



MINUTES
THORNHILL SUB-COMMITTEE
May 3, 2016, 2:30 p.m.
Canada Room

Committee Members

Deputy Mayor Jack Heath
Regional Councillor Joe Li
Councillor Valerie Burke

Residents

Marilyn Ginsberg and
Ricardo Mashregi, Grandview Area Residents
Association (GARA)

Staff

Andy Taylor, Chief Administrative Officer
Jim Baird, Commissioner of Development Services
Trinela Cane, Commissioner of Corporate Services
Brenda Librecz, Commissioner of Community Services
Ronji Borooah, City Architect
Linda Irvine, Manager, Parks and Open Space Development
Joel Lustig, Treasurer
David Miller, Manager, Development West
Mark Visser, Senior Manager Financial Strategy & Investment
Kitty Bavington, Council/Committee Coordinator

The Thornhill Sub-Committee convened at 2:35 p.m. with Councillor Valerie Burke in the Chair.

1. Disclosure of Interest – none declared

2. Presentation and Discussion: Section 37, Grandview Park

Linda Irvine, Manager, Parks and Open Space Development, provided an overview of the project. In 2011, \$2 million in Section 37 funds were provided from the World on Yonge Development for community improvements. In 2013, the Thornhill Sub-committee met with staff and representatives of the Grandview Area Residents Association (GARA) to discuss community requirements. In May, 2014, Council endorsed the Sub-committee recommendations and directed public consultation be held to prepare a preferred plan and report back to Council.

Staff displayed a concept plan for Grandview Park for review, developed with extensive community consultation. If approved, staff will prepare a report for Council regarding the plan and budget by June, so that detailed design can begin with the expectation of tendering in early 2017 and construction of the park can commence in the spring of 2017. The elements of the park were identified and discussed: splash pad, relocated playground, gazebo, existing ball diamond, higher outfield fence, washroom/storage building, multi-purpose court/rink, shelter/outdoor stage, and mini-skate park. The existing T-ball diamond will be relocated to E.J. Sands school / Woodlands Park.

Discussions included the location of the park and surrounding uses, integration with the adjacent school property and facilities, and shared parking opportunities. The adjacent woodlot and informal pathway were identified. A full bandshell was preferred by the community; however, staff were able to provide for a reasonable stage/shelter structure.

If this plan is approved, staff will examine the budget requirements and funding strategy. A modest amount of funds for landscaping and walkways could come from Development Charges.

Washroom and facility maintenance would be provided by the Operations Department, and the operating budget impacts will be included in the report. The buildings would only be open in the summer. Self-cleaning washrooms were suggested, but that model is not supported by Council.

Ricardo Mashregi made a presentation on behalf of GARA, expressing appreciation for the efforts of the City and community, and in support of the park proposal. Sample stage photos were displayed and modest improvements were requested. Mr. Mashregi discussed the budget with respect to funding walkways and trees in the amount of \$145,000. He referred to the staff report of May, 2014 and highlighted the approved 2014 budget which specifically indicates that all funds for plantings and walkways would be derived from non s.37 funds. He requested that the previous commitment to these expenditures be acknowledged so that \$145,000 for plantings and walkways will come from non s.37 funds. That same amount of money, from within the s. 37 budget, will now be used to improve the community stage, which is a "shelter" in the existing plan. He also notes the 9% administration fee. Staff acknowledged the 2014 budget stipulation and will consider non s. 37 funds in preparation of the report.

Jim Baird, Commissioner of Development Services, commended the efforts of Linda Irvine on this project, and discussed the coordination between the City Commissions to achieve an integrated result.

Marilyn Ginsberg discussed lessons learned through this process, acknowledging that this is the first Section 37 project for an existing community. It was suggested that a policy be developed for future projects. Brenda Librecz, Commissioner of Community Services, commented on the Parks Renaissance initiative, which includes a community outreach component.

The Committee supported the proposed plan in principle, and requested that integration with the school and tennis courts be pursued. Staff was directed to price out the modest improvements suggested for the stage and to review options such as Trees for Tomorrow, Development Charges, or implementing a second phase. Staff will price the project realistically and advise Council of any gaps and possible sources of funding for those gaps.

The budget was reviewed, from the Section 37 funding total of \$2,000,000:

Administration fee (9%) -	\$180,000
HST Impact (1.76%) -	\$32,032
Consultant fees -	\$88,830
Henderson mural -	\$54,000
School Board playground at E.J. Sands -	\$30,000
Remaining budget -	\$1,617,138

Staff confirmed that the 2014 report requires staff to report back on the master plan and budget. The report will be presented to Council before the summer recess.

Moved by: Deputy Mayor Jack Heath

Seconded by: Regional Councillor Joe Li

- 1) That the proposed Grandview Park concept plan presented on May 3, 2016, be endorsed in principle; and
- 2) That staff report on achieving the entire plan including the modest improvements suggested.

CARRIED

Adjournment

The Thornhill Sub-Committee adjourned at 4:05 p.m.