



COMMUNITY SERVICES – RECREATION AND CULTURE  
TOWN OF NEWMARKET  
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March 31, 2016

**JOINT REPORT # 2016 - 14**

**COMMUNITY SERVICES REPORT – RECREATION AND CULTURE  
DEVELOPMENT AND INFRASTRUCTURE SERVICES – PUBLIC WORKS  
DEVELOPMENT AND INFRASTRUCTURE SERVICES – ENGINEERING  
CORPORATE SERVICES - FINANCE**

TO: Mayor Van Bynen  
Members of Council

SUBJECT: Implementation Plan – Future Facilities and Land Use

ORIGIN: Community Services – Recreation and Culture  
Development and Infrastructure Services – Public Works  
Development and Infrastructure Services – Engineering  
Corporate Services - Finance

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**RECOMMENDATIONS**

**THAT Community Services – Recreation and Culture, Development and Infrastructure Services – Public Works; Engineering and Corporate Services - Finance Joint Report # 2016 – 14 dated March 31, 2016 regarding the Implementation Plan – Future Facilities and Land Use be received and the following recommendation(s) be adopted:**

- 1. THAT Phase 2 of the Recreation Playbook implementation plan be approved as outlined in the report, with public consultation done as part of applicable design processes;**
- 2. AND THAT Phase 3 of the Recreation Playbook implementation plan be shared with the community through a public consultation process and that staff then report back;**
- 3. AND THAT Council and the Newmarket Library Board conduct a facilitated Joint Planning Workshop in Q3, 2016 to explore future library considerations;**
- 4. AND THAT future Council Workshops be done to consider specific uses and negotiation strategies on potential property acquisitions, as outlined in the report;**
- 5. AND THAT as part of the 2016 Capital Budget the design for an outdoor basketball court at Ken Sturgeon Park be undertaken, and funding for construction be requested in the 2017 Capital Budget funded from Development Charges and Capital Reserves, in order to include this project in Phase 2 of the Recreation Playbook implementation plan.**

## **COMMENTS**

The purpose of this report is to provide Council with more detailed information and follow up from the Council Closed Session Workshop on February 22<sup>nd</sup>, 2016 – *Framework for Future Facilities and Land Use*. During that workshop a number of facilities and potential land options were presented to Council for feedback. This report will serve to consolidate that feedback and provide recommendations moving forward.

## **Background**

In June, 2014 Council approved the Recreation Playbook – a 10 year Strategic Master Plan that shapes the vision for service delivery, facility improvement & development, and pricing philosophy. On specific relevance to the February 22<sup>nd</sup> Council Workshop and this report is the section on facility improvement and development. The Recreation Playbook contains 24 recommendations that specifically address opportunities to improve existing facilities or add additional facilities.

In addition to the recommendations contained within the Recreation Playbook, there are a number of emerging opportunities and potential alignment with other strategic initiatives of the Town. These include long term strategies for the Community Centre Lands, need to address the former Operations Centre on Pine Street, emerging needs for additional library services, potential development on the Hollingsworth Arena property and potential property acquisitions.

The various recommendations and emerging opportunities are intricately linked with one another in terms of timing, funding, and long term implications on service delivery. Please note that any addition of facility or amenity will have associated operating expenses. Those expenses will be included and specifically highlighted in future budget approval processes. Please also note that the estimated capital costs are high level estimates only and subject to detailed design and more fulsome costing. In addition, the locations are subject to Council approval as projects are implemented and may be subject to revisions as determined by Council. In order to most comprehensively address these various intricacies, the following matrices will address the relevant issues in phases as outlined:

**Phase 1 – Already in Progress**

<b>Facility Improvement or Opportunity</b>	<b>Recommended Location</b>	<b>Estimated Capital Costs</b> <i>(Note additional operating expenses will be included as part of the annual budget process)</i>	<b>Funding Source</b>	<b>Related Impacts</b>
Develop a Town operated, equipment based fitness centre.	Magna Centre	\$300,000	Development Charges (DC's) / Future Revenues	No related impacts
Build an Artificial Turf Field in partnership with YRDSB	Dr. Denison High School	\$1 Million Municipal Share	\$900,000 DC's \$100,000 Op.Capital	No related impacts
Expansion of Shared Use School Opportunities in Northwest Quadrant	In discussion with YRDSB about options	No additional cost	NA	No related impacts
Convert two tennis courts at Quaker Park to 3 Pickleball courts.	Quaker Park	\$220,000	Asset Replacement Fund	Two new tennis courts will be developed in an underserved area

Additional Recreation Playbook items also ongoing or in progress:

- ✓ Maintain an ice supply of seven ice pads over the next 10 years;
- ✓ Explore how to re-develop the lawn bowling facility in Lion's Park to continue offering lawn bowling while accommodating other recreational opportunities;
- ✓ Continue with existing natural outdoor ice rink program;
- ✓ Continue to operate a supply of two municipally run indoor aquatic facilities and one outdoor pool over the next 10 years;

- ✓ Develop a sense of community stewardship of parks through creation of park-user feedback and programming groups;
- ✓ Continue to focus the delivery of youth oriented programing through the Newmarket Youth Recreation Centre and SK8 Park with more outreach programming;
- ✓ Continue to focus core programming of older adults through a centralized, dedicated facility with more outreach programming in other facilities as well;
- ✓ Conduct a tri-annual review of potential park development opportunities to ensure that the Town is positioned to respond to emerging trends;
- ✓ Begin planning for the provision of community recreation services to serve the corridors affected by intensification;
- ✓ Identify and evaluate public-private partnership opportunities that improve the availability of emerging sport facilities

**Phase 2 – To Be Started in 2016/2017 with Completion by 2017/2018**

Facility Improvement or Opportunity	Recommended Location	Estimated Capital Costs <i>(Note additional operating expenses will be included as part of the annual budget process)</i>	Funding Source	Related Impacts
Design and Construct two Spray Pads	Frank Stronach Park and Arkinstall Park	\$400,000 per park	\$700,000 DC's; \$100,000 approved budget in 2015	No related impacts
Construct two outdoor skate parks	Bonshaw Park and Regional Snow Dump Site (this site construction will be related to site considerations)	\$300,000 per park	\$640,000 DC's; \$60,000 Op.Capital – to be included in 2017 budget	Youth Centre will continue in operation so outdoor parks should balance existing park in terms of location and features

Secure former Glenway Golf Course Works Shop for a Satellite Park's Maintenance Building	Adjacent to Northwest Corner of Ray Twinney Complex Property	TBD – Subject to negotiation with Property Owner and additional approval by Council	DC's, or potential negotiation	No related impacts
Design and Construct an outdoor basketball court	Ken Sturgeon Park	\$150,000.00 to \$200,000.00	DCs (90% of cost), remaining cost from Operating Capital	Facilitates community outdoor ice rink at same location

**Phase 3 – 2 to 5 Years Subject to Budget Approval**

<b>Facility Improvement or Opportunity</b>	<b>Recommended Location</b>	<b>Estimated Capital Costs</b> <i>(Note additional operating expenses will be included as part of the annual budget process)</i>	<b>Funding Source</b>	<b>Related Impacts</b>
Design and Construct one Spray Pad	SM Development Site on Davis Dr  OR Glen Cedar Park (subject to School Board approval) or George Richardson Park	\$400,000	\$360,000 DC's; \$40,000 Op.Capital – Council approval required in future budget process	No related impacts

Relocate six tennis courts from Community Centre Lands to free up land for potential development. Facilitate up to 4 additional courts being built by Newmarket Tennis Club or Private Provider with capacity for bubbling all courts by a private provider in winter months.	Art Ferguson Park	\$130,000 per court – 6 courts to be built by Town (\$780,000)	Asset Replacement Fund	Ball Diamond at Art Ferguson Park relocated to Fairgrounds
Replacement of Ball Diamond at Art Ferguson Park	Fairgrounds – Repositioning of existing diamonds Relocation of Central York Fire Training	\$750,000 to \$1.5 Million	Asset Replacement Fund / DC's	Soccer Field needs met through addition of artificial turf soccer field.
Develop a full size, outdoor, artificial ice rink with boards and lighting.	Location to be determined	\$1.0 to \$2.0 Million (excluding land costs)	DC's, Community Fundraising, Sponsorship	If located at Magna Centre, laneways and limited parking will also need to be addressed at the same time.
Construct an outdoor basketball court	Environmental Park or other area in Northwest Quadrant	\$150,000 to \$200,000 per court	DC's (90% of costs), remaining costs from Op. Capital	No related impacts

Construct a fully accessible playground with historical tribute to the location of Canada's first ever fully accessible playground	Quaker Park – original location of Canada's first fully accessible playground	\$300,000	Asset Replacement Fund – as part of the Park replacement Program	No related impacts
Construct one fully accessible playground per quadrant	Locations will be determined as part of the budget process	\$900,000	Asset Replacement Fund	No related impacts
Construct two outdoor community tennis courts.	In either Northwest quadrant or Southeast quadrant	\$300,000	DC's (up to 90% of costs)	No related impacts
Explore a partnership with a third party to build and operate a gymnasium as part of an existing facility.	Ray Twinney Complex	TBD – subject to partnership negotiations and further Council Approval	DC's (up to 90% of costs)	Site considerations for Ray Twinney Complex

### **Additional Considerations to be Addressed Separately**

There are a number of items that represent significant opportunity and/or investment for the Town over the next 10 years. These items are identified below, with recommendations for action:

#### **Public Washrooms in Parks**

Staff recommends that outdoor washrooms be considered in future, annual budget processes. Areas of particular projected need include: Frank Stronach Park and Fairy Lake Park.

#### **Library Services**

There is currently a funding envelope of approximately \$2.4 Million in Development Charges over the next 10 years. It is recommended that a joint workshop or Council and the Library Board be conducted in Q3, 2016 to explore opportunities for enhanced library services.

### ***Replacement of Hollingsworth Arena***

Council has provided direction to staff to continue discussions with San Michael Homes for a development on Davis Drive that would include the Hollingsworth Property. Staff continues to engage in ongoing discussions with Pickering College to partner in constructing a rink at Pickering College. In the event negotiations don't culminate with a mutually beneficial partnership it would be the staff recommendation that the Town then construct of an additional ice pad at Ray Twinney Complex, in support of past Council direction of maintaining the current municipal service level. Any decision with respect to the replacement of Hollingsworth Arena is to be subject to an approved development at the Hollingsworth Site.

### ***Strategic Property Acquisitions***

There are a variety of properties the Town is currently considering that have potential to advance a variety of initiatives – some of which are directly related to recreation facility development. It is recommended that these properties be explored through a series of specific Council Workshops where potential uses and negotiation considerations can be discussed, with final approval coming back to Council on a case by case basis.

### ***Future Spray Pad***

In the future as the community continues to develop, staff recommend that Ward 7 be studied/considered for an additional spray pad post green field development of a couple of existing development sites.

## **BUSINESS PLAN AND STRATEGIC PLAN LINKAGES**

This report represents virtually all recommendations related to Facility Development and Improvement as outlined in the Recreation Playbook.

This report also links with several of Newmarket's Council strategic priorities including:

- Enhanced recreational opportunities and community facilities;
- Creating a strategy for vibrant and liveable corridors along Davis & Yonge;
- Revitalizing our Community Centre Lands;
- Supporting innovative projects and partnerships with various sectors;
- Supporting community and neighbourhood projects;
- Community engagement.

The recommendations in this report also support the links to the Town's Strategic Plan:

***Well-Equipped and Managed*** by implementation processes that reflect innovative and accountable governance in achieving service excellence.

***Well-Planned and Connected*** goal of ensuring the revitalization of neighbourhoods and improved interaction with the community.



## **CONSULTATION**

This report has been developed as a result of a staff workshop and Council workshop. Further public engagement is recommended.

## **HUMAN RESOURCE CONSIDERATIONS**

Future human resource considerations will be subject to budgetary approvals.

## **BUDGET IMPACT**

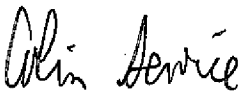
These recommendations are tied to previously approved budgets or are subject to further budget approval processes.

## **CONTACT**

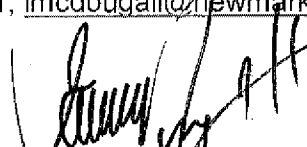
For more information on this report, contact:

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Colin Service  
Director of Recreation & Culture



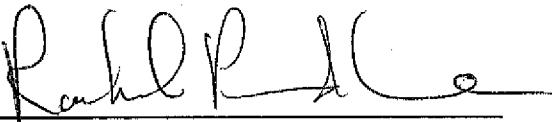
Ian McDougall  
Commissioner of Community Services



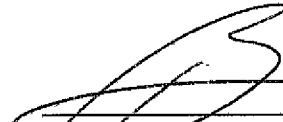
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