



COMMUNICATION C2
ITEM NO. 1
COMMITTEE OF THE WHOLE
(WORKING SESSION)
February 9, 2022

Parkland Dedication Guideline Study

Committee of the Whole (Working Session)

February 9, 2022



Presentation Agenda

Overview

1. Project Background
2. Study Goals and Objectives
3. Stakeholder and Community Engagement
4. Study Findings
5. Next Steps



Project Background



Parkland Dedication Guideline Study

An aerial photograph of a large, modern sports park. The park features two adjacent soccer fields with green artificial turf and white field markings. Each field is surrounded by a tall green safety fence and has its own set of stadium lights. To the left of the fields is a parking lot with several cars parked. Further left is a modern, multi-story building with a glass facade, likely a clubhouse or administrative building. The park is situated in a lush, green area with winding paths and a small pond in the background. The overall scene is bright and clear, suggesting a sunny day.

- In the past, the City has done an excellent job developing/maintaining a public parkland system appropriate for low rise residential communities
- The City is rapidly growing – shift away from suburban development and need for new parkland spaces
- The COVID-19 pandemic has highlighted the need and the value of our parks
- Parks are a crucial component, contributing the quality of life of residents and necessary for a complete and livable community
- The need for a Parkland Dedication process which demonstrates: Fairness, equity, consistency, transparency and balance.



Parkland Dedication Guideline Study

Overview

- The Planning Partnership, N. Barry Lyons Consulting and Monteith Brown (the Project Team) have been retained to develop a Parkland Dedication Guideline Study;
- The Parkland Dedication Guideline Study will assist and guide the City's parkland dedication and acquisition process and will inform the upcoming Community Benefit Strategy and By-law;
- Project was initiated in Q3 2020 and took place over five phases, with expected completion in Q1 2022;
- The study concludes with the presentation of the Study and findings/considerations to Committee of the Whole (Working Session) – February 9, 2022

Project Technical Advisory Committee (TAC)

Parks Infrastructure Planning and Development staff have been working closely and in consultation with the following TAC/stakeholder Departments:

- **Legal Services**
- **Financial Planning and Development Finance**
- **Real Estate Services**
- **Development Planning/Urban Design**
- **Policy Planning and Special Programs (VMC)**

The Need for a Parkland Dedication Guideline Study

- The City's current Cash-in-Lieu By-law was last **updated in 2012**, and the City **does not** currently have a Parkland Dedication By-law
- Provincial changes to the Planning Act, through **Bill 108** (Royal Assent on June 6, 2019), **Bill 138** (Royal Assent on December 10, 2019) and **Bill 197** (Royal Assent on July 21, 2020)
- Changes to the policy and regulatory regime for **Parkland Dedication** (Sections 42 and 51), **Development Charges** (DCs) and the collection of **Community Benefits** (Section 37) which are intended to provide **certainty and predictability** regarding the costs of development
- Province has mandated a deadline of **September 18, 2022**, to implement legislative and administrative changes
- The Study and its findings will assist in the formulation of the **City's Parkland Dedication By-law**

Vaughan Population & Estimated Growth

2016 - 2051



Population of
Vaughan –
2016 Census



324,100



Estimated
growth by 2031
– ATMP (2018)



100,400



Estimated growth
by 2041 – Parks
Redevelopment
Strategy



72,900



Estimated
additional
growth by
2051 – York
Region



71,300

Estimated total
population
of Vaughan by 2051

568,700



Parkland Dedication Guideline Study

Project Milestones and Progress

Project Kick-Off

Project End



Phases of Work

Study Goals and Objectives



Goals

Comprehensive & Reflects Best Practices

- To support the **ATMP level of service** provisions, fulfills the City's commitment to **Service Excellence**, informs the forthcoming Community Benefits Charge Strategy and meets the Planning Act requirements;
- Ensure that the City's **parkland dedication process and methodology** continues to be responsive to the current and future needs of Vaughan communities, addressing in particular, areas of growth, in a responsible and cost-effective manner;
- Provide **strategic direction** to address long-term parks and open space needs by identifying the need for various typologies and parameters of parks and open space (City-wide and local), while allowing for flexibility in parks and open space design and use.

Deliverables

What is the Product?

- A document with a comprehensive list of items to consider in order to help guide parkland dedication protocols, payment-in-lieu and the use of payment-in-lieu;
- The list of items for consideration leaves **'no stone unturned'** and gives **due consideration** for all options with the ultimate goal of achieving and ensuring parkland needs to meet projected growth to 2051 is effectively met. This list is provided with the understanding that the City and Council will conduct additional analysis and review to ensure a parkland dedication process that is **FAIR, CONSISTENT AND TRANSPARENT.**
- A document that is aligned with current best practices which will **ultimately help inform** the future Parkland Dedication By-Law, DC Study and CBC Strategy.

The Value of Parks

- Healthy Communities
 - Social and Health Benefits (COVID-19)
 - Promote physical activities and mental well-being
 - Supporting psychological and social development
 - Supporting greenspaces and improving the air quality/ environment
- Complete Communities
 - Attractive Quality of Place for Residents, Businesses and Visitors
 - Space for recreational activities and social gathering
 - Reducing incidence of crime
- Economic Value
 - Public Investment in parks is a key stimulus for change
 - Increased property values
 - Community cohesion value
 - Value of reduced air pollution and stormwater
 - Health value; healthier residents
 - Maintain existing while attracting new businesses
 - Enhance City's reputation



Stakeholder Engagement & Community Consultation



Stakeholder Engagement Strategy

Mayor and Members of Council (MMOC)

- Interviews with MMOC conducted between **June 9 – 28, 2021**
- Consultations conducted between **January 17 – 27, 2022**

Senior Leadership Team (SLT-E)

- Presentation and consultation with Senior Leadership Team – Executive on **January 12, 2022**

Growth Management Committee (GMC)

- Updates and presentation to GMC on **November 19, 2020, July 8, 2021 & December 9, 2021**

BILD

- Consultations with BILD on **November 4, 2020, July 21, 2021, October 13, 2021, and November 24, 2021**

Public Survey

- Online survey from **April 19 to May 3, 2021**
- Over 300 respondents

Stakeholder Consultation



What We Heard

Quality of Life

- **Lifeline** for people in the community; an **urban escape** for people during COVID-19;
- A **crucial component** contributing the quality of life of residents and necessary for a **complete and livable community**.

Demands and Preferences/Park Design

- **Demand for parks** has increased;
- Demand for **designated dog parks/areas** as well as **event spaces**;
- **Connectivity & Trail Systems**;
- Ensure **access and availability** of parkland and within the community they serve;
- Parks must reflect the **urban context**, be **multi-functional**, active and interesting, yet have **quiet parts** along with **public art** and unique features;
- **Attractive and unique public spaces** including urban parks;

Alternative Approaches to Parkland Dedication

- Consider **off-site land dedication**, **POPS** and **strata parks**;
- Concern over applying full credit for these spaces with a **preference for partial parkland dedication/CIL credits**;
- Partial credits and **off-site parkland dedication**;
- Other methods of providing **recreational opportunities** to be considered.

What We Heard

Parkland Dedication vs Cash-in-Lieu

- Greater desire for **more land**;
- **Balance** between parkland provision and CIL payments;

Interests

- **Prioritizing needs** of the City;
- **Balance** between meeting the City's park system objective and developer's interests;
- **Fairness, equity, consistency, transparency and balance.**

Role of Greenbelt

- **Using Greenbelt** as part of overall City parkland system is a key consideration;
- **Flexibility** for different types of parks (e.g., **eco parks** and **natural parks**)
- Opportunities for **trails and other passive opportunities**. No buildings should occur.

Stakeholder Consultation



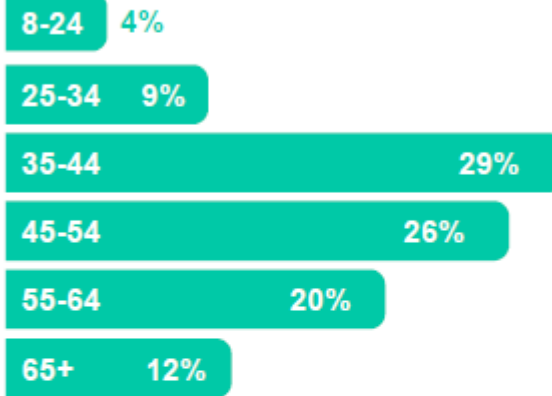
Vaughan Parkland Survey

April 19 – May 3, 2021

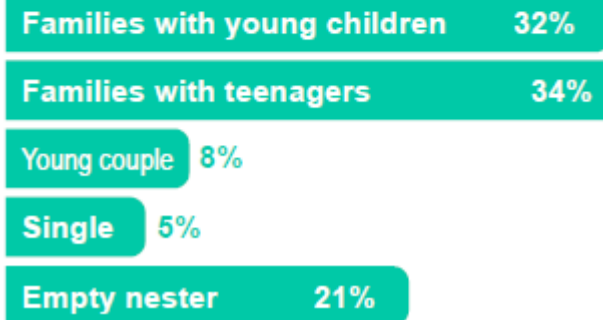
WHO RESPONDED?

About 300 people

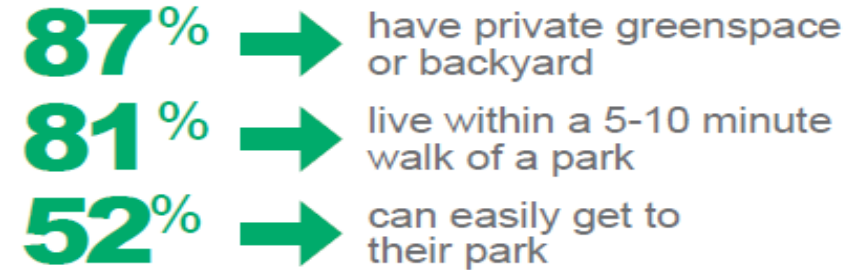
AGE



HOUSEHOLD STRUCTURE



ACCESS TO PARKLAND



BUT PEOPLE SAY...

there's not enough parkland where they live **45%**

their local park can't accommodate more people **43%**

their local park is too crowded **39%**

features and facilities in their local parks don't meet their family's needs **43%**

Vaughan Parkland Survey

April 19 – May 3, 2021

WHY PEOPLE USE PARKS

- Top reasons most people use parks
- 1 walk or hike the trails
 - 2 physical activity
 - 3 team sports and recreation

Other reasons...
*wellness · bird watching · dog walking
 festivals and events · quality of life*

- Top reasons people don't use parks
- 1 not enough parkland
 - 2 facilities are not interesting
 - 3 facilities in poor condition or uninviting

Other reasons...
*congested · feel unsafe · not enough parking
 need more shade · need more trail signs
 need more attention and maintenance*

PARK PLANNING

81%
AGREE

the City should establish naturalized parks without sports fields

In urban areas:

different types of park could be provided that is primarily hard surfaces with seating and includes space for socializing and areas for games **50%**

it's important for parks to have landscaping, trees and other green features **94%**

parks should be well connected to sidewalks and other paths **87%**

parks could include spaces that are privately owned but still available for public use **51%**

smaller programmed spaces can play an important role in livability of urban areas **82%**

In neighbourhoods:

there should be a variety of types and sizes of parks **85%**

Parks...

...contribute to healthy and complete communities and offer an attractive quality of place **94% AGREE**

...offer economic benefits to residents and the City, and can increase property values **85% AGREE**

...improve the quality of life by providing space for recreation and social gathering **90% AGREE**



Study Findings



The left side of the slide features a vertical image of a stone monument with a tower on top, set against a background of trees. The Vaughan logo is overlaid on the top left of this image. The logo consists of a stylized 'V' shape followed by the word 'VAUGHAN' in a bold, sans-serif font.

Parkland Dedication Guideline Study

Items for Consideration

- Broadening the Definition of Parkland
- Off-site Parkland Dedication Opportunities
- Parkland within the Greenbelt and Oak Ridges Moraine Area
- New Park Typologies
- Parkland within Strategic Growth Areas
- Financial Considerations and Cash-in-Lieu of Parkland

Key Items for Consideration

Broadening the Definition of Parkland

- Refining the definition for 'Active Parkland' to include more fulsome list of recreational opportunities including non-intensive recreational opportunities
- Including more lands for more passive recreational pursuits and the enjoyment of nature

Staff Position – Partial Support

- Staff agree that this will afford additional flexibility and opportunities to meet future City parkland needs
- However, site specific considerations will need be accounted for during review and ensure the City is not receiving encumbered/unsuitable lands

Key Items for Consideration

Off-Site Parkland Dedication Policies

- Where on-site land dedication is not feasible, consider off-site parkland dedication to augment the supply of parkland
- Where it is considered appropriate, the land area should be subject to the following:
 - Where the off-site dedication is acceptable, it is in accordance with City requirements;
 - The City establishing priority locations within the City that will be focus for off-site opportunities;
 - Land values from proposed development is equal to land value for off-site, either in absolute per hectare land cost or amount of land to be dedicated;
 - The off-site dedication, to be to the satisfaction of the City

Staff Position – Support, subject to additional work/analysis

- Staff support this consideration, subject to updates to relevant planning policy documents (e.g., Official Plan)
- In addition, criteria and parameters where off-site parkland dedication may be considered including the identification of focus priority areas within the City are to be established

Key Items for Consideration

Parkland Within the Oak Ridges Moraine/Greenbelt Areas

- Consider the dedication or acquisition of unconstrained lands (not a natural heritage feature or hazard lands) that are within the Provincial Greenbelt or Oak Ridge Moraine Area for public parkland
- Parkland to be to the satisfaction of the City
- May require updates to City's park planning documents and policies (e.g., Official Plan)

Staff Position – Support, subject to additional work/analysis

- Staff support this consideration, subject to updates to relevant planning policy documents (e.g., Official Plan)
- In addition, criteria and parameters where off-site parkland dedication may be considered including the identification of focus priority areas within the City are to be established

Key Items for Consideration

Parkland Within the City and Traditional Residential Communities

- Park Typology (General) - **Eco-park** (>3 ha): to support environmental education, interpretation and nature-related recreation.
 - Opportunities for linear/passive recreation and may accommodate specialized events and amenities
 - Where possible, Eco-parks should be co-located with other park opportunities/spaces that can accommodate active recreational facilities
- Park Typology (Traditional) – **Parkette** (0.2 to 0.75 ha): where local-level facilities (e.g., playground, waterplay, seating) are required to service a nearby development
 - Where a Neighbourhood Level Park may not be necessary
 - Not suitable for large sports field
 - Supporting social and cultural fabric of community within a 5-minute walk

Staff Position – Support

- Eco-Park: Staff support this consideration, subject to establishing criteria emphasizing co-located eco-parks with tableland areas to accommodate necessary facilities, where feasible
- Parkette: Staff support this consideration.

Key Items for Consideration

Urban Park Hierarchy for Strategic Growth Areas

- **Public Commons** (0.75 to 2 ha)
- **Urban Squares** (0.25 to 1 ha)

Staff Position – Partial support for certain typologies

- **Public Commons:** Support; adds flexibility in public parkland spaces in Strategic Growth Areas
- **Urban Square:** Unnecessary; duplication of existing Public Square (VOP 2010) typology

Public Commons

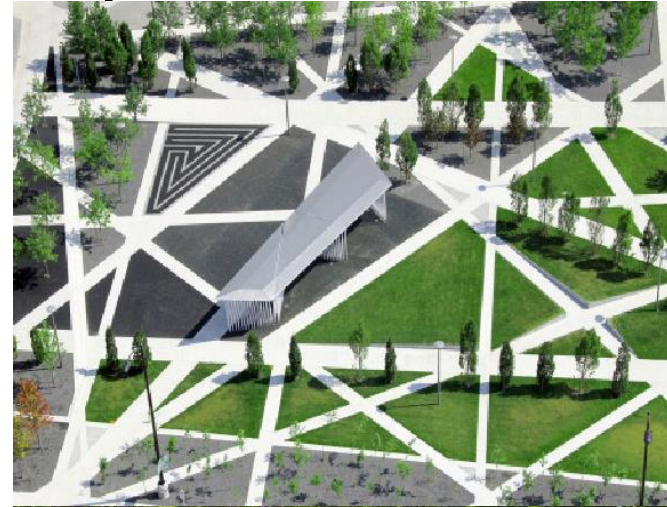
- Social/recreational focal point
- Accommodate City-wide facilities
- Support balance of active/passive uses



Miami
Soundscape
Lincoln Park

Washington Ave.
and 17th Street,
Miami Beach, FL

Size: 3.05 ac
(12,350 m²)



Scholars Green Park

Sheridan College
Campus
Mississauga, ON

Size: 2.96 ac (12,000
m²)



Urban Square

- Duplicates existing Public Square Typology
- Public Art, City-wide Entertainment/Cultural Events



Place des Festivals

Rue Jeanne-Mance

Montreal, QC

Size: 1.51 ac
(6,141 m²)



Edge Park

Brooklyn Waterfront
(North of 6th Street, on
Bedford Ave.)

New York City, NY

Size: 1.15 ac (4,665
m²)



Promenade

- Cannot accommodate recreational facilities
- Part of the street public realm; enhanced sidewalk condition



Front Street Promenade

Toronto, ON

Size:

Average width of 15 metres

0.25 acre (approx. 1,031m²)



The Porch

Adjacent to 30th Street Station, Philadelphia

Size:

0.63 acre (approx. 2,554m²)

Connecting Link

- No public road frontage
- Increases O & M costs



M Stair Park

Scollard St, Toronto, ON

Size: 0.05 acre (approx. 220m²)



102 Bloor St W Lane

Size: 0.05 acre (approx. 200m²)



119 Old York Lane

Size: 0.08 acre (approx. 328m²)

Pocket Park

- No public road frontage/exposure
- Controlled/restricted access
- Does not meet min. park sizing (VOP)



Greenacre Park

East 51st Street,
between Second
and Third Avenues

New York, NY

Size: 0.13 ac (557
m²)



Waterfall Garden Park

Location:

Main and Second
Streets

Seattle, WA

Size:

0.1 ac (445 m²)

Ownership:

Open to public
during business
hours but privately
owned



Sliver Park

- No recreational facilities
- Does not meet min. park sizing (VOP)



767 Third Avenue

Third Ave and East
48th St, New York
City, NY

Size: 0.07 acre
(approx. 284m²)

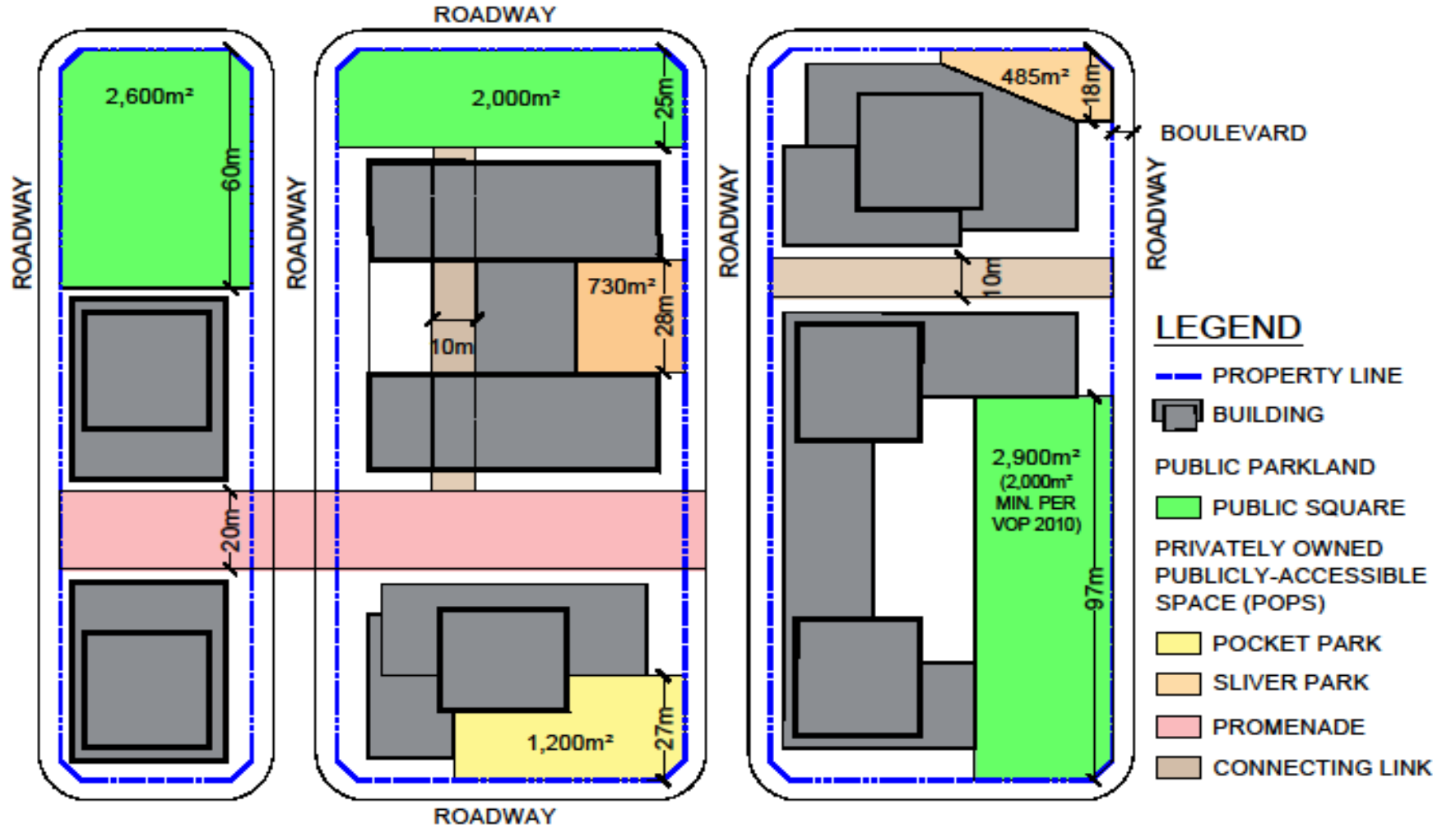


825 Church St Park

Toronto, ON

Size: 0.12 acre
(approx. 469m²)

Strategic Growth Areas – Parkland & POPs



Key Items for Consideration

Financial Package to Achieve the Parkland System within the City and Strategic Growth Areas

- A financial unit rate which recognizes the need to generate both land and cash-in-lieu of parkland dedication
- Consider all financial tools to generate land/cash for land acquisition or park improvements through:
 - A New Parkland Dedication By-Law focused on implementing S. 42, 51.1 & 53 of the Planning Act
 - New Community Benefits Charge By-Law (S. 37 of the Planning Act); and
 - Updated Development Charged By-Law may assist
- City's current CIL Fixed Unit Rate is **\$8,500 per unit**
- At this rate, the City would only be able to fund **37%** of its parkland needs (acquisition costs, park redevelopment efforts and park enhancement costs)



Next Steps

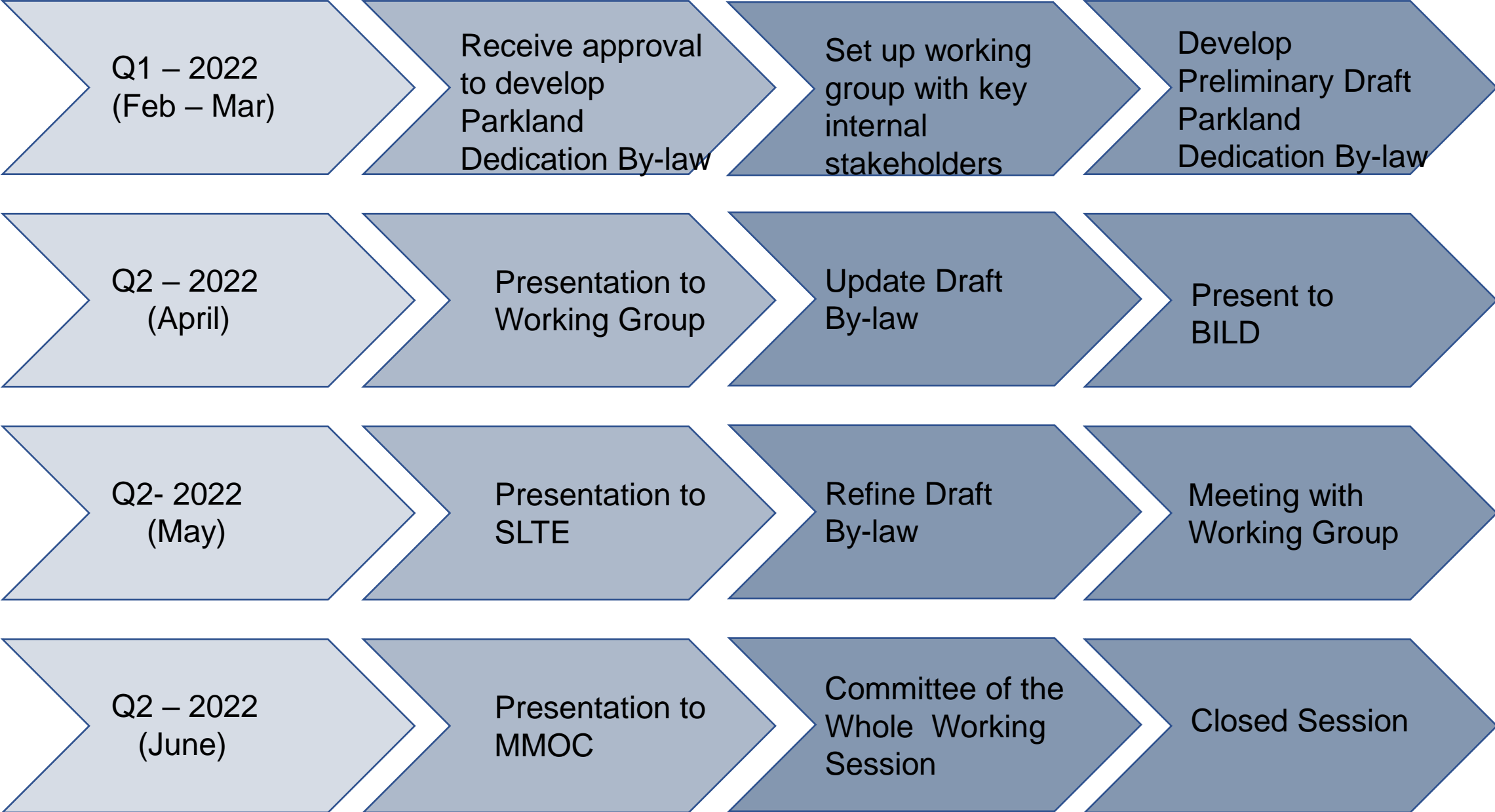


Parkland Dedication Guideline Study

Next Steps

- Authorization for staff to develop a new Parkland Dedication By-Law using the considerations presented and discussed and report back before the end of Q2 2022 with final recommendations and a new by-law for Council's consideration and approval
- Establishing working group with Legal Services as lead and partner departments including Park Infrastructure Planning and Development providing general content and support
- Presentation of By-Law and consultations with BILD
- Consultation with MMOC
- Report at Committee of the Whole (Working Session) June 2022

Next Steps: Parkland Dedication By-Law





Comments and Questions?

