



Planning and Building Services

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November 12, 2013

INFORMATION REPORT

Development and Infrastructure Services/Planning and Building Services Report 2013-60 Public Engagement Comments Regarding the Draft Urban Centres Parks and Open Space System

TO: Mayor Van Bynen
Members of Council
Chief Administrative Officer
SLT

SUBJECT: Public Comments on Parks and Open Space
Draft Newmarket Urban Centres Secondary Plan (Oct. 2013)

FILE NO: NP-P13-01

ORIGIN: Planning and Building Services

The purpose of this Information Report is to respond to the request for clarification raised at the Council Workshop (September 16, 2013) on the Draft Newmarket Urban Centres Secondary Plan regarding whether, through the public engagement process, the Town received any comments with respect to the Proposed Parks and Open Space System related to proposed Neighbourhood Parks NP 3 (Mulock Farm) and NP 5 (230 Davis Drive). (See Map 3)

Comments

These proposed parks were referred to both directly and indirectly at each of the first 3 phases of the public engagement process as summarized below (Phase 1 - Growth Scenarios and Implications; Phase 2 - Draft Secondary Plan Concept; Phase 3 – Urban Centres Directions Report).

Summary of Comments Received Regarding Parks and Open Space

Phase 1 – Growth Scenarios and Implications (April-June 2012)

In Phase 1, no proposed mapping was prepared identifying parks or open space. At this stage in the process public input was being requested on the proposed low and high growth scenarios and their potential implications.

Focus Group Comments:

- Connect existing green spaces

- The comment that parks and open space connecting the north side of Davis Drive through to the south side connecting into Haskett Park was raised numerous times.

NEAC Comments:

- It is vital that greenspace be incorporated into the Plan... Integration of greenspace with existing trails is important.

Youth Groups:

- Ranked parks and open space as the top priority within the Urban Centres
- Keep Newmarket green – lots of gardens, benches, parks and ponds
- Mulock farm should be a park
- Open space needed to connect north of Haskett Park to Davis Drive

The full document containing the comments received in Phase 1 can be viewed on the Town's web site at: http://www.newmarket.ca/en/townhall/resourcelibrary/120820_Phase1SummaryofComments.pdf

Phase 2 Draft Secondary Plan Concept (October - November 2012)

The Draft Concept identified a Neighbourhood Park at the location of 212 and 230 Davis Drive, and also identified the Mulock Farm property as a park (See attached Map 1).

Focus Group and Public comments:

- Neighbourhood parks are located along the transit routes. In addition to breaking up the urban landscape it is helpful for the shifting demographics. My biggest concern is their connection to other traditional parks in Town by walking, transit, etc.
- I like the concept of distribution, even distances between (parks and open spaces) I would like to see connections to existing green spaces and parks.
- Parks are unconnected- can that be remedied?

Staff also notes that the owner of 212 Davis Drive (Bridon Baker Developments Inc.) objected to the identification of their property as part of the Parks and Open Space System in the Draft Development Concept. The correspondence from Bridon Baker Developments Inc. and staff's response is attached under Attachment 1.

Phase 3 Urban Centres Directions Report May (May 2013)

The proposed park on the Mulock Farm continued to be identified, but the proposed park on 212 and 230 Davis Drive was not identified on the mapping as part of the Parks and Open Space System. (See Map 2) The Davis Drive park was not identified on the map because an applicant (Rose Corp.) had approached staff with a proposed application that was expected to be dealt with imminently as a Site Plan Application under the current Zoning By-law permissions.

Public Comments:

- Protect for more connectivity between parks
- Include new parks and open space
- Create more linkages between green spaces, trails and pathways
- Provide for more usable parkland to including children's play areas
- Parks are too small to create usable space
- What happened to the parkette next to Yonge North Well
- Urban Agriculture- community garden space need to be considered/included
- No parks in Bristol Road Area (except near schools)

Phase 4 Draft Newmarket Urban Centres Secondary Plan (October 2013)

Since Phase 3, the owners of 230 Davis Drive, have indicated they are not interested in redevelopment in conjunction with the Bridon Baker lands discussed under Phase 3, therefore the Draft Secondary Plan re-established the Parks and Open Space designation on 230 Davis Drive and maintained the proposed designation on the Mulock Farm.

The Draft Newmarket Urban Centres Secondary Plan therefore identifies both NP 3 (Mulock Farm) and NP 5 (230 Davis Drive) as Neighbourhood Parks. (See Map 3)

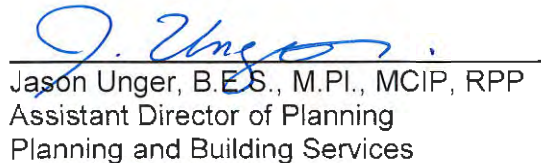
In view of the strong public support, staff maintains these two parks are strategically located to ensure the long term parks standard within the Town can be achieved through intensification.



Marion Plaunt, MES, MCIP, RPP
Senior Planner - Policy
Planning and Building Services



Richard Nethery, B.E.S., MCIP, RPP
Director of Planning and Building Services
Development and Infrastructure Services



Jason Unger, B.E.S., M.P.I., MCIP, RPP
Assistant Director of Planning
Planning and Building Services



Rob Prentice
Commissioner
Development and Infrastructure Services

Attachment 1

Bridon Baker Developments Inc.
65 The East Mall,
Etobicoke, ON M8Z 5W3

October 15, 2012

Marion Plaunt
Senior Policy Planner
Town of Newmarket

Dear Ms. Plaunt

I am the owner of lands on the south side of Davis Drive, east of Yonge Street, being Part of Lot 4, Plan 32, further described as Part 1, Plan 65R-21851, Town of Newmarket.

I have received the Newmarket Phase 2 Draft Urban Centres Secondary Plan, and object to the identification of my lands therein as "Neighbourhood Parks". The identification of lands in private ownership as a public park is wholly inappropriate. Pursuant to a decision of the Ontario Municipal Board dated February 13, 2004, these lands have been zoned RM4 – Municipal Family Residential Fourth, to permit a stacked townhouse development. It remains my intention to redevelop these lands for residential intensification.

Please provide me with written notice of all future steps/decisions in this matter.

Thank you for your attention in this matter.

Sincerely,

Brian E. Baker
President & CEO
cc: Signe Leisk, Cassels Brock & Blackwell LLP.

Tel: 416-537-2604 #241 Email: Bribak@Hotmail.com



PLANNING AND BUILDING SERVICES

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November 6, 2012

Brian E. Baker
President & CEO
Bridon Baker Developments Inc.
65 The East Mall
ETOBICOKE, ON M8Z 5W3

Dear Mr. Baker:

Re: Newmarket Urban Centres Secondary Plan Process

Thank you for your letter to the Town expressing concern regarding the identification of your lands as part of the proposed neighbourhood parks system through the Draft Secondary Plan Concept developed as part of the Newmarket Urban Centres Secondary Plan process.

Your comments will be considered in the development of the next phase in the planning process, e.g., the development of the Draft Secondary Plan Directions, which we plan to release for further public input in early 2013.

As you may appreciate, the provision of parkland and pedestrian linkages will be integral to the livability and the future sense of place within Newmarket's Urban Centres. The Draft Concept proposes a significant increase in residents within the Centres. For example, the October 2012 Draft Concept provided for intensification that would see approximately 25,000 new residents with the Urban Centres alone. This is a significant increase from the approximately 2,000 residents that live there today.

Through the Spring 2012 engagement regarding the development of Phase 1- Growth Scenarios toward the development of the Secondary Plan, the top three priorities identified through this process were:

Walkability – ensure the Urban Centres are well connected with the community as well as internally to facilitate walkability;

Create open spaces and ensure environmental sustainability – provide for open spaces and parks as well as urban squares – lots of “breathing spaces” within the urban form; and

Attractive public realm – ensure that the public spaces are attractive, functional, and provide for aesthetic opportunities, including public art.

A complete summary of the comments received through the Phase 1 engagement can be reviewed on the Town's web site at the following link:

http://www.newmarket.ca/en/townhall/resourcelibrary/120820_Phase1SummaryofComments.pdf

The Draft Concept for the Secondary Plan builds upon the comments received in Phase 1. The Draft Concept was released to obtain early feedback from the landowners and/or their representatives, as well as the public on all component, including the identification of parkland and pedestrian linkages.

We appreciate your concerns and welcome the opportunity to meet with you at your convenience to discuss them further as we develop the Draft Directions. Please contact the undersigned to set up an appropriate time.

Further to your request, we have included you on our list of those to be notified throughout the Secondary Plan process.

Sincerely,



Marion Plaunt, MES, MCIP, RPP
Senior Planner, Policy
Tel: 905 953-5300 Ext. 2459
mplaunt@newmarket.ca

CC: Mayor Van Bynen
Councillors
Bob Sheiton, CAO
Andrew Brouwer, Town Clerk
Rick Nethery, Director of Planning and Building Services
Jason Unger, Assistant Director, Planning Services
Jason Thorne, planning Alliance
Signe Leisk, Cassels Brock & Blackwell, LLP

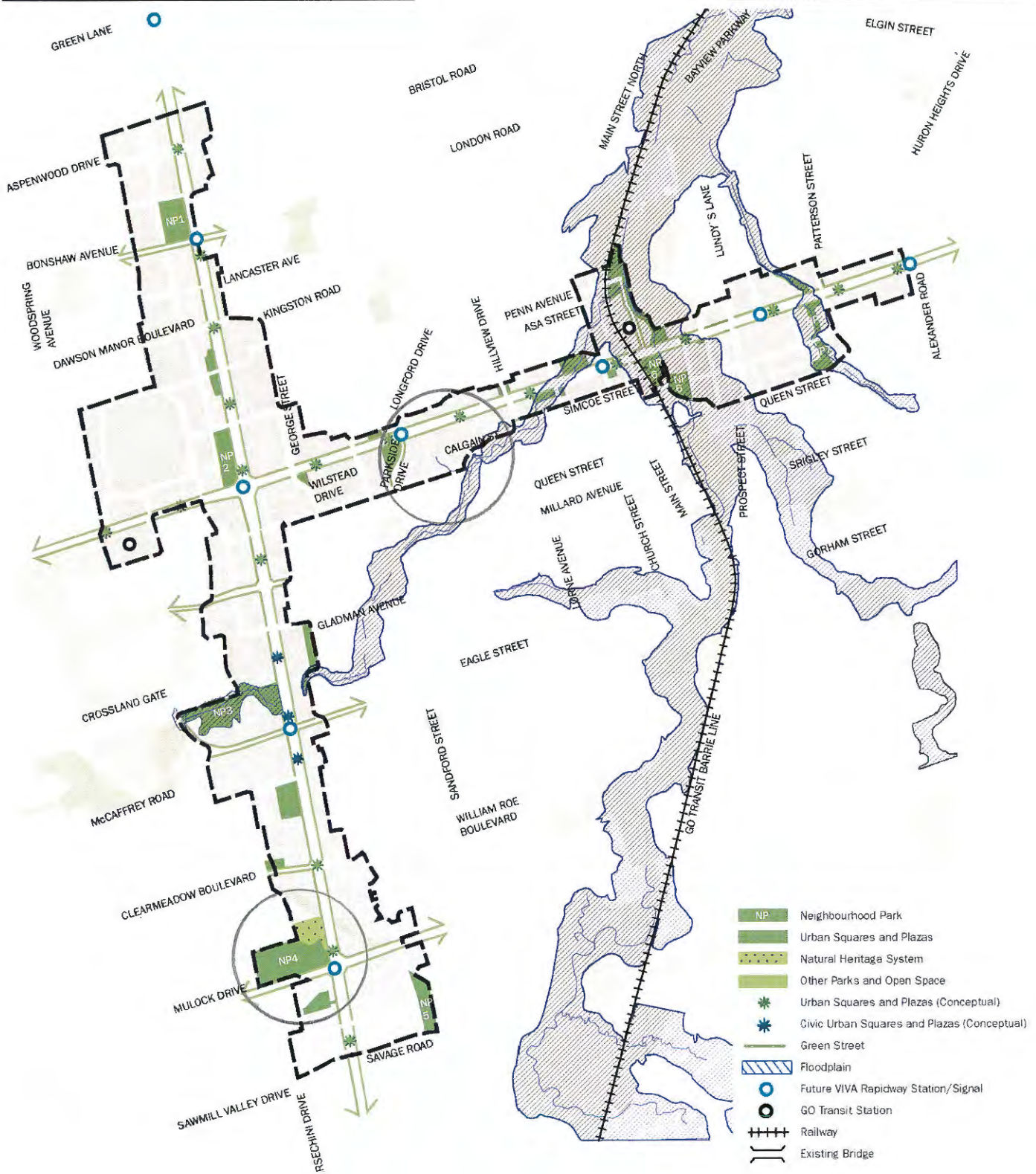
Phase 2 November 2012
Draft Secondary Plan Concept

MAP 1



Phase 3 May 2013
Draft Secondary Plan Directions

Map 2



Phase 4 (September 2013)

Draft Newmarket Urban Centres
 Secondary Plan

Map 3

SCHEDULE 7: PARKS, OPEN SPACE & NATURAL HERITAGE

