

**Marianneville: Estates of Glenway Subdivision, Newmarket
Parks and Recreation Assessment**

**~ TECHNICAL ADDENDUM ~
November 2013**

INTRODUCTION

The original submitted plan identified Block 173 east of Kirby Crescent for parkland dedication and trail development. Based on the Town's desire to have parkland located more easterly in the subdivision, close to the stormwater management ponds in Blocks 169 and 170, the August W/O/P Proposal included combined parkland and stormwater management areas lying west of Eagle Street W. with a continuous connection through to Street 'B' and to Crossland Gate at Alex Doner Drive.

As a result of continued discussion, the revised proposal removes several more dwellings and part of Street 'B' to widen and enlarge the contiguous parkland areas. The revised plan provides the Town with the parkland it has requested, and removes some of the parkland which Town staff have indicated they either did not support or would not consider eligible for parkland credit. The revised plan provides an enhanced parkland system which fully satisfies the 5% parkland dedication requirement. Moreover, the stormwater ponds and smaller uncredited open space areas adjacent to them will be used as public amenity areas, rather than private open space, and will be integrated with the parkland to provide a fully interconnected public park, open space and trail system which will connect existing residential areas and new residential areas.

A new Parkland Block 163 is shown on the revised plan extending from Street 'B' on the northwest to Stormwater Pond Block 165 to the east and to Stormwater Block 164 in the south and southeast. As a result, a system of parkland, stormwater ponds and related open space areas is created, ringing Glenway Circle and providing a continuous connection from Eagle Street (at Millard Ave) westerly to Street 'B', then southerly to Crossland Gate (opposite Alex Doner Drive), then returning easterly to Eagle Street (opposite Street 'D', south of Glenway Circle).

The parkland dedication has an area of 1.84 hectares (4.55 acres), or 5.07% of the plan of subdivision. However, the community amenity and passive recreational benefits will be further enhanced by the inclusion of the stormwater ponds and their associated open space areas as public spaces. The overall system of dedicated parkland, stormwater ponds and associated open space areas amounts to 8.3 hectares or (20.51 acres), equivalent to 22.87% of the plan.

SMALL PARKS NEAR BLOCKS 166 AND 167

ISSUE: Recommends two small parks be located near Blocks 166 and 167.

RESPONSE:

Townhouse Blocks 166 and 167, renumbered to 155 and 156, will each be designed with internal private parkettes. Moreover, both will have direct access to the public passive open space surrounding stormwater pond 4A in Block 166.

INTERCONNECTION

ISSUE: Recommends that parks and greenspaces be connected to new and existing housing through series of sidewalks and trails.

RESPONSE:

As described above, the revised configuration provides for a fully interconnected public park, stormwater pond, open space and trail system which will connect existing residential areas and new residential areas.

PARKLAND LOCATION

ISSUE: Recreation and Culture Department prefers that large segments of parkland be located in close proximity to existing stormwater management ponds (blocks 169 and 170) and that a minimum of 5% of the land for parks purposes be provided in accordance with the Planning Act.

Monteith Brown's letter informed that the area to the east of block 173 is underserved for parkland.

RESPONSE:

The revised plan, as described above, and as clearly illustrated in Appendix "A", provides parkland in the requested location, meeting the requirement of 5% dedication and providing additional open space amenity surrounding the stormwater ponds.

The revised location and configuration of the parkland and open space will help address the existing deficiency in neighbourhood-level parkland in the lands northwest of the Marianneville lands, and will provide parkland benefit to future intensification in the nearby Urban Centre.

PARKS POLICY MANUAL

ISSUE: Upcoming Parks Policy Manual should be considered.

RESPONSE:

We have reviewed the draft Parks Policy Manual and can provide the following comments:

Section 2.3 Parkland Distribution confirms an excellent existing distribution of parkland based on service radii.

Based on expected growth of the Urban Centre areas, the report gives priority to acquiring large parcels of land outside of the Urban Centres in addition to small sites within or close to the Urban Centres.

Based on Figure 4, the proposed parkland Block 163 and associated stormwater ponds and open space Blocks 164 and 165 are within the service area for the Urban Centre intensification corridor.

Section 2.2 Parkland Needs to the Year 2021 states that the most pressing needs are for parks serving a neighbourhood level.

The proposed parkland Block 163, typical of all of the Estates of Glenway lands, has a combination of sloped and relatively flat lands suitable for a combination of smaller active and passive activity areas linked together by a trail.

The ideal size for Neighbourhood Parks is set out at 1.5 to 5.0 hectares (page 9) with a normal service area of 800 m.

It is identified as desirable for Neighbourhood Parks to be linked to other parks and the green space system to support connectivity of the system.

The proposed park Block 163 falls within the ideal Neighbourhood Park size. The service area of 800 m radius is the same as was used in our Parks and Recreation Assessment Report as being a reasonable service distance. This radius takes in all of the Marianneville proposed development and much of the existing neighbourhood, especially those parts of the neighbourhood east of the hydro corridor. The proposed park and associated open space areas are ideally situated to be linked to other parts of the parks and open space system, notably to the Ray Twinney Complex 100 m to the south and the proposed multi-use pathway system 100 m to the west. Figure 5 of the Manual conceptually shows a "Multi-use Trail" running generally along the alignment of the Hydro One corridor running through the Glenway plan.

The northeast corner of the Estates of Glenway subdivision is proposed to be high density residential use as part of the Yonge-Davis Intensification Corridor. The draft Parks Policy Manual (Section 2.4) encourages the creation of outdoor and other recreational spaces directly within apartment or condominium complexes. The Glenway proposal provides for private recreational areas and facilities not only in the high density block, but also in the multi-family condo blocks. These latter blocks also have direct access to the proposed stormwater and open space amenity of Blocks 166 and 167.

We note that an additional new recreational trail link is shown in Figure 5 connecting the Kirby Crescent Park to the Multi-Use Trail system through Marianneville lands which are not part of the plan of subdivision.

Under the Design Criteria (page 32) the draft Manual identifies the additional amenity that stormwater facilities can bring to support the parkland system, but recommends that such facilities not be accepted as part of parkland dedication acquired under the Planning Act. The revised proposal integrates stormwater ponds with the parkland system.

Therefore, the proposed scheme for the Estates of Glenway subdivision is very much in keeping with the draft Park Policy Manual, and will facilitate meeting its objectives.

URBAN CENTRES

**ISSUE: Directions report recommendations regarding parkland requirements for
North west corner of City**

RESPONSE:

The Urban Centres Secondary Plan Directions Report (Section 7.2) identifies that there will be a significant shortfall of Neighbourhood-level parkland to serve future residents of the Urban Centres. Therefore, it places a high priority on identifying existing strategic parkland in proximity to, but outside, the Urban Centres. Apart from the potential of the Ray Twinney Recreation Complex to meet certain neighbourhood park needs, there is no other existing parkland in the immediate proximity to the Urban Centre southwest of the Yonge-Davis intersection.

This approach is carried forward in the Secondary Plan OPA #10 (Section 10).

The revised Marianneville proposal provides an opportunity to create public parkland and linked open space areas within the service area of this part of the Urban Centre.

The retention of open space of the westerly part of the Marianneville lands, not subject to the applications, provides additional opportunity for long-term recreational amenity for the Urban Centre area.