

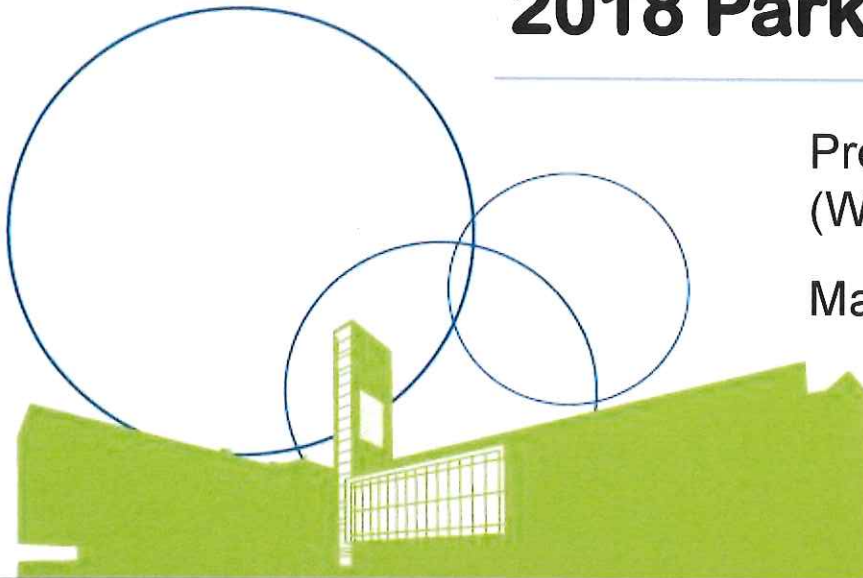


C 2  
COMMUNICATION  
FAA - May 14/18  
ITEM - 2

# 2018 Parks Redevelopment Strategy

Presentation to Committee of the Whole  
(Working Session)

May 14, 2018



mbpc  
Monteith•Brown  
planning consultants

landscape  
planning  
limited

VAUGHAN

# Project Purpose

**This strategy is the first of its kind in Vaughan, and possibly in Ontario.**

The purpose of the Parks Redevelopment Strategy (PRS) is to guide the renewal and redevelopment of municipal parks over a 10-year period (2019-2028).



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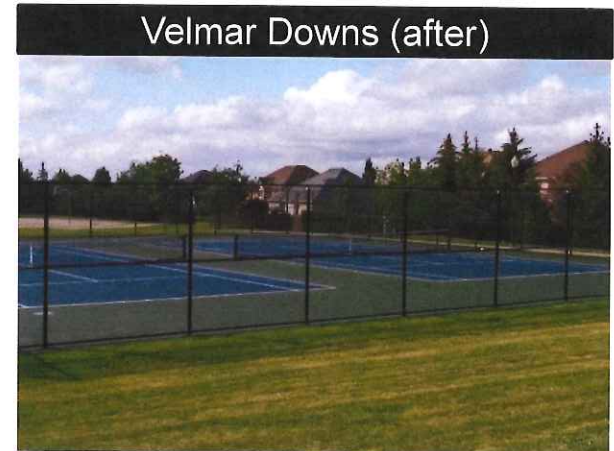
# Project Scope

The PRS goes beyond regular repair and lifecycle replacement projects.

- It focuses on larger scale projects where all or the majority of a park is completely overhauled to address community needs.
- This is achieved through the replacement, repurposing and/or addition of assets and design features to:
  - enhance the experience
  - increase utilization
  - ensure the long-term sustainability of infrastructure



Velmar Downs (before)



Velmar Downs (after)





# The Case for Park Redevelopment

Edgeley Pond and Park, Vaughan



Scholars Green, Mississauga



# The Case for Park Redevelopment

Chinguacousy Park, Brampton

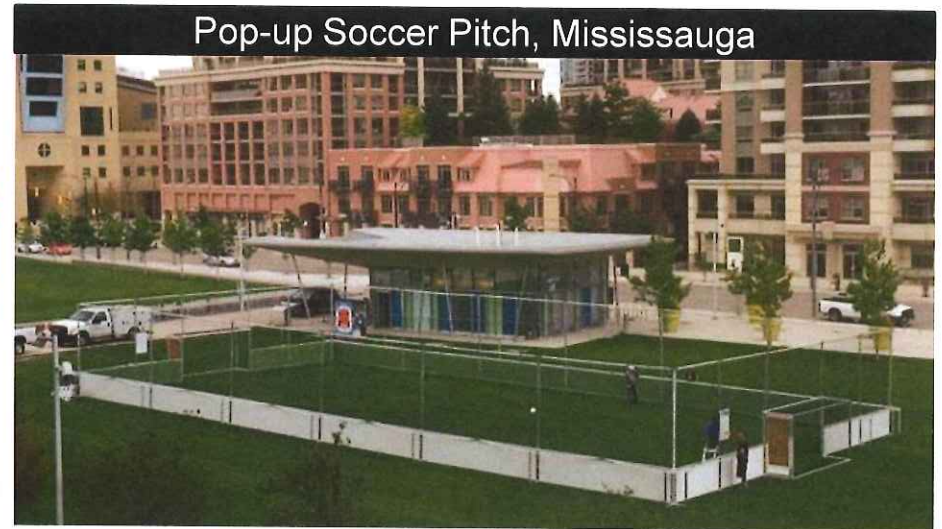


Riverwalk Commons, Newmarket





# The Case for Park Redevelopment



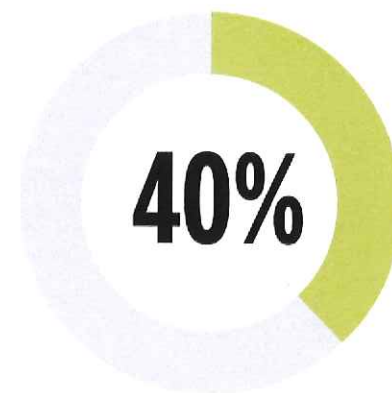
# Background

The need the PRS was identified in the 2013 Active Together Master Plan (ATMP). Why?

- Several park assets were approaching end of life
- Desire to coordinate repairs and replacements
- Lack of dedicated funding for park renewal
- Parks being used for activities that they were not originally designed for
- Planning for growth and emerging needs
- Opportunity to foster and leverage partnerships

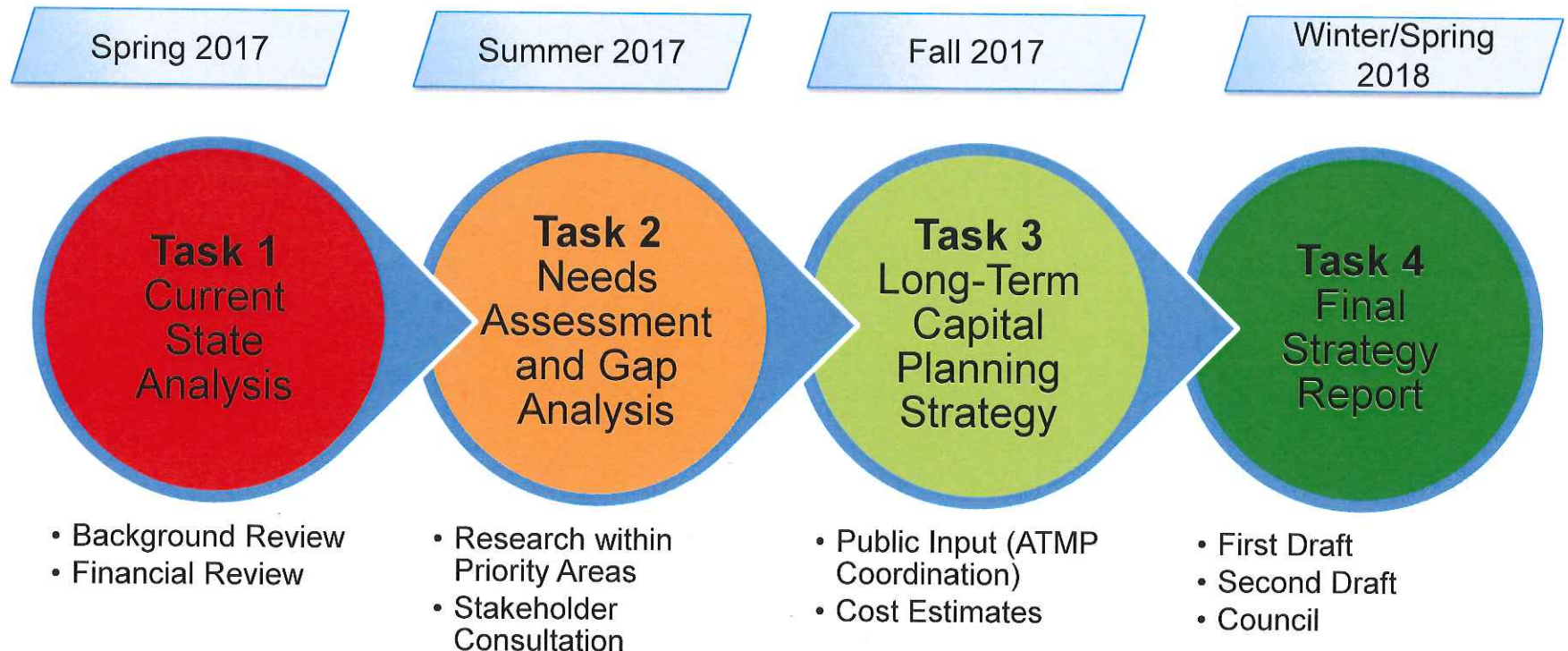
**Thirty-seven (18%) of Vaughan's parks are 30 years or older.**

**This will increase to 40% in ten years time.**



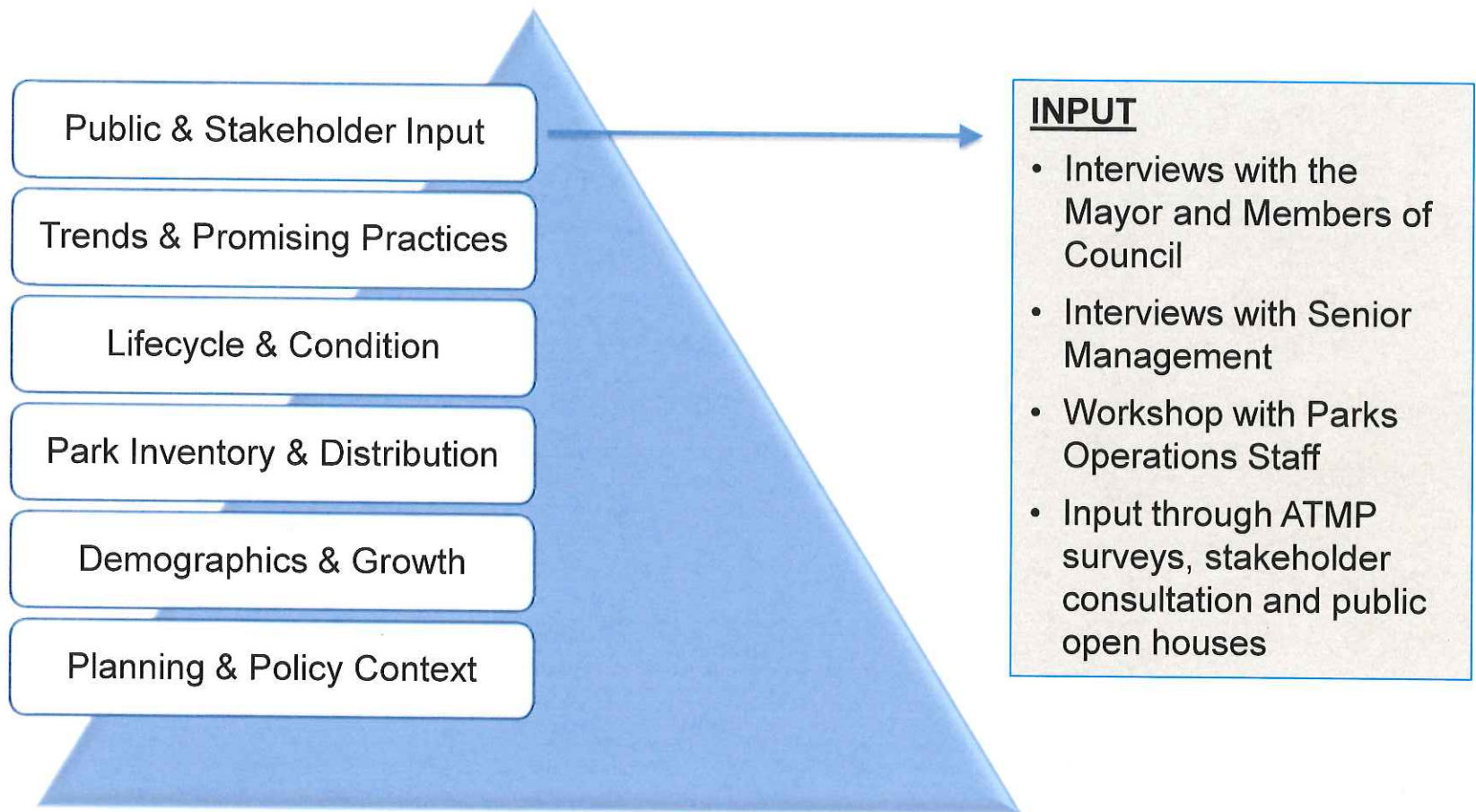
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# Project Overview & Timeline





# PRS Building Blocks



# Park Redevelopment Approach

The PRS examined  
two streams of parks...

District and  
Neighbourhood Parks



Intensification Areas  
(Parks without Major  
Amenities)



Redevelopment  
Priorities

Through which priorities  
were established.





# Redevelopment Criteria: District and Neighbourhood Parks

## Stage 1: Screening

- A. Park Reconstruction Status
- B. Park Age
- C. Special Circumstances (legal compliance, risk management, or linked with civic initiative, expansion project or partnership)

## Stage 2: Evaluation and Prioritization

### **PARK-SPECIFIC CRITERIA:**

1. Condition of Park Components
2. Outdated Amenities or Park Design
3. Alignment with Needs / Repurposing Potential
4. Public and Stakeholder Input

### **GEOGRAPHIC CRITERIA:**

5. Parkland Service Level Gaps (not applied to District Parks)
6. Current Population Served
7. Anticipated Growth and Intensification



# Evaluation Process

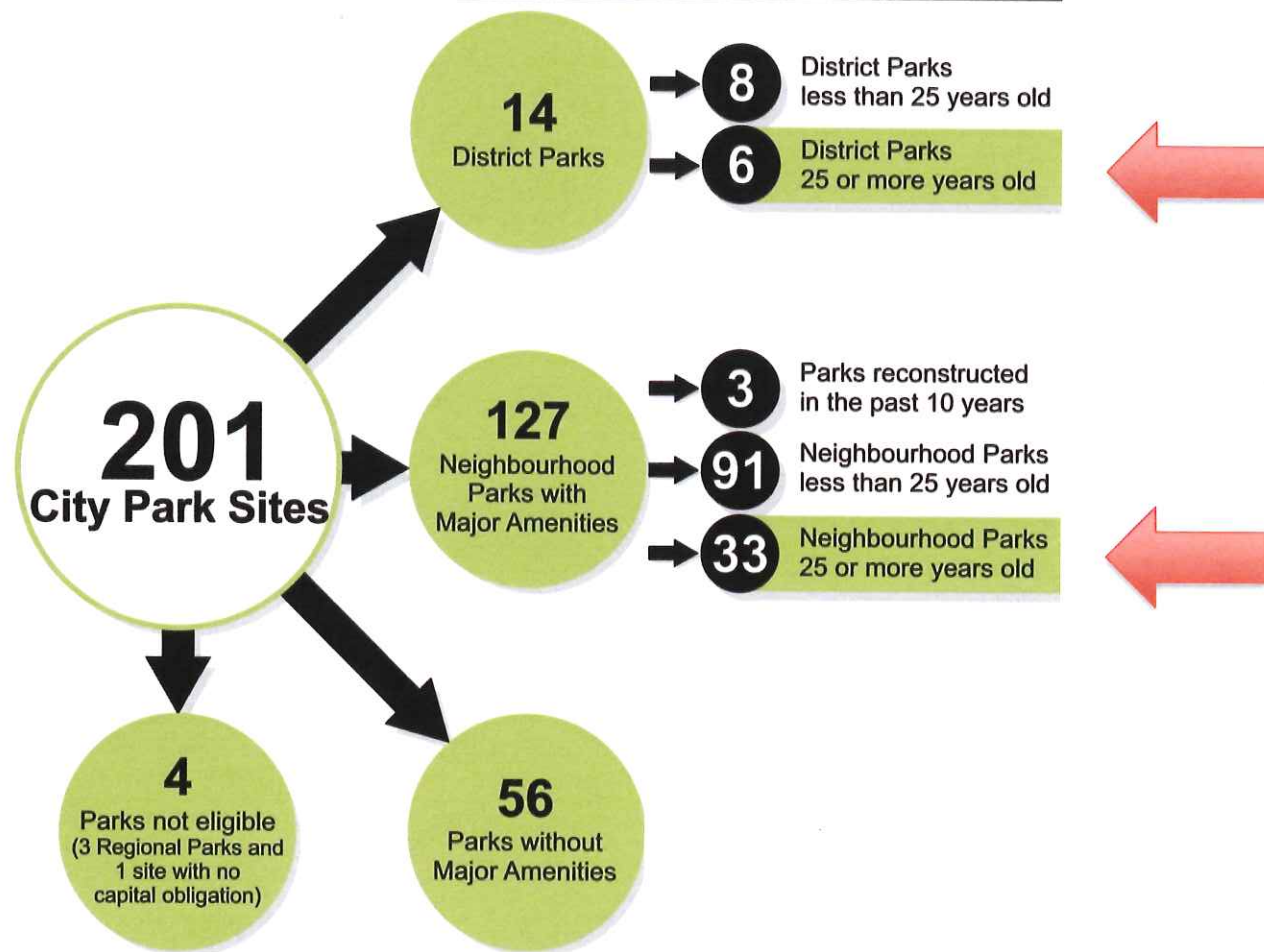




# Evaluation Process

## Stage 1 Screening

- Park Reconstruction Status
- Park Age
- Special Circumstances



# Evaluation Process

## Stage 1 Screening

- Park Reconstruction Status
- Park Age
- Special Circumstances

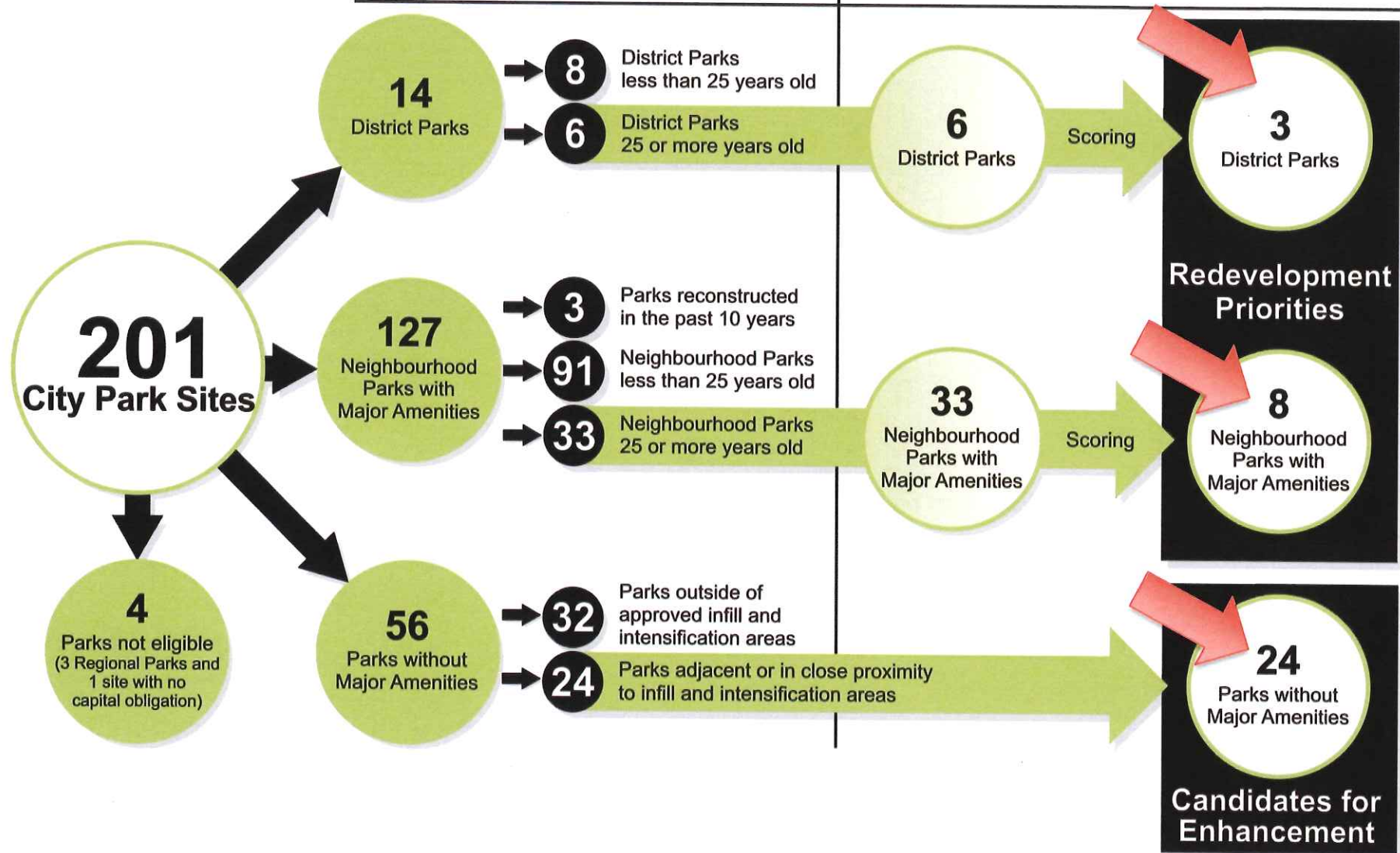
## Stage 2 Evaluation & Prioritization

### Park Specific Criteria

- Condition of Park Components
- Outdated Amenities or Park Design
- Alignment with Needs / Repurposing Potential
- Public and Stakeholder Input

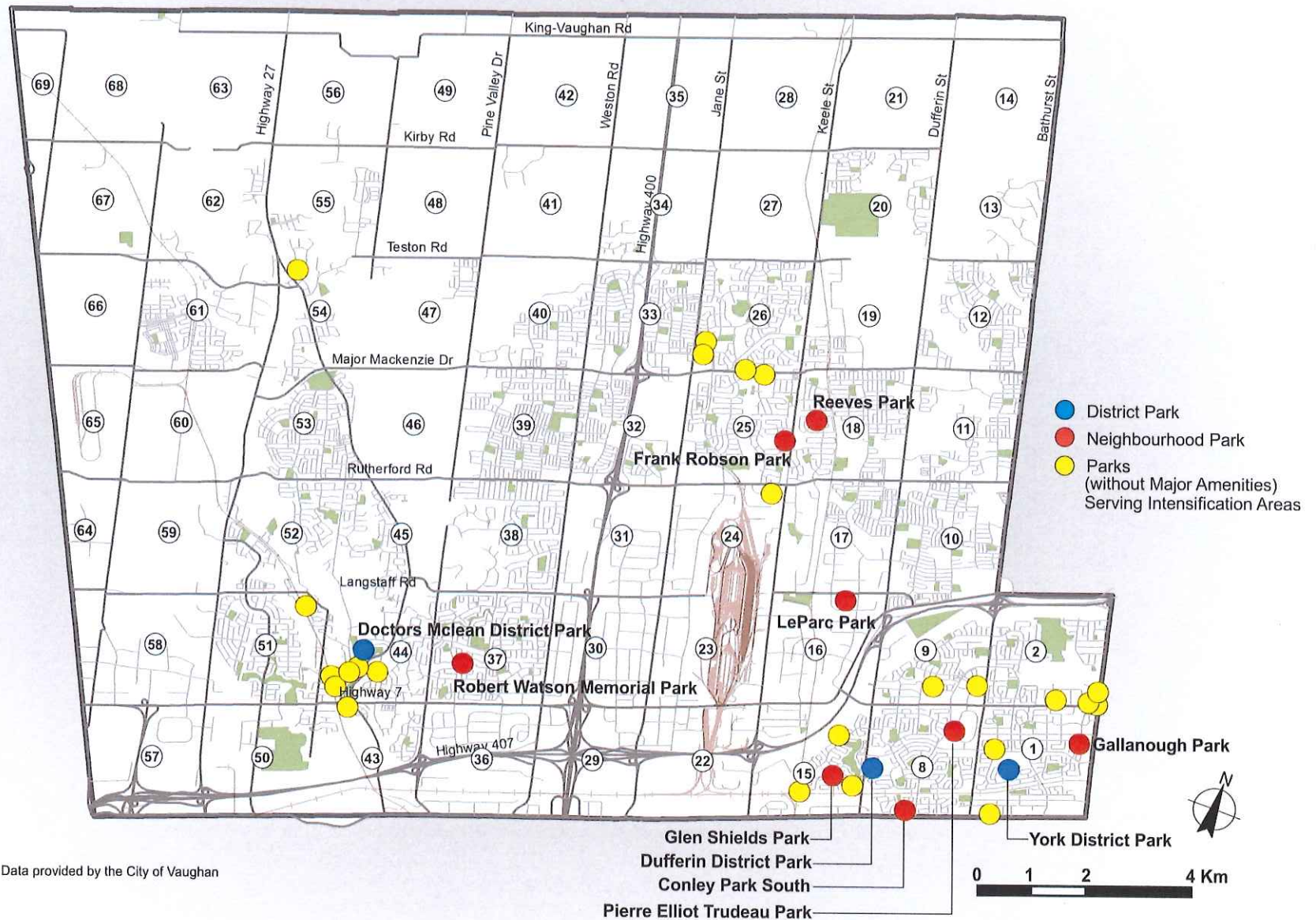
### Geographic Criteria

- Parkland Service Level Gaps
- Current Population Served
- Anticipated Growth and Intensification





# Priority Sites



# Proposed Timing

District Parks	Block	Priority within Intake	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028+
Dufferin District Park	8	High						X				
York Hill District Park	1	Medium		X								
Doctors Mclean District Park	44	Medium							X			
Neighbourhood Parks	Block	Priority within Intake	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Glen Shields Park	15	High	X									
Conley Park South	8	High			X							
Gallanough Park	1	High					X					
Frank Robson Park	25	High						X				
Robert Watson Memorial Park	37	High				X						
Reeves Park	18	Medium								X		
LeParc Park	16	Medium									X	
Pierre Elliot Trudeau Park*	8	Medium										X
			1 <sup>st</sup> Intake (parks that are 30+ years old)									
			2 <sup>nd</sup> Intake (parks that are 25-29 years old)									





# Implementation



# Potential Costs & Funding Options

## Estimated Costs – District & Neighbourhood Parks

District Parks (3 sites)	\$13.8 million (\$4.6 million each)
Neighbourhood Parks (8 sites)	\$10.5 million (\$1.3 million each)
<b>Total Capital Costs</b>	<b>\$24.3 million</b>

Operating & Maintenance: One percent (1%) of capital costs (\$0.24 million)

## Estimated Costs – Parks Without Major Amenities (Intensification Areas)

- The cost for enhancing the 24 candidate sites in or near high growth areas will be reviewed on a case-by-case basis.
- Land development costs are higher for urban parks due to increased hardscape and intensity of construction.

### Potential Funding Tools

- Capital from Taxation
- Infrastructure Reserves
- Debentures/Debt Financing
- Parkland Cash-in-Lieu
- Section 37
- Gas Tax
- External Revenues
- Development Charges



# Selected Policy Recommendations

- Integrating the priority projects into the City's long-term **capital forecast**
- Establishing a **capital funding strategy** for park redevelopment projects – new partnership and funding models will be needed.
- Preparing **Park Master Plans** for redevelopment projects
- Developing best practices for **animating and programming** redeveloped parks
- Updating the PRS **every five years**





# Summary - PRS

**The Parks Redevelopment Strategy is a new and progressive initiative for the City.**

Specifically, the PRS:

- Recognizes and responds to the changing needs within the City and various communities
- Establishes a framework for evaluating the highest priority park sites for redevelopment
- Supports the City's placemaking efforts
- Provides support and direction to the City as it transforms into a more urbanized community
- Targets investment where it is needed the most



# DISCUSSION



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