



City of Brampton PARKS PLAN 2041

Presentation to Council
November 16, 2022



Introduction

The Planning Partnership, N. Barry Lyon, and Monteith Brown were retained by the City to prepare a "Parks Plan".

The development context in Brampton is evolving. The future will include traditional suburban development forms, BUT with a focus on more urban forms of development that require a different approach to the delivery of the City's Parkland System.



Legislative Overview

Over the past several years, the Province has changed the rules on how and how much parkland and parkland fees Municipalities can collect.

Bill 73 - 2016, Required that a Parks Plan be carried out to support the use of the alternative parkland dedication rates, as well as limiting cash-in-lieu to 1ha/500 du.

Bill 197 - 2020, Enacts the following:

- Parkland rates set out by By-law can be challenged by appeal to the OLT.
- Municipalities must update their Parkland dedication By-laws by September 18, 2022.

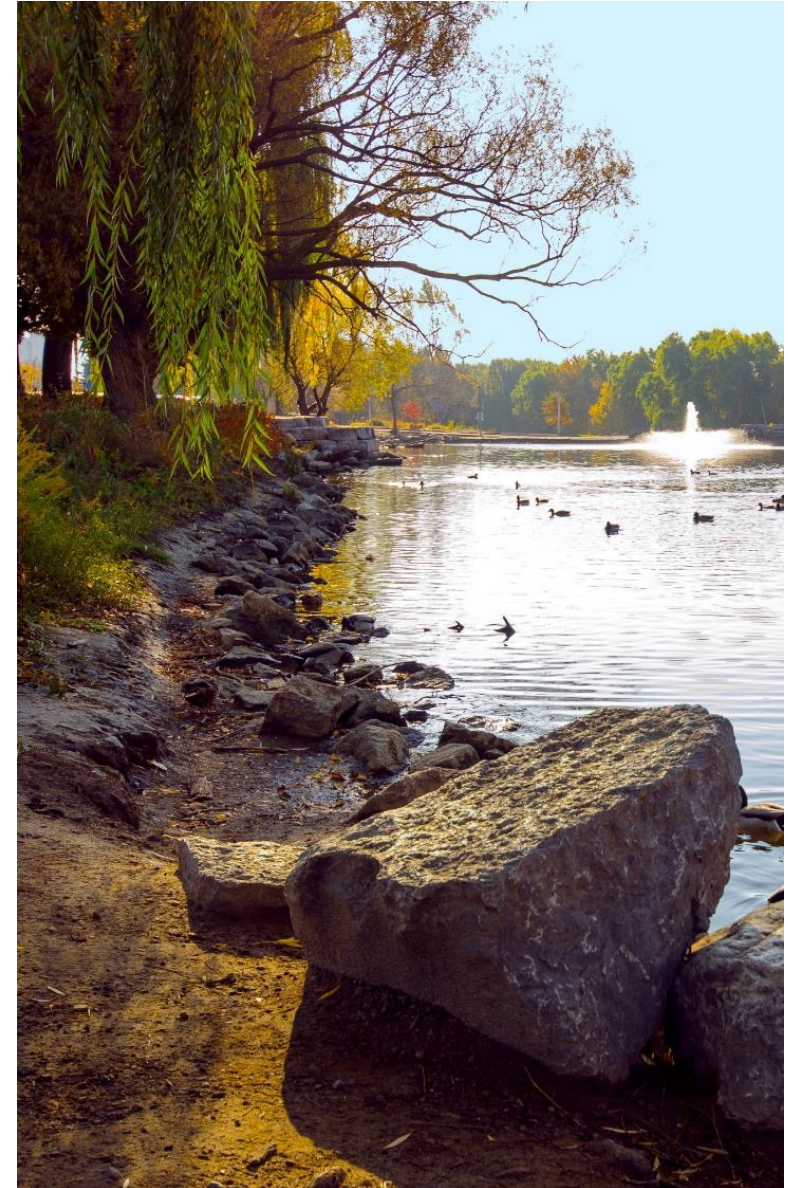
CHANGES AT THE PROVINCIAL LEVEL CONTINUE.



Consultation

There were two key elements of the consultation process:

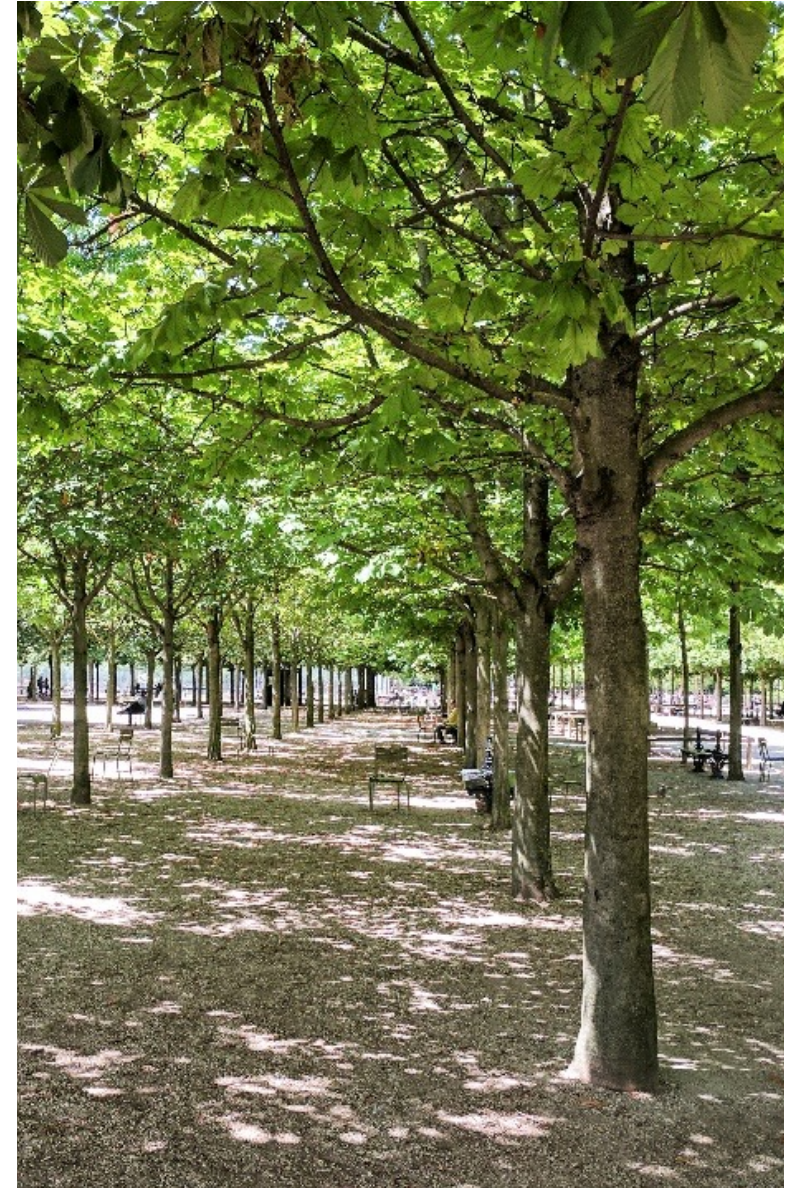
- A meeting with BILD to discuss some of their objectives and to provide them with an overview of our approach. The key topics included in the Recommendations are in large part based on the key topics of interest identified by BILD. **March 23, 2022.**
- An Online Public Survey that asked a number of questions related to how parks are used and satisfaction with the Parks System – 198 respondents from **March 7 to April 8, 2022.**



Purpose

The purpose of the **Parks Plan 2041** is to:

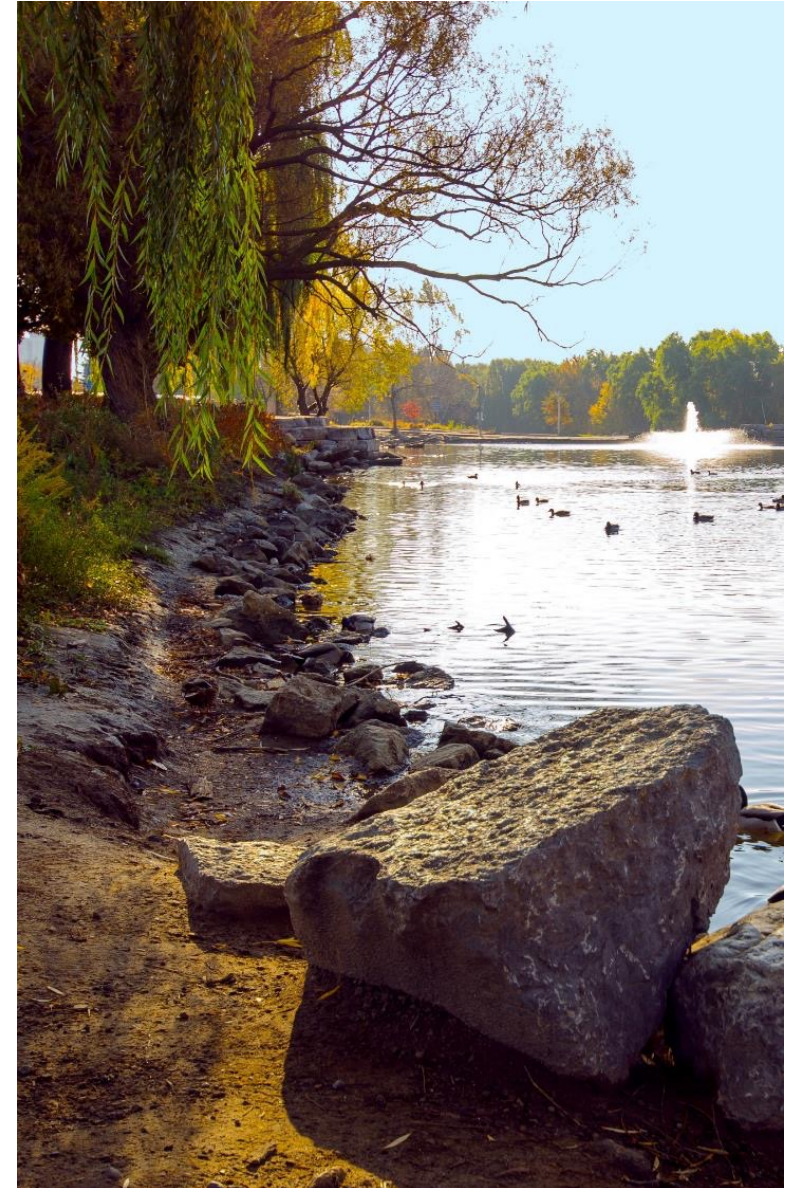
- Establish the various **types of parks** the City will provide;
- Justify the **amount of parkland** (or payment-in-lieu) the City will require through the development approval process;
- Find the right balance between achieving a **great parkland system** for the City, and the financial feasibility of new development;
- Be cognizant of the inherent differences between the established neighbourhood context, and the City's identified Intensification Areas/Strategic Growth Areas; and,
- To recognize that the new Parkland Dedication By-Law must be defensible.



Goals

There are **three key goals** in the development of a **Parks Plan 2041**:

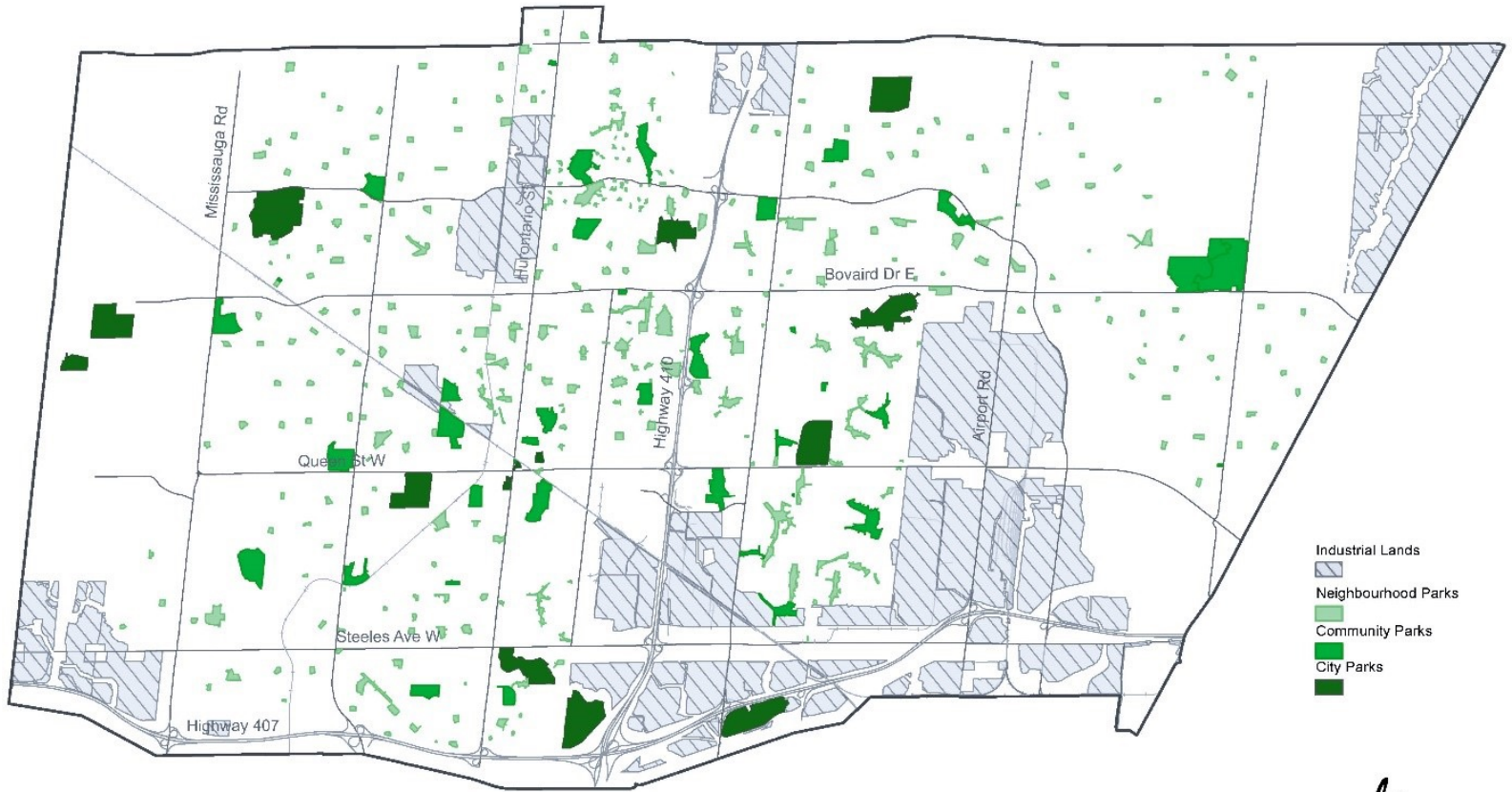
- To ensure that the guidelines **are responsive to the needs** of existing communities and areas of growth;
- To **provide direction** to address long-term parkland needs allowing for flexibility in parks design and use; and,
- To provide a set of recommendations/considerations that incorporate **best practices** for parkland dedication, the payment of cash-in-lieu, and the use of cash-in-lieu.



Current Parkland Supply

Parkland Supply	2021
Number of Parks (classified as Neighbourhood, Community or City)	407 parks
Active Parkland Supply	1,173.5 ha
- <i>Neighbourhood</i>	400.3 ha
- <i>Community</i>	402.8 ha
- <i>City</i>	370.4 ha
2021 Population	698,200
Active Parkland Service Level	1.68 ha / 1,000
PRMP Provision Standard	1.6 hectares of “active parkland” per 1,000 residents
Other Open Space Properties, such as Environmental Parks, Stormwater Management Ponds, and Conservation Authority lands (excluded from analysis)	2,557.3 hectares

Current Parkland Supply



Source: City of Brampton, November 2021

Note: Includes all City, Community and Neighbourhood Parks categorized as "Final Acceptance" as of 2021.

 **BRAMPTON**

mbpc
Monteith • Brown
planning consultants



Recommendations

- Focus on recognizing that there are **different development contexts** within Brampton that require different approaches to parkland dedication, as well as, different park hierarchies and design approaches.
- There is a **difference between suburban/greenfield communities** and the City's **Intensification Areas/Strategic Growth Areas**.



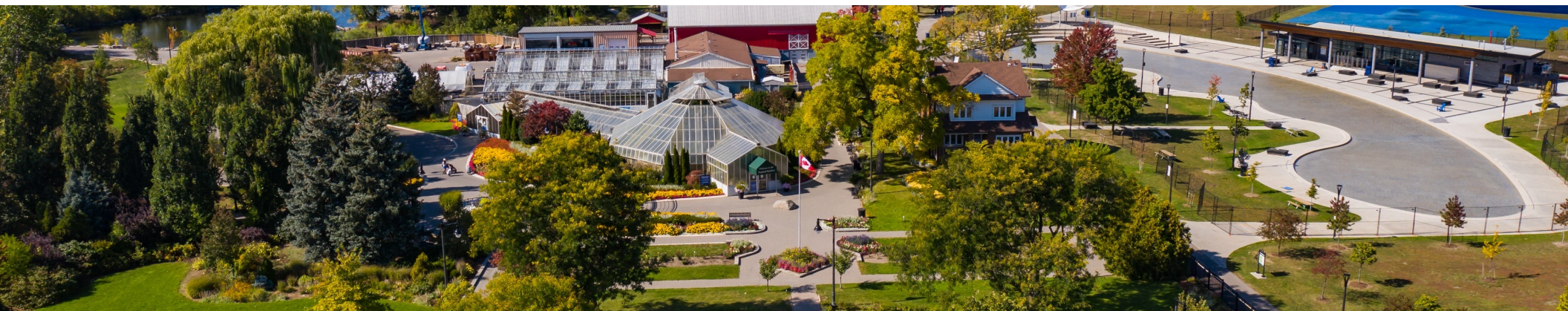
Recommendations

The recommendations are supported by three technical appendices:

Appendix I - Parkland Design Guidelines + Examples of Urban Park Typologies

Appendix II - Downtown Parks System Research

Appendix III - Options for Ownership of the City's Parkland System

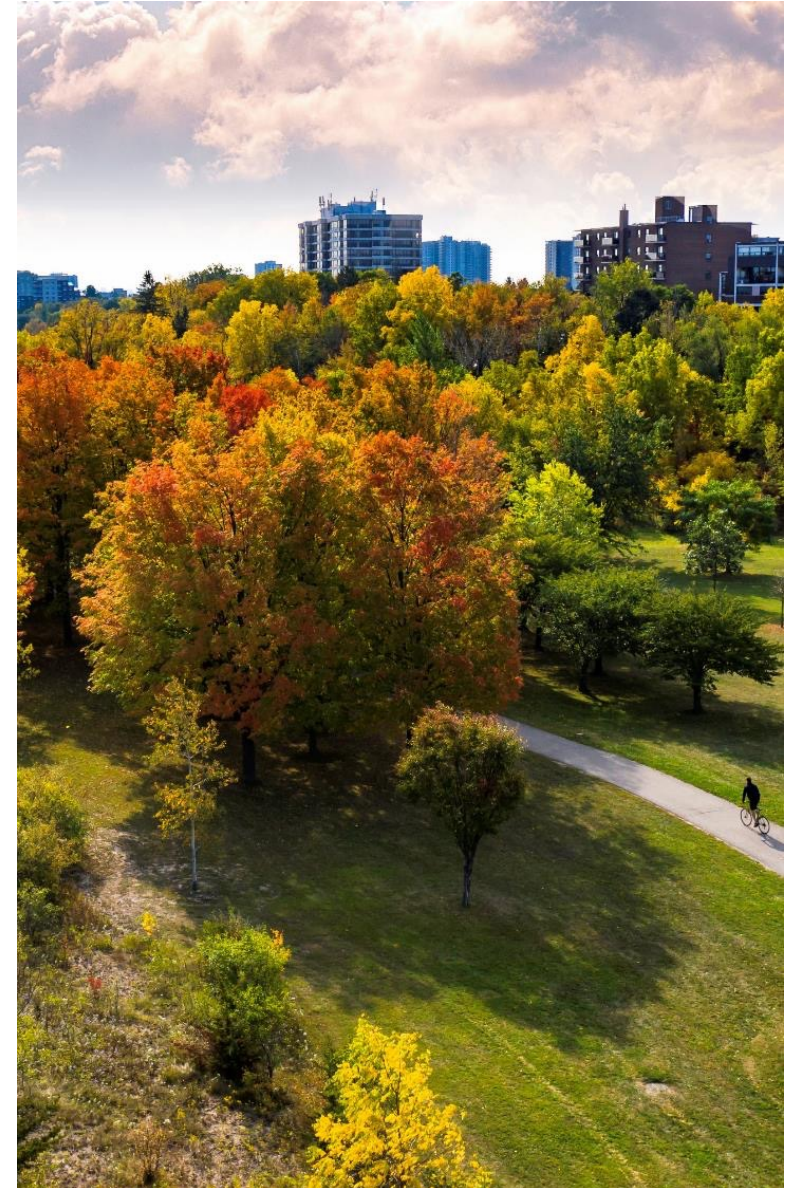


Recommendations

The **Parks Plan 2041** makes **44 Recommendations**, organized under 9 topic areas, as follows:

1. Key Parkland System Objectives

- Parks are considered to be a lifeline for people in the community. Parks are **an urban escape**.
- Parks are a crucial component contributing to the quality of life of the City. Parks are a necessary component of a **complete and livable community**.
- Park system investment is a **key stimulus for change**, establishing the appropriate environment for redevelopment and revitalization.
- The City's new approach to parkland dedication should be guided by principles of **equity, consistency, and transparency**. It must establish a **balance** between achieving a great parkland system, and the financial feasibility of development.



Recommendations

2. Establishing a Context Appropriate Parkland Hierarchy

- The Park Hierarchy for the Established Residential Communities and the Delineated Greenfield Residential Communities
- The Urban Park Hierarchy for the Intensification Areas/Strategic Growth Areas

3. Achieving the City's Parkland System

- Meeting the City's Parkland Target of 1.6 ha/1000 people
- Ensuring an Equitable Distribution of Park Spaces

4. Generating Land/Cash-in-Lieu of Land

- Commercial and Industrial Uses
- All Other Non-Residential Land Uses
- Residential Land Uses in Established Communities and Designated Greenfield Residential Neighbourhoods
- Residential and Mixed Use Development in Intensification Areas/Strategic Growth Areas

5. Options for the Ownership of the City's Parkland System

- Fee Simple Parkland Dedication, Strata Ownership, Privately Owned Public Spaces (POPS)

Recommendations

6. Understanding Cash-In-Lieu of Parkland

- Who decides when cash-in-lieu is acceptable?
- How will land value be established?
- How will cash-in-lieu be used by the City?

7. Developers/Development Forms that may be Exempt from Parkland Dedication;

8. Lands that should Count/Not Count for Parkland Dedication; and,

9. Administration of the City's Parkland Dedication By-law.



Recommendations

The recommendations provide information to inform future decision-making and may be implemented as:

- Part of the City's new **Parkland Dedication By-law**;
- An Amendment to the City's **Official Plan**; and/or,
- **Design/Development Guidelines**.



Next Steps

- Council is being presented with a Parkland Dedication By-law that implements the **Parks Plan 2041**;
- An alternative **Parkland Dedication By-law** has been created in the event the new caps to parkland contained in **Bill 23** becomes law before final passage;
- Assuming the new caps are passed by the Ford government, the final phase-in number will change to reach an amount that is within the caps of the new legislation;
- At this time, staff, including Legal Services, do not see a need to revise **Parks Plan 2041** in order to implement the new caps of **Bill 23**. The methodology and analysis remains the same; and
- If there are further changes in the legislation prior to passage that require amendments to the **By-law**, or indeed **Parks Plan 2041**, then we can adjust accordingly.

