



COMMUNITY SERVICES – RECREATION & CULTURE
TOWN OF NEWMARKET
395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
info@newmarket.ca
905.895.5193

October 19, 2015

**COMMUNITY SERVICES – RECREATION & CULTURE
COUNCIL REPORT #2015-31**

TO: Mayor Van Bynen and Members of Council

COPY: SLT, OLT

SUBJECT: Recreation Playbook Recommendations Requiring Land

ORIGIN: Director, Recreation & Culture

RECOMMENDATIONS

THAT Community Services - Recreation and Culture Report #2015-31 dated October 19, 2015 regarding Recreation Playbook Recommendations Requiring Land be received and the following recommendations be adopted:

- 1. THAT staff be delegated authority to negotiate a purchase of the former York Catholic District School Board Lands on the north side of Woodspring Avenue, in the northwest quadrant, per section 239 (2) of the Municipal Act;**
- 2. AND THAT Staff report back in the first quarter of 2016 with detailed capital costs and operating expenses of three options outlined in the report for consideration as part of the 2017 budget process.**

COMMENTS

On June 22, 2015 Committee of the Whole explored the possibility of purchasing lands, per section 239 (2) of the Municipal Act, former York Catholic District School Board Lands on the north side of Woodspring Avenue, in the northwest quadrant.

Staff was directed to explore recommendations that may necessitate additional land over the next 5 years while considering whether this particular parcel of land would assist in fulfilling the recommendations set forth in the Recreation Playbook.

Recreation Playbook Recommendations

The Recreation Playbook put forth a variety of recommendations with respect to facility development over the next 10 years. The following recommendations from the Recreation Playbook identify the need for facility development against whether or not additional land is necessary and whether this particular parcel of land would be suitable implementation of the recommendation (please note that recommendations that are very specific to a site already owned by the Town are excluded):

Recommendation	Is Additional Land Necessary?	Would this parcel of land be suitable?
Consider development of an additional artificial outdoor ice rink in conjunction with other civic uses – particularly at a location with trained staff and maintenance equipment already accessible.	It is recommended that existing Town owned and operated land be used for the development of an additional artificial outdoor ice rink.	This parcel of land would not have access to already trained staff or maintenance equipment, nor is there already civic uses of the land.
Continue with existing natural outdoor ice rink program at pilot sites. Add additional sites in unserved quadrants providing community volunteers step forward.	Unserved quadrants could accommodate a natural outdoor ice rink on an existing park – in the northwest quadrant, the Environmental Park could accommodate.	Purchase of this land would certainly provide an additional opportunity for a natural outdoor ice rink and would be suitable.
Explore investment into a new gymnasium based on maintaining control over the scheduling.	Ideally, a gymnasium would be located in conjunction with other facility amenities to maximize efficiencies of staff. There is suitable facilities and land to attach to (eg. Ray Twinney Complex).	This parcel of land would accommodate a gymnasium type facility. This would represent a significant capital investment and ongoing operational financial implications. As such, staff would not recommend building a stand alone gymnasium.
Continue to focus core programming for older adults through a centralized facility dedicated to older adults. All other facilities should incorporate older adult programming where space permits. As the community evolves and the Newmarket Seniors Meeting Place ages, explore potential development of a new dedicated older adult facility.	Development of a new facility in the long term would likely necessitate additional land. A new Older Adults Centre could be added to an existing facility though this has not yet been considered.	This site would not be ideal for a new Older Adults Centre as it is not centrally located nor is it easily accessible via transit.
The existing supply of baseball diamonds is anticipated to meet Newmarket's needs over the next 10 years.	While no additional diamonds are necessary, utilizing land for an improved diamond to accommodate adult play and repurposing Art Ferguson Park for another use (as Art Ferguson is too small to	This land could be an ideal site for a new, larger diamond to replace Art Ferguson Park. It would allow for appropriate size dimensions and orientation of the field.

	accommodate adult use).	
Integrate two tennis courts within an existing or future neighbourhood park, preferably in an area that is not reasonably served by an existing tennis court.	There are limited locations where two new tennis courts could be accommodated, so new land would likely be required.	This area is currently underserved for tennis courts, so this land would be beneficial. Tennis courts can be easily converted to outdoor rinks in the winter as well.
When exploring potential development of the Community Centre Lands where Newmarket Tennis Club is currently located, consider movement of the tennis facility to a location where up to 10 or more courts could be constructed with the capacity for a private provider to bubble the courts during the winter months.	There is not currently enough land owned by the Town to accommodate 10 tennis courts without converting an already utilized amenity. As such, additional land would likely be required.	This site could potentially accommodate 10 tennis courts. A 10 court facility would be a drive to destination across town. This location would not be as accessible to non residents as some locations (ie. Art Ferguson Park). A facility of this nature would require significant parking and would increase traffic in the neighbourhood.
Integrate two beginner level skate parks into appropriate neighbourhood serving parks at opposite sides of Town.	A skate park could be designed into a variety of existing parks in Newmarket though doing so would lead to a resulting loss in green space.	This land would represent a strong location for the addition of skate park given the demographics surrounding the area.
Provide a minimum of one spray pad in each quadrant of the Town.	This could be designed into a variety of existing parks in Newmarket though doing so would lead to a resulting loss in green space.	This land could accommodate the addition of a spray pad. However, a spray pad in East Gwillimbury is located within 2 km of this location.
Provide a minimum of one fully accessible playground per quadrant where children of all abilities can be fully integrated in all aspects of play.	This should be designed into already existing parks as part of the playground renovation program.	This site would represent a good location for a barrier free park, though other sites in the area could also accommodate.

Additional Strategic Opportunities

As highlighted in the above table, there a number of potential uses for these lands that would align with the recommendations contained within the Recreation Playbook including development of a skate park, tennis courts, splash pad, or an accessible playground.

However, when considering other strategic priorities of Council, like the development of the Community Centre lands, this parcel of land represents a significant opportunity to accommodate uses that would allow for the Community Centre lands to become available for development.

Given that a number of possibilities for use of the School Board Lands, staff recommends that the land be purchased by the Town.

Staff are further recommending that in the first quarter of 2016 a report be brought to Council with detailed capital expenses and ongoing operating costs and public consultation processes to be undertaken, identified for the following options for Council to consider in development of the land:

- Option 1: Development of the School Board lands into a full size baseball diamond and conversion of Art Ferguson Park into a 10 court tennis site.
- Option 2: Development of the School Boards lands into a 10 court tennis site.
- Option 3: Development of the lands to a community park that includes an accessible playground, skate park, 2 tennis court site that could accommodate a winter natural skating rink.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Living Well

- Emphasis on active lifestyles and recreational opportunities

Well Balanced

- Recreational facilities and services

Well Equipped and Managed

- Fiscal responsibility
- Service excellence
- Efficient management of capital assets and municipal services to meet existing and future operational demands

BUDGET IMPACT (Current and Future)

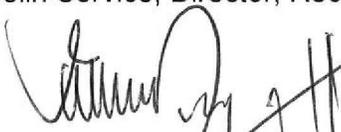
Aside from the the cost to purchase the land, additional expenses would be incurred to develop the land depending upon the direction Council chose to take. As well, there would be ongoing maintenance costs associated with an expanded park/facility inventory.

CONTACT

For more information on this report, please contact the Director, Recreation Services.



Colin Service, Director, Recreation & Culture



Ian McDougall, Commissioner of Community Services