

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 2, Report No. 20, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on May 23, 2018.

2 2018 PARKS REDEVELOPMENT STRATEGY

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, dated May 14, 2018, be approved; and**
- 2) That Communication C2, presentation material entitled, "*2018 Parks Redevelopment Strategy*", be received.**

Recommendations

1. That the presentation by Monteith Brown Planning Consultants, and presentation material be received;
2. That the 2018 Park Redevelopment Strategy be approved to guide decision-making for investments in park renewal.

(A copy of the attachments referred to in the following report have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Item:



Committee of the Whole (Working Session) Report

DATE: Monday, May 14, 2018

WARD(S): ALL

TITLE: 2018 Parks Redevelopment Strategy

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning & Growth Management

ACTION: DECISION

Purpose

To present the 2018 Parks Redevelopment Strategy (PRS) for Council's consideration and approval. The 2018 PRS addresses the City's need to keep pace with changing demographics and intensifying neighbourhoods by identifying park redevelopment considerations and opportunities at a neighbourhood and community level.

Report Highlights

- The City's park system needs to be responsive to the current and future needs of Vaughan residents in a responsible and cost-effective manner.
- The PRS provides a comprehensive strategy for prioritizing investments in the renewal of these public spaces.
- A two-stage screening and evaluation process was used to establish priority areas and determine parks that require attention within a ten-year forecast period.
- A total of 11 priority park sites are recommended for redevelopment over a 10-year period (2019-2028) at an estimated cost of approximately \$24.3 million.
- A sustainable capital funding strategy is required to support implementation of the PRS.

Recommendations

1. That the presentation by Monteith Brown Planning Consultants, and presentation material be received;
2. That the 2018 Park Redevelopment Strategy be approved to guide decision-making for investments in park renewal;

Background

The City of Vaughan's park and open space system is relatively modern, with many parks having been built in the late 1990s and early 2000s to address the needs of a rapidly growing city. A substantial shift is now taking place within the City, moving from greenfield residential development to more infill and intensified projects within existing communities which is bringing added pressures on existing facilities. Additional factors that impact the need for park renewal and redevelopment include declining facility condition, service level provision standard considerations, legislative requirements as well as a change in leisure preferences and socio-demographic shifts in the community.

Support for the development of a PRS emerged from the 2013 Active Together Master Plan (ATMP), which identified the need to undertake a comprehensive study to guide the renewal and redevelopment of parks. Some of the key observations and recommendations of the 2013 ATMP include:

- Lifecycle repairs and replacements should be coordinated to refurbish entire parks at one time rather than implementing a piecemeal approach; and
- Consideration of the use of cash-in-lieu (CIL) of parkland funding to offset the cost of renewing and revitalizing existing parks intended to service areas of residential intensification. *

** Note in 2012 that the Finance and Administration Committee recommended that staff review City policies regarding the utilization of cash-in-lieu funds and to develop a program that would consider the appropriate percentage of funds collected to be used to retrofit parkland in the vicinity of the residential development providing the funds (Item No. 10, Report No. 7, Finance and Administration Committee, June 26, 2012).*

Previous Reports/Authority

[NEW BUSINESS – REVIEW OF POLICIES REGARDING THE UTILIZATION OF CASH-IN-LIEU FUNDS](#)

June 26, 2012, Finance and Administration Committee (Item 10, Report No. 7).

Analysis and Options

The 2018 PRS is the first study of this type for the City and represents a new way of looking at parks and ensuring resources are in place for future renewal and redevelopment, which in turn will provide added value and sustainability for the communities in which they are located.

The 2018 PRS provides guidance over a 10-year period (2019-2028) for managing the renewal and redevelopment of parks and facilities. It should be noted that park redevelopment represents more than the repair and replacement of single or multiple pieces of existing park facilities; rather it offers a holistic and comprehensive approach that may include the transformation of a park's function and amenities, in order to respond to changing community needs and growth.

Through an analysis of existing facilities and a review of emerging trends and pressures from population growth, the PRS identifies and recommends an approach to prioritize park redevelopment initiatives that properly align with the City's Service Excellence Plan and changing community needs. The PRS also assists in guiding and informing capital investment decisions on the redevelopment of existing parks and facilities.

To determine priority parks for redevelopment, a two-stage evaluation process was established as follows:

Stage 1 - Screening:

All 201 parks within the City were screened based on:

- Park Reconstruction Status;
- Park Age;
- Special Circumstances (e.g., legal compliance, risk management).

Parks meeting any criterion within this list, advance to the Stage 2 Evaluation Process.

Stage 2 – Evaluation and Prioritization

Using the short list of parks from the Stage 1 Evaluation Process, 39 parks were evaluated and prioritized utilizing a points-based system based on:

Park-Specific Criteria:

- i. Condition of Park Components/Facility Condition Data;
- ii. Outdated Amenity/Ineffective Design;
- iii. Alignment with Needs/Repurposing Potential; and/or
- iv. Public and Stakeholder Input.

Geographic Criteria:

- i. Parkland Service Level Gaps;

- ii. Current Population Served; and/or
- iii. Anticipated Growth and Intensification

Based on the results of the Stage 1 and Stage 2 screening, priorities for park redevelopment (in order of priority) are as follows:

Priority Levels	Priority Parks (D – District, N – Neighbourhood Park)
High	1. Dufferin District Park (D) 2. Glen Shields Park (N) 3. Conley Park South (N) 4. Gallanough Park (N) 5. Frank Robson Park (N) 6. Robert Watson Memorial Park (N)
Medium	7. York Hill District Park ** (D) 8. Doctors Mclean District Park (D) 9. Reeves Park (N) 10. LeParc Park (N) 11. Pierre Elliot Trudeau Park (N)

**Some improvements were made in 2016/2017; additional redevelopment required, plus additional opportunities to be explored with community centre works

In addition to the 11 priority parks, there are 24 parks across 11 blocks that are parks without major facilities and servicing intensification areas where redevelopment will be opportunity driven and evaluated on a case-by-case basis.

Financial Impact

The PRS recommends that the redevelopment of eleven (11) high and medium priority District and Neighbourhood Parks be included in the City's long-range capital plan at a total estimated capital cost of approximately \$24.3 million. This includes \$13.8 million for three (3) district parks and \$10.5 million for eight (8) neighbourhood parks.

A capital funding strategy would need to be developed to implement the 2018 PRS to explore potential funding sources for these redevelopment projects and confirm phasing of project delivery against the estimated timelines in the PRS.

As redevelopment projects are very different from typical park repair and replacements, each project would need to be reviewed individually to develop a funding model that would support the diversity of the redevelopment projects proposed. A variety of potential funding sources for these projects could include:

- Existing approved capital budgets;
- Parks infrastructure reserves;

- Development Charges for growth-related components of redevelopment projects (i.e., expansion of existing park boundaries or the inclusion of new services to support growth);
- Use of density for benefit contributions (Section 37);
- Outside funding and partnerships;
- Grant-based funding; and
- Parkland cash-in-lieu contributions

Some of the funding sources listed above would require a review of the City's current policies and practices. For example, cash-in-lieu of parkland contributions have traditionally only been used for the acquisition of parkland. A review of this policy was initiated and is ongoing pending results from the City's land acquisition strategy and review of cash-in-lieu of parkland rates. Once completed, staff will be in a better position to assess the potential of cash-in-lieu of parkland funds to be used for parks redevelopment projects.

Additionally, a review in the context of growth vs. non-growth related costs would need to be undertaken to determine where development charges may be applicable under the legislation of the Development Charges Act.

In addition to the high and medium priority parks, there are twenty-four (24) parks without major amenities/located in or within areas of intensification which have been identified for redevelopment at an average capital cost of approximately \$1.53 million per park. This amount will vary depending on the park size, existing conditions and proposed programming opportunities. The redevelopment of these parks would be opportunity-driven and determined on a case-by-case basis. These parks would also need to be considered in the overall context of available funding as a part of the City's annual budgeting process.

Operating and Maintenance:

As District and Neighbourhood Parks are redeveloped, the PRS estimated that one percent (1%) of the total capital cost of the park redevelopment should be allocated to annual operating and maintenance budgets. Based on the total capital costs estimated in the PRS, this equates to approximately \$243,000 over the life of the ten-year PRS. As this is a high-level estimate, a more specific review of operating and maintenance requirements would be required by project to confirm budget requirements. Any budget request would be brought forward for consideration along with the redevelopment project and included as part of the annual budget process.

Broader Regional Impacts/Considerations

As part of any individual park redevelopment project, the broader community including stakeholders will be engaged as part of any feasibility studies and/or detailed design process.

Additionally, other governmental agencies such as the Toronto and Region Conservation Authority (TRCA) and/or Ministry of Natural Resources and Forestry (MNRF) may need to be consulted on a case-by-case basis, depending on the location of the subject project and its proximity to any natural features including valley and stream corridors. Permits and/or approvals may also be required from these agencies, which would also be dependent upon the location and extent of the development.

Conclusion

The 2018 Parks Redevelopment Strategy represents the first concerted effort in the City's history to document, categorize, evaluate and determine specific priorities within the City's existing parks system. Rather than approaching redevelopment on an ad hoc and as needed basis, the PRS identifies eleven (11) redevelopment priorities for investment over the next 10 years (2019-2028) to better serve current and future residents. The development of park master plans for redevelopment projects will be completed in consultation with relevant stakeholders and the public and a capital funding strategy will be developed to assist with achieving parks redevelopment in a systematic and predictable manner.

For more information, please contact: Martin Tavares, Manager, Parks & Open Space Planning, Parks Development, Ext. 8882

Attachments

1. 2018 Parks Redevelopment Strategy, prepared by Monteith Brown Planning Consultants, dated April 2018.

Prepared by

Martin Tavares, Manager, Parks and Open Space Planning,
Parks Development, Ext. 8882

Kevin Huang, Senior Planner, Parks Development, Ext. 8094

Rita Selvaggi, Interim Director, Financial Planning and Development Finance, Ext. 8438

Brianne Clace, Project Manager – Finance Sustainability, Ext. 8284