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August 24, 2017

D. Scott Murray
Mulvihill & Murray
PO Box 187
86 John Street North
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Dear Mr. Murray:

RE: Allan Drive Park

Thank you for your request for information related to the Allan Drive Park. My apologies for the delay in responding. I have consulted with staff to collect responses your enquiries. I provide the following information for your consideration:

1. The Town's solicitor has reviewed Subdivision Agreement registered as instrument 182453 at the Renfrew Land Registry Office. Paragraph 49 and Schedule F of said Agreement deal with the conveyance of parkland to the municipality. That parkland is the 1.285 acres (more or less) of land represented as Part 1 on Plan 49R-3196. These lands encompass the lands being contemplated for sale by Council at this time.

The Town's current, as well as recently approved updated Official Plan, designate the lands as "Residential", or "Established Residential Area" in the case of the new Official Plan. The Town's Comprehensive Zoning By-law 4990-01, as amended, zoned the lands "Residential One – holding", with the holding in place to recognize the need for a slope stability study and site plan approval, to implement any recommendations of said slope stability study, prior to any development taking place on the lands.

2. In 2014, staff reported to Council on various properties owned by the Town which may be considered for declaration as surplus to the Town's needs and possible sale. With respect to the Allan Drive lands, it was noted to Council that the lands are considered as 'passive parkland' with no recreational structures located thereon and that there are other lands within the area which are considered

'active parkland'. "Passive Recreation", as defined in Section 2.158 of Zoning By-law 4990-01, as amended, "means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, equestrian and hiking trails, as well as a playlet with activity equipment for children".

Staff consider this park to be passive based on the lack of any equipment or organized active leisure activities, or any request from the public for further embellishments to this green space to encourage more active recreational use. Furthermore, with a designation of Residential and being categorized as "Residential One" in the Zoning By-law, it was not intended by the Town to formalize the use of the lands for active recreation.

3. The Town's current Official Plan indicates in Section 7.3(4) "Public open space should be provided at an overall minimum of four hectares (about ten acres) for every 1,000 persons within the Town of Arnprior. School yards and natural areas will be included as open space area in the calculation. Where municipal open space and a school property are contiguous and completely accessible to one another, their combined open space area can be increased by 25 percent for purposes of their contribution to the aforesaid open space standard." The newly adopted Official Plan includes the same calculation.
4. As indicated above, the current Zoning designation of the lands is "Residential One – holding (R1-h)" which, once the criteria for lifting of the holding designation is met, would permit a single detached dwelling to be constructed. Any use other than that permitted by the Residential One (R1) designation would require an amendment to the Zoning By-law, which would be subject to the public consultation process as outlined in the *Planning Act*.
5. There is a storm sewer which crosses the subject lands along the north-east limits. Staff will be recommending to Council that the Town will retain ownership of an 8.0m wide parcel of land to allow for maintenance of the drainage there, as well as ensuring Bell access to their overhead line, as they have requested a 5.0m wide easement.
6. I would note that the subject lands have been subject to regular maintenance by the Town's Recreation staff. With respect to encouraging additional use and providing appropriate equipment or amenities, it should be considered that in the area of the lands are both 'Legion Park', a larger park, located a block away, as well as St. John XXIII, an elementary school with a public play structure, just

down the street. It is Councils' decision whether to take 5% parkland or Cash-In-Lieu, as part of new residential development. With existing parks close by, Cash-In-Lieu would be the likely choice of Council, if developed today. Disposing of this parkland, essentially converts this parkland back to Cash-In-Lieu.

Both the Recreation Master Plan and the Waterfront Options & Feasibility Analysis, supported by the new Official Plan (all Plans subjected to public consultation and supported by Council) recommend the disposition of underutilized, surplus parkland, with the funds being reallocated to Waterfront Parkland Development, which benefits the entire Town. Council must consider that the development of the Town's Waterfront, which has been a strategic priority of all Arnprior residents, will not be feasible without the anticipated funds from underutilized parkland disposition.

Council is considering the anticipated financial benefits from the Allan Drive Parkland disposition, which benefit the entire Town:

- a. \$200,000 Net into a Reserve for Waterfront and Trail improvements
 - b. \$35,000 in new DC charges
 - c. \$15,000 in additional annual taxes
 - d. \$5,000 savings in annual maintenance costs
7. The Town has had a survey prepared to illustrate the creation of three (3) separate parcels of land with adequate frontage on Allan Drive, as well as adequate lot area to meet the standards as established by the Zoning By-law Residential One (R1) zone provisions. The minimum lot frontage requirement is 15.0m, with the minimum lot area requirement being 450 square metres.
 8. I would note that this parcel, as well as others, have been identified as potential surplus lands in staff reports to Council at the following open council meetings:
 1. April 28th, 2014;
 2. September 14th, 2015; and
 3. October 24th, 2016

Furthermore, in accordance with the Town's Policy ADMIN-C-2.02, being the Sale and other Disposition of Land policy, Council adopted By-law 6348-14 on May 12th, 2014, declaring the lands as surplus to the Town's needs.

Subsequently, public Notice of Council's Intention to Sell Surplus Lands was provided in the January 12th, 2017 edition of the Arnprior Chronicle Guide with no

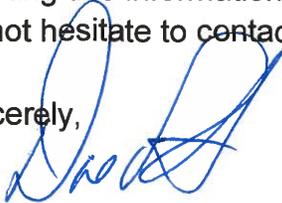
dispositions being received prior to the earliest date the matter might be considered by Council, January 23rd, 2017.

As indicated in your correspondence, the Town is in receipt of a petition which is signed by many area residents indicating that they “object to the development of the area known as “The Allan Drive Park” and request that the referenced lands are preserved as green space”.

In my opinion, while the petition certainly shows support for maintaining this parkland, it does not articulate the reasons the Town is considering to do so. I would hope and think many that signed the petition would reconsider, knowing the reasons behind this potential decision.

Trusting this information is of assistance. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



David Reid
Mayor

cc. Members of Arnprior Council
Michael Wildman, CAO
Maureen Spratt, Clerk
Robin Paquette, Town Planner