



**PARKS AND RECREATION ASSESSMENT  
FOR THE  
ESTATES OF GLENWAY SUBDIVISION  
March 2012**

**OVERVIEW**

This report has been prepared as part of the submission relating to Estates of Glenway Subdivision redevelopment of the easterly part of the former Glenway Country Club in the Town of Newmarket.

The purpose of this report is to assess existing service levels for public park and recreation facilities in the vicinity of the proposed development, and to address the adequacy of the existing and proposed parks and recreational facilities to serve the residents of the new development. It also addresses the impact of the development on the open space characteristics of the community.

The Town of Newmarket has no current Parks and Recreation Master Plan. It has no current inventory of parks and recreational facilities. It has no current adopted standards for parks and recreational facilities either in a Master Plan or in its Official Plan.

While this report assesses parks and recreation within the limitations inherent in the current public policy and information context, it does not purport to be the type of study that should occur as part of a new Parks and Recreation Master Plan process for the Town.

**STUDY AREA**

The study area used for this report is bordered by Davis Drive on the north, Bathurst Street on the west, Yonge Street on the east, and a line generally following the southerly limit of the lots on McCaffrey Road. The first three boundaries are major arterial roads, while the southerly boundary follows a break in the residential development pattern of this part of Newmarket.

**EXISTING FACILITIES**

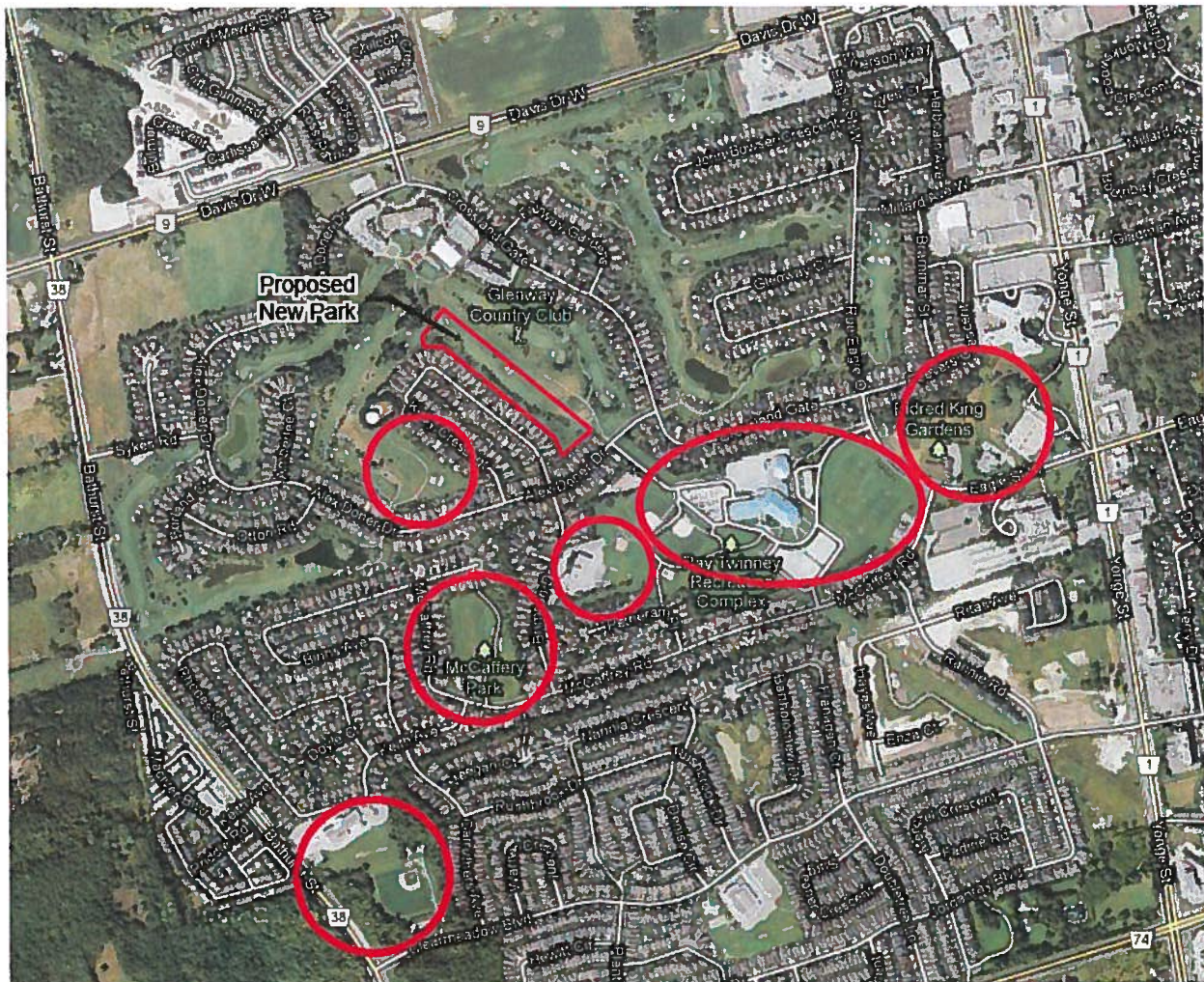
The Ray Twinney Recreation Complex is a large community recreation facility located at 100 Eagle Street W. It contains two arenas, an indoor swimming pool and community rooms. The complex is on a site of 18.4 ha (45.5 ac) with a variety of active recreational facilities including a football field, soccer pitches and baseball diamonds. To a lesser degree, it also serves some neighbourhood park functions.

The Eldred King Park located opposite the Ray Twinney Complex on Eagle Street W. and extending to Yonge Street, provides primarily passive recreational opportunities. It has also been used for community gardens.

The 1.74 ha (4.3 ac) Kirby Crescent neighbourhood park and playground has access from Alex Doner Drive and from Kirby Crescent, with a trail joining the two access points.

McCaffrey Park is a neighbourhood park and playground located north of McCaffrey Road. It has an area of approximately 3.2 ha (7.8 ac).

The Town has shared use agreements for the recreational use of the schools in the vicinity. Crossland Public School and St. Nicholas Catholic School provide community use of facilities and outdoor recreation areas which function as neighbourhood parks/playgrounds.



Location of Parks, Schools, and Recreational Facilities

## **EXISTING SERVICE ASSESSMENT**

In general, the Glenway study area is well-served by higher order community facilities. The Ray Twinney Recreation Complex, one of the finest facilities in the Town, is approximately a 2-minute drive from the furthest residents in the study area.

The study area has several neighbourhood-scale park and playground facilities, including both municipal parks and school playgrounds. However, the distribution of these facilities is not even across the study area, with most neighbourhood park areas being found in the southerly and westerly parts of the study area. The proposed new neighbourhood park is located more centrally within the study area.

The only documented source of information about user ratings of the adequacy of parks and recreation facilities is found in the now dated 1999 Newmarket Parks, Recreation and Culture Master Plan. In that document, 16% of respondents in the northwest area of the Town (broader than the current study area) identified the need for “additional parks/green space” as a priority. By comparison, double that proportion (37.5%) identified a need for “keeping costs low” as a priority.

Applying a commonly-used standard of an 800m service radius (or a 5-10 minute walk) to parkland, the parts of the existing community falling beyond that service distance are the residential area northeast of the Eagle/Millard intersection, the interior of Bowser Crescent, and the extreme northwest stretch of Alex Doner Drive.

The trail system within the study area is fragmented, with small sections in individual parks. Crossland Gate is used as an on-road cycling route. The Newmarket Official Plan in its Off-Street Trails Plan shows a conceptual alignment for the main off-street trail in the study area to be generally along the Hydro One corridor.

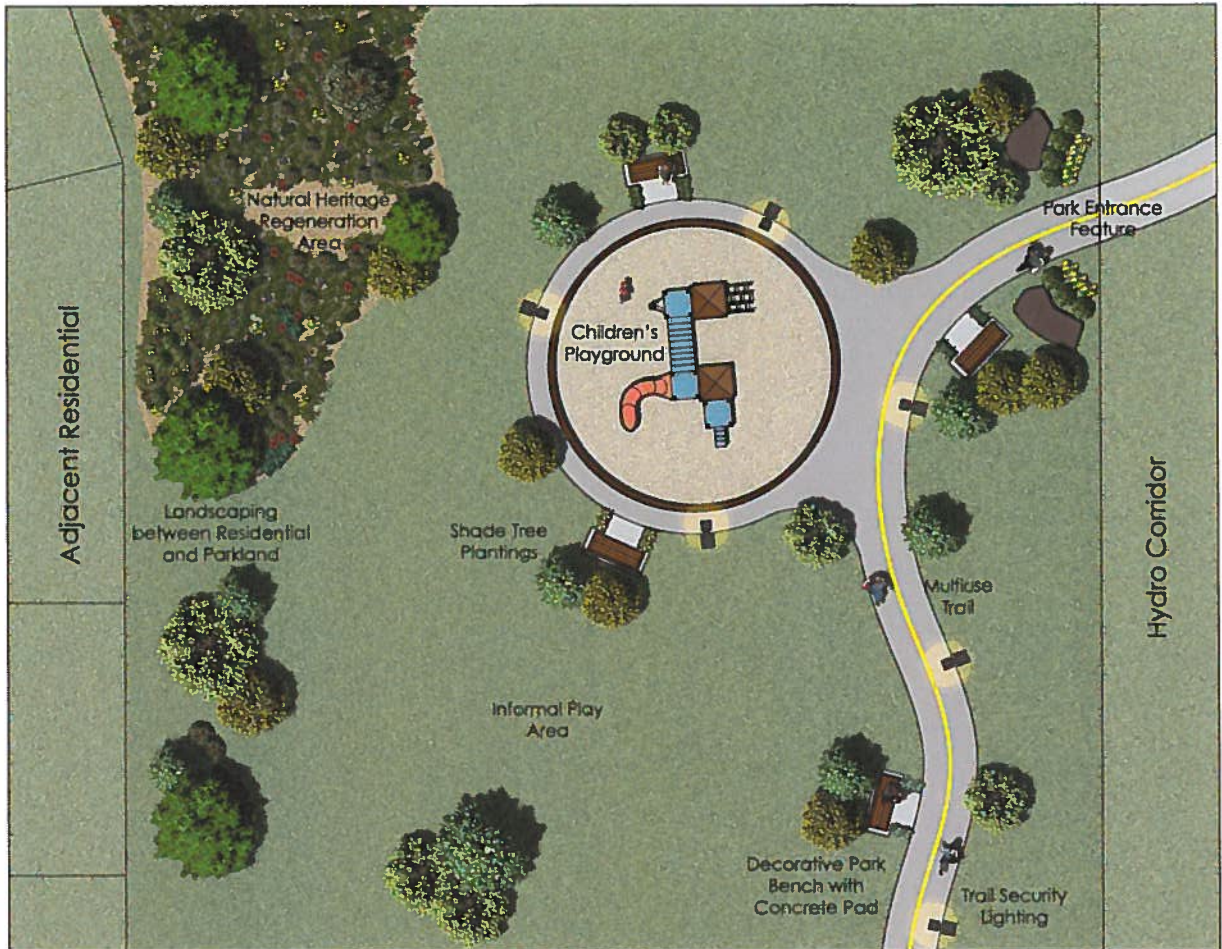
## **FUTURE SERVICE ASSESSMENT**

Under the proposed Estates of Glenway development, the condo bungalow areas, the condo townhouse areas and the apartment areas are expected to provide for many of their own open space and lower-order recreation needs on-site, so that the additional demand from these areas for neighbourhood park facilities will be minimal.

The future residents of the proposed new lots (Lots 1-6) on Alex Doner Drive will have access to the proposed new neighbourhood park via the trail system and/or the Hydro One corridor. This will also improve service to the currently underserved residents on this extreme northwesterly stretch of Alex Doner Drive.

The residents of the proposed new single-detached dwellings on Street ‘A’ will have immediate access to the proposed new neighbourhood park and trail.





Concept for Part of Proposed Neighbourhood Park and Trail System

Residents of the proposed new single-detached dwellings on Street 'D' are within a 2-8 minute walk from the park areas of both the Ray Twinney Complex and the Eldred King park.

While they are all within a 500-600 m service radius of the proposed new park, because Streets 'B' and 'C' exit to Davis Drive, the residents of these streets will have less direct access to existing and proposed park areas. These residents will have access, via the pedestrian facilities along Davis Drive corridor, to the trail system which leads to both the new park and the Ray Twinney Recreation Complex. While these dwellings (representing 8% of the total new dwelling units in the development) will be beyond the optimal distance for neighbourhood-level park facilities, they also include some of the largest lot sizes in the community. Large lot sizes can reduce the need for neighbourhood parks since some lower-order recreational activities can occur on the lot.

The Ray Twinney recreation complex will be within a 2-3 minute driving distance for even the farthest residents of the new development. Most users of the complex arrive by car; however, the complex will be readily accessible by foot, bicycle and bus for most of the residents of the Estates of Glenway development.

The opening of the new Magna Centre recreation complex in south-central Newmarket has freed up capacity in the Ray Twinney Complex.

The proposed new neighbourhood park and associated trail system linkage will create an important recreation “central spine” for the community, with a connected system leading from Davis Drive through the passive open space of the Hydro One corridor to the new park with a variety of neighbourhood and passive recreation opportunities, to the major facilities of the Ray Twinney Recreation Complex and the passive parkland of the Eldred King Park. This system will continue southeast adjacent to the Hydro One corridor.

In past, the surrounding community has had visual access to the private open space of the Glenway Golf Course, and paid access to the commercial recreation facilities (golf course and fitness club). Many residents also informally used the private lands for passive recreation purposes. The private open space of the former golf course is not part of the Town’s public open space system, and the Town’s Official Plan does not consider it to be available to the general public.

Some of the visual access to open space will be maintained as part of the proposed development, since the condo townhouse, apartment, and condo bungalow blocks will maintain large areas of private space around the large stormwater ponds and elsewhere adjacent to existing dwellings. The northerly entry into the community at Crossland Gate will continue to be dominated by the view of pond and private open space.

The Hydro One corridor which has provided visual open space in past continues to provide a passive open space corridor, but with increased utility as it will be adjacent to the proposed new public park and trail.

The westerly part of the former Glenway Golf Course is to be redeveloped as a new 9-hole course. In addition to maintaining visual access to privately-owned open space, the new course will provide the broader community with ready access to an active recreation opportunity.

## **CONCLUSIONS**

The study area is well-served by the higher order community recreation facilities, both indoor and outdoor, of the Ray Twinney Recreation Complex. The complex is centrally located and readily accessible from all parts of the study area, including the proposed Estates of Glenway development. It is complemented by the adjacent, primarily passive recreation and culture areas of the Eldred King Park.

Other local-serving neighbourhood-scale facilities and areas, both municipal and shared-use school facilities are located primarily in the south and west parts of the study area.

Some parts of the study area are currently beyond the optimal service distance for neighbourhood-level areas and facilities.

The proposed development includes a new neighbourhood park, and an important segment of the planned trail system. Residents of the new development, are expected to utilize the new park and trail, as well as the Ray Twinney and Eldred King facilities. These facilities can accommodate the new users from the proposed development. The new residents are not expected to substantially use any other recreational facility or area in the study area.

The majority of residents of the new development will be well serviced by a combination of on-site facilities and areas, the new park and trail, and the existing Ray Twinney and Eldred King facilities.

Although they are not part of the Town's public open space system, many parts of the existing private open space areas will be retained, and will contribute to the visual open space character of the community.

Richard Zelinka, MES, MCIP, RPP  
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