

# Building complete communities

## WHERE PEOPLE PLAY



Recreational facilities like the Mattamy National Cycling Centre in Milton are funded through a variety of sources, including development charges and government fees paid by new home buyers. TOWN OF MILTON

### Parks, recreational facilities and cultural centres make a neighbourhood, and developers play an important part in bringing them to life

Developing complete communities requires a holistic vision that includes more than homes and places people work and shop. Builders make significant efforts to give residents and employees the spaces and recreational amenities that bring colour and vibrancy to a neighbourhood.

Places where people play help bring communities together. It is in features such as green spaces and recreational facilities where you will find the young and the old, all year long and for any number of reasons. These places are the heart of their communities.

"The development industry plays a big role in creating space people can enjoy," explains Tom Dutton, senior vice president of The Daniels Corporation, one of Canada's foremost builder-developers.

#### CITY OF THE ARTS

Creating space for people to enjoy was one of the driving philosophies behind Daniels Corporation's newly announced City of the Arts, a 1.3-million-square-foot community that is soon to be part of Toronto's waterfront revitalization, at the corner of Lower Jarvis Street and Queens Quay East.

"It will be an exciting mixed-use community with two condominiums, office space and a combination of arts and cultural uses on the waterfront," explains Dutton, adding that the plan includes retail space and restaurants on street level.

The new community will also feature a new outdoor park that will be an active outdoor gathering place for

markets, festivals and other events. Daniels is planning to build an extension of the hugely popular nearby Sugar Beach.

The vision also includes a "Creative Industries Hub" that will house leading arts and cultural organizations, retail, residential and post-secondary academic space, Dutton says.

#### PLACES TO PLAY

Daniels is not alone. Across the GTA, the development industry is planning, engineering, designing, reviving, and building parks, trail systems and new recreational spaces as it builds complete communities

"There is a common misconception that new parks, trails and recreation centres are paid for by existing residents, through their property taxes, and in most cases across the GTA, that's just not true," says Bryan

**"The development industry plays a big role in creating space people can enjoy."**

Tom Dutton, senior vice president of The Daniels Corporation

Tuckey, president and CEO of the Building Industry and Land Development Association (BILD). "They are funded through development charges and other government fees, paid by new-home buyers when they purchase a new home."

Development charges are a tax imposed by local municipalities, as



The Yard, an east-west pedestrian promenade that will connect the City of the Arts neighbourhood being developed by The Daniels Corporation. CONTRIBUTED

well as GO Transit and education boards, and are paid for by new-home buyers to help offset capital costs of growth-related municipal services like roads, sewers and parks. BILD advocates for fair and reasonable government fees and charges and increased transparency and accountability around how the funds are collected and applied.

#### ON TRACK

Examples of developers committing space and dollars to recreational projects are not confined to the city core.

In the municipality of Bradford West Gwillimbury, town officials are looking at revitalizing Henderson Memorial Park – a 97-acre property that was donated to the town. The idea is to turn it into active parkland available to all residents.

The design is currently underway and, with input from the community, the town anticipates the entire \$12 million project could take as long as

20 years to complete. The first phase is estimated at about \$3 million and funding for the project is coming from development charges.

The Town of Milton is now home to the new Mattamy National Cycling Centre, one of two internationally sanctioned timber tracks in Canada.

The track will be one of the marquee venues used during the Toronto 2015 Pan Am Games. After the facility is used for the Games' cycling competitions this summer, it will be turned back to the community for public use.

According to city staff, it was a project that was "predicated on two significant business principals adopted by Milton – meeting high performance cycling needs and the recreational needs of the community," says Jennifer Reynolds, director of community services for the town.

Along with cycling amenities, to meet the needs of the community at large, the facility includes courts for basketball, volleyball, badminton, a

walking/running track, a fitness centre and meeting rooms.

The capital costs for the facility were primarily funded through development charges, federal grants and private donations, including a \$2 million naming rights sponsorship by Mattamy Homes and a \$7 million donation from Mattamy's founder Peter Gilgan's foundation.

"About 64 per cent of the funding came from federal government grants, and some from local fundraising and town revenues. Approximately 25 per cent came from Mattamy and other local developers and builders," says Linda Leeds, the Town of Milton's director of corporate services. The rest of the funding for the \$56 million project budget came from fundraising and town-sourced revenues such as development charges.

Following the Games, it will be a legacy venue for Milton and area residents to enjoy. The town will own and operate it.

## THE FORT YORK PEDESTRIAN AND CYCLING BRIDGE – CONNECTING DOWNTOWN COMMUNITIES

For years, the triangular plot of land that sits just east of Liberty Village has gone untouched while most of the areas around it have seen tremendous growth and development — but that is about to change.

The land south of King Street West, east of Strachan Ave. and bounded by two lines of railway track is now known as Garrison Point, and it is a master-planned neighbourhood that is being developed through the collaboration of Diamond Corp., Cityzen Development Group, Fernbrook Homes and the City of Toronto's development corporation, Build Toronto. Construction of its first phase is set to begin this fall.

Plans will see the area transformed into new mixed-use communities that include 1,700 homes, multi-floor retail and commercial space. A key feature will be Garrison Park, a four-acre park that will serve as a vital link in a new pedestrian and bicycle bridge that will provide much-needed connectivity in that part of Toronto.

The bridge is known as the Fort York Pedestrian and Cycling Bridge and it has been a part of the City of Toronto's plans for the

area for a long time. It will take people from Trinity Bellwoods Park in the north to the Fort York grounds in the south and will help foster stronger community networks in and around the city, Fort York and the waterfront.

"We have worked very hard to

bring the bridge plans to where they are today," says Councillor Mike Layton, Ward 19. "With so many residents coming into this neighbourhood, this bridge will help to ensure our communities are supported and connected."

The City of Toronto is building

the bridge and construction is expected to begin later this year. The developers of Garrison Point are key contributors to the bridge project. Garrison Park through which the bridge will run is being built and financed by the development consortium.

"Garrison Park will be at the heart of the city's green linkage system in the west end, stretching from Trinity Bellwoods Park at Queen Street West down to the water's edge," says Bob Blazevski, executive vice-president of Diamond Corp.

"The bridge will serve to connect this important open-space network and we are proud to be part of a master plan that puts such a strong focus on connecting communities."

The developers of Garrison Point are also contributing more than \$5 million in Section 37 funding, which is collected by the city under a section of the provincial Planning Act to pay for community benefits. As well, the city will collect an estimated \$26 million in development charges from the project.



The Fort York Pedestrian and Cycling Bridge is the centrepiece of a master-planned neighbourhood being developed, called Garrison Point. CONTRIBUTED

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