

# Parks Development Essentials

Frank Mazzotta Manager of Parks Development and Operations  
Aaron Karmazyn, General Manager Community Parks Recreation & Culture  
Town of East Gwillimbury



# Parks Development Essentials

- **About the Presenters**
- **About the Town of East Gwillimbury**
- **Parks Development – Theory into Practice**
- **Master Planning Process**
- **Parks Development Charges Act**
- **Parks Development Philosophy and Process**
- **Development Review**
- **PM and Construction Implementation**
- **Operational Resource Planning**
- **CLIF BAR TRIVIA!**



# Parks Development Essentials

## About the Presenters

**Aaron Karmazyn**

**General Manager  
Community Parks Recreation & Culture  
Town of East Gwillimbury**

**Frank Mazzotta**

**Manager Parks Development and Operations  
Town of East Gwillimbury**



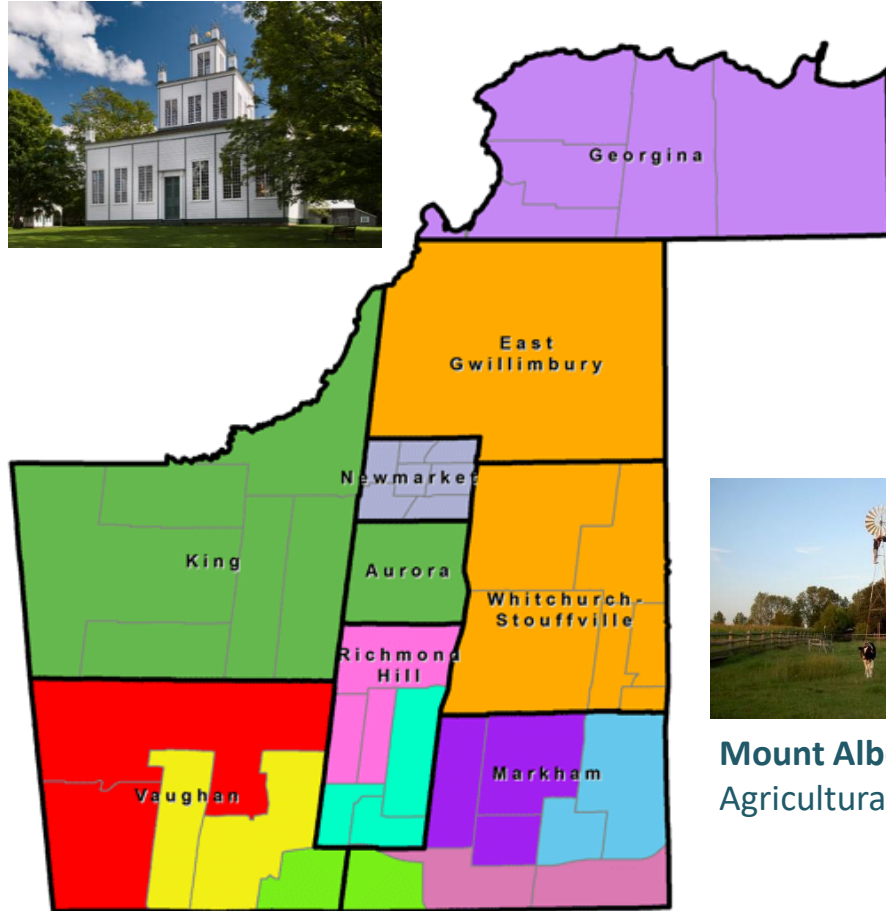
# York Region, EG and Communities



**Sharon**  
Arts Culture & History



**Holland Landing**  
Marine Retrospective



**Queensville**  
Modern Lifestyle  
Community



**Mount Albert**  
Agricultural History



**Green Natural**  
Environment

# Parks Development Essentials

Advantage EG Video Slide



# Parks Development Essentials



Sharon West – 1600 Homes, 5000 Residents

## Growth Projections

2019	+/- 5 to 7 Years
29,000	40-45,000

### Post 2030

Capacity +/- 140,000

Surrounding Population:

Newmarket – 88 000, Georgina – 46 000 Aurora – 65 000



Green & Active – Over 20km of Trails  
70% Greenspace with Oak Ridges Moraine



# Parks Development Essentials

## Parks Development – Theory into Practice

2018 East Gwillimbury Opened 7 New Parks and 2 New Trail Connections





# Parks Development Essentials

## Master Planning Process

- **Health & Active Living Master Plan**
- **Active Transportation and Trails Master Plan**
- **Official Plan and Community Plans**
- **Park and Trail Development Guidelines**
- **Public Realm and Urban Design Guidelines**
- **Development Charges Background Study**
- **Negotiating with the Development Community**

Negotiated 67% increase in Development Charges for New Parks Construction



Negotiated \$10.8M in Existing Community Park Enhancements



# Parks Development Essentials

## Health & Active Living Master Plan



80% of EG Residents Use Trails and Parks

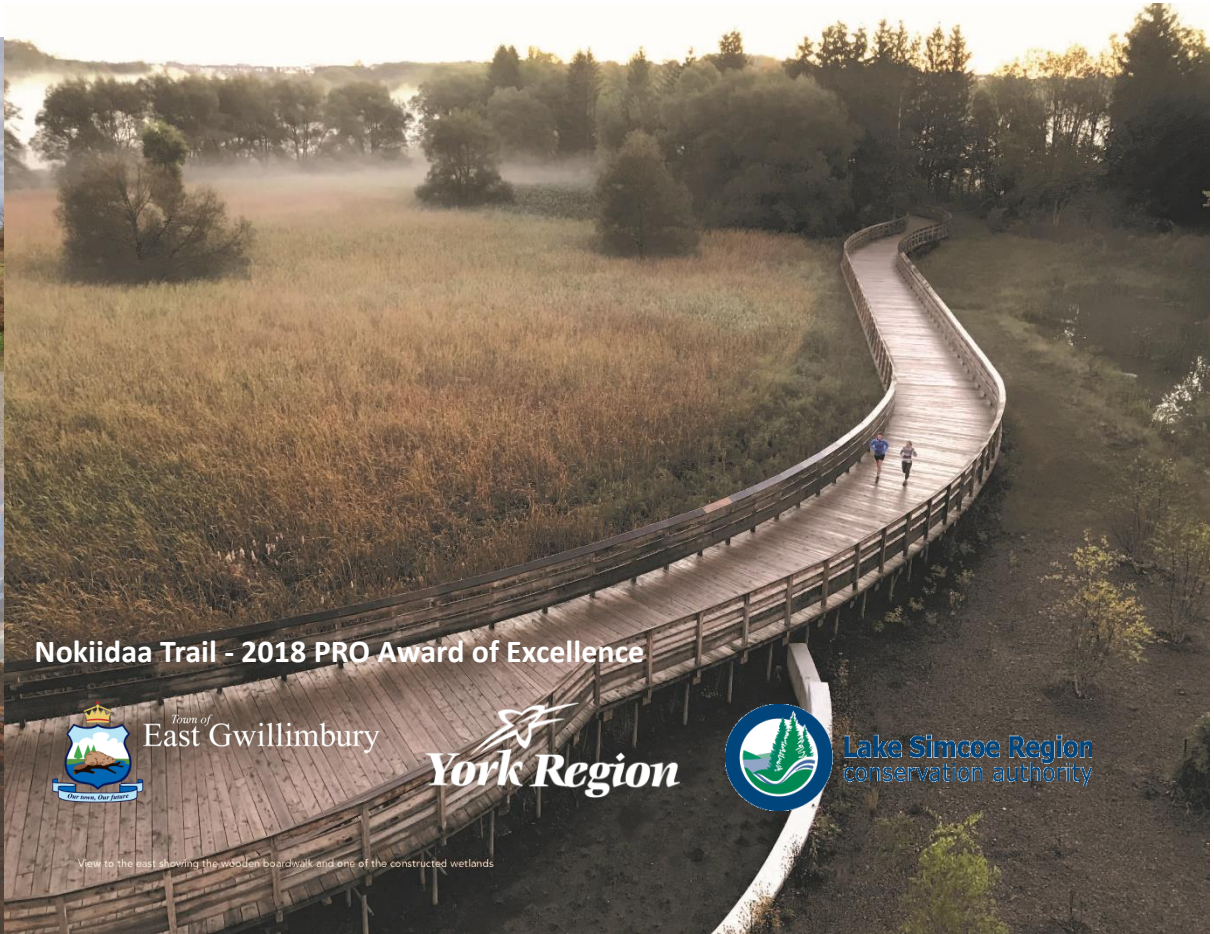


2019 Educational Forum and Trade Show

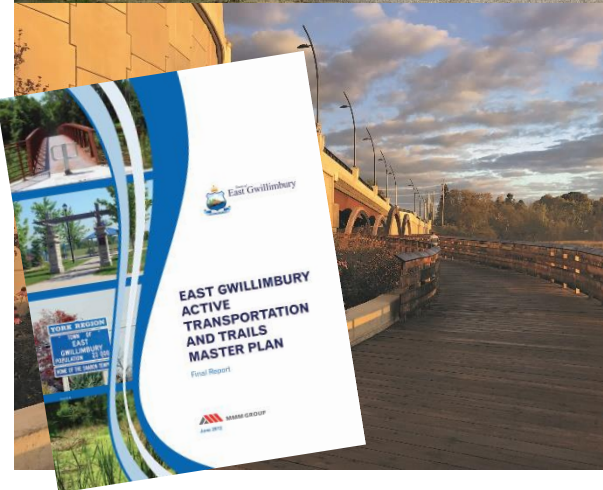
#PROForum19

# Parks Development Essentials

## Active Transportation and Trails Master Plan



Nokiidaa Trail - 2018 PRO Award of Excellence



Town of  
East Gwillimbury



Lake Simcoe Region  
conservation authority

View to the east showing the wooden boardwalk and one of the constructed wetlands

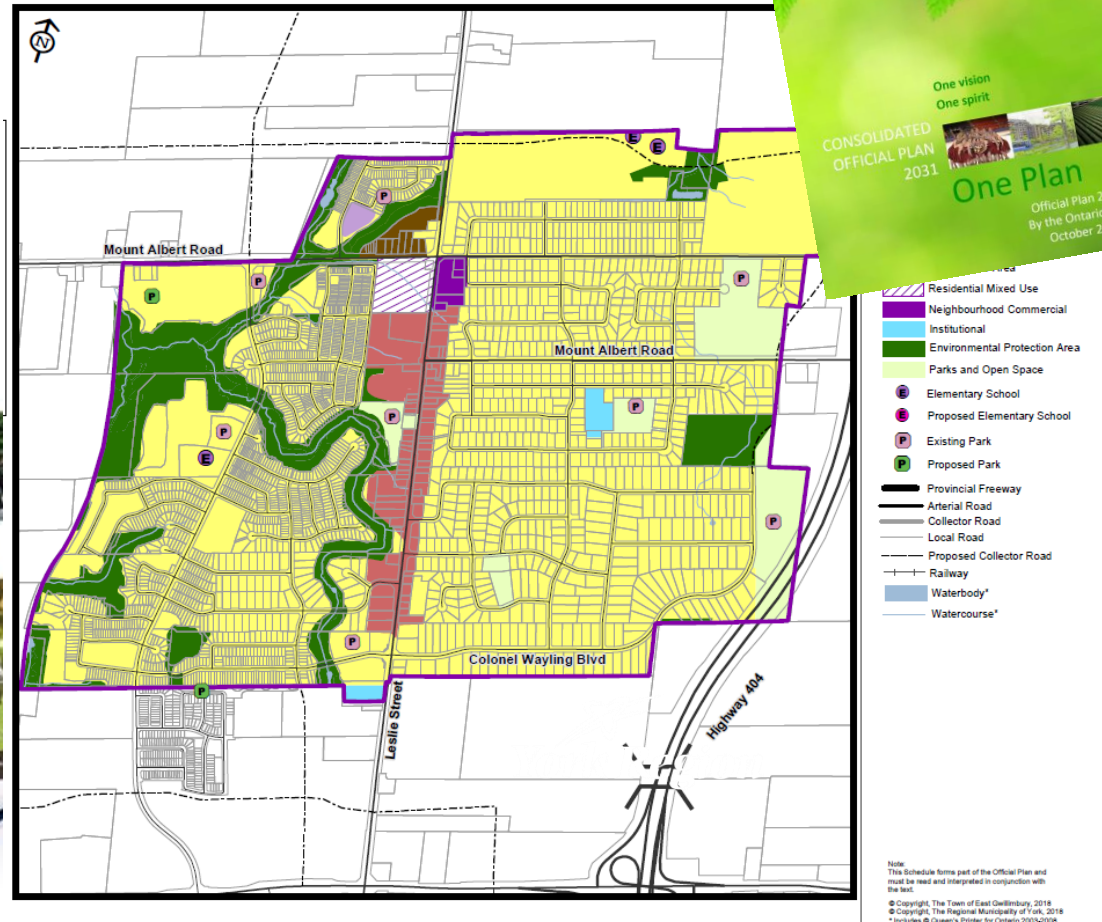


2019 Educational Forum and Trade Show

#PROForum19

# Parks Development Essentials

## Region and Town Official Plans



# Parks Development Essentials

## Parks and Trails Development Guidelines



# Parks Development Essentials

## Public Realm and Urban Design Guidelines

### Holland Landing – Industry & Marine Retrospective



Bench



Light Feature



Litter



Bike Rack



Bollard



Paving

### Sharon – Heritage Arts & Culture



Bench



Light Feature



Litter & Recycling



Bike Ring



Bollard



Paving

# Parks Development Essentials

## Public Realm and Urban Design Guidelines

### Queensville – Modern Lifestyle Community



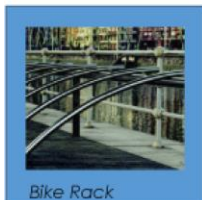
Bench



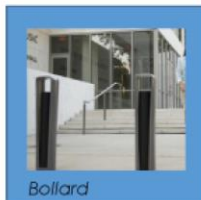
Light Feature



Litter



Bike Rack

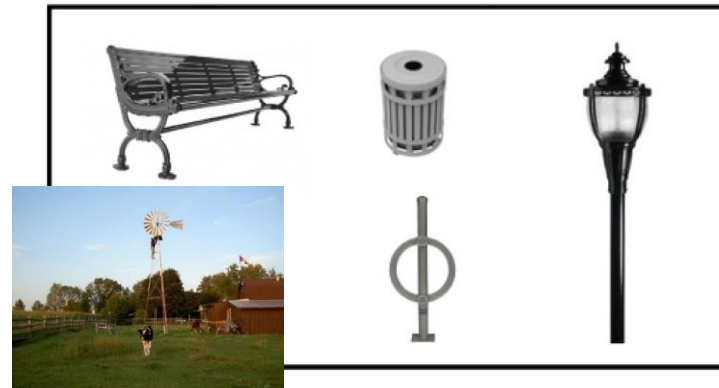


Bollard

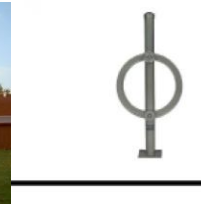


Paving

### Mount Albert – Agricultural Heritage



Bench



Light Feature



Litter



Bench



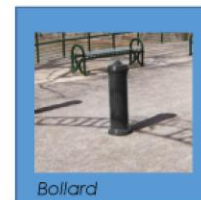
Light Feature



Litter



Bike Ring



Bollard



Paving

# Parks Development Essentials

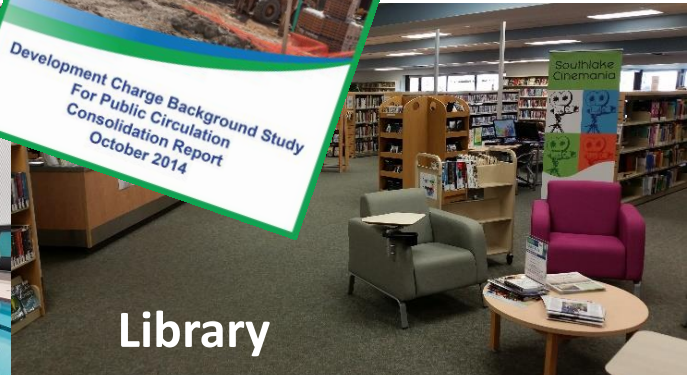
## Development Charges Background Study



Fire



Indoor Recreation



Library



Linear



Parks & Recreation Land



Parks and Trails Construction





# Parks Development Essentials

## Development Charges Act

- Growth pays for Growth
- 5% Parkland Dedication (Residential)
- 2% Parkland Dedication (Non-residential)
- Cash in lieu of parkland
- Construction of a park or financial contribution to construction of a park
- Development Charge Credit Agreement



# Parks Development Essentials

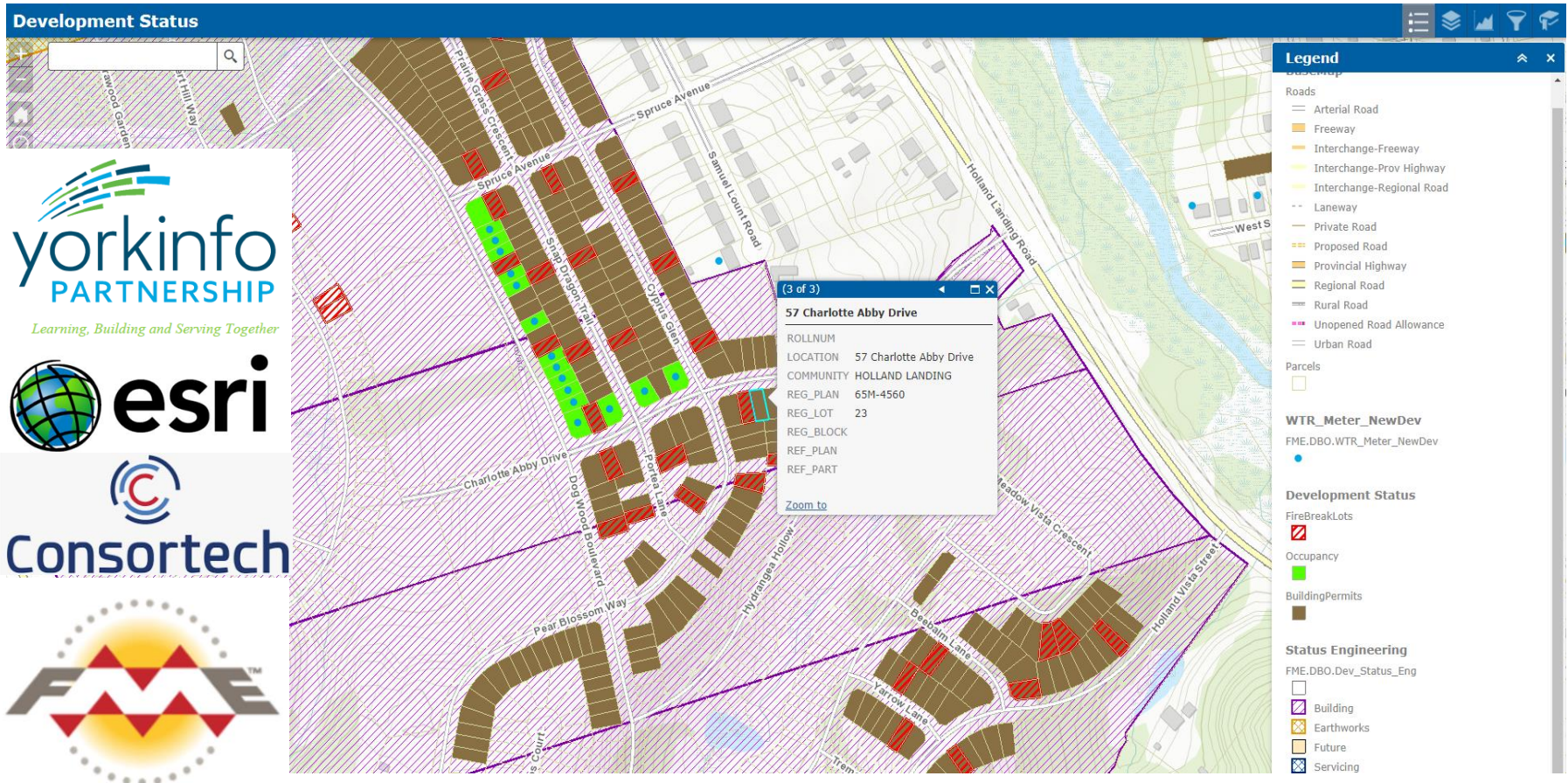
## Parks Development Philosophy and Process

- Developer Design and Construction
- Construction of Park at 50% Occupancy
- Award winning Development Dashboard and Drone Video
- Town led design based on Parks Standards
- Town Review process (4% of Park Value Review Fee)
- Third Party Peer Review
- Town Inspection, Monitoring Deficiency Correction and Final Acceptance



# Parks Development Essentials

## Development Dashboard



**Development Status**

**Legend**

Roads

- Arterial Road
- Freeway
- Interchange-Freeway
- Interchange-Prov Highway
- Interchange-Regional Road
- Laneway
- Private Road
- Proposed Road
- Provincial Highway
- Regional Road
- Rural Road
- Unopened Road Allowance
- Urban Road

Parcels

- WTR\_Meter\_NewDev
- FME.DBO.WTR\_Meter\_NewDev

**Development Status**

- FireBreakLots
- Occupancy
- BuildingPermits

**Status Engineering**

- FME.DBO.Dev\_Status\_Eng
- Building
- Earthworks
- Future
- Servicing

**57 Charlotte Abby Drive**

ROLLNUM  
 LOCATION 57 Charlotte Abby Drive  
 COMMUNITY HOLLAND LANDING  
 REG\_PLAN 65M-4560  
 REG\_LOT 23  
 REG\_BLOCK  
 REF\_PLAN  
 REF\_PART

Zoom to



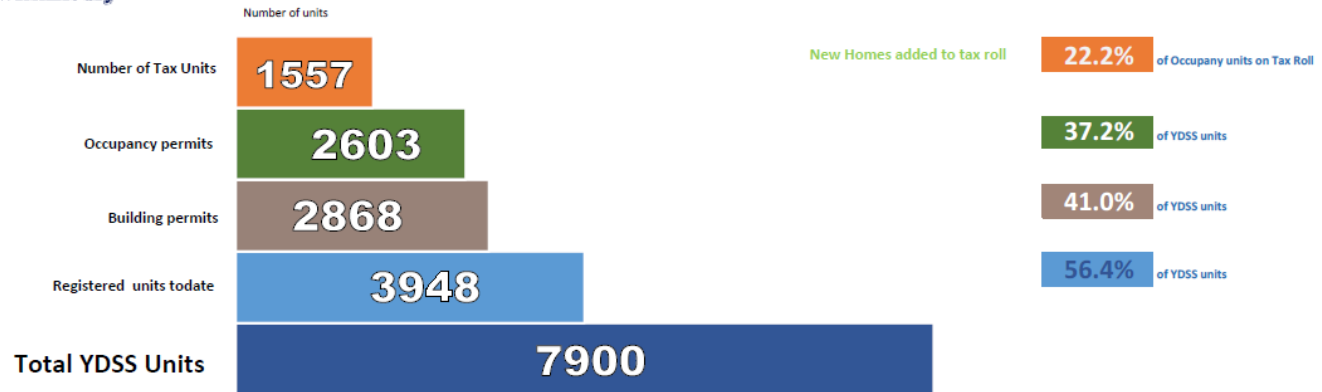
# Parks Development Essentials

## Development Dashboard

### Development Status Report

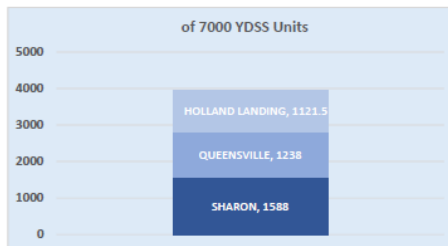


Updated as of  
March 14 2018



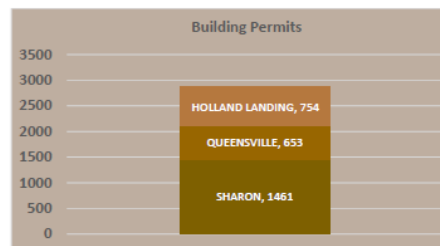
#### Registered units todate

3948 56.4% of 7,900 YDSS units



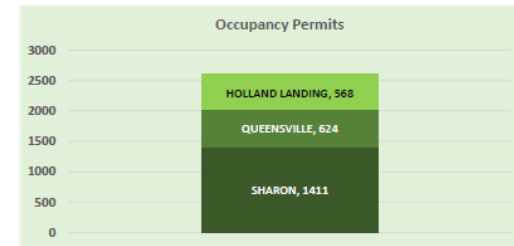
#### Building Permits

2868 41.0% of 7,900 YDSS units



#### Occupancy Permits

2603 37.2% of 7,900 YDSS units



\* Average tax adjustment per unit - \$1205.05

Tracking since December 2016

# Parks Development Essentials



# Parks Development Essentials



# Parks Development Essentials

## Drone Flight



# Parks Development Essentials

## PM and Construction Implementation

- **Informed and led design by Manager Parks Development and Ops, Landscape Tech and PM**
- **Third Party Consultant (Contracted LA)**
- **Town assigns PM for Construction Implementation**
- **Monitoring the process**
  - **Base documents (Surveys, Soils Testing)**
  - **Schedule**
  - **Progress including draws**
  - **Changes to Contract**
  - **Quality Control and Assurance (Inspection and Testing)**
  - **Final Acceptance and Deficiency Correction**





# Parks Development Essentials

## Parks Development Philosophy and Process

### + Benefits

- Economies of Scale
- Increased Capacity
- Lower Risk

### - Challenges and Risks

- Developer administers the General Contract
- Potential delays with delivery
- Quality Control
- Letter of Credit as protection for the Town



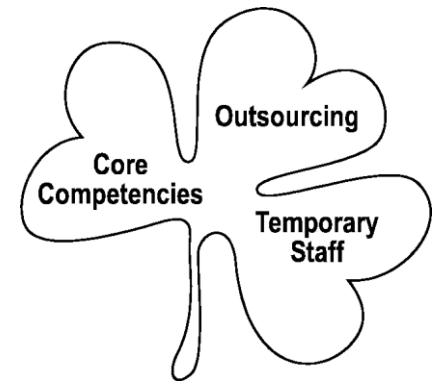
# Parks Development Essentials

## Development Review Process and Collaboration

- **Development Review Committee**
  - **Community Parks Recreation & Culture**
  - **Community Infrastructure & Environmental Services**
  - **Planning and Building**
  - **Fire and Emergency Services**
- **Peer Review of Parks and Trail plans**
- **Comments back to applicant within 8 weeks for adjustment and re-submission**

# Parks Development Essentials

## Resource Planning



### Shamrock Model

- Full-time staff (Manager, Landscape Architect Technician, Project Manager)
- Contracted Consultants
- Full-time, Contract and Part-Time Operations Staff



# Parks Development Essentials

## Operational Resource Planning

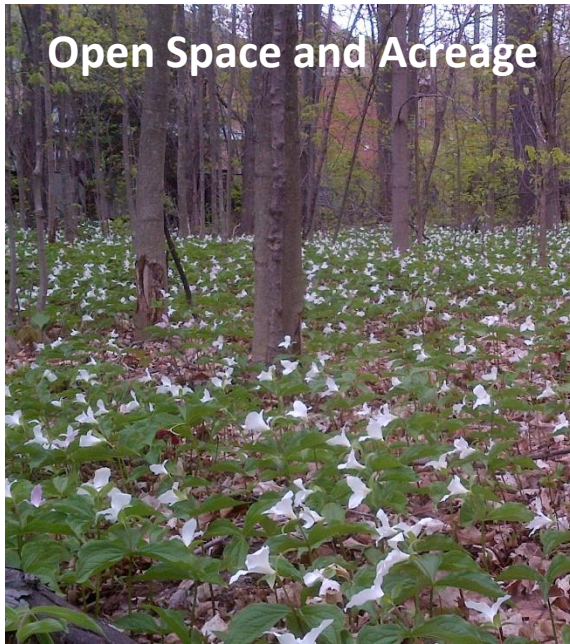
- **Operational Maintenance Standards**
- **High Level Metrics**



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## Operational Resource Planning

- **Operational Maintenance Standards**
- **High Level Metrics**



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CLIF Bar Trivia!



- Questions?
- Connect with Us on **LinkedIn**®

**Frank Mazzotta and Aaron Karmazyn**