

Park Master Plan Update – Phase 1 Park Provisioning Assessment Council Workshop





Park Master Plan Update consists of Two Phases of Work



Parkland Provisioning Assessment



Recreation Facilities Needs Assessment

Focus Areas of the Workshop

- Current State of our Parkland Supply
- Growth and Challenges with Parkland Acquisition
- Alternative Methods of Acquire Park and Open Space
- Park dedication By-law

Current Inventory by Park Classification

Park Type	Area (ha)	Number of Parks	PRCAMP 2009 Service Levels	Estimated Parkland Service Levels ha / 1000 persons
City Park	230.01	10	1.26	1.24
Community Park	138.08	11	0.82	0.74
Neighbourhood Park	141.93	57	0.85	0.76
Parkette	11.25	28	0.058	0.06
Window to the Lake	0.36	5	(Incl. in Parkette)	0.002
Parks Sub-Total			2.99	2.80
Special Resource Area	175.78	20	0.59	0.94
Total Parks and Open Space	697.50	131	3.58 ha/1000	3.74ha/1000
Population 186,200 (growth Study 2019)				
Includes lands leased (Hydro One, Conservation Halton, City of Hamilton)				

The amount of parkland serving the community is 697.5 ha of land

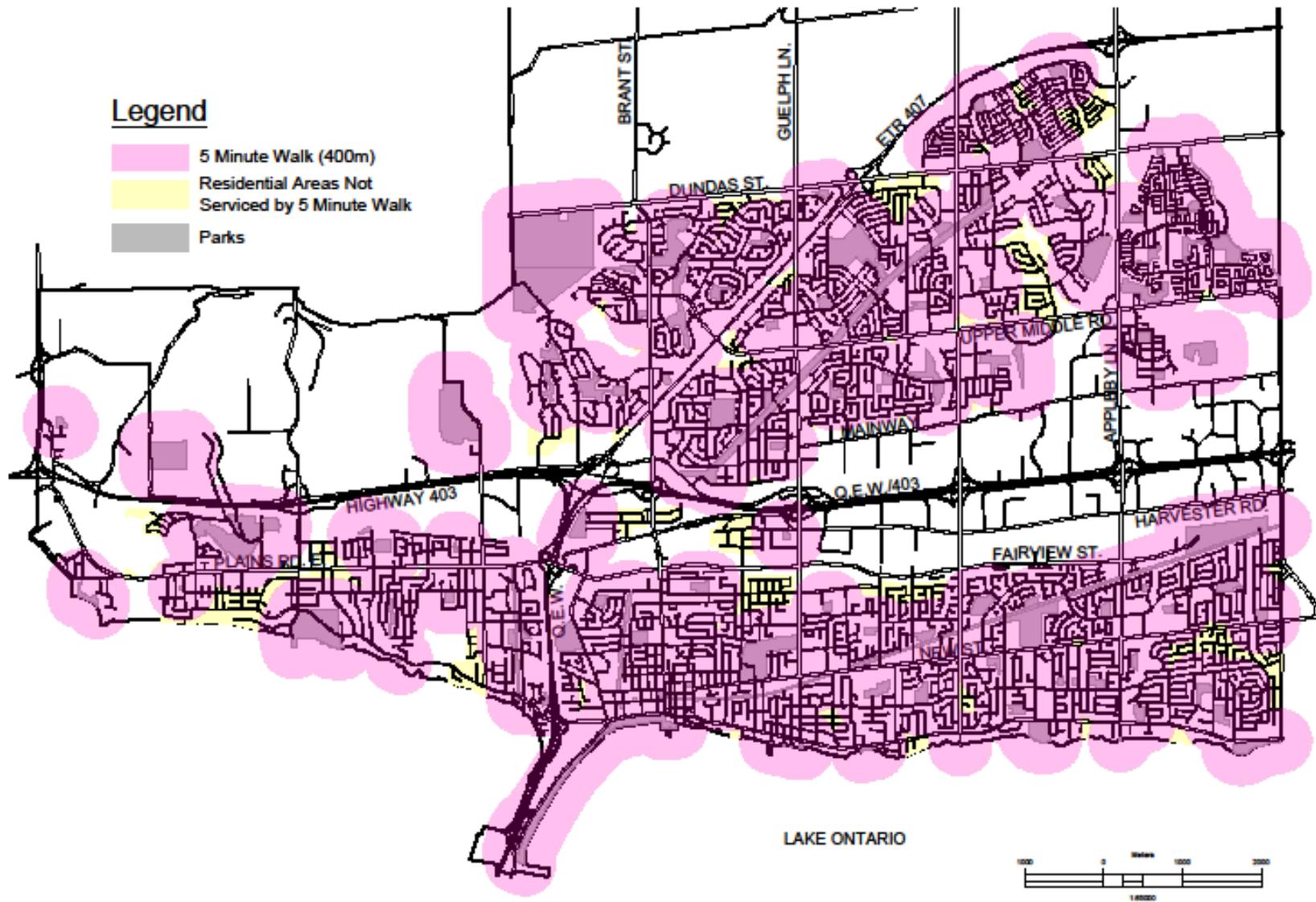
Current Park Inventory by Functional Type

Function	Area ha*	% of park area	per capita levels**
Sport***	73.33	9.1	0.39
Leisure	265.54	38.1	1.43
Linear Trail Corridors	78.60	11.3	0.42
Natural Heritage	273.32	38.9	1.47
Facilities	4.91	0.77	0.02
			3.74
*information derived from RPF maintenance breakdowns			
**based on 186,200 population - Watson Growth Study 2019			
*** includes 15% for sport field buffers			

Active Parkland Supply Comparison

Municipality	Burlington (2021)		Mississauga (2019)		Oakville (2017)		Brampton (2017)		Vaughan (2018)		Markham (2018)	
Population	186,200 (BPE)		759,000		193,832		614,300		324,100		347,000	
*Active Parkland Supply	Area (ha)	ha/1000	Area (ha)	ha/1000	Area (ha)	ha/1000	Area (ha)	ha/1000	Area (ha)	ha/1000	Area (ha)	ha/1000
	521.27	2.80	1791.25	2.36	411.10	2.12	1098.13	1.80	603.60	1.86	488.90	1.41
*Does not include natural resource areas, creeks, schools, municipal golf, utility corridors, etc.												

Walkability Standard



Walking Distance to a Park (meters)	Service Area (ha)	Area Not Service (ha)
800m to Park	99.99% of area served (4,087 ha)	0.01% of area not served (0.559 ha)
400m to Park	90.63% of area served (3,704 ha)	9.37% of area not served (383 ha)
400m to Park and School	93.48% of area served (3,821 ha)	6.52% of area not served (266 ha)

Approximate Total Residential Area: 4,087 ha

Current Park Provisioning

Park Master Plan(s) have resulted in the securement of significant parkland to serve the community

Burlington's growth over the life of the master plan has been primarily through greenfield development and resulted in a classification of parks similar across the GTA to accommodate a wide range of needs.

Burlington's service levels as a per capita measure for active parkland is comparable with other GTA municipalities at a service level of 2.8 ha/1000 persons

Walkability service levels are aligned with the strategic plan and higher than most communities in southern Ontario

While it appears as though the urban area is well service, intensification in the Urban Growth areas require strategies to accommodate the additional growth with park services.

Section 2 - Growth and Challenges with Parkland Acquisition

Burlington Population 2021-2031 (Halton Best Planning Estimate)

Growth Forecast		Parkland Needs based on per capita standard service levels	
Year	Halton Best Planning Estimates Population (excluding undercount)	Quantity standard based on our current inventory* 3.742 ha/1000	All Park Types Excluding "Special Resource Areas" 2.80ha/1000
2016	175,400		
2021	178,800		
2031	186,200		
2021-2031 Growth	7,400	26.5 ha of parks & open space	20.72 ha of active parkland

City of Burlington Population Forecast Scenarios, 2021-2031, Excluding Undercount*

	Halton Region Best Planning Estimates, 2011	Halton Integrated Growth Management Study 2021
2021	178,800	189,245
2031	186,200	208,100
2021-2031 Growth	7,400	18,855

*Source- PL 21-21 Submission on the Region of Halton's Growth Concepts Discussion Paper.

Land Needs Assessment Methodology –identifies Burlington's forecasted census population 208,100 with growth expected to 2031 of 18,800 persons

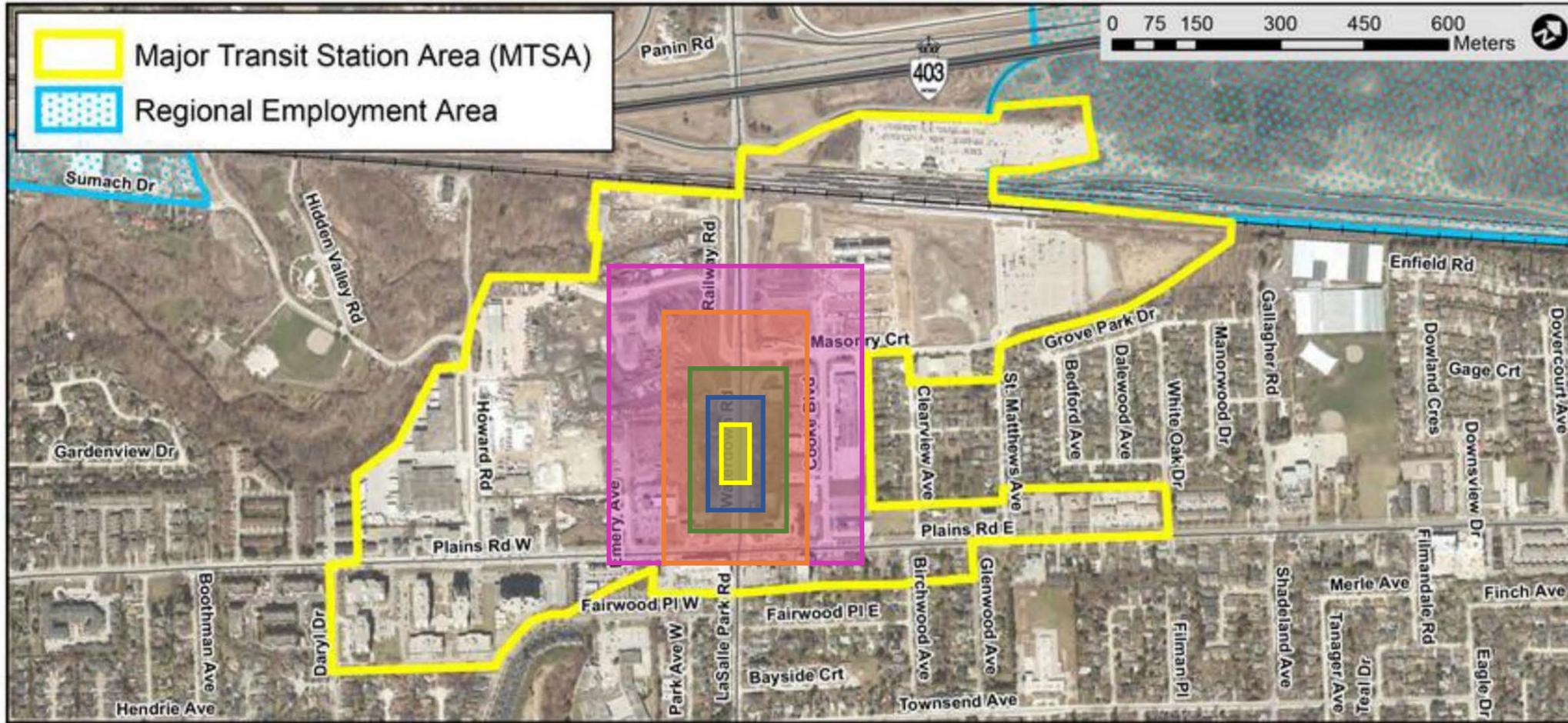
Burlington's Population and Employment Growth by Concept and Share of Halton Region Growth, 2031-2051

Growth Concept	Total Population Growth	Household Growth	Employment Growth
4	45,190	20,140	16,500
	14%	17%	11%
1	51,050	21,200	18,400
	15%	18%	12%
2	56,400	22,620	20,200
	17%	19%	14%
3A/B	61,050	22,740	21,700
	18%	19%	14%

**Source- PL 21-21 Submission on the Region of Halton's Growth Concepts Discussion Paper

Proposed Regional Official Plan Amendment 48

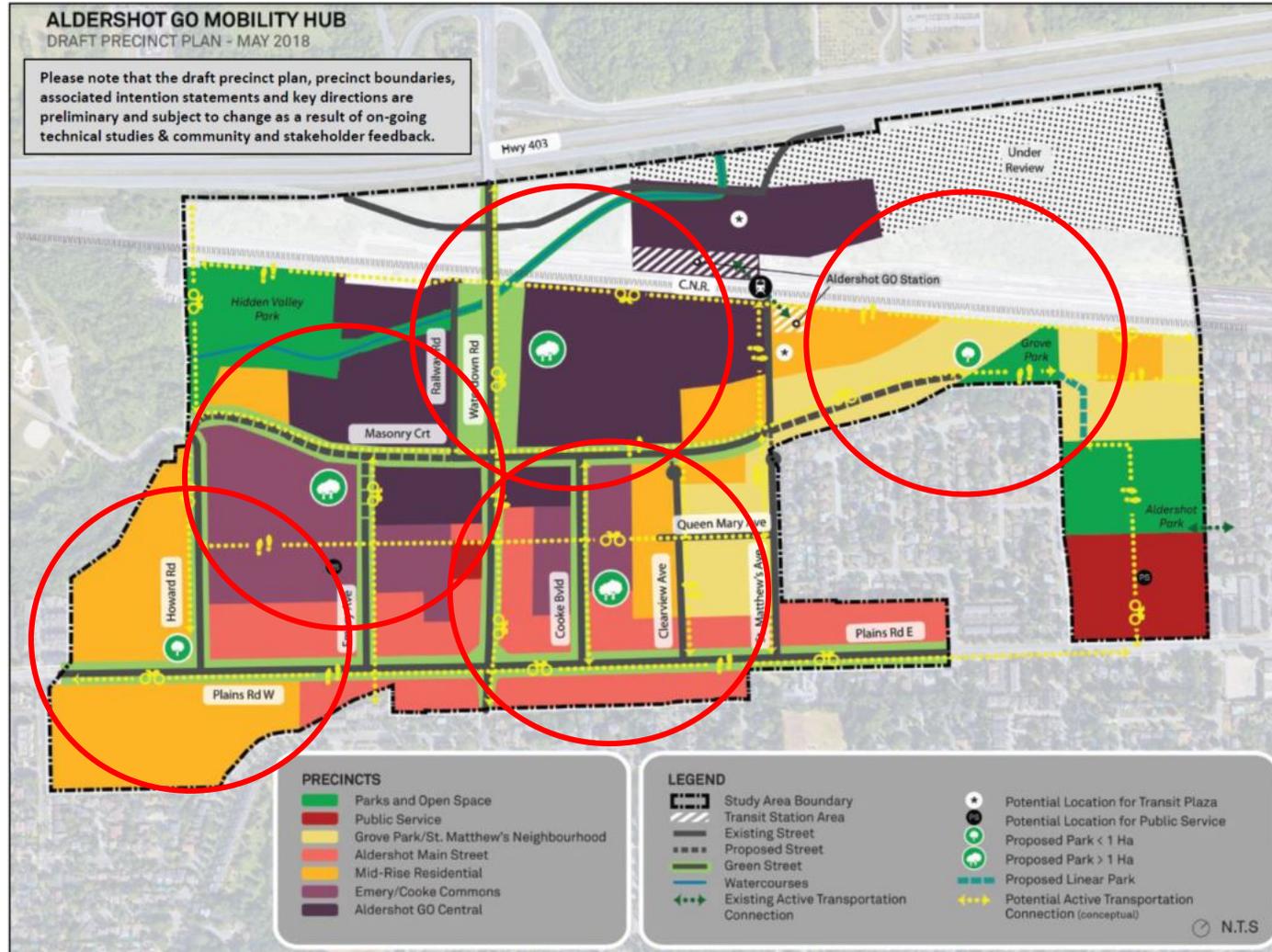
Proposed Aldershot GO MTSA



- For illustrative purposes only.
- Excerpt from draft Regional Official Plan Amendment No. 48. Proposed MTSA boundary subject to change per the final approved ROPA 48.

2018 Aldershot GO Draft Precinct Plan

Mobility Hubs Study



New Park Types

New Park Types	Size	Service Area	Features/Function
Urban Park	1ha – 2.5ha	Neighbourhood	Provides a balance of passive and recreational uses. May include, open play areas, outdoor courts, playgrounds, outdoor fitness equipment, splash pad, skateboard park, outdoor skating, etc.
Urban Square	0.1–0.5 ha	Neighbourhood or multi-use setting	Supports cultural and social experiences and urban vibrancy. May include hard-surface plazas, seating areas, market square, outdoor eating and vendors, public art, performance space/amphi-theatre, water feature/fountain, etc.
Urban Promenade/Linear Parks	N/A	Multi-Use/ Commercial Setting	Supports cultural and social experiences and urban vibrancy. Pedestrian-oriented linear corridor with significant interface to ground level, shops, offices, personal services, restaurants and cafés. Mostly hard surface pedestrian walkways with gardens, trees, public art, seating areas, etc.

Section 2- Growth and Challenges with Parkland Acquisition

Key Messages

- Burlington will not grow through significant urban green field development. Urban parks will also need to adapt in size and function
- Given the growth targets in our existing urban areas, it is unlikely we will be able to maintain our current city-wide or active per capita service level. We should be able to maintain the 5 minute walkability service level in UGA's
- Need for parkland should be balanced with other priorities and objectives of the urban growth areas such as affordable housing, employment targets and other community services needed for complete communities.
- It is not feasible to provide a City Park, Community Park or Neighbourhood size park within the MTSA's or UGA's (urban growth areas). Considering this, it's likely parks will be smaller and more compact in nature
- The Park Master plan update needs to provide Policy direction to achieve an appropriate/reasonable amount of parkland in our urban growth areas while taking the balance of Park dedication as Cash-in-lieu
- The Parks Master Plan update will recommend minimum per capita service level targets for parkland in the urban growth areas

Section 3 - Alternative Methods of Acquiring Park and Open Space



Section 3 - Alternative Ways to acquire Parks/Public Open Space

Privately Owned Publicly Accessible Space (POPS)

POPS refers to privately owned outdoor space that is universally accessible and open to use by the public.

Strata Parks

Strata parks refer to multi-layered ownership of a specific parcel of land. Typically the municipality owns the top layer of the land whereas the structures below the park such as parking garages, stormwater infrastructure or roof slabs are privately owned.





Alternative Ways to acquire Parks/Public Open Space

Indoor Space

Indoor Space refers to the provision of amenities they may or may not be traditional outdoor features that are accessible to the public inside of buildings.



Urban Promenades/Linear Parks

Urban Promenades/Linear refer to the enhancement of the public realm areas between the development site and roadway with enlarged sidewalks, seating areas, active transportation opportunities, street trees and connections to commercial spaces.



Alternative Ways to Acquire Parks/Public Open Space

- **Off-site Parkland Dedication**
- **Off-site Parkland dedication** refers to accepting lands that are not part of the development as parkland dedication either within or external to the urban growth area.

- **Redevelopment of Existing Parks**
- **Redevelopment of Existing Parks** refers to the enhancement and/or redevelopment of existing parks in proximity the MSTA's and strategic Urban Growth Areas to address intensified use including flexible multi-functional space.



Alternative Ways to Acquire Parks/Public Open Space

Key messages

Municipalities are under increased pressure from the development industry to consider alternative methods of providing Parks and Public Open Space in areas of urban intensification

Each alternative method has its benefits and concerns

The impact and effectiveness of the alternative methods should be further analyzed by the City over time

Criteria for accepting alternative methods should be developed and used to evaluate alternatives on a site by site basis

Section 4 - Park Dedication By-law

Park Dedication in Land

When the City elects to take dedication of land for park or recreation uses the land is conveyed to the City at the greater of:

- 5% Of the total area of lands to be developed; OR
- One hectare of land for each 300 dwelling units in the proposed development

Hypothetical site Statistics	Parkland Requirement based on 5% of land	Parkland Requirement based on 1 ha of land for each 300 units proposed
Area of Development 4.0 ha of land	$4\text{ha} \times 0.05 = 0.20\text{ ha}$	
2000 Proposed units		$2000\text{ units}/300 = 6.6\text{ha}$

Where land is required and it exceeds the area of the development site, the City would:

- identify the amount of land to be conveyed as parkland
- Calculate the credit for land provided
- Collect cash-in-lieu for the balance of park dedication

Park dedication – Cash-in-Lieu of Land

When the City elects to take cash-in-lieu of land for park or recreation uses, the cash-in-lieu payment is calculated as follows:

Low Density

- Cash-in-lieu equals the value of land day before building permit x 5%

Medium Density – for medium density development it's the lesser of:

- The number of units divided by 500 x the per hectare value of the land the day before building permit; **OR**
- The number of units proposed x \$6,500.

High Density – for high density development it's the lesser of:

- The number of units divided by 500 x the per hectare value of the land the day before building permit; **OR**
- The number of units proposed x \$5,500.

Park Dedication – Cash-in-Lieu of Land

Hypothetical site Statistics	number of units divided by 500 x the per hectare value of the land	number of units proposed x \$5,500
Value per Ha 10 million	$2000 \text{ units} / 500 \times 10 \text{ million} = 40 \text{ million}$	
2000 Proposed units		$2000 \text{ units} \times \$5,500 = 11 \text{ million}$

- **Cash-in-Lieu of Parkland Dedication Comparison**

Comparison based on a site that is:

4.0ha in size

2000 proposed units

10 million/ha land value

• Municipality	• Rate per unit	• Total Cash-in-Lieu
• Burlington	• \$5500	• \$11,000,000
• Oakville	• Based on value of land	• \$40,000,000
• Mississauga	• \$10,720	• \$21,440,000
• Richmond Hill	• \$10,000	• \$20,000,000
• Vaughan	• \$8,500	• \$17,000,000
• Markham	• Based on land value	• \$40,000,000
• Hamilton		
• Ancaster, Flamborough, Dundas, Westdale	• \$10,415	• \$20,288,000
• Lower Hamilton(excluding downtown)	• \$9,114	• \$18,228,000
• Upper Hamilton, Stoney Creek, Glanbrook	• \$7,811	• \$15,622,000
• Downtown CIP Area	• \$3,500	• \$7,000,000

Section 4 – Park Dedication Bylaw

Key Messages

Current park dedication By-law caps on Cash-in-Lieu are not aligned with the values associated with higher density development. If left unchanged, using the existing Parks By-law will result in:

- growth paying for a diminishing share of the costs to meet the parkland needs generated by higher density development
- Significantly diminishes the City's ability to acquire parkland in the Strategic Growth Area's
- Park service levels will diminish
- Parkland needs would be unmet

Principles of Park Dedication By-law update

- Maximize park dedication as part of the approval of new development or redevelopment of existing development sites
- Provide a clear and consistent method of calculating cash-in-lieu when component of the park dedication is taken in land as part of the Park Dedication By-law update

Looking Ahead and Open Forum

What's next

- Staff will review Council input
- Park Provisioning section of the Park Master Plan will be finalized with input received through workshop
- Staff will meet with the development industry for comment
- Public Engagement through a survey on Get Involved Burlington
- Committee & Council October 2021
- Phase 2 - Recreation Facilities Needs Assessment