

# **South End Dog Park**

## **Purpose**

This report seeks approval to commence construction of an off-leash dog park at the Gerry McCrory Countryside Sports Complex and further amend By-law 2012-145, a By-Law to Establish and Regulate the use of Off-leash Dog Parks, to include the property as an official off-leash dog park.

## **Executive Summary**

In April 2019, the City of Greater Sudbury (City) established site selection criteria and design guidelines to evaluate opportunities for off-leash dog park development. Using the established site selection criteria and design guidelines, the Gerry McCrory Countryside Sports Complex property was identified as a location for a south end dog park, which has been a project of the York Street K9 club for a number of years.

A community consultation process was initiated to engage locals on site design, provide education about the operation of dog parks, and allow opportunities to address concerns about perceived noise and aesthetics. The City's Sudbury Planning Application Review Team (SPART) also reviewed the project.

Matters identified through the pre-consultation meeting and community consultation will be addressed through site design. The report recommends commencing construction of an off-leash dog park at the Gerry McCrory Countryside Sports Complex and further amending the existing off-leash dog park by-law to designate the property as an off-leash dog park. There were no items of concern from a planning perspective that would prevent the project from proceeding.

## **Background**

A report entitled Off-Leash Dog Park Update was presented to the Community Services Committee at the meeting of April 15, 2019. The report recommended site selection criteria and design guidelines for future off-leash dog park developments.

The report also provided background on efforts by the York Street K9 Club to establish an off-leash dog park in the south end of Sudbury. The group originally received Healthy Community Initiative (HCI) funding in 2017 to build an off-leash dog park at Riverdale Playground. This project was put on hold due to concerns received from the abutting property owner. After further review and consultation, the City of Greater Sudbury determined that an alternate location would be a better fit. Public input sessions were held in June 2018 regarding the potential to establish an off-leash dog park in the area of the York Street Parking Lot (Bell Park). There was mixed support for the York Street

location with concerns expressed by neighbouring residents about the potential for noise, negative aesthetics, and impact on Bell Park.

Given the challenges with identifying a suitable location for an off-leash dog park in the south end, and to manage requests for other potential facilities across the City, site selection criteria and design guidelines were developed to guide decisions on the establishment of future dog parks. Council approved the site selection criteria and design guidelines presented, with the following revisions/additions:

- Staff be directed to change the suggested site selection criteria from a minimum of two (2) hectares as recommended to 0.4 hectares per separated off-leash dog area (small dog/large dog/mixed) which is preferred. A well-designed high-density urban dog area of 0.2-0.4 hectares can be considered.
- Notice to Ward Councillor prior to commencement of any notice or consultation.
- Written arrangement with any community sponsoring group or committee which clearly outlines roles and responsibilities of both the sponsorship group and the City of Greater Sudbury.
- A public consultation process is included in any site selection.

The April 15, 2019, Community Services Committee report also identified municipally owned land west of the Gerry McCrory Countryside Sports Complex as a proposed site for an off-leash dog park in the south end of Sudbury based on the site selection criteria and design guidelines. The report indicated that the City would conduct a community consultation process to engage locals on site design, provide education about the operation of dog parks, and allow opportunities to address concerns about perceived noise and aesthetics.

## **Analysis**

### **Review of the Proposed Gerry McCrory Countryside Sports Complex**

The proposed site for the off-leash dog park is approximately two (2) hectares in size. Opportunities exist with the staff and service parking lot for the Gerry McCrory Countryside Sports Complex, which offers sufficient room for additional parking spaces if required. The proposed facility is within walking distance to many subdivisions (Countryside, Algonquin, Mallards Green).

The site exhibits very good sightlines regarding safety from all vantage points, as it is mostly flat with some rolling terrain and minor elevations. It appears to drain well, which is conducive to minimal standing water. Residents are more than 50 metres away from the perimeter of the proposed site, satisfying the recommended setback distance.

The site is located at the furthest end of Countryside which is non-residential. It also provides for two egress options, one to the west toward Long Lake Road, and the second to the east along Countryside Drive. While a full CPTED (Crime Prevention Through Environmental Design) audit was not performed, this location has clear sightlines from inside the proposed facility to the parking area, to Countryside Drive extended and the Hwy 17 southwest by-pass. Accessibility for Ontarians with Disabilities Act (AODA) compliance is achievable within the parking areas and entry gates. Full access to the entire site inside fencing may be challenging due to some slight elevation and terrain changes.

The project is consistent with the City's Parks, Open Space and Leisure Master Plan recommendations which gives priority to the larger urban areas including Sudbury (south/southwest), Rayside-Balfour and Valley East for future off-leash dog park development.

The following figure illustrates the proposed layout for the off-leash dog park:



The following is a summary of the Gerry McCrory Countryside Sports Complex site as it relates to the established site selection criteria:

<b>Analysis of Gerry McCrory Countryside Sports Complex Site</b> <b>October 1, 2019</b>		
<b>Site Selection Criteria</b>	<b>Rating</b>	<b>Comments</b>
Sufficient Area - Minimum of 0.4 hectares per off-leash containment area		
Set back from residents (50 metres to 100 metres)		Closest resident approximately 50 metres
Set back from playgrounds (50 metres to 100 metres)		While adjacent to existing arena, public using arena would be sufficiently away from dog park
Site drainage		High property with good drainage
Environmental impacts		No blasting or tree removal necessary
Site surfacing		Mix of turf and hard surfacing
Parking availability		
Traffic impacts, proximity to arterial roads		
CPTED analysis		To be confirmed with full CPTED analysis
AODA compliance		AODA compliance to be addressed through site design
Commitment of Community Organization through written arrangement, re: roles and responsibilities		York K9 Club is committed to site and, upon approval, written arrangements will proceed
Notify ward councillor prior any discussion or consultation about location within ward		Ward councillor was involved in Community Consultation Process
Community consultation undertaken		Conducted on-line and in-person

## **Community Consultation Results**

The City hosted an open house on July 8, 2019, at the Gerry McCrory Countryside Sports Complex. Approximately 40 residents attended the session, mostly from the south end of Sudbury. Residents also had an opportunity to complete an online survey through the City's Over to You community engagement tool. A total of 39 entries were received.

Generally speaking, attendees at the open house and individuals completing online surveys were largely in support of the location and the establishment of an off-leash dog park. There were concerns received regarding fence height, appropriate setbacks, and capital enhancements, all of which can be addressed through design of the park.

The abutting private property owner submitted concerns regarding the location of the proposed facility. The property owner stated that the area was considered a Special Concept Area and that the development of an off-leash dog park was not suitable. Planning Section staff have confirmed that there are no restrictions from planning or zoning perspectives regarding the development of an off-leash dog park at the site identified. The property owner had concerns about landscaping, aesthetics and fencing which will be addressed through site design.

Residents also brought forward concerns pertaining to the intersection at Countryside Drive, requesting that it be converted from a two-way stop to an all-way stop. Recently, a rezoning application was granted approval for a large commercial property with access from Countryside Drive. At the Operations Committee meeting on September 16, 2019, a review was requested of the projected traffic generation that the new commercial development would yield and whether it would warrant an all-way stop. The Traffic and Transportation Division has confirmed it will proceed with a review.

## **SPART Memo of Understanding**

The proposed project was reviewed by the City's Sudbury Planning Application Review Team (SPART). The meeting confirmed that there are no items of concern from a planning perspective that would prevent the project from proceeding. While a site plan agreement is not required for this project, detailed design drawings will be provided for review and the following matters will be addressed through the off-leash dog park design:

- Storm water management through the addition of enhanced grass swales along the length of the parking area and/or the addition of vegetated filter strips.
- The addition of a barrier-free path of travel for pedestrians from the sidewalk on Countryside Drive through the site to the park entrances.
- Parking area to meet minimum requirements of the zoning by-law.

- Addition of trees and landscaping to improve the view from Highway 17, and to provide shade.
- Provide dog waste disposal bins.

### **Volunteer Organization Commitment**

The York K9 Club has agreed to play an active role in the operation of the south end off-leash dog park. This includes maintaining park cleanliness, ensuring that park rules and etiquette are followed by all members, and fundraising for capital improvements to the site. Group members will liaise with the City as required. As directed by Council, a written arrangement utilizing an Off-Leash Dog Park Manual containing Terms of Reference for the operation of an off-leash dog park will be undertaken with all dog park volunteer organizations affiliated with our existing dog parks. This document will detail roles and responsibilities of both the group and the City of Greater Sudbury. The arrangements will be subject to an annual review with both parties present.

### **Conclusion and Next Steps**

Site selection criteria and design guidelines have been established for the development of off-leash dog parks in the City. The proposed site for the south end off-leash dog park at the Gerry McCrory Countryside Sports Complex meets the site selection criteria and design guidelines approved by Council. Feedback from the community consultation process has been mainly positive, with any concerns brought forward addressed through the site selection criteria or the SPART review.

This report seeks approval to commence construction of an off-leash dog park at the Gerry McCrory Countryside Sports Complex and further recommends the amendment of By-Law 2012-145, a By-Law to Establish and Regulate the Use of Off-Leash Dog Parks, to designate the property as an off-leash dog park.

Subject to approval of this report, the City would move the existing infrastructure (fencing) from the Riverdale Playground to create the off-leash dog park at Countryside in the spring of 2020. Upon approval of the by-law amendment, the park would officially open for operation.

The Community Services Committee Meeting of April 15, 2019 confirms the fencing previously installed at Riverdale Playground can be repurposed and installed at this location at the estimated amount of \$26,000. Additional grounds work and levelling is estimated at \$6,000. Restoration of the Riverdale Playground site (seeding, tree planting) is estimated at \$5,000. The Riverdale site currently has a project balance of \$7,100. Additional funding will be provided through previous Leisure Services Capital accounts identified for park and playground development in the estimated amount of \$29,900.

## Resources Cited

Off-Leash Dog Park Update, Community Services Committee (April 15, 2019)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=3&id=1352>

By-Law 2012-145, A By-Law To Establish and Regulate the Use of Off-Leash Dog Parks

[http://www.greatersudbury.ca/content/div\\_clerks/documents/By-law%202012-145.pdf](http://www.greatersudbury.ca/content/div_clerks/documents/By-law%202012-145.pdf)

Healthy Community Initiative Fund Applications, City Council (July 11, 2017)

<http://agendasonline.greatersudbury.ca/index.cfm?pg=feed&action=file&agenda=report&itemid=26&id=1131>