



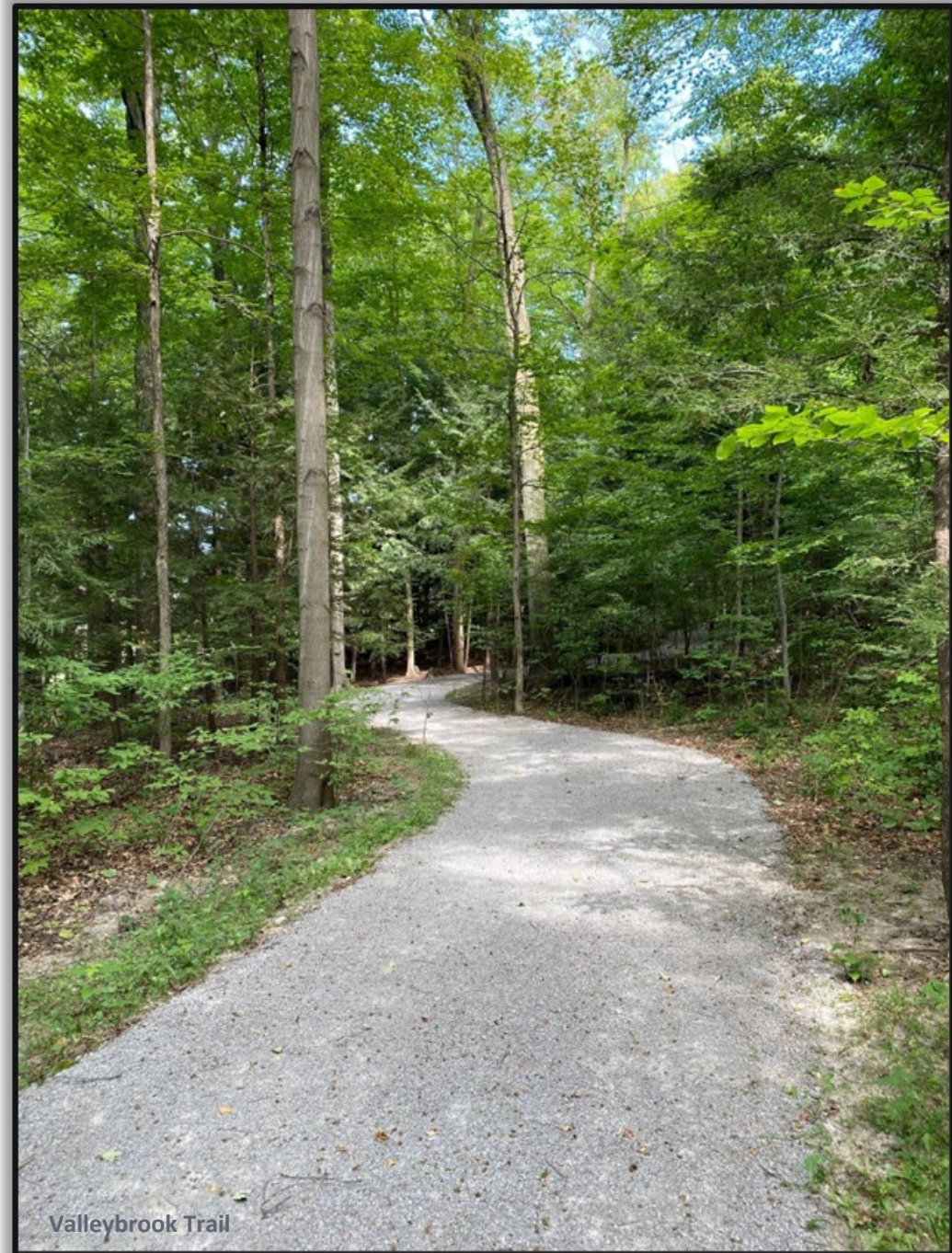
## Public Open House

### Averton Phase 3 Development

#### Detailed Design Requirements and Trail Construction Update

Tuesday February 21<sup>st</sup>, 2023

4:00pm to 7:00pm



Valleybrook Trail



# Public Open House - Averton Phase 3 Development

## Detailed Design Requirements and Trail Construction Update

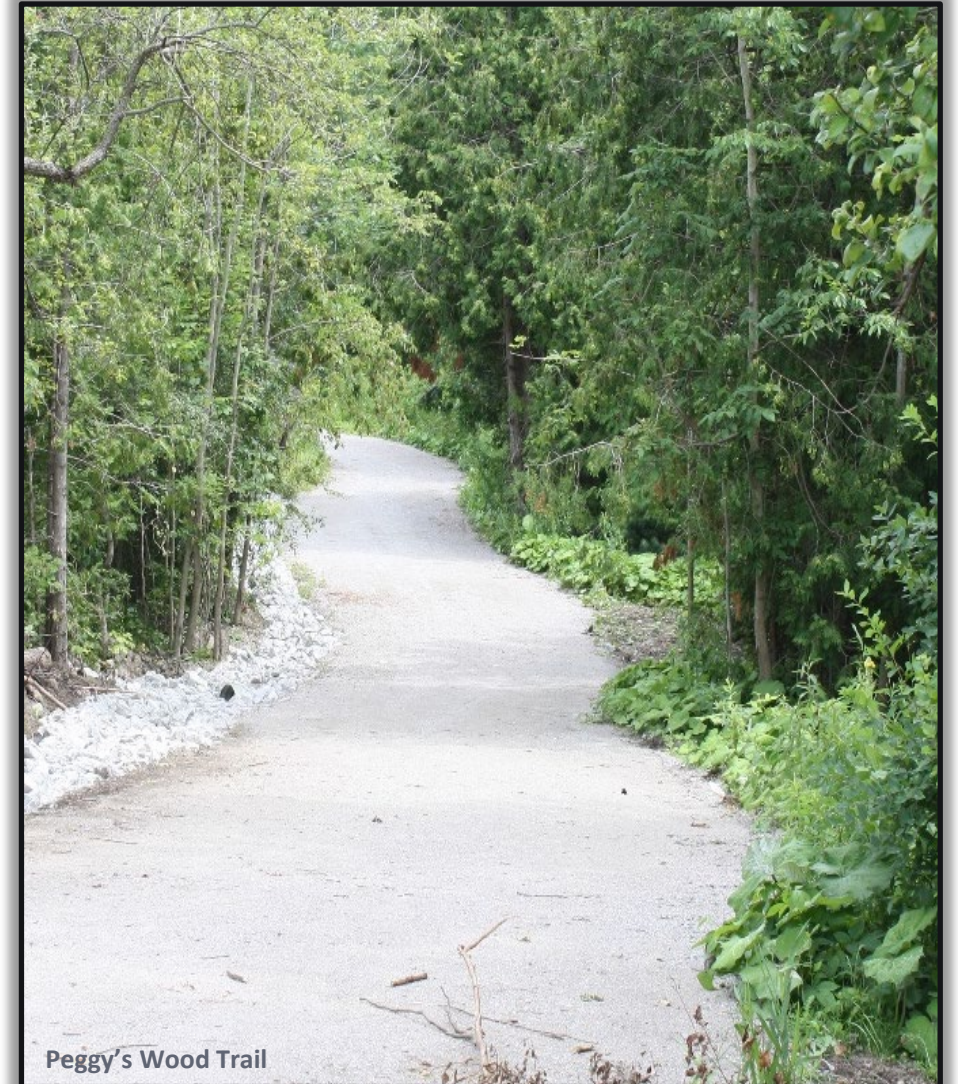
### Public Open House Focus

The purpose of this Public Open House is to provide residents and stakeholder groups information related to the following:

- History of the Beaverbrook/Averton development Phases I, II and III as it relates to trail planning and Developer requirements
- Supporting Information and Data, including public consultation:
  - Alignment with the Town's Official Plan requirements
  - Alignment with the Town's Active Transportation and Trails Master Plan (ATTMP)
  - Strengthening the Town's Health and Active Living Plan
  - Plans of Subdivisions and Agreements

#### Supporting Information

- Public health benefits (York Region Health)
  - Community safety data & statistics (York Regional Police)
  - Operating and maintenance costs
- Review of trail alignment, tree protection, detail design and proposed construction schedule



3



# Public Open House - Averton Phase 3 Development

## Detailed Design Requirements and Trail Construction Update

### Beaverbrook Phases 2A, 2B and 2C

Dec 12, 2005: **By-Law 2005-144**

Town entered into subdivision agreement with 1422754 Ontario Ltd. (Beaverbrook) Report to Council P2005-111 dated Dec.12, 2005 notes:

4.4(b)(iii) "Blocks 93 and 94 comprise a total of approximately 9.8 hectares (24.2 acres) and is the environmental/open space corridor north of Phases 1 and 2, and south of the future Phase 3. This area will contain a trail system in the future."

Dec 12, 2005: **Phase 2A Subdivision Agreement**

Agreement was executed between the parties.

- **Schedule G**
  - Identifies lands to be conveyed,
    - Open Space (Block 87), Open Space (Block 93) - Trail Block, Open Space (Block 94), SWM Pond (Block 89)
- **Schedule J**
  - Identifies documents to be registered on title, Plan of Subdivision, Subdivision Agreement, Compiled Plan(s) Showing Easements, Warning clause(s)
- **Schedule P**
  - Identifies warning clauses required in Purchase of Sales and Title

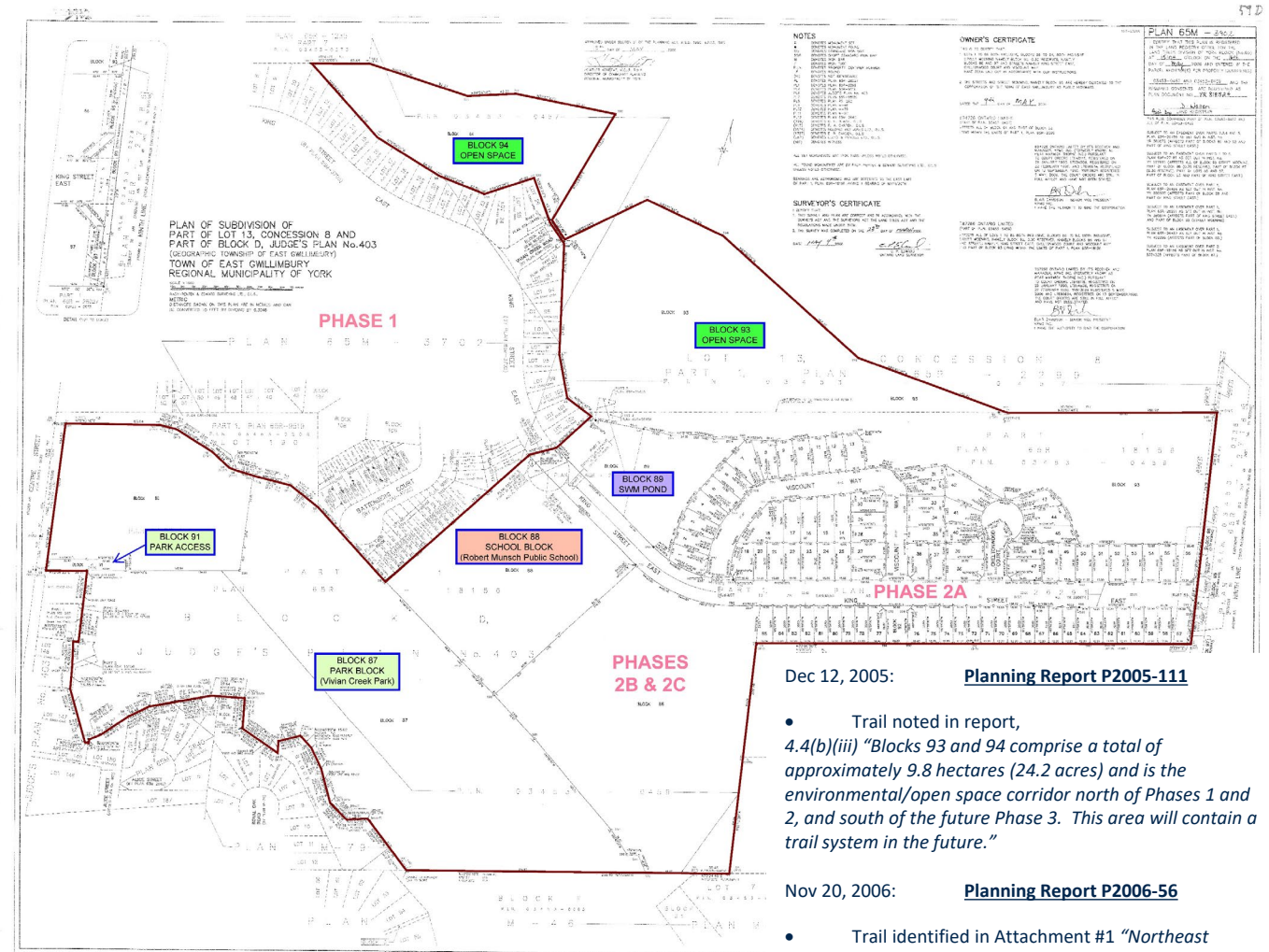
I#8. The Purchasers of Lots are advised that Conservation Blocks 93 and 94 of the Plan of Subdivision are owned by the Town and contain protected wooded areas, watercourse(s), floodplain, etc., and that such vegetation and areas shall be maintained and protected by each Lot owner. The removal of vegetation including undergrowth, and the placing, storage or dumping of refuse, contaminates or any other materials, is strictly prohibited by the Town and the Lake Simcoe Region Conservation Authority. Purchasers are also advised that the Town will construct walkway and trails systems on Blocks 93 and 94, with associated access points from the subdivision lands.

NO DATE\* **Phase 2B & 2C Subdivision Agreement**

Draft Agreement between the parties was located. (No Executed Agreement found)

- **Schedule L**
  - Identifies warning clauses required in Purchase of Sales & Title

#7. The Purchasers of Parts or Parcels are advised that Conservation Blocks 87, 93 and 94 of Plan 65M-3902 are owned by the Town and contain protected wooded areas, watercourse(s), floodplain, etc., and that such vegetation and areas shall be maintained and protected by each Part or Parcel owner. The removal of vegetation including undergrowth, and the placing, storage or dumping of refuse, contaminates or any other materials, is strictly prohibited by the Town and the Lake Simcoe Region Conservation Authority. Purchasers are also advised that the Town will construct walkway and trails systems on Blocks 93 and 94, with associated access points from the subdivision lands.



Dec 12, 2005: **Planning Report P2005-111**

- Trail noted in report, 4.4(b)(iii) "Blocks 93 and 94 comprise a total of approximately 9.8 hectares (24.2 acres) and is the environmental/open space corridor north of Phases 1 and 2, and south of the future Phase 3. This area will contain a trail system in the future."

Nov 20, 2006: **Planning Report P2006-56**

- Trail identified in Attachment #1 "Northeast Mount Albert Parks & Trails Map".

# Public Open House - Averton Phase 3 Development

## Detailed Design Requirements and Trail Construction Update

### Beaverbrook Phases 2A, 2B and 2C cont'd

#### Schedule P-1 as provided by the Developer

- Noted wording regarding trails as required in the Subdivision Agreement

#### Schedule "P-1" Beaverbrook Homes (Mount Albert) Inc.

#### IMPORTANT NOTICE TO PURCHASERS FROM THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY FOR YOUR PROTECTION

You are hereby advised that before undertaking to purchase a building or lot in this, or any other subdivision, you should request the Vendor to produce copies of the Draft Approved or Registered Plan of Subdivision and a Zoning by-law Schedule for the area. You are advised to examine these plans and obtain information from the Vendor with respect to the permitted uses on any vacant lands.

LOT NO. \_\_\_\_\_ BLOCK (If Applicable) \_\_\_\_\_ REG. PLAN \_\_\_\_\_ **65M-3902**

PURCHASER(S) \_\_\_\_\_

Purchaser(s) hereby acknowledge that the owner has provided:

- A Plan approved by the Town Engineer showing sidewalk locations and public walkways, if any, and approximate house siting locations.
- A plan or description approved by the Town Engineer showing the area of the lot to be seeded and/or sodded.
- A copy of the Grade Control and Drainage Plan approved by the Town Engineer.
- Advice of any potential nuisance, noise and/or vibration source such as roads, railways or industry as referred to in the said Subdivision agreement.
- Advice of the possibility that public transit routes, and associated bus stops and shelters, may be located on King Street East and/or Vivian Creek Road.
- The Purchaser(s) of Lots are advised that this development is located in a rural setting and that agricultural practices, as permitted by the laws of the province of Ontario, can cause disturbances of sight, smell and noise. As residents of a residential community within a rural municipality, the Purchaser(s) hereby accepts the validity and necessity of all legitimate, lawful agricultural practices.
- The Purchaser(s) of Lots are advised that Block 89 of the Plan of Subdivision shall be used for storm water management purposes and, in particular, shall have a detention pond detaining at times a level of water that may be dangerous to unattended children or to other person(s) not adequately supervised. The Purchaser(s) acknowledge and agree that neither the Developer nor the Town shall be responsible for providing any supervision on said Block of any kind and the Purchaser(s) hereby agrees to release, indemnify and save harmless the Town from any and all claims arising from the use or occupation of said Block by the Purchaser(s), and occupants of the Lot or invitees.
- The Purchaser(s) of Lots are advised that Conservations Block 93 and 94 of the Plan of Subdivision are owned by the Town and contain protected wooded areas, watercourse(s), floodplains, etc., and that such vegetation and areas shall be maintained and protected by each Lot owner. The removal of vegetation including undergrowth, and the placing, storage or dumping of refuse, contaminants or any other materials, is strictly prohibited by the Town and the Lake Simcoe Region Conservation Authority. Purchaser(s) are also advised that the Town will construct walkway and trails system on Blocks 93 and 94, with associated access points from the subdivision lands. We further acknowledge that we have been advised as to the nature or the location of any fences to ensure that the same are not erected on town property.

DATED AT East Gwillimbury, Ontario THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200 .

_____ WITNESS	_____ PURCHASER
_____ WITNESS	_____ PURCHASER

### Beaverbrook Phase 3

Nov 19, 2012:

By-Law 2012-122

Town entered into subdivision agreement with 1422754 Ontario Ltd.  
(Averton)

Nov 7, 2012:

Phase 3 Subdivision Agreement

Agreement was executed between the parties.

#### Schedule F

- Areas to be Fenced,
  - #2. The Owner erect a 1.8 metre high black vinyl chain-link fence, in accordance with Parkland Design Standards Manual (December 2009), along the rear and/or side lot lines of those lots and/or blocks adjacent to public parks (Block 285), pedestrian passageways (Blocks 286 & 287) and open space lands and/or other locations to the satisfaction of the Town. The fence is to be located 75 mm inside the boundary of Town lands, or as otherwise approved by the Town. This is to include lots within previous phases of Subdivision File: 19T-93016.

#### Schedule G

- Identifies lands to be conveyed,
  - Open Space (Block 283), Open Space (Block 284), Park Block (Block 285), SWM Pond (Block 282)

#### Schedule J

- Identifies documents to be registered on title, Plan of Subdivision, Subdivision Agreement, Compiled Plan(s) Showing Easements, Warning clause(s)

#### Schedule O

- Identifies requirements for the design of a trail system.

#2. The Owner covenants and agrees to provide, carry out or comply with the following, all to the satisfaction of the Town:

- (a) to undertake, and submit to the Town for approval, a Public Open Space and Trails Plan, prepared by a qualified professional, for the lands, including the park, open space/environmental and buffer blocks, which shall include and make recommendations for the detailed design of the public walkway trail system development and the community/open space linkages, park development and design, and related facilities, and the re-naturalization of the valley lands, being Block 93, Registered Plan 65M-3901; municipally known as 28 Viscount Way. This plan shall be reviewed and approved by the Town, in consultation with the Lake Simcoe Region Conservation Authority, as necessary, prior to the issuance of building permits for residential units within Phase 1;

(b) to develop a trail system along Block 93, registered Plan 65R-3901 and to connect the Park at Block 285 or Block 284, the trail known as Block 287 and Ninth Line

#21. The Owner covenants and agrees to include the following statements in a schedule to all offers of purchase and sale, or lease for all lots/blocks, to the satisfaction of the Town:

- (b) For all lots abutting any open space or stormwater facility:
- "Purchasers and/or tenants are advised that the adjacent open space or stormwater management facility will be left in a naturally vegetated condition and receive minimal maintenance."
  - "Purchasers and/or tenants are advised that the lot abuts a trail system and that noise and lighting should be expected from the designed active use of the trail."
  - "Purchaser and/or tenants are advised that no gates are permitted from individual lots/blocks into lands owned by the Town."



# Public Open House - Averton Phase 3 Development

## Detailed Design Requirements and Trail Construction Update

### • Alignment with the Town's Official Plan

#### 3.5 A Healthy Community

##### 3.5.1 Objectives

a) A healthy community consciously seeks to improve the health of its citizens by putting public health high on the social and political agenda. Physical, social, and mental wellbeing are the necessary components of public health, including access to healthy food, clean air, water, soil, and opportunities for physical activity. A fundamental element of a healthy community is the inclusion of active transportation - walking, cycling, using a wheelchair, scooters, inline skating, or skateboarding. Objectives are to:

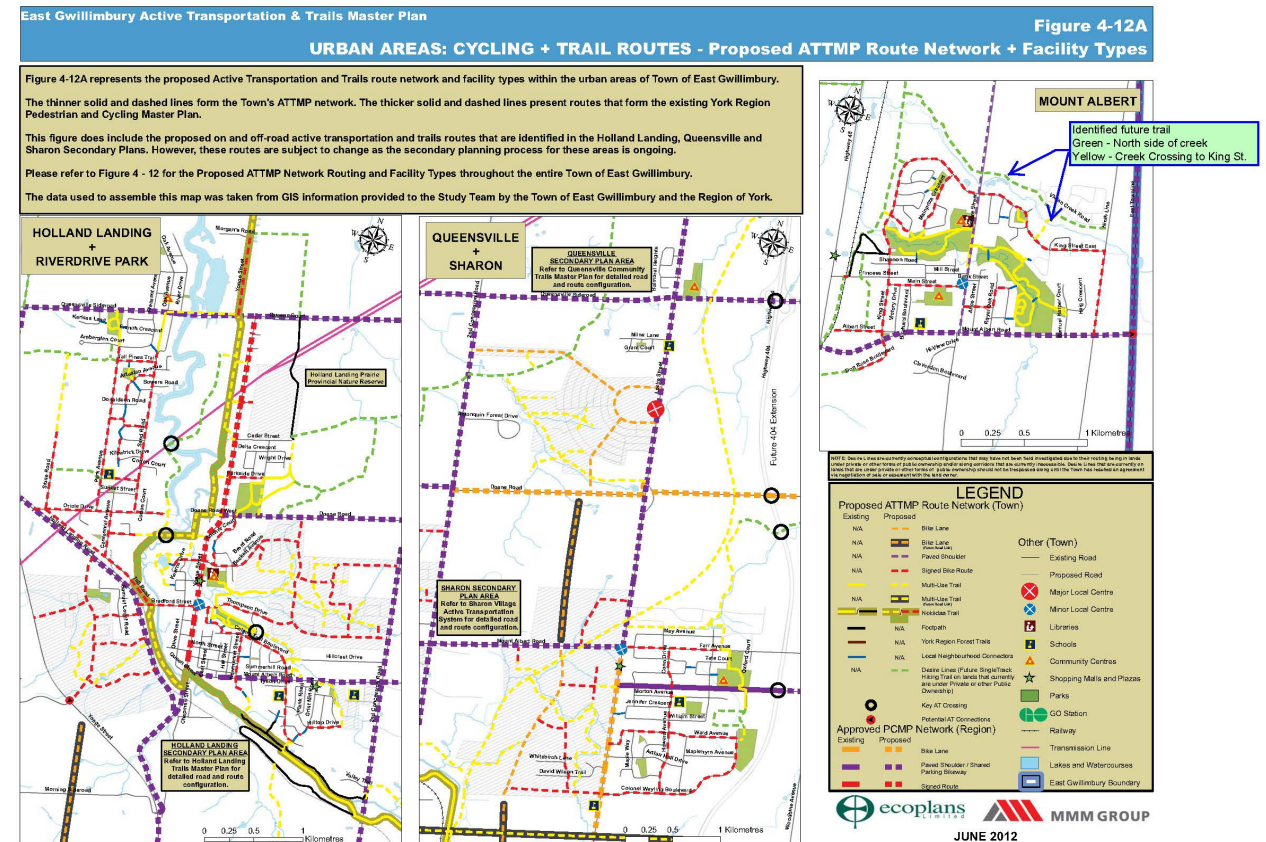
- Ensure that public health considerations are a crucial part of decision-making and are fully integrated with requirements for equitable access to healthy food, clean air, water, soil, safe environments, and opportunities for physical activity;
- Commit to an enhanced level of community engagement, where equity, inclusion, information, and participation are identified as key building blocks in accountable and transparent decision-making;
- Be well-connected through a comprehensive transit system enabling the Town to provide all communities with equal access to recreation and leisure amenities, including for sports, arts and cultural activities; and,
- Enhance the active transportation network, designing communities around pedestrian activity with a substantial number of destinations, including parks, cultural and community facilities, shopping, and restaurant opportunities within walking distance to promote walking and cycling to encourage daily physical activity; and,
- Collaborate with York Region Public Health in idealizing plans and programs that support active transportation.

##### 3.5.2 Active Transportation

a) The Town shall plan for an active transportation system which is highly integrated and connected within the community, the adjacent communities, and to transportation systems that serve the broader Region. This Plan requires that all development will contribute to the creation of a walkable and connected community with multiple destinations within walking distance of all residents.

- Sidewalks, bike lanes, and multi-use paths will connect to the street network and to community amenities and will ensure that corridors between key destinations are fully accessible and support active transportation

### • Alignment with the Town's Active Transportation & Trails Master Plan 2012



# Public Open House - Averton Phase 3 Development

## Detailed Design Requirements and Trail Construction Update

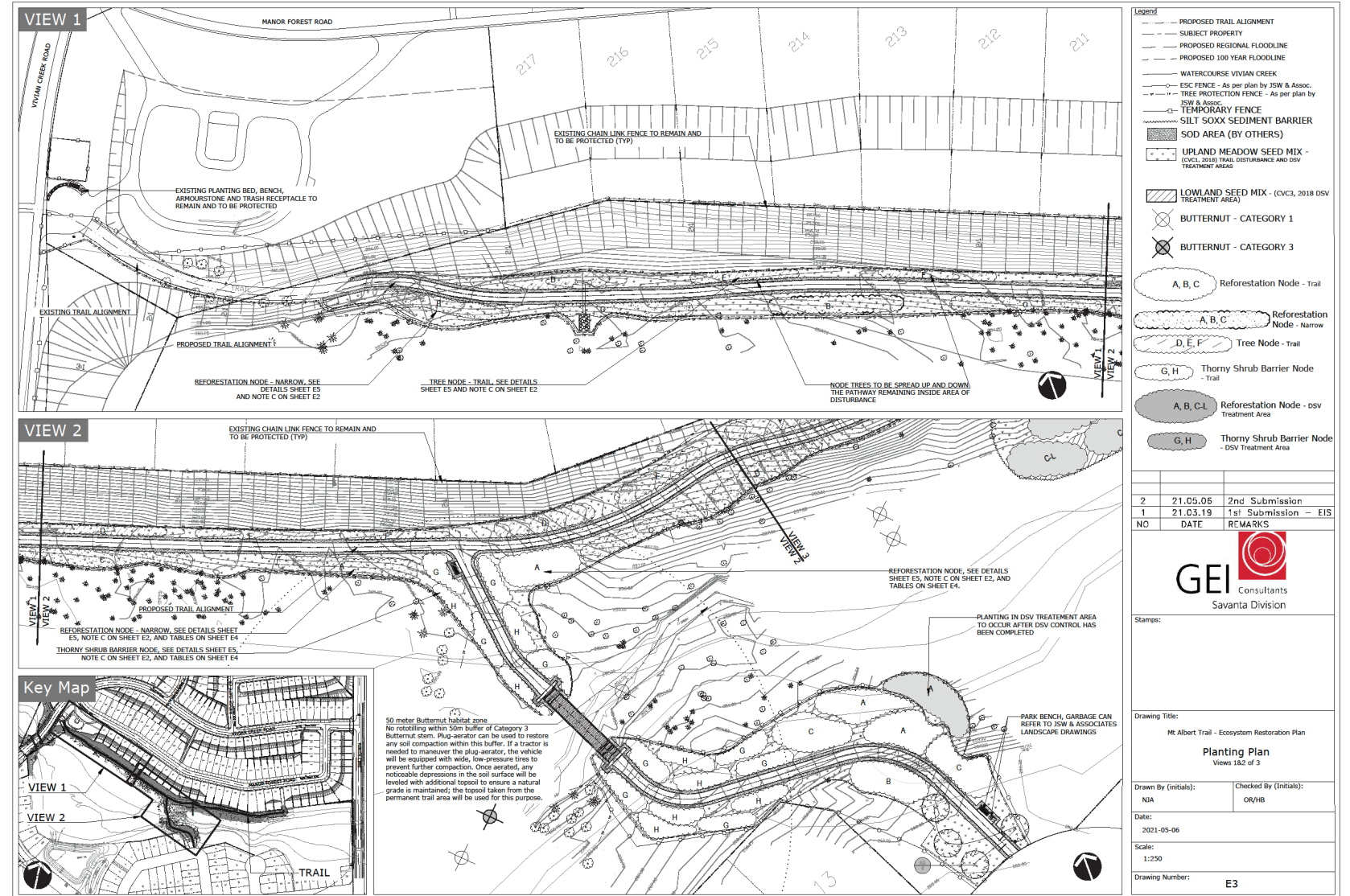
### Planting Plan

#### Trees to be planted = 382

- Basswood = 36
- Black Cherry = 26
- Eastern Cottonwood = 34
- Eastern Hemlock = 36
- White Cedar = 51
- Ironwood = 10
- Large-toothed Aspen = 26
- Red Oak = 31
- Sugar Maple = 33
- Trembling Aspen = 39
- White Birch = 34
- White Pine = 26

#### Additional Shrubs to be planted = 1,022

- Alternate-leaved Dogwood = 65, Black Raspberry = 74, Bush Honeysuckle = 65, Choke Cherry = 106, Common Blackberry = 140, Common Elderberry = 21, Flowering Raspberry = 96, Grey Dogwood = 140, Nannyberry = 64, Prickly Gooseberry = 55, Red Elderberry = 15, Red Osier Dogwood = 15, Red Raspberry = 101, Smooth Wild Rose = 65.





# Public Open House - Averton Phase 3 Development

## Detailed Design Requirements and Trail Construction Update

### Planting Plan

**Estimated Tree Removals - 186 (includes 35 dead trees)**

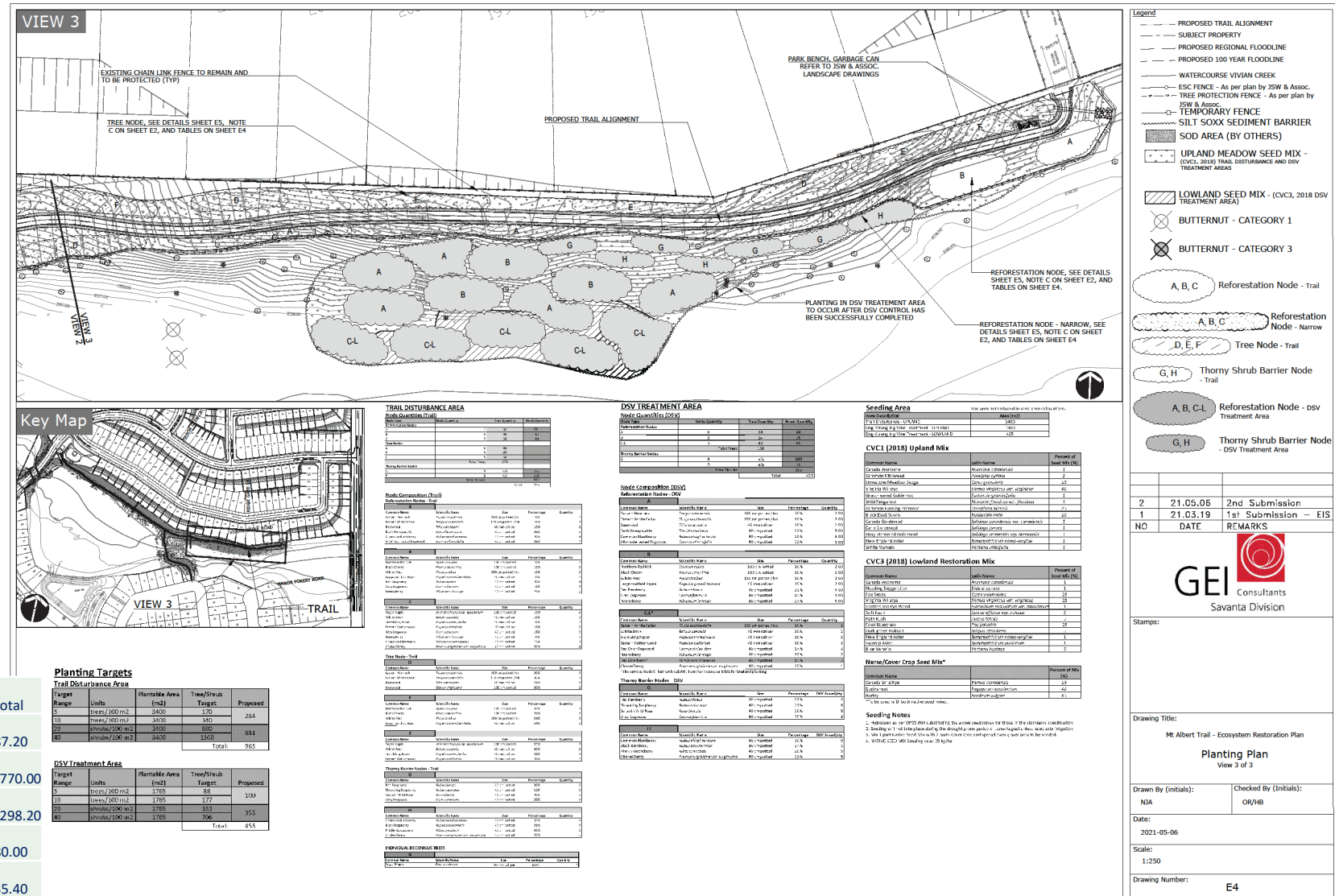
- White Cedar = 100
- Manitoba Maple = 30
- Ash = 25
- Basswood = 7
- White Elm = 4
- Birch = 2
- Black Cherry = 1
- White Spruce = 1
- Buckthorn = 1
- Poplar = 1
- Unidentifiable = 14

- ❖ Overall increase of 196 Trees
- ❖ Improved Biodiversity

### Estimated Operating Costs

- Approximately \$5,735.40 per Year

Activity	Staff/Vehicle/Equip. Requirements	Frequency	Staff Hourly Rate	Truck/Equip. Hourly Rate	Total
Monthly Inspection	1 staff, 1 hour, truck, trailer, RTV	12	\$ 66.10	\$ 41.50	\$ 2,287.20
Edge Management (growing season)	2 staff, 2 mowers, truck, trailer	4	\$ 26.50	\$ 41.50	\$ 770.00
Trail Grooming	1 staff, 2 hours, truck, trailer, tractor, groomer	1	\$ 66.10	\$ 41.50	\$ 298.20
Garbage	2 staff, 30 mins., garbage truck	35	\$ 26.50	\$ 41.50	\$ 2,380.00
Rates reflect 2023 Parks & Recreation Fees & Charges					\$ 5,735.40





### Next Steps

- Collection and analysis of Public Open House comments
- Modification of trail design to mitigate concerns where necessary
- Report to Council summarizing feedback and actions taken (Tuesday, March 7<sup>th</sup>, 2023)
- Tentative start date for select tree clearing (Monday March 20<sup>th</sup>, 2023)