

Markham Parks Acquisition, Development and Improvement Plan

Development Services Committee Update

October 30th, 2017

Schedule

- ▣ Project Background
- ▣ Parkland Dedication Overview
- ▣ Project Approach
- ▣ What's Been Done
- ▣ Next Steps



Parks Acquisition, Design and Improvement Plan

Project Background

- ▣ Rapidly growing and urbanizing city
- ▣ Planning in Markham, and in Ontario more broadly is evolving
- ▣ Review of Parkland Dedication By-law, Policies and Practices completed in 2013
- ▣ **Parks and Open Space Master Plan and Update to 2013 Parkland Dedication By-law**

Project Goals

- Ensure that recent Planning Act changes and ongoing legal cases are accounted for
- Ensure Markham is has adequate tools to implement alternative parkland dedication rates
- Determine appropriate quantity and quality of parks and open space, and tools to acquire them
- Ensure existing areas are equitably served with parkland and direction for future parks and open space planning and development

Study Phases

- Phase 1A – Parks and Open Space Analysis
 - Background research, mapping and analysis
 - Strata Conveyance Research
 - Draft Strategy
- Phase 1B – Strategy for Acquisition of Parks and Open Space
 - Recommendations based on Phase 1A work
 - Draft Strategy for Acquisition of parks and open space
- Phase 2 – Park and Open Space Master Plan
 - Development of Parks and Open Space Master Plan
 - Policy and By-law development and Council-adoption



Parkland Dedication Overview

Parkland Dedication

- Parkland dedication is one of a number of tools employed by municipalities to secure public parkland (and manage or facilitate development)
 - Others include: section 37, direct investment, shared-use agreements and donations
- Parkland dedication is triggered when development occurs
- Dedication can take the form of land or payment-in-lieu
- Planning Act sets out parameters for dedication policies and municipalities enact through Official Plans and bylaws

Planning and Policy Context

- Ontario Planning Act states:
 - As a condition of development or redevelopment, a municipality may require conveyance of land for park or other public recreation purposes at a rate up to **2% for commercial and industrial** and **5% for all other uses**
 - Municipality may require park dedication at an alternative rate for residential uses at a rate up to **1 ha per 300 units** proposed
 - Municipality may accept **payment-in-lieu** of land to the value of the land otherwise required, up to a maximum of **1 ha per 500 units**.

Planning and Policy Context

Recent Events

- ▣ Richmond Hill OMB
- ▣ Planning Act Changes, 2016 (Bill 73)
- ▣ Rapidly changing urban context in Markham
 - ▣ Urbanization
 - ▣ Densification

Targets and Current Provision

- OP Policy (4.3.5): to seek to exceed minimum provision of **1.2 hectares / 1,000 persons**
- City Parks only = **1.57 hectares / 1,000 residents**
- Destination Parks only (Rouge + Milne + Toogood) = **2.68 hectares / 1,000 residents**
- City + Destination Parks = **4.25 hectares / 1,000 residents**
- Many non-traditional park spaces contribute to the open space network – need to be part of the discussion also



Project Approach

Project Team

- ▣ The Planning Partnership
- ▣ Prime Consultant

TPP

- ▣ N. Barry Lyon Consultants
- ▣ Financial Impact Analysis
- ▣ Market Research

 nblc

- ▣ McCarthy Tetrault
- ▣ Legal Advice / Implications

mccarthy
tetrault

Proposed Approach – Defining a Target

- ▣ Detailed inventory of Markham’s Parkland
 - ▣ Location, coverage, provision
 - ▣ Demographic breakdown
- ▣ Comparison and benchmarking provision with other GTA municipalities, and cities in Canada and USA
- ▣ Document and policy review of Markham and other Ontario municipalities

Proposed Approach – Achieving a Target

- ▣ Existing Low-Density Neighbourhoods:
 - ▣ Determine level of service for each
 - ▣ Determine deficiencies – approaches to address
- ▣ Future Urban Area:
 - ▣ Assessment of required park space
 - ▣ Ensure planned park space can be achieved by dedication
- ▣ Intensification Areas:
 - ▣ Update to work completed in 2013
 - ▣ Balance required dedication with development



What We've Done

What We've Done – Where We're At

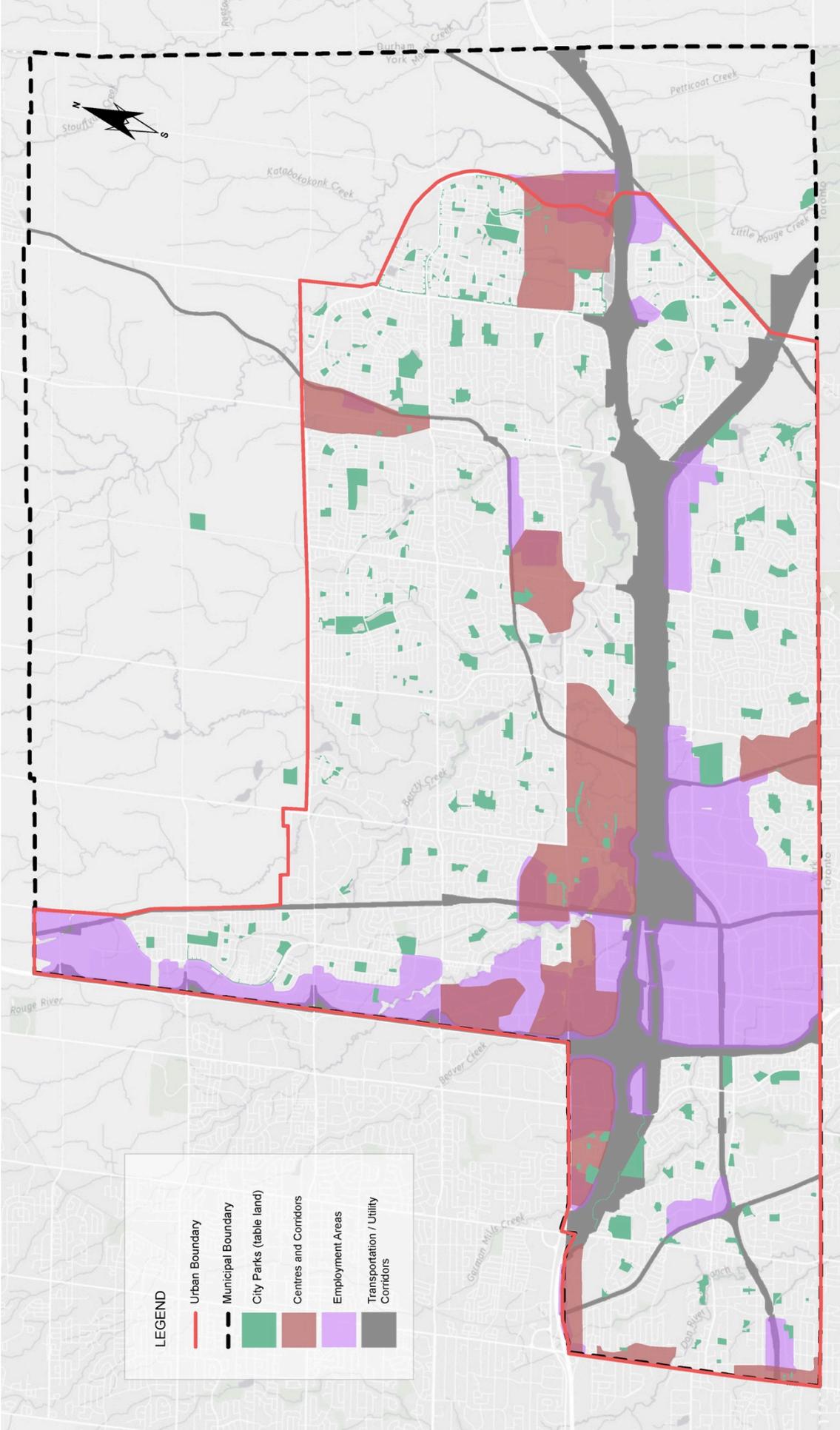
- ▣ Value of Parkland
- ▣ Recreation Trends
- ▣ Bill 73 and Richmond Hill OMB Impact Analysis
- ▣ Markham's Current Park Provision
- ▣ Parkland Planning Districts
- ▣ Strata & POPS Research
- ▣ Framework for Parkland Dedication

Value of Parkland

- ▣ Substantial research details the multiple benefits of parks
 - ▣ Physical Health
 - ▣ Mental Health & Youth Development
 - ▣ Community Building
 - ▣ Crime Reduction
 - ▣ Ecological Services
 - ▣ Wildlife Support
 - ▣ Public Economic Value
 - ▣ Private Economic Value

Trends Affecting Parks and Recreation

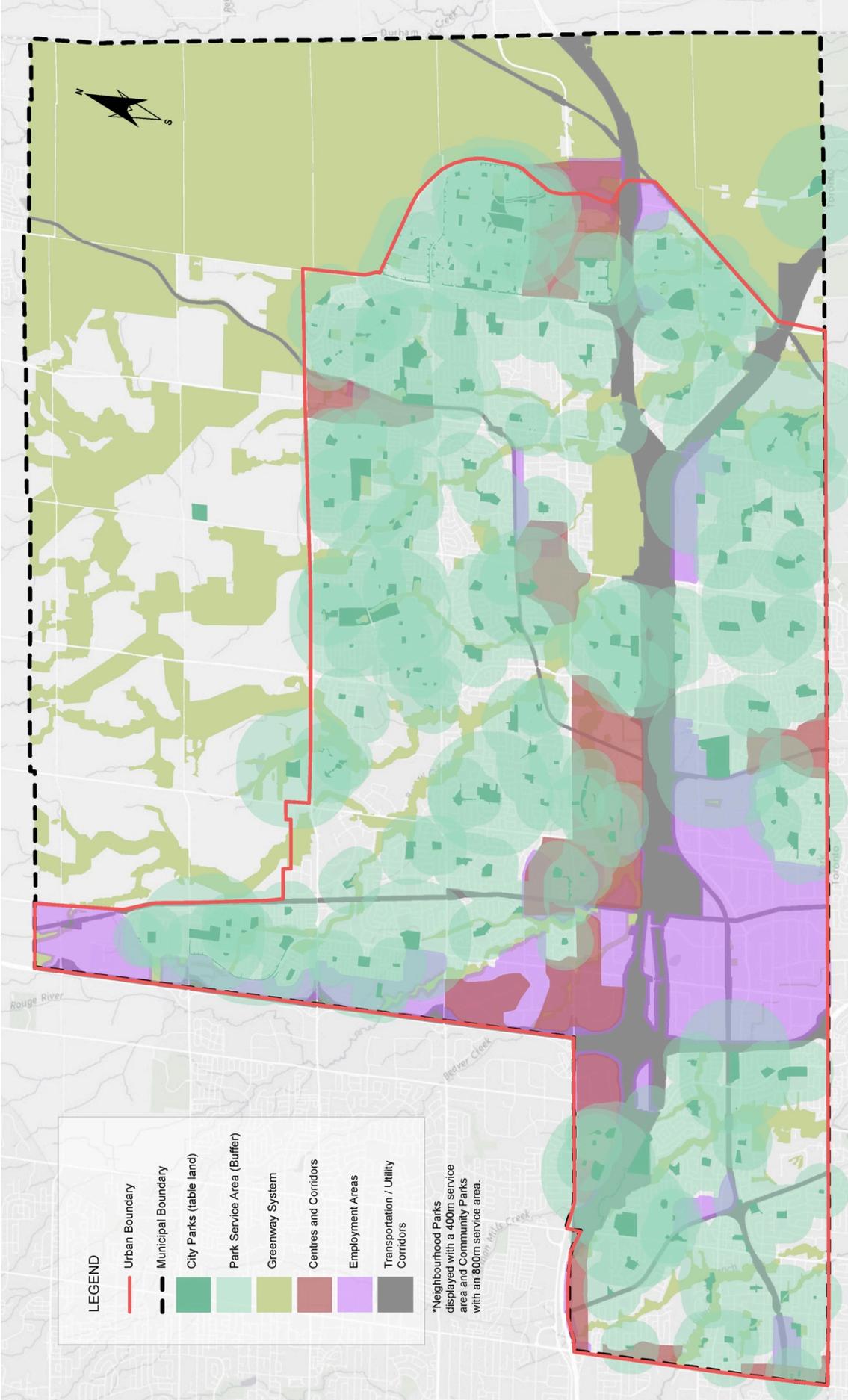
- ▣ Increasing proportion of senior population
 - ▣ 10.7% to 15.2% between 2006 and 2016
- ▣ Increasing cultural diversity
- ▣ Growing urban population
- ▣ Growing popularity in unorganized and self-scheduled recreation (walking, hiking, jogging, cycling, passive)
- ▣ Planning Act changes
- ▣ Parks performing multiple functions (ecological, rec, etc.)



LEGEND

- Urban Boundary
- Municipal Boundary
- City Parks (table land)
- Centres and Corridors
- Employment Areas
- Transportation / Utility Corridors

City of Markham // City Parks, Intensification Areas, and Non-Residential Uses



LEGEND

- Urban Boundary
- Municipal Boundary
- City Parks (table land)
- Park Service Area (Buffer)
- Greenway System
- Centres and Corridors
- Employment Areas
- Transportation / Utility Corridors

*Neighbourhood Parks displayed with a 400m service area and Community Parks with an 800m service area.

City of Markham // Current City Park Service Areas

Strata and POPS Research

- ▣ Interviews conducted with industry representatives and City of Markham staff
- ▣ Memo will be included in background report
 - ▣ Legal research and recommendations
 - ▣ Interviews with industry representatives
 - ▣ Interviews with City Staff
 - ▣ Policy overview
 - ▣ Design, Maintenance and Construction considerations

Framework for Parkland Dedication

- ▣ Outlines the key questions and considerations as the Parks Master Plan and Bylaw update are prepared
- ▣ Questions based on the consultant teams experience, stakeholder discussions held to-date, and background research
- ▣ Answers will be informed by ongoing collaboration with City Staff, and ongoing analysis of the background research



Next Steps

Next Steps

- ❑ Finalize background research and compile Background Report (Dec 2017)
- ❑ Finalize the Framework for Parkland Dedication (Dec 2017)
- ❑ Develop Strategy for Parkland Acquisition (Q1 2018)
- ❑ Parks and Open Space Master Plan (Q2 2018)