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Town of Aurora

## Committee of the Whole Report

No. OPS25-012

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**Subject:** Fleury Park Redevelopment – Funding Increase

**Prepared by:** Matthew Volpintesta, Manager of Parks & Fleet

**Department:** Operational Services

**Date:** May 13, 2025

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### Recommendation

1. That Report No. OPS25-012 be received; and
2. That the approved Capital Project No. AM0359 Fleury Park Replacement budget authority of \$1,500,000 be increased by \$944,700 to a total of \$2,444,700; and
3. That this project's total revised budget authority of \$2,444,700 be funded by \$1,796,900 and \$647,800 from the Parks Asset Management and the Parks New Capital reserve, respectively; and
4. That the remaining recommended Fleury Park enhancements totaling \$334,400 be included in the upcoming 2026 10-year capital plan for consideration.

### Executive Summary

This report seeks Council approval to increase funding for Capital Project No. AM0359– Fleury Park Redevelopment with consideration of upgraded amenities not considered as part of original reconstruction project and inflationary cost increases related to asset rehabilitation.

- Original project budget based on asset rehabilitation following typical design criteria for a municipal park including the addition of a pickleball complex.

- Participants in the Public Information Session and Advisory Committees provided vital feedback on proposed park amenities, including new requests.
- Potential addition of an accessible playground and splashpad are supported by four recommendations within the 2023 endorsed Parks and Recreation Master Plan.

## Background

**Original project budget based on asset rehabilitation following typical design criteria for a municipal park including the addition of a pickleball complex.**

The original approved budget authority for this project included an update of the park playground, a replacement shade structure and additional pickleball courts, focusing primarily on asset rehabilitation. Through public consultation and review of the park re-design by the Parks and Recreation Advisory Committee (PRAC), as well as Accessibility Advisory Committee (AAC), and in aligning these additional requests with recommendations from the 2023 Parks and Recreation Master Plan (PRMP), staff are now seeking direction to proceed with a request for additional amenities and enhancement of existing amenities to elevate Fleury park for future generations, as a cornerstone destination park within the northwest quadrant of Aurora for residents and visitors alike.

## Analysis

**Participants in the Public Information Session and Advisory Committees provided vital feedback on proposed park amenities, including new requests.**

In March 2025, Town staff hosted both an in-person and online information session to collect input on the enhancement and upgrades to Fleury Park, requesting feedback to help frame concept plans and include any newly proposed amenities, capturing any additional feedback that was most important to the local community. Through this engagement, over 100 survey responses were received focusing heavily on improved accessibility, a new splashpad and detailing types of community use. Through the Engage Aurora platform, a series of questions were asked, to gather information on the age of park users, the types of uses that were most common in the current park layout, and the desire for possible additions.

Staff, in partnership with the lead design consultants (Landscape Planning Limited), reviewed all feedback and prioritized the most represented comments, which were

presented to both PRAC and AAC to receive further input on the prioritized additions as collected through the public consultation process.

After considering feedback from the public consultation process and advisory committees, staff are recommending the following enhancements to the original approved budget authority and preliminary park design, as well as proposing the following additional amenities in alignment with 2023 PRM Plan. Table 1 presents a summary of the recommended park enhancements, their estimated costs, and the timing for their installation.

**Table 1**  
**Park enhancements and additional amenities with associated costs**

<b>Additional Amenity</b>	<b>Cost (\$'s)</b>	<b>Justification</b>
<b>Recommended enhancements to proceed immediately</b>		
Playground rubber surfacing	148,750	Both Town Park and Summit Park saw the installation of new rubber playground surfacing in 2024, with early feedback indicating this is preferred over the typical woodchip standard in most town parks. This is also a key component of barrier-free playgrounds, eliminating gaps and allowing for most mobility devices to access.
Splash pad	284,700	Feedback from the public consultation process heavily prioritized the addition of a splash pad. Being a “community” scale or destination park and having a deficit of splash pads in the northwest quadrant of Aurora, staff recommend this location as a suitable site, particularly as only this scale of park can accommodate a full sized splashpad. Recommendation #22 within 2023 PRMP also identifies a need for a splashpad in this area.
Accessible Playground	180,000	Following the successful installation of the accessible playground at Town Park in 2024, and through feedback collected through the public consultation process, as well as PRAC and AAC, ensuring Aurora’s playgrounds are accessible is identified as an important requirement going forward. Being a “community” scale park, staff

Additional Amenity	Cost (\$'s)	Justification
		recommend this is an important addition to the park re-design. This is further supported by Recommendation #25 within the 2023 PRMP.
Contingency (10 percent)	61,350	
<b>Total</b>	<b>647,800</b>	
<b>Recommended enhancements to be phased in over 2026 &amp; 2027</b>		
Pickleball Amenities	180,000	Covered player benches, and shade structure are included with the design of the 8-court complex, which can be deferred to be installed in 2026, or beyond.
Park Pathway Loop	124,000	Paved Park pathway loop to be deferred to 2026, or beyond.
Contingency (10 percent)	30,400	
<b>Total</b>	<b>334,400</b>	

Potential addition of an accessible playground and splashpad are supported by four recommendations within the 2023 endorsed Parks and Recreation Master Plan.

**Recommendation #14** of the PRMP “to Establish a dedicated outdoor pickleball complex with six or more courts at a site to be determined, potentially as a joint venture with a third-party club. Initiate a site evaluation and selection process using the criteria identified in this Master Plan. This is in addition to other short-term measures being pursued by the Town, including increase indoor play opportunities and dual lining of tennis courts to support pickleball use.”

Presently the existing tennis courts at Fleury Park have a pickleball line overlay which allows for tennis or pickleball users to share the existing courts. The proposed changes to Fleury Park do not include the tennis courts in the scope of work, and, as such, these overlay lines will remain. It is likely this will increase the tennis use at this park. This would mean that recommendation #14 is fulfilled with the establishment of the new 8 court pickleball facility proposed.

**Recommendation #22** of the PRMP, “Seek to address gaps in the distribution of splash pads through park development and renewal projects in northwest Aurora (extending east of Yonge Street) and southwest Aurora.”

The addition of a splashpad in northwest Aurora fulfills this recommendation. Further, as described in Table 1, being that Fleury Park is a “community” scale park, characterized as a destination with parking, allows for further enhanced access to local communities and visitors alike.

**Recommendation #24** of the PRMP, “Playgrounds should be provided in new and existing residential areas where geographic gaps exist, generally calculated through application of a 500-metre service radius that is unobstructed by major pedestrian barriers. This includes a gap in the vicinity of the Aurora Promenade and MTSA areas.”

**Recommendation #25** “Establish an annual line item in the Town’s capital budget to support the replacement of aging playgrounds (an average of two sites per year). Through revitalization projects in Community Parks, emphasize barrier-free playground components and infrastructure to support inclusive participation, with the goal of providing a minimum of one barrier-free playground in each of Aurora’s four quadrants (northwest, northeast, southeast, southwest)”.

The replacement of the playground at Fleury Park aligns with both recommendation #24 and #25, by continuing to replace aging playgrounds in Aurora, and more importantly, the specific adage of a barrier free playground at Fleury Park would fulfil the need for this amenity in the northwest quadrant of Town.

## **Advisory Committee Review**

### **Parks and Recreation Advisory Committee – Meeting March 20, 2025**

### **Accessibility Advisory Committee – Meeting April 9, 2025**

Staff presented an update on the preliminary design components with incorporated suggestions from the public consultation process for consideration by both the PRAC and AAC. Both committees strongly supported the need for accessible playground features at Flury Park, providing suggestions on specific amenities such as ear implant friendly slide design, a need for added shade, and rubber surfacing. The addition of the splash pad was also welcomed, with comments to ensure surfacing could accommodate mobility devices. Staff collected this feedback and proposed additional inclusions as part of this request for additional funding.

## Legal Considerations

Council approval is required to increase any project budget. Town staff will be authorized to procure construction services for the redevelopment of the park up to the budget amount approved by Council.

## Financial Implications

The current approved capital budget authority for this project is \$1,500,000. As a result of inflationary pressure, the estimated cost of delivering this project's original scope of work has increased by \$296,900. Further, multiple park enhancements totaling \$982,200 are proposed.

In consideration of funding constraints, staff have proposed that the recommended Pickle Ball Court additional features and paved pathway loop park enhancements at an estimated cost of \$334,400 be phased in over the coming two years beginning in 2026. The Town does not anticipate any substantial additional costs to arise should it defer these park enhancements over the proposed time period. As much as possible, staff will "future-ready" the park to receive these deferred recommended enhancements.

The deferral of the other proposed enhancements at Fleury Park is not recommended as it would require disruption and dismantling of newly erected features resulting in unnecessary additional cost to the Town. For example, should the proposed splashpad be deferred, it would require the removal of newly installed asphalt to accommodate below-grade plumbing, increasing the overall required budget for this enhancement substantially.

It is recommended that this project's total budget authority be increased from \$1,500,000 to \$2,444,700, representing a total increase of \$944,700 consisting of inflationary and proposed park enhancement pressures of \$296,900 and \$647,800, respectively.

As these recommended park enhancements were not previously included in the 2025 10-Year Capital Plan, funds have not yet been earmarked for this intent. As a result, other planned capital work may need to be modified to accommodate this new need.

Any upgrades or new infrastructure additions should be funded from non-asset management funding sources such as Parks & Recreation development charges. As of December 31, 2024, the Town's Parks & Recreation development charge reserve was in

an overdrawn position of \$1,709,500. Other possible funding sources for the growth component of this budget authority increase are:

- CIL Parkland of which the majority of its current balance has been earmarked for other purposes; and
- Growth & New reserve of which the majority of its current balance has been earmarked for other purposes; and
- Parks New Capital reserve which has an available balance of \$749,000, using this source will have the least impact on future capital plans within the 10-year plan.

With this consideration in mind, it is recommended that the Town minimize its use of its other growth reserves in this instance. Therefore, the following funding strategy is proposed under table 2 to address this project's recommended increased budget authority.

**Table 2**  
**Recommended Increased Budget Authority Funding Strategy**

Funding Source	Amount (\$'s)		
	Original	Adjust	Final
Parks Asset Management	1,500,000	296,900	1,796,900
Parks New Capital	0	647,800	647,800
	<b>1,500,000</b>	<b>944,700</b>	<b>2,444,700</b>

It is understood that while every attempt to procure Canadian goods will be made, some features, such as accessible swing equipment may need to be sourced from the United States. Fiscal impacts of these potential tariffs are not yet reflected as they are not available to the park design consultants but could impact final costs. As such a 10 per cent total project contingency amount has been included in the recommended enhancement estimated budget requirements.

## Communications Considerations

To support community engagement on the Fleury Park renovations, the Town promoted the January 5, 2025 public open house through a comprehensive communications campaign that included social media, media outreach, advertising, and signage. An

Engage Aurora project page and online survey were also developed to gather public feedback, with the survey promoted through the same channels to encourage broad participation and input from residents.

## **Climate Change Considerations**

As climate change continues to impact the daily lives of Aurorans, whether you work, live, or play in our Town, outdoor recreation opportunities play a key role. As the Town continues to invest in resilient solutions to address climate change, outdoor amenities, parks, and playgrounds serve as space to enjoy nature in a manner that promotes eco conscious design and use.

## **Link to Strategic Plan**

The redevelopment of Fleury Park supports the Strategic Plan Goal of Supporting an Exceptional Quality of Life for All, by encouraging an active and healthy lifestyle.

Develop a long-term needs assessment for recreation programs, services, and operations to match the evolving needs of the growing and changing population.

## **Alternative(s) to the Recommendation**

1. Council to provide alternative direction should the recommendation and request for additional funding not be approved.

## **Conclusions**

The proposed improvements and redevelopment of Fleury Park are a combination of asset enhancements and new features. Based on recommendations from the 2023 Parks and Recreation Master Plan, as well as feedback recorded from community members and advisory committees, the proposed improvements will not only elevate the existing park service level but provide additional amenities for visitors and residents of Aurora to enjoy for years to come as a destination park.

## **Attachments**

None.

## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Team review on April 24, 2025

## **Approvals**

Approved by Sara Tienkamp, Director, Operational Services

Approved by Doug Nadorozny, Chief Administrative Officer