

DATE: NOVEMBER 27, 2015

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE – DEPUTY CITY MANAGER, PLANNING & GROWTH
PAUL JANKOWSKI – DEPUTY CITY MANAGER, PUBLIC WORKS

RE: COMMUNICATION – FINANCE, ADMINISTRATION & AUDIT COMMITTEE MEETING - NOVEMBER 30, 2015

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COMMUNICATION
FAA - NOV 30/15
ITEM MANAGEMENT

REPORT NO. 14 ITEM # 1 – FINANCE, ADMINISTRATION & AUDIT COMMITTEE MEETING – NOVEMBER 16, 2015 (7:00 PM)
DEPUTATION FROM REPRESENTATIVES OF MAISON PARC COURT CONDOMINIUMS

Purpose

To provide an update to the Finance, Administration and Audit Committee in response to the deputation regarding Maison Parc Court (Chateau Ridge Park) that was made at the Finance, Administration and Audit Committee meeting of November 16, 2015.

Background & Analysis

On November 16, 2015 several members representing Maison Parc Court Condominiums, made a deputation to the Finance, Administration and Audit Committee as part of the budget deliberation process. The purpose of the deputation was to bring to Committee's attention several areas of concern in the immediate Maison Parc Court area (see Attachment No. 1) including:

1. Chateau Ridge Park: Residents requested for the City's consideration for improvements related to the park, including the addition of active park facilities
2. Local Sidewalk Network" Residents raised concern about the lack of a sidewalk connection along the south side of Maison Parc Court, from the east limit of the driveway to 1 Maison Parc Court to Chateau Ridge Park
3. Streetscaping: Residents noted that just north of the CN rail bridge, there is significant streetscaping including island planters and flowers, but that the area outside of their complex lacks similar features
4. Garbage Collection: Residents have requested a rebate on their property taxes seeing as the City does not currently collect garbage from this Condominium complex

At the last FA&A meeting (November 23rd, 2015 7PM) staff notified Committee that contact with the Condominium Board members has been made and that follow up will be provided at the November 30th, 2015 (7PM) meeting. The following relate to the four areas of concern listed above.

1. Chateau Ridge Park

Development of the Chateau Ridge Park was originally identified in the 2008 Development Charge Background Study with capital funding for park design and construction approved in 2009. Due to the small size of the park block (0.18ha) the provision of active recreational uses (i.e. playgrounds and sports fields) was not considered possible and accordingly the park was designed for passive recreational uses only. The park was constructed and opened for use in 2011 and park facilities currently include pedestrian walkways, seating areas, site furnishings, tree and ornamental plantings and signage.

The representatives from Maison Parc Court Condominiums raised concern for the lack of active facilities within Chateau Ridge Park. Staff reviewed this concern in the context of other parks in the immediate

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area and identified a potential deficiency based on the Active Together Master Plan (ATMP) recommended provision targets. The ATMP recommends that playgrounds be provided within 500 meters (5 minute walking distance) of all residences within urbanized neighbourhoods and unobstructed by major pedestrian impediments such as highways, major arterial roads, railway corridors, waterways, valleys, etc. The playground distribution within the general area of Maison Parc Court does not meet this provision standard, with the closest playgrounds located in Conley Park South, Dufferin District Park and Marita Payne Park, all with distances in excess of 900m from this residential community, with some of these parks obstructed by Dufferin St. and Steeles Ave.

Although the service level targets for playgrounds is not being met for this residential area, the small size of the park and physical on-site restrictions (grading and drainage requirements, setback to street limits and property lines, lack of appropriately sized level playing areas) make developing a playground within in this park problematic. Notwithstanding, staff have contacted the Maison Parc Court Condominium representatives in order to discuss their ideas for the park and to review the feasibility for potentially developing a smaller playground area at this location in order to meet the service level targets of the ATMP. It is expected a meeting will take place during December 2015 and, depending on the outcome of these discussions, staff can report back at a future date or include a new budget request as part of the 2017 Capital budget and forecast if required.

2. Local Sidewalk Network

The Maison Parc Court Condominiums representatives also raised concern regarding the lack of a sidewalk connection along the south side of Maison Parc Court, from the east limit of the driveway access for 1 Maison Parc Court to Chateau Ridge Park. Sidewalk links exist along the north side of Maison Parc Court, from Dufferin Street to Chateau Ridge Park, and along the south side, from Dufferin Street to the west limit of the driveway access for 1 Maison Parc Court. Staff have previously had discussions with the members of the condominium board for 1 Maison Parc Court and explored the feasibility of implementing this segment of sidewalk. As a result, staff will proceed with the design of the sidewalk in 2016 and construction in 2017. It is estimated that the construction of this sidewalk link will cost approximately \$20,000.

3. Streetscaping

The streetscaping along Dufferin Street, from Steeles Avenue to Glen Shields Avenue was completed by the Region of York as part of their capital road widening works in 2009 under their Towards Great Regional Streets program, and the work completed in the area in front of the Maison Parc Court Condominium complex includes a 1.5 metre wide pedestrian sidewalk, street lights, unit paver median, splash pad, sodded boulevards and street trees.

The location of the Maison Parc Court Condominium complex is not a designated intensification corridor or heritage conservation district therefore, the existing streetscape works have been assessed as having an appropriate level of service in accordance with the Council approved Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy and no further enhancements are recommended by staff.

4. Garbage Collection

After consideration of both rebates and future service provision, on June 23, 2015 Council adopted without amendment Item 4, Report No. 28, of the Committee of the Whole (Working Session), which including the following recommendation:

That subject to the outcome of budget deliberations, waste collection service be provided to all residential condominiums commencing in 2018 and that staff be directed to make provision for this consistent level of service to all residential condominiums in the City in the specifications for the new waste collection contract anticipated to be in place January 1, 2018.

Attachment

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1. Location Map

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'John MacKenzie', with a stylized, sweeping flourish at the end.

John MacKenzie
Deputy City Manager,
Planning & Growth Management

A handwritten signature in blue ink, appearing to read 'Paul Jankowski', with a stylized, sweeping flourish at the end.
A small logo consisting of the letters 'FOL' in a stylized, blue, italicized font, with a horizontal line through the letters.

Paul Jankowski
Deputy City Manager,
Public Works

LOCATION MAP C2.4



CHATEAU RIDGE PARK

LOCATION: Concession 8, Lot 1

LEGEND



CHATEAU RIDGE PARK



NOT TO SCALE