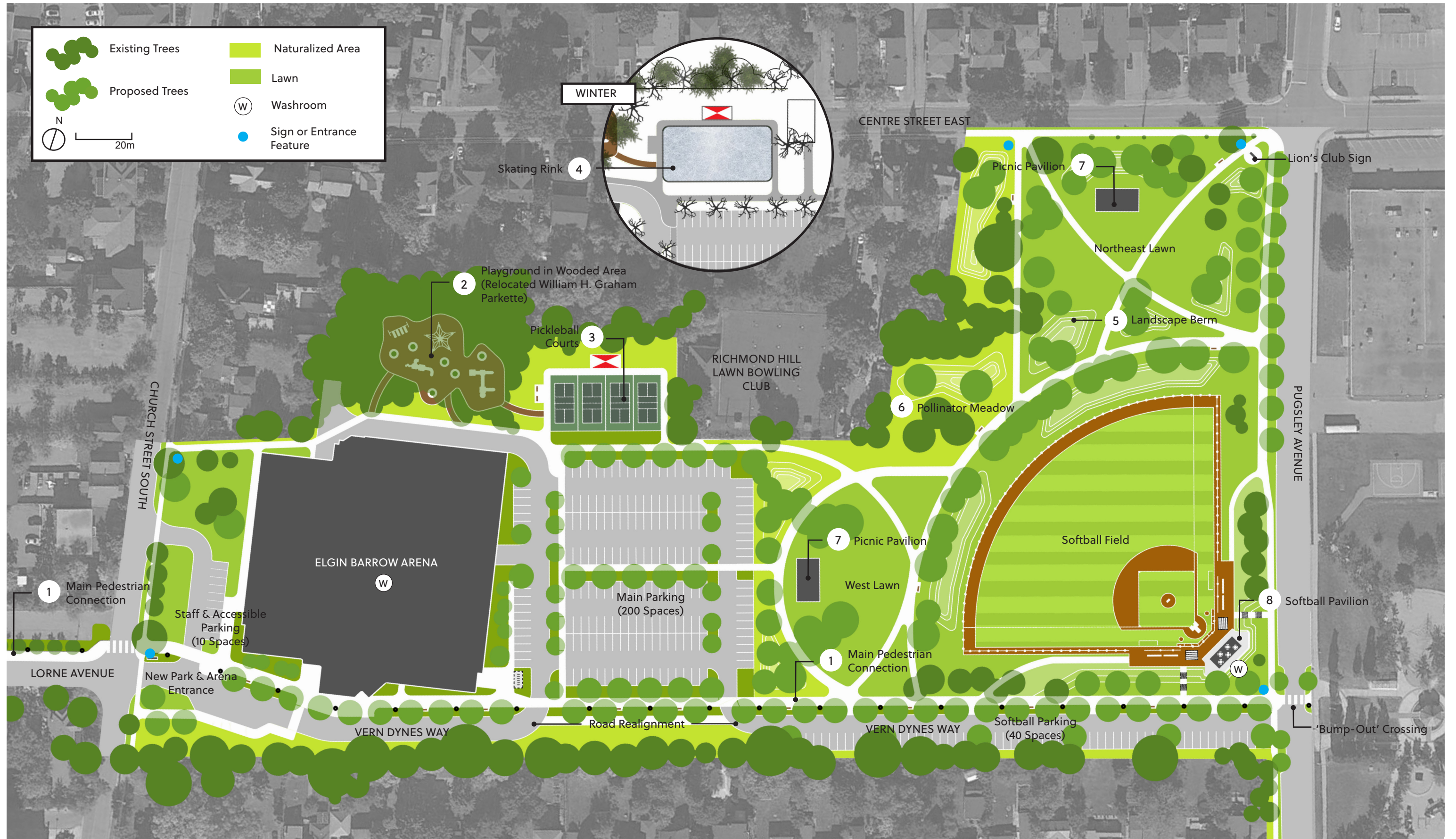


FIGURE 5 Master Plan Concept Diagram

DESIGN RECOMMENDATIONS

The recommendations below are intended to help guide the design and construction of the revitalized Town Park. Each recommendation embodies one or more of the key principles identified during the Master Plan process, as shown under each heading.

PEDESTRIAN CONNECTION

[Key Principle: ③ Improve Connectivity & Access]

Town Park is part of Richmond Hill's urban fabric and should function as a throughway, as well as a destination. An enhanced pedestrian route beginning at Yonge Street and Lorne Avenue, and continuing through Town Park along Vern Dynes Way to Unity Park, will help strengthen the connection between the village core and Richmond Hill Go Station (Figure 6). Creating this pedestrian route involves several proposed improvements to Town Park and its adjacent areas.

An enhanced pedestrian connection from Yonge, through Town Park, and into Unity Park will add to the urban fabric of Richmond Hill.

Lorne Avenue Improvements

Town Park is 'hidden' from the Yonge Village Core by virtue of being one block to the east. In order to strengthen the connection between these two areas, improvements should be made to the Lorne Avenue streetscape that encourage people to walk from Yonge Street to Town Park (Figure 7). Special paving and lighting, park seating, and new soft landscaping in the boulevard should be added and continued into Town Park. A pedestrian crossing at Church Street is important for safety. A sign at Yonge Street that directs people to Town Park should be considered.



FIGURE 6 Pedestrian Connection



FIGURE 7 Lorne Avenue Improvements



FIGURE 8 Town Park & Arena Entrance

Town Park & Arena Entrance

The main entrance to Town Park from Church Street South is the Elgin Barrow Arena entrance, which is currently designed only for cars and does not work as a park entrance. There is an opportunity here to create a park gateway, including a pedestrian entrance with a sign or other entrance feature (Figure 8).

The entrance to Elgin Barrow Arena is not universally accessible and does not allow for convenient drop-off. A reconfigured entrance with improved access, a drop off and enhanced landscaping will provide a safer and more enjoyable experience for both arena and park users.

The same paving and lighting treatment used on Lorne Avenue should be continued along the arena frontage, encouraging people not entering the arena to continue into the main area of the park (Figure 8). Lighting should be downcast, to prevent light pollution. Paving should be light coloured to reflect, not hold, the sun's heat, thereby reducing the urban heat island effect.

Vern Dynes Way Reconfiguration

A portion of Vern Dynes Way should be reconfigured to better accommodate the pedestrian connection east beyond the arena (Figure 9). This reconfiguration will also eliminate an unnecessary vehicular through-way and create a more park-like setting. Cars, service trucks and emergency vehicles will still have access to the main parking lot and arena back-of-house from both Church Street S. and Pugsley Avenue.

Pugsley Avenue Crossing to Unity Park

A formal pedestrian crossing should be introduced from Town Park to Unity Park across Pugsley Avenue (Figure 10). Landscaped curb bump-outs should be added to calm traffic and continue the look and feel of the enhanced pedestrian connection into Unity Park (Figure 11).

Trees and Seating

Trees are essential to enhancing the pedestrian connection, providing beauty, shade and ecological benefit. Trees should line the entire pedestrian route, on the south side or both sides, where possible. Regular seating is also important.

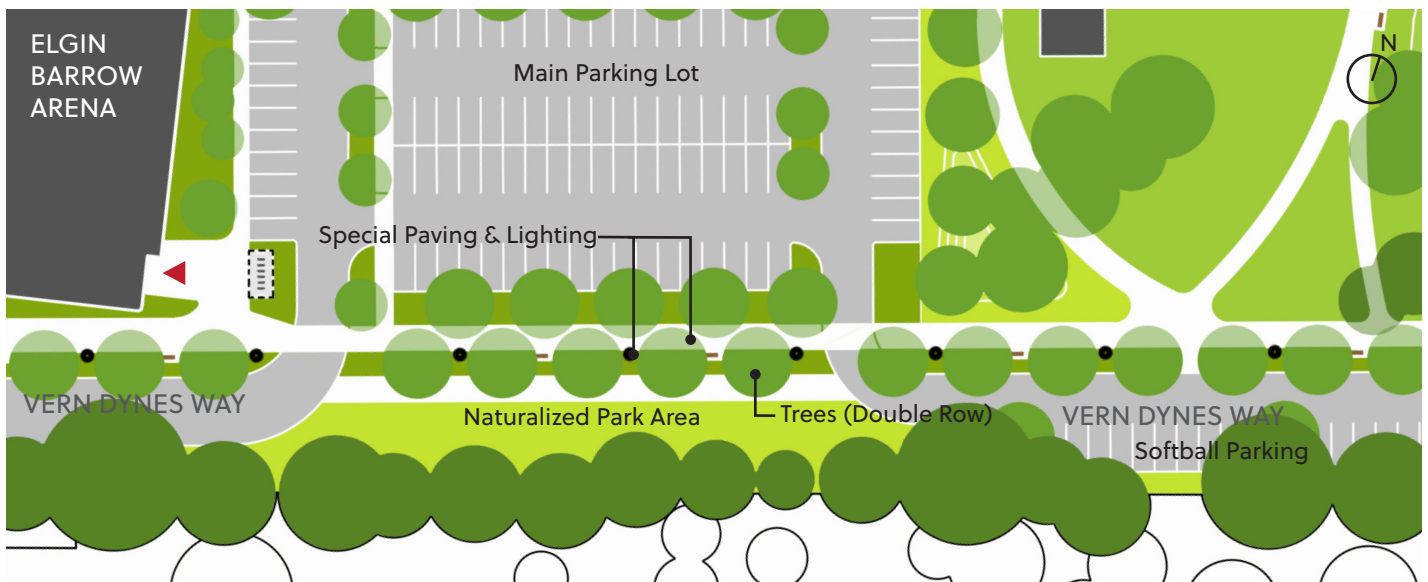


FIGURE 9 Vern Dynes Way Reconfiguration

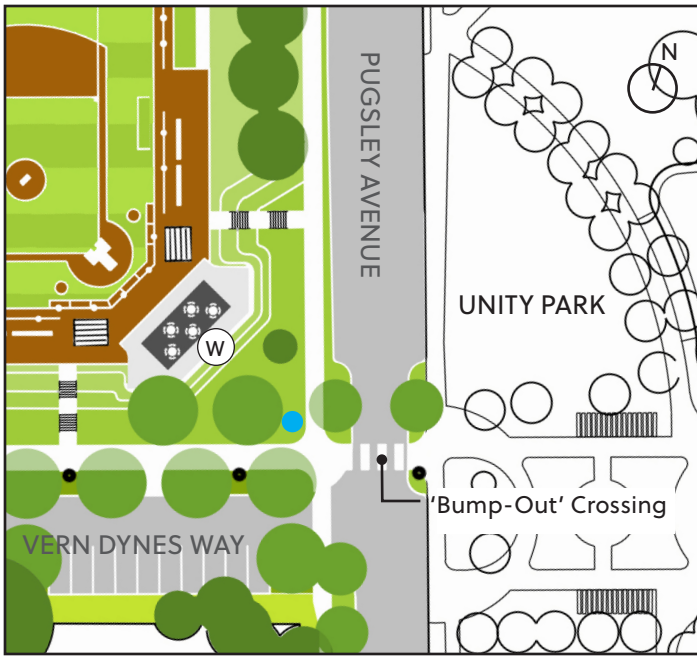


FIGURE 10 Pugsley Avenue Crossing



FIGURE 11 Pedestrian Crossing with Curb Bump-Out

AREAS FOR PASSIVE RECREATION

[Key Principle: ⑥ Provide Flexible Spaces]

While maintaining sports and play facilities in Town Park was a key direction from the community, ensuring that some park areas are available for flexible, passive recreation was also seen as important. The Master Plan concept includes a large central area with two lawns for activities such as walking, picnicking, and unstructured activities (Figure 12). Several design recommendations are proposed to ensure that this central part of Town Park is beautiful, functional, sustainable and conveys a sense of place.

Landscape Berms

Town Park’s gentle slopes allow accessible walking paths, but the lack of topographic features is monotonous. Landscape berms should be added to the periphery of the areas designated for passive recreation (Figure 12). These berms will provide buffering for adjacent residences and the softball diamond, a place to walk up and sit, and visual interest.

Pollinator Meadow Areas

Traditional lawns should be complemented with more naturalized areas consisting of meadow plant species. Areas of the park bordering adjacent residences and parking are best for naturalization (Figure 12). Meadow areas are more easily maintained, and provide buffering for residences and from parking. They also provide habitat for pollinator species and visual interest.

Picnic Pavilions

Covered picnic pavilions that can be reserved by the community are in high demand, and at least one new pavilion should be included

While sports and play facilities in Town Park are important, the community also wants areas for passive recreation.

in the redesigned Town Park. If two pavilions are included, consideration should be given to relocating the current pavilion that is currently too close to the softball diamond. To provide for flexibility of use, at least one pavilion should be designed to accommodate a wider range of events than picnics only. An interesting, contemporary design for this pavilion should be considered (Figure 13).

Walking Paths and Seating

The central portion of Town Park should be connected with paths, configured to allow the future establishment of a walking circuit with areas in Unity Park once planned. Regular seating, with interesting views and shade, should be included.



FIGURE 12 Areas for Passive Recreation



FIGURE 13 Flexible, Contemporary Pavilion



SPORTS FACILITIES

[Key Principle: ○ Create an intergenerational Park]

[Key Principle: ○ Centre for Recreation]

Pickleball Courts

The growing popularity of pickleball, particularly among seniors, the proximity to the Richmond Hill Lawn Bowling Club, which also caters to seniors, and the current space challenges posed by the aging tennis courts, led the community to express a clear preference for replacing the tennis courts with pickleball courts (Figure 14). There is sufficient space for four regulation size pickleball courts. Lighting and a shade structure should be part of the facility.

Natural Skating Rink

To encourage four-season outdoor use of Town Park, the pickleball courts should be designed to allow an ice skating rink to be set up on the court surface during the winter months (Figures 14). Low-cost, temporary refrigeration systems are available. Sharing the ice-resurfacing machine from

A new pickleball court, usable as a skating rink in winter, will promote year-round enjoyment of Town Park by people of all ages.

Elgin Barrow Arena would allow for a well-maintained community rink.

Softball Field

The existing softball field should be renovated to the City standard. The Class B standard is the appropriate size for Town Park, given the need to maintain some open park in the area beyond the outfield (Figure 15).

The existing softball field has a pavilion with an announcer booth, seasonal washrooms and storage. The pavilion is outdated and the announcer booth is not used. A nearby picnic

pavilion is popular with softball diamond users, but is too close to the playing surface, so that balls leaving the field are a hazard. To address these issues, and to mark the historical importance of this diamond as home of the Vern Dynes Jewellers team (see “History” above), the existing pavilion and bleachers should be replaced with a new pavilion and bleachers that include a covered seating area for viewing and picnicking (Figure 15).

The facility should have new washrooms. These may be seasonal, if separate provision is made for access to four-season washrooms for the natural skating rink (see “Washrooms” below).

To provide amenity for users of both the softball field and the main pedestrian

connection, the slopes leading up to the softball diamond on both the south and east side should incorporate high-quality, easily maintained landscaping.

To provide maximum flexibility of use, fencing around the softball field should be designed to include two large gates, so that the field can be used for larger events (Figure 15 & 16).

The softball diamond is historic, and the renovated facility should have a pavilion with covered seating for viewing and picnicking.

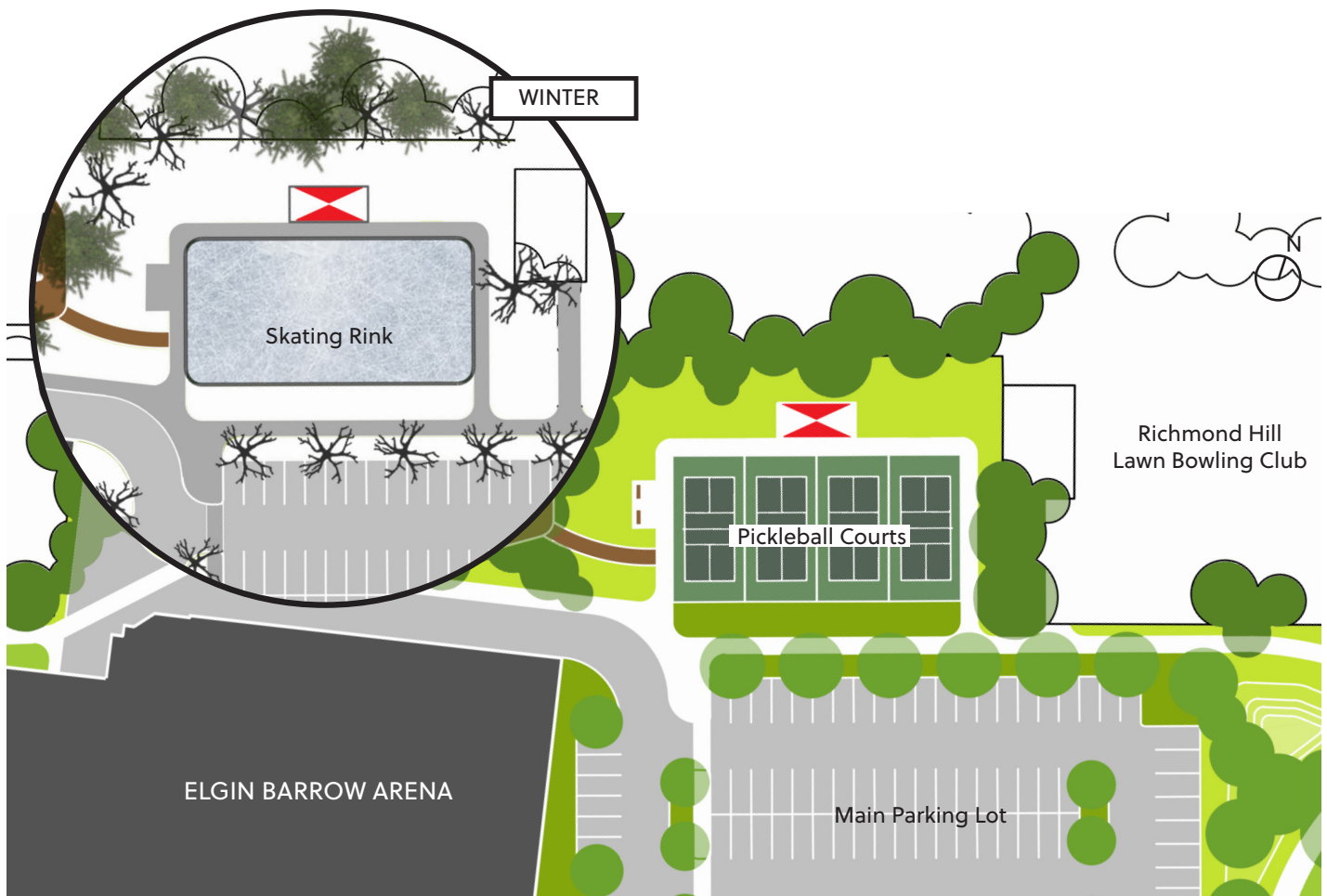


FIGURE 14 Pickleball Courts & Natural Skating Rink



FIGURE 15 Softball Field & Pavilion



FIGURE 16 Events on Softball Field

NORTH WOODED AREA

[Key Principle: ① Renew Town Park’s Identity]

[Key Principle: ② Create an Intergenerational Park]

The wooded area north of Elgin Barrow Arena is currently underused, disconnected from other areas of the park and can feel unsafe. The Master Plan provides a proposed strategy for connection and activation of this area, which would become the relocated William H Graham Parkette.

Walkway from Church Street

The current unused asphalt drive that connects Church Street to the north wooded area should be converted into a pedestrian-only walkway with lighting and signage (Figure 18).

Arena Back of House

The north side of the arena is the ‘back of house’ area, including loading and refrigeration facilities. The conversion of the asphalt drive to a path will require a truck turnaround to be added (Figure 18). Consideration should be given to a new

facade, screen, public art or other strategy to improve the look of the arena’s north side.

Boardwalk

The north wooded area is wet, due to poor drainage, a high water table, or both. To allow for walkways that accommodate this condition and avoid compaction that can damage tree roots, a boardwalk should be installed for walkways within the wooded area (Figure 19).

Playground

To activate the north wooded area, and provide a unique facility that will serve both neighborhood families and attract others from across Richmond Hill, a playground within the trees is proposed (Figure 18). This playground should be designed with a natural aesthetic that reflects its wooded setting (Figure 19). Special care will be required with respect to play surfacing and footings to ensure that damage to tree roots is minimized. Some trees are in poor condition and their trunks or stumps may be incorporated into play structures. Lighting, seating and picnic tables should be included.

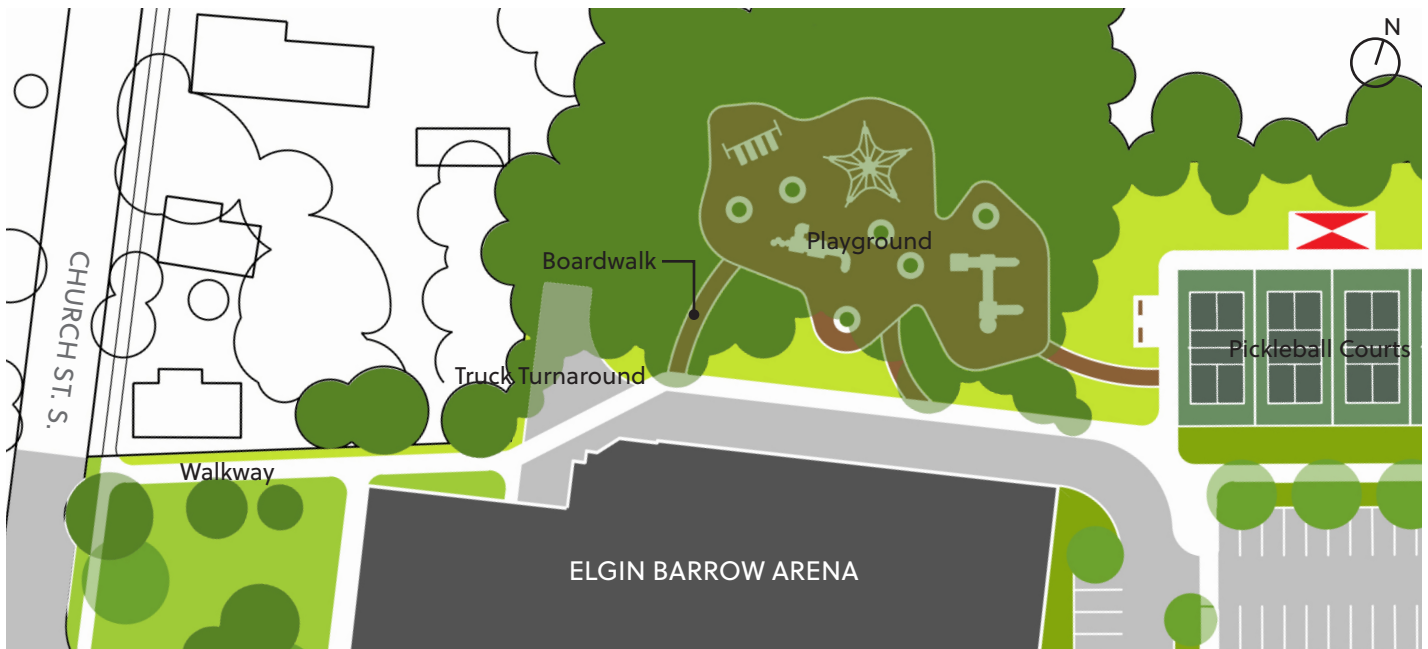


FIGURE 18 North Wooded Area (relocated William H. Graham Parkette)



A unique playground in the wooded area north of Elgin Barrow Arena will activate an underused part of Town Park, and attract users locally and from across the City.



FIGURE 19 Boardwalk & Playground

PARKING FACILITIES

[Key Principle: ③ Improve Connectivity & Access]

[Key Principle: ④ Plan for Sustainability]

Parking Capacity

The community expressed a clear desire to maintain current parking levels. The new and replacement facilities proposed in the Master Plan should not materially increase parking demand, and the Master Plan concept provides for the same number of parking spaces (250) as are now in the park, in essentially the same locations (Figure 20).

To ensure that adequate parking supply is provided, a parking study should be undertaken after the completion of all Phase 2 projects, including the pickleball courts and new playground, so that the parking supply can be adjusted in conjunction with parking facility upgrades in Phase 3, if necessary. See “Implementation - Suggested Project Phasing” and “Parking” in Appendix B - Site Analysis.



FIGURE 20 Arena Parking Facilities

Sufficient accessible parking should be proximate to both arena entrances, the Richmond Hill Lawn Bowling Club, and the accessible path to the softball diamond (Figure 20).

'Green' Parking Features

Given the direction to maintain an adequate amount of parking, it is important that the parking facilities contribute positively to the look, safety and ecological function of Town Park. To ensure this, the parking lots should be redesigned to add a number of 'green' features (Figure 20 and 21), including:

- Safe, direct and comfortable pedestrian walkways to allow people to circulate within parking areas without having to walk in the driving aisles.
- Large islands and other planting areas with abundant, salt-tolerant trees and high-quality landscaping, in order to provide shade, a park aesthetic and screening/softening of the arena facade.

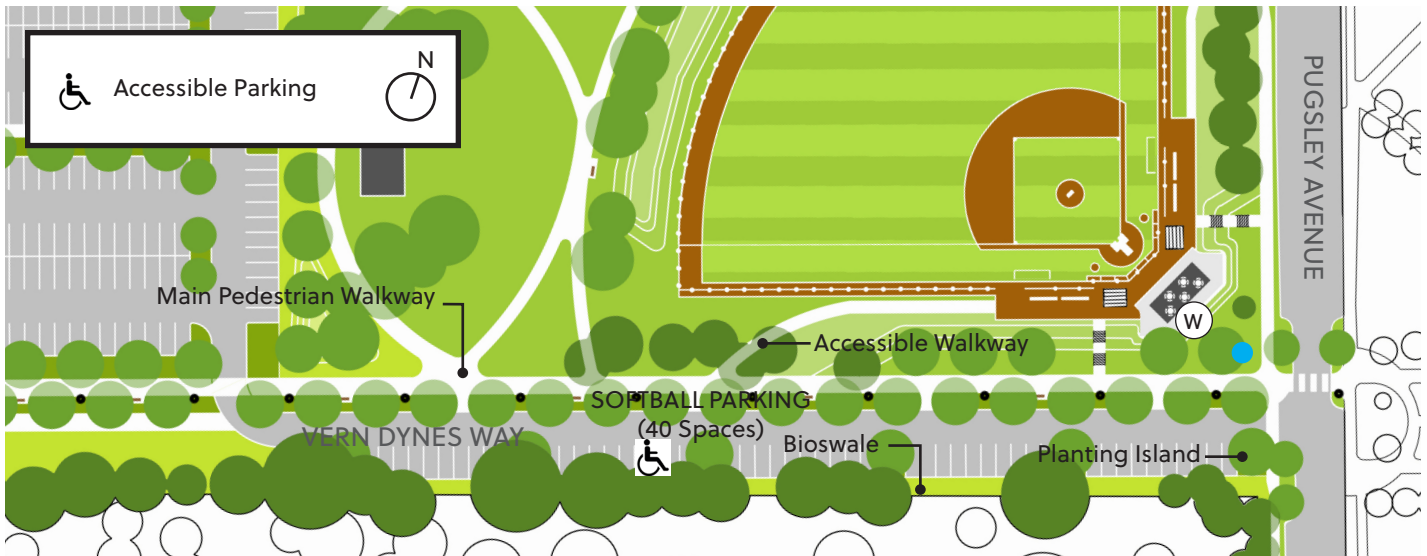


FIGURE 20 Softball Parking Facilities



FIGURE 21 Low Impact Stormwater Features (Left: Bioswale; Right: Permeable Paving)

- Low impact stormwater features, such as bioswales and permeable paving, to encourage on-site retention and treatment of stormwater.
- Where possible, using light coloured or treated asphalt paving to reflect, not hold, the sun's heat, thereby reducing the urban heat island effect.
- Pre-service parking spaces for future EV charging stations.
- Environmentally-sensitive snow storage

areas.

- Sheltered bicycle parking in visible, clearly illuminated locations near building entrances and walkways.

'Green' parking features will improve the look, safety and ecology of Town Park.

PARK HISTORY

[Key Principle: ① Renew Town Park's Identity]

For many years, Town Park was the main site for the community's sporting, civic and agricultural events (see "History" above). This history should be celebrated and highlighted in elements of the park's design. These elements might include:

- A park gateway from Church Street that references the original gateway to the park (Figure 22).
- High-quality interpretative signs that incorporate the many interesting photographs from the park's past (Figure 23).
- Special historical design features for the softball field that celebrate its history as the home of the Vern Dynes Jewellers team.
- Placing the Lion's Club monument at the northeast entrance to the park to commemorate the club's former headquarters.

For many years, Town Park was the Richmond Hill's main site for outdoor recreation and community events. This history should be celebrated and highlighted in elements of the park's design.



FIGURE 22 Park Gateway



FIGURE 23 Interpretative Signs (Counterclockwise from top right: Tennis Club 1903; Harness Racing at Town Park; Jail at Town Park; Prime Minister Pierre Trudeau meets Vern Dynes Jewellers Team; High-Quality Interpretative Sign with Photo.)

SUSTAINABILITY & RESILIENCY

[Key Principle: ④ Plan for Sustainability]

An important goal of the Master Plan is to ensure the redesign of Town Park supports the City’s goal of creating a sustainable and resilient urban environment.

The design recommendations for Town Park incorporate six specific strategies for improving the ecological function of the park, encouraging healthy lifestyles, and addressing climate change.

These strategies, and their contribution to sustainability and resiliency are summarized in Figure 24 below.

Specific strategies have been incorporated into the Master Plan to help promote a sustainable and resilient environment for Richmond Hill.

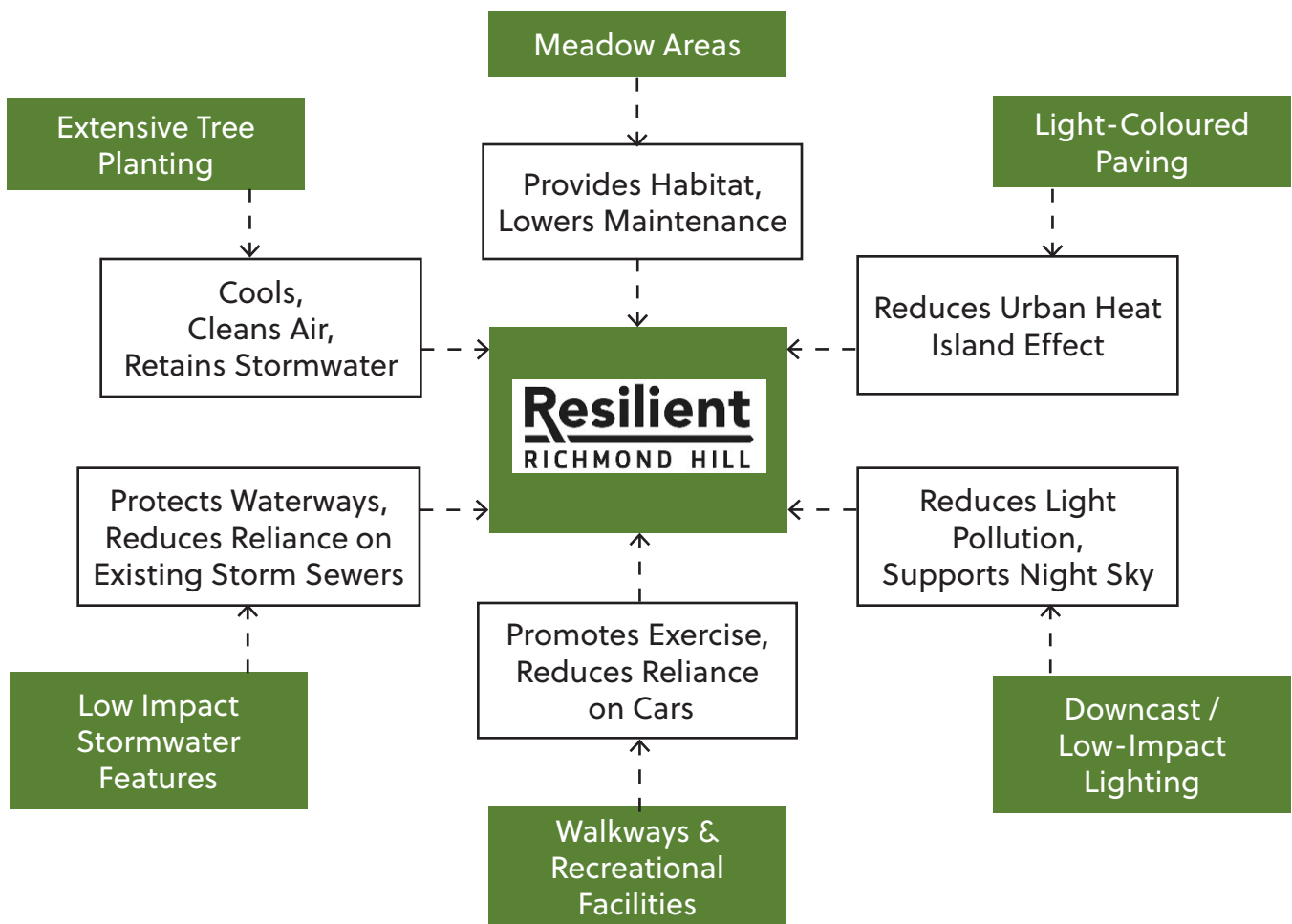


FIGURE 24 Strategies for Sustainability & Resiliency

SAFETY, ACCESSIBILITY & AMENITY

[Key Principle: ⑦ Design a Welcoming Park]

Safety

The development of Town Park is an opportunity to implement Crime Prevention through Environmental Design (CPTED) principles to promote park safety and provide users with a feeling of security. Examples of CPTED principles that should be reflected in the final design of Town Park:

- Defining clear entrances to the park and discouraging access in other areas with landscaping and fencing.
- Creating natural surveillance by placing focal points and ensuring the heights and locations of berms provide visibility and clear sight-lines.
- Designing high-quality public spaces with regular maintenance that create a sense of community ownership and responsibility.
- Providing adequate lighting.

Accessibility

The Design of Public Spaces Standard (Standard) of the Accessibility for Ontarians with Disabilities Act (AODA) applies to the new Town Park.

The Standard sets out design, consultation and operational requirements relating to recreational trails, walkways, outdoor public eating areas, outdoor play areas, parking, and maintenance of accessible elements. Meeting these requirements, which is mandatory, will help ensure that Town Park's outdoor areas are accessible and inclusive.

Accessibility for elements related to buildings, such as entrances, washrooms and barrier-free paths of travel are addressed in the Ontario Building Code.

Washrooms

The Master Plan proposes washrooms in the softball pavilion. It is recognized that these washrooms will not be convenient for users of the playground, pickleball courts, or natural skating rink. However, the size of Town Park does not support the cost of two washroom facilities, and the softball pavilion location also supports Unity Park.

To address the potential need for convenient washrooms for the playground, pickleball courts and natural skating rink, the following options might be considered when these facilities are designed:

- Partnering with the Richmond Hill Lawn Bowling Club to expand its clubhouse to support these facilities, including public washrooms.
- Examining renovations to Elgin Barrow Arena to provide convenient access to that facility's washrooms.
- Providing space for temporary washrooms to be installed during periods of high use.

The washrooms in the baseball pavilion should be four-season, unless other four-season washrooms are made available elsewhere in Town Park.

Town Park should be designed to meet applicable standards and best practices in safety and accessibility.



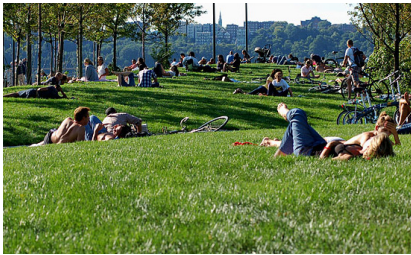
IMPLEMENTATION






SUGGESTED PROJECT PHASING

Phasing of the Town Park Master Plan is necessary to minimize disruption to new and existing facilities, support efficient and cost-effective construction, and align implementation with capital funding availability.

Project phasing will allow for efficient, cost-effective and coordinated implementation of the Town Park Master Plan.

The following chart outlines a suggested phasing strategy. This phasing strategy should be reviewed as part of the development of full construction plans in Phase 1.

Project	Scope	Rationale for Phasing
PHASE 1 PROJECTS (YEAR 1-3)		
 <p>Design & Construction Plans</p>	<ul style="list-style-type: none"> Complete design and construction plans for all phases of the project, including site grading and servicing, to ensure coordinated build out 	<ul style="list-style-type: none"> Finalizes detailed design Allows for approvals Allows for tender to determine costs Ensures coordination of individual projects
 <p>Main Pedestrian Connection - Phase 1</p>	<ul style="list-style-type: none"> Lorne Street improvements Town Park/Elgin Barrow Arena entrance and drive Associated paving, lighting, landscaping and signs Pugsley Avenue crossing 	<ul style="list-style-type: none"> Safe pedestrian access to Town Park and Elgin Barrow Arena is an immediate need Pedestrian connection will encourage use Remainder of main pedestrian connection to be completed in Phase 3
 <p>Passive Recreation Area</p>	<ul style="list-style-type: none"> Landscape berms, meadows and lawns in central park area Walkways, lighting, seating and signs Covered picnic pavilions 	<ul style="list-style-type: none"> Former Lions Club site is in poor condition and needs immediate improvement Passive recreation area will allow for park use during later stage projects

Project	Scope	Rationale for Phasing
PHASE 2 PROJECTS (YEAR 4-5)		
 <p data-bbox="256 537 435 569" style="text-align: center;">Wooded Area</p>	<ul style="list-style-type: none"> ▪ Walkway from Church St. ▪ Arena back of house improvements ▪ Boardwalk, seating and lighting ▪ Playground 	<ul style="list-style-type: none"> ▪ Playground will attract people to the new Town Park ▪ Location at north of site requires construction before Phase 3
 <p data-bbox="147 888 544 919" style="text-align: center;">Pickleball Courts/Skating Rink</p>	<ul style="list-style-type: none"> ▪ Pickleball courts ▪ Skating rink on court 	<ul style="list-style-type: none"> ▪ Tennis courts are near the end of life ▪ Pickleball and skating will attract users to Town Park ▪ Location at north of site requires construction before Phase 3
PHASE 3 PROJECTS (YEAR 6-7)		
 <p data-bbox="185 1251 506 1283" style="text-align: center;">Softball Field Renovation</p>	<ul style="list-style-type: none"> ▪ Class B Softball field ▪ Softball pavilion 	<ul style="list-style-type: none"> ▪ Softball field is outdated but still operational ▪ Overall project phasing moves west to east, north to south
 <p data-bbox="168 1554 522 1585" style="text-align: center;">'Green' Parking Renovation</p>	<ul style="list-style-type: none"> ▪ Study to verify parking needs ▪ Main parking lot renovation and east arena facade landscape ▪ Softball parking lot renovation 	<ul style="list-style-type: none"> ▪ Parking lots are currently operational ▪ Lot renovation in Phase 3 will facilitate construction access for Phase 2 projects, and allow parking capacity to be studied and adjusted.
 <p data-bbox="152 1883 539 1948" style="text-align: center;">Main Pedestrian Connection - Phase 3</p>	<ul style="list-style-type: none"> ▪ Vern Dynes Realignment ▪ Complete pedestrian connection to Pugsley Avenue 	<ul style="list-style-type: none"> ▪ Location and relationship to softball field and parking requires completion with parking lot and softball field renovations

COST PLAN

Cost Estimate Summary

The table below summarizes a rough order of magnitude cost estimate for the major projects comprising the Master Plan. The full cost estimate is set out in Appendix D. The cost estimate is for general planning purposes only. More detailed cost estimates will be developed during the design of each project.

The projects comprising the Master Plan are estimated to cost \$11.1 million, for which there are multiple potential sources of funding.

Project	Cost Estimate
PHASE 1 PROJECTS (YEAR 1-3)	
Year 1 Design and Construction Plans - Consultant Fees	\$859,410
Year 2-3 Construction of Phase 1	
Main Pedestrian Connection - Phase 1	
Lorne Street Improvements	\$251,940
Town Park/Elgin Barrow Arena Entrance	\$957,680
Pugsley Street Crossing	\$58,450
Passive Recreation Areas	\$1,658,080
Contingency (15%)	\$438,920
Consultant Fees - Construction Administration	\$176,670
Inflation to 2023 (6%)	\$264,070
Subtotal	\$4,665,220
PHASE 2 PROJECTS (YEAR 4-5)	
Wooded Area	\$932,240
Pickleball/Skating Rink	\$522,060
Contingency (15%)	\$218,150
Consultant Fees - Construction Administration	\$87,800
Inflation to 2025 (10%)	\$176,020
Subtotal	\$1,936,270
PHASE 3 PROJECTS (YEAR 6-7)	
Softball Field Renovation	\$1,021,080
'Green' Parking Lot Renovation	\$1,696,750
Main Pedestrian Connection - Phase 3	\$566,520
Contingency (15%)	\$492,650
Consultant Fees - Construction Administration	\$198,290
Inflation to 2027 (14%)	\$556,540
Subtotal	\$4,531,830
Total	\$11,133,310

Sources of Funding

While identifying specific funding sources for the development of Town Park is beyond the scope of the Master Plan, it is important to note that there are several potential sources of funding available:

- For roads, boulevards and crossings, the City's Roads Development Charges Reserve.
- For existing facilities to be renovated, the City's Parkland Cash-in-Lieu Reserve, its Outdoor Recreation Development Charges Reserve, or its general tax base.
- For new park facilities, the City's Parks Development Charges Reserve.
- For projects incorporating sustainability or climate resiliency improvements, the City's Ecological Legacy Reserve Fund, and its Terrestrial Natural Heritage Reserve Fund.
- Revenue from the federal Gas Tax Fund for municipal infrastructure.

In addition, the phased approach provides opportunities for shovel-ready projects to apply for other grants or loans from federal or provincial departments and agencies.

COMMUNITY INVOLVEMENT

The Master Plan is intended to provide a framework for a well-designed park that responds to the needs of the community. However, thoughtful design is only the first step in creating a vibrant public space. Community involvement and partnerships with appropriate organizations to support programming, facilities and operations are a hallmark of successful parks, and will need to be established for Town Park.

Community involvement and partnerships might include:

- Exploring with the Richmond Hill Lawn Bowling Club the possibility of renovating their existing club house to support the Pickleball facility.
- Using Town Park facilities to provide senior programs through the M.L. McConaghy Seniors' Centre.
- Working with the City's many cultural groups to stage events and exhibits at Town Park.
- Encouraging local softball organizations to hold games and tournaments at Town Park.
- Designing and maintaining high-quality soft landscaping in partnership with local horticultural groups (Figure 25).



FIGURE 25 Community Involvement

APPENDIX A - MASTER PLAN PROCESS

PROCESS OVERVIEW

The Town Park Master Plan process (Figure A-1) was designed to provide comprehensive input, analysis and oversight, all with a view to ensuring that the revitalized Town Park meets the community's needs, now and in the future.

OPTIONS DEVELOPMENT

The first phase of the Master Plan process involved the development of ideas, principles and options for the revitalized Town Park.

Under the direction of City park planning staff, a consultant team undertook an extensive analysis of the Town Park site, including context, access and circulation, facilities, natural features and environmental condition. The details of this analysis are set out in Appendix B - Site Analysis.

Relevant provincial, regional and municipal planning documents were reviewed. A history of Town Park was developed, using a variety of sources.

The community and key stakeholders were engaged to develop ideas for Town Park. This visioning exercise is described in detail in Appendix C - Community Engagement and included meetings, public information booths and an online survey.

Using the information from the site analysis, the park's history and community engagement, park planning staff and the consultant team developed two options for Town Park. As part of option development, ideas, principles and options were presented to, and reviewed by the Technical Advisory Team (TAT), which is comprised of senior members of City departments involved in park design and operations, recreation and cultural services and transportation.

MASTER PLANNING

To begin the master planning phase of the process, members of the community were asked to comment on the Town Park options and asked to help develop a preferred scheme. The two options presented and community response is set out in Appendix C - Community Engagement.

Based on community feedback, and with review by the TAT, parks planning staff and the consultant team developed a preferred concept plan for Town Park. This preferred plan, together with associated information about specific design recommendations, costing, operations and construction phasing, was organized into this Draft Master Plan.

This Draft Master Plan will be reviewed by the TAT and Richmond Hill City Council. It will be posted for final review and comment by the public on the City's website. Revisions based on feedback from the community, Council, and the TAT will be incorporated into the final Master Plan. Upon final review and approval by Council, the final Town Park Master Plan will be released.

The Master Plan process was designed to provide comprehensive input, analysis and oversight, all with a view to ensuring that the revitalized Town Park meets the community's needs.

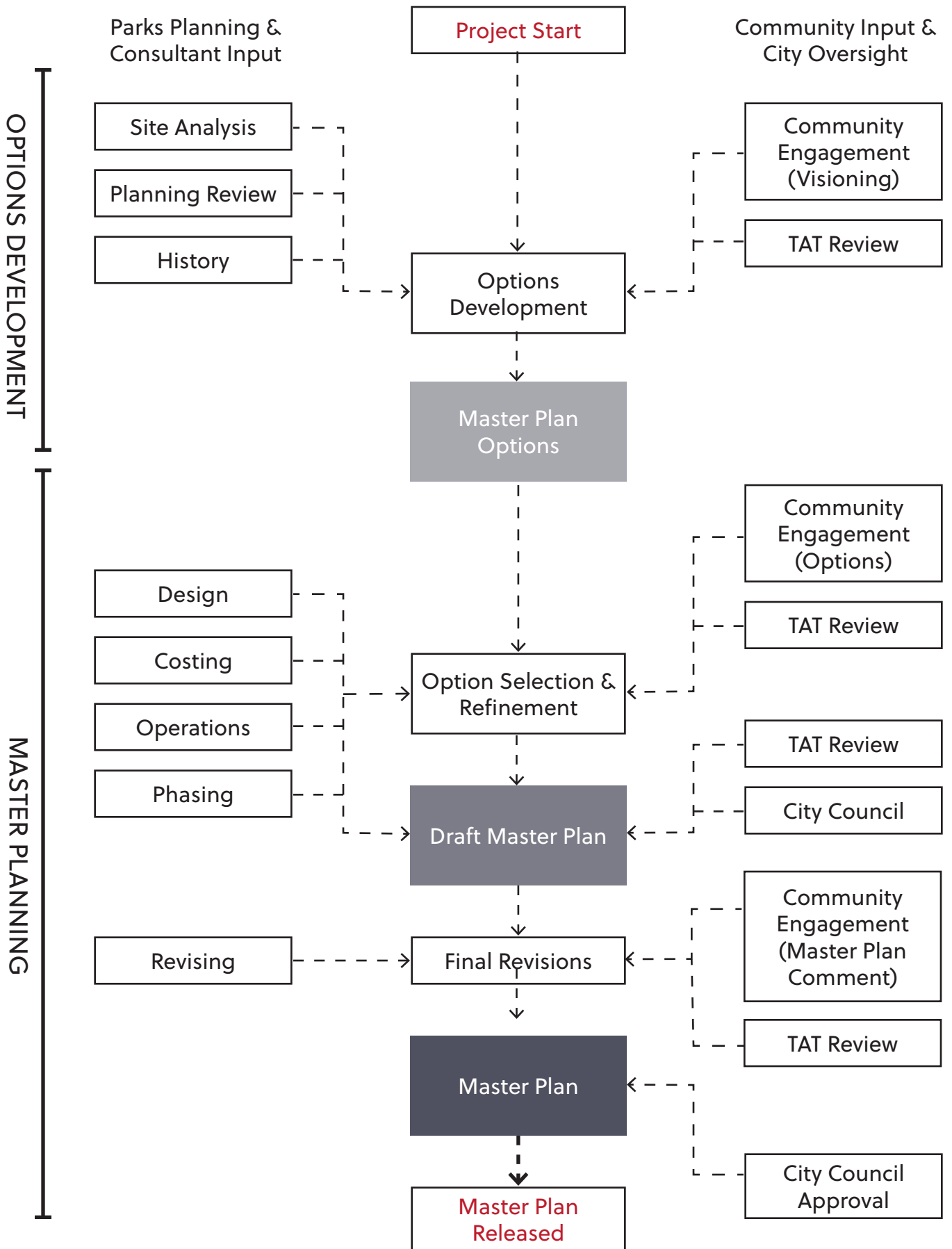


FIGURE A-1 Master Plan Process

APPENDIX B - SITE ANALYSIS

PROCESS

Between September, 2017 and February, 2018, the consulting team undertook a process of site analysis that involved site visits, review of regional and municipal planning documents and review of technical reports and maps. A further site visit was made in November, 2019 to update and confirm earlier findings.

ANALYSIS & CONCLUSIONS

Urban Context

Figure B-1 shows the urban context in which Town Park is situated. adjacent to the Village Local Centre, as identified in Richmond Hill's Official Plan (2010). According to the Official Plan, the Village Local Centre should include new mid- to high-rise development in a mixed-use format. Yonge Street is envisioned to remain the City's commercial/retail spine, with a variety of shops to service both residents and workers.

Town Park's proximity to Yonge Street means that improvements that draw more users to the park have the potential to contribute to the economic development of the Village Local Centre. To have this effect, stronger connections between the site and Yonge Street are required.

Parks Context

Town Park is defined as a "Community Park" in the Richmond Hill Parks Plan (2013). The role of a Community Park is to both serve local residents and function as a recreational hub for the Town. The Master Plan for Town Park must address this dual role.

Town Park is located directly west of Unity

The consultant team undertook an extensive analysis of the Town Park site, including context, access and circulation, facilities and natural systems. This analysis provided a number of ideas for the Master Plan.

Park and the German Mills Creek area, across Pugsley Avenue (Figure B-1). The presence of this large area of parkland, which has wooded areas, lawn areas and limited, mostly underused recreational facilities, provides a future opportunity to combine Town Park and Unity Park to create a significant urban park which offers a wide variety of facilities and park experiences. A future planning study for Unity Park will be undertaken. The Master Plan for Town Park should anticipate a possible future combination with Unity Park and ensure there is sufficient flexibility and connectivity in Town Park's design to support this possibility.

Figure B-2 shows facilities in Town Park and in parks within a 1.5km radius. Based on a review of these facilities, community feedback, and the City's facility needs as outlined in the Parks Plan and by City staff:

- Existing tennis facilities should be upgraded or replaced with pickleball.
- The playground in William H. Graham



FIGURE B-1 Urban Context

Parkette should be closed or replaced with a more unique playground that will attract use.

- An existing community garden and nearby fitness circuit mean these facilities are not required in Town Park.
- The softball diamond should remain in Town Park.
- A skate park and an outdoor skating rink should be considered in Town Park.
- A soccer field is not required at Town Park.

Demographics

Based on local demographics, Town Park's facilities should include those which cater

to older users, low income users, and users who live in multi-unit residential dwellings. Pickleball courts are an example.

Surrounding Land Use and Ownership

Residences surround several portions of the Town Park site. The redesigned park should incorporate landscape buffers and locate

Urban context and local demographics suggest an intergenerational park would best address community needs.

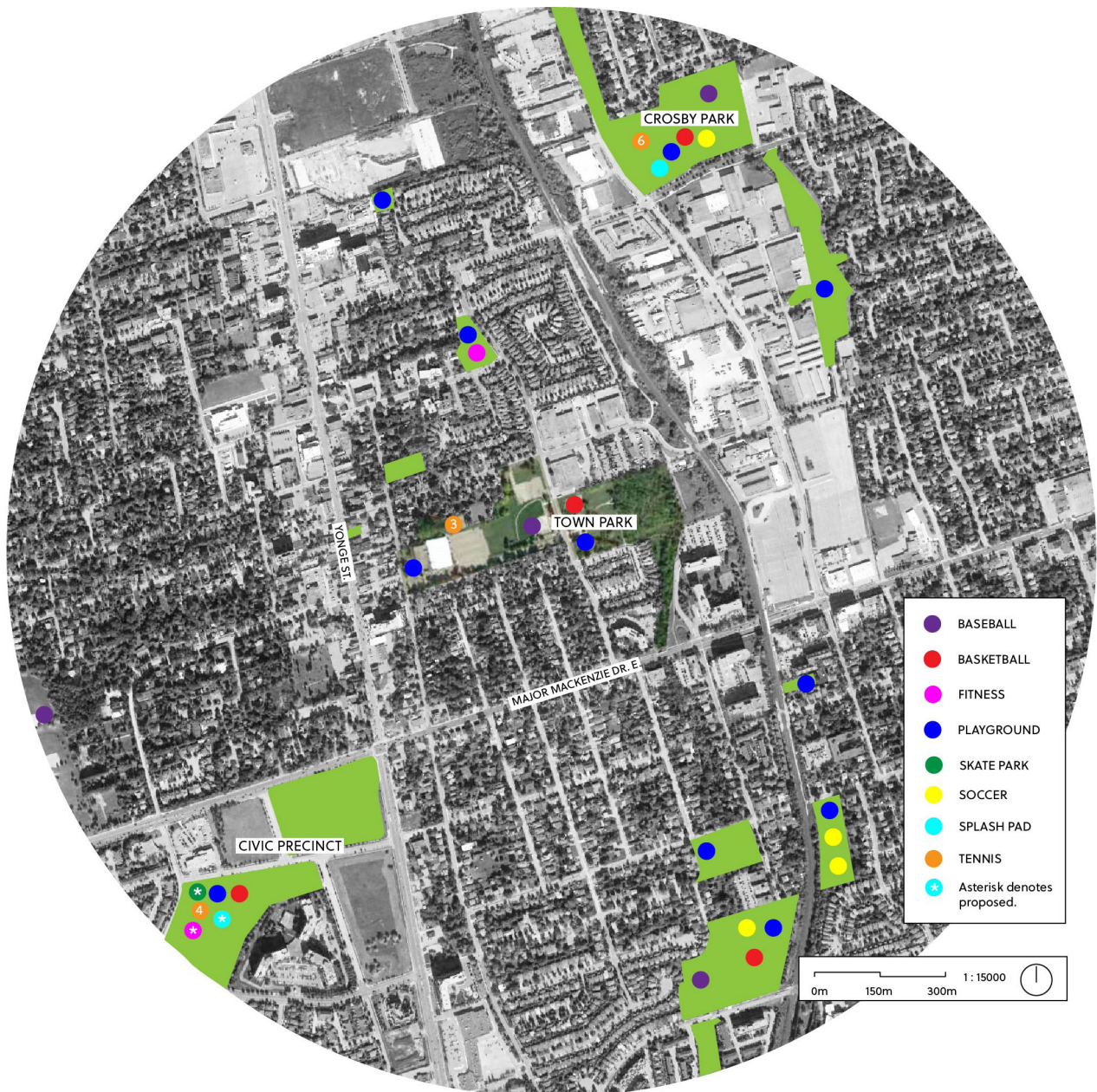


FIGURE B-2 Parks Context

facilities in a manner that minimizes noise and other impacts on these residences.

The Richmond Hill Lawn Bowling Club has used an informal access from Town Park for many years. Given this history and the importance of the Club to the community, this access should be formalized and made accessible.

There are several daycare facilities in the area

which would use a unique and well-designed playground.

Transit, Bicycle Routes & Trails

Consideration should be given to adding a community bus stop within Town Park near the Lawn Bowling Club, particularly if other seniors-friendly facilities are added in this area.

There are existing or planned bicycle routes north of the Town Park site on Centre Street and south on Major Mackenzie Drive East. Connections from these routes into the park from the northeast and the southeast would enhance the Town’s cycling network.

The nearest significant trail is located on the other side of the CNR Bala rail line on Sussex Street. A direct connection is not feasible, but improvements to Town Park site and eventually Unity Park will facilitate a connection from Centre Street and Major Mackenzie Avenue East, respectively.

Site Access

Figure B-3 shows existing and potential access points to Town Park.

The Church Street entrance to Town Park is

Safe, accessible and prominent pedestrian access to Town Park is lacking and should be a priority for the Master Plan.

its most important (#1 in Figure B-3). Figure B-4 shows how the Church Street entrance to has changed. Historically, this entrance was the gateway to Town Park. Today, it is designed solely for vehicular access, with no separate pedestrian access, landscaping or wayfinding features. The Church Street entrance should be redesigned to create a true gateway, with strong visual presence that signals the importance of the site and allows



FIGURE B-3 Site Access



FIGURE B-4 Church Street Entrance



FIGURE B-5 Lorne Street Looking East to Town Park



for both pedestrian and vehicular access and wayfinding.

Figure B-5 shows how the connection from Yonge Street to Town Park has changed. In the early 20th century, the entrance to the park began at Yonge Street and continued down Lorne Avenue. Today, the unremarkable streetscape along Lorne Avenue creates a lack of connection to Yonge Street. The Lorne Park streetscape should be included in the Master Plan and designed to create a strong connection to Yonge.

The service entrance to the arena off Church Street (#2 in Figure B-3 and Figure B-6) is

in poor condition and unsightly, located too close to the adjacent private property, and lacks adequate lighting. It has potential as a pedestrian connection.

The addition of the former Lions Hall parcel to the Town Park site will require park entrances from Church Street (#3 and #4 in Figure B-3).

There are several leftover pedestrian and vehicular entrances to the site along both sides of Pugsley Avenue that do not connect the site and encourage crossing without any traffic calming or crosswalk measures (#5 through #7 in Figure B-3). These entrances

need to be rationalized to provide logical entrances and safer connections across Pugsley Avenue.

Site Circulation

Town Park’s circulation network reflects the history of the site as separate parcels and an emphasis on providing vehicular access to Elgin Barrow Arena. Site circulation needs to be redesigned to accommodate all modes of transportation and to fully and accessibly connect the Town Park site.

Existing Recreational Facilities

The main entrance to Elgin Barrow Arena is inadequate in many respects (Figure B-7). It should be redesigned to be universally accessible and to include a drop-off, landscaping, seating and a safe pedestrian routes for both arena users and those who wish to access the main area of the park.

The east facade of Elgin Barrow Arena is not landscaped and includes garbage bin storage (Figure B-8). This area should be softened and screened through landscaping.

The playground in William H. Graham Parkette is in fair condition (Figure B-9), but a user study undertaken by City staff indicated

The circulation network in Town Park needs to be redesigned to accommodate all modes of transportation and to fully and accessibly connect the site.

it was underused. It should be closed or replaced with a unique playground that will attract users.

The three tennis courts located in Town Park should be replaced (Figure B-10). The asphalt surface does not encourage use. Adjacent trees drop debris onto the courts that require cleaning for safe play. Water from the courts spills onto the Lawn Bowling Club during large storm events. Based on community feedback, new tennis facilities should include four courts, and pickleball courts should be provided.

The softball facility, including the announcer’s booth, is in need of a number of upgrades, based on feedback from users (Figure B-11). The diamond creates a barrier in the



FIGURE B-6 Service Entrance from Church Street

middle of the Town Park site, contributing to the lack of connection between the west and east sections, and should therefore not be expanded in size. Balls leaving the field of play create a hazard. Despite its need for renovation, the softball facility has an important history and should be designed as a showpiece. The picnic pavilion is too close to the baseball diamond, creating a hazard for users when balls leave the field of play. This should be addressed in the redesigned park, and additional covered picnic facilities considered, in order to address demand for these facilities. For flexibility, at least one

of the picnic pavilions should be designed to accommodate small events other than picnics.

Many of Town Park's recreational facilities are in need of renovation or replacement.



FIGURE B-7 Elgin Barrow Arena Entrance



FIGURE B-8 Elgin Barrow Arena East Facade



FIGURE B-9 Playground in William H. Graham Parkette



FIGURE B-10 Tennis Courts



FIGURE B-11 Softball Pavilion

North Wooded Area

The wooded area north of Elgin Barrow Arena currently has a number of undesirable characteristics:

- It is not visible to other areas of the park.
- The connection from Church Street is an asphalt driveway in a poor condition that does not support safe pedestrian use (See “Park Access” above and Figure B-6).
- Other than a couple of picnic benches, there is no programming to activate the area (Figure B-12).

- It faces the rear of Elgin Barrow Arena. (Figure B-12).
- It is poorly lit and can feel unsafe.
- It has wet areas, due to poor drainage, a high water table, snow-melt from arena ice resurfacing, or all three.

Despite this, the presence of many mature tree provides this area with the potential to be a unique and beautiful park space (Figure B-12). The Master Plan should provide for programming, facilities and connections to activate this area and ensure it forms part of Town Park.



FIGURE B-11 North Wooded Area Top to Bottom: Wooded Area Looking South to Arena; Wooded Area Looking East.

Parking

Existing parking in Town Park is shown in Figure B-12. According to the community and Arena staff, parking is generally adequate during winter, with busy periods for hockey tournaments, and underused in summer. Overflow parking is available in a 16-space municipal parking lot on Lorne Avenue and along the street on Church Street South and Pugsley Avenue.

The 24 parking spaces located west of the arena entrance prevent the creation of a true park entrance and do not include a pedestrian-only route into the site. These spaces should be reduced to the minimum number of staff and accessible parking spaces required for the arena.

The 189-space main parking lot is stark and does not fit well in a park setting (Figure B-13). This lot should be redesigned to include landscaped islands with trees and

The parking facilities in Town Park require renovation to introduce 'green' design features that will provide a look and function appropriate for a park setting.

green stormwater features. A portion of the parking area could be designed to function as an event space. Trees and landscaping in or along the parking lot would help screen and soften east facade of the arena.

The 37-space parking row along Vern Dynes Way is important for the softball field, but also requires updating to include landscaped islands and a safe pedestrian route.



FIGURE B-12 Parking



FIGURE B-13 Elgin Barrow Parking Lot

Safety

The entrance off Church Street East should be redesigned to include a safe pedestrian access.

Along Vern Dynes Way, vehicular traffic and parking create a hazard for pedestrians. Vern Dynes Way should either be closed to vehicular traffic or reconfigured to include a safe pedestrian thoroughfare.

Park users have reported loitering and illegal activities in the wooded area north of the arena. This area lacks activation and is hidden from view, both of which should be addressed in the Master Plan.

Baseballs leaving the field of play create a hazard for other park users. The Master Plan must ensure that the baseball diamond is located and designed to address this issue.

There is no dedicated pedestrian crossing along Pugsley Avenue. One or more crossings with signs and traffic calming measures are required.

Topography

The Town Park site's gentle slopes allow for the creation of accessible walking paths throughout. At the same time, the current lack of topographic features throughout most of the Town Park site creates a sense of monotony and fails to provide any buffering of adjacent residential areas (Figure B-14). The Master Plan should incorporate topographic features to enhance the park.

Natural Systems

Due to the age of its facilities and its prior use, Town Park lacks many essential features of a sustainable and resilient public space (Figure B-14).

The large areas of asphalt devoted to roads and parking contribute to the urban heat island effect by retaining the sun's heat and radiating it back into the environment. Road and parking areas should be reduced to the minimum required and lighter paving materials used where possible.

Soft landscaping in Town Park is almost

entirely lawn. While significant lawn areas are necessary to support flexible, passive recreation, adding naturalized areas will lower maintenance costs, provide habitat for a wider variety of species, and add interest to the park.

Other than in the north wooded area and around its periphery, Town Park has few mature trees. Park trees are essential to urban environments, cleaning air, lowering temperatures and retaining stormwater. Trees also provide shade and amenity to park users. A variety of large-growing native trees should be planted in Town Park. Existing trees should be assessed by an arborist, and pruned or removed if unhealthy.

Large areas of hardscape and traditional storm drains mean that much of the storm water falling on Town Park enters and must be treated by the City’s storm sewer system. This can place stress on this system, including on local rivers and streams. Low-impact storm water features, such as permeable paving, bioswales and bio retention areas, retain and treat storm water

and promote its infiltration back into the ground water table. These features should be introduced in Town Park, particularly in parking areas where storm water runoff accumulates.

There are areas of poor drainage in the north wooded area and in the open area northwest of the softball outfield (Figure B-14). These areas should be assessed and a drainage strategy developed as part of the detailed design of Town Park.

Due to the age of its facilities and its prior use, Town Park lacks many essential features of a sustainable and resilient public space.



FIGURE B-14 Town Park Topography, Drainage and Natural Systems

APPENDIX C - COMMUNITY ENGAGEMENT

OBJECTIVES

The Master Plan is informed by a comprehensive process of community engagement, the objectives of which are to:

- Provide opportunities for meaningful community participation throughout the Master Plan process and ensure that the public and key stakeholders are aware of these opportunities.
- Clearly outline the objectives of each stage of the engagement process so that participants understand how to effectively contribute their ideas.
- Offer multiple methods of participation, (meetings, workshops, surveys, etc.), enabling people to contribute in using the method they find most convenient and effective.
- Generate public interest in the redevelopment and use of Town Park.

The Master Plan is informed by a comprehensive process of community engagement, the purpose of which is to generate ideas, identify priorities and develop and select options.

of receiving, prioritizing and expressing the community's ideas (Figure C-1).

Phase 1 - Receiving Ideas

Community engagement in Phase 1 was focused on the introduction of the Master Plan process to the community and the receiving of ideas. The main components of Phase 1 are shown in Figure C-1.

The online survey was completed by over 290 residents. Key stakeholders contacted included the Richmond Hill Figure Skating Club, various local softball leagues, the

PROCESS

The community engagement process can be broadly considered as a three-phase process

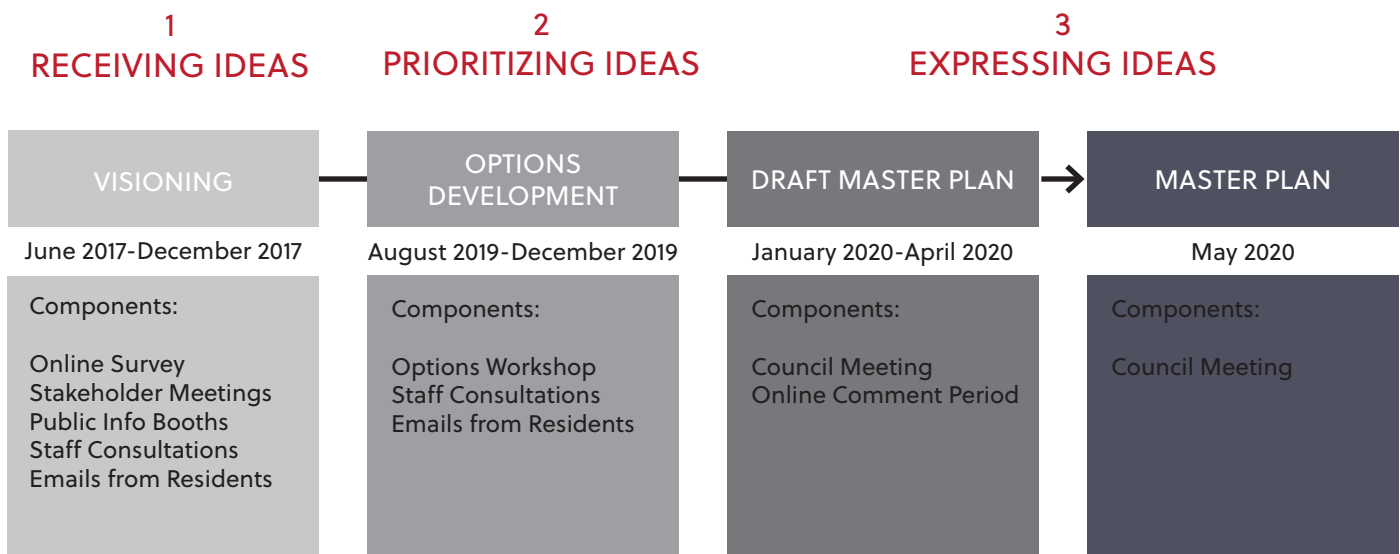


FIGURE C-1: Community Engagement Process



FIGURE C-2 Resident Completing Survey at Public Information Booth at Richmond Hill Farmers' Market

Richmond Hill Lawn Bowling Club, the Village of Richmond Hill BIA, and the Richmond Hill Hockey Association. Two public information booths were held, one at Richmond Hill Blooms and one at the Farmers Market in Town Park (Figure C-2). City staff consultations included a Visioning Roundtable. The public was invited to send comments by email.

Summary of Community Input in Phase 1

Many ideas regarding Town Park were received from the community. The following key points and themes emerged:

- Town Park is special for many reasons, but it is particularly important as a large green space in the heart of urban Richmond Hill, and this aspect of the site should be preserved and enhanced in the Master Plan.
- Historically, Town Park has been an important site for community recreation in central Richmond Hill. A redesigned Town Park should continue to offer facilities for a variety of recreational

activities, of which the most broadly supported were walking, tennis, outdoor skating, baseball, basketball, skateboarding and children’s play.

- The presence of the Lawn Bowling Club, the proximity of the McConaghy Centre, and the demographics of the area create both the need and the opportunity to create an “intergenerational park”, where users of all ages, including seniors, have convenient and safe access to the facilities that they enjoy.
- Town Park as it currently exists is a series of unconnected spaces. The Master Plan should seek to unify the site and connect its different areas and facilities.
- Town Park would benefit from a walking path, particularly one that allowed users to explore the entire park and enjoy a variety of experiences. A walking path should be universally accessible and include amenities such as safe lighting, seating, and shade.

- The design of Town Park should include some quiet seating areas and areas of enhanced landscaping. Many suggested a pond or other water feature.
- A majority would prefer to keep Pugsley Avenue open and to make crossing it safer, rather than closing it. Some felt less strongly about Vern Dynes Way, and would support its integration into the park. Maintaining sufficient parking is considered important by many.
- Some areas of Town Park currently feel unsafe. There are areas of the site that lack basic park amenities. The Master Plan should ensure that the park is designed in a manner that promotes and safety and comfort.
- While a dedicated event facility was not ranked highly as a park use, many suggested creating a flexible design that supports smaller events and gatherings, such as farmer’s markets or family or community group picnics.
- A stronger connection should be made from Yonge Street to the Town Park site.
- Many of the park’s facilities sit unused in

The community provided many ideas for Town Park. The most consistently expressed a vision for the Town Park includes both significant green space and facilities that provide recreational opportunities for users of all ages.

winter. Four-season programming would better utilize the park.

- The baseball diamond is well-utilized, but requires renovation. Suggestions included keeping the current outfield size, which allows players of all ages to hit home runs, upgrading the playing surface, dugouts and bullpen areas, keeping the announcer booth, landscaped bleachers and washrooms, and renovating the whole facility in a style that celebrates its history.

Phase 2 - Prioritizing Ideas

Phase 2 of the community engagement process involved prioritizing and organizing ideas into options and evaluating these options to arrive at a draft Master Plan. As shown in Figure C-1, the main components of the Phase 2 are a public Options Workshop and continued City Staff consultation.

Using the information obtained from a review of Town Park’s history (see “History” in the main Master Plan Report), detailed analysis of the Town Park site (see Appendix B - Site Analysis) and the community input received in Phase 1, two options for Town Park were developed.

Option 1 (Figure C-3), entitled “Passive Park”, set out a plan for Town Park in which existing recreational facilities were renovated, but other areas were kept available for passive recreation.

Option 2 (Figure C-4), entitled “Active Park”, showed a more intensive alternative, where pickleball courts, new tennis courts, a small skate park, a fitness circuit and additional basketball or multi-use courts were proposed.

Both options included features that improved the connectivity, access, safety and sustainability of the site, including a main walkway with improvements from Yonge



- 1 ENHANCED BOULEVARD CONNECTION
- 2 IMPROVED ARENA ENTRANCE
- 3 ARENA DROP-OFF LOOP
- 4 RAISED BOARDWALK w/ PICNIC TABLES
- 5 RENOVATED TENNIS COURTS
- 6 'GREEN' ARENA PARKING
- 7 LANDSCAPE BERMS
- 8 INFORMAL EVENT SPACES w/ BERM SEATING
- 9 COVERED PICNIC AREA
- 10 SOFTBALL FIELD - CLASS B w/ LIGHTING
- 11 SOFTBALL PAVILION w/ WASHROOMS
- 12 'GREEN' SOFTBALL PARKING
- 13 CROSSING w/ TRAFFIC CALMING
- 14 PEDESTRIAN LIGHT CORRIDOR

FIGURE C-3 Option 1 - Passive Park



- 1 ENHANCED ONE-WAY STREET CONNECTION
- 2 IMPROVED ARENA ENTRANCE
- 3 ARENA DROP-OFF LOOP
- 4 RAISED BOARDWALK w/ PICNIC TABLES
- 5 PICKLEBALL COURTS
- 6 'GREEN' ARENA PARKING
- 7A TEEN AREA - BASKETBALL / SKATEPARK PARK
- 7B TENNIS & MULTIUSE COURTS w/ LIGHTING
- 8 SOFTBALL FIELD - CLASS B w/ LIGHTING (CONVERTIBLE TO LARGE EVENT SPACE)
- 9 SOFTBALL PAVILION w/ WASHROOMS
- 10 'GREEN' SOFTBALL PARKING
- 11 COVERED PICNIC AREA
- 12 CROSSING w/ TRAFFIC CALMING
- 13 FITNESS CIRCUIT STATIONS

FIGURE C-4 Option 2 - Active Park

Street to Unity Park, an improved entrance to the park and arena off Church, a picnic area with a boardwalk in the north wooded area, and 'green' parking renovations.

A public Options Workshop was held and attended by members of City Council over 50 members of the public (Figure C-5). At this workshop, the history of the park, the site analysis, and earlier community input was summarized, and the two options for Town Park presented. Participants were then asked on comment sheets to approve or disapprove and comment on the two options and their various components. The public was also invited to comment by email.

Summary of Community Input in Phase 2

Both options for Town Park were well received and many insightful comments about the options and specific components were provided. The following key preferences and points emerged:

- While slightly more participants favoured Option 2 - Active Park over Option

1 - Passive Park, some of the specific active recreation facilities proposed met with mixed responses, and all of the components supporting passive recreation were supported, suggesting a park that supports a mix of active and passive uses is the most popular.

- Pickleball, a fitness circuit and a renovated softball facility received broad approval, while new tennis facilities, basketball courts, a skate park and multi-use courts had more mixed responses.
- Support for a boardwalk and picnic benches in the north wooded area was strong, but some felt that a more active or interesting use would be needed to successfully activate this area.
- Picnic pavilions were supported.
- Participants showed strong support for the main pedestrian connection from Yonge Street to Unity Park. As part of this, boulevard improvements on Lorne Avenue met with a high level of approval, but converting Lorne Avenue to a one-



FIGURE C-5 Public Options Workshop

Presented with active and passive options for Town Park, the public expressed a preference for a hybrid plan, containing both significant active recreational facilities and space for passive enjoyment.

way street did not.

- Concern was expressed that any special lighting used along the main pedestrian connection not cause light trespass in adjacent residences.
- The improved entrance for Elgin Barrow Arena received support, but many expressed concern about the drop-off 'loop' configuration in terms of its location and impact on Church Street.
- The reconfiguration of Vern Dynes Way to support the pedestrian connection was seen as potentially beneficial, but some participants worried that a lack of access to and from Pugsley from the main parking lot would make Church Street too busy.
- Features to improve sustainability and the park setting, such as landscape berms, pollinator meadow plantings and 'green' parking lot features, were favourably received. Some expressed concerns that berms must be designed to keep sight-lines open for safety.
- Most, but not all, participants expressed support for the picnic pavilions and the softball field to be designed to support

public events.

- Participants supported maintaining sufficient parking.
- Some participants were impressed with Town Park's history and felt that the design of Town Park should include elements that celebrate this history.

Phase 3 - Expressing Ideas

- As shown in Figure C-1, community engagement in Phase 3 is centred on reviewing and providing comments on the draft Master Plan, in order to develop the final Master Plan.
- Based on the preferences and comments received in Phase 2, a draft Master Plan with a proposed concept plan diagram and specific design recommendations has been developed. The draft Master Plan will be posted online for comment by the public. Residents who requested to be kept informed about the project will be notified by email that the draft Master Plan is available for comment online.
- A final Master Plan reflecting public comments, will be submitted to City Council for review and approval and then released to the public.

APPENDIX D - COST ESTIMATE

The table below sets out a rough order of magnitude cost estimate for the major projects comprising the Master Plan. The cost estimate is for general planning purposes only and by its nature contains only

indicative information and estimates. More detailed cost estimates will be developed for implementation of each project.

Town Park Master Plan Preferred Option - Cost Estimate					
Phase	Item	Qty	Units	Unit Cost	Total Cost
1	Phase 1				
1.1	Main Pedestrian Connection - Lorne Avenue Improvements				
A.	Demolitions and removals	688	m2	\$ 10	\$ 6,880
B.	Earthwork and grading	344	m3	\$ 15	\$ 5,160
C.	Concrete curb and gutter	207	lm	\$ 140	\$ 28,980
D.	Parking stall striping	16	ea	\$ 15	\$ 240
E.	Pedestrian crossing line painting		allow	\$ 2,500	\$ 2,500
F.	Decorative concrete walkway	368	m2	\$ 150	\$ 55,200
G.	Planting soil and mulch	195	m3	\$ 65	\$ 12,675
H.	Shrub, perennial and groundcover planting	320	m2	\$ 100	\$ 32,000
I.	Trees	3	ea	\$ 800	\$ 2,400
J.	Irrigation	320	m2	\$ 25	\$ 8,000
K.	Special lighting (spaced @ 20m)	5	ea	\$ 15,000	\$ 75,000
L.	Site servicing (10%)				\$ 22,904
	Subtotal				\$ 251,939
1.2	Main Pedestrian Connection - Town Park/Elgin Barrow Arena Entrance				
A.	Demolitions and removals	5442	m2	\$ 10	\$ 54,420
B.	Earthwork and grading	2721	m3	\$ 15	\$ 40,815
C.	Concrete curb and gutter	425	lm	\$ 140	\$ 59,500
D.	Asphalt paving	1498	m2	\$ 95	\$ 142,310
E.	Parking stall striping	10	ea	\$ 15	\$ 150
F.	Decorative concrete walkway	626	m2	\$ 150	\$ 93,900
G.	Concrete walkways	550	m2	\$ 110	\$ 60,500
H.	Planting soil and mulch	281	m3	\$ 65	\$ 18,252
I.	Shrub, perennial and groundcover planting	438	m2	\$ 100	\$ 43,800
J.	Sod (incl. topsoil)	1492	m2	\$ 15	\$ 22,380
K.	Naturalized meadow planting (incl. topsoil)	836	m2	\$ 15	\$ 12,540
L.	Trees	18	ea	\$ 800	\$ 14,400
M.	Irrigation	446	m2	\$ 25	\$ 11,150
N.	Special lighting (spaced @ 20m)	6	ea	\$ 15,000	\$ 90,000
O.	Pedestrian-scaled lighting (spaced @ 20m)	8	ea	\$ 5,000	\$ 40,000
P.	Entrance sign		allow	\$ 100,000	\$ 100,000
Q.	Bicycle Shelter		allow	\$ 30,000	\$ 30,000
R.	Benches	2	ea	\$ 3,200	\$ 6,400
S.	Waste receptacle	1	ea	\$ 1,600	\$ 1,600
T.	Wood privacy fence	114	lm	\$ 250	\$ 28,500
U.	Site servicing (10%)				\$ 87,062
	Subtotal				\$ 957,679

1.3	Main Pedestrian Connection - Pugsley Street Crossing				
A.	Demolitions and removals	228	m2	\$ 10	\$ 2,280
B.	Earthwork and grading	114	m3	\$ 15	\$ 1,710
C.	Concrete curb and gutter	39	lm	\$ 140	\$ 5,460
D.	Asphalt paving	98	m2	\$ 95	\$ 9,310
E.	Decorative concrete walkway	52	m2	\$ 150	\$ 7,800
F.	Concrete walkways	23	m2	\$ 110	\$ 2,530
G.	Planting soil and mulch	38	m3	\$ 65	\$ 2,444
H.	Shrub, perennial and groundcover planting	56	m2	\$ 100	\$ 5,600
I.	Trees	2	ea	\$ 800	\$ 1,600
J.	Irrigation	56	m2	\$ 25	\$ 1,400
K.	Pedestrian-scaled lighting	2	ea	\$ 5,000	\$ 10,000
L.	Entrance sign		allow	\$ 3,000	\$ 3,000
M.	Site servicing (10%)				\$ 5,313
	Subtotal				\$ 58,447
1.4	Passive Recreation Areas				
A.	Arborist report and tree pruning/removals		allow	\$ 10,000	\$ 10,000
B.	Demolitions and removals	17499	m2	\$ 10	\$ 174,990
C.	Imported fill	3493	m3	\$ 40	\$ 139,720
D.	Earthwork and grading	12243	m3	\$ 15	\$ 183,638
E.	Concrete curb and gutter	190	lm	\$ 140	\$ 26,600
F.	Concrete walkways	685	m2	\$ 110	\$ 75,350
G.	Asphalt trail (incl. base course)	1849	m2	\$ 65	\$ 120,185
H.	Planting soil and mulch	123	m3	\$ 65	\$ 8,021
I.	Shrub, perennial and groundcover planting	79	m2	\$ 100	\$ 7,900
J.	Sod (incl. topsoil)	10663	m2	\$ 15	\$ 159,945
K.	Naturalized meadow planting (incl. topsoil)	4220	m2	\$ 15	\$ 63,300
L.	Trees	76	ea	\$ 800	\$ 60,800
M.	Pedestrian-scaled lighting (spaced @ 20m)	33	ea	\$ 5,000	\$ 165,000
N.	Entrance sign		allow	\$ 3,000	\$ 3,000
O.	Lions Club sign		allow	\$ 3,000	\$ 3,000
P.	Benches	7	ea	\$ 3,200	\$ 22,400
Q.	Waste receptacles	5	ea	\$ 1,600	\$ 8,000
R.	Picnic pavilions	2	ea	\$ 100,000	\$ 200,000
S.	Picnic tables	10	ea	\$ 2,400	\$ 24,000
T.	AODA-compliant picnic tables	2	ea	\$ 3,000	\$ 6,000
U.	Wood privacy fence	182	lm	\$ 250	\$ 45,500
V.	Site servicing (10%)				\$ 150,735
	Subtotal				\$ 1,658,083
				Phase 1 Subtotal	\$ 2,926,148
				Phase 1 Contingency (15%)	\$ 438,922
				Phase 1 Consultant Fees ⁽¹⁾	\$ 1,036,080
				Phase 1 Inflation to 2023 (6%)	\$ 264,069
				Phase 1 Total	\$ 4,665,219

2	Phase 2					
2.1	Wooded Area					
A.	Arborist report and tree pruning/removals		allow	\$	10,000	\$ 10,000
B.	Demolitions and removals	1450	m2	\$	10	\$ 14,495
C.	Earthwork and grading	725	m3	\$	15	\$ 10,871
D.	Concrete curb and gutter	119	lm	\$	140	\$ 16,660
E.	Asphalt paving	564	m2	\$	95	\$ 53,580
F.	Concrete walkways	295	m2	\$	110	\$ 32,450
G.	Wood platform and boardwalks	473	m2	\$	500	\$ 236,500
H.	Sod (incl. topsoil)	89	m2	\$	15	\$ 1,335
I.	Naturalized meadow planting (incl. topsoil)	2400	m2	\$	15	\$ 36,000
J.	Pedestrian-scaled lighting (spaced @ 20m)	16	ea	\$	5,000	\$ 80,000
K.	Playground equipment		allow	\$	300,000	\$ 300,000
L.	Benches	2	ea	\$	3,200	\$ 6,400
M.	Waste receptacles	2	ea	\$	1,600	\$ 3,200
N.	Wood privacy fence	184	lm	\$	250	\$ 46,000
O.	Site servicing (10%)					\$ 84,749
	Subtotal					\$ 932,240
2.2	Pickleball Courts/Skating Rink					
A.	Demolitions and removals	1772	m2	\$	10	\$ 17,720
B.	Earthwork and grading	886	m3	\$	15	\$ 13,290
C.	Concrete walkways	376	m2	\$	110	\$ 41,360
D.	Planting soil and mulch	166	m3	\$	65	\$ 10,790
E.	Shrub, perennial and groundcover planting	270	m2	\$	100	\$ 27,000
F.	Naturalized meadow planting (incl. topsoil)	449	m2	\$	15	\$ 6,735
G.	Trees	4	ea	\$	800	\$ 3,200
H.	Pedestrian-scaled lighting (spaced @ 20m)	3	ea	\$	5,000	\$ 15,000
I.	Pickleball courts (incl. lighting and colouring)	4	ea	\$	50,000	\$ 200,000
J.	Vinyl coated chain link fence	110	lm	\$	200	\$ 22,000
K.	Shade structure	1	ea	\$	50,000	\$ 50,000
L.	Winter ice rink equipment (rink water unit)		allow	\$	40,000	\$ 40,000
M.	Benches	2	ea	\$	3,200	\$ 6,400
N.	Waste receptacle	1	ea	\$	1,600	\$ 1,600
O.	Wood privacy fence	78	lm	\$	250	\$ 19,500
P.	Site servicing (10%)					\$ 47,460
	Subtotal					\$ 522,055
					Phase 2 Subtotal	\$ 1,454,295
					Phase 2 Contingency (15%)	\$ 218,144
					Phase 2 Consultant Fees ⁽¹⁾	\$ 87,803
					Phase 2 Inflation to 2025 (10%)	\$ 176,024
					Phase 2 Total	\$ 1,936,266

3 Phase 3					
3.1 Softball Field - Class B					
A.	Demolitions and removals	8951	m2	\$ 10	\$ 89,510
B.	Earthwork and grading	4476	m3	\$ 15	\$ 67,133
C.	Concrete curb and gutter	89	lm	\$ 140	\$ 12,460
D.	Concrete walkways	408	m2	\$ 110	\$ 44,880
E.	Concrete stairs	14	m2	\$ 1,100	\$ 15,400
F.	Stair handrails	19	lm	\$ 500	\$ 9,500
G.	Planting soil and mulch	7	m3	\$ 65	\$ 455
H.	Sod (incl. topsoil)	2221	m2	\$ 15	\$ 33,315
I.	Trees	7	ea	\$ 800	\$ 5,600
J.	Softball diamond (incl. lighting and irrigation)		allow	\$ 400,000	\$ 400,000
K.	Fieldhouse (incl. washrooms)		allow	\$ 250,000	\$ 250,000
L.	Site servicing (10%)				\$ 92,825
	Subtotal				\$ 1,021,078
3.2 Green Parking Lots					
A.	Demolitions and removals	10584	m2	\$ 10	\$ 105,840
B.	Earthwork and grading	5292	m3	\$ 15	\$ 79,380
C.	Concrete curb and gutter	1096	lm	\$ 140	\$ 153,440
D.	Asphalt paving	6901	m2	\$ 95	\$ 655,595
E.	Parking stall striping	185	ea	\$ 15	\$ 2,775
F.	Decorative concrete walkway	110	m2	\$ 150	\$ 16,500
G.	Concrete walkways	327	m2	\$ 110	\$ 35,970
H.	Planting soil and mulch	866	m3	\$ 65	\$ 56,264
I.	Shrub, perennial and groundcover planting	1376	m2	\$ 100	\$ 137,600
J.	Sod (incl. topsoil)	20	m2	\$ 15	\$ 300
K.	Naturalized meadow planting (incl. topsoil)	1682	m2	\$ 15	\$ 25,230
L.	Trees	40	ea	\$ 800	\$ 32,000
M.	Irrigation	414	m2	\$ 25	\$ 10,350
N.	Parking lighting	11	ea	\$ 15,000	\$ 165,000
O.	Wood privacy fence	265	lm	\$ 250	\$ 66,250
P.	Site servicing (10%)				\$ 154,249
	Subtotal				\$ 1,696,743
3.3 Main Pedestrian Connection - Phase 3					
A.	Demolitions and removals	1556	m2	\$ 10	\$ 15,560
B.	Earthwork and grading	778	m3	\$ 15	\$ 11,670
C.	Concrete curb and gutter	31	lm	\$ 140	\$ 4,340
D.	Asphalt paving	48	m2	\$ 95	\$ 4,560
E.	Decorative concrete walkway	813	m2	\$ 150	\$ 121,950
F.	Planting soil and mulch	441	m3	\$ 65	\$ 28,665
G.	Shrub, perennial and groundcover planting	695	m2	\$ 100	\$ 69,500
H.	Trees	24	ea	\$ 800	\$ 19,200
I.	Irrigation	695	m2	\$ 25	\$ 17,375
J.	Special lighting (spaced @ 20m)	13	ea	\$ 15,000	\$ 195,000
K.	Benches	7	ea	\$ 3,200	\$ 22,400
L.	Waste receptacle	3	ea	\$ 1,600	\$ 4,800
M.	Site servicing (10%)				\$ 51,502
	Subtotal				\$ 566,522
				Phase 3 Subtotal	\$ 3,284,343
				Phase 3 Contingency (15%)	\$ 492,651
				Phase 3 Consultant Fees ⁽¹⁾	\$ 198,292
				Phase 3 Inflation to 2027 (14%)	\$ 556,540
				Phase 3 Total	\$ 4,531,827
				TOTAL PROJECT COSTS	\$ 11,133,313

Note 1: Total consultant fees for all phases are estimated at 15% of costs, including contingency. Consultant fees for Phase 1 of \$1,036,080 include two components. The first component is preparation of design and construction plans, which is estimated at 65% of all consultant fees, or \$859,414. The second component is construction administration of Phase 1 projects, which is estimated at 35% of consultant fees allocable to Phase 1 projects, or \$176,666. Consultant fees for Phases 2 and 3 include only construction administration of project in those phases, since design and construction plans will be completed in Phase 1.