

# **Paul Coffey Park**

# **MASTER PLAN**

# **Final Report**

Prepared for the City of Mississauga

July 2021



# GLOSSARY OF TERMS

CWT Core Working Team AODA Accessibility for Ontarians with Disabilities Act PCPMP Paul Coffey Park Master Plan (Referred to as the 'project' or the CPTED Crime Prevention Through **Environmental Design** 'study') City Corporation of the City of Mississauga EAB Emerald Ash Borer TRCA Toronto and Region Conservation Asian Long-Horned Beetle ALB Authority DSV Dog Strangling Vine CNR Canadian National Railway NAP Natural Areas Plan AAC Accessibility Advisory Committee LID Low Impact Design Facility Accessibility Design Standards **FADS** EAC **Environmental Action Committee** NHS Natural Heritage System

Prepared on Behalf of:

### The City of Mississauga

### Prepared by:

### The MBTW Group

**Project Lead** 

Landscape Architect

Planner

#### **Beacon Environmental**

**Ecologist** 

Fluvial Geomorphologist

Arborist

## **The RETHINK Group**

Park Planner

### C. Talbot & Associates

**Public Engagement Facilitation** 

#### **MTE Consultants**

Civil Engineer

#### **MJS Consultants**

**Electrical Engineer** 

#### **ASI**

Archaeological Consultant

# TABLE OF CONTENTS

	EXECUTIVE SUMMARY	VI
1.0	INTRODUCTION	1
1.1	Purpose	2
1.2	Study Area	2
1.3	Context Studies	3
2.0	PLANNING PROCESS	7
2.1	Master Plan Input	8
2.2	Overview of Planning Process	8
3.0	VISION AND GUIDING PRINCIPLES	11
3.1	Vision Statement	12
3.2	Guiding Principles	12
4.0	DESIGN FRAMEWORK	15
4.1	Preferred Park Conceptual Plan	16
4.2	Park Organizational Structure	16
4.3	Arrival Anchor	17
4.4	North Anchor	24
4.5	South Anchor	27
4.6	TRCA Lands	33
4.7	Picnic Areas	36
4.8	Parking	39
4.9	Signage and Wayfinding Study	41
4.10	Land Parcels South of the Park	46
4.11	Active Transportation Network	47
5.0	DEVELOPMENT TRANSITION PLAN SUMMARY	49
5.1	Summary of Probable Cost	50

# **APPENDICES**

A.	DEVELOPMENT TRANSITION PLAN		
	A.1		
	A.2		
	Implementation Phasing		
	A.3		
	A.4		
	Appendix 1  Detailed Cost Estimate		
	Appendix 2  Connections to Goreway Drive Functional Design Development		
	Appendix 3  Civic Plaza Design Development and Budget Estimate		
	Appendix 4		
В.	MASTER PLAN GUIDING PRINCIPLES DOCUMENT		
C.	ANALYSIS OF CURRENT CONDITIONS DOCUMENT		
	Item 1: Site Servicing and Utilities Analysis of Current Conditions Report		
	Item 2: Park Asset Assessment		
	Item 3: Archaeological Stage 1 and Stage 2 Assessment		
D.	SWM AND FLOODPLAIN ANALYSIS REPORT		
E.	ZONING REVIEW REPORT		
F.	RECREATION USE DEMAND ASSESSMENT		
G.	NATURAL AREAS PLAN		

SUMMARY OF PUBLIC CONSULTATION

Н.

# LIST OF FIGURES

FIGURE 1: PREFERRED PARK CONCEPTUAL PLAN	ref.
FIGURE 2: PREFERRED CONCEPT KEY AREAS	16
FIGURE 3: WELCOME TERRACE	17
FIGURE 4: COURTS AREA	17
FIGURE 5: FLIGHT GARDEN	17
FIGURE 6: NORTH ANCHOR	24
FIGURE 7: SOUTH ANCHOR	27
FIGURE 8: TRCA LANDS	33
FIGURE 9: PICNIC AREAS PLAN	36
FIGURE 10: SIGNAGE AND WAYFINDING PLAN	41
FIGURE 11: PARK CIRCULATION PLAN	47
FIGURE 12: SITE GRADING AND DRAINAGE PLAN	APPENDIXA
FIGURE 13: PLANNING HORIZONS	APPENDIX A
FIGURE 14: DEVELOPMENT TRANSITION PLAN	APPENDIX A
FIGURE 15: EXISTING PARK ASSET PLAN	APPENDIX C

# Acknowledgments

## **Mississauga City Council**

**Bonnie Crombie** Mayor Stephen Dasko Ward 1 Karen Ras Ward 2 Chris Fonseca Ward 3 John Kovac Ward 4 **Carolyn Parrish** Ward 5 Ward 6 **Ron Starr** Dipika Damerla Ward 7 **Matt Mahoney** Ward 8 **Pat Saito** Ward 9 Sue McFadden Ward 10 **George Carlson** Ward 11

## **Acting Commissioner of Community Services**

**Jodi Robillos** 

### **Extended Steering Committee**

Jodi Robillos, Director, Parks, Forestry and Environment Raj Seth, Director, Facilities and Property Management Shari Lichterman, Former Director of Recreation and Commissioner of Community Services

### **Project Steering Committee**

Anna Cascioli, Manager, Capital Design and Construction Brent Reid, Manager, Forestry Gavin Longmuir, Manager, Parks Operations Sharon Chapman, Manager, Park Planning Stefan Szczepanski, Manager, Park Development

#### **Project Core Team**

Olav Sibille, Team Leader & Project Lead, Park Planning

Greg Frew, (A) Manager of Stormwater Projects & Approvals Jamie Ferguson, Manager, Parks Services
Jill Goldie, Project Leader Landscape Architect, Park Development Katrina MacDonald, Project Mgr Environment, T&W Pat McNaughton, Manager, Malton CC / Paul Coffey Arena Paul Tripodo, Natural Heritage Coordinator, Forestry Sharon Lingertat, Toronto and Region Conservation TRCA

## **Project Resource Team**

Albert Greaves, Team Leader, Capital Planning **Brent Rice**, Supervisor, GIS Client Services Corey Groulx, Project Leader, Recreation **Emma Calvert**, Mgr, Devt. Engineering & Construction Heather Coupey, Community Devt. Coord., Recreation Ibrahim Dia, Planner, Park Planning Jennifer Cowie Bonne, Manager, Community Devt. Jordan Wu, Project Manager, Park Development **Justin Agius**, Recreation Programmer, Recreation Kaari Kingissepp, Malton Parks Spvr., Park Operations Karen Flores, Senior Communications Advisor Kathi Ross, Sr Project Manager, Park Development Kelly Reichheld, Manager, Sports and Community Devt. Lisa Christie, Planner, Development Planning Services Lorena Smith, CD Coordinator, Older Adults **Michael Potton**, Mgr, Recreation Facility, Recreation Michael Tunney, Manager, Culture & Heritage Planning Muneef Ahmad, Mgr Stormwater Projects & Approvals Paul Mitcham, City Manager and CAO Randy Jamieson, Sr Project Manager, Park Development Robin Friefield-Hudson, Int. Buyer, Materiel Mgt. Sarah Piett, Spvr. Woodlands and Natural Areas, Forestry Sharlene Murray, CD Coordinator, Recreation Services Shelley Tsolakis, Community Development Coordinator Teresa Kerr, Planner, City Planning Initiatives Tim Gallagher, Manager, Zoning Vicky Wei, Coordinator, Environmental Site Management Brennan Paul, Toronto and Region Conservation TRCA Dilnesaw Chekol, Toronto and Region Conservation TRCA

## Staff No Longer with the City of Mississauga

Beth Cooper, Manager Sports, Recreation
Eric Lucic, Manager, Park Planning
Irene Kiourdi, Sr. Buyer, Materiel Management
Jessica Wiley, Manager, Forestry
Laura Piette, Director, Parks and Forestry
Mark Howard, Team Leader, Park Planning
Mark Warrack, Mgr., Culture & Heritage Pl.
Randy Seto, Project Coord., F&PM
Stuart Young, Mgr. Parks Operations North

### **Project Consultants**

Jon Joyce, Principal, The MBTW Group Stephanie Payne, The MBTW Group Omid Laalkaei, The MBTW Group Margot Ursic, Beacon Environmental Kayam Ramsewak, MTE Consultants

We would like to thank all the stakeholders that participated in providing input. We would also like to thank City staff not listed who made useful contributions directly and indirectly to the completion of this project. This Project would not have been possible without your assistance.

# **Executive Summary**

The purpose of this study is to outline a vision to guide the future development and land management of Paul Coffey Park (formerly Wildwood Park). This includes preservation and enhancement of its natural heritage and cultural assets.

# Summary of Recommendations

#### **Park vision**

Paul Coffey Park will be a flexible, inclusive vibrant social gathering space for the Community of Malton, with active recreational uses designed to be accompanied with programmable event spaces. The park will provide a green escape for cultural and community gathering while providing natural heritage and 'green infrastructure' functions for the local area residents.

### **Design Framework**

All of the major programming nodes within Paul Coffey Park have been organized into four park Anchor Areas. Each of these Anchor Areas have been established to serve as a distinct park hub and have been developed with consideration for implementing infrastructure upgrades outside of the floodplain, to the extent possible. For this reason, these four hubs account for the majority of the amenities located within the park.

The four park Anchor Areas are as follows:

- Arrival Anchor:
- North Anchor;
- South Anchor; and
- TRCA Lands.

All of the areas of the park that fall outside of the park Anchor Areas are referred to as the park's "Natural Areas". The Paul Coffey Park Master Plan proposes a strategy for the for the protection and enhancement of existing natural features in these zones, but no new park amenities are proposed outside of the Park Anchor Areas.

### **Planning Horizons**

The implementation phasing strategy for the Paul Coffey Park Master Plan is comprised of individual development Key Areas. These Key Areas are intended to serve as individual development project initiatives to allow the City to fund and allow City Staff to implement individual projects in a phased approach (0 to 10+ years). This phasing strategy has been designed in order to address much-needed upgrades to the park in the short term and to phase in new park amenities as existing amenities and facilities reach the end of their lifecycle.

The three Planning Horizons for Paul Coffey Park are as follows:

- Short Term (0-5 year implementation);
- Medium Term (5-10 year implementation); and
- Long Term (10+ year implementation).

The following is an overview of sections and appendices that comprise this document.

#### Section 1.0 - Introduction

This section provides a detailed overview of the study purpose, site location and physical site context.

## Section 2.0 - Planning Process

This section summarizes the planning process undertaken to arrive at the Preferred Park Conceptual Plan and Master Plan recommendations, including the process to identify and assess existing site conditions and identify opportunities and evaluation of conceptual design options.

# Section 3.0 - Vision Guiding Principles and Objectives

This section defines the key vision and guiding principles of the Master Plan as established through stakeholder consultation and background information review. These principles frame the rationale behind each of the key design moves.

# Section 4.0 - Design Framework

This section provides a detailed description of the key design recommendations of the Master Plan, including Master Plan Key Areas.

# Section 5.0 - Development Transition Plan Summary

This section provides an overview of the major recommendations of the Development Transition Plan, as fully detailed in Appendix A - Development Transition Plan. It provides recommendations to connect the long-term direction of the Master Plan (vision, principles, goal, objectives and direction) with end of life cycle of existing amenities and the proposed time frame for redevelopment.

# Appendix A - Development Transition Plan

This document is a supporting document to the Master Plan and includes

- A.1 Introduction;
- A.2 Implementation Phasing;
- A.3 Recommended Additional Reports, Studies and Next Steps; and
- A.4 Development Transition Plan Budget.

A summary of this document is provided in section 5.0 of the Master Plan report.

# Appendix B - Master Plan Guiding Principles Document

This document provides an overview of policy and planning framework, that have an impact on the development of Paul Coffey Park. This report provides direction for the guiding principles for the Master Plan preparation and its implementation.

## Appendix C - Analysis of Current Conditions Document

This document provides description and analysis of the current conditions of Paul Coffey Park, including:

- Site Servicing and Utilities Investigation;
- Park Assets;
- Cultural Assessment (including Stage 1 and Stage 2 Archaeological Assessment).

Physical and Natural Environmental Conditions can be found in Appendix G - Natural Areas Plan.

# Appendix D - SWM and Floodplain Analysis Report

This document contains:

- A storm water management plan;
- Cut/fill and hydraulic analysis of proposed design, to verify recommendations;
- Recommendations to alter creek and prevent flooding within the park;

Fluvial geomorphological study with recommendations can be found in Appendix G - Natural Areas Plan.

# Appendix E - Zoning Review Report

Review of current zoning and approach to facilitate any needed changes to allow redevelopment as per Master Plan guidance.

# Appendix F - Recreation Use Demand Assessment

This document identifies the use and future growth/capacity of programmed components of the park after redevelopment.

# Appendix G - Natural Areas Plan

This document has been developed to guide the protection and enhancement of biological diversity at Paul Coffey Park for the long term. The plan recognizes the importance of valuable ecosystem services and their contributions to health, community life, social and economic benefits.

# Appendix H - Summary of Public Consultation

This document serves as a record of consultation and provides a detailed summary of feedback received at each of the sessions held throughout the Master Plan design process.



# 1.0 INTRODUCTION

# 1.1 Purpose

This document provides an overview of recommendations for the long term development of Paul Coffey Park, that balances the preservation and enhancement of the park's natural heritage features, with the parks cultural and recreational assets. Provided in this report is an overview of the park's context, record of process and rationale for the Preferred Park Conceptual Plan recommendations, Goals and Objectives of the Master Plan and design framework for implementation of each of the Master Plan Key Areas and organizational components.

The Master Plan is intended to be read in conjunction with the Development Transition Plan. This companion document acts as a guide for the redevelopment of the park in the short, medium and long term.

# 1.2 Study Area

Paul Coffey Park is located in Malton, on the far northeast end of the City, in Ward 5. The park is delineated by Derry Road to the North, Goreway Drive to the East, the CN Rail to the South and Professional Court to the West. The Park address is 3430 Derry Road East.

#### Size

The total park area is approximately 45.5 ha (112.4 ac). Given the scale of the park, the site is one of the few predominantly natural public spaces within the Mimico Creek Watershed.

## **Ownership**

The park consists of City-owned lands and Toronto and Region Conservation Authority (TRCA) owned lands. The City administers all of the parkland including TRCA's lands under a shared use agreement.



Paul Coffey Park location within Mississauga Ward 5

## 1.3 Context Studies

#### **Park Development**

Paul Coffey Park was acquired by the City in 1965 and only intermittent development has taken place. Given the nature of park's development, there are a number of functionality and accessibility issues throughout the site where improvements would provide efficiencies in both operations and use of the park.

#### **Orenda and Wildwood Park**

Paul Coffey Park was first established in 1965 as Orenda Park, likely named after the Orenda jets, which were fabricated in Malton. For the majority of the park's history, it has been known as Wildwood Park. The park was renamed Paul Coffey Park in 2016.

## **Floodplain**

The park is bisected by Mimico Creek. As such, the majority of park lands are within TRCA regulated floodplain. Given this context, many of the existing site elements within the park would not be allowable in their present location, were they to be built today.

#### **Land Use**

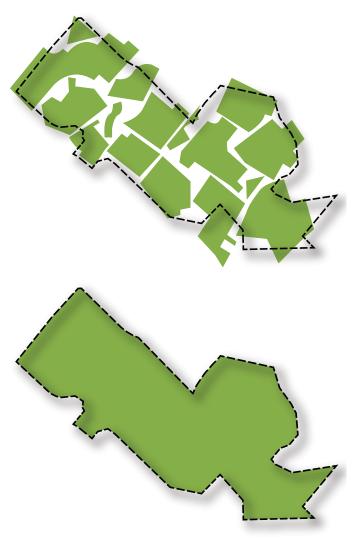
The park includes both lands designated as Greenlands and Public Open Space, with a great deal of park land located within the City's Natural Heritage System.

#### **Ecological Context**

The park has sustained considerable ecological challenges. In recent years, it has been affected by flooding, ice storms and infestations of invasive species; all of which triggered a significant reduction in existing mature tree canopy.

## **Local Significance**

Paul Coffey Park is the largest park in the Malton Area, and for this reason it is the home of major community events and festivals. Demand is increasing for Malton to facilitate community festivals, large picnic gatherings, cultural functions and sporting events which cannot be accommodated within surrounding community park facilities.



Scale comparison of existing community parkland in Ward 5

# 1.0 INTRODUCTION

# 1.3.2 Policy Context

The following documents were received and considered in the preparation of this Master Plan:

### **Mississauga Policy and Document Review**

- Tourism Master Plan (2017)
- City of Mississauga Strategic Plan (2012)
- City of Mississauga Official Plan (2010)
- Official Plan Amendment 27 (2014)
- Recreation and Parks Business Plan 2015-2018 (2015)
- City Business Plan 2015-2018 (2015)
- City of Mississauga Economic Development Strategy (2010)
- 2014 Future Directions Master Plan for Parks & Natural Areas (2014)
- MyMalton Community Vision (2016)
- Natural Heritage and Urban Forest Strategy (2014)
- Older Adult Plan (2009)
- Urban Forest Management Plan (2014)
- City of Mississauga Accessibility Plan (2008)
- Facility Accessibility Design Standards (2015)
- Cycling Master Plan (2010) and Implementation Strategy (2010)
- Arts and Culture Master Plan (2009)
- Living Green Master Plan (2012)
- Mississauga Stormwater Quality Control Strategy Update
- Woody Debris Management Strategy
- Zoning By-law (2007)
- Private Tree By-law (2014)
- Encroachment By-Law (2004, amended 2011)
- Nuisance Weed and Tall Grass Control By-law (2003)
- Parks By-law (2005, amended 2006)
- Property Standards By-Law (1998, amended 2008)

### **Provincial Policy Review**

- Ontario's Biodiversity Strategy (2011)
- Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Ontario Ministry of Natural Resources (2009)
- Growth Plan for the Greater Golden Horseshoe (2006, Office Consolidation Jun. 2013)
- Provincial Policy Statement (2014)
- Places to Grow Act
- Endangered Species Act ESA (2007)
- Conservation Authorities Act (Ontario Regulation 166/06)

## **Region of Peel Policy and Document Review**

- Region of Peel Official Plan (2013)
- Natural Heritage Policy Review (for ROP) Discussion Paper (2008), including Part C
- Peel Region Urban Forestry Strategy (2011)

# Toronto and Region Conservation Authority (TRCA) Document Review

- TRCA Terrestrial Natural Heritage System Strategy (2007)
- Paul Coffey Park Restoration Opportunity Plan (ROP) Report (2017)
- The Living City Policies (2014)
- Crossing Guidelines for Valley and Stream Corridors (2015)
- Belt Width Deliniation Protocol
- Storm Water Management Criteria (2012)
- Low Impact Development Stormwater Planning Design Guide (2010)
- Technical Guide River and Streams: Flooding Hazard Limit
- Storm Water Management Planning and Design Manual

#### **Government of Canada Policy Review**

- Fisheries Act (1985)
- Migratory Bird Convention Act- MBCA (1994)
- Species at Risk Act SARA (2002)

## 1.3.3 Other Studies / Plans and Initiatives

#### **Future Directions**

The Paul Coffey Master Plan implements seven recommendations from the Future Directions master plan, distributed across the following three Areas of Focus; Growing, Connecting and Developing Parkland; Outdoor Recreation Opportunities; and Enhancing Park Experiences.

- Growing, Connecting and Developing Parkland:
  - (i) The Paul Coffey Master Plan strengthens the park's position as a Destination Park due to the added amenities such a spray pad and off-leash zone. This reclassification is consistent Recommendation #7 which seeks to align redevelopment decisions and maintenance standards accordingly.
- Outdoor Recreation Opportunities:
  - (i) The implementation of recommendations #24, #33, #38 provide the following recreational opportunities that were not previously located in the park; Spray Pad; Sand Volley Ball Courts; and Off-leash Zone.
  - (ii) The Off-leash Zone in particular fills a geographic gap in the north-east part of Mississauga and is the only off-leash area provided in Services Area #3.
- Enhancing Park Experiences:
  - (i) As per Recommendation #46, select trails in Paul Coffey Park will be paved and lit to extend usage during the winter months. During the summer, the parking lot can be used for outdoor markets, extending opportunities for food and beverage as per Recommendation #53. The masterplan also addresses parking congestion by recommending temporary off-site parking agreements as per Future Directions Recommendation #53.

### **Woodbine Racing Lands (City of Toronto)**

Development proposal for the privately owned, 275 hectare Woodbine Racetrack Lands is being planned at the time of this Master Plan study.

# **Environmental Site Assessment and Investigations**

Phase One and Phase Two Environmental Site Assessments and additional subsurface investigations were completed for the property between 2016 and 2018, as a due diligence measure prior to the park redevelopment. The findings of these assessments were taken into consideration when preparing the park's Master Plan. Based on the findings of these assessments and investigations, the City has also undertaken a Risk Assessment and a Remedial Action Plan for the property in 2018/2019 with the intention of implementing the suggested pre-construction environmental testing and evaluation, and/or risk management measures during the detailed design and development stages.

# City of Mississauga; Parks Signage Standards Manual

This guideline is a living document intended to improve signage and wayfinding.

# TRCA/ City of Mississauga Partnership Planting Program

Ongoing since Fall 2014, community restoration planting

# 1.0 INTRODUCTION

initiative in response to Emerald Ash Borer (EAB) and LDD Moth damage.

## **Transportation Master Plan**

The Guiding Principals of the Paul Coffey Master Plan are consistent with the Goals and Actions of the Transportation Master Plan. The flowing list summarizes the objectives of the Paul Coffey Park Master Plan that parallel the Goals of the Transportation Master Plan:

- Safety: Freedom From Harm
  - (i) Recommendations to separate pedestrian, vehicular and cyclist traffic to provide safe conditions for all travelers.
  - (ii) Provide safe crossings into the park from adjacent neighbourhoods and employment areas. Most significantly, continue to advocate for stronger, safer pedestrian connection(s) across Derry Road to avoid existing conflict with users accessing the park from the Derry Road Greenway.
  - (iii) Provision of infrastructure to allow emergency vehicles to effectively access the park interior.
- Inclusion: Freedom from Barriers,
  - (i) Barrier free-access within the park.
  - (ii) Pedestrian focus within park interior.
  - (iii) Ensuring park circulation infrastructure and assets are accessible regardless of a person's age, ability, income or familiarity with the City.
- Integration: Freedom of Choice
  - (i) Provision of a variety of circulation options and amenity that are flexible in function so that the options for park patrons are variable.
  - (ii) Active transportation connectivity to support a variety of means to access the park.
- Connectivity: Freedom of Access
  - (i) Promotion of simple and efficient trail and vehicular network to allow park users to easily navigate to the park, and within the park.
  - (ii) Promote visibility of park assets from street so people are aware they can access amenities park offers.
  - (iii) Expand connectivity to street so that park can

facilitate off-street cycling and pedestrian trail connections to surrounding neighbourhood and employment areas.

- Health: Freedom to Flourish
  - Promote shared use of parking facilities with adjacent landowners to reduce volume of paved surface required.
  - (ii) Promote people-powered modes of transportation such as cycling, walking, running, public transit to increase opportunities for physical activity and reduce reliance on personal vehicles.
  - (i) Provision of infrastructure that promotes access to the park in ways that reduce vehicular emissions, reduce urban heat island effect, increase quality of water runoff, reduce quantity of water runoff etc.
- Resilience: Freedom to Evolve
  - Provision of multiple transportation options to allow the park to be versatile and adapt to changes in how transport system is used.
  - (ii) Proposed vehicular infrastructure designed to serves multiple functions (such as temporary event surface).



# 2.1 Master Plan Input

The Paul Coffey Park Master Plan study was initiated in spring of 2017. The recommendations in this report have been developed as a result of the culmination of analysis of input gathered from the following streams:

## Stakeholder and user group consultation

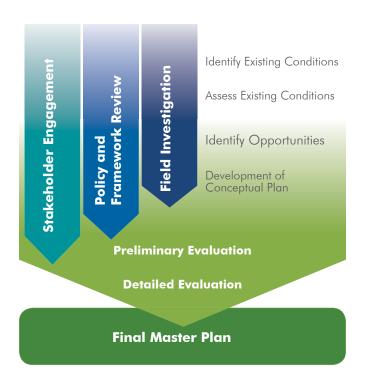
Engagement of stakeholders and community groups to determine user needs, and assess direction of conceptual design options. Refer to Appendix H (Summary of Public Consultation).

### **Policy and Framework review**

Review of relevant policies and studies at the federal, provincial, local and watershed levels that may impact the park and future demand.

## **Field Investigation**

Site review of the existing park facilities, features and assets.



# 2.2 Overview of Planning Process

# 2.2.1 Identify Existing Conditions

Identification of existing site conditions was the first stage in the development of the Paul Coffey Park Master Plan. This stage involved the gathering of all relevant background information, and the beginning of field investigations including assessment of existing terrestrial, and fluvial conditions.

## **Outcomes of this stage:**

Existing site conditions established

# 2.2.2 Assess Existing Conditions

Assessment of existing site conditions and park use demand established a preliminary park program and defined site constraints.

Based on this assessment, a summary of site demand is as follows

## **Increased Demand for Natural Heritage**

- Paul Coffey Park has tremendous natural heritage value and is one of the few remaining natural areas in this part of the City and in the Mimico Watershed;
- High level of interest in using the Master Plan as an opportunity to help manage flooding and erosion issues.

# **Increased Demand for Cultural and Community Gathering**

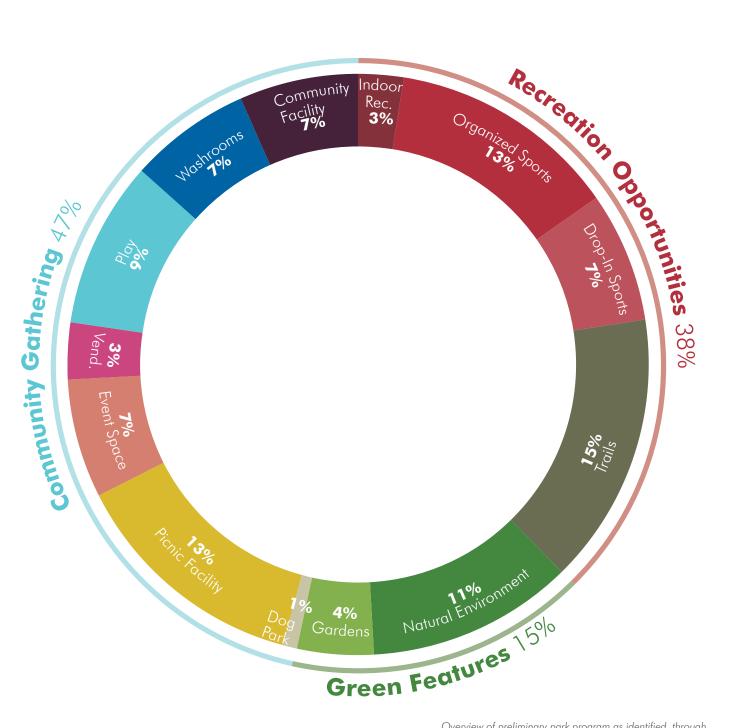
 Increased demand for large-group assembly/ cultural and social gathering spaces (including picnic areas) and no- or low-cost leisure activities and less rigorous sports.

# **Decreased Demand for Organized Sports Facilities**

- All of the existing sports facilities are in the floodplain, with ongoing standing water concerns leading to higher maintenance needs and a reduced playable season.
  - Both pedestrian and vehicular access to all of these facilities is inadequate and do not meet accessibility requirements;
  - (ii) Emergency response access/ egress is obstructed due to congestion;
  - (iii) Conflicts between the sports user groups and other park users.

## **Outcomes of this stage:**

- Park program and site demand established
- Site constraints identified



Overview of preliminary park program as identified through Phase 1 - stakeholder and user group consultation (total of 178 participants). For a detailed record of stakeholder engagement process, refer to Appendix H, Summary of Public Consultation.

# 2.2.3 Identify Opportunities

Given the extent of site area located within the floodplain, the majority of the site has significant constraints to development. For this reason, three distinct park hubs have been established in the three areas with minimal constraints to development. These areas have been identified as park 'Anchors', and are described in detail in section 4.0, Design Framework.

## **Outcomes of this stage:**

- Identification of Anchor Areas
- Enhancement/Restoration Opportunities Identified
- Guiding Principles Established

# 2.2.4 Development of Conceptual Plan

The following two Conceptual approaches arose out of a design charette, held with members of the consultant team and core working team, in response to park program demand, opportunities identified and constraints to development.

## Concept 'A' | Paul Coffey Active and Passive **Recreation Park**

In this conceptual park option, Paul Coffey Park will remain a park that is everything to everyone. Existing park assets will be upgraded as they reach the end of their life cycle. In this option, natural restoration will take place to the extent possible amongst cultural assets, existing sports facilities will be upgraded and made accessible to the extent possible within their existing location and cultural gathering facilities will be expanded and upgraded.

## Concept 'B' | Paul Coffey Natural Heritage and **Cultural Destination Park**

In this conceptual park option, Paul Coffey Park will be primarily a green community and cultural destination, with sports facilities designed to complement social community gathering. Organized sport will be phased out of the floodplain (as they reach the end of their life cycle), in order to strengthen what the park is currently doing best - providing a green escape for cultural and community gathering while providing natural heritage and green infrastructure function for the community and broader region.

## **Outcomes of this stage:**

Two conceptual approaches established

## 2.2.5 Preliminary Evaluation

Two preliminary approaches to the Conceptual Park Design were then reviewed by the Core Working Team and steering committee.

Following this review, the design team then prepared functional/ relationship diagramming in order to analyze these two approaches during the second Municipal Staff Forum. The functional relationship diagramming of the two concepts were reviewed by the steering committee for confirmation of design approach, prior to presentation and review of the two approaches at the second Public Information Session

## **Outcomes of this stage:**

Public input on the two conceptual approaches, led to the development of the Preferred Conceptual Master Plan, and the refinement of the project vision statement.

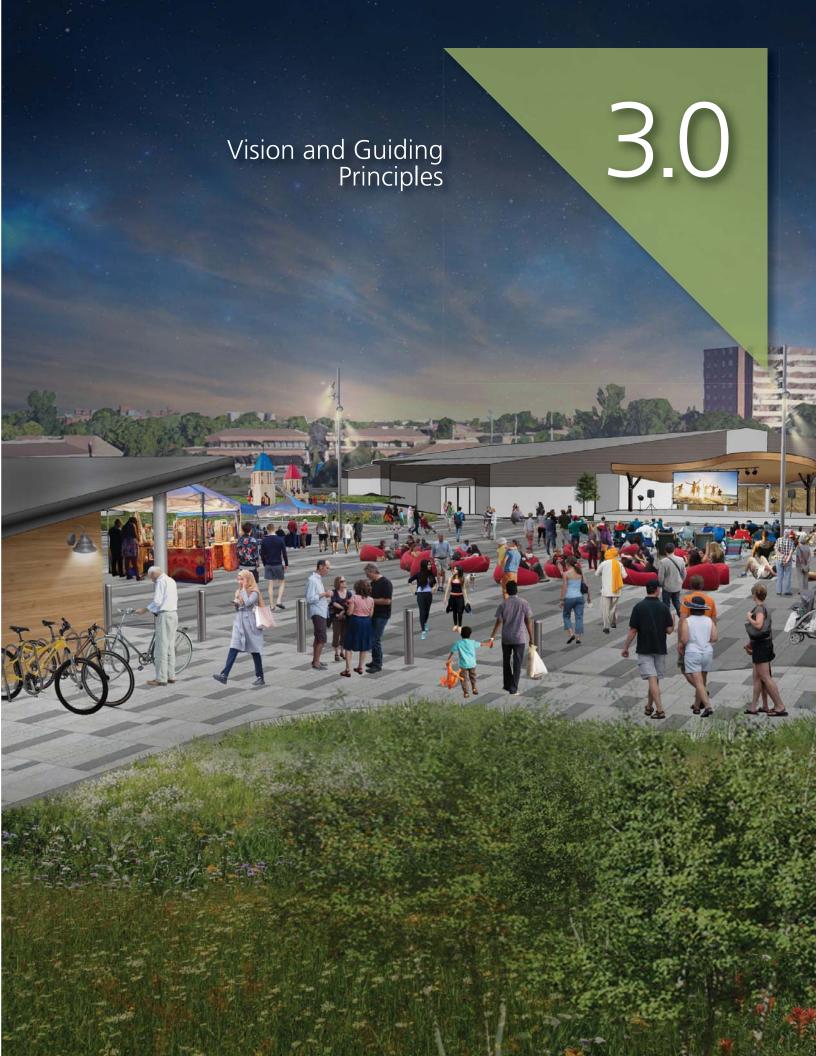
## 2.2.6 Detailed Evaluation

The functional areas identified within the Recommended Conceptual Plan, were then reviewed with detailed environmental constraints analysis to prepare the Preferred Park Conceptual Plan. The draft of this design was then reviewed by the following groups, prior to finalization:

- Core Working Team;
- Toronto and Region Conservation Authority;
- FADS Committee;
- Traffic management review of proposed entrance;
- EAC Environmental Action Committee;
- CPTED Committee:

### **Outcomes of this stage:**

- Preferred Conceptual Master Plan
- **Development Transition Plans**



## 3.1 Vision Statement

Paul Coffey Park will be a flexible, inclusive vibrant social gathering space for the Community of Malton, with active recreational uses designed to be accompanied with programmable event spaces. The park will provide a green escape for cultural and community gathering while providing natural heritage and 'green infrastructure' functions for the local area residents.

# 3.2 Guiding Principles

The following Guiding Principles have emerged through policy review and stakeholder consultation, and are additional to all relevant building codes, requirements of jurisdictional authorities and regulation and governing authority standards.

# 3.2.1 Community Centered

Paul Coffey Park will contribute to a distinct and vibrant Malton community identity, foster cultural expression and civic pride and provide space for social interaction and community events.

#### **Animated**

- Improve visibility into the park from external roads;
- Create an identity for the park;
- Provide program elements that animate the site to draw people to the park;
- Incorporate a variety of spaces/ facilities to accommodate different uses and activities;
- Pair complementary uses and activities (where possible);
- Provide infrastructure (including power supply, washrooms, water and cooking facilities) for large events;
- Promote relationships with the adjacent neighbourhood, businesses and institutions.

#### **Supportive**

- Address community desire for gathering space;
- Integration with programming offered at the Community Centre;
- Wi-Fi Access.

## 3.2.2 Versatile

The Master Plan for Paul Coffey Park will improve the multi-functionality of recreational amenities, provide all season park uses, including a balance of structured and unstructured activities, and address flexibility in park use.

## 3.2.3 Welcoming

Paul Coffey Park will be a safe, inclusive and inviting place that is accessible to people of all ages, cultural backgrounds, abilities, incomes and connect older adults, youth and newcomers to the broader community.

#### Safe

- Clearly defined entrance points, for controlled access;
- Improved visibility into the site;
- Improved visibility throughout the park from within the site;
- Provide internal park linkages that direct people towards areas of good natural surveillance;
- Provide amenities that are destinations to encourage desirable activities;
- Separation of vehicular and pedestrian traffic;
- Provide safe crossing into park from adjacent residential and industrial areas;
- Safe and efficient access and egress by emergency response vehicles.

#### Accessible

- Barrier-free access throughout the park;
- Pedestrian focus within park interior;
- Provision of low and no-cost activities;
- Place for people of all ages and all abilities;
- Consider and support good pedestrian connections;
- Active Transportation connectivity.

## 3.2.4 Healthy

The Paul Coffey Park Master Plan will provide guidance for the protection, restoration and enhancement of natural areas. In this way, Paul Coffey Park will be a place to foster environmental education, stewardship and appreciation for area residents and encourage an active lifestyle.

#### **Protect**

- Protect the Natural Heritage System (NHS) in Paul Coffey Park, including Significant Woodlands, Wetlands and Valleylands;
- Protect the Urban Forest outside the NHS, including mature Oak trees;
- Continue targeted monitoring of the NHS and urban forest in the Park.

#### **Restore**

- Manage and restore natural areas to improve native biodiversity and contribute to catchment-wide stormwater management;
- Manage the urban forest to improve species and structural diversity and manage tree-related risk.

### 3.2.5 Resilient

The Paul Coffey Park Master Plan will treat natural features as "green Infrastructure", in order to mitigate potential harm to people and property as a result of natural hazards.

### Value

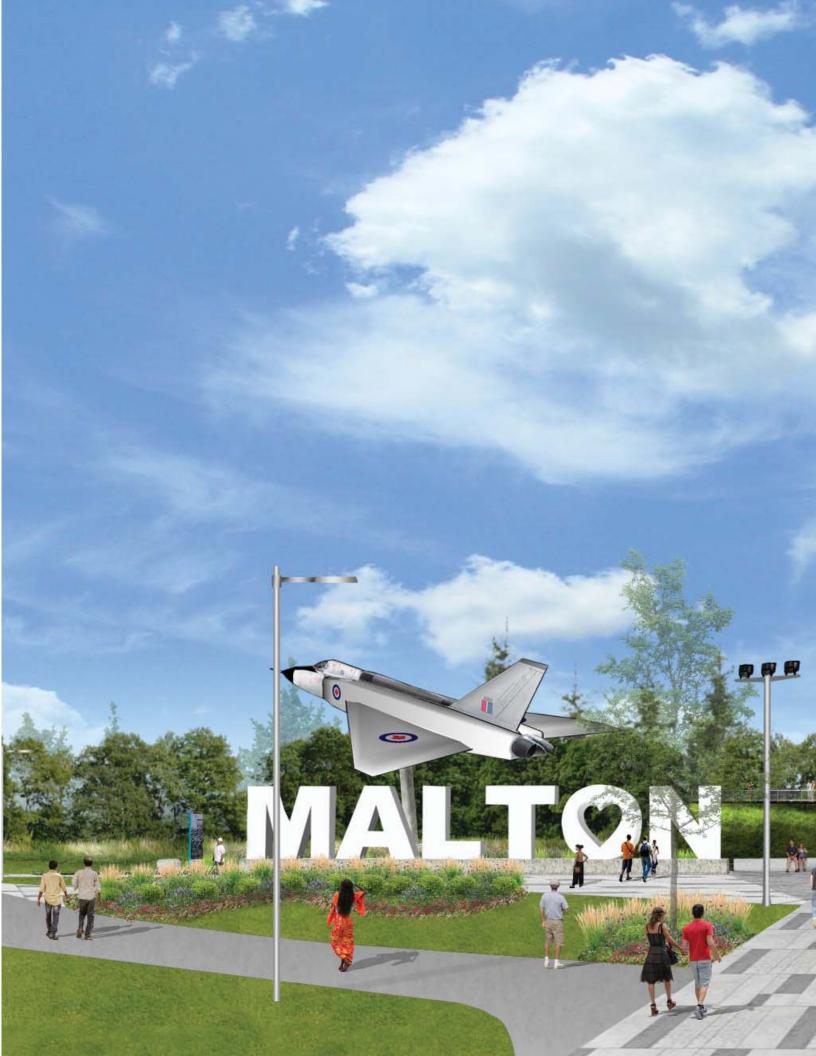
- Value the essential ecosystem services provided to the community, the City and the watershed by this unique Park, including stormwater management;
- Recognize the Park as an important natural heritage linkage in the City and the watershed.

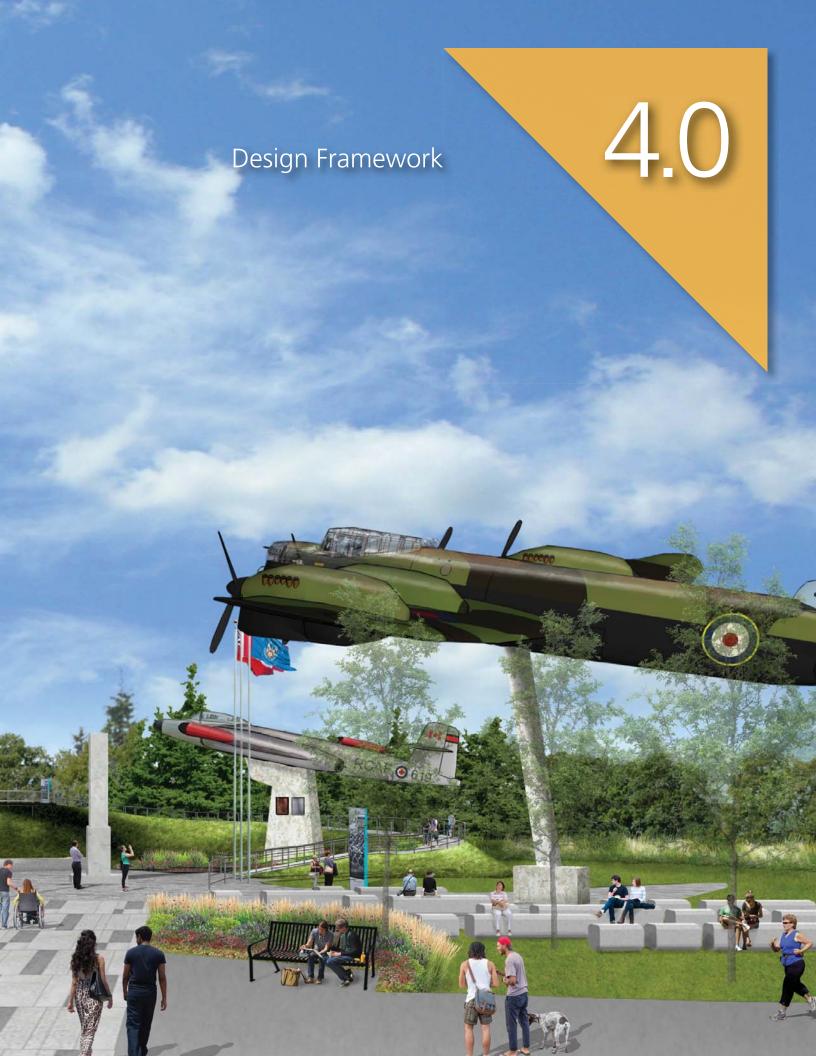
#### Learn

Integration of outreach and stewardship opportunities.



Existing mature oak trees providing shade to large community gathering





# 4.1 Preferred Park Conceptual Plan

The Design Framework provides an overview of the key design moves, park organizational structure and long term development objectives as illustrated in the Preferred Park Conceptual Plan (Figure 1).

This section provides:

- A description of the, programming and functional relationships of proposed park elements;
- An overview of the organization of spaces within the Preferred Park Conceptual Plan;
- The major programming elements within the park; and
- A description of the critical success factors for the development of each of the Master Plan's Key Areas.

The Design Framework should be used to prepare the programmatic and functional structure of the future detailed design of the Key Areas within the Paul Coffey Park Master Plan.

# Figure 1: Preferred Park Conceptual Plan



Thumbnail of Preferred Park Conceptual Plan. Refer to figure 1 for full size plan.

# 4.2 Park Organizational Structure

### 4.2.1 Park Anchor Areas

All of the major programming areas within Paul Coffey Park have been organized into four park Anchor Areas. Each of these anchors have been established to serve as a distinct park hub. Each park anchor has been developed with consideration for placing infrastructure in areas located outside of the floodplain, to the extent possible. For this reason, these four hubs account for the majority of the amenities located within the park.

The four Park Anchor Areas are as follows:

- Arrival Anchor;
  - (i) Welcome Terrace
  - (ii) Courts Area
  - (iii) Flight Garden
- North Anchor;
- South Anchor; and
- TRCA Lands.

Each Park Anchor (with the exception of the TRCA Lands) has the following amenities:

- Pavilion with publicly accessible washroom facilities;
- Connectivity to other park anchors via Circuit Loop Trail;
- Vehicular and bicycle parking;
- Vehicular and pedestrian access to the street;
- 'Animation factor' to increase natural surveillance and draw people into the site.

The functional and programmatic components of these anchors are described in the following sections.

# 4.2.1 Park Development Key Areas

Each Park Anchor Area, within the Preferred Conceptual Master Plan, has been divided into Park Development Key Areas. These areas have been established in tandem with he the park's Development Transition Plan (Appendix A), and account for strategic relocation of active and passive recreational uses, building and amenity re-use, removal and/ or re-location. Each Park Development Key Area, corresponds with a time-line for implementation (Planning Horizon), and Detailed Cost Estimate.

# Figure 2: Preferred Concept Key Areas

# 4.3 Arrival Anchor

The Arrival Anchor acts as the front door to Paul Coffey Park. This anchor is the main point of entry for the majority of park users. The goal of this space is to establish park character and act as a beacon to draw users into the park. As such, a number of activities have been located in this area to allow for convenient access for casual or day users, in adjacent residential areas.

# The primary function of the Arrival Anchor is to:

- Welcome visitors to the park;
- Provide park recognition and functional connectivity to the adjacent community;
- Animate the park edge in order to draw visitors into the park.

Given these three functions, this anchor has been divided into three corresponding zones. The three major zones in the Arrival Anchor (and the Key Areas that comprise them) are:

#### **Welcome Terrace**

- Entry Plaza;
- Goreway Drive Edge Treatment;
- Derry Road Edge Treatment;
- Parking Lot;
- Civic Plaza;
- Active Play Area.

## Figure 3: Welcome Terrace

#### **Courts Area**

- Multi-Use Court;
- Tennis and Bocce Courts;
- Skate/ Scooter Park.

## Figure 4: Courts Area

## **Flight Garden**

- Flight Garden;
- East Bridge and Accessible Route;
- Overpass.

# Figure 5: Flight Garden



Conceptual limit of Anchor Area referred to as the Arrival Anchor

# 4.3.1 (A1) Entry Plaza

The existing intersection, located at the south-west corner of Goreway Drive and Derry Road East was upgraded in Fall 2016. As part of this upgrade, to reflect the area's history, an agricultural theme was utilized and stone from the Greater Toronto Airport Authority Boeing building was re-used in the paving. While the landscape upgrades work well as an aesthetic park entrance, a park of this scale has additional demands of this most-visible and most-accessible area of the park. For this reason, the Preferred Park Conceptual Plan provides the following recommendations.

Recommended upgrades to the existing streetscape include:

- Continued re-utilization of stone from Greater Toronto Airport Authority in additional upgrades;
- Provide an expanded programmable celebration space, including anchoring point for seasonal displays (i.e. holiday tree);
- Establish park character, by inclusion of park identifiers and additional wayfinding measures;
- Enhance connectivity from bus stop to park interior;
- Provide bicycle parking to encourage active transportation.

## 4.3.2 (A2) Goreway Drive Edge Treatment

- Steetscape planting enhancements with views towards park interior;
- Reinforce park precinct identity and recognition at most prominent intersection;
- Incorporate existing trees to the extent possible.

# 4.3.3 (A3) Derry Road Edge Treatment

- Steetscape planting enhancements with views towards park interior;
- Reinforce park precinct identity and recognition at most prominent intersection;
- Gentle berm to screen views and buffer noise from/ to Derry Road traffic to create comfortable pedestrian environment adjacent to Paul Coffey Arena;
- Relocation of primary park entrance from Derry Road to Goreway Drive;
- Removal of right-in right-out from Derry Road.

# 4.3.4 (A4) Flight Garden

The primary objective of the Flight Garden is to enhance the visibility and pedestrian connectivity into the park interior and to the existing locally significant aircraft and cenotaph. Please note, following the completion of the Preferred Park Conceptual Plan, additional program elements have been envisioned for the Flight Garden. Please refer to the to the Development Transition Plan (Appendix A) for additional design development of this Key Area.

#### **Restored CF100 Canuck Plane**

- CF100 Canuk Plane refurbished in existing location in 2017
- Risk to monument associated with relocation, recommendation (by others) therefore to maintain in present location
- Strengthen pedestrian connectivity from park interior and adjacent community including provision of accessible access to monument
- Develop park branding and theming to tie in story of isolated artifact

#### **Historical Wall**

Incorporation of interpretative architectural feature to add historical context to the CF100 and the connectivity to the park and surrounding Malton area and to define the edge of the Flight Garden.

#### **Malton Signage and Sculptures**

Inclusion of elements to add to narrative of flight, and to establish park character and branding.

## Cenotaph

Grandeur of monument diminished due to location adjacent to CF100 plane. Discussion to relocate the structure have not been well received in the past.

Recommendation to increase access to this monument, by inclusion of East and West bridge connections to Flight Garden.

#### **Landscape Enhancements**

- Landscape planting in order to define and enhance park character at prominent street edge.
- All planting (including planting utilized for ornamental purposes) in this area to be native and non-invasive, with sensitivity to proximity of Mimico Creek.

# 4.3.5 (A5) Parking Lot

The number of existing parking stalls in the existing parking area located adjacent to the arena is well above municipal by-law requirements for a single pad arena. However, this lot currently acts as the prime parking area for the park. The existing parking lot supports 268 spaces. Functional considerations for the proposed parking lot to include:

- Parking to be decentralized from this location.
- Vehicular Circulation to allow for emergency vehicle access to park interior.
- Formal entry flanked with trees and landscape planting
- Incorporation of bio-retention swales, enhanced grass swales and other LID measures
  - Water quality controls such as oil grit separator where surface water is collected;
  - (ii) Design of future LIDs to consider opportunities to provide treatment for the arena rooftop.

Refer to section 4.8 of this document of an overview of parking stalls required per park anchor.

#### **Maintenance Enclosure**

The Maintenance Enclosure will consist of a prefabricated storage bunker building and a fenced enclosure to store equipment used by parks maintenance staff.

Functional considerations include:

- Dimensions of prefabricated concrete storage bunker to be minimum 4.5m x 9m x 3.2m (15'x30'x10'-6") with 2.4m (8') wide door.
- Consideration for design of Maintenance Enclosure to be developed integrated with other park facilities (as opposed to being stand alone) where possible.
- Ensure aesthetic considerations for Maintenance Enclosure are incorporated as the location in the Welcome Terrace will be highly visible. Considerations to include landscape buffer planting and decorative metal screen fence.
- Size of enclosure to consider accommodation for staff parking, waste collection, stockpiles of landscape materials and small equipment storage.
- Proximity to Circuit Loop Trail for ease of service access to park interior.

## **Temporary Event Surface**

The section of the parking lot adjacent to the arena to

be upgraded paving treatment from the remainder of the parking lot, designed to be utilized as a temporary event surface, to complement the adjacent Civic Plaza (A6).

Functional considerations include:

- Electrical and water servicing;
- Sufficient space to support :
  - (i) Market and festival tent and food truck configuration
  - (ii) Small scale temporary performance space
- Drop-off area to support Civic Plaza

During subsequent design stages for the temporary event surface potential to provide digital assets in order to support events should be reviewed, including:

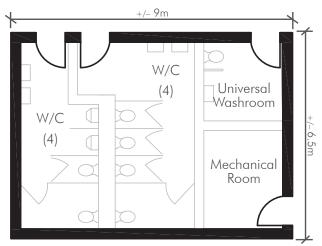
- Wi-Fi access;
- Smart technology and smart furniture;
- URL codes for information sharing;
- Digital signs for posting permits so that posting can be done efficiently in bookable areas.

Please note, following the completion of the Preferred Park Conceptual Plan, additional program elements have been envisioned for the Temporary Event Surface. Please refer to the to the Development Transition Plan (Appendix A) for additional design development of this Key Area.

# 4.3.6 (A6) Civic Plaza



Example of temporary event surface on parking area



Example of Secondary Pavilion floor plan layout. The total quantity of toilets is intended to provide service for the water play area, as well as small community scale events up to 450 patrons. If additional attendees are anticipated, additional temporary/ portable toilets should be considered.



Example of water play with vertical and interactive elements to attract attention from a distance.



Example of park building enclosure with large canopy providing shade. (Image Source: PLACE Laboratory)

## **Flexible Event Space**

The primary function of the Civic Plaza, is as a flexible event space. This space is the main point of arrival to the majority of park users and has strong functional connectivity to the Temporary Event Surface of the adjacent parking area (A5).

Functional considerations include:

- Versatile space with ability to accommodate vendors;
- Integration with park pavilion;
- Flexible seating and gathering areas;
- Integration of Circuit Loop Trail through the plaza;
- Opportunities to integrate shade using soil sells or other means;
- Potential for Southern wall of arena to be used as a projection screen for community events;
- Capacity to function at temporary event/ market venue including:
  - (i) Electrical servicing;
  - (ii) Water servicing;
  - (iii) Small scale performance space;
  - (iv) Market tents, food trucks and vendor carts;
  - (v) Wi-Fi connectivity.

#### **Secondary Pavilion**

- Located in close proximity to water play;
- Washroom facilities, including:
  - (i) One universal toilet room,
  - (ii) Four water closets per gender,
  - (iii) Janitorial/mechanical room,
- Covered bicycle parking;
- Exterior public water bottle filler station;
- Information/ wayfinding center;
  - (i) Information board and arrival signage locate on the outside of the pavilion, visible from entry parking lot
- Canopy providing shade (approximately 200m2) to facilitate:
  - (i) Shady informal seating area adjacent to water play and playground area
- Include green buildings design choices, such as
  - (i) choice of building materials and resources,
  - (ii) construction, and maintenance methods
- Incorporate as many Leadership in Energy and Environmental Design (LEED) credit features as possible.

# 4.3.7 (A7) Active Play Area

#### **Water Play**

- Located in highly visible corner of site, in order to animate the corner, to draw users into the park and to allow for casual day-use;
- Located adjacent to washroom facility and shade;
- Seasonal interest, by inclusion of sculptural elements that are visually interesting when not in use and in offseason and visible from Derry Road.

#### **Playground Enhancements**

- Existing adventure playground completed in 2017. The playground was rebuilt following a fire in December of 2018.
- Expansion of this play area to complement the new adventure playground.

#### **Shaded Games Lawn**

Included as part of the Active Play Area, is a shaded lawn area to provide an informal seating opportunities adjacent to the water play feature and playground.

This space functions to provide a flexible area to rest or play, adjacent to the highly active play elements. Functional considerations for this space include:

- Inclusion of site furnishings for items such as checker/ chess tables or outdoor table tennis;
- Trees to provide shade;
- Electrical connectivity to support small scale programming and events.

# 4.3.8 (A8) Multi-Use Courts

## **Existing Multi-use Court (Upgrades)**

Recommendation to maintain approximate location of existing multi-use courts, based on the following success factors:

- Natural surveillance due to proximity to Goreway Drive, and parking lot;
- Access to parking;
- Connectivity to arena facility.

Functional considerations for upgrades to the existing multiuse pad include:

- Addition of NBA size basketball court with MLSE as funding partner;
- Consideration to incorporate infrastructure upgrades including spectator seating and lighting;
- Access to public washroom;
- Landscape buffer between tennis court and multi-use courts;
- Inclusion of walkway and connector drive behind the courts area to allow for additional natural surveillance;
- Multi-functionality of court including:
  - (i) Sized to accommodate ball hockey with dasherboard system and fenced perimeter,
  - (ii) Three small basketball, skills courts,
  - (iii) Kabaddi,
  - (iv) Pickelball, and
  - (v) Small scale event programming.

# 4.3.9 (A9) Tennis and Bocce Courts



Example of games lawn (Image source: Metcalfe Park, ASPECT Studios)



MLSE multi-use court example at Ridgeway Community Courts (Image source: ERA Architects)

# 4.0 DESIGN FRAMEWORK

#### **Tennis Courts**

- Relocation of facility out of the high-hazard floodplain (refer to Figure 12, for location of flood lines);
- Proximity to street, to increase natural surveillance and promote public and casual day-use;
- Provision of accessible access via Circuit Loop Trail and adjacent gathering area, with seating and shade structure (approximately 5m x 5m);
- Group use with bocce;
- Proximity to parking, washroom facilities in South Anchor;
- Landscape buffer between adjacent multi-use court;
- Line work for pickleball to be included in court program.

#### **Bocce courts**

- Provision of accessible access via Circuit Loop Trail and adjacent gathering area, with seating and shade shared with Tennis Courts;
- Proximity to parking in South Anchor;
- Bocce courts oriented parallel to tennis to benefit from lighting;

### **Shaded Gathering Space**

A flexible, programmable event space ties together tennis court and bocce courts. Similar to the gathering space associated with the skate/ scooter park, multi-use and basketball courts, this space is intended to provide a gathering area for these compatible uses and provide a programmable event space connected to the Circuit Loop Trail. In support of programming activities, a shade structure (approximately 5m x 5m) is included.

#### **Storage Bunker**

A prefabricated, lockable storage bunker provided to service bocce and tennis.

## 4.3.10 (A10) Skate / Scooter Park

As an upgrade from the existing ramp facility, the inclusion of

a formalized skate park is to be included in the courts area, with functional relationship to adjacent multi-use courts, connected with flexible event space. Recommendation for this facility to be at grade (as opposed to bowl), as this facility is located in the floodplain.

#### Flexible Seating area

A flexible, programmable event space ties together the multi-use court and skate and scooter park. Similar to the gathering space associated with the tennis and bocce courts, this space is intended to provide a gathering area for these compatible uses and provide a programmable event space connected to the Circuit Loop Trail.

# 4.3.11 (A11) East Bridge and Accessible Route

Key design considerations for this improved access include:

- Minimize removals of existing mature trees;
- Include additional restoration planting adjacent to connection, with consideration for visibility, to promote natural surveillance of vegetated section of trail;
- Recommendation for bridge and connecting section of Circuit Loop Trail design standards to be sufficient for service and response vehicle access to flight garden, from parking area;
- Establish spans for the proposed pedestrian crossings of 21m (unless refined by a geotechnical study).
- The location of abutments for proposed bridges will need to be carefully reviewed at the design and permitting stage.

## 4.3.12 (A12) Overpass

Paul Coffey Park is located adjacent to Derry Road Greenway Park. The existing Greenway supports a multi-use off road trail. This connection terminates at Derry Road. In order to promote safe and efficient active transportation connection, it is recommended that an overpass connection be explored in this location.

## Implementation considerations include:

- Requires regional approval;
- Requires additional feasibility studies;
- Timing of implementation with other capital works projects (road upgrades/ reconstruction).

#### **Functional considerations:**

- Promote active relationship with surrounding neighborhood;
- Provision for safe and convenient bicycle and accessible crossing;
- Wayfinding signage for Malton-wide trail connectivity;
- Further study would evaluate the potential benefits of a new/ expanded opening under Derry Road, in terms of reduced flood risk on the existing flood-vulnerable lands north of Derry Road.

Note: The Derry Road overpass comes as a recommendation from MyMalton. The implementation of the overpass is beyond the scope of this Master Plan. As such, the cost of the overpass has not be included in the implementation budget.



Example of flexible seating area associated with multi-use courts area (Image source: John Gollings, Beckett Urban Square)



Example of pedestrian overpass crossing busy regional scale roadway (Image source: Gibbs St. Pedestrian Bridge)



Example of at grade skate/ scooter park (Image source: Lorettowiese, DnD Landschaftsplanungs)

# 4.0 DESIGN FRAMEWORK

## 4.4 North Anchor

The North Anchor is separated from the other two main park anchors by Mimico Creek, making access to this anchor the most significant critical success factor for its development.

The primary function of the North Anchor is to:

- Provide a venue for small to medium sized gathering that:
  - (i) Has facilities/ amenities to support family and community scale gatherings,
  - (ii) Has a natural 'green' character, with opportunities for environmental education and exploration,
  - (iii) Is easily accessible, and connected to the adjacent community and other park anchors.

# Figure 6: North Anchor

# 4.4.1 (N1) Parking Lots and Connector Drive

One of the main ways in which increased access to this anchor is provided, is by inclusion of vehicular route and parking, to support event spaces.

Functional considerations include:

- Enhance sense of arrival (to secondary park entrances), by inclusion of tree-lined drive and landscape buffer planting to screen adjacent rear lots;
- considerations to allow outdoor market-style events on parking lot surface, adjacent to North Picnic Terrace (N3);
- The manner in which an enhanced level of water quality control is to be achieved, including the types of lowimpact development (LID) measures to be utilized, will be confirmed during subsequent design stages.

Note, refer to Development Transition Plan (Appendix A) for environmental risk management measures for development in this area.



Conceptual limit of Anchor Area referred to as the North Anchor

## 4.4.2 (N2) Family Picnic Area

The family picnic area provides for multiple small scale shaded gathering spaces that are easily accessible and set against natural backdrop. This space includes:

- Open lawn/ meadow area, that allows for flexible use of gathering nodes;
- Shared picnic shelter (approximately 10m x 10m) with:
  - (i) Cooking facilities,
  - (ii) Garbage receptacles,
  - (iii) Access to water,
  - (iv) Electrical outlet(s),
  - (v) Access to parking,
  - (vi) Nearby access to washroom facilities.

# 4.4.3 (N3) North Picnic Terrace

The North Picnic Terrace accommodates one large picnic area and one medium picnic area. A multi-use trail connection from the North Anchor to the Arrival Anchor, separates the two picnic areas. Amenities to complement the gathering spaces include a park pavilion housing washrooms and a playground.

### **Secondary Pavilion**

The Secondary Pavilion in the north anchor will be similar in program, function and floor plan to the Secondary Pavilion located in the Arrival Anchor. Refer to section 4.3.6 (Civic Plaza) for a conceptual floor plan of the pavilion.

Building program to include:

- Washroom facilities including:
  - (i) One universal toilet room,
  - (ii) Four water closets per gender,
  - (iii) Janitorial/mechanical room,
- Canopy providing shade (approximately 200m2);
- Exterior public water bottle filler station;



Park character precedent for the North anchor. Example of park pavilion with large shade overhang set amongst artificially created wetland feature

- Cooking facilities;
- Garbage receptacles;
- Access to water;
- Include green buildings design choices, such as
  - (i) Site selection,
  - (ii) Choice of building materials and resources,
  - (iii) Construction, and maintenance methods.
- Incorporate as many Leadership in Energy and Environmental Design (LEED) credit features as possible.

## **Playground**

Play space associated with gathering space, includes:

- Separation from parking area with planting buffer and Circuit Loop Trail;
- Accessible to all ages and abilities;
- Year round usage;
- Unique and different play experience than what is offered elsewhere in the park;
- Where possible, incorporate interactive and educational components.

# 4.4.4 (N4) Dogs Off-Leash Area

Dogs off-leash area provides an 'animation factor' to the North Anchor. As the existing environmental constraints on the site do not allow for the inclusion of active sport facility in this anchor, the Dogs off-leash enhances the natural surveillance, during weekdays when fewer community events are taking place. This element has been sited in close proximity and walking distance to the adjacent residential neighborhood and in close proximity to parking.

Opportunity to include vegetated swale planting associated with the Dogs Off-Leash Area to be considered in order to minimize potential source point for nutrient and bacterial pollution into Mimico Creek.



Example of water control feature between parking area and pedestrian walkway, similar to configuration of parking lot and family picnic area.

# 4.4.5 (N5) West Bridge and Accessible Route

Key design considerations for this improved access include:

- Minimize removals of existing mature trees
- Include additional restoration planting adjacent to connection, with consideration for visibility, to promote natural surveillance of vegetated section of trail
- Recommendation for bridge and connecting section of Circuit Loop trail design standards to be sufficient for service and response vehicle access to flight garden, from parking area;
- Establish spans for the proposed pedestrian crossings of 21 m (unless refined by a geotechnical study).
- The location of abutments for proposed bridges will need to be carefully reviewed at the design and permitting stage.

## 4.4.6 (N6) Wetland

Throughout the consultation process, there was significant demand for park visitors to have opportunities to appreciate and explore the natural environment. Given the presence of small wetland pockets developing naturally in the area surrounding the existing tennis courts, this area has presented an opportunity to expand the ecological function of this existing wetland, while also serving the demand of enabling park users to engage with the natural features within the park.

Therefore, the following programing elements are recommended to be developed in tandem with created wetlands (upon the emergency relocation of the existing Tennis Courts, should this relocation be required). The design intent of these features is to balance park user access, appreciation of the natural environment and maximization of the ecological value of the park's natural features.

#### **Created Wetlands**

The conceptual area allocated for created wetlands is intended to provide stormwater storage and to increase the natural buffer along the creek corridor. At the next planning stage, more detailed information will be required to determine exactly what type of environmental feature the created wetland will be.

For ecological recommendations associated with the proposed wetland, refer to <u>Appendix G, Natural Areas Plan.</u>

#### **Wetland Lookout**

A wetland lookout is recomended to provide an opportunity for a micro picnic area and an interpretative signage node associated with the created wetland feature.

#### **Pedestrian Scale Trail and Boardwalk Connection**

The design intent of the proposed boardwalk is to act as a pedestrian scale connection from the Family Picnic Area (N2) to the Arrival Anchor. This trail connection will allow park users the opportunity to explore the proposed wetland. In order to avoid damage to either the existing or proposed wetland features, it is recommended that the proposed trail follow the alignment of the existing paved trail to the extent possible. However, proximity of the existing trail to the proposed wetland should be reviewed in order to maximize the ecological potential of the proposed wetland restoration. At the detailed design stage, it is recommended that this pedestrian connection be reviewed in tandem with the interpretive features at the proposed lookout.



Example of pedestrian scale boardwalk trail through wetland

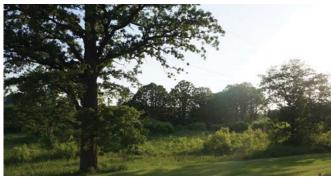
### 4.5 South Anchor

The South Anchor is the heart of Paul Coffey Park. Located physically in the center of the park, this park hub is linked to all other Anchor Areas, and acts as a transition between the most actively programmed parts of the park, to the natural areas beyond.

This anchor is the primary gathering space within the park. Designed to have active sport uses complimented by community gathering amenities. The goals of this anchor is to provide:

- Flexible and adaptable spaces that can accommodate both active and passive recreation;
- Protect existing tree canopy to the extent possible through the tree management strategies identified in the Natural Areas Plan (Appendix G);
- Provide increased natural and artificial shade;
- Define bookable program areas, while maintaining open space character.

The following describes the Key Areas, and programming uses that make up the South Anchor.



Existing mature oak tree within the South Anchor



Example of vehicular loop separating parking areas with mature tree planting and formal vehicular entry (Image Source: University of Guelph)

### Figure 7: South Anchor



Conceptual limit of Anchor Area referred to as the South Anchor

### 4.5.1 (S1) Parking Lots and Connector Drive

As the largest area of land within Paul Coffey Park, with the greatest amount of existing park assets, and largest area of land above the flood hazard limit, the greatest investment of infrastructure and amenity upgrades have been located in the South Anchor. In order for this area to effectively support the volume of park users already utilizing the space, and for the park to be able to accommodate additional capacity in the future, vehicular access and parking availability in the South Anchor must increase.

It should be noted however, that even though there is a great deal of existing assets in this location, there remain significant natural and environmental factors that will pose challenges to development in this location. Specifically, at each phase of development, significant consideration for preservation of the large mature oak trees will need to be revieweed in detail. These trees provide tremendous value to the park and their longevity is critical to the successful development of the South Anchor. Additionally, functional considerations related to patron capacity in the South Anchor, balanced with safe access by emergency response (fire and ambulance) and safe egress with respect to flood hazard, will need to be reviewd in detail durring the detailed design of the proposed features in this Anchor.

Increased access to this anchor achieves the following goals:

- Enhanced visibility and connectivity into and out of the park;
- Additional entry points, to increase awareness of the park and its facilities;
- Provides infrastructure requirements for large scale community events;
- Defined entry points for controlled access;
- Efficient emergency response (fire/ ambulance) and service vehicle access.

Functional considerations include:

- Mitigate impact to the existing natural heritage system in the design layout of the proposed parking lots;
- Water quality controls such as oil grit separator where surface water is collected;
- The manner in which an enhanced level of water quality control is to be achieved, including the types of LID measures to be utilized, will be confirmed during subsequent design stages.
- Buffer plantings are in place to screen views to parking area from picnic shelters and to provide additional shade;
- Physical barriers, such as bollards, curbs, and planting areas are in place to prevent motorists from parking outside of designated parking areas;
- Vehicular access provided on periphery of park, with pedestrian circulation focus on park interior.

### **Vehicular Loop**

A vehicular loop, provides a formal entry point to the heart of the park, accessible from the Arrival Anchor.

The vehicular loop provides the following functions:

- Preservation of existing mature trees located within the centre of the loop;
- Formal entry to Primary Pavilion and Community Terrace in the heart of the park;
- Emergency response vehicle access to park interior;
- Drop-off area adjacent to Primary Pavilion.

Design considerations for the detailed design of this loop should include:

- Emergency vehicle turning radii;
- Vehicular grade paving;
- Controls in place to prevent park patrons from parking on the circulation route thereby obstructing traffic and emergency response route(s);

- Mitigation of impact to existing trees to be reviewed as part of detailed layout, grading and construction detailing of paved surfaces within tree management areas including considerations for:
  - (i) Soil decompaction measures;
  - (ii) One way traffic to reduce the quantity of paving
  - (iii) Consideration of timing construction/root disturbance during periods of tree dormancy;
  - (iv) Air spading and / or root pruning;
  - (v) Cedar rail fencing around protected trees and additional mulch application at their base;
  - (vi) Use of permeable paving within portions of tree protection zones that must accommodate parking;
  - (vii) Provision of a during-construction and postconstruction tree care plan (e.g. watering, pest management).
  - (viii) A Forester or Certified Arborist should be retained as part of the detailed design process to make specific recommendations, and to ensure the recommendations are implemented as specified.

# **Pedestrian Connection to Goreway via Newton's Grove School**

A pedestrian link connects the pedestrian networks within the South Anchor, with the existing parking lot on the adjacent property of Newton's Grove School. This linkage functions to:

- Act as a controlled access for emergency response vehicle access to the parks interior (including primary pavilion);
- Accommodate connection between parking lots in order to allow for overflow parking for school events (most likely on week days) and overflow parking for the park when experiencing high use or during large events (most likely on weekend days);
- Increase visibility of amenities offered in park interior

from adjacent streets and community hubs.

Functional considerations for the implementation of this connection include:

- A 3 meter wide pedestrian connector that would link the northwest edge of the parking lot at Newton's Grove school with the parking lot to be built at the Southern Anchor of the park;
- Turning radii associated with emergency vehicles;
- Safe pedestrian crossing across vehicular loop;
- Limit removals of existing mature vegetation where possible;
- Controlled access, such as p-gates or removable bollards to prevent unauthorized vehicular access;
- This pedestrian path would be built almost exclusively on City lands;
- A shared use agreement needs to be established between Newton's Grove School and the City to formalize understanding of mutual interest.

A description of various functional approach options that were explored in the development of this access, can be

# 4.0 DESIGN FRAMEWORK

found in Appendix A (Development Transition Plan).

### 4.5.2 (S2) Community Terrace

The Community Terrace is the primary destination within Paul Coffey Park. The goal of this space is to:

- (i) Provide amenities to facilitate gathering such as community picnics and festivals;
- (ii) Celebration of Malton culture and community;
- (iii) Incorporation of educational, stewardship and recreational programming and opportunities.

Functional considerations during the detailed design stage will include:

- Versatile space with ability to accommodate large community scale events;
- Integration with primary park pavilion;
- Flexible, shady seating and gathering areas;
- Integration of Circuit Loop Trail through the plaza;
- Capacity to function as temporary event/ market venue including:
  - (i) Electrical servicing;
  - (ii) Water servicing;
  - (iii) Community scale performance space;
  - (iv) Potential event stage for performances;
  - (v) Market/ food tents and vendor carts;

(vi) Wi-Fi connectivity.

### **Open Green**

The Open Green, has been designed as a flexible open space, capable of supporting large scale events (mainly on weekends), or drop-in type sports (mainly on weekdays). The central function of this open space is to complement the activities taking place at the Primary Park Pavilion and Community Terrace.

### **Playground**

The design of the play site within the South Anchor should be:

- Accessible to all ages and abilities;
- Designed with year round usage considerations;
- Unique and different play experience than what is offered elsewhere in the park;

### **Bicycle Parking**

- Clearly marked bicycle storage area with clear visibility from parking lot & pedestrian walkway
- Visible location from pedestrian connection to Newton's



Example of open green connection to primary park pavilion and community terrace

Grove School.

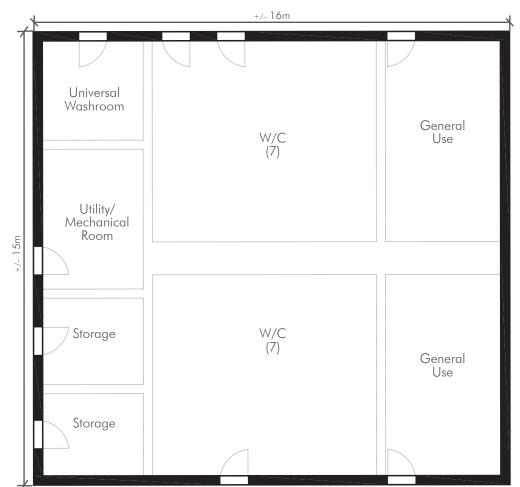
### **Primary Pavilion**

The program for the Primary Pavilion includes:

- Publicly accessible washroom room facilities, including:
  - (i) One universal toilet room
  - (ii) Seven water closets per gender
  - (iii) Janitorial/ mechanical room
  - (iv) Potential stage area for large scale events
  - (v) Exterior public water bottle filler stations on outside wall of structure
- Information board and arrival signage on parking lot side with information about park events, programs and features;
- Large canopy providing shade (approximately 300m2) to facilitate:
  - (i) Community gathering space adjacent to

playground and open play fields

- (ii) Small scale park events
- (iii) Environmental, youth and older adult programming
- Future opportunity to facilitate programming from the pavilion and link programming offered at the Malton Community Centre such as:
  - (i) Environmental stewardship programming
  - (ii) Youth programming
  - (iii) Older Adult Programming
- Include green buildings design choices, such as:
  - (i) Site selection
  - (ii) Choice of building materials and resources
  - (iii) Construction, and maintenance methods
- Incorporate as many Leadership in Energy and Environmental Design (LEED) credit features as possible.



Example of Primary Pavilion floor plan layout. The total quantity of toilets is intended to provide service for the permitted picnic areas up to 800 patrons. If additional attendees are anticipated for a special event additional temporary/portable toilets should be considered.

### 4.5.3 (S3) Small Picnic Areas

Small picnic areas to be implemented in approximate location of existing picnic area A. These spaces are connected along the Circuit Loop Trail and parking, for ease of access and maintenance. Picnic areas are separated by active use such as sand volley ball, and have access to shady green open space for play activities.

### **Tree Management Area**

Tree preservation is a critical factor in placement of the small picnic areas. Refer to tree management strategies identified in the Natural Areas Plan (Appendix G), for further description of recommended tree protection measures.

### **Sand Volleyball Court**

Picnic facilities have been designed to be accompanied by recreational amenities. Sand Volleyball was a significant public request, specifically by surveys completed by park uses, visiting the park for picnics.

### 4.5.4 (S4) Accessible Connection to North Anchor

Existing connection between the North and South Anchor, does not meet minimum accessible design standards. For this reason this trail has been re-routed to achieve reduced slope.

Recommendation to increase loading capacity of existing bridge, once it reaches the end of its life cycle to be able to accommodate service and emergency response vehicles.

### 4.5.5 (S5) Sports Lawn

The Sports Lawn provides a similar function to that of the Open Green. This space is sized to accommodate two 9v9 soccer fields. The design intent for this open green, is to be utilized for drop in, flexible use and therefore does not have fixed infrastructure such as lighting, fencing or nets. All equipment to support sport games in this space is movable and temporary. A complete loop trail, suitable for use as a running track, surrounds this field.

### 4.5.6 (S6) Senior Soccer Field (Upgrades)

The existing senior soccer field is highly valued by area residents, is heavy utilized. Given the existing facility's location within the high-hazard floodplain (refer to Figure 12), adjacent to Mimico Creek Tributary, this facility (and associated infrastructure) would not be allowable in its current location, were it to be built today. Given the demand for soccer facilities in this area, and consideration that should this facility be removed, it could not be rebuilt in its present location, it is recommended that this field be maintained, with upgrades to existing infrastructure.

Recommended upgrades and repairs required for continued use of this facility include:

- Accessible paved access and connectivity to broader trail network;
- Upgrades to infrastructure, including:
  - (i) Refurbishment of existing field lighting, that has exceeded its life-cycle expectancy
  - (ii) Viewing area/ bleachers
  - (iii) Player's benches
  - (iv) Fencing.

### 4.5.7 (S7) Accessible Connection to TRCA Lands

Existing bridge/ stair combination in this location is not accessible and in poor condition. To address this issue, the Master Plan incorporates a series of at grade and elevated structure ramps to connect the Community Terrace with the cricket pitch, and wetland lookout beyond, via a multi-use trail. Upgrades to this feature should include:

- Opportunities to integrate interpretative features, as this connection runs descends from the Community Terrace, down through areas of significant plant communities;
- New decking installed in 2017;
- Pedestrian only connection.

Any changes to the existing structure will need to be reviewed to ensure the wetland remains functioning at the same outlet elevations, and to ensure water levels are maintained.

### 4.6 TRCA Lands

The Anchor Area referred to as TRCA Lands, describes the limits of park facilities (both existing and proposed) on TRCA owned property within the limits of Paul Coffey Park. This Park Anchor is unique, in that the City administers the facilities within these lands under a shared use agreement with the conservation authority. Similarly, any newly constructed structures on TRCA Lands in Paul Coffey Park will need to be approved by the TRCA and maintained by the City.

The design intent of all amenities within this park anchor are to support the goals of the Master Plan, specifically, to enhance pedestrian connectivity and visibility into the park from Goreway Drive, and expand the educational opportunities afforded by the wetland while protecting, managing and restoring existing natural areas. In order to respect this balance, any proposed development in close proximity to existing natural features will need to be reviewed in great detail during the detailed design phase to confirm their feasibility.

All other park anchors are provided with a pavilion, connectivity via the Circuit Loop Trail, and vehicular parking. These features have not been recommended in this anchor, in order to avoid the disturbance of the natural feature.

Note, Archaeological reviews on TRCA lands must be facilitated by the TRCA's own archaeologists. During the development of the Paul Coffey Park Master Plan this property was not assessed. For this reason, if any major works are undertaken within this area, the TRCA's archaeologists will need to undertake an assessment.

Figure 8: TRCA Lands



Conceptual limit of Anchor Area referred to as the TRCA Lands

### 4.6.1 (T1) Major Cricket Pitch (Upgrades)

The existing Major cricket pitch is highly valued by area residents, is heavy utilized. Given the existing facility's location within the high-hazard floodplain, adjacent to wetland feature, this cricket pitch would not be allowable in its current location, were it to be built today. Further, the location of the cricket pitch was identified by TRCA as a substantial wetland creation opportunity. However, based on feedback from stakeholders (most notably at Public Information Centers) this wetland creation opportunity has been omitted from the natural areas recommendations. Given the demand for cricket facilities in this area and the history of this pitch in the community, it is recommended that this facility be maintained, with upgrades to existing infrastructure, as it reaches the end of it's life-cycle. Should this need/demand change in the future, the cricket pitch areas could be re-considered for wetland creation.

Expansion of the cricket pitch will not be considered during future upgrades. Any work pertaining to the cricket pitch will occur outside of the wetland boundary and the boundaries to other natural features in a manner that will not have an adverse ecological impact and ensures the safety of the users of the asset.

Upgrades to existing infrastructure and repairs required for continued operation include:

- Bowls area surfacing;
- Hitter's eye structural stability;
- Accessibility of viewing area;
- Fencing and netting;
- Water source for maintenance;
- Field drainage (including recommendation to review how drainage off the cricket pitch can support existing wetlands or allow new wetlands/LID to be created);
- Consideration for LIDs or other green infrastructure;
- Feasibility and desirability of incorporation of illumination of this facility to be reviewed durring detailed design, as this area is within high-hazard floodplain.

### 4.6.2 (T2) Connection to Goreway Drive

As established by the Guiding Principles for the park, the Paul Coffey Park Master Plan advocates for:

- Improved visibility into the park from adjacent public roadways;
- Clear definition of entry points into the park;
- Provide safe crossings into the park from residential and industrial areas; and
- Integration of outreach and stewardship opportunities.

For this reason, the creation of pedestrian connection from the public street to the environmental stewardship hub of the park is recommended. A connection to the TRCA Lands, from Goreway Drive would require traversing the existing steep slope and protected wetland. For this reason, design considerations should include:

- Pedestrian only access, as sections will need to be boardwalk or switch back sloped walkways/ ramps;
- Accessible trail design;
- Park identifiers at Goreway entrance to continue the streetscape language identified at other park entrances;
- Bicycle parking and waste/ recycling receptacles at top of slope;
- The connection should be located within an area where no grading into the wetland is required. This will need to be addressed in the next phase of work.

An Environmental Impact Study/Analysis will be completed during the detailed design stage for this connection. The ecological impacts of this boardwalk, and ultimately its feasibility, have yet to be assessed.

### 4.6.3 (T3) Wetland Lookout

The existing wetland lookout is a successful initiative in the park that allows for interpretation of the environmental feature, and offers a vantage point for picturesque views across the park. The Preferred Park Conceptual Plan advocates for the enhancement of this node, to further develop the function of this area as a hub for stewardship and environmental education.

### **Wetland Lookout (Upgrades)**

To encourage use of this area as an educational node, considerations should be made for the following upgrades:

- Allow for barrier-free access to the lookout;
- Accessible seating and informal 'Micro' Picnic area;
- Covered gathering space to:
  - (i) Facilitate nature programming;
  - (ii) Allow for community gathering with views of the natural feature;
  - (iii) Include natural materials and/ or sustainable practices (where possible) in the construction of a shade structure;
  - (iv) Detailed review of mature vegetation in the placement of shade structure.

Note, expansion of the lookout will not include encroachment into the existing wetland.

### **Existing Footpath**

An existing footpath extends beyond the TRCA lands into the land parcels to the south of the Park. It is recommended that review of this path is considered in the potential acquisition of these lands. All trails within the park, should be designed to lead to an area of good natural surveillance, should encourage people to stay on path to mitigate harm to the environmental features they traverse and should be marked with trail signage.

If a foot path to the south of the park is being considered, future design of this footpath will need to ensure water levels from the wetland draining through the culvert under the path are examined carefully and maintained as per the Natural Areas Plan recommendations.



Existing Wetland and Lookout with educational signage to be enhanced.

# 4.0 DESIGN FRAMEWORK

### 4.7 Picnic Areas

One of the Guiding Principals for the Paul Coffey Park Master Plan is for the park to have a community centered focus. A primary objective to achieve this goal is to offer amenities to support a diverse range of social gatherings. The picnic areas that have been established in the Preferred Park Conceptual Plan are intended to support the distinct and vibrant character of the park as the primary venue for community scale events and community picnics.

As the heart of the park, the majority of picnic facilities have been proposed within the South Anchor. However, gathering spaces have been woven into each of the parks anchors in order to offer a variety of gathering opportunities. The following categories of gathering space provide opportunity for facilities to be booked based on the number of attendees at a given event. If capacity of an event is intended to be greater than the intended use of one gathering area, more than one picnic area can be booked in order to achieve the suitable capacity for a given event.

Figure 9: Picnic Areas Plan

Park Anchor	Permitted Picnic Areas	Picnic Area Capacity		
North Anchor	Medium Picnic Areas:	200		
	Small Picnic Areas:	100		
	Family Picnic Areas:	150		
	Sub-Total North Anchor =	450		
South Anchor	Large Picnic Areas:	400		
	Medium Picnic Areas:	200		
	Small Picnic Areas:	200		
	Sub-Total South Anchor =	800		
Tota	al Picnic Capacity (All Anchors)	1250		

Overview of proposed maximum capacity of permitted picnic areas by park anchor. Note, not all picnic area types require permit.

In the interest of wayfinding, during detailed design of each picnic area it is recommended that opportunities to provide visual edges to each picnic space be explored in order to visually identify to each picnic location. In addition to signage measures (such as identifying these areas with letters and/or numbers) some visual means of providing edges to these spaces include layout of vegetative buffers or strategic placement of fencing or other site furnishings.

### 4.7.1 Large Picnic Areas

### **Size**

8000m2

### **Capacity**

400 People (Permit Required)

### **Programming Supported**

- Up to 2 Kabaddi Courts with temporary line painting
- Up to 9V9 Size Soccer Field with temporary line painting

### **Amenities**

- Standalone shelter (approximately10m x 20m)
- Immediate access to parking and washroom facilities
- Fixed seating
- Accessible surface material
- Lighting and electrical outlets
- Garbage receptacles
- Outdoor grills and/ or tandoor oven (approximately 8)
- Water

### 4.7.2 Medium Picnic Areas

### **Size/ Capacity**

4000m2/200 People (Permit Required)

### **Programming Supported**

- Up to 1 Kabaddi Courts with temporary line painting
- Up to 7V7 Size Soccer Field with temporary line painting

### **Amenities**

- Standalone shelter (approximately 10m x 20m) or shared use of shelter
- Immediate access to parking
- Nearby access to washroom facilities
- Fixed seating
- Accessible surface material
- Lighting and electrical outlets
- Garbage receptacles
- Outdoor grills and/ or tandoor oven (approximately 6)
- Wate

### 4.7.3 Small Picnic Areas

### **Size/ Capacity**

2000m2/100 People (Permit Required)

### **Programming Supported**

Up to 5V5 Size Soccer Field with temporary line painting

### **Amenities**

- Standalone shelter (approximately 10m x 10m) or shared use of shelter
- Immediate access to parking
- Nearby access to washroom facilities

- Fixed seating Accessible surface material Lighting and electrical outlets
- Garbage receptacles
- Outdoor grills and/ or tandoor oven (approximately 3)

### 4.7.4 Family Picnic Areas

### **Size/ Capacity**

1000m2/50 People (Permit Required)

### **Programming Supported**

- Volleyball
- Badminton

### **Amenities**

- Shared use of shelter (approximately 10m x 10m)
- Access to outdoor grills and/ or tandoor oven (approximately 2 per family picnic area), garbage receptacles and water Immediate access to parking Nearby access to washroom facilities

- Fixed seating
- Accessible surface material



Example of vegetative buffer at Pier 3 Brooklyn Bridge Park used as a visual indicator to define limits of small family sized of micro picnic spaces. (Image source: Michael Van Valkenburgh Associates Inc.)

## 4.0 DESIGN FRAMEWORK

### 4.7.5 Micro Picnic Areas

Micro Picnic Areas are small informal gathering spaces, that do not require reservation. Picnics or small gatherings can spontaneously occur in these spaces. Micro Picnic Areas are located in each park anchor. Several of these spaces are associated with program areas (such as playgrounds), while others are stand alone.

### **Capacity**

- Permit required for 25 or more people
- No permit required for under 25 people

### **Amenities**

- Fixed Seating (3 picnic tables minimum)
- Accessible surface material
- Shade



Example of public tandoor oven in Thorncliff Park in Toronto (as recommended by MyMalton Community Vision) recommended at picnic shelter(s) in combination with outdoor grills.

### 4.7.6 Sanitation

Washroom facilities have been distributed to each Park Anchor. Having access to washroom facilities in multiple locations throughout the park allows for diversity in the type of event venues within the park. The primary and most frequent type of event held in Paul Coffey Park are community picnics. These events take place weekly during the warmer months. Therefore, the focus of the sanitation requirement focuses on facilitation of community scale picnics in the North and South Park Anchors. Each of these Anchors has been allocated a quantity of washroom facilities to facilitate the volume of permitted picnic space.

Park Anchor	Capacity of Permitted Picnic Areas	Quantity of Toilets
North Anchor	Capacity of Permitted Picnic Areas: 450	9
South Anchor	Capacity of Permitted Picnic Areas: 800	14
Total Sanita	23	

Overview of the quantity of toilets required by Park Anchor, to facilitate community scale picnics. This quantity of facilities assumes food and beverage will be available at an event but that event does not last longer than 3 hours. If an event is intended to last longer, or if additional attendees are anticipated, additional temporary/ portable toilets should be considered.

Additional to the washroom facilities provided adjacent to picnic facilities in the North and South Anchors of the park, a total of 9 water closets have been provided in the Arrival Anchor (secondary pavilion). The primary function of this washroom facility is to allow patrons of the water play area to have access to a sanitation facility. This washroom would also be available for community scale events taking place in the Civic Plaza (A6). The 9 water closets in this Anchor would be suitable for an event up to approximately 350 people (assuming an event where food and beverage are being offered, lasting over 3 hours duration). If the event is intended to have over 350 attendees, additional washroom capacity should be added either by opening washrooms in the arena, opening washrooms within other park Anchors, or by adding additional temporary facilities. If an event is intended to have over 900 attendees, additional hand washing stations should be considered as well.

### 4.8 Parking

The quantity of parking stalls within the Preferred Park Conceptual Plan (Figure 1) has been allocated based on the Required Minimum Number of Parking Spaces as prescribed by the City of Mississauga's Parking, Loading and Stacking Lane Regulations (where applicable) and best practice where these regulations do not apply. Specifically, these regulations establish a minimum number of parking spaces for the arena building, but do not assign a specific quantity of stalls required for park facilities. Therefore, in order to provide access to proposed park amenities, the Preferred Park Conceptual Plan has allocated parking in each Park Anchor, with the intent to provide parking in close proximity to active sports fields and proposed picnic areas. The quantity of stalls has been assumed based on best practice for the proposed park program.

The quantity of parking required to support the proposed park program is noted in the summary chart below.

Park Anchor	Proposed Program	Quantity of Parking Stalls		
Arrival Anchor	Picnic Capacity: 75	19		
	Paul Coffey Arena: 250 Permanent Fixed Seats	63		
	Tennis Courts:	9		
	Sub-Total Arrival Anchor =	91		
North Anchor	Picnic Capacity: 275	119		
	Sub-Total North Anchor =	119		
South Anchor	Picnic Capacity: 925	231		
	Senior Soccer Field	50		
	Sub-Total South Anchor =	281		
TRCA Lands	Picnic Capacity: 50	13		
	Major Cricket Pitch	50		
	Sub-Total TRCA Lands =	63		
Total Parking Requirement (All Anchors) 554				

Overview of the quantity of parking stalls required, based on proposed use within Paul Coffey Park.

There are a number of areas in the park where parking will require special consideration to be successfully implemented. Existing park assets or natural features can pose limitation to the amount of parking that can be accommodated to support park facilities. In these instances, parking is to be established in an adjacent park anchor. For instance, existing natural features limit the ability to provide vehicular access to the TRCA Lands. Therefore, parking for the existing Major Cricket Pitch must be provided elsewhere in the park. Alternatively, where possible parking may be supported off-site through a shared-use agreement with neighbouring properties (such as Newton's Grove School). Similarly, in the South Anchor the existing mature oak trees are a significant asset that require preservation. Therefore, any parking configuration in this location will require full evaluation of potential impacts to the existing mature oak trees prior to confirming the total quantity of parking that can be supported in this anchor. Further, given the location of this anchor, careful consideration of safe egress for park patrons will need to be reviewed prior to finalizing the design of vehicular routes. For this reason, the final number of parking spaces for each Key Area must be reviewed upon detailed design. In particular, with consideration for parking that may be required to supplement what cannot be accommodated elsewhere in the park. Early park implementation stages should be cognizant of the parking requirements of latter planning implementation stages. For ease of reference; a preliminary parking count has been assigned to each of the proposed parking lots. This preliminary count can be found on Figure 11, Park Circulation Plan.

As the City of Mississauga becomes less reliant on privately owned vehicles, and moves towards building a transit oriented vision, the City should continue to monitor the quantity of parking stalls being utilized in Paul Coffey Park. This ongoing review will help guide decisions about quantity of parking stalls required during each implementation stage. The goal being to limit the introduction of new hard surfaces to only what is required.

Upgrades to existing parking areas, and the development of new parking areas should account for the following considerations:

# 4.0 DESIGN FRAMEWORK

- Circulation within the park will give priority to pedestrian movement, with removal of vehicular access to park interior:
  - Direct pedestrian access from parking areas towards associated activity nodes;
  - (ii) Connect parking lot pedestrian linkages to Circuit Loop Trail for ease of wayfinding.
- Increase the quantity of permanent parking spots within the park:
  - (i) Deter patrons from parking on sod areas due to insufficient parking;
  - (ii) Promote safe access and egress to the park, by reduction of due to congestion.
- Parking to be provide at each anchor, (with the exception of the TRCA Lands) and be associated with major programming nodes:
  - (i) Parking decentralized from Arrival Anchor, to provide greater space for pedestrian realm, planting and programming.
- Utilize to the extent possible shared use of parking areas on private property, adjacent to the park:
  - (i) Promote relationship with Newton's Grove School for use of overflow parking;
  - (ii) Continue to seek community partners, to reduce parking demand within the park during events and peak use periods.
- Safe egress from parking areas will need to be considered as the park is developed (i.e., parking lot in the south anchor).
- All parking areas within the Greenlands zone must be permeable and sensitive to the environment.
- Incorporation of plant material into parking areas, through use of vegetative swales, shade trees and other LIDs to:
  - (i) Reduce quantity of water run off from paved areas (supporting calculations will need to be submitted at the detailed design stage);
  - (ii) Increase quality of run off from paved areas and surrounding building rooftops;
  - (iii) Deter undesirable overnight parking (specifically large trucks);
  - (iv) Reduce heat island effect.





Examples of incorporation of native plant material into parking areas

### Signage and Wayfinding Study 4.9.1 Goals and Objectives

### **Signage and Wayfinding Goals**

- To identify Paul Coffey Park in a clear, cohesive and consistent manner;
- To provide the park with recognizable wayfinding system;
- To provide information on park attributes and amenities;

### **Signage and Wayfinding Objectives**

- Identify park entrances;
- Define park boundaries;
- Provide clarity of circulation network;
- Provide orientation, direction and connection to and description of park amenities;
- Communicate modes of transportation options to the park.

Paul Coffey Park signage and wayfinding must also be compatible with AODA standards and City of Mississauga branding including City of Mississauga; Parks Signage Standards Manual (that is currently being developed), and Facility Accessibility Design Standards (FADS).

### Figure 10: Signage and Wayfinding Plan



Existing Malton sign at the corner of Derry Rd. and Goreway Dr.

### 4.9.2 Entrance Signage Typologies

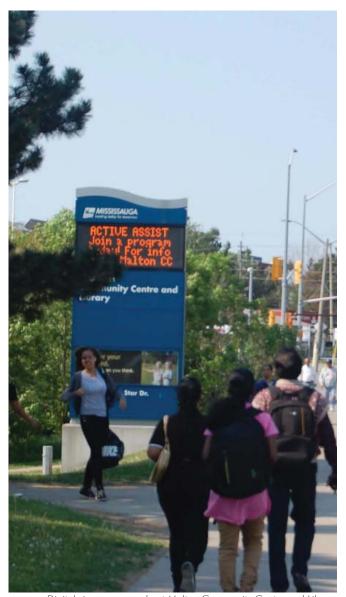
### **Digital Media Signage**

### Location

- Adjacent to Paul Coffey Arena;
- Visible from Goreway Dr. and Derry Rd. E Intersection.

### Function

Communicate information about park events and programs.



Digital signage example at Malton Community Centre and Library (Image source: MyMalton Community Vision)

# 4.0 DESIGN FRAMEWORK

### **Gateway Signage**

### Location

Vehicular entrances to the park.

### Function

- Identification of park name and address;
- Graphic representation of park features with pictograms.



Existing Derry Road entry signage

### **Arrival Signage**

### Location

- Major pedestrian arrival points to the park;
- Major park destinations.

- Park name and address;
- Park map;
- Park amenities and destinations;
- Highlights key features, areas of interest and connectivity to greater open space network;
- Graphic representation of park features with pictograms;
- Emergency contact information.





Example of pedestrian scale arrival signage

### 4.9.2 Wayfinding Signage Typologies

### **Directional Signage**

### Location

- Secondary pedestrian park entrances;
- Decision points.

### **Function**

- Orientation towards facilities within Paul Coffey Park;
- Orientation towards destinations within surrounding area:
  - (i) Transit stop locations
  - (ii) Derry Road Greenway Park
  - (iii) Adjacent Roads
- Graphic representation of park features;
- Provide information on walking and cycling distances within the park and to greater community destinations.

# ↑ Public Marina → Restaurant → Telephone → Patio ← Marine Unit

(Photo source: City of Mississauga)

### **Trail Signage**

### Location

- Trail access points;
- Intervals along long trail connections.

- Surface material of which the trail is constructed;
- Activity supported on trail (walking, cycling, running etc.);
- Distance length of trail;
- Direction orientation to greater trail network;
- Destination information about destinations along route, amenities along trail or connected to route;
- Greater trail network map as required;
- Pathway theme or experience, if applicable (i.e. wetland boardwalk);
- Trail use etiquette;
- Route difficulty information;
- Average and minimum trail width;
- Average and maximum trail slope and cross slope.
- Consideration for tactile maps and incorporation of braille.



Example of trail signage (Photo source - left: Winkelmeier, gewerkdesig)

### 4.9.3 Information Signage Typologies

### **Interpretative Signage**

### Location

- Areas of environmental significance;
- Areas of historical significance;
- View locations.

### **Function**

- Provide educational and interpretative information for natural heritage system or elements of historical significance such as:
  - (i) Mimico Creek (Fish habitat)
  - (ii) Mature Trees
  - (iii) Information on ongoing naturalization efforts
  - (iv) Existing and created wetlands
- Park map in relation to greater natural heritage system.
- Fitness information (i.e. Fresh Air Fitness)



Example of Fitness Signage (Photo source: City of Mississauga, Fresh Air Fitness)





Example of interpretative signage



Example of existing interpretative signage in Paul Coffey Park

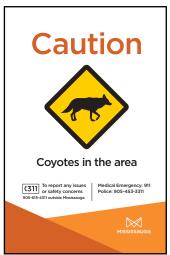
### **Warning Signage**

### Location

- Driveway Crossings;
- Trail crossings;
- Environmental and seasonal hazards.

- Alert pedestrians to be observant of oncoming motorists;
- Alert vehicles to pedestrian traffic;
- Advise cyclists of congested areas;
- Provide instruction for proceeding cautiously as required;
- Provide information on environmental hazards;
- Provide information on seasonal conditions;
- Simple and clear language.





Example of environmental hazard warning signage (Photo source: City of Mississauga)



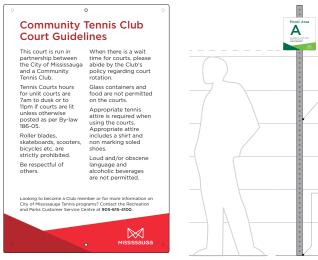
Example of existing hazard warning signage within Paul Coffey Park

### **Facility Signage**

### Location

• Main entrance to facilities within the park.

- Identify facility;
- Notice board (as required);
- Emergency contact information;
- Amenity specific signage such as:
  - (i) Maximum occupancy signage for each picnic gathering area
  - (ii) Facility operational information
  - (iii) Applicable by-laws and regulations.



Examples of facility specific signage (Photo source: City of Mississauga)



Examples of existing park information signage located at major facilities in Paul Coffey Park



Examples of facility signage pictograms

### 4.9.3 Park Identification

### **Park Identifiers**

A repetition of a similar sculptural or architectural element has been induced at points where the park interior connects to the an adjoining public street, in order to provide awareness to passers-by that they are in proximity to the park, and provide an element to establish recognition.

### **Landmarks**

Park Pavilions have been introduced to each park anchor to act as landmarks that can be seen from across the natural areas and from adjacent streets to draw users into the park, and direct patrons towards areas of good natural surveillance.

### **Branding and Theming**

Establish park visual identity, coordinated with park wayfinding strategy to establish a revitalized identity. Park branding can link to the these of flight to tie together site history, context and existing park features.







Existing landmarks within Paul Coffey Park with 'Flight' narrative (Photo source: top - city of Mississauga, bottom - earthscape)

### 4.10 Land Parcels South of the Park

Located to the south of the Park and north of Park 513 are two province owned parcels of land to the south of the park Both pieces of land have both low marsh or wetland areas, and high areas that are above the floodplain.

The Paul Coffey Park Master Plan makes recommendation to acquire the lands if there is the opportunity to do so. However, plans for the greater area would need to in order prior to any detailed plans for connection of the existing park to these lands to be of any value to the overall Park Master Plan

### **Off-Street Trail Connection**

Coordination with the development proposal for the privately owned, 275 hectare Woodbine Racetrack Lands within the City of Toronto, should be considered for future off street, active transportation connectivity.

Coordination with the TRCA Trail Strategy should take place during the planning stages of potential future trail connections. Considering for expanding trail connections, to include winter activities such as cross country skiing or snowshoeing in Paul Coffey Park, may be able to take advantage of the large open space in close proximity to residents. Should expanded trail networks be considered in this area, parking for trail users should be provided within these lands to provide access to the trailhead.

### **Environmental Services**

This site presently provides ecological services as a large, natural feature. Further review of restoration and enhancement opportunities, would be valuable in order to increase habitat potential, end ecological services of this site. Should these lands be acquired, restoration opportunities should be considered along with the recommendations of the Natural Areas Plan (Appendix G).

# 4.11 Active Transportation Network4.11.1 Trail Hierarchy

For an illustrated diagram, showing the final network of proposed trail connections the Paul Coffey Park Master Plan refer to the Park Circulation Plan.

### Figure 11: Park Circulation Plan

### **Circuit Loop Trail**

The Circuit Loop Trail is the predominant organizational system within Paul Coffey Park. This trail is a continuous accessible link that ties together all of the major programming elements within the park. Once fully implemented, the entire length will be approximately 1650m long, and offers access to alternate routes, both within and exterior to the park.

The conceptual profile of the Circuit Loop Trail is:

- Multi-use, 4m wide hard surface trail;
- Pathway lighting;
- Incorporate distance markers along the route;
- Rest areas at minimum 30m intervals;
- Wi-Fi connectivity along trail length;
- Profile of the trail to vary in locations where the trail interests with programmable event space;
- Surface treatment to be distinctive from surrounding event space paving surface;
- Pavement rating to accommodate emergency response and maintenance vehicles;
- Surface treatment to be cohesive treatment throughout, visually interesting, smooth and non-slip, suitable for providing access to all;
- Implementation of this loop as part of each associated Key Areas;
- Key programming spaces accessible, visible and functionally connected to Circuit Loop Trail

### **Multi-Use Trails**

Multi-use trails occur through the site to connect key park destinations.

- Minimum 3m wide trail hard surface trail;
- Rest areas at minimum 30m intervals;
- Profile of the trail to vary in locations where the trail interests with programmable event space;
- Surface treatment to be distinctive from surrounding event space paving surface;
- Surface treatment to be cohesive treatment throughout, visually interesting, smooth and non-slip, suitable for providing access to all;



Example of central pathway used as organization element, for programming spaces, similar to that of the Circuit Loop Trail. (Image source: Hassett Park, Jane Irwin Landscape Architecture)

### **Pedestrian Trails**

- Minimum 2.1m wide hard surface trail;
- Rest areas at minimum 30m intervals;
- Surface treatment to be cohesive treatment throughout, visually interesting, smooth and non-slip, suitable for providing access to all;

### **Pedestrian Bridge Crossings over Mimico Creek**

Locations of proposed bridge crossings are conceptual in location. Minor adjustments to the trail alignment may be required at the detailed design stage to ensure crossings of Mimico Creek are located where impacts to vegetation are minimized, and at locations where the creek may be considered more stable. Span details will need to be reviewed by TRCA. The location of abutments for the proposed bridges will need to be carefully reviewed at the design and permitting stage. As part of detailed design stage, the City will complete an Environmental Impact Study/Analysis for the proposed development of the bridges. TRCA will be included in the review, approval and permit application process.

### **Footpaths**

There are two footpaths illustrated on the Park Circulation Plan (Figure 11). Both of these routs are existing trails. The design intent is to provide trails with user experience and desire in mind.

The primary goals of these footpaths are to:

- Keep users on the designated path, in order to preserve environmental features; and to
- Encourage exploration, and increase awareness of natural areas, to foster stewardship and appreciation of natural environment.

### 4.11.2 Safe Access/ Egress to the Park

Driveways, especially those designed for emergency vehicles, will be maintained out of the floodplain where possible. High traffic pathways connecting the parking lots to the amenities will also be maintained out of the floodplain where possible. This will create a safer environment within the park during large storm events. The circuit loop and supporting pathways around the park will be partially within the floodplain to facilitate connections between existing amenities.

### 4.11.3 Transit Access

### **Bus Access to Paul Coffey Park**

Several requests recently for stops in this location. As a result spot on Rt 16 was relocated in January 2018. Refer to Fig. 11, park Circulation plan for approximate locations. The proposed location was selected due to sight lines and safety and accessibility for pedestrians.

New stops on this route will not be added in the short term because:

- Route 16 is a loop service and only serves one side of the road, so there is no need for a corresponding stop on the other side of the road.
- Route 107 is an Express service, and for Express services stops are located only at major intersections and major trip generators. These stops are much further apart than local services. There are currently stops at Derry Road and the southern end of Nashua Rd, which are approximately 400m from the entrance by the medical centre.

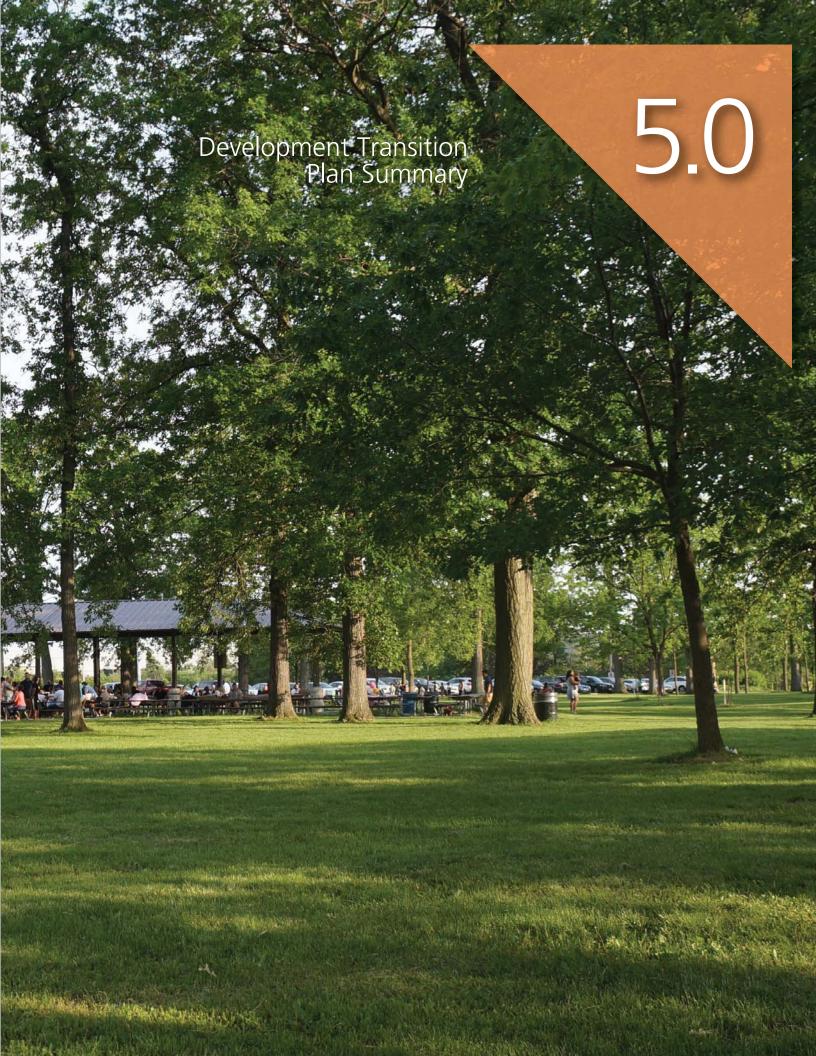
### 4.11.4 External Linkages

### **Malton Community Centre and Library**

The largest indoor community recreation facility in the Malton Community, is the Malton Community Centre and Library. As such, the community center is an active community hub. The Paul Coffey park master plan advocated for strengthening transportation connectivity, between Paul Coffey Park and the Malton Community Centre as well as programming connectivity. Programs offered in Paul Coffey park should complement and fill and gaps in programs offered at the community center.

### Malton and Derry Greenway Parks and across Derry Road

The Malton Greenway extends North from Paul Coffey Park, and follows the east and west branches of Mimico creek through Malton. This natural heritage and off-street multi-use trail connection meets at Paul Coffey Park. Opportunities to strengthen this connection, and natural heritage and active transportation connections between the Malton community and the park should be developed. The development of a connection across.



# 5.0 DEVELOPMENT TRANSITION PLAN SUMMARY

The Development Transition Plan provides a guide to the redevelopment of Paul Coffey Park in 3 distinct Planning Horizons, in order to address much-needed upgrades to the park in the short term and to phase in new park amenities as existing amenities and facilities reach the end of their lifecycle.

The 3 planning horizons are as follows:

### **Short Term (0-5 year implementation)**

Goal to establish park organizational structure, including implementation of significant vehicular connections establishment of the framework for the Circuit Loop Trail, and realise upgrades to existing recreational amenities.

### **Medium Term (5-10) year implementation)**

Goal to provide high demand park amenities and upgrades such as the water play and enhanced picnic areas.

### Long Term (10+) year implementation)

Goal to create central destination hub in the heart of the park, bring existing amenities out of the floodplain and to integrate the parks natural character into the active programed areas, by creation of wetlands and boardwalk trails.

Park redevelopment will be done considering:

- Malton's changing demographics,
- Socio and cultural needs,
- Current trends in park uses,
- Amenities required to support events,
- Development of new washroom facilities,
- Reforestation of natural areas,
- Realignment of amenities with the primary uses of the park as lifecycle replacement of existing park facilities become due.

The Development Transition Plan also incorporate improvements to both the arrangement of facilities, with a focus to renewal, efficiencies and reduction in operational requirements.

### 5.1 Summary of Probable Cost

PLANNING HORIZON SUMMARY							
			SHORT TERM	N	MEDIUM TERM	LONG TERM	TOTAL
1.0	ARRIVAL ANCHOR	\$	4,598,180.50	\$	1,076,490.00	\$ 1,864,626.00	\$ 7,539,296.50
2.0	NORTH ANCHOR	\$	6,122,321.00	\$	814,365.00	\$ -	\$ 6,936,686.00
3.0	SOUTH ANCHOR	\$	1,716,730.00	\$	6,154,318.50	\$ 611,630.00	\$ 8,482,678.50
4.0	TRCA LANDS	\$	186,500.00	\$	-	\$ 653,215.00	\$ 839,715.00
	Subtotal =	\$	12,623,731.50	\$	8,045,173.50	\$ 3,129,471.00	\$ 23,798,376.00
	Potential Deductions	\$	713,970.00	\$	388,000.00	\$ 85,775.00	\$ 1,187,745.00
	Subtotal (with deductions) =	\$	11,909,761.50	\$	7,657,173.50	\$3,043,696.00	\$ 22,610,631.00
	Soft Costs (35%) =	\$	4,168,416.53	\$	2,680,010.73	 \$1,065,293.60	\$ 7,913,720.85
	TOTAL =	\$	16,078,178.03	\$	10,337,184.23	\$4,108,989.60	\$ 30,524,351.85

Development Transition Plan

A

- A.1 Introduction
- A.2 Implementation Phasing
- A.3 Recommended Additional Reports, Studies and Next Steps
- A.4 Development Transition Plan Budget

Appendix 1	Detailed Cost Estimate
Appendix 2	Connections to Goreway Drive Functional Design Development
Appendix 3	Civic Plaza Design Development and Budget Estimate
Appendix 4	Flight Garden Design Development and Budget Estimate

### Figure 12: Site Grading and Drainage Plan

### **Figure 13: Planning Horizons**

### Figure 14: Development Transition Plan

14-A
14-B
14-B
14-C
14-C
14-C
14-C
14-C
15 Years (End of Short Term)
10 Years (End of Medium Term)



# Master Plan Guiding Principles Document

# B



Analysis of Current Conditions Document

Item 1: Site Servicing and Utilities Analysis of Current Conditions Report Item 2: Park Asset Assessment Item 3: Archaeological Stage 1 and Stage 2

Figure 15: Existing Park Asset Plan

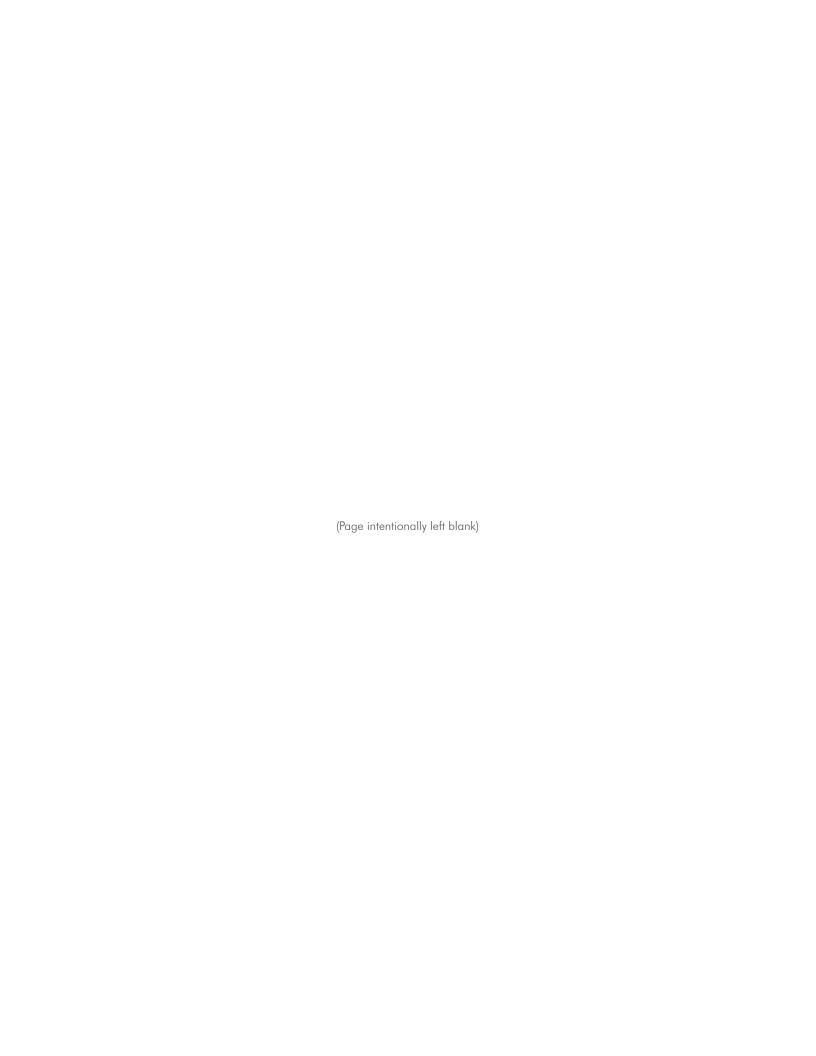
Assessment



# SWM and Floodplain Analysis Report



Zoning Review Report



# Recreation Use Demand Assessment

F



Natural Areas Plan

G



# Summary of Public Consultation

# Н





255 Wicksteed Avenue, Unit 1A
Toronto, Ontario, Canada M4H 1G8
T 416.449.7767 F 416.449.1803

www.mbtw-wai.com









K:\Dwg2017\A-B-C\CMP009\_Paul Coffey Park\4-Wrkg\Docs (FOR IN HOUSE USE)

This document is printed on recycled paper.