



DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES
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June 4, 2015

**DEVELOPMENT & INFRASTRUCTURE SERVICES
PLANNING AND BUILDING SERVICES REPORT 2015-27**

TO: Committee of the Whole

SUBJECT: **Former York Catholic District School Board Lands
North Side of Woodspring Ave (Northwest Quadrant)
Block 194, Plan 65M-3820**

ORIGIN: Development & Infrastructure Services/Planning and Building Services

RECOMMENDATIONS

THAT Development & Infrastructure Services/Planning and Building Services Report 2015-27 dated June 4, 2015 regarding Former York Catholic District School Board Lands North Side of Woodspring Ave (Northwest Quadrant) be received for information;

AND THAT staff direction outlined in Closed Session Development & Infrastructure Services/Planning and Building Services Report 2015-22 regarding the potential acquisition of property from Ardree Management Inc. in the Northwest Quadrant be approved.

Background

The purpose of this report is to outline background planning policy considerations related to lands in the Town's Northwest Quadrant (NWQ) and to recommend the staff direction outlined in closed session report 2015-22 regarding a potential acquisition of property from Ardree Management Inc. (part of the Northwest Quadrant Landowners Group) in the Northwest Quadrant.

Through the Planning process for subdivision approvals in the Town's Northwest Quadrant (NWQ), the York Catholic District School Board (YCDSB) requested a site for an elementary school. Through a Draft Plan of Subdivision approval, Ardree Management Inc. reserved a 2.77 ha block for the YCDSB on the north side of Woodspring Avenue, immediately west of what is now the Town's Environmental Park and adjacent to the Northwest Quadrant Woodlot to the west and north. This parcel is identified as the "subject Lands" on Appendix "A".

YCDSB has now determined that the school site is no longer required by the Board.

The Town's Subdivision Agreement with Ardree Management states that under this circumstance, Ardree must grant the Town first right of refusal to purchase some or all of the block for municipal purposes on the same terms and conditions it struck with the YCDSB, including purchase price with a per annum increase from 2005. Such a clause has been included in subdivision agreements where a school site is anticipated

since at least 2001 and appears in agreements in the Town's northwest quadrant, southwest quadrant and southeast quadrant.

Planning Considerations

Parks Policy Development Manual

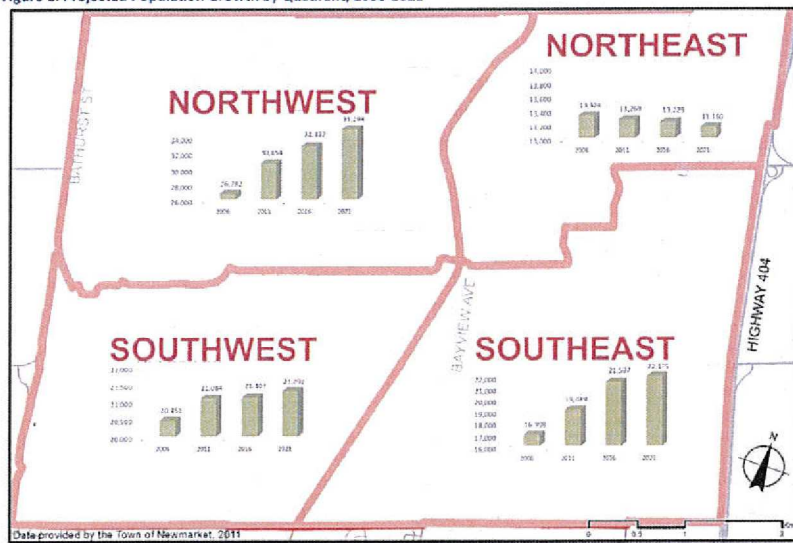
The Parks Policy Development Manual prepared by Monteith+Brown on behalf of the Town was developed so that parks can continue to be planned and provided in a manner that meets the needs of residents. The Development Manual addresses current shortfalls in the Town of Newmarket and reviews how parks, trails and open spaces are developed, maintained and renewed. The Manual was adopted by Council in November 2012 and establishes standards for active parkland to apply Town-wide, as follows:

- Town Parks – 1.0 ha per 1,000 residents
 - **Community Parks – 0.5 ha per 1,000 residents**
 - **Neighbourhood Parks – 0.7 ha per 1,000 residents**
 - Urban Squares and Plazas – are included with Neighbourhood Parks
 - Passive Green Space – Includes Natural Heritage System and flood plain and do not contribute to the active parkland standard. (therefore, not included in the 1.2 or 2.2 ha per 1000 residents standard).
- 1.2 ha/1000 residents } 2.2 ha/1000 residents

The application of the 2.2 ha per 1000 residents requires an additional 45 ha and exceeds the maximum parkland dedication standard of the *Planning Act* of 1ha per 300. Even applying the highest parkland dedication standard, the Town will not be able to meet this goal through parkland dedication.

The Manual has identified a future shortfall of 15 ha of neighbourhood-size parks (1.5 – 5.0 ha) in this quadrant of the Town by 2021 outside of the Urban Centres. It should be noted that the Parks Policy manual details the northwest quadrant extending east of Yonge Street and south of Davis Drive as shown below.

Figure 1: Projected Population Growth by Quadrant, 2006-2021



Source: York Region Traffic Zone Forecast for Population, July 2011 and December 2011

Recreation Playbook

The Recreation and Culture department is developing a master plan in the form of a Playbook that will guide the future of play, and recreation in our community. The Playbook will identify what we are doing well, what we need to improve on and what we can do to make Newmarket *even better*.

While a specific recreational use of this property has not been identified, there has been an identified need for siting such uses as accessible parks, splash pads and skate parks throughout the community including the Northwest Quadrant. The purchase of these lands would ensure appropriate lands are available to accommodate these types of uses as the specific need arises and to set future budgets appropriately.

Other Considerations

Conseil scolaire Viamonde (French School Board)

The Conseil Scolaire Viamonde has contacted the Town expressing an interest in this site for a school. In the event the Town does not purchase this property, the Board would have to negotiate with the land owners for the purchase of this property.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The acquisition of this parcel of land in the Northwest Quadrant would assist the Town in meeting its vision of **Living Well** by providing additional recreation opportunities and **Well Balanced** by striving to achieve council adopted parks service levels.

CONSULTATION

Consultation has occurred with the Development and Infrastructure Services, Community Services, Legal Services, Public Works Services, Recreation and Culture and Financial Services.

HUMAN RESOURCE CONSIDERATIONS

Not applicable to this report.

CONTACT

For more information on this report, contact: Dave Ruggle, Senior Planner – Community Planning, at 905-953-5321, ext 2454; druggle@newmarket.ca



Commissioner of Development &
Infrastructure Services



Senior Planner – Community Planning


Director of Planning & Building Services

APPENDIX "A"

