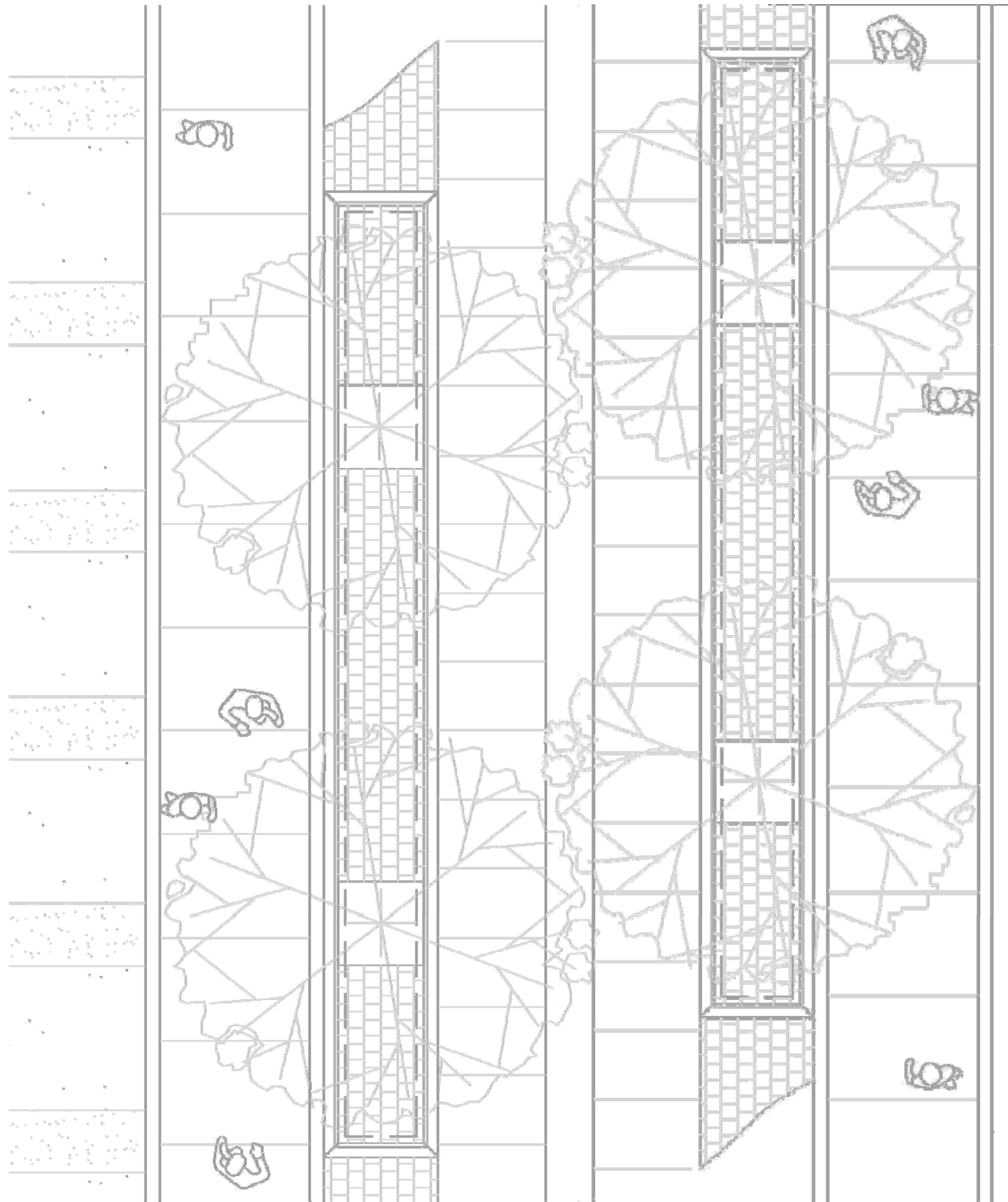


4.0 PARK AND OPEN SPACE SYSTEM



4.1 Conceptual Framework

4.1.1 Overall System Structure

A comprehensive and inter-connected park and open space system will be integrated into the design of Carrville District Centre in order to create a unique community character and identity within the City of Vaughan.

Parks within Carrville District Centre include an Urban Square, Urban Neighbourhood Parks, Neighbourhood Parkettes, Pocket Parkette, a Greenway Corridor and various Trail Links. This system includes a variety of public park features connecting to the broader greenway interface and the pedestrian and bicycle systems of the City.

Being that Carrville District Centre is considered an urban centre, it requires smaller parks, strategically distributed throughout to create a strong community and enhance neighbouring development. Park sizes are generally consistent with the standards recommended in the 2008 City of Vaughan Active Together Master Plan for Parks, Recreation, Culture and Libraries. However, due to the densities envisioned for the District Centre, smaller urban parks will be developed and cash-in-lieu of land conveyances will be accepted. Park sizes and locations may be adjusted slightly at the Plan of Subdivision stage.

Parkland Summary	
<u>North West Quadrant</u>	
Urban Square (2)	= 0.26 ha
Urban Neighbourhood Park (5)	= 0.93 ha
Neighbourhood Parkette (4a)	= 0.38 ha
<u>North East Quadrant</u>	
Urban Neighbourhood Park (6)	= 1.92 ha
Urban Neighbourhood Park (3)	= 0.74 ha
Pocket Parkette (7)	= 0.24 ha
<u>South East Quadrant</u>	
Neighbourhood Parkette (4b)	= 0.52 ha
Total Parkland Provided	= 4.99 ha

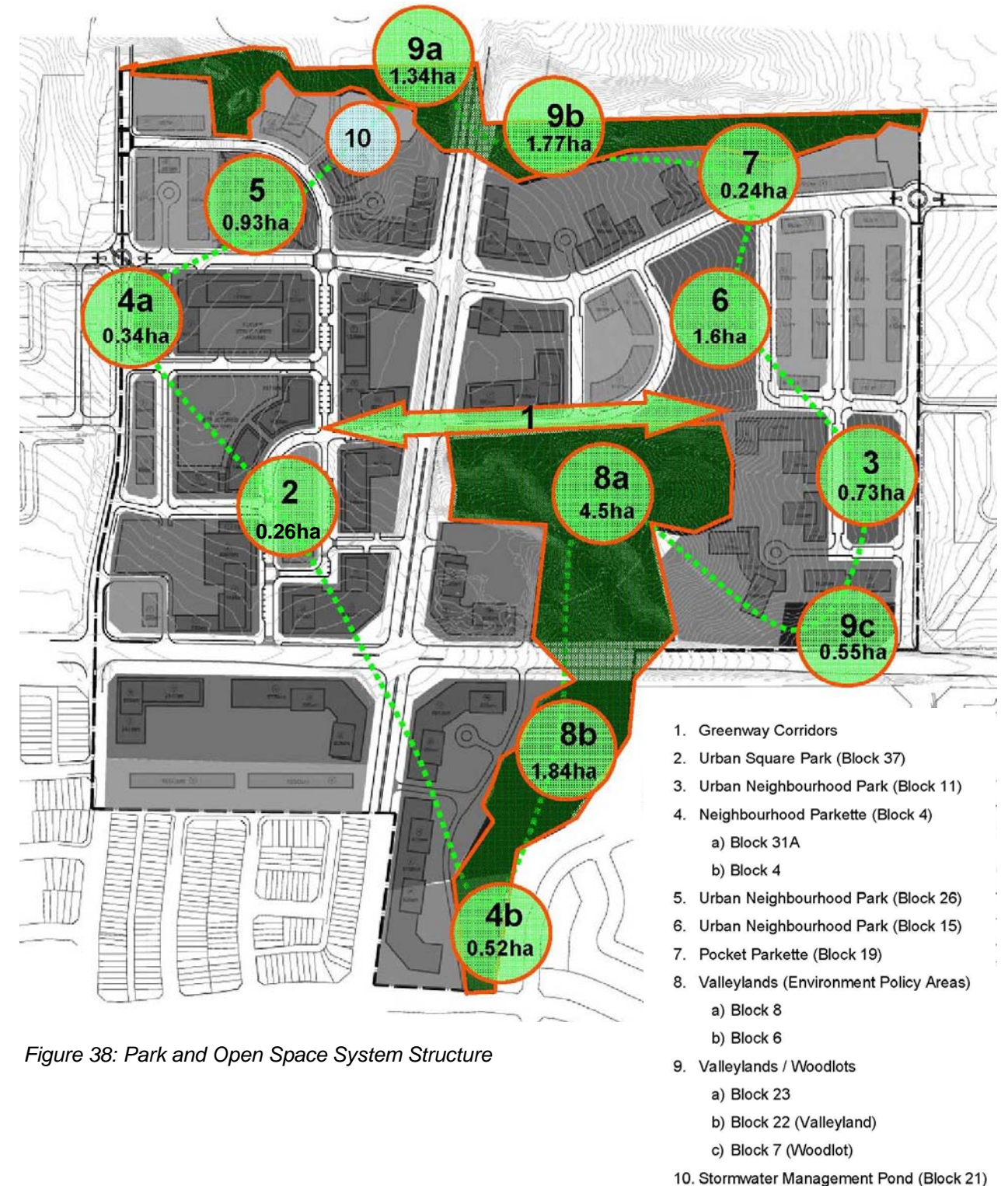


Figure 38: Park and Open Space System Structure

Carrville District Centre PARKS AND OPEN SPACE SYSTEM

Typology	1 Greenway Corridors	2 Urban Square Block 37	3 Urban Neighbourhood Park Block 11	4a Neighbourhood Parkette Block 31A	4b Neighbourhood Parkette Block 4	5 Urban Neighbourhood Park Block 26	6 Urban Neighbourhood Park Block 15	7 Pocket Parkette Block 19	8a Valleylands Block 8 (Env. Policy Areas)	8b Valleylands Block 6 (Env. Policy Areas)	9a Valleylands Block 23	9b Valleylands Block 22	9c Woodlots Block 7	10 SWM Pond Block 21
Size/Areas	Varies	0.26 ha	0.74 ha	0.38 ha	0.52 ha	0.93 ha	1.92 ha	0.24 ha	4.53 ha	1.84 ha	1.33 ha	1.77 ha	0.55 ha	0.24ha
Function	Continuous naturalized pedestrian links Trail system	Urban Community Square	Local neighbourhood park, junior and senior play, multi purpose trail connection	Local neighbourhood park with junior and senior play areas	Local neighbourhood park with junior and senior play areas	Soft landscaping, urban park square	Large multi-use open space	Green corridor	Protection of natural features Existing function to continue	Protection of natural features Existing function to continue	Protection of natural features Existing function to continue	Protection of natural features Existing function to continue	Protection of natural features Green corridor connection	Storm water quantity / erosion quality
Location Criteria	Adjacent to existing valleylands & neighbourhood development	Key anchor for Main Street focal point	Proximity to residential community and open space system	Road frontage at least 50% easy access to residential community	Road frontage at least 50% easy access to residential community	Direct linkage to main street and centre of residential community	Central location for community, adjacent valleylands to south, flexible recreation uses	Adjacent to private valley lands to the north and park to the south	Existing valleylands north of Rutherford Road	Existing valleylands south of Rutherford Road, 10m buffer to the valleyland	Existing valleylands	Existing valleylands, private property	Adjacent to natural water-course and Woodlot	Predetermined construction storm pond at low point of development site
Potential Features + Facilities	Open space linkage, passive recreation, pedestrian & bicycle trail, eco swales / boulevard planting, naturalized landscape planting / grading Multi-use trail	Formal open space, flexible urban uses – temporary market area, skating area, urban space, seasonal entertainment concerts, formal gardens	Flexible open space, structured play area, pedestrian trail connection to surrounding open spaces	Playground area, trail connection	Playground area, trail connection	Flexible open green space, picnic area, trail connection and look out to surrounding area, mini versatile skateboard park, mini waterplay, senior/junior playgrounds, mini soccer field	Multi use open space, themed areas, picnic area, trail connection and look out to surroundings, mini versatile skateboard park, mini waterplay, senior/junior playgrounds, mini soccer field	Rest node, trail connection	Natural visual connection/ backdrop for the community, pedestrian trail and naturalized landscaping within buffer area <small>(Note: Extensive grading and the use of retaining wall systems not permitted within 10m buffer.)</small>	Natural visual connection/ backdrop for the community, pedestrian trail and naturalized landscaping within buffer area <small>(Note: Extensive grading and the use of retaining wall systems not permitted within 10m buffer.)</small>	Natural visual connection/ backdrop for the community, possible informal trail connection <small>(Note: Extensive grading and the use of retaining wall systems not permitted within 10m buffer.)</small>	Natural visual connection/ backdrop for the community, possible informal trail connection <small>(Note: Extensive grading and the use of retaining wall systems not permitted within 10m buffer.)</small>	Potential partial perimeter fence, enhance and maintain natural features <small>(Note: Extensive grading and the use of retaining wall systems not permitted within 10m buffer.)</small>	SWM Pond / Service access Amenities may include trail, boardwalk, lookout, benches and educational and interpretive signage.
Landscape Themes / Character	Urban/ naturalized character Trail recreation <small>(NOTE: Greenway Corridor is not included in the park dedication calculation because it is largely contained within the woodlot / valleyland 10m buffer zone)</small>	Urban square, restaurant overlooking the square, gathering areas, central feature - skating/fountain, sculpture	Natural play structures, seating nodes, informal open space, natural material features, naturalized planting, educational interpretation	Structured formal park with formal play areas, seating nodes and picnic area	Structured formal park with formal play areas, seating nodes and picnic area	Urban structure framing park / common green formal and informal play areas, naturalized planting, educational interpretation	Urban structure framing park / common green formal and informal play areas, holds large events / festivals	Open, naturalized planting with seating and trail connection	Natural habitat protection	Natural habitat protection	Natural character Countryside community identity	Natural character Countryside community identity	Natural character Countryside community identity	Naturalized native character with habitat features (rock piles, standing dead logs, ground based logs, etc) Countryside community identity

Table 2: Parks and Open Space Hierarchy Chart

4.1.2 Park Dedication in an Urban Setting

The *Ontario Planning Act* specifies the amount of parkland that must be conveyed to the municipality when a subdivision of land or development occurs, based on the following criteria:

Parkland

51.1(1) The approval authority may impose as a condition to the approval of a plan of subdivision that land in an amount not exceeding ...**5 per cent of the land included in the plan** shall be conveyed to the local municipality for park or other public recreational purposes...

Other criteria

(2)... the municipality, in the case of a subdivision proposed for residential purposes, may, in lieu of such conveyance, require that land included in the plan be conveyed to the municipality for park or other public recreational purposes at a rate of **one hectare for each 300 dwelling units** proposed or at such lesser rate as may be determined by the municipality.

Payment in lieu

(3)...the municipality may, in lieu of accepting the conveyance, require the **payment of money** by the owner of the land,

The City of Vaughan is currently supplying parks in the amount of 4.19 hectares per 1000 residents, as stated in the *Active Together Master Plan* (2008). This rate of parkland dedication is currently being provided based on the prevailing low density, single family development. It is important to note that while this rate is appropriate for the low density areas, it is not appropriate in an area where an urban character with higher densities are prevalent such as those proposed in the Carrville District Centre.

Several factors are relevant in the discussion for a reduced level of parkland dedication requirement and the need for a more urban type, character and quality of park for the Carrville District Centre:

- A variety of small to medium sized neighbourhood parks are proposed within the development area that provide active recreational facilities for all age groups;
- There are strong pedestrian and cycling trail links that connect

with the larger natural open space and parks system surrounding the Carrville District Centre;

- It is anticipated here that the medium and higher density residential development generally offer fewer large family development units with lower numbers of children and higher numbers of young adults, seniors and “empty-nesters”;
- The proposed “Urban Square” and “Main Street” are envisioned to have a range of appropriate amenities and multi-use social spaces that are an important part of the urban open space network and will contribute substantially to satisfying the recreational and social needs of the Carrville District Centre community.

It is also important to provide parks sized appropriately to the active urban lifestyle, but are of significantly higher quality within the Carrville District Centre. It is recommended that additional park development funds will be required to enrich the quality of these urban park spaces paying more attention to the pedestrian experience and including:

- Higher quality materials for paving, site furniture and amenities;
- Incorporate public art where possible;
- Ensure that year round uses and activities are addressed including provision of adequate areas of shade protection and multi-use surfaces for inclement weather as well as spaces for winter activities;
- Ensure that spaces are used both day and night with appropriate levels of environmentally sustainable lighting;



4.2 Natural System

4.2.1 Woodlots and Valleylands

Located within proximity to the Carrville District Centre lies the Upper Don River Valley and numerous woodlots and open spaces. These lands serve to protect and enhance the natural ecosystem and to maintain biological diversity within the City of Vaughan. Development is not permitted on lands adjacent to a woodlot designation if it significantly impacts the integrity of the feature or the ecological functions the feature is identified for.

A 10 metre ecological buffer has been established by the Toronto and Region Conservation Authority in the OPA for lands adjacent to all valley and stream corridors in order to ensure that these natural features and their associated functions are protected and eventually enhanced. Suitable uses within buffer areas include boulevard portion of street right-of-ways, stormwater / groundwater management facilities, naturalized landscaping and pedestrian trails. These features are only to be permitted provided minimal grading takes place and that a retaining wall system is not utilized. This buffer area is to be considered part of the open space system. It is important to provide continuous vegetative corridors connecting natural features to provide linkages between these key habitats.



Key Plan



4.3 Storm Water Management Facilities

The Carrville District Centre Master Plan establishes a new stormwater management pond west of Dufferin Street near northern boundary of the District Centre. This pond will be developed consistent with all City of Vaughan guidelines and will be integrated with the open space and trail system. Designed to maintain environmental and ecological integrity providing a net benefit to the environment, this pond will become attractive community amenities and will provide a functioning habitat for wildlife. Landscape treatments for the pond include naturalized edges and pedestrian access trails adjacent to the woodlots.

In addition to stormwater management ponds being implemented within the District Centre, site level stormwater management techniques should be incorporated to prevent, treat and store runoff and all associated pollutants. These can be in the form of curb extensions to absorb excess street runoff, grass swales, bioretention areas, rain gardens, planting strips, etc.

Guidelines

- The layout, organization and design features of the components of the stormwater management facilities should be of a natural character consistent with the natural landscape typical of the area including indigenous plant materials. Soft surface trails and viewing areas should be incorporated into the design of stormwater ponds;
- Stormwater management ponds shall be designed as low maintenance and / or maintenance free in order to decrease the amount of mowing required and maintain the natural character of the site;
- Engineered structures associated with the function of the stormwater management facility should be designed as attractive features. Fencing of storm water ponds is discouraged in order that they function as an integral part of the open space system;
- The zone adjacent to surrounding streets should be designed as transitions from naturalized areas to the urban streetscape character;
- The landscape treatments of the stormwater pond adjacent to the woodlots should merge with the natural landscape of the woodlot to maintain a cohesive environment;
- Stormwater management ponds are to be integrated into the trail system, and trail entrances should be provided at the street edge to provide access. Where appropriate, trails should lead to and incorporate vistas with seating facing the stormwater pond and provide opportunities for interpretive signage for ecological education.



4.4 Park and Open Space Hierarchy

4.4.1 Urban Square

- Size 0.26 Ha
- Located at the south end of Main Street in the north-west quadrant acting as a focal point within the community
- Formal space for passive recreation in support of adjacent higher density mixed use development
- Surrounding buildings to animate the urban square and provide a sense of intimacy and enclosure
- High priority to intensive pedestrian circulation allowing for more people per square foot with a high density of users
- Connections to buildings and other open spaces
- Minimum percentage of soft landscaping 30% for microclimate and comfort
- Public art and water features
- Opportunity for programmed events and festivals throughout the year for Carrville and the City of Vaughan.

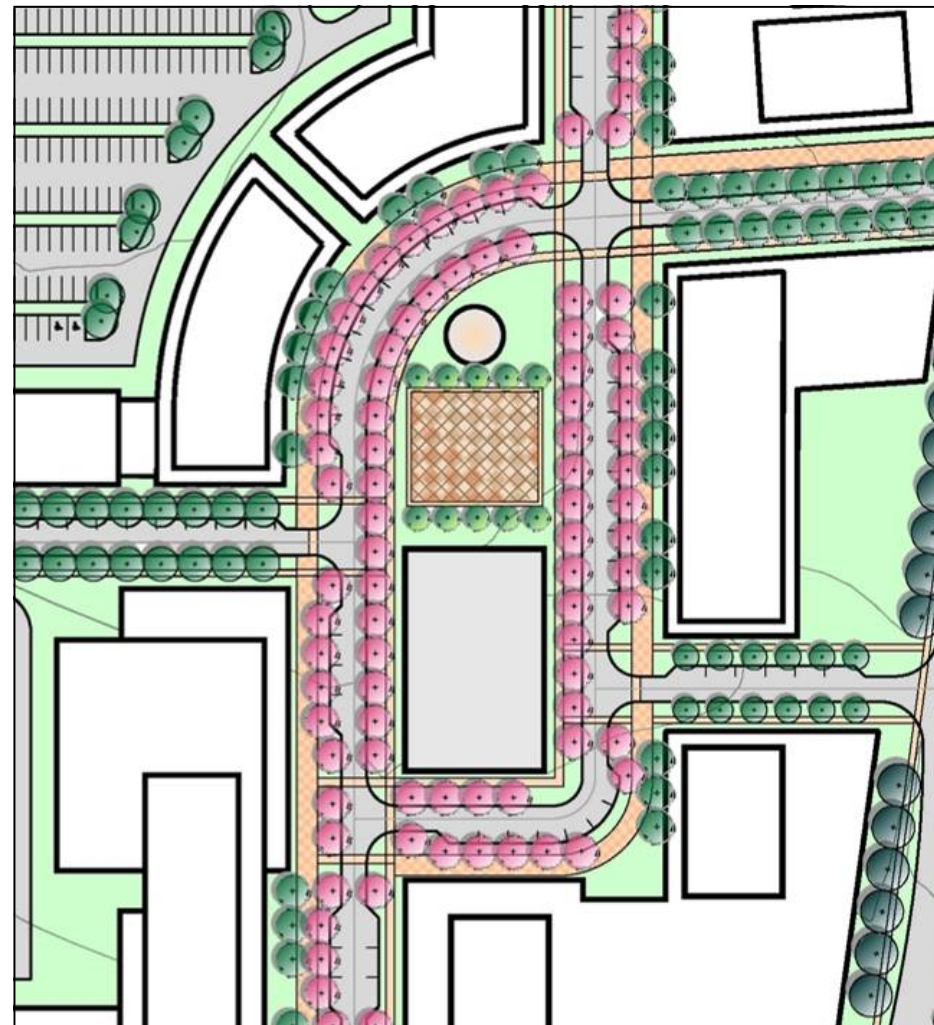


Figure 39: Urban Square Detail

Key Plan



4.4.2 Urban Neighbourhood Parks

- Size 0.73—1.92 Ha
- Typically located within a safe and convenient walking distance of residential neighbourhoods with extensive frontage (minimum 50%) on public streets to enhance the neighbourhood character and increase safety and security
- Both passive and active recreational opportunities: children's play, sitting areas, nature conservation, landscape development, and playing fields if large enough
- Strong landscape buffers between heavy traffic areas
- Topography of each individual park will be used to its full advantage, including creating terraced areas
- Ideally with a minimum coverage of 65% soft landscaping



Imagery of Urban Neighbourhood Parks

Key Plan



4.4.3 Neighbourhood and Pocket Parkettes

- Size 0.24—0.52 Ha
- May be located near mixed-use and residential neighbourhoods
- Ideally with minimum coverage of 65% soft landscaping
- Gardens, passive sitting areas, children's play areas, pedestrian paths and lighting
- Highly visible and accessible with good frontage on street
- Strong landscaped buffers between heavy traffic areas



Imagery of Parkettes

Key Plan



4.4.4 Greenway Corridor and Trail Links

The Greenway Corridor is a multi use naturalized pathway, largely within the woodlot buffer zone of 10m (to be designed with minimal grading changes). This pedestrian connection links Dufferin Street with the large Urban Neighbourhood Park to the east. An overall system of streets, trails and parks is provided to encourage walking, cycling and other non-motorized modes of transportation.

- Trails follow desirable routes within the District Centre and offer variation in scenery and safety in movement
- Trails should maintain curvilinear alignment following the contours of the site through park areas
- Trails should link with open space and right-of-ways that are immediately surrounding the District Centre
- Pedestrian and bicycle routes in road right-of-ways are preferred to be off-road in a multi-use boulevard pathway opposed to on-road (particularly on Dufferin Street)
- A pedestrian zone and pedestrian connections should be defined along the entire length of Main Street and the Special Character Road, providing special areas within the District Centre that are designed for all modes of active transportation
- Trail links are in accordance with the guidelines established in the *City of Vaughan Pedestrian and Bicycle Master Plan Study (2007)* and the *York Region Pedestrian and Cycling Master Plan (2008)*.

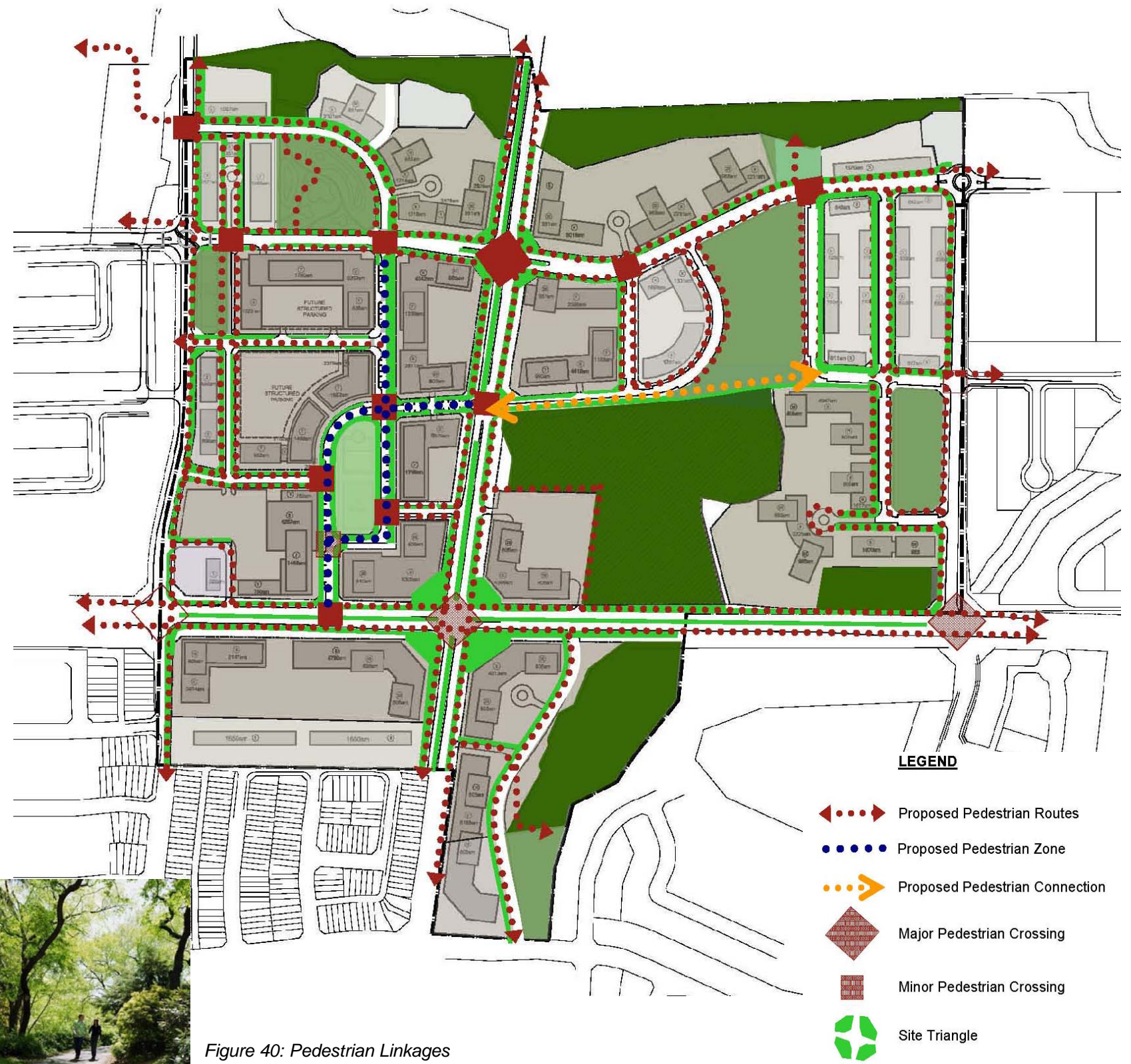


Figure 40: Pedestrian Linkages



