

North Maple Regional Park

is envisioned to be **an iconic and award-winning park** and a major recreational and cultural destination that responds to and complements its surrounding context and the character of its site.

GOALS FOR PARK

A park that fosters **creativity, imagination and exploration**

A park that offers a balance of both **active and passive recreational opportunities**

A park that is **connected to the adjacent open space**

A park that incorporates and celebrates its surrounding **natural environment** and its site's **natural processes** through **sustainable design**

A park that offers **multi-season recreational opportunities** and 4- season interest

GOALS FOR PPP LANDS

A **memorable park frontage** on Keele Street that has a positive impact on the park's visitors

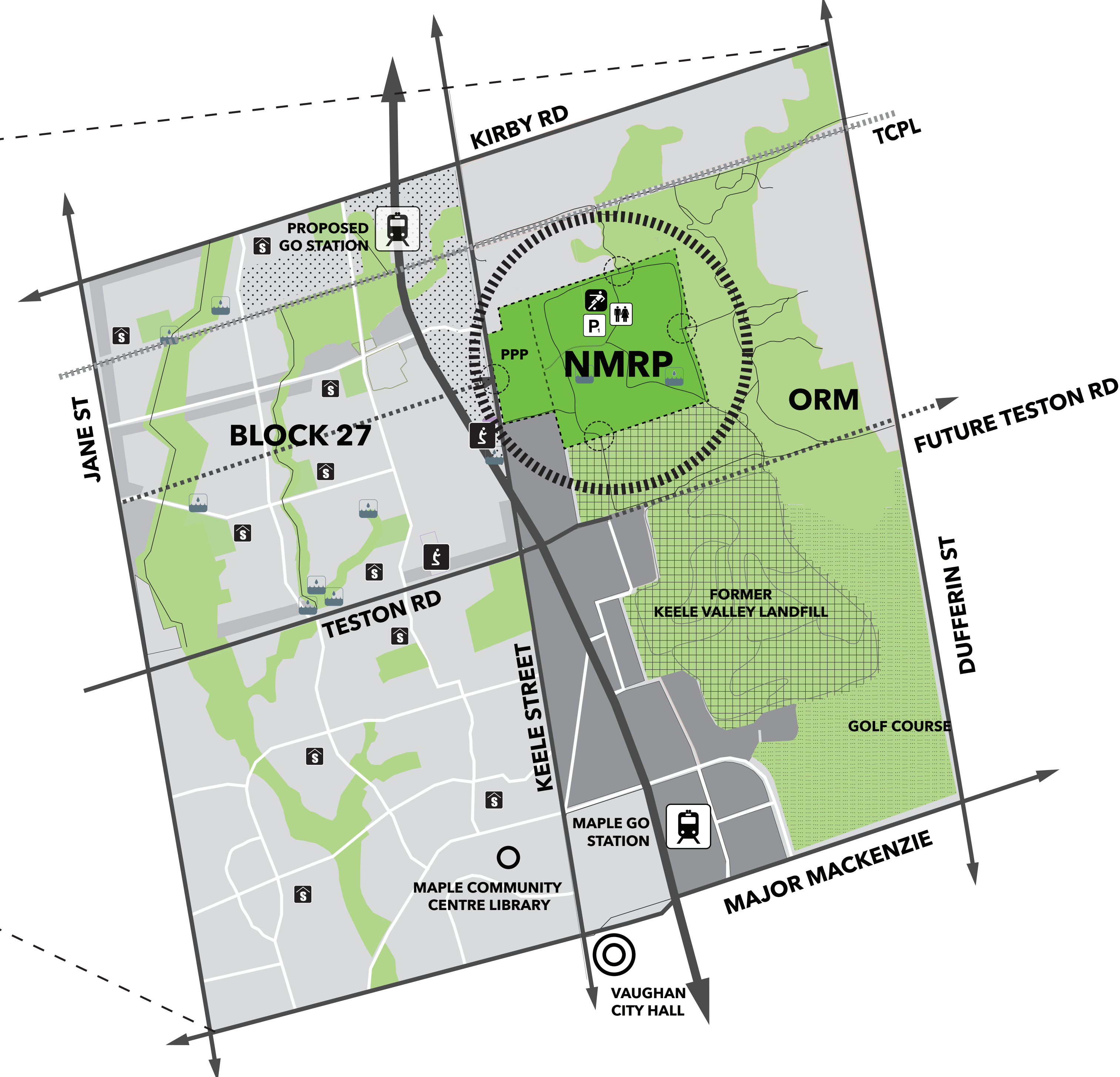
A **PPP land development concept** that establishes a **symbiotic relationship** between the PPP lands, the park and the existing residential community

Integrated road entrances and a **multi-modal circulation network** that serves both the park and PPP lands and connects to the Block 27 road network

CONTEXT



North Maple Regional Park (NMRP) is an 81ha (200acre) property that is located on the east side of Keele Street, between Teston Road and Kirby Road with surrounding land uses that include residential development, open space lands, designated ESA and ANSI areas and the former Vaughan Township and Keele Valley landfill sites.



PARK PROGRAM

Park **Entrance Features**

Lit **vehicular and pedestrian network**

Connection to the existing and planned Pedestrian and Bicycle Network

Low-impact design **parking** areas

A comprehensive **Signage System**

Maintenance Yard and building

30% NATURAL

Storm Water Management **Ponds**

Main pond with fountains and waterfalls

Woodland Gardens with Naturalized Areas

An **Amphitheatre** and Lawn Area

A **Conservatory/Arboretum**

25% SPORTS

One lit artificial turf **Soccer Field** with stadium seating (150-200 capacity)

One **Field House**

One Lit Artificial Turf **Soccer Field**

One Lit Premium **Soccer Field**

One Lit **Multi-Use Sports Field**

Two **Softball Diamonds**

International **Cricket Pitch**

18% ACTIVE PLAY

Accessible Junior & Senior **Play Areas**

Basketball Court Area (2)

Lit **Tennis** Court Area (6)

A Refrigerated **Ice Skating** Trail/Rink

Skateboard Facility

One **Building** that includes washrooms, change rooms, storage and concessions

12% PICNIC

An **Off-Leash Dog Area**

Picnic Area with one **Building** that includes washrooms and a picnic shelter

Wedding Garden Area

15% PPP

PARK OPTION 1 A PARK THAT ENHANCES THE NATURAL QUALITIES OF THE EXISTING SITE



PROGRAM

SPORTS

- Soccer
- Softball
- Multi-use field
- Cricket

NATURAL

- Ponds
- Wetlands
- Trails
- Amphitheatre
- Woodland Gardens
- Conservatory/
Arboretum

ACTIVE PLAY

Basketball
Tennis
Play Areas
Ice Skating
Skateboard
Field House

PICNIC AREA

Off-Leash Dog Area
Wedding Garden

PPP

Development Parcels

PHASE 1

FEATURES

Earth mounding that shapes views and defines program areas

Visible swale system that highlights stormwater management

Natural, preserved
Wetlands and **Grass**
meadows

Lightweight network of Boardwalks and trails

Enlarged naturalized pond

10% Cut grass

10% Treed

1.6km Road system that minimizes its impact on the site

9km Trail network

800 Parking spaces
(**225** along road edge)

PARK OPTION 2 A PARK THAT FRAMES VIEWS AND IDYLIC SCENERY



PROGRAM

SPORTS

- Soccer
- Softball
- Multi-use field
- Cricket

NATURAL

- Ponds
- Wetlands
- Trails
- Amphitheatre
- Woodland Gardens
- Conservatory/
Arboretum

ACTIVE PLAY

Basketball
Tennis
Play Areas
Ice Skating
Skateboard
Field House

PICNIC AREA

Off-Leash Dog Area Wedding Garden

PPP

Development Parcels

PHASE 1

FEATURES

Long framed views
throughout the park and to
adjacent points of interest

Allées of trees strategically placed along the ring road

Lush gardens

Formal grand entrance

culminating in long view
overlooking park

Tree clearings defining park program areas, giving each its own unique sense of place

Enlarged pond with
constructed edge

20% Cut grass

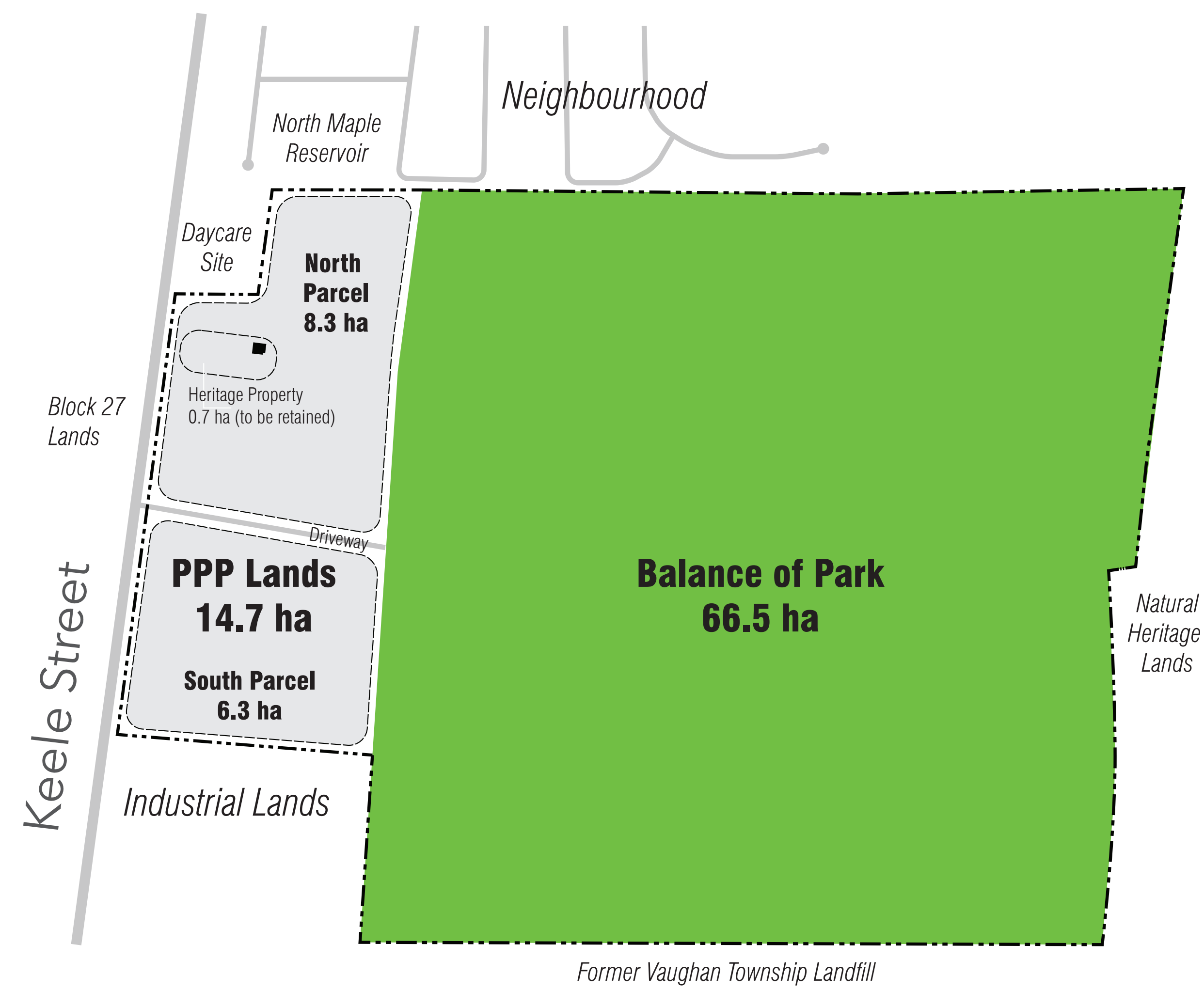
35% Treed

5km Road system providing a scenic drive around park

15km Trail network

800 Parking spaces
(**575** along road edge)

PPP LANDS



The PPP Lands are made up of a large 14.7 ha parcel, fronting onto Keele Street. Situated between a residential neighbourhood to the north, and an industrial area to the south, they will serve as a future gateway and provide frontage for North Maple Regional Park. They also include a heritage property (the current Vaughan Soccer Club) that is to be retained.

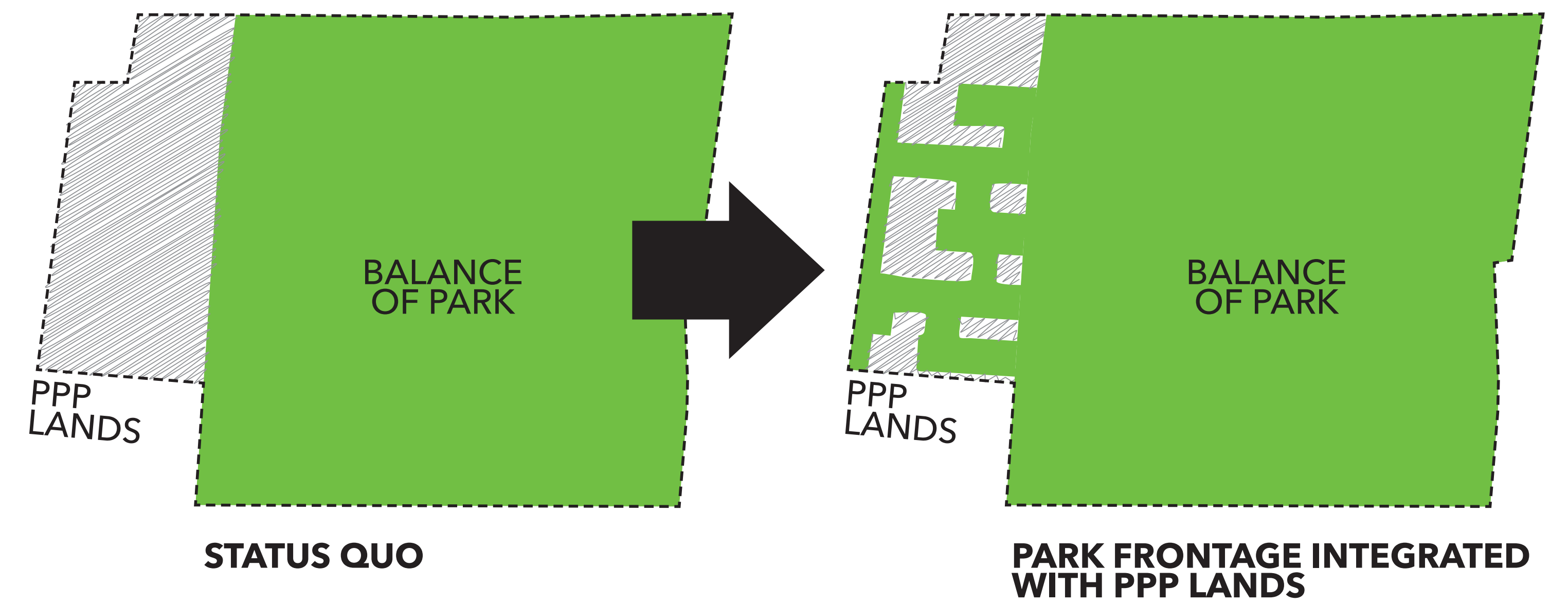
To begin to understand how to best use the PPP Lands, this project is exploring three development scenarios (with three sub-options each). These scenarios will provide a vision for different ways that the land could be developed. The options are summarized as follows:

SCENARIOS

- 1 Low Density Residential Land Use
- 2 Mixed Use Residential and Commercial
- 3 Mixed Use Recreational and/or Cultural Facilities

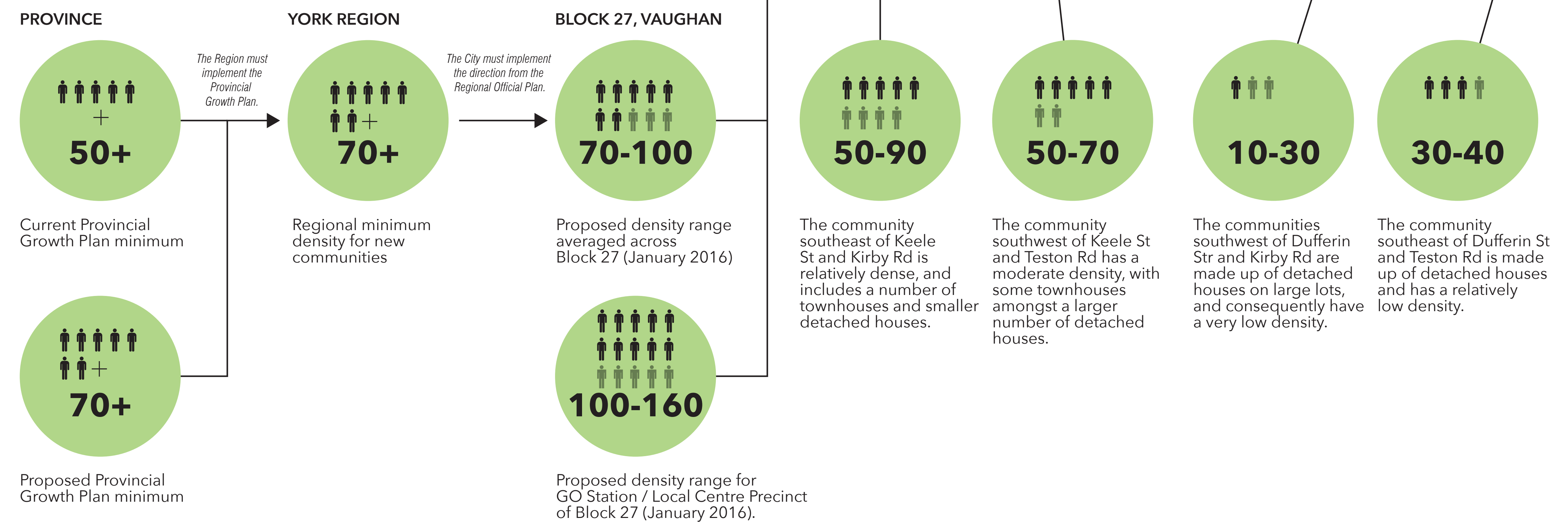
PPP GOAL

Leverage development potential and park integration

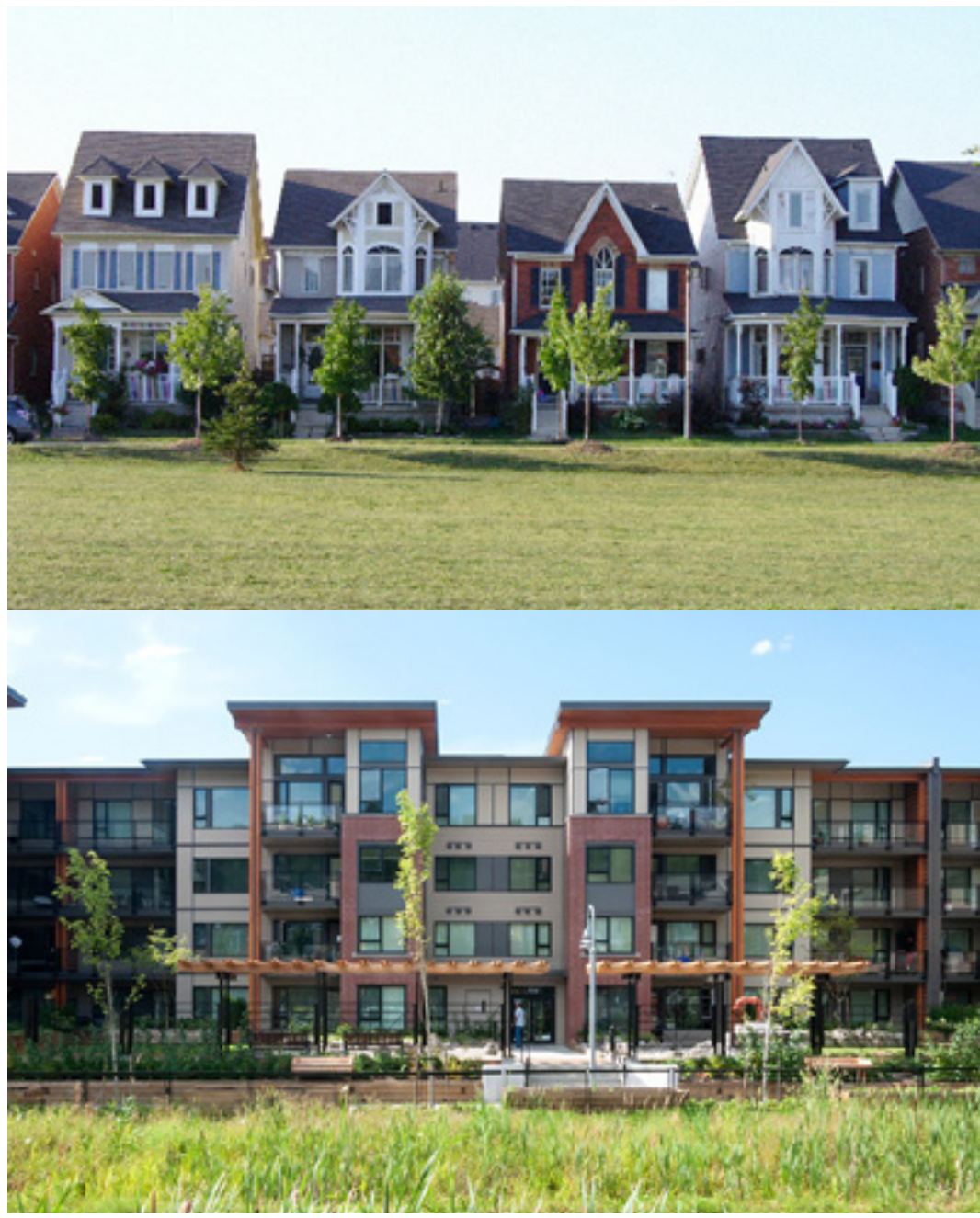


DENSITY

Density is a measure of people or jobs per area of land. It is used as a means of shaping the direction of development. In general, higher density development will take up less land area for the same number of people than could be accommodated in a lower density form. This project is evaluating the balance between the revenue that could be generated from the PPP Lands, against the land area that could be preserved for parkland along the Keele frontage.



PPP LANDS SCENARIO 1 LOW DENSITY RESIDENTIAL 8 ha - 10.5 ha



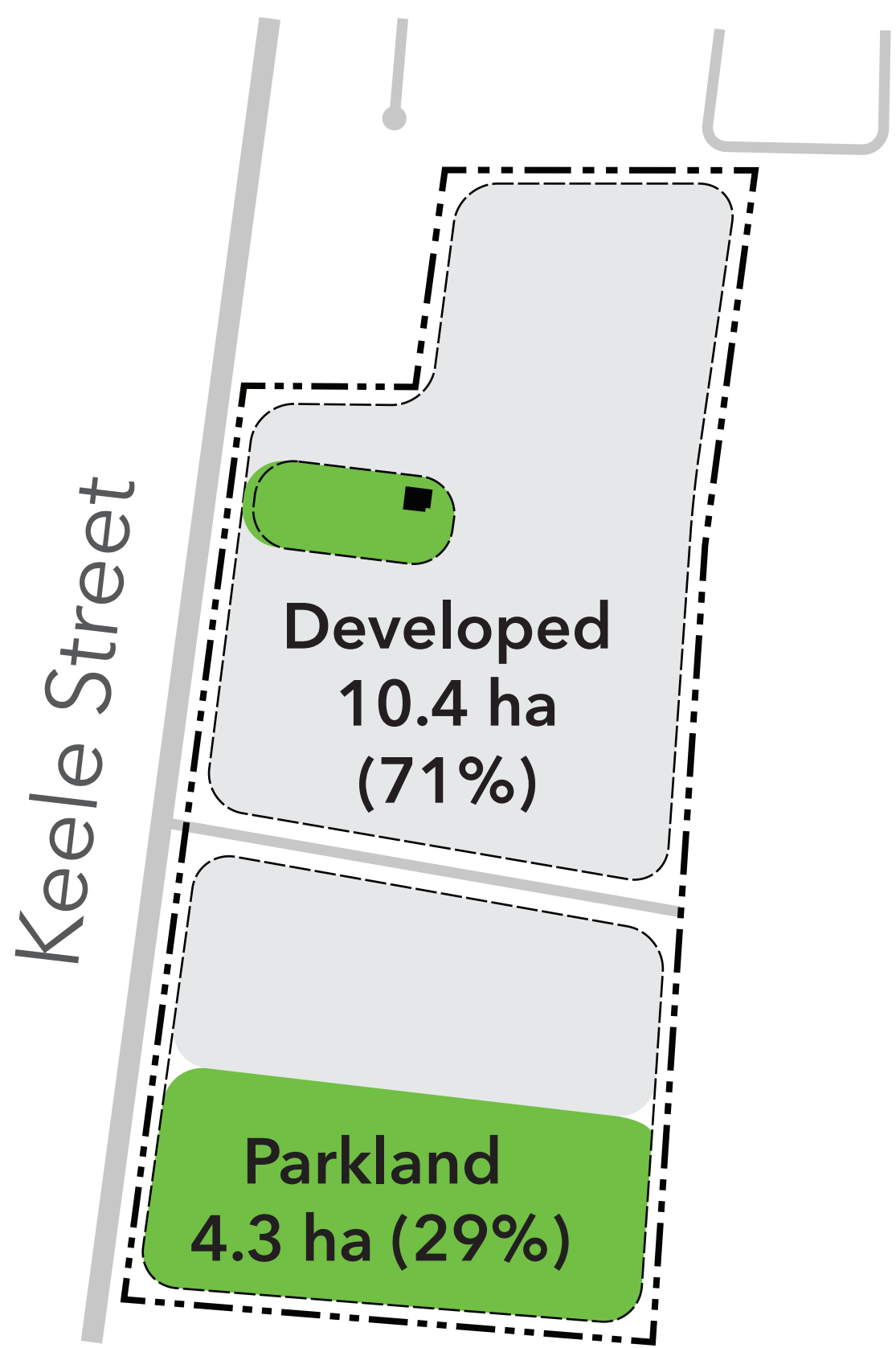
Low density options explore the development of parts of the PPP Lands with housing. Building types could include detached and semi-detached homes and townhouses. In order to achieve the funds required to support the park, these options would require the largest land area for development.


Considerations

- > More in keeping with the character of existing neighbourhoods.
- > Preserves less land as park.
- > Not in keeping with policy on density.

OPTION 1A

Detached only

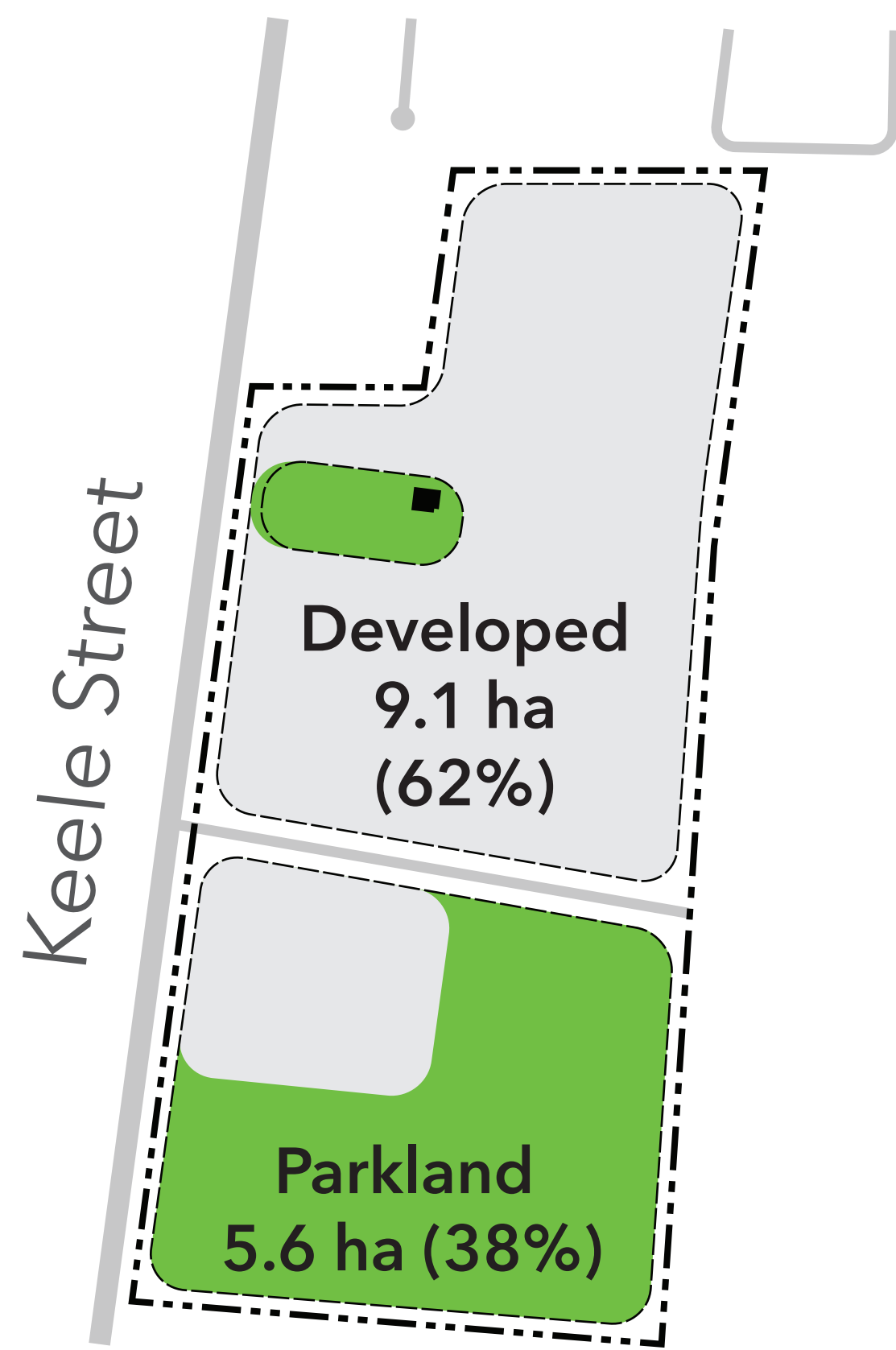


136 

39  /ha

OPTION 1B

More Detached,
Fewer Townhouses



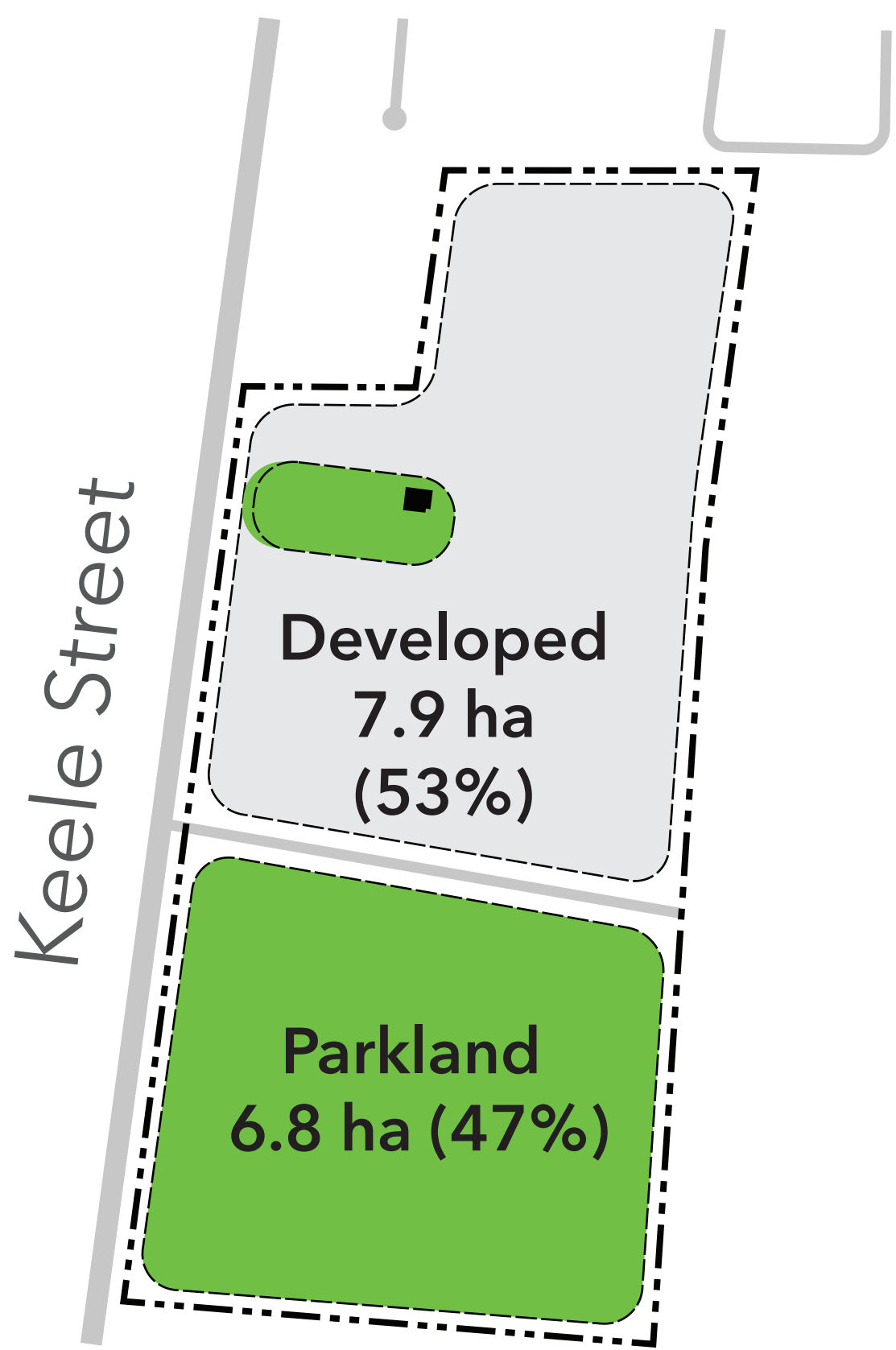
102 

52 

48  /ha

OPTION 1C

More Townhouses,
Fewer Detached



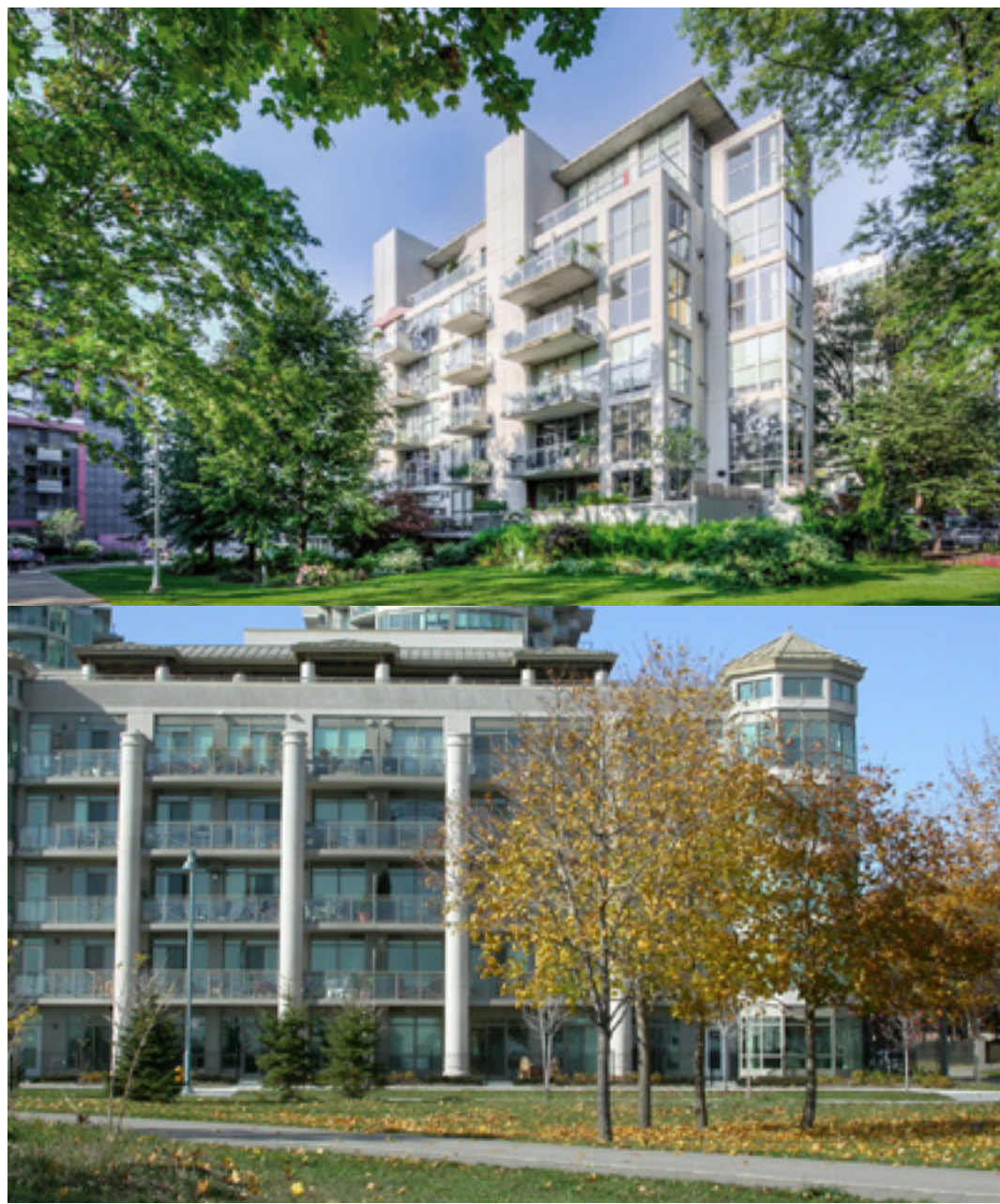
68 

104 

59  /ha



PPP LANDS SCENARIO 2 MIXED USE RESIDENTIAL AND COMMERCIAL 3.5 ha - 5.75 ha



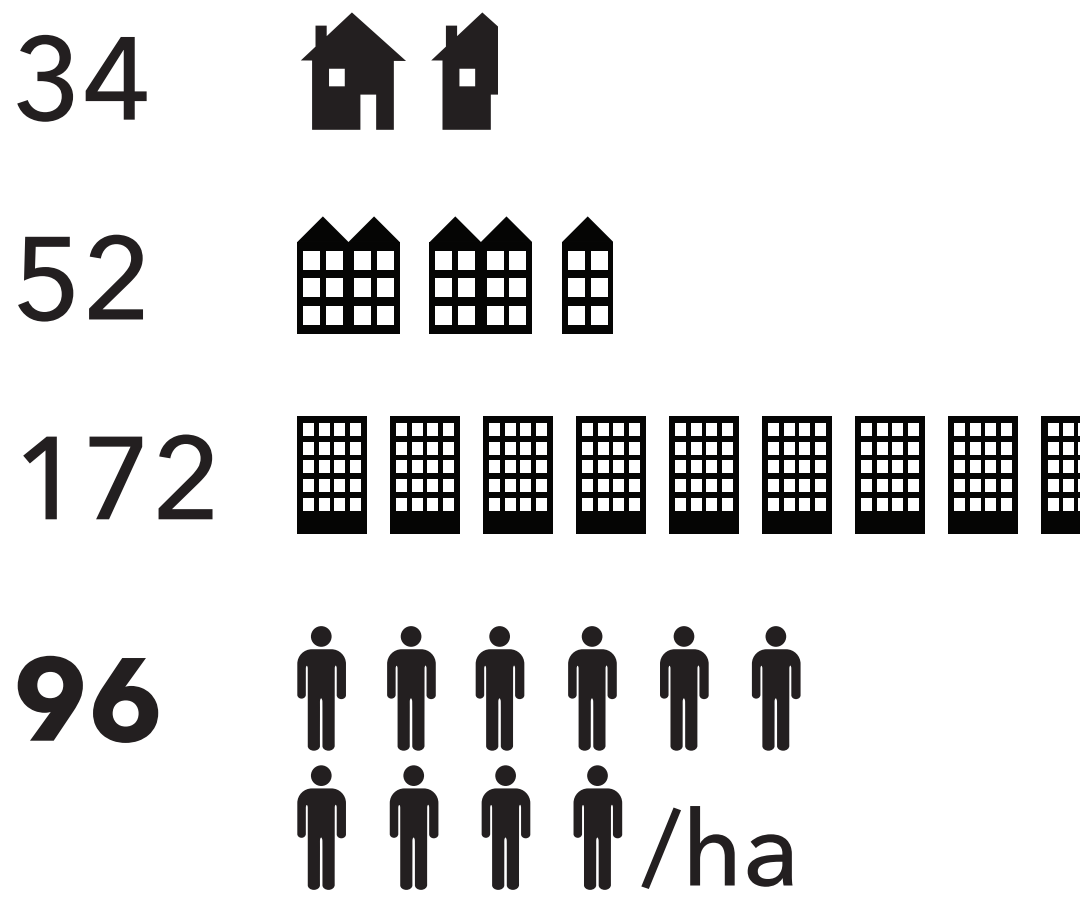
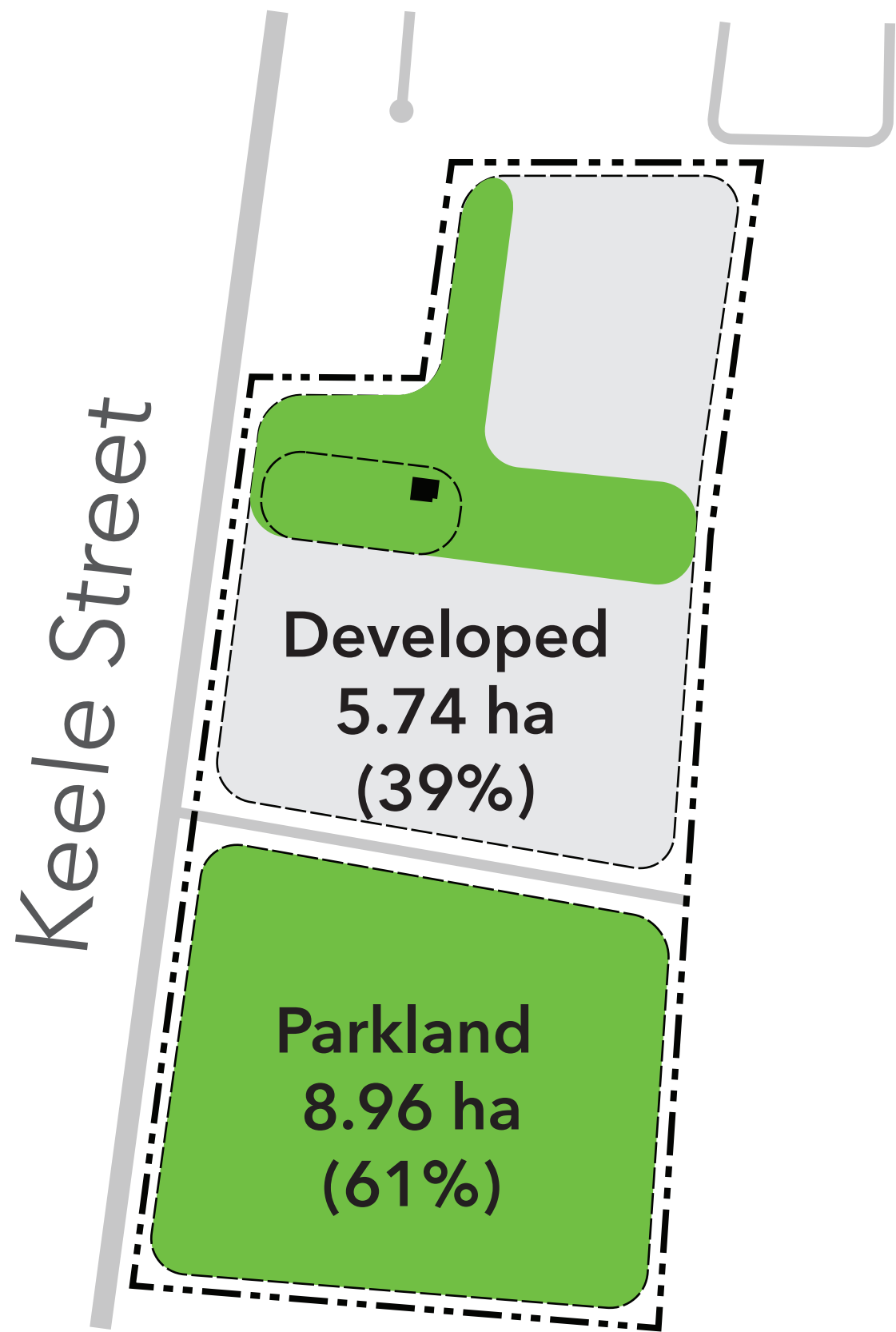
Medium density options explore the development of parts of the PPP Lands with multi-unit apartment or condominium housing. Some low density housing is also included in two of the options. Due to their greater density, these options would require the smallest land area for development.

Considerations

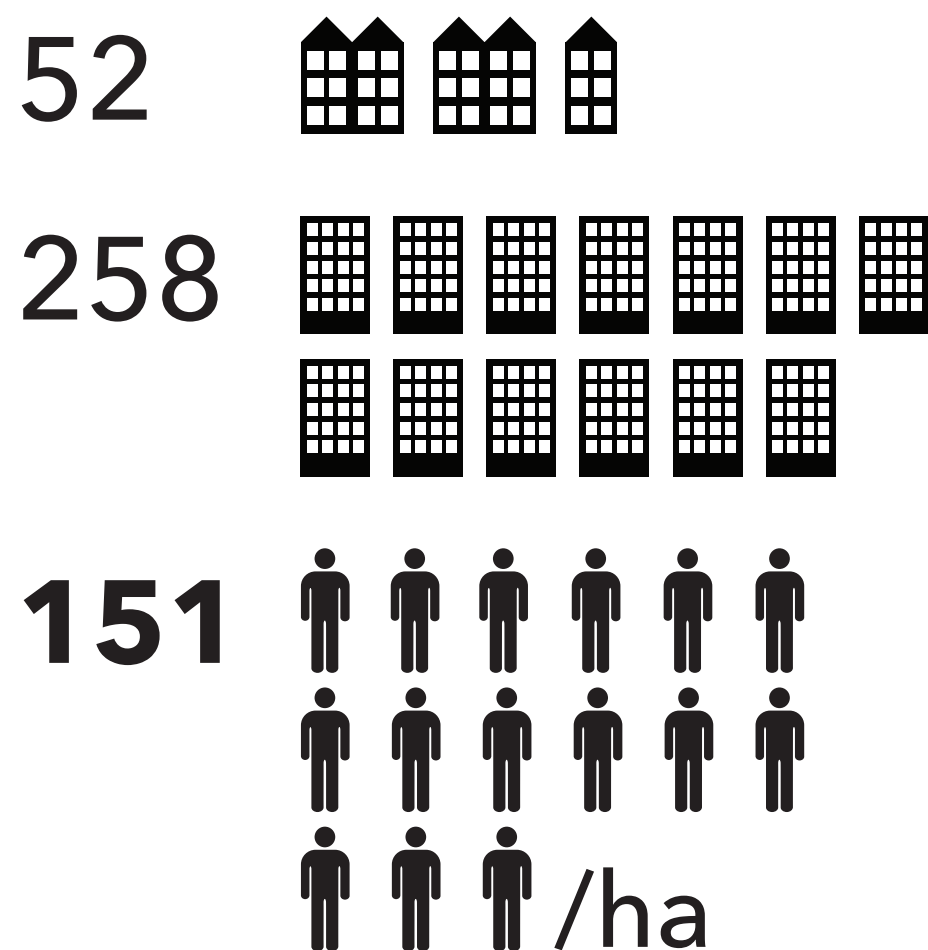
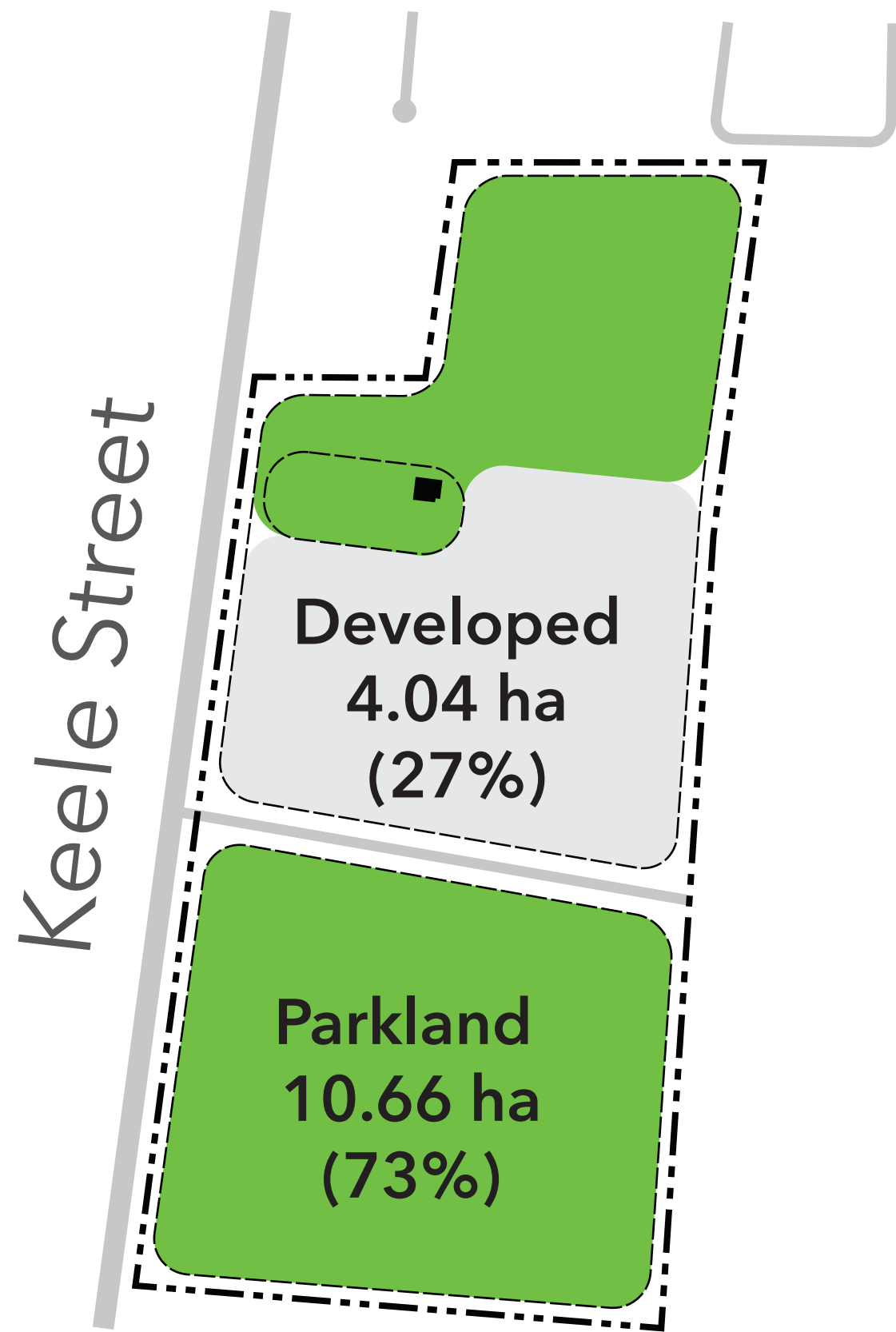
- > Preserves the most land as park.
- > Commerical uses will provide retail opportunities (shopping, restaurants) and jobs.
- > Greater density will be more transit supportive.
- > Aligns with Block 27 and Keele St. approaches.



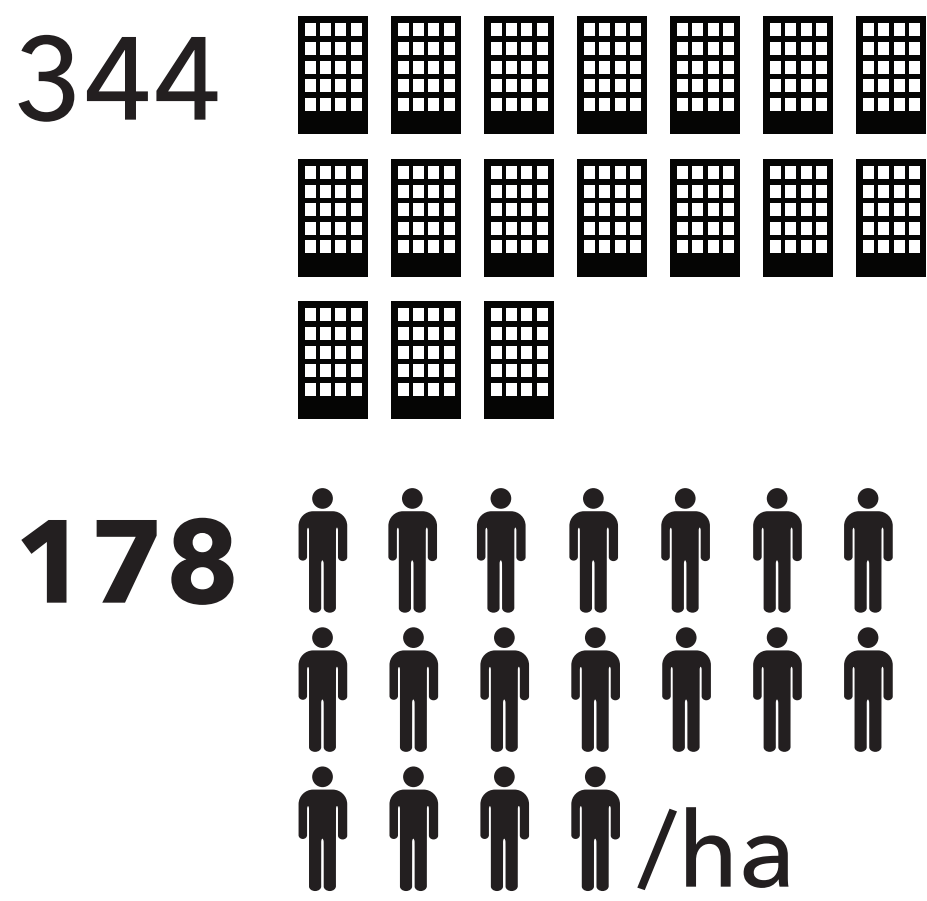
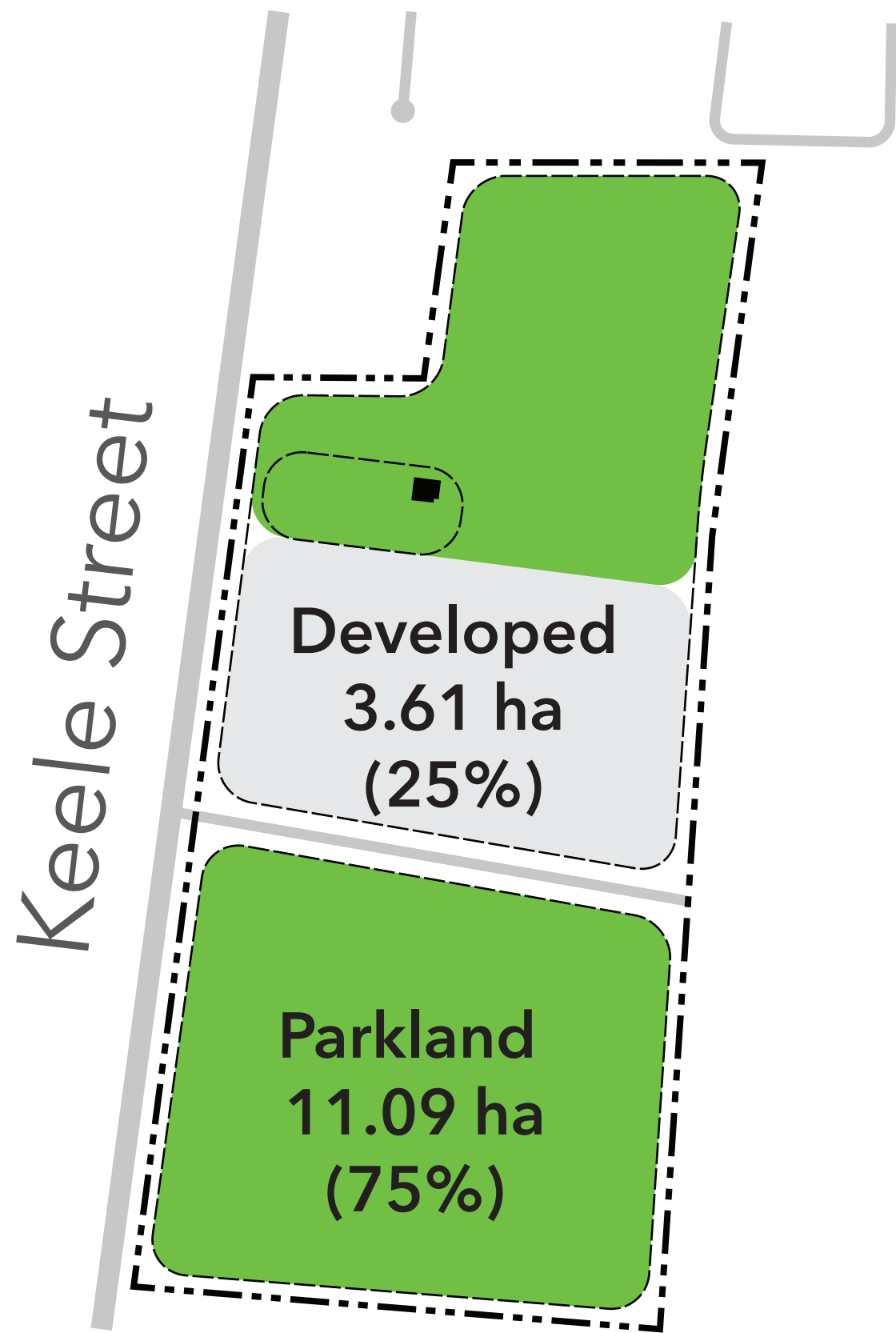
OPTION 2A
Mixed Detached



OPTION 2B
Townhouses and
Mid-Rise Apartments



OPTION 2C
Mid-Rise Apartments Only



PPP LANDS SCENARIO 3 MIXED USE RECREATIONAL AND/OR CULTURAL FACILITIES 6 ha - 14.5 ha

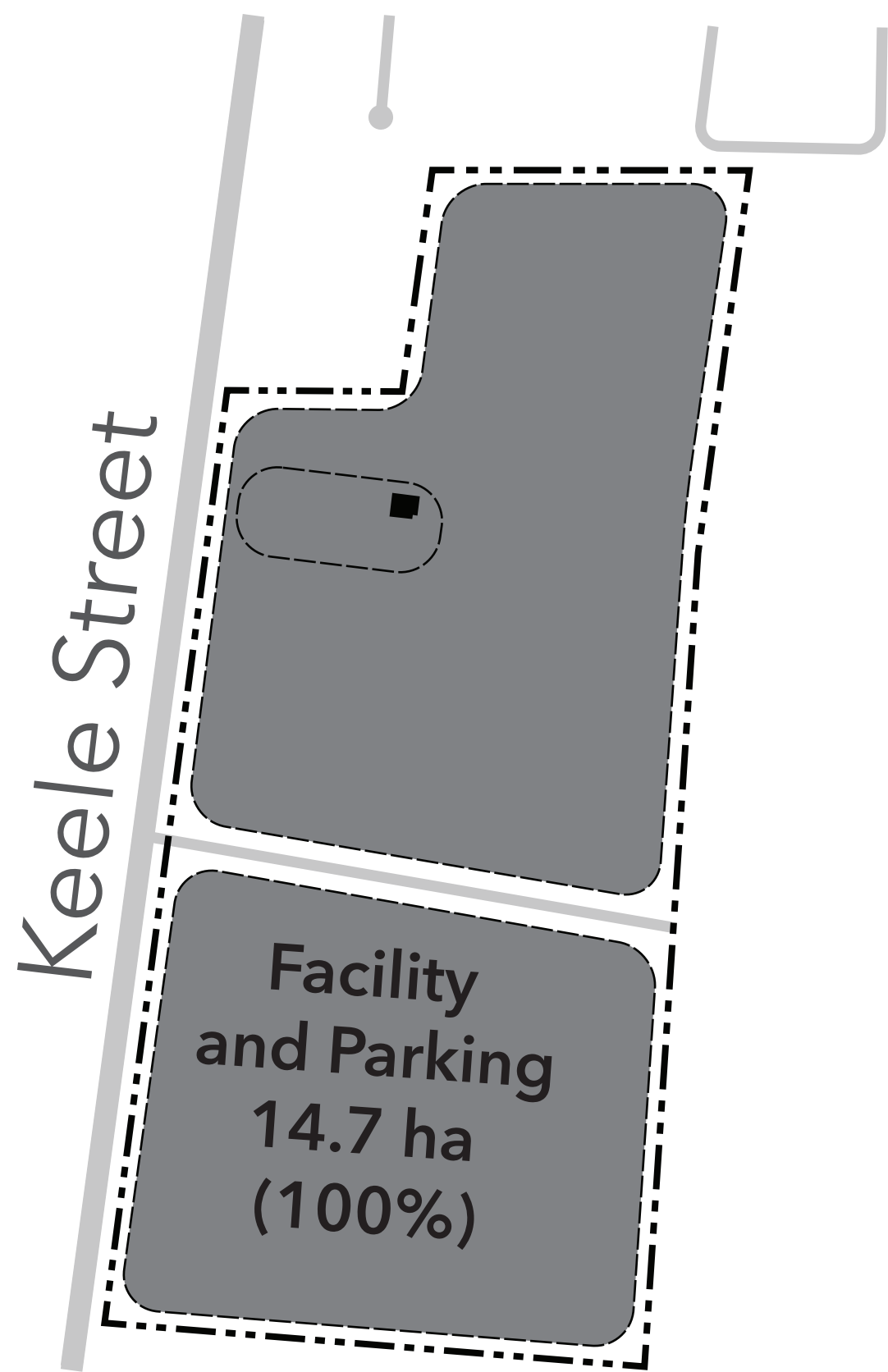


These options integrate private, revenue-generating sports or cultural facilities onto the PPP Lands, in addition to what is being proposed for the North Maple Regional Park. The facilities may or may not occupy the entire site. A mixed sports/culture and residential option has also been explored.

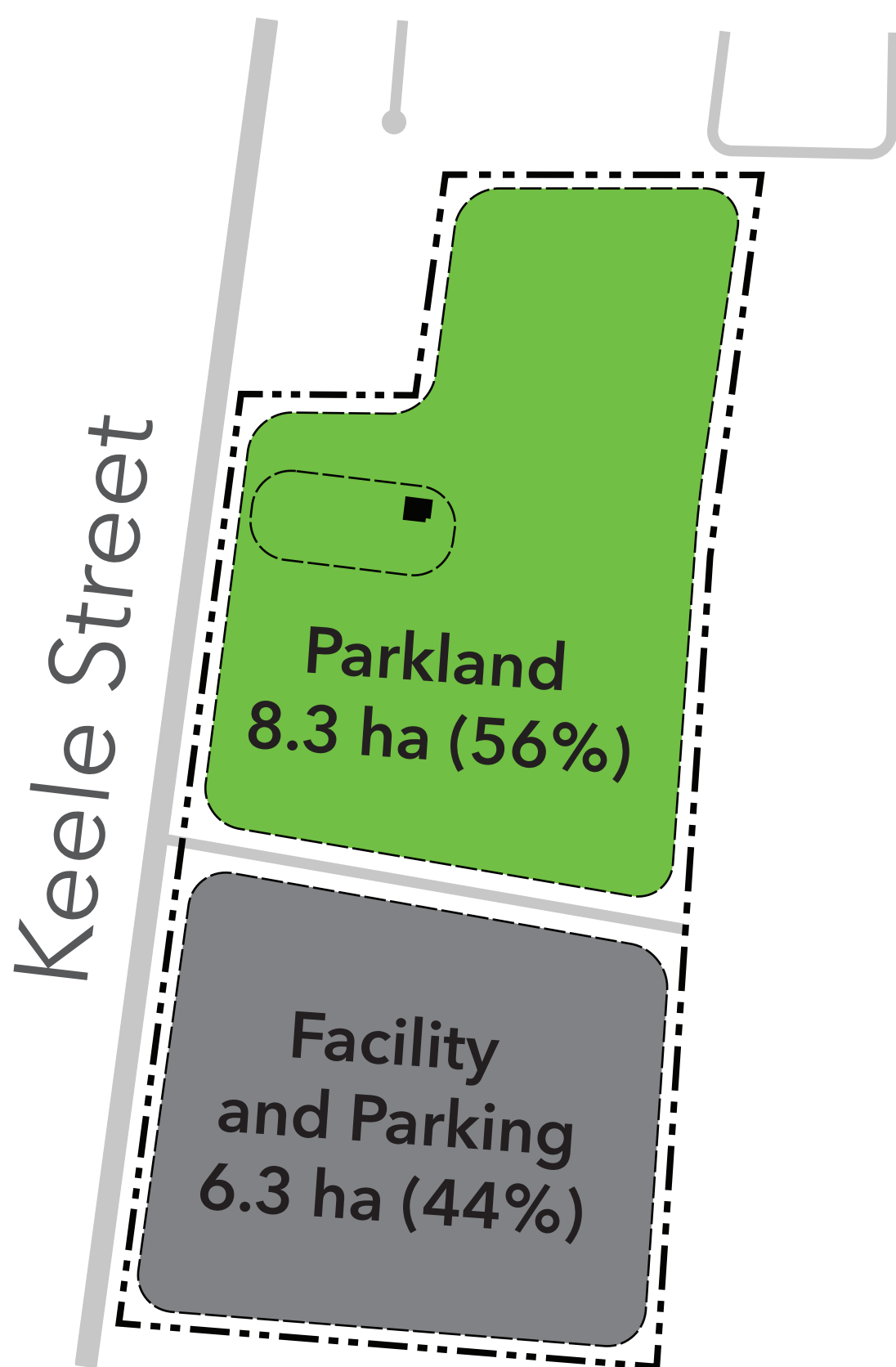
Considerations

- > All of Vaughan would benefit from additional facilities of this type.
- > May generate substantially less revenue than the other options.
- > Possible reduction or elimination of park frontage and integration

OPTION 3A
Large Facility



OPTION 3B
Small Facility



OPTION 3C
Mixed Facility

