



Parks Redevelopment Strategy

City of Vaughan | May 2018

Approved in principle by City of Vaughan Council on May 23, 2018.



Monteith + Brown
planning consultants



landscape
planning
limited



City of Vaughan Parks Redevelopment Strategy

May 2018 (FINAL)

Prepared by:



Table of Contents

<u>Section</u>	<u>Page</u>
Executive Summary	iii
Section 1. Introduction	1
1.1 Overview.....	1
1.2 Purpose & Objectives of the Parks Redevelopment Strategy.....	2
1.3 Methodology	3
1.4 Project Scope & Limitations	4
Section 2. Planning & Policy Context	5
2.1 Federal & Provincial Plans, Policies & Reports	5
2.2 Regional Plans, Policies & Reports.....	11
2.3 City Plans, Policies & Reports.....	12
Section 3. Community Context	20
3.1 Total Population & Forecasts	20
3.2 Population Distribution & Growth	21
3.3 Age Composition	24
3.4 Diversity.....	25
Section 4. Park Inventory	26
4.1 Parkland and Park Facility Supply.....	26
4.2 Park Age & Facility Condition.....	29
Section 5. Trends & Promising Practices	33
5.1 Parks Contribute to Individual and Community Wellbeing	33
5.2 Park Usage Trends	35
5.3 Park Design Trends	36
Section 6. Redevelopment Framework	44
6.1 Vision & Guiding Principles	44
6.2 Park Redevelopment Criteria	45
6.3 Park Redevelopment Prioritization Matrix	50
6.4 Areas for Further Study.....	52
Section 7. Park Redevelopment Priorities	54
7.1 Identification of Candidate Sites (Screening).....	54
7.2 Evaluation of Candidate Sites (Prioritization)	55
Section 8. Financial Framework	62
8.1 Key Sources of Funding.....	62
8.2 The Case for Funding Park Repairs and Redevelopment	65
8.3 Capital Planning Strategy.....	66

<u>Section</u>	<u>Page</u>
Section 9. Implementation	68
9.1 Envisioning Park Redevelopment	68
9.2 Proposed Redevelopment Schedule	69
9.3 Public Engagement.....	71
9.4 Supporting Recommendations.....	72
Appendix A: Condition Mapping.....	A-1
Appendix B: Candidate Sites – Detail Sheets	B-1
Appendix C: Evaluation of Candidate Sites	C-1

Limitations

This report was prepared by Monteith Brown Planning Consultants Ltd. And Landscape Planning Limited for the account of the City of Vaughan. The assessments contained herein are based on several inputs, including demographic indicators, park inventories, asset management data, park design and provision trends, cost estimates, and priorities identified by staff, officials and stakeholders. The material in this report reflects the Consultant’s best judgment in light of the information available to it at the time of preparation and is subject to change based on further analysis. Using a variety of techniques, it is anticipated that the City of Vaughan will regularly assess options, costs and risks for implementation of the report’s recommendations.

Executive Summary

Parks are the Heart of our Community

Parks are a common resource that Vaughan residents share every day. They are gathering places that strengthen neighbourhoods and create healthy, complete communities. Vaughan's parks are highly valued by residents and relied upon to provide an increasingly wide range of structured and unstructured leisure, sport and cultural activities. Well-designed, attractive and welcoming parks enhance both community and individual wellbeing by providing places where people can gather, play and connect.

The City of Vaughan is responsible for the management of 201 park sites totalling over 600 hectares and ranging from small Public Squares to large Regional Parks. The City is committed to serving all citizens through the development and thoughtful enhancement of parks and open spaces.

Park Redevelopment is an Emerging Reality in Vaughan

As the City matures, the need for park redevelopment in the City of Vaughan is growing. Thirty-seven (18%) of Vaughan's parks are now 30 years or older and this will increase to 40% in ten years time. Most park amenities are in good to very good condition, however, a growing number of amenities will require capital repair or replacement in the next few years. Many parks are also being used for activities and at levels that they were not originally designed for. Our residents expect equitable access to high quality parks and park amenities.

Vaughan is also growing, placing pressure on parks that were not designed for the type and degree of activities they are being used for. This pressure is most acute in areas of high density and growth, where demand is on the rise. Maturing neighbourhoods may also have unmet needs due to outdated or missing park amenities and the changing demographic composition of area residents. By optimizing the parks that we have, capacity can be created within the parks system to enhance the City's ability to respond to community needs and growth.

Redeveloped Parks can be Transformational

Redevelopment projects are comprehensive undertakings that involve wholesale change within the majority of a park, such as replacing under-utilized assets with in-demand uses or re-imagining an older neighbourhood park as a "green" for gatherings and passive recreation. Projects may result in a dramatically different park function or experience. This may include park reconfiguration, the introduction of new amenities and/or the removal of under-utilized amenities, replanting, regrading and more.

The intent of a redevelopment project may be to revitalize the park, respond to user needs, and/or combine capital works to achieve economies of scale and minimize service disruption. Redevelopment is very different from typical repair and replacement projects. Park redevelopment projects are becoming increasingly common across the Greater Toronto Area and throughout North America due to a growing emphasis on quality destinations and experiences.

About this Strategy

This Parks Redevelopment Strategy (PRS) contains a decision-making framework to establish priorities and ensure that resources are targeted where they are needed most. The Strategy is flexible and locally responsive. It addresses the City's need to keep pace with its changing demographics and intensifying urban structure by identifying park redevelopment considerations at a neighbourhood and community level. It is the first such study of this type for the City of Vaughan.

The PRS provides guidance for managing the renewal and redevelopment of municipal parks and open space facilities over a 10-year period (2019-2028), and is supported by a fluid implementation plan. The goals of the Strategy are:

- To ensure that the City's parks and open space facilities continue to be responsive to the current and future needs of Vaughan communities in a responsible and cost effective manner.
- To provide a comprehensive strategy for making investments into the renewal of parks and open space facilities that support an appropriate level of service provision and the City's commitment to Service Excellence.

Support for the PRS emerged from the 2013 Active Together Master Plan (ATMP), which identified the need to undertake a comprehensive study to guide the renewal and redevelopment of parks and open space facilities. The Strategy is a companion study to the 2018 ATMP Update and aligns with the City's Service Excellence Plan.

The focus of this report is on active parkland that is owned by the City or under long-term agreement for public access. Parkland dedication policies, acquisition strategies, facility needs, maintenance practices and park-specific designs are beyond the scope of the PRS.

Key Considerations

In establishing a foundation for analysis, the PRS examined the following:

- planning and policy context (**Section 2**), including legislation, standards, and guidelines related to the management of growth and/or provision of parks;
- community profile (**Section 3**), such as growth and socio-demographic factors that may impact the demand for park redevelopment;
- park inventory and asset management data (**Section 4**) to document the location and age of parks, as well as the condition of amenities;
- trends and promising practices (**Section 5**) relating to the provision and design of parks, as well as the activity trends that are influencing demand; and
- public input (as well as feedback from City staff and officials) gathered through the concurrent 2018 ATMP Update was also integrated into the evaluation.

Vision and Guiding Principles

The following Vision Statement has been created to guide the PRS (see **Section 6**):

“To reinvest in Vaughan’s parks through strategic and coordinated redevelopment projects that respond to the needs of our various communities.”

In support of the Vision, the PRS is reinforced by the following Guiding Principles.

1. Reinvest in under-resourced, under-performing and outdated parks infrastructure as a means to stimulate and support growth and renewal within communities.
2. Re-create and re-animate parks in light of changing user preferences, best practices in design and placemaking principles.
3. Leverage redevelopment projects as a means to increase the quality and capacity of Vaughan’s parks system on an equitable basis across the City.
4. Consider principles of financial, environmental and community sustainability through redesign, redevelopment and ongoing maintenance efforts.
5. Improve connections and access to parks to enhance participation and programming.
6. Provide a welcoming, safe, inclusive and age-friendly atmosphere within our parks.
7. Support parks that are flexible, adaptable and multi-functional, accommodating a wide range of interests and experiences.
8. Consider an appropriate balance of structured and unstructured spaces for recreation, sport, arts, and community activities through the parks redesign process.
9. Enhance parks in areas of intensification to allow them to perform multiple functions and withstand greater intensities of use.
10. Establish a sustainable capital and operating funding strategy to support park redevelopment.

Redevelopment Criteria

Park redevelopment priorities were assessed through two streams of analysis:

a. District and Neighbourhood Parks with the Greatest Needs

The focus of this stream is on investing in developed parks that contain amenities in need of replacement or rationalization to serve emerging needs. Due to their differences, District and Neighbourhood Parks are analyzed separately.

b. Intensification Areas

The focus of this stream is on investing in unimproved open spaces or smaller parkettes/squares located in or within proximity of the City’s growth centres. Most of these parks have few amenities beyond a playground or shade shelter, but have the potential to be enhanced to serve nearby residential intensification.

The following criteria were used to evaluate prospective District and Neighbourhood Park redevelopment projects through a two-stage evaluation process.



The screening criteria were used to establish a short-list of candidate sites. Weights and scores were established for each of the evaluation criteria to assist with prioritization. Parks achieving a minimum score were identified for redevelopment within the next ten years. Details of the evaluation and prioritization process can be found in **Section 7**.

Redevelopment Priorities

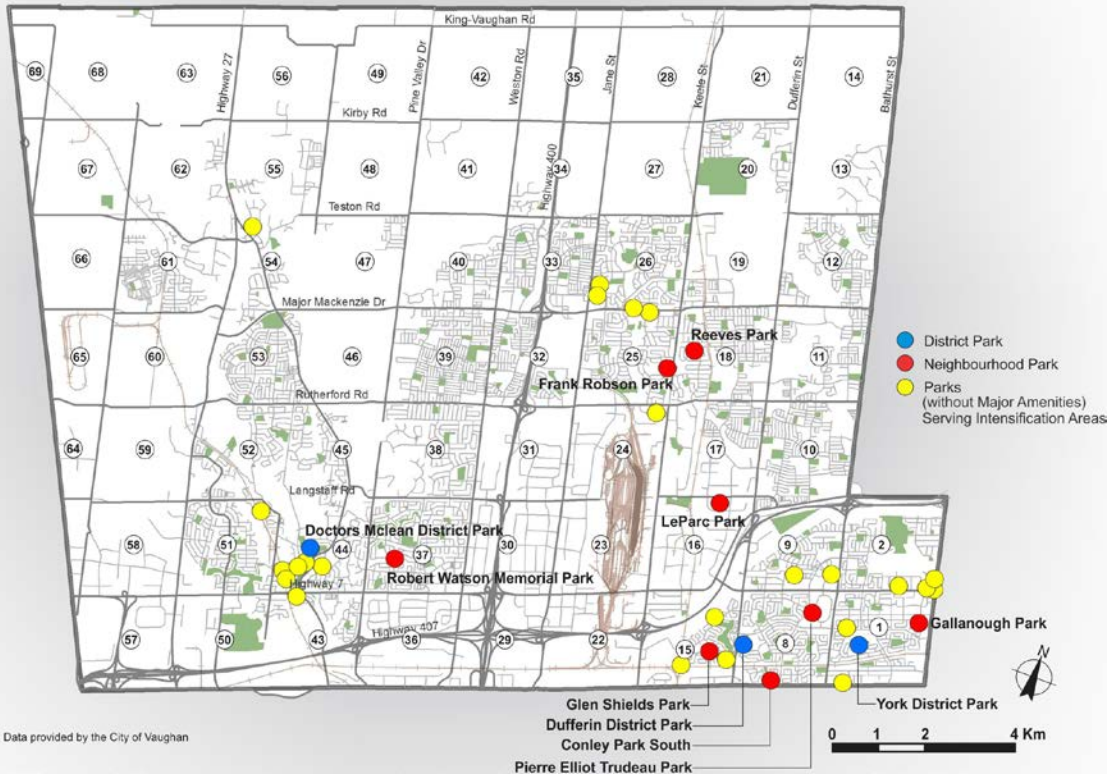
In **Section 7** of this Strategy, eleven (11) priority sites are identified for park redevelopment, an average of approximately one per year for the next ten years. The criteria prioritized parks that were 25 years or older with aging amenities and within areas with low parkland supplies and/or growing populations, thus all of the selected parks are within Thornhill, Woodbridge and Maple.

Locations and an implementation schedule are shown on the following page, with preference placed on those parks identified as high priorities, equity of distribution across the City, and timing of nearby residential intensification. Consideration has also been given to the age of the park site.

Note: Parks that are less than 30 years old are not eligible for redevelopment until 2024 or beyond (“2nd intake”) as per the primary screening criteria.

Timing is subject to change based on funding availability, alignment with growth, site-specific factors, public input, and direction from City staff and Council. Opportunities and alternate funding sources should be sought to meet the suggested timelines.

Park Redevelopment Priorities



Proposed Park Redevelopment Schedule

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
1st Intake (parks that are 30+ years old)												
2nd Intake (parks that are 25-29 years old)												

In addition to the priority parks, the City should seek opportunities to enhance smaller park sites serving intensification areas. A listing is provided in **Section 7.2** for further consideration through secondary plans and development applications.

It is important to note that, aside from the specific parks prioritized for redevelopment, other projects and locations may also emerge through civic initiatives, revised population projections, new development proposals, partnerships, etc. In these cases, the decision-making framework identified in this plan should be used to assist in the evaluation process. An update to this Strategy is recommended in five years' time.

It should be noted that additional amenities (particularly playgrounds and courts) – and beyond those in the parks identified for redevelopment – will require repair and/or replacement over the course of time. Nothing in this Strategy is intended to restrict proper asset management and capital planning practices.

Costs & Funding

Order of magnitude capital and operating costs have been estimated to inform the allocation of resources and funding strategies. All costs are approximate and are subject to public and stakeholder input.

Order of Magnitude Capital Costs for Implementation of the Parks Redevelopment Strategy

Park Type	Proposed Park Sites	Total Capital Cost	Capital Cost per Site
District Parks	3 sites: Doctors Mclean District Park, Dufferin District Park and York Hill District Park	\$13,834,000	\$4,611,000
Neighbourhood Parks	8 sites: Conley South Park, Frank Robson Park, Gallanough Park, Glen Shields Park, Le Parc Park, Pierre Elliot Trudeau	\$10,495,000	\$1,312,000
Parks without Major Amenities Serving Intensification Areas	24 potential sites	redevelopment will be growth and/or opportunity based	\$1,530,000
Total		\$24,329,000	--

The range of potential costs, as well as funding options are examined in **Section 8**.

Recommendations

In addition to park-specific redevelopment priorities, the following recommendations (**Section 9.4**) will enable full implementation of the Parks Redevelopment Strategy.

1. Develop best practices for **animating redeveloped parks**, including engaging residents in the delivery of local-level programming and events.
2. Undertake a **park observation project** to document usage and assist in prioritizing opportunities for unscheduled and casual use park amenities, such as courts, waterplay facilities, skate parks, and more.
3. As part of redevelopment and asset management projects, consider **repurposing aging and under-utilized facilities** that are no longer needed to maintain service

levels. Clearly link park redevelopment projects to evidence-based demand and future growth to ensure that the City does not take on park facilities that it does not need.

4. Develop and administer a **public communications plan** explaining the anticipated changes to priority park sites, as well as other opportunities for residents to provide input.
5. Develop **Park Master Plans** for redevelopment projects in order to consult with the public and stakeholders, identify preferred design concepts, and confirm cost estimates. This process results in parks that address opportunities and constraints, conform to technical specifications while offering variety in design, and meet community needs and interests.
6. Where a full-scale redevelopment project is not envisioned, ensure that appropriate **asset management practices** are followed. Where possible, lifecycle repairs and replacements should be coordinated to minimize disruptions and maximize economies of scale.
7. Integrate the recommended parks redevelopment projects (Section 9.2) into the City's **long-term capital forecast**.
8. Seek opportunities to enhance/redevelop park sites within or in proximity of growth centres in coordination with **residential intensification**.
9. Establish a **capital funding strategy** for park redevelopment projects. New partnership and funding models will be need to be developed to implement the PRS. Some examples include:
 - a. Establish a **park redevelopment reserve** (in addition to the infrastructure reserve) and **pool funds** for larger scale projects that are supported by the capital plan. Consider **phasing** of park reconstruction where necessary.
 - b. Leverage **Development Charges** to fund growth-related components of redevelopment projects.
 - c. Prioritize the use of **density for benefit contributions** (Section 37) for unfunded portions of planned park redevelopment projects.
 - d. Where appropriate, seek opportunities to advance redevelopment projects through the securement of **outside funding and partnerships**. Proactively match projects to the needs in local areas so that meaningful discussions can be held with developers.
 - e. Monitor and actively pursue **grant-based funding**.
 - f. In areas of higher density where parkland acquisition is not feasible, examine opportunities to apply **parkland cash-in-lieu** contributions to offset the costs associated with park upgrades. This direction was previously recommended by the City's Finance & Administration Committee (June 26, 2012) and the Active Together Master Plan.
 - g. Ensure that park improvements are supported by sufficient **operating funds** to certify that parks remain in good repair. Full implementation of this plan may require additional staffing resources.
10. Establish a protocol for **regular monitoring** (annually, at minimum) of the Parks Redevelopment Strategy. Undertake an **update** of the Strategy every five years.

Section 1. Introduction

1.1 Overview

Parks are gathering places that strengthen neighbourhoods and contribute to healthy, complete communities. They are used and loved by people young and old, valued by residents from all walks of life, and relied upon to provide an increasingly wide range of structured and unstructured leisure, sport and cultural activities. Parks provide immeasurable personal benefits to the individual but also contribute positively to the health of the environment, economy, and the social/public realm. Planning policies at all levels support healthy, active communities and the appropriate distribution of parks and open spaces for recreation. Vaughan residents expect equitable access to quality parks and park amenities.

Vaughan is a rapidly growing urban community that is supported by strong and sustained residential and economic growth in the Greater Toronto Area. Most of Vaughan's growth has occurred over the last twenty to thirty years and now the City is experiencing a substantial shift from greenfield residential development to infill development and intensification projects within existing communities. Over time, the emergence of high rise development and associated population increases will place additional pressure on Vaughan's parks system. As the City matures, the need for park redevelopment is growing.

The City's parks are being used for activities and at levels that they were not originally designed for. Furthermore, many park amenities are reaching the end of their functional lifespan and a plan is required to ensure their timely replacement and/or revitalization. Pressure for park renewal and redevelopment is also being driven by factors such as declining facility condition, safety considerations, legislative requirements as well as changes in leisure preferences and socio-demographic composition.

Although Vaughan's parks system will expand as the population grows, current parkland dedication policies alone are not capable of maintaining per capita parkland supplies into the future. This will lead to intensified use of parks and a greater emphasis on quality design and construction. With growth will opportunities to consider park enhancements to better serve existing and future residents. The City of Vaughan must be creative with existing spaces and seek new ways of achieving its quality of life goals.

A strategy is needed to ensure the City's parks system responds to changing community needs, while laying a sustainable foundation for the future. This direction is consistent with the trend of park facility renewal being experienced by many communities across the Greater Toronto Area and throughout North America, which responds to a growing emphasis on quality destinations and experiences. High quality parks can act as a catalyst for improving quality of life and community revitalization, which are critical elements that support Vaughan's vision to be "A City of Choice".

1.2 Purpose & Objectives of the Parks Redevelopment Strategy

This Parks Redevelopment Strategy (herein referred to as the “PRS”) addresses the City’s need to keep pace with its changing demographics and intensifying urban structure by identifying park redevelopment considerations at a neighbourhood and community level. In line with the City of Vaughan Service Excellence Strategy and Active Together Master Plan, this PRS places an emphasis on the parks and open space facilities that provide the most value to the community, while contributing to the City’s long-term sustainability. The PRS represents a new approach to strategically allocating resources for parks big and small and is the first such study of this type for the City of Vaughan.

Specifically, the PRS provides guidance for managing the renewal and redevelopment of municipal parks and open space facilities over a 10-year period (2019-2028). Park redevelopment is more than just simply repairing or replacing existing park amenities – it involves a holistic view of the entire park within each community, leading to the identification of community needs and targeted improvements that will allow the park to serve its intended function for many years to come.

Through an analysis of existing facilities and a review of emerging trends and pressures from population growth, the PRS identifies potential service delivery gaps and reviews and recommends an approach to prioritize park redevelopment initiatives that properly align with the City’s Service Excellence Plan and changing community needs. The PRS will guide and inform capital investment decisions relating to existing park and open space facilities. It is a companion study to the City’s Active Together Master Plan.

The **goals** of the PRS are as follows:

- 1 Ensure that the City’s parks and open space facilities continue to be responsive to the current and future needs of Vaughan communities in a responsible and cost effective manner.
- 2 Provide a comprehensive strategy for making investments into the renewal of parks and open space facilities that support an appropriate level of service provision and the City’s commitment to Service Excellence.

The **objectives** of the Parks Redevelopment Strategy are as follows:

- a to review park inventories and lifecycle requirements;
- b to review emerging trends and pressures from population growth;
- c to consult with key stakeholders to understand future park needs and pressing concerns;
- d to establish criteria and identify priority areas and potential service delivery gaps;
- e to identify creative opportunities to optimize existing spaces, including criteria relating to the updating or repurposing or decommissioning of aging or under-utilized park facilities;
- f to identify redevelopment and renewal priorities and requirements of parks and open space facilities in priority areas;
- g to develop order of magnitude cost estimates to inform capital decisions;
- h to examine possible changes to the current funding model and financial practices; and
- i to identify key performance indicators / guidelines and public engagement techniques.

Support for the PRS emerged from the 2013 Active Together Master Plan (ATMP), which identified the need to undertake a comprehensive study to guide the renewal and redevelopment of parks and open space facilities. Key observations and recommendations of the 2013 ATMP include:

- Lack of dedicated funding for park renewal is an impediment to improving quality of parks and open space facilities in Vaughan;
- Lifecycle repairs and replacements should be coordinated to refurbish entire parks at one time rather than taking a piecemeal approach;
- Use of cash-in-lieu (CIL) of parkland funding should be considered to offset the cost of renewing and revitalizing existing parks intended to serve areas of residential intensification; and
- Appropriate community and public-private partnerships should be promoted for use in the municipal parks system in order to leverage additional resources, expedite development and improve accessibility.

1.3 Methodology

The work plan for the PRS was divided into four (4) primary tasks:

Task 1 Current State Analysis

- Includes a background review of the City's asset management data, relevant planning and corporate documents, and current financial funding framework.

Task 2 Needs Assessment and Gap Analysis

- Includes a review of trends and best management practices, along with the identification of priority areas, research within priority areas, and gap analysis.

Task 3 Long-Term Capital Planning Strategy

- Includes resource requirements for city-operated parks and a long-term capital investment strategy.

Task 4 Final Strategy Report

- Includes the finalization of the strategy and tasks leading to project approval.

Monteith Brown Planning Consultants were retained to assist the City of Vaughan with this study. A project team consisting of staff from the following City departments was formed to guide the process:

- Parks Development;
- Transportation Services, Parks & Forestry Operations;
- Infrastructure Planning & Corporate Asset Management;
- Financial Planning and Development Finance; and
- Recreation Services.

1.4 Project Scope & Limitations

The PRS is a guiding document for municipal park renewal and redevelopment in the City of Vaughan. For the purposes of this Strategy, “park redevelopment” is defined as the substantial replacement, repurposing, and/or addition of physical assets and design features to an existing park site to enhance the experience, increase utilization, and ensure the long-term sustainability of infrastructure. To be considered “substantial”, park redevelopment projects should generally address improvements to 50% or more of existing park amenities/features and have a minimum capital contribution of \$500,000 or more (to draw the distinction from routine repair and replacement activities). Park redevelopment projects must also be targeted to sites that are owned by the City or under long-term agreement for public access.

The PRS leverages existing data/information and best practice research to support the identification of criteria and priorities for the revitalization of existing parks. All parks and park facility data has been supplied by the City’s Infrastructure Planning & Corporate Asset Management, Parks Development and Recreation Services Departments. Population forecasts have been provided by the Region of York via the City’s Policy Planning and Environmental Sustainability Department. As such, the PRS is based on information provided by the City that has not been independently verified by the consulting team. While there has not been any formal community consultation to support the PRS, input received from other City initiatives such as the Active Together Master Plan Update has been considered.

The focus of this report is on “active parkland”, which is defined in the 2013 ATMP as all lands owned, leased, and/or managed by the City and typically consisting of tableland suitable for the development or installation of built recreational amenities (such as sports fields, playgrounds, courts, etc.) that may be used for both organized and unorganized activities.

Related items that are not addressed in this study include (but are not limited to):

- parkland dedication policies (addressed in the Official Plan) and acquisition strategies;
- park facility needs assessment (addressed in the ATMP, which is being updated in 2018);
- park-specific designs; and
- open space lands, including those designated for environmental protection/conservation, stormwater management, buffers and those for which the City has no capital obligation.

This report utilizes readily available information, including (but not limited to): inventories and condition audits from the City’s asset management system; budget and financial data; findings and recommendations from past studies (e.g., 2013 ATMP); approved population forecasts; and data from the 2011 and 2016 Census. Some notable data limitations are listed below:

- The projection of park trends is based on research in comparable communities, the 2013 ATMP, and anecdotal evidence. The City does not currently collect usage data on non-permitted casual amenities such as courts, skate parks and splash pads.
- Data from the 2016 Census is being released throughout 2017. Not all data was available prior to the publishing of this report; in these cases, data from the 2011 Census or National Household Survey was relied upon.
- The approved population forecasts were developed to support the 2010 York Region and City of Vaughan Official Plans. Thus, they have not had the benefit of 2011 and 2016 Census cycles, nor are they aligned with the amended Growth Plan for the Greater Golden Horseshoe (2017). Changes to the City’s forecasts may necessitate an update to the PRS.

Section 2. Planning & Policy Context

Parks and associated amenities are provided and developed within the context of an extensive web of local, municipal, provincial and federal laws, strategies, plans and reports. This section provides a summary of various federal and provincial legislation, standards, and guidelines related to the management of growth and/or provision of parks and recreation facilities.

2.1 Federal & Provincial Plans, Policies & Reports

2.1.1 Ontario Planning Act

The Planning Act sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them. The Act provides the basis for the development of planning policies (e.g., official plans and secondary plans), zoning by-laws, plans of subdivision, and other planning tools, and sets out policies and procedures for public consultation and changes to land use. The Act requires that municipalities have official plans that are reviewed at least every ten years.

The Planning Act addresses the adequate provision and distribution of parks and recreational facilities, largely through identifying the requirements for parkland conveyance. Policies in Sections 42 and 51.1 allow approval authorities to require parkland dedication as a condition of development or plan of subdivision approval. These sections generally provide that 2% of commercial or industrial land and 5% of residential or other lands be conveyed to the Municipality for parkland or other public recreational purposes. In certain cases, where the approval authority has established specific policies regarding parkland dedication, the Planning Act allows the approval authority to require parkland and/or cash-in-lieu at an alternate rate of one hectare for each 300 dwelling units, if land for parks is being provided. Where this alternate rate applies, the recently enacted Bill 73

Possible Implications for the PRS

- The Planning Act allows cash-in-lieu to be used for park acquisition, as well as park repair and improvement. Vaughan's practice has been to use cash-in-lieu exclusively for parkland acquisition, although the 2013 ATMP and the City's Finance & Administration Committee recommended that consideration be given to applying it to park renewal in intensification areas.
- Recent changes (Bill 73) have decreased the cash-in-lieu alternative requirement, which is likely to generate less funding for the City. This is likely to place greater pressure on the use of these funds for parkland acquisition, as well as optimization of existing parks.
- Park improvements may also be funded through the community benefit provisions of Section 37 (increased height and density). This will apply to areas of intensification but cannot be forecasted as it is a negotiated benefit.

amendments to the Planning Act permit the approval authority to accept cash-in-lieu at a rate of one hectare for every 500 dwelling units proposed. This new cash-in-lieu alternative rate applies as of July 1, 2016 and does not apply to existing official plan policies and alternative rate dedication by-laws already in effect. Municipalities are required to have a “Parks Plan” in place prior to adopting a new alternative parkland rate policy in its Official Plan.

As per section 42(15), cash-in-lieu or parkland may only be used for the acquisition of land to be used for park or other public recreational purposes, which includes “the erection, improvement or repair of buildings and the acquisition of machinery for park or other public recreational purposes”. Unless prescribed otherwise in the City of Vaughan Official Plan, cash-in-lieu may be applied toward parkland redevelopment. This has not traditionally been a practice of the City, although steps have been taken to move in this direction. On June 26, 2012, the City’s Finance and Administration Committee recommended that “*staff review City policies regarding the utilization of cash-in-lieu funds and develop a program that would consider that an appropriate percentage of the funds collected be used to retrofit parkland in the vicinity of the residential development providing the funds.*” This matter was put on hold due to appeals of Official Plan policies and the need for a redevelopment strategy. With the completion of this Parkland Redevelopment Strategy, the City may resume consideration of this recommendation.

Moving forward, the new cash-in-lieu alternative requirement for parkland dedication is expected to generate less funding revenue for the City, which is likely to have a significant negative impact on the City’s parkland acquisition strategy. Additional study – proposed through the ATMP Update – is required to identify long-term park needs and potential policy approaches.

Through Section 37, the Planning Act allows municipalities to authorize increases in permitted height and/or density through the zoning by-law in return for community benefits. These policies are reflected in Vaughan’s Official Plan. Section 37 benefits are provided primarily in the local community within which the development is located (on-site or in the general vicinity). The benefits generally represent services, facilities, or matters that would not otherwise be provided for through the Planning Act or the Development Charges Act. In this way, they cover a variety of community services and facilities, such as park improvements, recreation centres, public art, child care, space for non-profits, affordable housing, heritage preservation, streetscapes, and other improvements. Each assessment necessitates a community and site-specific review, allowing flexibility to address local priorities.

2.1.2 Provincial Policy Statement (2014)

Issued under the Planning Act, the Provincial Policy Statement (PPS) contains overarching policy directions on matters of provincial interest related to land use planning and development. Municipalities use the PPS to develop their official plans and to guide and inform decisions on planning matters. Policy 1.5.1 addresses Public Spaces, Recreation, Parks, Trails and Open Space:

Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

2.1.3 Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (GGH) was prepared under the Places to Grow Act (2005) and was recently updated in 2017. Together with other provincial land use documents, the Growth Plan establishes “a unique land use planning framework for the GGH that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity.”

The Growth Plan contains a series of guiding principles, several of which are notable for their impact on parks planning. These include (but are not limited to): supporting complete communities; prioritizing intensification to make efficient use of land and infrastructure; managing growth to support a strong competitive economy; improving the integration of land use and infrastructure planning; protecting and enhancing our natural resources; integrating climate change considerations into planning and managing growth; and more.

In Section 4.2.5, the Plan addresses public open space (including parks) and encourages policies that ensure that public access to parkland is clearly demarcated, that trail planning and development be co-ordinated, and that good land stewardship practices be applied. Further, municipalities are encouraged to “establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks.”

As prescribed in the Growth Plan, urban growth centres will be the focal point for growth, including recreation opportunities. Complete communities that expand convenient access to an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities are to be supported (Section 2.2.1(4)). Rural areas may also be used to support resource-based recreational uses.

The Growth Plan also establishes population and employment forecasts for the Greater Golden Horseshoe. The distribution for the Region of York includes a population of 1.59 million in 2031

Possible Implications for the PRS

- The Growth Plan (and subordinate local and regional plans, such as the City’s Official Plan) mandates that 50% or more of all new residential growth will occur within built-up areas (this increases to 60% as of 2031). This means that existing parks will be asked to do more, particularly those in areas of intensification. The changing urban form is a major driver behind the PRS.
- The distribution of population figures within the Greater Golden Horseshoe has been determined at the Regional level, but lower-tier municipal allocations have not been confirmed. The Region and City are currently updating their official plans to include new population projections.

and 1.79 million in 2041. These projections are to be used as the basis for planning at the Regional level and are allocated to local municipalities. York Region has initiated an Official Plan Review to address these forecasts within its planning documents and released a 2041 Preferred Growth Scenario in late 2015.

2.1.4 Oak Ridges Moraine Conservation Plan (2017)

The Oak Ridges Moraine is one of Ontario's most significant natural heritage features and can be found in the northeast area of Vaughan. The Oak Ridges Moraine Conservation Plan provides land use and resource management direction to protect the ecological and hydrological features and functions of the 190,000 hectares of land and water within the Moraine.

The Plan divides the Moraine into four land use designations: Natural Core Areas (38% of the Moraine), Natural Linkage Areas (24% of the Moraine), Countryside Areas (30% of the Moraine) and Settlement Areas (8% of the Moraine). Except for settlement areas, only unserviced parks are permitted on lands designated within the plan. An “unserviced park” is defined as “a park that provides recreational opportunities and facilities, including playing fields, but without outdoor lighting, accessory commercial facilities, paved parking lots or permanent water or sewer facilities”.

2.1.5 Greenbelt Plan (2017)

The Provincial Greenbelt Plan was amended in 2017. It builds on the legacy of protection established for the Oak Ridges Moraine by seeking to provide permanent protection of the agricultural land base and the environmentally-sensitive natural features and functions within the Greater Golden Horseshoe of Southern Ontario, thereby influencing the location of urban growth. The Greenbelt Plan area is a broad band of permanently protected land. In Vaughan, the area identified for protection comprises much of the City’s rural area, as well as portions of the natural heritage system.

Specifically, the Greenbelt Plan encourages “the development of a system of publicly accessible parkland, open space and trails where people can pursue the types of recreational activities envisaged by this Plan, and the achievement of complete communities in settlement areas across the Greenbelt”. Key policies are noted below:

- Policy 3.3.3.2 recommends that municipalities “develop and incorporate strategies (such as community-specific levels of provision) into official plans to guide the adequate provision of municipal recreation facilities, parklands, open space areas and trails”.

Possible Implications for the PRS

The Greenbelt Plan supports parkland provision for both current and future populations, suggesting a need to maintain appropriate access to quality park amenities in both existing and growing communities. Further, consideration may be given to initiatives that promote local food, such as the establishment of community gardens in parks.

- Policy 3.3.3.3 identifies the following considerations for municipal parks plans and open space strategies:
 - a) Providing for open space areas for current and future populations and promoting stewardship of open space areas;
 - b) Providing facilities, parklands, open space areas and trails that particularly support an active, healthy community lifestyle;
 - c) Identifying key areas or sites for the future development of major facilities that avoid sensitive landscapes;
 - d) Identifying and targeting under-serviced areas for improved levels of protection;
 - e) Protecting the recreation and tourism values of waterfront areas as a high priority; and
 - f) Supporting urban agriculture and other local food initiatives.

2.1.6 Accessibility for Ontarians with Disabilities Act (2005)

The Accessibility for Ontarians with Disabilities Act (AODA) came into effect in 2005. The Act includes mandatory accessibility standards aimed at identifying, removing, and preventing barriers for people with disabilities, with the goal of making Ontario fully accessible by 2025. Disabilities are broadly defined as including physical disabilities, vision disabilities, deafness or hard of hearing, intellectual or developmental, learning, and mental health disabilities. The AODA applies to all levels of government, non-profits, and private sector businesses across Ontario.

The AODA consists of five regulatory standards. The area that is most pertinent to built infrastructure is the Design of Public Spaces Standard within the Integrated Accessibility Standards Regulation. This Standard establishes a minimum set of technical design requirements that apply to: exterior paths of travel; recreation trails, beach access routes, and outdoor public-use eating areas; outdoor play spaces; accessible parking; service elements; and maintaining accessible public spaces. These standards apply to both new development and redevelopment, but are not retroactive for elements that existed prior to the phase-in period (now in full effect). The AODA also requires the development of Accessibility Plans at the municipal level, which may identify enhancements to existing facilities, among other matters.

Possible Implications for the PRS

Park redevelopment projects must be completed in compliance with the Design of Public Spaces Standard within the Integrated Accessibility Standards Regulation. This affects a variety of spaces and amenities, including (but not limited to) playgrounds, pathways, outdoor public-use eating areas, and parking lots. The inclusion of accessibility features supports the enhanced use of parks for all, but often comes with additional capital costs. Non-compliance can result in monetary penalties – and would result in reduced access for residents – thus should be avoided.

While the AODA applies to several types of spaces and amenities, playgrounds are a key element within Vaughan’s parks system. Key requirements within the Integrated Accessibility Standards Regulation for developing and redeveloping playgrounds are noted below (note: the following is paraphrased; the reader is encouraged to refer to the Regulation for specific requirements):

- consulting on the needs of children and caregivers with various disabilities;
- incorporating accessibility features, such as sensory and active play components, for children and caregivers with various disabilities; and
- ensuring that outdoor play spaces have a ground surface that is firm, stable and has impact attenuating properties for injury prevention and sufficient clearance.

Additional requirements for parks and recreation buildings can be found in the Ontario Building Code, which was amended in 2013 to enhance accessibility in newly constructed buildings and existing buildings that are to be extensively renovated.

2.1.7 Framework for Recreation in Canada (2015)

The Framework for Recreation in Canada is a watershed guideline designed to support coordinated policies and practices in recreation and related sectors in Canada (including parks). The Framework has been endorsed by the Government of Canada, Provincial and Territorial Ministers, the Canadian Parks and Recreation Association, Provincial and Territorial Parks and Recreation Associations and the Federation of Canadian Municipalities.

The Framework aims to improve the wellbeing of individuals, communities, and the built and natural environments. Specifically, it:

- presents a renewed definition of recreation and explores the challenges and benefits of recreation today;
- provides the rationale for investing in an evolved recreation strategy and describes the need for collaboration with other initiatives in a variety of sectors; and
- describes a new vision for recreation in Canada and suggests common ways of thinking about the renewal of recreation based on clear goals (active living, inclusion and access, connecting people, supportive environments, and recreation capacity) and underlying values and principles.

Possible Implications for the PRS

The Framework for Recreation in Canada is a guiding document for the parks and recreation sector. It is being integrated into master plans and being used to support funding requests. There is strong alignment between the Framework and the PRS in that both identify a need to invest in infrastructure renewal with a focus on high needs areas and in collaboration with others.

Its fourth goal – Supportive Environments – is to ensure the provision of supportive physical and social environments that encourage participation in recreation and help to build strong, caring communities. Selected actions that may help to guide this Strategy include:

(4.1) Provide recreation facilities and outdoor spaces in under-resourced communities (including on-reserve and in remote and rural areas), based on community and/or regional needs and resources.

(4.2) Work with partners to increase the use of existing structures and spaces for multiple purposes, including recreation (e.g. use of schools, churches, vacant land and lots).

(4.3) Enable communities to renew recreational infrastructure as required and to meet the need for green spaces by:

- securing dedicated government funding at all levels, as well as partnerships with the private and not-for-profit sectors for the necessary development, renewal and rehabilitation of facilities and outdoor spaces;
- developing assessment tools and evidence-based guidelines for investing and reinvesting in aging recreation infrastructure; and
- developing and adopting innovative renewal strategies that will endure over time, use less energy and provide affordable access for all.

On a related note, the Canadian Parks and Recreation Association and the Canadian Parks Council are currently developing a “Parks for All” strategic framework intended to build on a shared vision, define guiding principles, strategic directions and priorities, and implement a bold and coordinated strategy for Canada's network of parks and protected areas. The strategy aligns with the 2015 Framework for Recreation in Canada.

2.2 Regional Plans, Policies & Reports

2.2.1 York Region Official Plan (2010)

Note: The Region initiated an Official Plan Review in 2014, but it has been placed on hold due to revisions to several Provincial plans. The project has resumed in 2017.

The York Region Official Plan (YROP) is rooted in the concept of sustainability. The YROP policies protect important natural features with an emphasis on enhancing the natural systems that shape and support the region, while also managing the growth of the rapidly urbanizing region with a shift toward greater intensification of the already built-up areas.

The YROP sets intensification targets for each of the local municipalities, supported by community building policies that support integrated city-building, sustainable communities, and a multi-modal transportation system that reduces reliance on automobiles. Both the YROP and Vaughan Official Plan are well aligned and share a coordinated policy basis and approach to growth management.

In terms of parkland, the YROP supports the provision of active recreational facilities, passive parks and open spaces within Local Centres and New Community Areas. The Plan indicates that local Secondary Plans and other appropriate studies will be the primary tool for establishing park requirements and supports a connected network of parks and open spaces.

2.2.2 York Region Pedestrian and Cycling Master Plan (2008)

The Pedestrian and Cycling Master Plan creates a broad cycling and pedestrian network consisting of bike lanes, signed cycling routes, bike racks, lockers, sidewalks, off-road walking and cycling paths and multi-use trails. The Plan also includes policies and programs that promote active transportation such as walking and cycling. Where possible, pedestrian and cycling routes provide access to major destinations in the region, including district and neighbourhood parks.

2.3 City Plans, Policies & Reports

2.3.1 Vaughan Official Plan (2010)

Note: The City of Vaughan has initiated a Growth Management Strategy Update and Municipal Comprehensive Review, which will lead to an amended Official Plan and infrastructure and services master plans.

The Vaughan Official Plan addresses the City's long-term planning requirements to the year 2031. It was approved in 2010 (although certain portions remain under appeal) as part of an overall Growth Management Strategy intended to "shape the future of the City and guide its continued transformation into a vibrant, beautiful and sustainable City." The Official Plan contains policies on managing growth, environment, transportation, economy, cultural heritage, community infrastructure (including parks and open space), and municipal services, utilities, and infrastructure. While policies apply across the City, several secondary plans have been prepared to guide development within specific areas of the City.

Section 7.3.2 (Parks and Open Space Design) speaks to some of the factors leading to this Parks Redevelopment Strategy:

"New parks and open spaces in Vaughan must respond to an increasingly maturing and diverse urban environment and population. In Intensification Areas, more intensively used parks will be more common as space for larger parks is no longer available. Vaughan will continue to provide high quality and diverse parks that provide for the year-round recreational needs of a variety of residents.

Possible Implications for the PRS

- The Vaughan Official Plan identifies several key considerations when developing or redeveloping parks, including the catchment area, target population, local needs and the park's functional characteristics. Furthermore, park design must consider aspects such as: passive and active uses; flexibility; broad range of users, cultures and facilities; universal accessibility; and sustainable design principles.
- Among other tools, the Official Plan allows for Section 37 provisions (community benefits) to be applied to parkland improvements under specific circumstances.

The Plan supports the creation and enhancement of the full spectrum of open spaces and parkland that encourages citizens to enjoy a range of recreational activities. Relevant policies (noted below) identify key considerations when developing or redeveloping parks:

“7.3.2.1. That parks and open spaces may include a range of community amenities, including sports facilities, playgrounds, pavilions and shelters, outdoor amphitheatres and picnic areas. The types of amenities provided should reflect the catchment area, target population, local needs and the park’s functional characteristics, as appropriate to each park type.”

“7.3.2.4. To design parks and open spaces to:

- a. accommodate a diverse range of both passive and active recreational activities, and have flexibility to accommodate new uses or interests;*
- b. cater to a broad range of users by providing space and facilities that support a range of activities;*
- c. encourage healthy living through the provision of a variety of recreational facilities, ranging from sports fields to outdoor fitness areas and playgrounds;*
- d. to reflect the diverse cultures in Vaughan by providing for unique activities and facilities that reflect the needs of various cultural and ethnic groups;*
- e. accommodate universal accessibility and provide for a range of activities for people with disabilities; and*
- f. incorporate best practice principles of sustainable design, including natural heritage enhancement, naturalized stormwater management features, use of native plant species, incorporation of environmental education features and use of low maintenance and energy efficient facilities and landscapes.”*

The parkland dedication policies of the Vaughan Official Plan have not been approved and remain under appeal. This includes the following policy, which is noted for its relevance to this Parks Redevelopment Strategy:

“7.3.3.10. To consider alternative means for establishing new parkland and parkland improvements, including, but not limited to:

- a. land purchases;*
- b. the provisions of Section 37 of the Planning Act as set out in Policies 10.1.2.9 to 10.1.2.13 (Bonusing for Increases in Height or Density);*
- c. land exchanges or swaps, especially where it may prevent private development on or adjacent to an open space that provides significant environmental benefits or is highly valued by the community;*
- d. partnerships and/or joint provision of land; and*
- e. establishment of a non-profit Parks Foundation to promote parkland donation and conservation easements.”*

The Official Plan (Section 10.1.2.9) contains policies permitting increased height and density provisions in return for the provision of community benefits in the form of facilities, services or cash contributions, such as (but not limited to) parkland and/or parkland improvements that is over and above the City’s standard levels of service and above the contributions secured through Development Charges and/or under Section 42 of the Planning Act. Section 10.1.2.10 notes that *“Community benefits which are the subject of Section 37 provisions will be determined based on local community needs, intensification issues in the area, and the*

objectives of this Plan with priority given to provision of benefits in proximity to the proposed development”.

2.3.2 Active Together Master Plan Review and Update (2013)

Note: The City of Vaughan has recently initiated a 2018 update to the ATMP, which will align with the City’s Official Plan Review and related studies. Where available and applicable, information from the Draft 2018 ATMP has been incorporated into this study.

Possible Implications for the PRS

The 2013 ATMP, which is being updated in 2018, identified parkland and outdoor recreation facilities to 2031. The ATMP’s recommendations will be considered within the PRS, with consideration given to updated inventory, demographic, and trend data where available.

In 2008, the City completed a strategic plan for Parks, Recreation and Libraries known as the Active Together Master Plan (ATMP). The ATMP identifies short and long-term park and facility needs and provision strategies based on a comprehensive review of socio-demographic indicators, participation trends, and community input. This plan was updated in 2013 and, among many other items, recommended the development of a Parks Redevelopment Strategy.

The 2013 ATMP included several recommendations related to parks that may have relevance to this Parks Redevelopment Strategy (see the following table).

Table 1: Parks Recommendations from the City of Vaughan 2013 ATMP

1.	Continue to ensure consistency between Vaughan’s Official Plan, Secondary Plans, and this Active Together Master Plan . Where applicable, the evaluation of parkland and facility requirements relative to development applications should reference the findings, targets, and recommendations of this Plan. Furthermore, parkland requirements should be stated and evaluated using per capita measures, where possible.
2.	Develop an urban parkland hierarchy and conveyance policy that serves as an appropriate, equitable, consistent, and transparent framework for parkland dedication in higher density areas. Policies should take into account: <ul style="list-style-type: none"> • parkland dedication amounts and alternative provision rates (e.g., 1 ha : 300 units); • smaller and more urban park types, along with minimum park sizes; • policies for strata parks (built on a development site, over top of a structure), with a view towards ensuring appropriate legal agreements and public access; • policies for private amenity space; these may be accepted at the discretion of the City, but should not result in full parkland dedication credit; • guiding principles for private sector involvement in park operation (e.g., cafes, markets, etc.); policies should seek to maximize public access, affordability, and municipal accountability; and • alternative funding, maintenance, and management strategies.
3.	Integrate the municipal parks and community facility inventory into a GIS-based system in order to improve research, future planning, asset management, and coordination. A formal updating mechanism will be required to keep this database current.
4.	Acquire active parkland at the maximum applicable rate as permitted by the <i>Planning Act</i> and the City’s implementing documents, with the goal of maintaining a City-wide supply of 2.2 hectares of active parkland per 1000 residents. The City may utilize different community-specific targets that are representative of local supply and demand factors.

5.	If deemed necessary by the City, developers may be required to provide additional parks and recreational amenities in areas of intensification (or indoor space in lieu of parkland), in addition to the prescribed parkland dedication and/or cash-in-lieu. This may be achieved by area-specific subdivision / condominium agreements or other implementing mechanisms, such as bonusing as per Section 37 of the <i>Planning Act</i> .
6.	Continue to require parkland conveyance within employment areas in order to create public spaces that attract and serve businesses and their employees.
7.	Do not accept undevelopable Open Space lands (e.g., stormwater management ponds, woodlots, valley lands, floodplains, hazard lands, etc.) as part of the parkland dedication requirement (i.e., no credit should be applied). Where appropriate, the City may assume these lands through voluntary dedication or easement. Trails and connections may be dedicated through 51(25)(b) of the <i>Planning Act</i> .
8.	Develop a Parkland Acquisition Strategy to identify alternative parkland provision mechanisms and potential priority properties for acquisition, with a focus on under-served areas and larger district and regional park types.
9.	Where appropriate, use cash-in-lieu to offset the total cost of renewing and revitalizing existing parks intended to serve areas of residential intensification.
10.	Promote appropriate community and public-private partnerships in the municipal parks system in order to leverage additional resources, expedite development, and improve accessibility. Partnerships and creative approaches for park maintenance in areas of higher density may be required (e.g., adopt-a-park).
11.	In designing parks , continue to: <ul style="list-style-type: none"> • incorporate spaces and amenities encouraging physical activity, wellness, and informal use opportunities; • consider the needs of a diverse and aging population through the provision of washrooms, seating, shade, drinking fountains, pathways, and picnic areas; • follow accessibility legislation and guidelines to accommodate persons with disabilities; • apply CPTED (Crime Prevention Through Environmental Design) principles; • promote designs that encourage sustainable maintenance practices; • incorporate native and drought resistant vegetative features; • utilize materials that are robust, durable, and mindful of future maintenance requirements; • seek innovative and engaging initiatives that encourage environmental stewardship (e.g., recycling bins); • encourage public art; and • encourage active transportation connections and a linked open space system.
12.	Continue to encourage the development of joint and/or shared community sites , such as schools, community centres, libraries, and parks.
57.	Undertake an “ observation project ” to document usage and assist in prioritizing opportunities for the re-purposing, repair, and/or expansion of unscheduled and casual use park amenities, such as tennis courts, basketball courts, bocce courts, waterplay facilities, skate parks, playgrounds, etc.

The ATMP also included an assessment of outdoor recreation facility needs extending to 2031, as summarized in the following table:

Table 2: Summary of Outdoor Recreation Facility Recommendations from the 2013 ATMP

Facility Type	Provision Summary Statement
Soccer Fields	Develop several additional fields and adjust the dimensions of existing fields
Ball Diamonds	Develop a small number of additional diamonds, primarily for adult play and explore opportunities to convert or repurpose underutilized and low quality diamonds to other uses
Other Sports Fields	Develop multi-use fields and cricket pitches in response to demand
Tennis Courts	Develop several new tennis courts in growing residential communities
Basketball Courts	Develop several new basketball courts and/or play courts in growing residential communities
Skateboard Parks and Skate Zones	Develop additional skateboard parks (major and minor), largely in the short-term and consider skate zones for areas that are under-served and/or growing
Outdoor Aquatics	Install several new waterplay facilities to achieve a provision level of one per full residential block; maintain Thornhill outdoor pool and consider renewal/replacement strategies prior to undertaking major capital repairs
Playgrounds	Address existing gaps in playground distribution and ensure an equitable distribution in new communities; install outdoor fitness stations in each of Vaughan's communities
Off-Leash Dog Parks	Provide one off-leash dog park in each quadrant, and consider establishing smaller off-leash areas in proximity to residential communities and higher density areas
Outdoor Skating Rinks	Develop additional outdoor artificial rinks to improve geographic distribution
Outdoor Bocce	Monitor court usage to determine opportunities for re-purposing to other amenities
Community Gardens	Develop a policy to encourage additional community gardens and orchards
Picnic Areas	As opportunities permit, establish additional picnic sites (with appropriate ancillary amenities, e.g., picnic shelters, washrooms, parking, playground, open space, etc.)

2.3.3 Development Charges Background Study (2013)

Note: The City of Vaughan has initiated an update of the Development Charges Background Study to cover the period from 2018 and beyond.

The Development Charges Act (1997, amended in late 2015 through Bill 73) lays out Ontario's regulatory and legislative framework which municipalities must follow to levy development charges. Development charges are fees collected from developers at the time a building permit is issued and are a primary tool in ensuring that "growth pays for growth". Most municipalities in Ontario, including the City of Vaughan, use development charges to ensure that the cost of providing infrastructure to service new development is not borne by existing residents and businesses in the form of higher property taxes.

Possible Implications for the PRS

Certain portions of park redevelopment projects may be eligible for development charge funding if they are growth-related enhancements. Completion of the PRS prior to the next DC By-law Update will allow for these needs to be considered.

Examples of eligible capital costs are roads, transit, water and sewer infrastructure, recreation facilities (including land for indoor recreation facilities), and park development; notable exclusions are parkland, cultural facilities and capital redevelopments. For eligible capital projects, the growth-related funding is capped at a maximum of 90%, leaving the municipality to seek other sources to fund the balance. The charges are based on background studies completed every five years and may apply to both residential and non-residential development and redevelopment. Service levels are based on 10-year historical averages, meaning that newly introduced services are not eligible.

2.3.4 Vaughan Vision 2020

The Vaughan Vision 2020 is the strategic plan for the City to the year 2020. It encompasses three strategic goals: Service Excellence, Staff Excellence and Organizational Excellence. Aligned with each of these goals are a number of strategic themes which further define the key priority areas. One strategic initiative was the continuous assessment of infrastructure requirements to ensure a sustainable future, which has particular relevance to the Parks Redevelopment Strategy.

The City's Vision, Mission and Values are as follows:

Vision: A city of choice that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable.

Mission: Citizens first through service excellence.

Values: Respect, Accountability and Dedication.

2.3.5 Service Excellence Strategic Plan (2015)

In 2015, the City completed an updated Strategic Plan which identified a series of Service Excellence priorities in order to build capacity within the organization to focus on the delivery of Council's priorities for the 2014-2018 term. The purpose of the Service Excellence plan is to build confidence and trust in the City of Vaughan by investing in the citizen experience, operational performance and staff engagement. The plan will enhance the City's ability focus its resources on the priorities that provide the most value to citizens while ensuring the long-term sustainability of the City. One of the key initiatives of the Service Excellence Plan is to "invest, renew and manage infrastructure and assets", with the Parks Redevelopment Strategy being an important project to support this initiative.

Possible Implications for the PRS

The Parks Redevelopment Strategy is aligned with the Service Excellence Plan and its goal to "invest, renew and manage infrastructure and assets".

2.3.6 Green Directions Vaughan (2009)

Note: The City has recently initiated an update to Green Directions Vaughan, to be completed in 2018.

Green Directions Vaughan serves as the City's first Integrated Community Sustainability Plan. The plan establishes sustainability principles and action plans, which are used to guide master plans and help achieve a healthy natural environment, vibrant communities and a strong economy. Key objectives and action plans with relevance to park design and/or redevelopment include:

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth.
- Action Plan 2.2.5. Implement initiatives to reduce run-off in park facilities, trail systems, and selected City of Vaughan parking facilities; this may include developing permeable paving standards, created wetlands, bio-swales and/or polishing areas.
- Action Plan 4.1.9. Support outdoor recreation activities that engage citizens and visitors in our natural and green spaces as described in Vaughan's Active Together Master Plan.

2.3.7 Accessibility Plan, 2013-2018

The Vaughan Accessibility Plan 2013-2018 identifies phased strategies to achieve inclusion for all residents and staff, as well as an implementation plan update for the Integrated Accessibility Standards Regulation.

The Plan identifies the following accessibility barriers and strategies relative to the Parks Development Department:

- Inaccessible Playgrounds (Play Equipment and Safety Surface) – Continue to ensure all new playground equipment have accessible components integrated into the design. Continue to ensure all new safety surfacing is comprised of material that facilitates accessibility. Undertake a City-wide audit of play precincts and structures and develop a replacement program specific to accessibility.
- Trails which have slopes and/or material rendering them inaccessible – Continue to construct accessible trails where topography permits. Undertake a City-wide audit of trails and develop mapping of areas that are not currently accessible in order to facilitate a retrofit program. On off road routes provide signage and/or other strategies indicating the surfacing, length, exit points and information about slope, etc.
- Parks and other public spaces installed prior to the new accessibility guidelines may have restrictive areas – When updating parks and other public open spaces, make decisions that will increase accessibility through slope, path width, materials, seating and other opportunities.

Possible Implications for the PRS

The City's Accessibility Plan recommended a City-wide audit of park amenities and identifies the requirements of the Integrated Accessibility Standards Regulation in relation to playgrounds and other park amenities

2.3.8 Pedestrian and Bicycle Master Plan Study (2007)

Note: The City of Vaughan has initiated a study to develop a new city-wide Pedestrian and Bicycle Master Plan. The study will build on the 2007 Pedestrian and Bicycle Master Plan and the 2012 Transportation Master Plan Pedestrian and Bicycle Network Plan.

The City's Pedestrian and Bicycle Master Plan Study is a 20-year plan that includes guidelines and recommendations that will assist City staff in the development and implementation of new pedestrian and cycling programs and facilities. Among other items, the Plan includes a recommended network of on and off-road cycling facilities and multi-use trails as well as facility planning and design guidelines. Many of Vaughan's multi-use trails and recreational pathways are located within City parks.

Section 3. Community Context

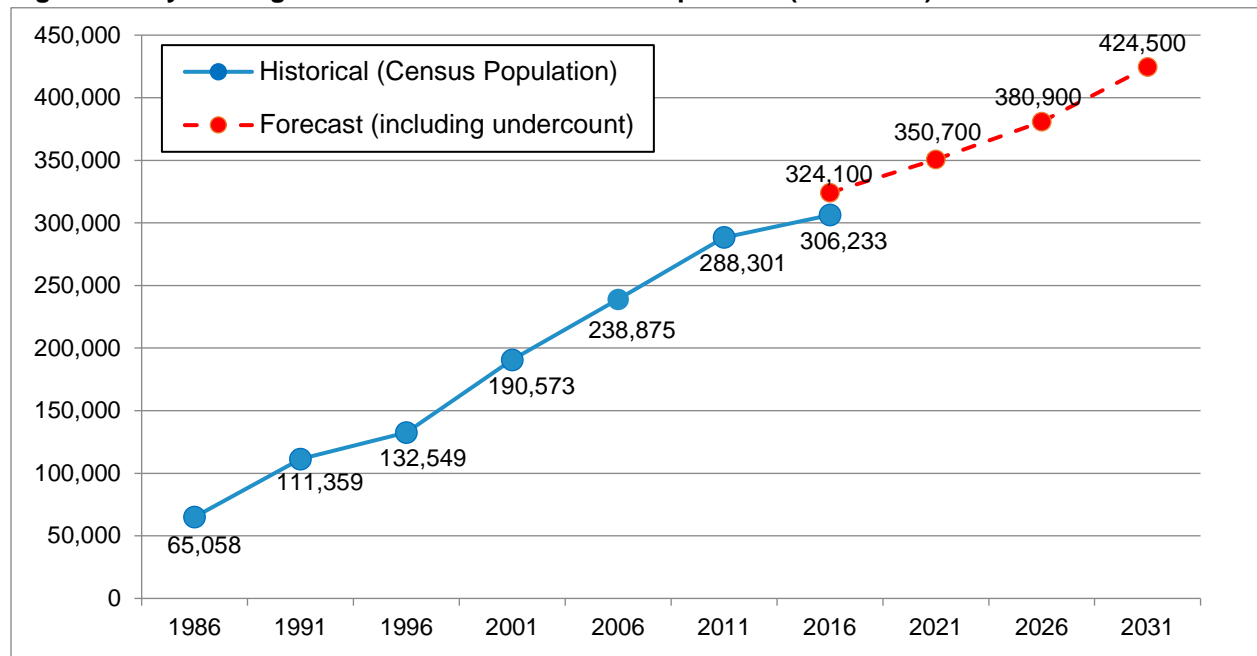
This section outlines key demographic characteristics in Vaughan, such as growth and socio-demographic factors, which may impact the demand for park redevelopment.

3.1 Total Population & Forecasts

The 2016 Census records the City of Vaughan's population at 306,233. Adjusting for under-coverage, a more accurate estimate of the City's 2016 population is **324,100**¹.

The City has seen rapid growth in the last thirty years, growing nearly five-fold since 1986 as illustrated in the following figure. The most recent approved population projections are those contained in the 2010 Vaughan Official Plan. These projections anticipate that the City's strong growth rate will continue to 2031, with the City reaching a population of **424,500**. It is noted that the City grew at a slower pace during the last Census period (6% between 2011 and 2016; 17,900 persons) than in the five years prior (21% between 2006 and 2011; 49,400 persons).

Figure 1: City of Vaughan Historical and Forecast Population (1986-2031)²



Note: The City of Vaughan has initiated a Growth Management Strategy Update and Municipal Comprehensive Review, which will lead to an amended Official Plan and infrastructure and services master plans. The Region initiated an Official Plan Review in 2014, which led to the development of a “York Region Preferred Growth Scenario” that updated population forecasts

¹ Sources: Historical – Statistics Canada Census; Forecast – City of Vaughan (includes institutional adjustment and undercount; based on 45% scenario prepared by the Region in November 2015, adjusted to remove growth in Vaughan's whitebelt).

² Ibid.

by local municipality to the year 2031 and extended them to 2041 (the draft 2041 projection for Vaughan is 497,000). The preferred growth scenario has yet to be confirmed and is not in effect.

3.2 Population Distribution & Growth

The 2013 ATMP noted that all communities in Vaughan are expected to grow by 2031. One of the eight goals of the Vaughan Official Plan is to direct growth to appropriate locations. As noted in Section 1.5 of the Vaughan Official Plan, *“This means a shift in emphasis from the development of new communities in greenfield areas to the promotion of intensification in areas of the City with the infrastructure capacity and existing or planned transit service to accommodate growth.”* Many of these areas will be characterized by high and mid-rise residential buildings supported by mixed-use centres that promote compact, pedestrian friendly, transit supportive and complete communities.

Note: Where applicable, the local-level analysis within this Parks Redevelopment Strategy relies on the use of Concession Blocks, of which there are 66 in Vaughan. Blocks have been the preferred unit of analysis in many municipal planning initiatives and enable comparisons due to their similar sizes. 2016 Census data is available at the City-level and sub-geographic units; it is not currently available at the block-level.

Figure 2 illustrates 2016 population density within the City of Vaughan. Areas of highest density include:

- Thornhill (Blocks 1, 8 and 9);
- Carrville (Block 10);
- Maple (Blocks 26 and 33); and
- Vellore (Block 39).

Aside from new development areas (such as the Vaughan Metropolitan Centre and whitebelt lands), growth will happen more incrementally and be distributed amongst key nodes and corridors throughout the city. Figure 3 illustrates anticipated residential growth across Vaughan based on planning applications that are currently in the application “pipeline”. Residential development proposals are being submitted on an ongoing basis, so this map represents “point in time” data that is subject to change. Nevertheless, it provides a reasonable approximation of short- to medium-term growth in the City.

Key areas of growth are listed below, each of which have between 2,500 and 4,300 additional residential units within registered, draft approved, or proposed applications:

- Vellore (Block 32W and 40);
- Carrville (Blocks 11 and 18);
- Nashville (Block 61);
- Vaughan Metropolitan Centre (Blocks 22, 23, 29 and 30);
- Vaughan Mills (Block 24 and 31); and
- Concord (Block 16).

Also shown on Figure 3 are Regional, Primary and Local Centres for growth as identified in the City’s Official Plan. These areas can be expected to undergo residential intensification over the next twenty years, guided by the policies of the City and Region’s Official Plans.

Figure 2: 2016 Population Density (persons per hectare)

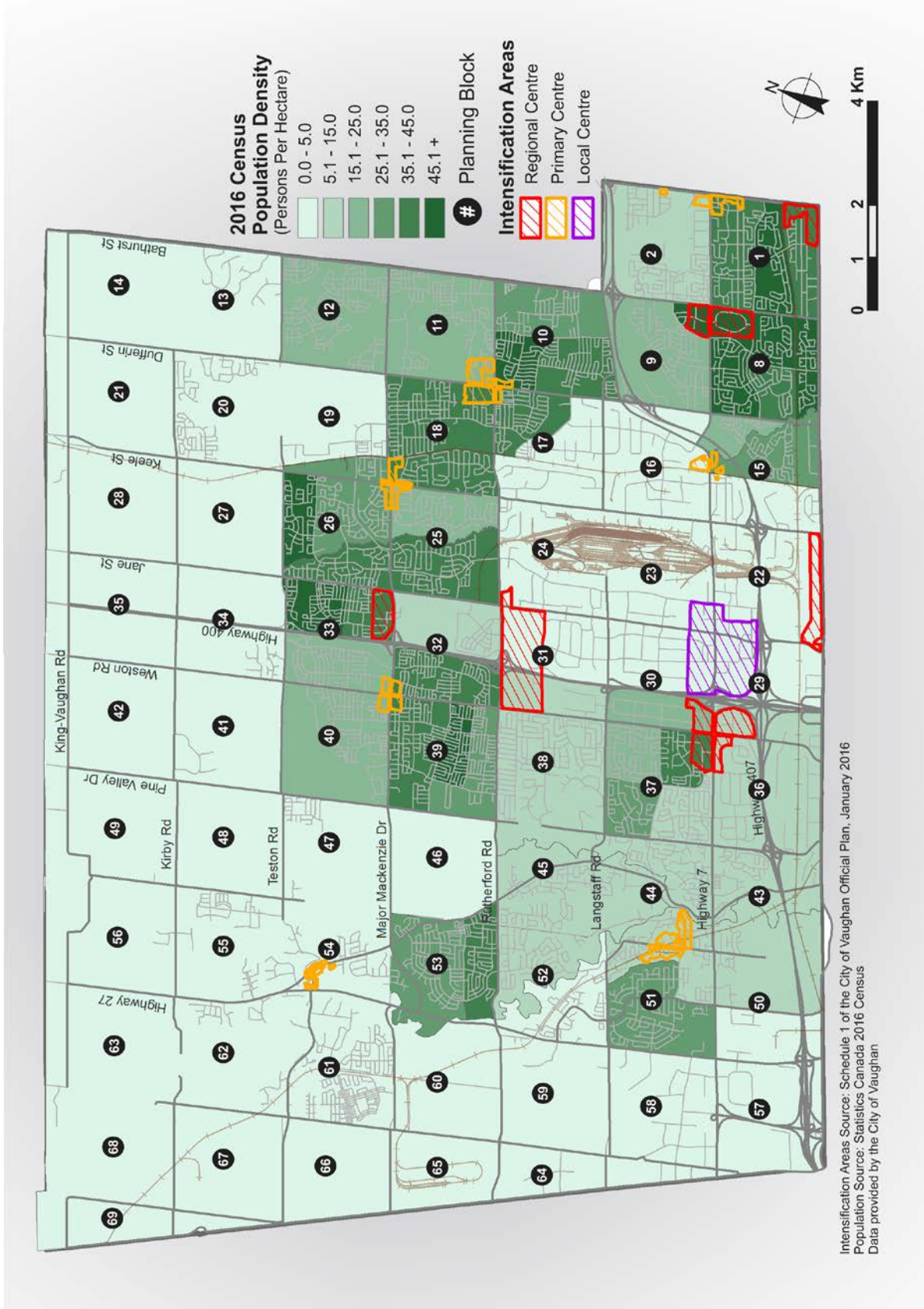
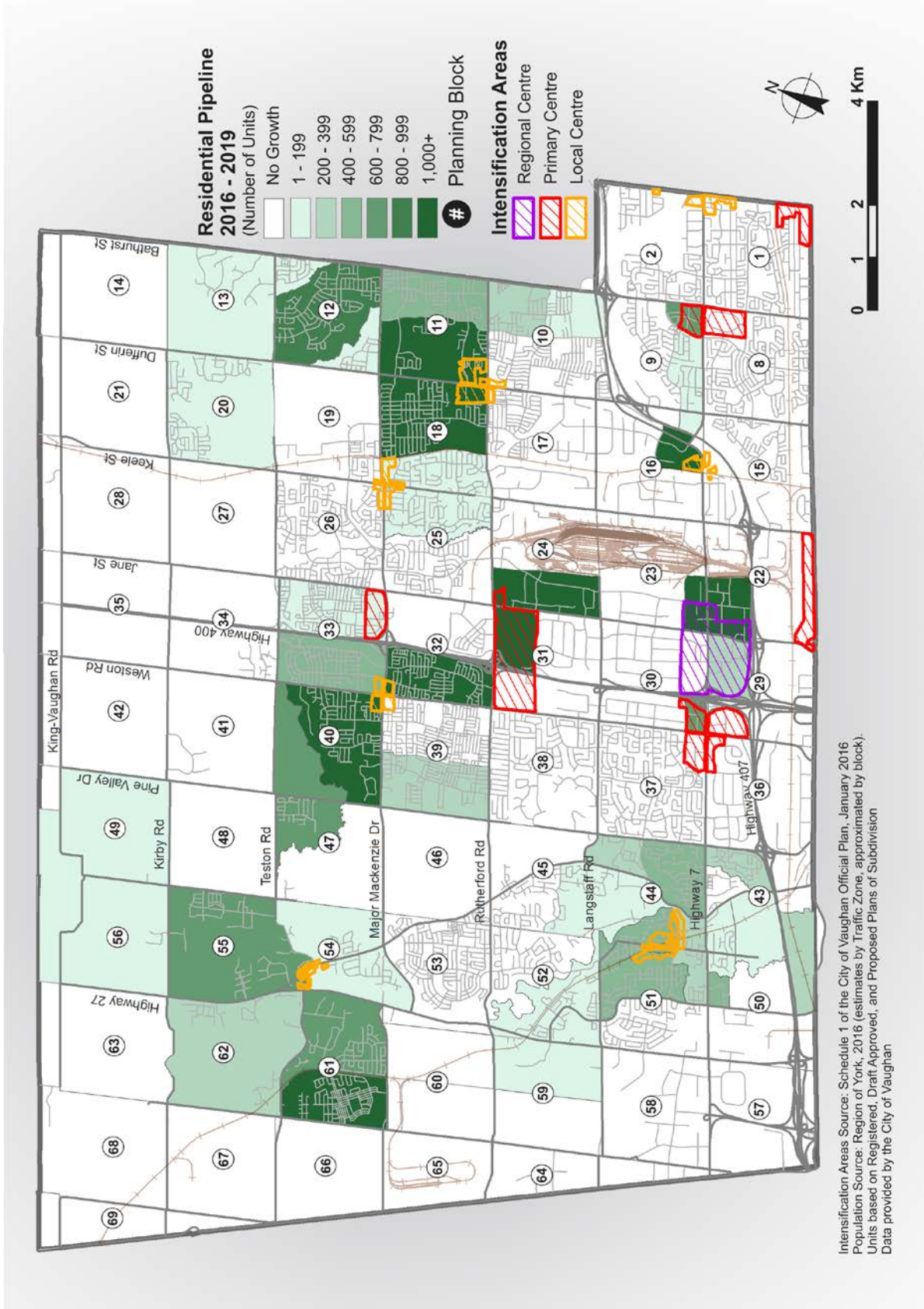


Figure 3: Forecasted Residential Growth (number of units)



In addition to the areas that are currently undergoing residential development, longer-term growth potential exists in the following areas, subject to planning approvals:

- **Blocks 27 and 41** – The Vaughan Official Plan has identified these as new community areas which are anticipated to be significant greenfield growth areas; they will be subject to future secondary planning.
- **Blocks 28, 42 and 66** – An expansion of the urban settlement area boundary to include Block 28 (allocated around 2036) and Blocks 42 and 66 (allocated around 2041) has been proposed; these areas are currently in the whitebelt and additional planning approvals will be required.
- **Vaughan Metropolitan Centre** – the VMC is being designed for 25,000 residents and is envisioned to become Vaughan’s downtown, the highest density node within the City and a focus for civic activities, business, shopping, entertainment and living. The Province has identified the core of the VMC as a provincially designated Urban Growth Centre.
- **Other Secondary Plans** – Such as, but not limited to, Steeles West, Woodbridge Centre, Yonge Steeles Corridor, Promenade Mall, and more.

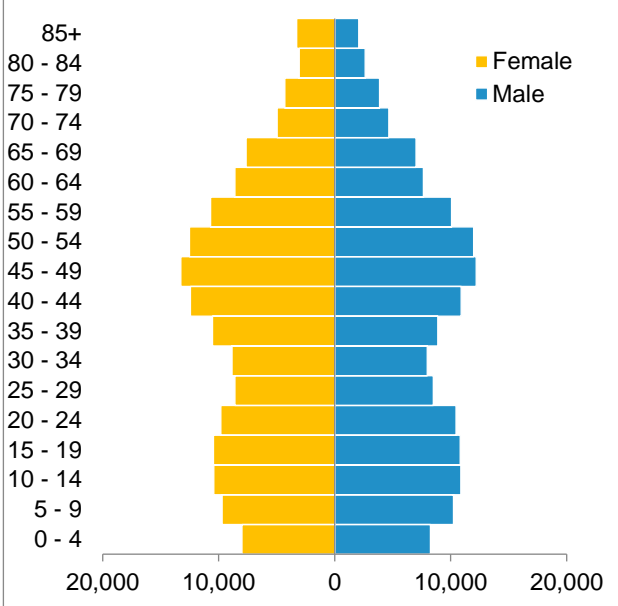
3.3 Age Composition

The age composition of a community can be a useful indicator of park amenity requirements. For example, areas with a higher proportion of children and youth will typically have a higher demand for venues that support active recreation (e.g., playgrounds, splash pads, skate parks, basketball courts, sports fields, etc.). Areas with a higher proportion of older adults are likely to have greater than average demand for more passive activities and spaces (e.g., adult fitness equipment, tennis or pickleball courts, seating and shade, pathways, etc.).

According to the 2016 Census, Vaughan’s median age is 40.2 years, which is slightly younger than the Region’s median age of 41.1 years and the Provincial median age of 41.3 years. Despite its younger profile, Vaughan’s population is aging, with the median age increasing by 2.3 years since the 2011 Census (37.9 years).

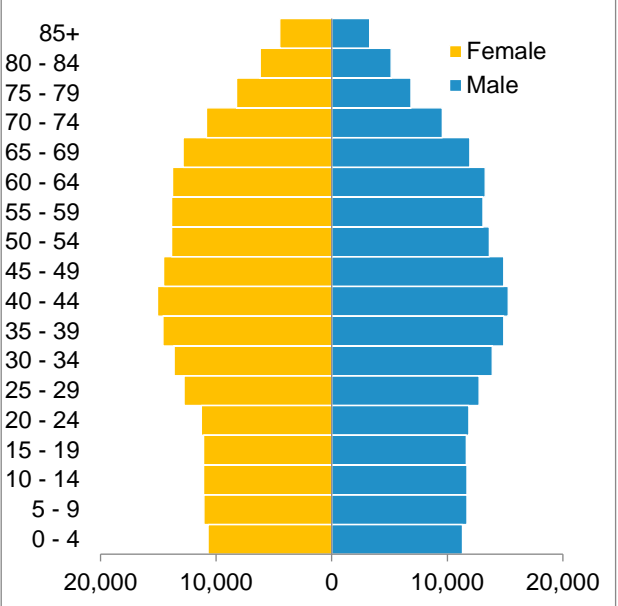
Since 2006, nearly all age groups have increased in Vaughan, with the exception of ages 0 to 4 and 30 to 39. All five-year age cohorts ages 50+ increased by more than 50% over this ten-year timeframe, suggesting rising demand for age-friendly park features. The following population pyramids illustrate the forecasted change to 2031, which illustrates the continued aging of the population, along with material growth in all age cohorts. Slower growth is anticipated in the 5 to 19 age cohort, which is a key user group for active park components, such as splash pads, basketball courts, and sports fields.

Figure 4: Vaughan Population Pyramid, 2016 Census



Source: Statistics Canada (2016)

Figure 5: Vaughan Population Pyramid, 2031 Forecast



Source: York Region (2012)

3.4 Diversity

The 2016 Census indicate that the City (46%) has a similar percentage of immigrants as the Region (47%), but considerably more than the Province (29%). Approximately 45% of immigrants arrived before 1991, 24% arrived between 1991 and 2000, and 31% arrived between 2001 and 2016. The most prominent mother tongues of Vaughan residents in 2016 were (in order from most to least) Italian, Russian, Mandarin, Spanish, Persian, Cantonese, and Urdu.

Trends suggest that the proportion of immigrants will continue to increase. Depending on the prominent regions of immigration, ethnic diversity can have a strong influence on park design and activity preferences, such as increased demand for cricket and soccer, cultural events, and family gatherings.

Parks are safe and affordable spaces for gathering and community building and provide critical spaces that support newcomers and under-represented populations. However, it is noted that many newcomers face additional barriers to participating in recreation activities – past research indicates that 32% of children of immigrants participate in sports, compared with 55% of their Canadian-born counterparts³. Common barriers are high costs, lack of time, difficulty navigating the system and transportation⁴.

³ Statistics Canada. 2005 General Social Survey. 2005

⁴ Social Planning Toronto. Newcomer Youth Access to Recreation in Toronto. March 2016.

Section 4. Park Inventory

Achieving the study objectives requires documentation of the inventory of parks and park amenities, their distribution and condition, as well as an understanding of how the parks system is used by the community. This section examines the quantity and quality of Vaughan’s municipal parks system based on data supplied by the City’s Infrastructure Planning & Corporate Asset Management Department.

It should be noted that a determination of the City’s larger park system and its adequacy to meet current and future needs is the role of the ATMP, which provides general guidelines and targets for the parks system. Parkland provision levels, distribution and future needs are not the subject of the PRS.

4.1 Parkland and Park Facility Supply

Vaughan’s Official Plan identifies the four parkland classifications documented in Table 3. The classification system is a reminder that no park has to be all things to all people – each park is part of a broader system. Amenities, functions and usage levels will vary from park to park depending on their specific characteristics and how public access is managed. The 2018 ATMP Update is examining this hierarchy to ensure alignment with Vaughan’s evolving parks system (e.g., urban parks).

Table 3: City of Vaughan Parkland Classification System

Parkland Type	Size (hectares)	Uses and Amenities	Target Market
Regional Park	15 or more	Supports larger cultural, recreational and entertainment events, such as festivals and tournaments, as well as uses listed for District Parks.	Specialized events and amenities attract users from across the City and Region
District Park	5 or more	Supports a variety of recreational and athletic interests with amenities, such as sports fields and courts, large skateboard parks, outdoor skating facilities, field houses, picnic shelters, off-leash dog areas, and water play facilities. Co-located with Community Centres, where possible.	Specialized events and amenities attract users from across the City
Neighbourhood Park	0.75 to 5	Supports a balance of active and passive uses, such as playgrounds, skate zones, play courts, unlit sports fields, and social gathering spaces. Coordinated with school sites, where possible.	Serves community located within a 10-minute walk of the park
Urban Park	1 or more	Supports the social and cultural fabric of intensification areas through the provision of highly programmed outdoor spaces. May include program and event space, recreation such as playgrounds and outdoor skating, and small-scale park-supporting uses.	Serves areas of intensification
Public Square	0.2 to 1	Supports neighbourhood-oriented social opportunities, as well as city-wide entertainment and cultural events depending on their size and location. May include public art, small outdoor game areas, seating areas and places to eat, as well as street-related activities such as vendor and exhibit space.	Serves areas of intensification

Source: Adapted from the City of Vaughan Official Plan

Vaughan’s parks contain a wide array of features and amenities, including outdoor sport fields, tennis courts, skate parks, playgrounds, splash pads, pathways and more. In 2016, a park and open space facility inventory and condition audit was completed by the Infrastructure Planning & Corporate Asset Management Department. The inventory indicates that the City is responsible for the management of over 603.6 hectares of parkland across 201 publicly accessible parks properties throughout the City, ranging from small Public Squares to large Regional Parks. The average park size is 3.0 hectares. This inventory is supplemented by green space and other lands outside of municipal control, such as schools.

Table 4: Current Municipal Park Inventory, by Type

Park Type	Area (ha)	Number of Parks
Regional Park	132.99	4
District Park	106.36	14
Neighbourhood Park	363.94	181
Public Square / Urban Park	0.31	2
Total	603.6	201

Source: City of Vaughan, 2017

Due to the level of growth, new parks are added to Vaughan’s inventory on a yearly basis. Most of these will be Neighbourhood Parks and Public Squares/Urban Parks, although new or expanded District and Regional Parks may be possibilities depending on needs and opportunities for land assembly and acquisition. A District Park is anticipated in Block 18 and the North Maple Regional Park has potential for future expansion.

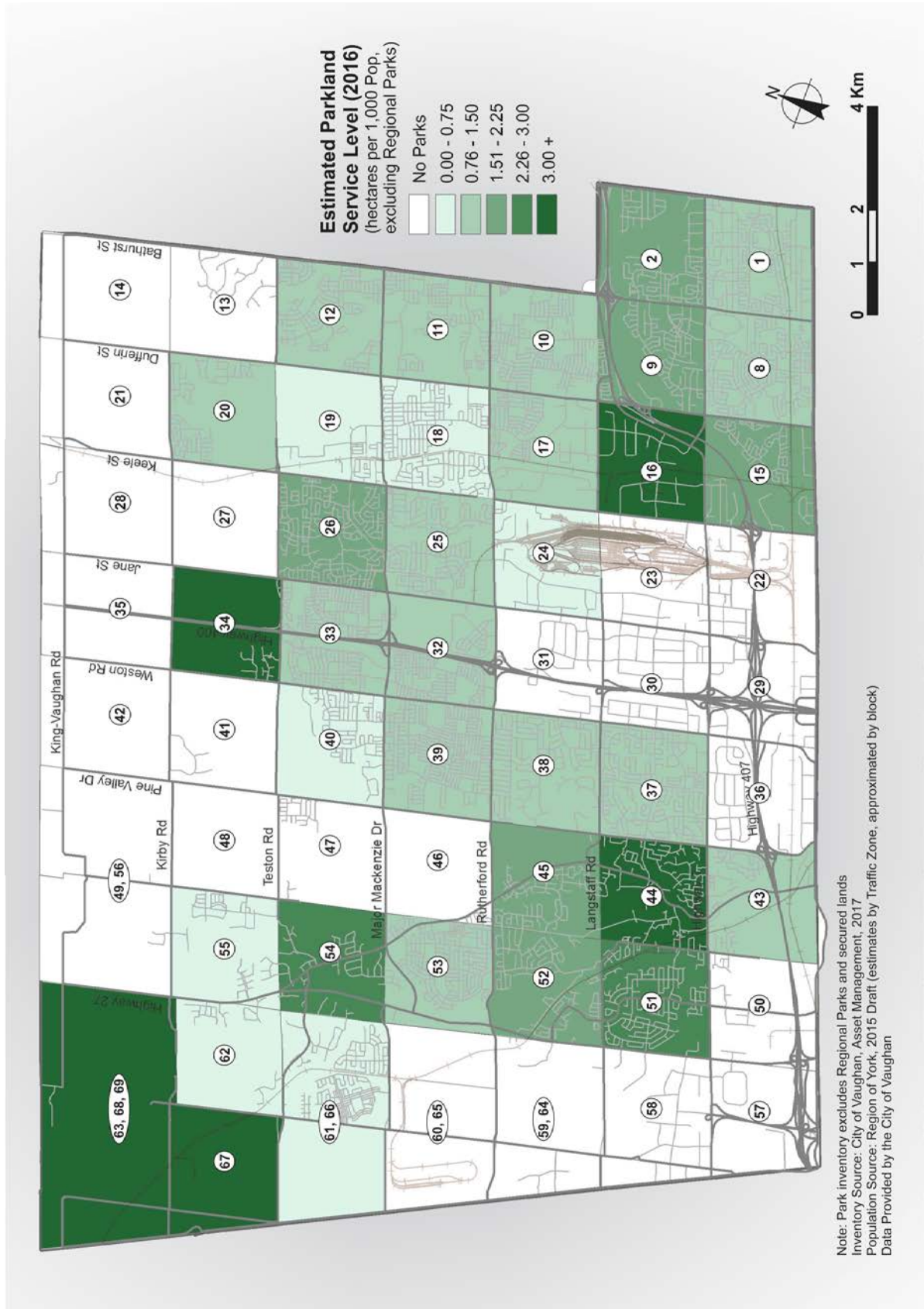
Vaughan’s city-wide level of parkland provision is 1.86 hectares per 1,000 residents (based on a 2016 population of 324,100), however there are varying levels of provision across the City. Amongst the city’s most populated blocks, Blocks 18, 33, 39, 1, and 10 have the lowest levels of per capita provision (the proposed District Park in Block 18 will help to boost the supply in this area).

The following map illustrates per capita parkland provision ratios by block. It should be noted that, while some areas may appear to have very high levels of parkland provision (such as Blocks 16, 34 and 63/68/69), this is due to a very small population base combined with the existence of one or more parks. It is also acknowledged that residents frequently travel outside of their residential block to access parks in other areas, particularly District and Regional Parks.

Per capita standards are useful as guidelines, but should not be considered definitive requirements. Standards enable municipalities to measure their supply over time and to compare themselves with other communities.

The 2013 ATMP recommended that the City strive to maintain a City-wide supply of 2.2 hectares of active parkland per 1,000 residents. Like many communities, Vaughan is challenged with attaining their parkland provision goals due to the complexity and cost of parkland acquisition and management, as well as competing funding priorities. The issue is compounded by the parkland dedication requirements of the Planning Act, which – on their own – do not provide sufficient land to accommodate the desired sports fields and other recreational activities residents have come to expect.

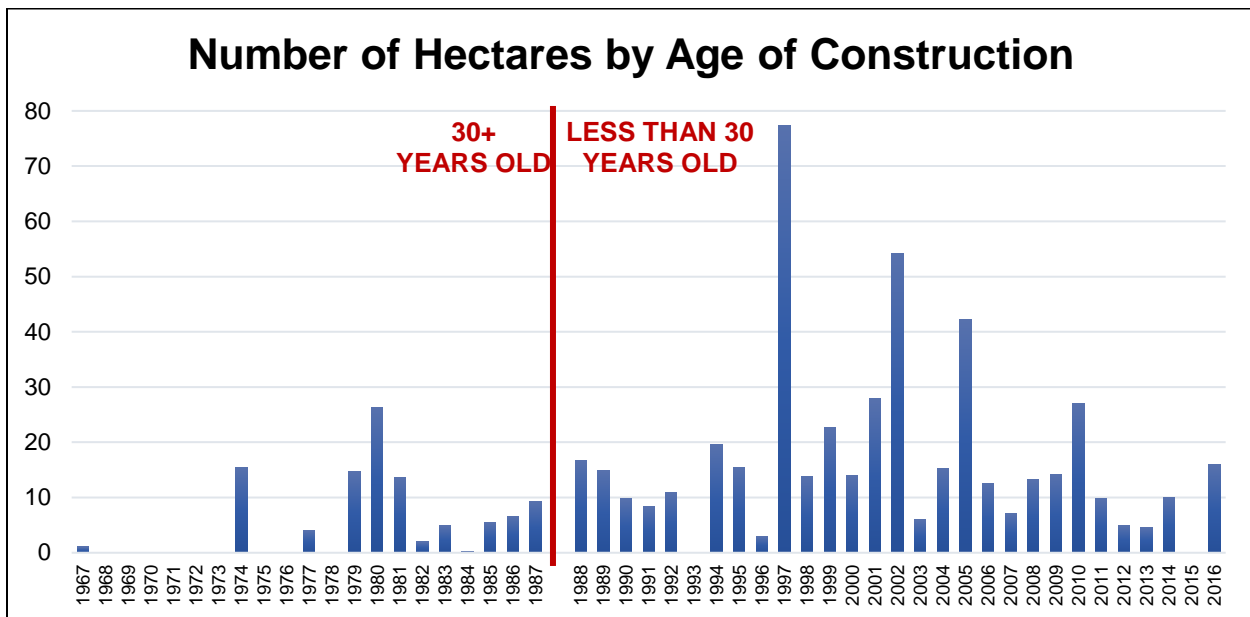
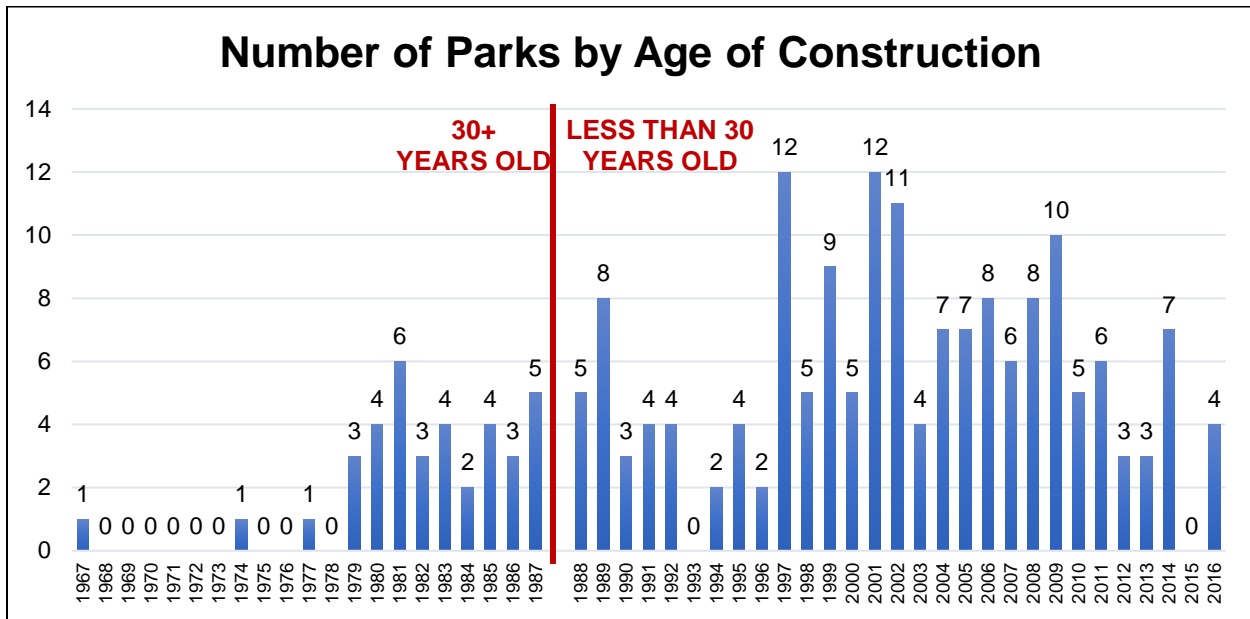
Figure 6: Estimated Parkland per 1,000 Residents, by Block (2016)



4.2 Park Age & Facility Condition

Inventories and lifecycle condition audits completed by the Infrastructure Planning & Corporate Asset Management Department (with assistance from Parks Development) in 2016 provide substantial detail on amenities with City of Vaughan parks. Age and condition data has been analyzed to provide a basis for the evaluation of park redevelopment priorities.

The following tables illustrate the number of parks by the year they were constructed, as well as their corresponding land area (hectares). A line is drawn at the 30-year mark, which is a common threshold that is applied to park redevelopment (and is examined in more detail later in this report). As of 2017, 18% of the City's parks are 30 years of age or older. This will increase to 40% in ten years time.



Source: City of Vaughan, Infrastructure Planning & Corporate Asset Management (2017)

The following map illustrates the average age of a City park by block. Thirty-seven parks (18% of the supply) are 30 years or older, with the average age being 19 years (built 1998). The oldest parks are: Memorial Hill Park (1967); Doctors Mclean District Park (1974); Thornhill Park (1977); Langstaff Park (1979); LeParc Park (1979); and Maxey Park (1979).

Most park amenities are in good to very good condition. Overall, approximately 20% to 25% of basketball courts, bocce courts, tennis courts, soccer fields, and parking lots are in poor to very poor condition, suggesting that capital repair or replacement will be required in the next five years. The following table illustrates the condition of various amenities:

Table 5: Condition of Park Amenities

Park Amenity	Very Good	Good	Moderate	Poor	Very Poor	Total Amenities
Ball Diamonds	20%	33%	31%	13%	2%	54
Basketball Courts	26%	31%	23%	16%	4%	70
Bocce Courts (sites)	13%	22%	39%	17%	9%	23
Ice Rinks	20%	40%	20%	20%	0%	5
Outdoor Fitness	75%	25%	0%	0%	0%	4
Playgrounds (components)	27%	41%	19%	13%	0%	265
Shade/Shelter Structures	30%	35%	28%	7%	0%	127
Skate Parks	78%	22%	0%	0%	0%	9
Soccer Fields	6%	41%	34%	17%	2%	121
Splash Pads	12%	53%	29%	6%	0%	17
Tennis Courts (sites)	36%	24%	16%	12%	12%	58
Washroom/Storage Bldgs*	43%	21%	36%	0%	0%	23
Total	25%	40%	26%	18%	1%	776

Source: City of Vaughan, Infrastructure Planning & Corporate Asset Management (2017)

Notes:

Excludes sites where the City permits but has no capital obligation (e.g., schools, etc.).

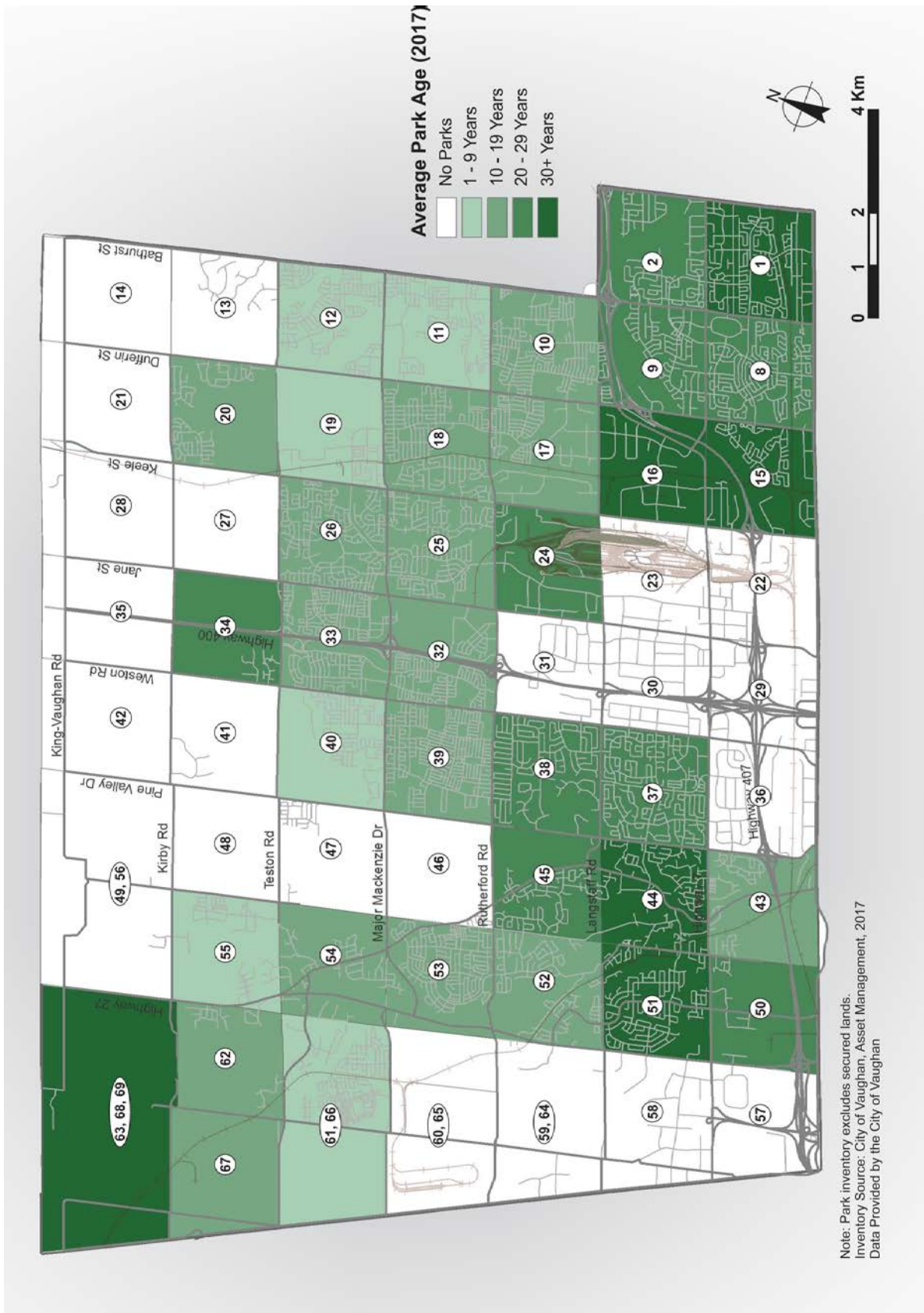
Pathways and parking lots excluded.

Totals may not add due to rounding.

Shading visually denotes differences between percentages. The darker the colour, the higher the percentage.

*Condition data unavailable for nine washroom/storage buildings

Figure 7: Average Age of Park Construction



Note: Park inventory excludes secured lands.
 Inventory Source: City of Vaughan, Asset Management, 2017
 Data Provided by the City of Vaughan

Average lifespans have been estimated for each amenity type within the asset management system, typically ranging from 15 to 30 years (note: sub-components of each amenity may require replacement on a different schedule). The average lifespan is estimated and will vary from site to site based on a variety of factors. Based on this measure, tennis courts and ball diamonds have, on average, exceeded their typical lifespan, while bocce courts and splash pads are quickly approaching this benchmark. It should be noted that a limitation of this measure is that it is based on the year that the amenity was installed/constructed and does not reflect any improvements or replacements that have occurred since that time.

Table 6: Average Lifespan of Park Amenities (2017)

Park Amenity	Average Lifespan (years)	Count	Average Remaining Life (years)
Ball Diamonds	20	54	-1.2
Basketball Courts	25	70	9.9
Bocce Courts (sites)	20	23	0.7
Ice Rinks	30	5	16.0
Outdoor Fitness	20	4	16.0
Playgrounds (components)	20	265	8.4
Shade/Shelter Structures	25	127	9.0
Skate Parks	30	9	23.9
Soccer Fields	20	121	2.6
Splash Pads	20	17	1.2
Tennis Courts (sites)	15	58	2.2
Washroom/Storage Bldgs	n/a	23	n/a
Average/Total	21	776	6.5

Source: City of Vaughan, Infrastructure Planning & Corporate Asset Management (2017)
Excludes sites where the city permits but has no capital obligation (e.g., schools, etc.).

Maps illustrating the condition of park amenities are contained in **Appendix A**.

Section 5. Trends & Promising Practices

Effective planning requires an understanding of existing and emerging trends and best practices that may affect park redevelopment. The City's Active Together Master Plan contains a comprehensive review of trends relating to the provision and design of parks, as well as the activity trends that are influencing demand. Many of these trends will continue to apply to the City moving forward, including growing interest in unscheduled and informal recreation and park usage. Discussed below are several high-level trends that are currently affecting or about to shape how Vaughan plans for the renewal and redevelopment of its parks, with local references where applicable.

5.1 Parks Contribute to Individual and Community Wellbeing

Parks are an oasis within urban environments, providing the connection to nature and green space that humans instinctively crave. Increasing urbanization has underscored the importance of parkland in providing an array of vital recreation, cultural and social opportunities. In Vaughan, 2% of the land base is attributable to the parks system, while the urban forest canopy encompasses 17%⁵ of the land area.

The value of parkland within communities is immense – parks offer environmental, economic and health benefits while beautifying the urban landscape. Green spaces in urbanized areas provide places of respite, improved air quality, venues for physical activity, and conservation of natural and cultural heritage landscapes. Many studies and land development trends suggest that proximity to parks and open spaces can increase property values. Depending upon size, location and functional characteristics, parks have multiple applications and can act as:

- Facilitators of “placemaking” and high quality urban design;
- Catalysts for community improvement and revitalization;
- Hubs for special events and social interaction;
- Venues for programmed or spontaneous forms of physical activity;
- Educators and stewards of the natural environment; and
- Spaces for gathering and relaxation.

The increasing integration of “places” and “destinations” through urban design practices seeks to create comfortable, connected and sustainable streetscapes. Parkland is a key contributor to the public realm and placemaking principles. Parks can increase the attractiveness and marketability of new development areas, while parkland redevelopment can similarly act as a catalyst for revitalizing established neighbourhoods.

Vaughan's urban structure has changed considerably over the past twenty years and the areas surrounding City parks have also evolved. Urban structure changes can be a result of infill and intensification projects, the City's transit-oriented development objectives, urban design initiatives, etc. Changes in the built form often cause the transition of residents in and out of an area, impacting local demographic characteristics. Parks of the past were built when their surrounding residential populations were generally younger and – in some cases – had different income characteristics and cultural compositions. This evolution is often cyclical as housing

⁵ City of Vaughan, Parks & Forestry Operations. November 2012. Expanding the Urban Forest – one tree at a time: An Update to Planting Our Future, A 5-Year Plan to Expand the Urban Forest.

occupied by older adults is gradually overtaken by younger dwellers, which can create fluctuations in demand for activities focused on children, adults and seniors at different points in time. While it is often difficult to correlate park renewal activities with demographic cycles, major development projects can serve as an impetus through which redesign and redevelopment of a park can be considered.

The following points – which have been excerpted from “*The Benefits of Parks: Why America Needs More City Parks and Open Space*”, written by Paul Sherer for The Trust for Public Land in 2006 – summarize the many ways that parks contribute to personal and community wellness:

5.1.1 Health Benefits

“City parks and open space improve our physical and psychological health, strengthen our communities, and make our cities and neighborhoods more attractive places to live and work.”

“Strong evidence shows that when people have access to parks, they exercise more. Regular physical activity has been shown to increase health and reduce the risk of a wide range of diseases, including heart disease, hypertension, colon cancer, and diabetes. Physical activity also relieves symptoms of depression and anxiety, improves mood, and enhances psychological well-being. Beyond the benefits of exercise, a growing body of research shows that contact with the natural world improves physical and psychological health.”

5.1.2 Social Benefits

“City parks also produce important social and community development benefits. They make inner-city neighbourhoods more livable; they offer recreational opportunities for at-risk youth, low-income children, and low-income families; and they provide places in low-income neighbourhoods where people can feel a sense of community. Access to public parks and recreational facilities has been strongly linked to reductions in crime and, in particular, to reduced juvenile delinquency.”

“Parks contribute to neighbourhood character and identity acting as gateways and landmarks. They can also enhance neighbourhood and community aesthetics by providing visual relief and landscape variation within the urban framework.”

5.1.3 Economic Benefits

“Numerous studies have shown that parks and open space increase the value of neighbouring residential property. Growing evidence points to a similar benefit on commercial property value. The availability of park and recreation facilities is an important quality-of-life factor for corporations choosing where to locate facilities and for well-educated individuals choosing a place to live.”

5.1.4 Environmental Benefits

“Green space in urban areas provides substantial environmental benefits. Trees reduce air pollution and water pollution, they help keep cities cooler, and they are a more effective and less expensive way to manage stormwater runoff than building systems of concrete sewers and drainage ditches.”

5.2 Park Usage Trends

5.2.1 Emerging Activities

The variety of activities and sports available today is much broader than in the past. There are also more competing demands within today’s parks system as a result of new activities being introduced and the growing diversity of the population (age, ethnicity, etc.). This has led to many new opportunities, but has also challenged the viability of various parks as these demands are especially difficult to balance in small, highly used spaces.

Changing interests are driven not only by leisure trends, but also by the aging population, community diversity, evolving lifestyle preferences, land use patterns, and new outlooks regarding physical activity. For example, older adults are more interested in active living opportunities and are looking for different experiences and value-added services. In general, Vaughan’s increasingly diverse population has contributed to the broadening of activity interests, including sports (e.g., cricket, pickleball, etc.) and general park use (e.g., events and social gatherings, etc.).

There is a need to continue to diversify the City’s park types as well as the types of uses within parks. New recreational pursuits have emerged in the past few decades that were never contemplated in the design of most older parks. Supported by requests from the community and the needs assessment of the ATMP, some of these emerging park amenities include (but are not limited to):

- local off-leash dog areas;
- skateboard parks;
- multi-use trail systems;
- community gardens;
- outdoor fitness equipment;
- cricket;
- splash pads; and
- special event and gathering spaces.

5.2.2 Unstructured Use of Parks

Unstructured and low-cost activities are easier to fit into busy schedules and many Canadians have transitioned towards drop-in play and self-scheduled activities. This reality is placing a greater emphasis on the non-programmed element of park use. While this coincides with a gradual shift away from team sports, many field sports remain very popular and are leading to increasing demands for fields. Data provided by the City indicates that sports field permits increased by 27% between 2014 and 2016, while permits for picnic areas increased by 16%. As parks are increasingly being designed for a wide variety of active and passive activities, park

redevelopments must reflect the preferences of the day and anticipate future needs, which requires an understanding of market trends.

Some examples of non-programmed park facilities include walking and cycling trails, hard surface courts for basketball and tennis, concrete ping pong tables (e.g., Toronto and Vancouver), pop-up sports fields (e.g., Mississauga), non-programmed sports fields, outdoor fitness equipment, community gardens, off-leash dog parks, skateboard parks, and open areas that can be used for activities such as yoga and tai chi. Non-programmed facilities oriented to social interaction and gathering can also draw people from their homes and into the park setting. Chess/checker tables have been installed in parks in Toronto, Brampton and London. Activating and animating under-used park spaces was a key theme heard through the 2018 Active Together Master Plan Update public consultation program.

5.3 Park Design Trends

There are several park design trends that are relevant to this Parks Redevelopment Strategy. Several key trends and best practices are identified below.

5.3.1 Accessibility

Technical standards relating to the accessibility of parks facilities are governed by Accessibility for Ontarians with Disabilities Act (AODA) and its regulations, as well as local guidelines. Standards for playgrounds, trails, and boardwalks are established by the Province's Design of Public Space Standard. An easy to read guide prepared by Parks and Recreation Ontario entitled *Pathways to Recreation: Learning About Ontario's Design of Public Spaces Standard*, interprets the Design of Public Space Standard and provide practical examples of its application, as well as links to resources.

5.3.2 Aging Infrastructure and Changing Design Standards

Aging infrastructure is a growing issue for most communities. There are many challenges with older parks, including (but not limited to) the following:

- many were designed to different construction and design standards;
- many have antiquated components and lack modern amenities;
- many are unable to accommodate evolving requirements and standards of play; and
- many may not be barrier-free for persons with disabilities.

Innovation in design and construction is a must. This may mean different things to different municipalities. In more progressive communities such as Vaughan, this may manifest itself through continued advancements in the provision and design of resilient and environmentally sustainable park spaces.

5.3.3 High Quality Amenities

Compared to past generations, people today are seeking more choice and better quality amenities and experiences. As the quality of park amenities increases, so too does the cost to build and maintain them. Residents are requesting parks that contain a greater number of hardscape surfaces that can withstand more intense use (e.g., paved pathways), support buildings (e.g., washrooms), extended use facilities (e.g., lit and artificial turf sports fields), higher cost amenities (e.g., skate parks and splash pads), and unique elements (e.g., gateway features), all of which are leading to higher park construction and maintenance costs. Modifications to make parks more physically accessible to persons with disabilities will also place increased pressure on existing budgets.

Variety and creativity in park design is important as it encourages unique spaces that foster a sense of place and community pride. However, this too can have an impact on costs due to enhanced design features, use of non-traditional materials, and challenges in securing replacement parts (e.g., for unique playground features or site furniture). Some level of standardization is required to ensure consistency with Vaughan's quality assurance guidelines and branding.

5.3.4 Park Typology and Diversity

The movement toward "complete communities" suggests that people are spending more time in their local areas, which is increasing the importance of equitable access to quality parks and facilities. Public use of parkland is not only increasing along with the City's population, but is also diversifying. Furthermore, with intensification and infill driving a large part of the City's future growth, the ability to apply traditional forms of neighbourhood and community parks will be limited. The result is a greater need for a wider range of public spaces that fulfill the many roles of parks.

In intensification areas, there will be a transition away from traditional, sport-oriented parks toward the establishment of more creative, multi-functional urban parks that serve a range of ages and interests. In the new urban form, parks and public spaces will be key elements in 'placemaking' for their contributions to community greening, aesthetically pleasing spaces, enlivened streets, and healthy, social communities. Even small parks can make a big difference.

5.3.5 Parks in Intensified Urban Areas

Vaughan is expected to become more densely populated over time, with more people living in high-rise buildings. As a result, there will be fewer private backyards, which will create a greater reliance on public parks – both existing and new – for a wide range of uses. The provision of parkland and public space in intensifying areas will become increasingly important for urban residents. "...Urban parkland is not only a vital community asset, but it also services to define a healthy, vibrant city – one that attracts and retains investment, as well as a variety of social amenities."⁶

With growth policies supporting healthy and active communities, new and robust types of parks in areas of intensification are vital. This is acknowledged in the City's Official Plan (Section

⁶ Evergreen. Green Space Acquisition & Stewardship in Canada's Urban Municipalities. 2004.

7.3.2), which indicates that: “more intensively used parks will be more common as space for larger parks is no longer available. Vaughan will continue to provide high quality and diverse parks that provide for the year-round recreational needs of a variety of residents.” As larger park blocks will not be available in proximity to intensifying areas, new forms of urban parks, public squares and neighbourhood parks should be contemplated, along with other provision models that maximize existing space, such as strata parks⁷ and privately owned public spaces⁸.

Parks in these areas are expected to be more intensively used and reflect their surrounding urban area, with a focus on providing a local gathering space for unstructured activities, including informal play and socialization. Urban parks can provide a wealth of outdoor opportunities and variety of uses, and can also stimulate economic development and urban regeneration.⁹

“Parks and open spaces in these new higher density neighbourhoods are work horses. They are relied on by urban residents who no longer have access to their own private backyards for outdoor exercise and social activities. They are heavily used for different types of programming—from outdoor film screenings to yoga to food festivals—necessitating different design features, outdoor stages, and other amenities that can withstand and facilitate various events...Parks are becoming our natural outdoor living rooms, the places that we go to meet friends, take a relaxing nap under a tree, or experience cultural activities. They are the places where workers go on their lunch breaks and where tourists gather to experience the energy of a new place. They are where our communities thrive.”

- Park People. Thriving Places: A Case Study Toolkit of Urban Parks and Open Spaces in the Greater Golden Horseshoe. 2016.

High quality urban spaces are dynamic and function as a focal point to facilitate passive unscheduled recreation opportunities, or play a supporting role in complimenting surrounding land uses by providing places for people to meet, gather, and socialize. Increasingly, community groups and other stakeholders are using these public spaces to host community programs and special events. The use of shared / complete streets also helps to implement this objective.

5.3.6 Connectivity

Parks that are visible and accessible to the surrounding community are well used. Park redevelopment initiatives should be reflective of the City’s broad objectives relating to healthy, active community designs. One objective is to enable physical activity to take place on the way to the park as well as within the park. To achieve this, the City could explore external connections through sidewalk and trails connections in tandem with a park redevelopment project.

⁷ Strata parks refer to parks that are built in locations with multiple layers of ownership, such as a private parking garage on a development site, a hydro corridor or other public utility lands. Strata parks are being integrated into the park typology by several municipalities, including Toronto, Markham and Mississauga.

⁸ Privately owned public spaces (POPS) not only provide amenities for building occupants, but also augment the public realm. While not a substitute for parkland, these types of spaces can serve to supplement limited parkland in dense urban areas if they are well designed and have appropriate levels of public access.

⁹ Project for Public Spaces. The Re-Emergence of Public Squares.

Pathway systems within parks are growing more popular and encourage walking and other active forms of transportation. Several municipalities (such as Vaughan, Hamilton, Aurora and Oshawa) have placed outdoor fitness equipment within parks and along pathways or trails to create a more robust outdoor exercise experience.

5.3.7 Co-location

In Vaughan and elsewhere, many parks are connected to other civic uses (e.g., community centres) and schools, sometimes with agreements to provide enhanced public access to associated school fields. Designs that maximize public lands are desired and help to provide value to taxpayers, although active management and communication between partners is essential. Unfortunately, schools are facing many of the same challenges as municipalities in managing their outdoor spaces, including barrier-free accessibility, antiquated designs, aging infrastructure, overuse, and maintenance. Parks associated with schools and those that are used for special events are especially well used and prone to deterioration.

There is concern that recent and proposed school closures across the province will reduce community access to recreation facilities, including sports fields. Where co-located with a municipal park, school closures provide an opportunity for municipalities to rationalize park provision and redevelop according to the evolving needs of the community.

5.3.8 Park Activation

Traditional park uses include organized activities (such as sports) and unorganized pursuits (such as informal play; e.g., playground use). Increasingly, park spaces are being animated through programming and new forms of community engagement. Some examples include (but are not limited to) tai chi, food trucks and cultural events such as music, concerts, and theatre in the park. Viewing parks as “outdoor living rooms” helps to expand the scope of use and engages a broader range of residents and visitors, leading to experiential learning, participation and community mobilization.

“People need a reason to come to the park and stay there in order to benefit from its social environment. Park quality, amenities like playgrounds, and, critically, events and activities help create the conditions that draw people out to meet each other...But parks are not all created equal. Perceptions of safety, lack of programming, and poorly maintained or missing amenities can all detract from a park’s use, jeopardizing the mental and physical health benefits that result from social interaction. On top of that, the park amenities and activities that are necessary to encourage social interaction and physical activity can be different for people of varied ages, genders, and ethnic backgrounds. Community-led initiatives that improve the physical and social environments of parks are crucial.”¹⁰

- Park People. *Sparking Change. Social Impacts of Parks: Catalyzing the in Underserved Neighbourhoods.* 2017.

This notion is supported by Vaughan’s Official Plan (Section 7.3.1.2), which supports the provision of urban parks and public squares. These spaces are defined as “highly programmed

¹⁰ Park People. *Sparking Change. Social Impacts of Parks: Catalyzing the in Underserved Neighbourhoods.* 2017.

outdoor spaces that support the social and cultural fabric”, “destinations for day-to-day use and special events”, and places for “small-scale retail kiosks, vendors, temporary markets, performance and exhibit spaces, and a range of other facilities”, among other uses.

5.3.9 Multi-Use, Multi-Generational and Multi-Season Parks

There is a growing demand for parks and facilities that contain something for everybody, rather than those designed solely for singular uses. While single use parks have merit in appropriate locations, parks that provide opportunities for a range of ages, family types, and abilities are viewed as spaces for inclusive recreational activity. Furthermore, there has been a province-wide trend towards participation in non-programmed outdoor activities such as pick-up sports, picnicking, family gatherings, special events, etc. In this sense, redesigned parks in Vaughan should optimally be viewed as “outdoor community centres” that combine various programmed and non-programmed uses (in keeping with the park classification system).

The provision of high quality, multi-field parks and open spaces in larger complexes or parks such as those found at the City’s District and Regional Parks not only encourage physical activities among all age groups, but are of high quality that provide opportunities for attracting tournaments and events. When developing new or existing parks with sports fields, municipalities are considering the needs of local users and spectators with supplementary amenities such as washroom facilities, covered shelters, Wi-Fi, sport-friendly features, etc. Incorporating more non-programmed spaces and natural areas, as well as linkages to the trail network, will also become increasingly important.

While the majority of park usage occurs in the summer months, many communities are creating formal and informal year-round opportunities within their park and recreation systems. Recreational infrastructure such as hard surface courts (e.g. tennis or basketball) can be flooded during the winter to provide outdoor ice skating while berms and hills can be used for tobogganing. The supply of multi-season outdoor facilities may, however, reduce the lifespan of infrastructure due to increased wear and tear and also has operational cost implications. Throughout the park redesign process, consideration should be given to positioning parks as year-round destinations to maximize Vaughan’s physical activity goals.

5.3.10 Comfort and Safety

Ensuring that parks provide attractive and comfortable experiences to the user are paramount in ensuring successful utilization and attracting a broad range of uses. Multiple elements go into contributing to user safety, comfort and convenience, such as signage, comfort amenities, and parking.

The presence of informative signage and attractive gateway features is the first impression that a user will have of the park and park system as a whole. The presence of consistent and effective signage is an important element in promoting recognition and stewardship in the community. Without proper signage, park users may be confused about the property’s ownership and boundaries. Signs develop a sense of place and combined with good urban design, can create unique districts and foster aesthetic development. They also provide interpretive information that connects a user to the park and may encourage the person to take further interest in their surroundings.

The provision of parking is a convenience that many users look for in accessing parkland though there is a careful balance given the objectives of designing healthy, active and sustainable communities. Off-street parking is best suited for parks that are intensively used, such as those containing community centres or multiple sports fields, typically for larger parks. Whatever the philosophy for parking within parkland, alignment is necessary with the parkland classification system and land use regulations.

Once inside a park, patrons often seek out convenience and comfort-based features. In non-programmed or passive parks where social activities such as picnicking, family or social gatherings and/or cultural events take place, users might be looking for amenities such as treed areas, shade structures, picnic tables, benches or washrooms. Similarly, users at active parks such as sports field may be looking for similar amenities as well as features such as designated seating, change rooms, and concessions. Where necessary, and where demand is high, the use of locational guidelines may be necessary. An example of this is the City of Brampton's 'Shade Structure Locational Guidelines' and 'Shade Structure Implementation Protocols' that lend guidance and objectivity regarding the placement of shade structures.

Park redevelopment projects should be designed with user safety in mind through the application of CPTED (Crime Prevention Through Environmental Design) and other design principles. High volume areas should be well lit, low visibility areas should be limited, and local parks should be configured so that surrounding residents and streets have "eyes on the park", thus discouraging undesirable users and activities. Maintenance of parks is now accepted in the industry as a key component of perceived "safety" and in deterring inappropriate behavior. Considering CPTED principles in the park redesign stages will achieve safer, user-friendly parks in Vaughan.

5.3.11 Climate Change Mitigation and Adaptation

Intricately linked to sustainability and environmental goals are efforts to promote urban design features that integrate climate change mitigation and adaptation. The City of Vaughan has been involved in a number of climate change and sustainability initiatives, often in partnership with the Region, Conservation Authority, and neighbouring municipalities (e.g., Green Directions Vaughan, Expanding the Urban Forest five-year strategy, etc.). This focus on sustainability is motivated by growing concerns over rising greenhouse gas emissions and near-term impacts of climate change such as more frequent extreme weather events and increased precipitation intensity. The toll of climate impacts on human health, infrastructure, and natural habitats is considerable and cities across the world are taking measures to both mitigate their environmental footprint and adapt to climate change impacts.

Parks play an important role in creating sustainable urban environments, reducing greenhouse gas emissions and adapting to climate change impacts. The Toronto Region Conservation Authority promotes the role of greenspace in reducing pollution and controlling soil erosion and flooding through green infrastructure features that, among other things, retain stormwater onsite and act as carbon sinks.

From the perspective of climate change mitigation, parks are integral to the City's urban forest canopy and often represent the highest concentration of trees in an urban area. Trees, plants,

and soil sequester and store carbon (and other pollutants).¹¹ This helps not only reduce greenhouse gases, but also cleans the air and improves air quality in urban environments. Parks support ecosystem-based climate change adaptation by counteracting the effects of artificially higher temperatures caused by the urban heat island effect, defending against ultraviolet radiation through tree canopies, absorbing and directing intense rainfall and snowmelt, and generally creating a more resilient landscape.

5.3.12 Green Infrastructure

Environmental stewardship objectives can be achieved by incorporating sustainable design features into parks. Green infrastructure designs help to create carbon sinks, offer shade to park users and surrounding residences, provide habitat opportunities for select wildlife, and contribute to naturalization or reforestation objectives. It also contributes to the overall greening of the community and showcases leadership in addressing environmental issues.

Where practical, there may be many opportunities to explore sustainable applications through park redevelopment projects, including:

- harvesting rain water to reduce the use of potable water;
- implementing xeriscaping for water efficient landscaping;
- including carpool parking spaces and bicycle parking;
- pursuing natural and renewable energy sources, such as wind, solar and geothermal;
- restoring and creating wetlands to increase flood control and to enhance water quality;
- reducing water pollution by treating storm water through the use of bioswales, stormwater planters, rain gardens, polishing areas, infiltration trenches and ecoroofs /green roofs;
- reducing impervious surfaces through the use of porous concrete, porous asphalt, permeable pavers and granular/wood chip surfacing;
- considering turf substitutes to reduce the amount of mowing needed;
- specifying organic fertilizers and compost;
- enhance pedestrian, bicycle, transit and universal accessibility modes of access into park and open space facilities;
- providing bicycle and pedestrian linkages between parks and open spaces;
- providing waste and recycling bins for park users, ensuring that the location and alignment of bins allows for easy maintenance and pick-up services; and
- specifying quality products and materials that are durable and can be recycled (e.g., synthetic materials, engineered wood products, vegetable fibers, reclaimed metals and concrete, etc.) and materials with low production costs (e.g., recycled components and alternative material/construction types).

¹¹ MacDonald, J. A. (n.d.). How Cities Use Parks for Climate Change Management (City Parks Forum Briefing Papers #11). Retrieved March 18, 2016.

5.3.13 Environmental Sustainability and Park Naturalization

The importance of environmental protection being increasingly recognized by Canadians, with public opinion polls often ranking the environment as the number one priority.¹² As our environmental conscience grows and urbanization increases, demand for passive settings that connect people to nature is on the rise. Many communities are placing a greater emphasis on the provision of passive park space (e.g., woodlots, prairie grasslands, flower gardens, civic gathering spaces, etc.), often ensuring that portions of new or redeveloped parks remain in a natural state. Naturalization typically involves reduced grass cutting, planting of native species, and public education to create awareness in the community (e.g., interpretative signage).

Trees and forests in York Region are estimated to provide more than \$8 million in annual energy savings to residents and businesses; remove and store 77,000 tonnes of carbon every year; and remove more than 3,200 tonnes of air pollution annually.

- York Region State of the Forests, 2017

Naturalized park spaces – whether achieved through ‘maintaining’ a site in its natural state or ‘returning’ a site to its natural state – are consistent with many principles related to environmental sustainability and stewardship, and is a key outcome of Green Directions Vaughan (the City’s Community Sustainability Plan and Environmental Master Plan) and Planting Our Future (the Urban Forest Strategy). These strategic policy planning documents have recommended greater civic engagement through volunteer programs – such as Adopt-A-Park and Communities in Bloom partnerships – along with focused communications to residents and businesses. Accordingly, there is an opportunity to engage residents and leverage naturalization initiatives and park improvements within broader park redesign and redevelopment processes. By facilitating education, interests, and understanding of natural processes through stewardship opportunities, Vaughan is able to promote sustainable development and reimagine communities through land use planning, revitalization exercises, and stewardship programs.

¹² The Centre of Environmental Stewardship and Conservation Inc. 2009. [The State of Stewardship in Canada](#).

Section 6. Redevelopment Framework

6.1 Vision & Guiding Principles

Parks are at the heart of our community. They are a common resource that Vaughan residents share every day. Well-designed, attractive and welcoming parks enhance both community and individual wellbeing by providing places where people can gather, play and connect. The City of Vaughan is committed to serving all citizens through the development and thoughtful enhancement of parks and open spaces.

Redesigned and redeveloped parks can be transformational and thus a decision-making framework has been created to establish priorities and ensure that resources are targeted where they are needed most. The PRS framework is predicated upon the following Vision Statement.

“To reinvest in Vaughan’s parks through strategic and coordinated redevelopment projects that respond to the needs of our various communities.”

The PRS must be flexible and locally responsive. It is a guide to be supported by a fluid implementation plan, the goal of which is to increase access to and the quality of selected parks in the areas of highest need so that all current and future residents can enjoy the benefits that a vibrant parks system has to offer. In support of the Vision, the PRS framework is reinforced by a number of Guiding Principles.

Guiding Principles

1. Reinvest in under-resourced, under-performing and outdated parks infrastructure as a means to stimulate and support growth and renewal within communities.
2. Re-create and re-animate parks in light of changing user preferences, best practices in design and placemaking principles.
3. Leverage redevelopment projects as a means to increase the quality and capacity of Vaughan’s parks system on an equitable basis across the City.
4. Consider principles of financial, environmental and community sustainability through redesign, redevelopment and ongoing maintenance efforts.
5. Improve connections and access to parks to enhance participation and programming.
6. Provide a welcoming, safe, inclusive and age-friendly atmosphere within our parks.
7. Support parks that are flexible, adaptable and multi-functional, accommodating a wide range of interests and experiences.
8. Consider an appropriate balance of structured and unstructured spaces for recreation, sport, arts, and community activities through the parks redesign process.
9. Enhance parks in areas of intensification to allow them to perform multiple functions and withstand greater intensities of use.
10. Establish a sustainable capital and operating funding strategy to support park redevelopment.

6.2 Park Redevelopment Criteria

Park redevelopment projects are comprehensive undertakings that involve wholesale change within the majority of a park. Redevelopment projects may result in a dramatically different park function or experience. This may include park reconfiguration, the introduction of new amenities and/or the removal of under-utilized amenities, replanting, regrading and more. The intent of a redevelopment project may be to revitalize the park, respond to user needs, and/or combine capital works to achieve economies of scale and minimize service disruption. In this way, they are very different from typical repair and replacement projects.

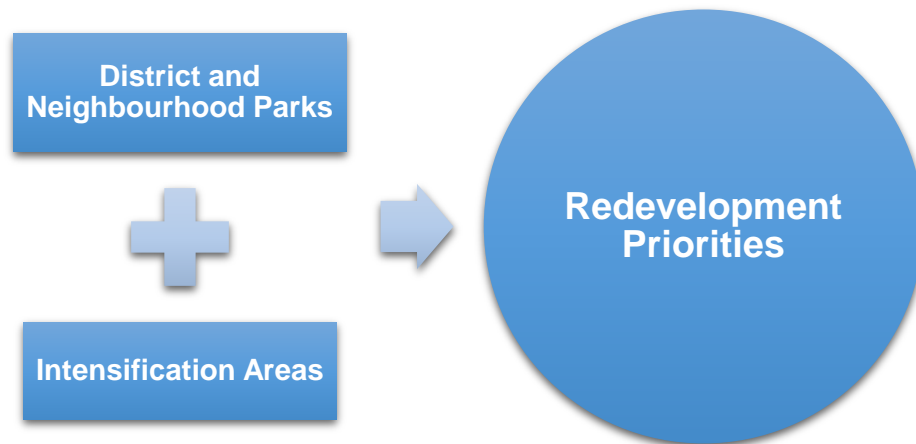
This Strategy includes two streams of analyses that recognize the differences between certain park types, functions, features and service areas:

District and Neighbourhood Parks with the Greatest Needs

The focus of this stream is on investing in developed parks that contain amenities in need of replacement or rationalization to serve emerging needs. Due to their differences, District and Neighbourhood Parks are analyzed separately. District Parks serve larger areas and tend to have several major features and amenities. Neighbourhood Parks serve more localized areas and tend to have fewer features (such as splash pads, sports fields, or courts).

Intensification Areas

The focus of this stream is on investing in unimproved open spaces or smaller parkettes/squares located in or within proximity of the City's growth centres. Most of these parks have few amenities beyond a playground or shade shelter, but have the potential to be enhanced to serve nearby residential intensification.



Informed by the research contained earlier sections of this report, it is evident that there are many reasons as to why the City of Vaughan may redevelop a park. Redevelopment projects are driven by macro factors – i.e. those external to the park – as well as micro factors that are specifically attributable to the internal functionality of the park.

Examples of macro/external factors include:

- the amount of parkland available within a specified geographic area of a City;
- the number/density of people residing within proximity of a park;
- changes in trends relating to park usage and sports participation;

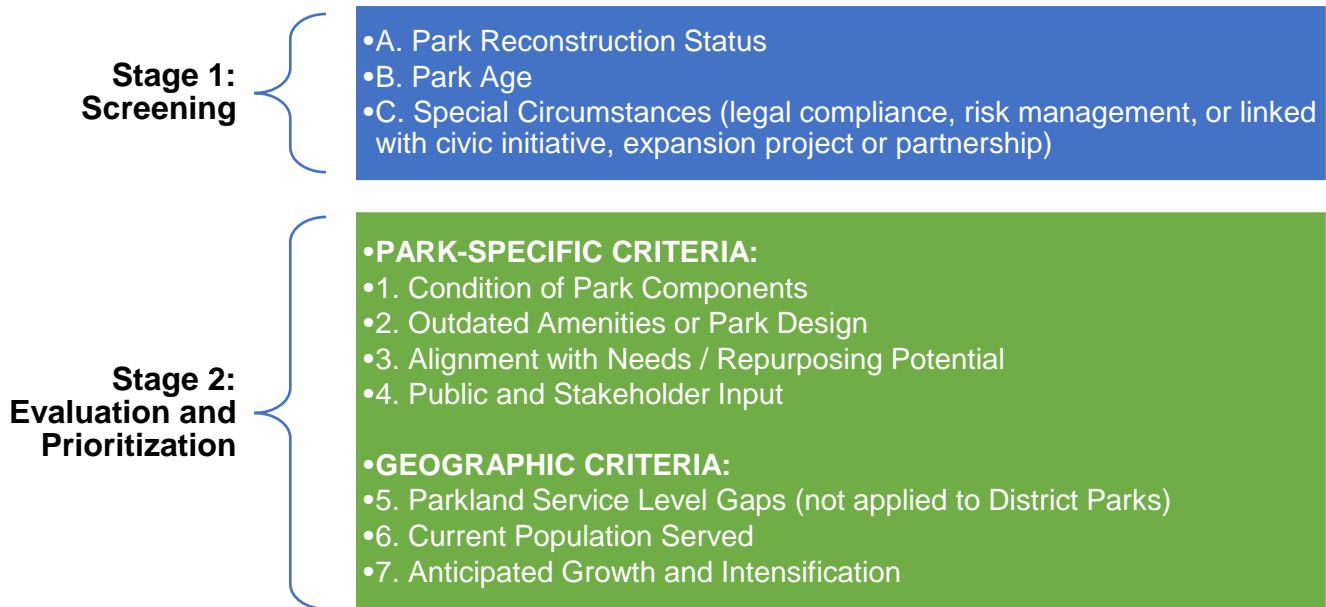
- changes in the demographic composition of the catchment area that the park serves; and
- civic planning exercises or partnership opportunities aimed at community revitalization.

Examples of micro/internal factors include:

- the age of a park;
- conformity to legislation and governing standards (e.g. accessibility for persons with disabilities, safety, etc.);
- lifecycle conditions of amenities within the park;
- changing park design standards; and
- the attributes and features that contribute to the experience of a park’s users, often identified through public input and requests.

The application of predefined criteria can assist the City in identifying and prioritizing park redevelopment projects. As this is the first PRS that is being prepared in Vaughan, it is anticipated that the criteria will be reviewed and re-assessed at a future date to revisit successes and challenges of implementing the PRS.

The following criteria – including both macro/external and micro/internal factors – are used in evaluating prospective park redevelopment projects to be included in the City’s long-term capital plan and are described in more detail below. A focus has been placed on those criteria that can be measured by readily-available data. As illustrated below, a two-stage evaluation process is recommended, which is applied to both District Parks and Neighbourhood Parks with major amenities. Parks in intensification areas are analyzed separately as their redevelopment will largely be opportunity-driven.



6.2.1 Stage 1 – Screening

The following criteria are to be applied in order to identify candidate parks to be considered for redevelopment. Parks meeting either criteria “A and B” and/or “C” will advance to Stage 2 evaluation. The decision-tree is explained further in the next section of the report.

A. Park Reconstruction Status

If a park has been substantially redeveloped within the past ten years it should be removed from consideration for park redevelopment within the ten-year scope of this study. Defining “substantial” redevelopment will be subjective and site-dependent, but would generally include major reconstruction of major amenities such as (but not limited to) tennis court complexes and water play features, but would not necessarily apply to repairs or to playground installations due to their shorter lifecycle. This criterion respects the recent investment of tax dollars and limits frequent disruptions caused by capital improvements within the same park.

B. Park Age

Park age is a primary consideration when evaluating prospective park redevelopment. Parks often reflect an era in which certain design philosophies were applied based on best practices and needs of the time. As years and decades pass, design philosophies and certain needs/preferences of park users often change. A park that was constructed long ago, but has not yet been subject to a major redevelopment project, will be a higher priority for redevelopment than a park that was constructed a shorter time ago.

For the purposes of the PRS, a park must have been constructed at least 30 years ago (without undergoing significant redevelopment in this time) in order to be considered for redevelopment. This generally coincides with the length of a generation and the time it takes for many communities to mature and realize an influx of new residents, thereby creating new park demands. This amount of time also aligns with the typical lifespan of many park amenities, although it is anticipated that many playground and courts will have been replaced since they were first installed as lifespans of these features may be closer to 20 years.

Parks that are 25 to 29 years old may also be considered for redevelopment in the six to ten -year window of the implementation plan as they will achieve a 30-year lifespan during this time. (*Note: For this analysis, 2017 is used as the base year.*)

C. Special Circumstances

The following circumstances may allow a park that does not meet Criteria A and B to advance to the next stage of evaluation:

Legal Compliance and Risk Management

The City is required to maintain its parks structure in a manner that complies with legal requirements. Projects that are critical to ensuring compliance and public safety, along with wide scale barrier-free accessibility, would trigger consideration for redevelopment. Other factors such as flooding, severe vandalism, crime, and related concerns may also advance a park for further consideration.

Linked with Civic Initiative, Expansion Project or Partnership

A park that is identified in another civic planning initiative (e.g., master plan, urban design or streetscape study, tourism initiative, community economic or revitalization plan, intensification study, site plan, etc.) is a priority candidate for redevelopment given its role in implementing a broader vision for a prescribed area. This is often a signal that the current park has a higher and better use. The inclusion of a park in another plan also represents a commitment that the City has made to the community and sets an expectation for improvement.

Parks that are planned for expansion to address growing demands or resolve an identified deficiency may also be considered for redevelopment. Expansion may trigger a master plan or concept plan for the new lands to guide development, including the redevelopment of the existing portion of the park in order to maximize park functionality.

Further, the ability to access external funding via partnerships specific to park renewal would allow a park to be considered further. External funding (such as government grants, Section 37 funds, third-party funding, gifts or sponsorships, etc.) allows the City to offset traditional funding sources and reduce the tax impact on local ratepayers, allowing the City to redirect resources to other projects.

6.2.2 Stage 2 – Evaluation and Prioritization

The short-listed parks will be evaluated and prioritized using the following criteria and measures.

1. Condition of Park Components

Parks requiring a greater degree of repair and replacement will be viewed as higher priorities for park redevelopment given the opportunity created by park remediation. As noted in earlier, the City's asset management system contains condition ratings for all park components using a five-point scale, ranging from 'very poor' to 'very good'. This data has been analyzed to determine those park amenities¹³ that are at or approaching the end of their functional lifecycle. Playgrounds, outdoor fitness equipment, pathways, and parking lots are excluded from this analysis as these amenities have a shorter lifespan and can be repaired or replaced in a relatively straightforward manner.

2. Outdated Amenities or Park Design

Many parks are held back by their design and do not live up to their potential. Part of this may be due to outdated design standards and how the use of parks has changed over time; for example, there is growing demand for parks that provide a sense of place and offer a variety of recreational opportunities. As well, mounting operational and maintenance issues – often caused by overgrown vegetation, grading and other landform issues, environmental considerations, adjacent and conflicting uses, park access, poor sightlines, etc. – can create challenges that affect park utilization. While the assessment of the qualitative factors within each park is beyond the scope of this study, input from Transportation Services, Parks & Forestry Operations Department staff was

¹³ Including ball diamonds, basketball courts, bocce courts, ice rinks, shelters, skate parks, soccer fields, splash pads, tennis courts and washroom/storage buildings. Excludes pathways, park furniture, lighting, parking lots, etc.

sought to identify those parks with significant challenges that are leading to their under-performance.

3. Alignment with Facility Needs / Repurposing Potential

The City regularly undertakes assessments of its facility and program service levels through documents such as the Active Together Master Plan, facility-specific studies, etc. Such documents present compelling rationale as to what types of facilities and programs are required to service future needs of the population. Priority should be attributed to park redevelopments that can feasibly accommodate new amenities that are in demand and undersupplied in the community, which suggests a better recreational use for the park. Preliminary input from the 2018 ATMP suggests that the following park facilities may be under-supplied and opportunities to integrate these within existing and new parks should be explored:

- sports fields, particularly ball diamonds, cricket fields and non-permitted fields;
- splash pads and skateboard parks;
- multi-use courts (tennis, pickleball, basketball, etc.);
- off-leash dog parks;
- outdoor fitness equipment;
- community gardens; and
- picnic areas and event hosting sites.

4. Public and Stakeholder Input

Suggestions and requests from Vaughan residents and community stakeholders (e.g., user groups, park advocates, City officials, etc.) should also be factored into the decision-making framework. This includes valid and persistent requests for park improvement or indications of park conflicts that could be resolved through a redesign project. For application within the PRS, input was sought from City Council members, staff and the public in tandem with the 2018 ATMP Update.

5. Parkland Service Level Gaps

Based on the inventory used in this Strategy, the current City-wide parkland provision rate is approximately 1.86 ha/1000 persons. Planning blocks where parkland service level ratios are below the current rate are viewed as higher priorities for park redevelopment projects given that such improvements would increase the functional capacity/quality of the park and in doing so, compensate for the lack of parkland in the area. Where two or more parks that are identified for redevelopment are located in close proximity, further analysis may be required.

Note: This criterion is not applied to the evaluation of “District Parks” as the existence of these larger park sites would skew their evaluation.

6. Current Population Served

Priority should also be correlated with the number of residents benefitting from a redevelopment project. This can be estimated based on the catchment area of a park through application of a service radius or an aggregate calculation of persons living in a planning block that a park can reasonably be expected to service. Planning blocks provide a consistent geographic area by which to evaluate not only the total population

served, but also population density – the higher the density, the greater the priority for redevelopment as parks in dense areas tend to realize greater use. 2016 Census data is not currently available by planning block, thus the draft 2016 forecasts for Vaughan (prepared by York Region in 2015) have been used.

7. Anticipated Growth and Intensification

Areas that are planned to accommodate residential growth within the next ten years should be prioritized according to the amount of anticipated growth. While new greenfield areas are unlikely to have older parks, existing areas undergoing residential and mixed-use intensification are probable candidates for park redevelopment. Data on residential building projects in the “pipeline” (e.g., registered, approved, draft approved or proposed residential developments) is available for Vaughan and will be used to identify areas of future growth. The pipeline forecasts are recorded in residential units and then converted to persons using assumptions for persons per unit (PPU) ranging from 1.8 PPU for apartments to 3.6 PPU for single detached units.

6.3 Park Redevelopment Prioritization Matrix

To provide a standardized means of evaluating prospective park redevelopment projects for inclusion in the City’s 10-year capital plan, the following table applies the criteria described in preceding pages in the form of a matrix. Criteria are subdivided into subsets to differentiate levels of priority through a scoring system with a maximum possible score of 100 indicating the highest possible priority project (note: as per capita parkland supplies are not a criterion that is applied to District Parks, these parks may achieve a maximum score of 90; they are to be prioritized separately from Neighbourhood Parks).

The scoring matrix is meant to articulate priority for implementation. Not all parks that are evaluated may be an immediate priority for redevelopment – decisions will have to be made regarding minimum thresholds, informed by budget availability and other factors. Further, priority may not necessarily be synonymous with timing, which will be subject to factors such as overall readiness, financial capacities, alignment with repair and replacement based on remaining life of park components, coordination with implementation schedules of other civic works, environmental considerations, etc.

Table 7: Prioritization Criteria for Park Redevelopment Projects

Stage 1 – Screening		
Criteria	Description	Action
A. Park Reconstruction Status	The park has been substantially redeveloped within the past ten years	No – Move to Criteria B
		Yes – Move to Criteria C
B. Park Age	30 years or more (<i>1st intake - for redevelopment in years 1-10</i>)	Move to Stage 2 Evaluation
	25 to 29 years (<i>2nd intake – for redevelopment in years 6-10</i>)	Move to Stage 2 Evaluation
	Less than 25 years	Move to Criteria C
C. Special Circumstances	Legal compliance or risk management issue	Move to Stage 2 Evaluation
	Linked with civic initiative, park expansion project, or partnership/ external funding	Move to Stage 2 Evaluation
	None of the Above	Do not consider further

Stage 2 – Evaluation and Prioritization		SCORING	
Park-Specific Criteria	Description	District Parks	Neighbourhood Parks*
1. Condition of Park Components	Average condition of major components, excluding playgrounds <i>Scoring: proportionate (Very Good = 0, Very Poor = 35)</i>	0-35	0-35
2. Outdated Amenities or Park Design	Degree of operational challenges, as identified by staff <i>Scoring: 0 = none, 5 = low, 10 = moderate, 15 = significant</i>	0-15	0-15
3. Alignment with Facility Needs / Repurposing Potential	Potential of park to address a local deficiency <i>Scoring: 0 = unlikely, 5 = likely</i>	0-5	0-5
4. Public and Stakeholder Input	Public requests for improvement <i>Scoring: 0 = no, 5 = yes</i>	0-5	0-5
Geographic Criteria			
5. Parkland Service Level Gaps**	Current parkland provision ratio <i>Scoring: proportionate (each hectare/1000 = 3.3 pts)</i>		0-10
6. Current Population Served	2016 population (based on York Region forecast) <i>Scoring: proportionate (each 1,000 persons = 0.5 pts)</i>	0-10	0-10
7. Anticipated Growth and Intensification	Forecasted growth (based on residential pipeline) <i>Scoring: proportionate (each 1,000 persons = 2.25 pts)</i>	0-20	0-20
Total Score		0-90	0-100

* Neighbourhood Parks without major amenities are excluded from the analysis.

** Regional Parks are excluded from the analysis. Areas with a population greater than zero but less than 1,000 are scored as average (5)

6.4 Areas for Further Study

The following criteria have not been included in the Parks Redevelopment Strategy decision-making matrix, largely due to a lack of available information (e.g., measurability). They are identified as possible considerations for further evaluation at the next update of the PRS.

Serving At-Risk Communities

Parks should reflect and respond to the unique social and cultural composition of the surrounding area. Further, the provision of quality parkland and connections to the outdoors are linked to prominent health benefits. As a result, parks that are located in ‘at-risk’ or ‘priority’ neighbourhoods – as well as those where demographics are rapidly changing or undergoing cultural shifts – may be opportune candidates for redevelopment.

At-risk areas may be identified in a number of ways, possibly in consideration of the Social Determinants of Health¹⁴. For example, persons residing in lower income neighbourhoods may have a greater reliance on public parkland to engage in their daily physical activities due to fewer alternatives and decreased mobility. Similarly, public health departments often identify areas where there are populations with higher concentrations of chronic diseases such as diabetes; in these areas, parkland can be leveraged to facilitate physical activity to combat ailments exacerbated by sedentary behaviours.

Levels of Park Use / Impact

Parks with very low or very high levels of use may be candidates for redevelopment. Low use may be indicative of a park that is not meeting the needs of the community and/or may be suffering from maintenance challenges or low investment in capital infrastructure. Conversely, parks with high levels of use are under extra strain and may require additional investment (potentially beyond repair and replacement projects) in order to respond to this pressure and improve the functionality of the park. At present, there is only anecdotal data on overall park utilization (beyond permitted amenities) – a park observation project consisting of targeted visits to parks may assist in this regard.

Contribution to Environmental Sustainability Objectives

Park redevelopments that demonstrate the City’s commitment to environmental sustainability and stewardship may be considered a priority. Examples of environmentally-focused design features include use of green infrastructure, renaturalization/reforestation activities, use of indigenous plantings in horticultural gardens, low impact development strategies, etc.

¹⁴ Mikkonen, J., & Raphael, D. 2010. Social Determinants of Health: The Canadian Facts. Toronto: York University School of Health Policy and Management.

Geographic Granularity

Planning blocks are the basic unit of measure utilized for this PRS. The benefits of using blocks are that they are relatively equally sized and well integrated into the City's planning practices. They are, however, large units compared to other sub-geographic units that are in common use, such as traffic zones, census tracts and dissemination areas. Use of smaller geographic units will allow for greater granularity and detail in analysis and may be considered in future analysis.

Minor Amenities

The asset management audits that underpin the condition assessment include major amenities such as sports fields, courts, ice rinks, skate parks, splash pads and washroom/storage buildings. Playgrounds have been specifically excluded from this analysis as their lifespan is shorter than most amenities and many will be replaced at least one time before a park becomes eligible for complete renewal or redevelopment. Aside from those items listed above, there are many additional amenities that contribute to the use and experience within a park, including pathways and hardscape elements, park furniture, lighting, parking lots, and more. These items may be considered further through future analysis.

Section 7. Park Redevelopment Priorities

This section examines the community and park-specific data summarized in Sections 3 and 4 and then applies the criteria and decision-making framework identified in Section 6 in order to identify priorities for park redevelopment.

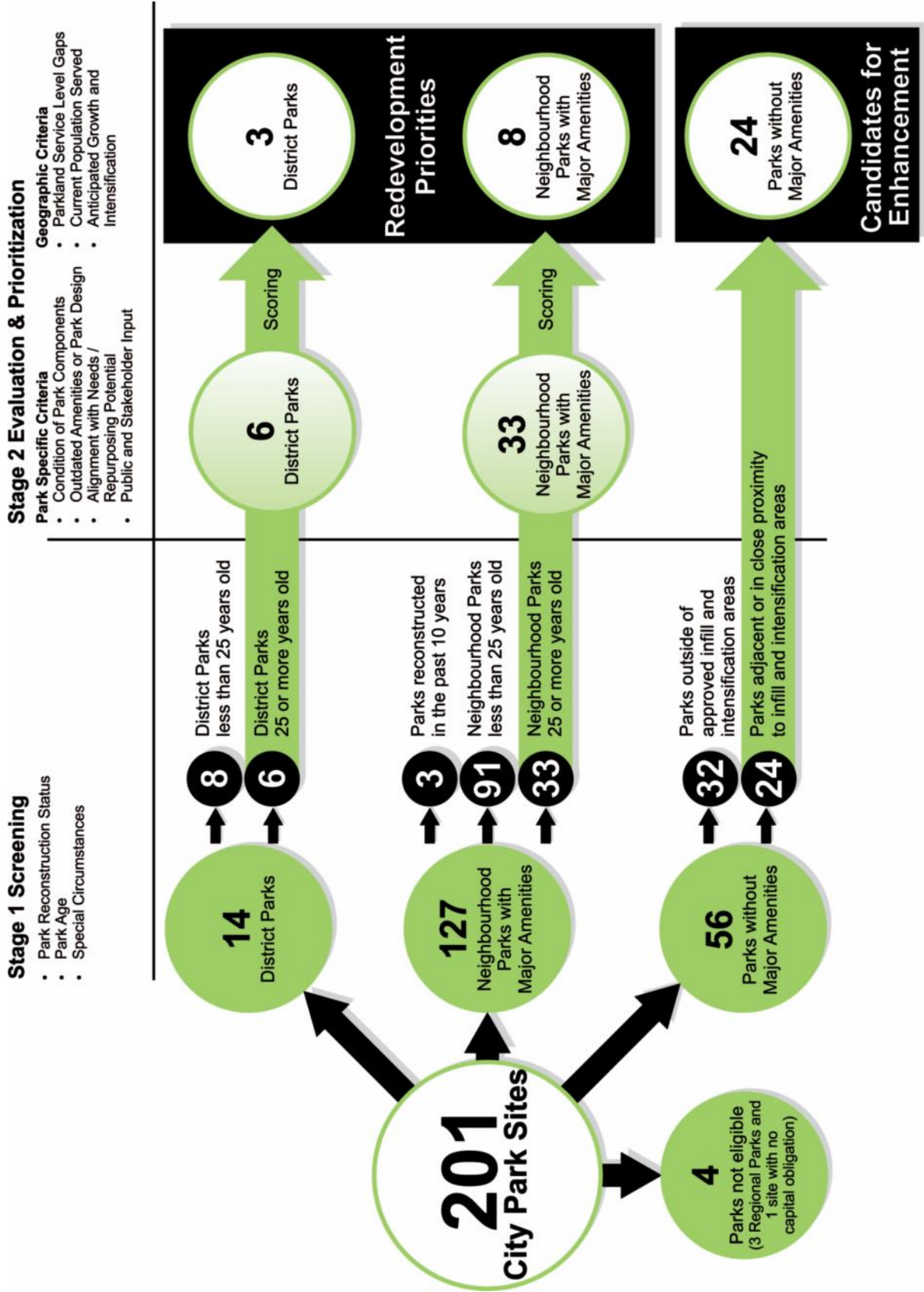
7.1 Identification of Candidate Sites (Screening)

Of the 201 City of Vaughan parks sites, four (4) sites were eliminated prior to screening as they were regional parks and sites where the City has no capital obligation. A total of 197 park sites were screened during the park redevelopment evaluation (see graphic on next page). Of this:

- **14 are District Parks:**
 - 0 parks have been substantially reconstructed within the past ten years
 - 8 were eliminated as they are less than 25 years old (as of 2017)
 - 6 are 25 years or more and have been evaluated further¹⁵, including:
 - Doctors Mclean District Park
 - Dufferin District Park*
 - Father Ermanno Bulfon Park*
 - Maple Community District Park
 - Nort Johnston District Park
 - York Hill District Park
- **127 are Neighbourhood Parks with major amenities**
 - 3 were eliminated from the analysis as they have been substantially reconstructed within the past ten years: Maxey Park; Rimwood Park; and Torii Park
 - 91 were eliminated as they are less than 25 years old (as of 2017)
 - 33 are 25 years or more and have been evaluated further, including:
 - Bathurst Estates Park
 - Belair Way Park*
 - Beverley Glen Park*
 - Castlehill Park*
 - Civic Park*
 - Concord Community Park*
 - Conley Park North
 - Conley Park South
 - Frank Robson Park*
 - Gallanough Park
 - George Stegman Park
 - Glen Shields Park
 - Joey Panetta Park
 - Joseph Aaron Park*
 - Kiloran Park*
 - Langstaff Park
 - LeParc Park
 - Marco Park
 - Michael Barrasso Park*
 - Mill Arbour Park*
 - Pierre Elliot Trudeau Park*
 - Rainbow Creek Park
 - Ramsey Armitage Park*
 - Reeves Park*
 - Riverside Park
 - Robert Watson Memorial Park
 - Rosedale Park North*
 - Thornhill Park
 - Vaughan Crest Park
 - Ventura Park*
 - Veteran's Park
 - Wade Gate Park*
 - Winding Lane Park
- **56 are parks (including parkettes or squares) without major amenities.** As noted earlier, these sites are not candidates for “redevelopment”, but have the potential to be enhanced to serve nearby residential intensification and are categorized separately. They are addressed separately later in this section.
- No parks were identified at this time as having special circumstances (e.g., linked with civic initiative, park expansion project, or partnership/ external funding) allowing them to skip the screening criteria and advance to the next stage of evaluation.

¹⁵ * parks built between 1988 and 1992 and to be considered for redevelopment within the next six to ten years.

Figure 8: Park Redevelopment Screening Process



7.2 Evaluation of Candidate Sites (Prioritization)

Different neighbourhoods and communities will have different needs, opportunities, and priorities for park provision. As such, this Strategy endorses a process by which park redevelopment priorities – for District Parks and Neighbourhood Parks – are determined using community-specific data. Additional guidance on park redevelopment costs and implementation can be found in Sections 8 and 9.

Information on candidate sites, including their size, age, condition of amenities and aerial images, can be found in **Appendix B**. Further, scoring of all candidate sites (based on the prioritization criteria identified in Section 6) can be found in **Appendix C**.

It is important to note that, aside from the specific parks prioritized for redevelopment, other projects and locations may also emerge through civic initiatives, revised population projections, new development proposals, partnerships, etc. In these cases, the decision-making framework identified in this plan should be used to assist in the evaluation process. An update to this Strategy is recommended in five years' time (around 2023).

It should be noted that additional amenities (particularly playgrounds and courts) – and beyond those in the parks identified for redevelopment – will require repair and/or replacement over the course of time. Nothing in this Strategy is intended to restrict proper asset management and capital planning practices. Several parks, due to the declining condition of existing amenities, may be considered for renewal through repair and replacement projects (not a full-scale redevelopment).

7.2.1 District Parks

Six (6) District Parks were evaluated for potential redevelopment. Sites were scored on a scale of 0 to 90 using the criteria identified in Section 6. The following tiers were established to assist in priority-setting:

- High Priority = 40+ points;
- Medium Priority = 35 to 40 points; and
- Low Priority = less than 40 points.

Based on the criteria established in this Strategy, the priorities for District Park redevelopment are listed in order of priority below.

Table 8: Priorities for District Park Redevelopment

1st Intake (for implementation in years 1 to 10)	2nd Intake (for implementation in years 6 to 10)
Note: Parks must be 30+ years old as of 2017	Note: Parks must be 25-29 years old as of 2017
High Priorities	High Priorities
none	Dufferin District Park: score = 44.0, Block 8 (Thornhill), built 1988, 5.5ha
Medium Priorities	Medium Priorities
York Hill District Park: score = 39.9, Block 1 (Thornhill), built 1980, 8.4ha Doctors Mclean District Park: score = 37.1, Block 44 (Woodbridge), built 1974, 15.5ha	none
Low Priorities	Low Priorities
Two (2) sites, not identified as not a current priority for redevelopment	One (1) site, not identified as not a current priority for redevelopment

A brief summary of the characteristics of high and medium priority park sites is provided below:

Dufferin District Park was established in 1988 and – as of 2017 – is less than 30 years old, meaning that it is not recommended for redevelopment until at least year six of the Strategy’s implementation plan. Located in Thornhill, this active park shares a site with Dufferin Clark Community Centre and Vaughan Secondary School and receives high levels of use as a result. The park contains a playground, basketball court, ice rink, shelter, waterplay facility, three soccer fields, and three tennis courts – many elements are nearing the end of their lifecycle and will require replacement. A redevelopment would provide an opportunity to ensure that all park elements are responding to current and emerging needs, to enhance accessibility within the park, and to update design standards throughout.

York Hill District Park was established in 1980 and is located in Thornhill, adjacent to the Garnet A. Williams Community Centre. Several elements of the park were recently replaced, including the playground, multi-use court, ice rink, and three tennis courts. The park also contains three additional tennis courts (very poor condition), two ball diamonds, internal pathways, and a gazebo. Despite the recent investments in this site, additional work remains and there will be an opportunity to add features and enhance the interface with the adjacent community centre, which is planned for a major renovation in the coming years. Nearby infill /high rise development is also expected to create additional pressures and needs for the park.

Doctors Mclean District Park is the largest of the parks that are proposed for redevelopment. The park is located in Woodbridge and within the “Kipling Avenue and Woodbridge Centre” local growth centre, thus it is anticipated to serve not only the existing population but also nearby residential intensification. Established in 1974, it is one of the oldest parks in Vaughan. It is a largely passive park consisting of a trails and wooded areas, a playground, a pavilion and washroom building, and a gazebo. The park is a popular venue for events and gatherings. Although a significant portion of this park falls within the Humber River floodplain, there may be

opportunities to enhance the park to a level more in keeping with other District Parks through capital improvements, such as a waterplay feature, trail works, and more.

Section 9 of this report contains an implementation plan identifying potential timelines for park redevelopment.

7.2.2 Neighbourhood Parks (with major amenities)

Thirty-three (33) Neighbourhood Parks with major amenities were evaluated for potential redevelopment. Sites were scored on a scale of 0 to 100 using the criteria identified in Section 6. The following tiers were established to assist in priority-setting:

- High Priority = 50+ points;
- Medium Priority = 45 to 50 points; and
- Low Priority = less than 45 points.

Based on the criteria established in this Strategy, the priorities for **Neighbourhood Park** redevelopment are listed in order of priority below.

Table 9: Priorities for Neighbourhood Park Redevelopment

1st Intake (for implementation in years 1 to 10)	2nd Intake (for implementation in years 6 to 10)
Note: Parks must be 30+ years old as of 2017	Note: Parks must be 25-29 years old as of 2017
High Priorities	High Priorities
<p>Glen Shields Park: score = 56.7, Block 15 (Thornhill), built 1981, 4.7ha</p> <p>Conley Park South: score = 53.4, Block 8 (Thornhill), built 1983, 1.2ha</p> <p>Gallanough Park: score = 52.7, Block 1 (Thornhill), built 1985, 2.2ha</p> <p>Robert Watson Memorial Park: score = 50.0, Block 37 (Woodbridge), built 1987, 2.3ha</p>	<p>Frank Robson Park: score = 50.6, Block 25 (Maple), built 1992, 2.8ha</p>
Medium Priorities	Medium Priorities
<p>LeParc Park: score = 46.3, Block 16 (Thornhill), built 1979, 2.6ha</p>	<p>Reeves Park: score = 48.0, Block 18 (Maple), built 1989, 1.7ha</p> <p>Pierre Elliot Trudeau Park: score = 45.5, Block 8 (Thornhill), built 1989, 1.2ha</p>
Low Priorities	Low Priorities
Eleven (11) sites, not identified as not a current priority for redevelopment	Fourteen (14) sites, not identified as not a current priority for redevelopment

A brief summary of the characteristics of the high and medium priority park sites is provided below:

Glen Shields Park is located in Thornhill, one block west of Dufferin District Park. Established in 1981, Glen Shields Park is the largest of the neighbourhood parks recommended for redevelopment. The park is in a residential neighbourhood and is co-located behind two schools, but has limited frontage. The park contains several internal pathways, a playground, basketball court, three tennis courts (very poor condition), and an Activity Centre building. An outdoor rink was removed several years ago following a fire. The central area containing the courts and activity centre hold substantial promise for redesign and redevelopment, with appropriate consideration given to vegetation, terrain, and emerging activities/uses.

Conley Park South was established in 1983. The park fronts onto Steeles Avenue in Thornhill and is co-located with an elementary school. The park contains a playground, three tennis courts (very poor condition), two shade shelters, and internal pathways. Many elements are nearing the end of their lifecycle and will require replacement or redesign. The park was also rated a high priority due to the size of the population living in the vicinity.

Gallanough Park is located in Thornhill and was established in 1985. The park shares a site with the Gallanough Resource Centre, John Arnold House (historic building) and an elementary school. Contained within the park are a playground, soccer field, gazebo and open space. The park was also rated a high priority due to the size of the population living in the vicinity, as well as future growth anticipated from the adjacent Yonge Steeles Corridor Local Growth Centre.

Frank Robson Park is located on Keele Street in Maple. The park was established in 1992 and is less than 30 years old, meaning that it is not recommended for redevelopment until at least year six of this Strategy's implementation plan. The park contains a three ball diamonds (one senior lit and two t-ball fields across a soccer field). The park is under-utilized due to a lack of parking and the poor design, orientation, and condition of the ball diamonds. The park lacks variety in features and activities (e.g., there is no playground). Sports field conversion and improved connections/interface with the adjacent woodlot are some options that may be considered in a park redesign, as well as the addition of a playground to serve the new townhouse complex being developed along Kelle Street.

Robert Watson Memorial Park is located in Woodbridge and has frontage on two streets. Established in 1987, the park contains a playground, basketball court, bocce courts, and a soccer field. The park was rated a high priority partially due to the size of the population living in the vicinity. As part of a park redevelopment, opportunities for converting underutilized features (such as bocce courts) to new uses should be considered.

Reeves Park is located in Maple and shares a site with an elementary school. The park was established in 1989 and is less than 30 years old, meaning that it is not recommended for redevelopment until at least year six of this Strategy's implementation plan. The park contains a playground, basketball court, and soccer field. This site scored very high due to geographic factors, including a high current population and strong population growth forecast. This area has the lowest per capita parkland supply ratio of

the park redevelopment priority sites, suggesting that there is considerable pressure being placed on existing parks in the area. In addition, the adjacent school (Our Lady of Peace) has recently closed and the property has been declared surplus.

LeParc Park is located on Langstaff Road and surrounded by low-rise office commercial buildings. Established in 1979, the park contains a premier soccer field, two tennis courts (poor condition), and a washroom/storage building (that is currently not available for public use). The park does not have a playground, though there may be interest in establishing one to serve future residents. Although there are no residents within the block at the present time, the broader area is forecasted for substantial population growth in the short-term. Plans for redevelopment should consider both the residential growth in the area, as well as the needs of the adjacent employment areas.

Pierre Elliot Trudeau Park (formerly Promenade Park) is a passive park consisting of a playground, gazebo and statue – some elements are nearing the end of their lifecycle and will require replacement or redesign. The site is unique in that it is surrounded by a variety of uses – a high school to the west, a high rise to the north, a commercial mall to the east, and a woodlot (and public library) to the south. The population in the area is considerable and the park is located within the Promenade Mall Primary Growth Centre, an area anticipated to undergo additional residential intensification. The park was established in 1989 and is less than 30 years old, meaning that it is not recommended for redevelopment until at least year six of this Strategy's implementation plan.

Section 9 of this report contains an implementation plan identifying potential timelines for park redevelopment.

7.2.3 Parks Serving Intensification Areas

In addition to District Parks and Neighbourhood Parks with major amenities, the City of Vaughan owns and maintains approximately 56 parks across 26 blocks that have traditionally been categorized as parkettes, urban squares, or smaller neighbourhood parks. Many of these sites contain playgrounds, hardscape and open space, but little else. They typically serve to provide respite, separation buffers, ecological functions, and space for children’s activities or dog walking. Their role in Vaughan’s parks system is important, but different from most destination parks.

As a result, the evaluation of these sites does not fit with the model advanced in Section 6. Most are small parcels of land that do not have higher-end or land-intensive assets that may preclude redevelopment. Unlike parks with extensive infrastructure, the age of these parks is largely irrelevant. However, many of these parks may be candidates for redevelopment or enhancement under the right circumstances.

Specifically, parks that are adjacent or within close proximity to sizeable residential infill and intensification projects are primary candidates for redevelopment consideration. Thus, redevelopment will be opportunity-driven and must be evaluated on a case-by-case basis.

The City should consider opportunities to enhance/redevelop those park sites (without major amenities) in or within proximity (e.g., 500-metres) of growth centres through secondary plans and the evaluation of planning applications. A list of potential sites is shown in the following table.

Table 10: Parks without Major Amenities located in or within proximity of Growth Centres, by Block

Block	Park Sites
1	Emerald Lane Parkette, Rebbetzin Judy Taub Memorial Parkette
2	Lions Parkette, Oakbank Park, Percy Bone Parkette, Yonge Mill Parkette
9	Oakhurst Park, Thornhill Green
15	Bob O’Link Parkette, Oakmount Parkette, Riviera Park
24	Sherwood Parkette
25	Netherford Parkette
26	Crieff Parkette, Kelso Parkette, Killian-Lamar Parkette
43	Legion Park
44	Almont Park, Fred Armstrong Parkette, Memorial Hill Park, Old Firehall Parkette, Woodbridge Avenue Parkette
51	Parwest Park
54	Treelawn Parkette

Section 8. Financial Framework

Vaughan’s parks system needs to be planned and managed in a manner that is financially sustainable, while meeting the greatest degree of community needs as possible. This section provide direction for the development of a long-term (ten-year) capital planning strategy for parks facilities. This information will inform the City’s Long Range Fiscal Plan, which includes examining funding options to address long-term operating and capital pressures.

8.1 Key Sources of Funding

Parks represents 10% of the City’s overall 2017 capital budget, with the majority of this funding (72%) being associated with growth-related infrastructure; the balance is applied to retrofits and special projects.

There are several funding tools available to municipalities for park development and/or redevelopment, depending on the nature and location of the project. The primary funding sources applied by the City of Vaughan are identified below, as referenced in the City’s “2017 Budget and 2018 Financial Plan” (note: this is not intended to be an exhaustive list, nor are all funding sources typically applied to park redevelopment projects):

1) Development Charges

Development Charges (DCs) are the primary funding source for growth-related projects. Up to 90% of the net capital costs associated with eligible projects can be funded by Development Charges, with the remaining 10% coming from other sources. Parkland is excluded from DCs as it is covered under the parkland conveyance policies of the Planning Act; however, park infrastructure is eligible. Development Charge service levels are reviewed every five years – the City of Vaughan’s next DC Update will occur in 2018.

Points to Consider:

- DCs are not eligible for capital repairs or replacements, but may be used to offset the incremental increase of growth-related facility enhancements.
- The City’s current Development Charge standards address a “greenfield” level of service, which has been the typical of past park development projects. However, as parks become more urbanized, construction costs are rising and additional funding is required to elevate projects to an “urban” level of service. This is an area being considered as part of the City’s ongoing Development Charge Review.

2) Infrastructure Reserves

Municipalities may establish various discretionary capital reserve funds to assist in the funding of general and specific capital projects. In reference to parks redevelopment, the City of Vaughan has established primary reserves (with funding from the tax levy) for:

- (a) the repair and maintenance of parks infrastructure (such as paths, lighting, furniture, field infrastructure, play field grading and drainage, splash pads, fencing, etc.); and
- (b) artificial turf replacement.

Points to Consider:

- There is currently no dedicated levy or reserve for large-scale park redevelopment projects, such as those identified in this report. Although monies allocated to park repair projects may be repurposed to park redevelopment projects at the City's discretion, the parks infrastructure reserve is currently oversubscribed as needs are outpacing funding.

3) Debentures / Debt Financing

Debentures are borrowing tools that are generally used for specific initiatives (such as large capital projects with limited or undetermined funding sources).

Points to Consider:

- The City has not typically borrowed funds to support parks infrastructure renewal and – barring any special circumstances – it is unlikely that this tool would be supported for park redevelopment projects.

4) Capital from Taxation

The operating budget is largely tax-supported and includes an allocation for minor capital projects in parks that are ineligible to be funded through Development Charges or reserves.

Points to Consider:

- The City of Vaughan does not currently have a special tax levy for park-related capital replacement projects. There is constant pressure to balance available funding to support existing services, growth requirements and corporate initiatives against limited available funding.

5) Gas Tax

The Gas Tax is a federally-supported program, intended to support municipal investment in environmentally sustainable infrastructure projects, such as bridges and walkways.

Points to Consider:

- Some park improvement projects have been deemed eligible for Gas Tax funding in the City of Vaughan and this funding source may be considered to assist with selected projects into the future.

6) Section 37

Section 37 of the Ontario Planning Act offers opportunity to bridge gaps in level of service and leverage new or improved park amenities. These policies allow municipalities to authorize increases in permitted height and/or density through the zoning by-law in return for community benefits. The benefits generally represent services, facilities, or matters that would not otherwise be provided for through the Planning Act or the Development Charges Act. In this way, they cover a variety of community services and facilities, such as park improvements, public art, child care, space for non-profits, affordable housing, heritage preservation, streetscapes, and many other improvements.

Points to Consider:

- Although Section 37 has been in place for many years, it is a tool that has become more commonplace in large urban areas in recent times, especially in the City of Toronto. The City of Vaughan has only recently begun to implement Section 37 as a tool for achieving community benefits in intensification areas (including improvements to Thornhill Green Park and Benjamin Vaughan District Park).
- Parkland improvements are one of several community benefits that may be realized through Section 37. The City has established a protocol for determining community benefits – studies (such as the Parks Redevelopment Strategy) are to be used to inform this evaluation.

7) **Parkland Cash-in-Lieu**

Municipalities may collect land or cash-in-lieu of parkland as a condition of land development or redevelopment, as per Section 42 of the Ontario Planning Act. Typically, these funds are used to purchase parkland. However, the Act allows municipalities to use cash-in-lieu of parkland (or the alternate rate funding) to assist in the installation or enhancement of park amenities¹⁶. Some municipalities have allocated these funds in the vicinity of the residential development, particularly in areas of intensification. As noted earlier, the City's Finance and Administration Committee recommended in 2012 that staff review opportunities to use cash-in-lieu funds to retrofit parkland in the vicinity. This matter was put on hold due to appeals of Official Plan policies and the need for a redevelopment strategy. With the completion of this Parkland Redevelopment Strategy, the City may resume consideration of this recommendation.

Points to Consider:

- The City of Vaughan's cash-in-lieu policy does not currently allow for funding to be applied to the installation or enhancement of park amenities, although this was recommended for consideration by the Finance and Administration Committee in 2012 and in the 2013 ATMP.
- The recent passing of Bill 73, which reduced the alternate provision standard for collection of cash-in-lieu of parkland dedications, further diminishes available resources for new parks or upgrading of existing ones.

8) **External Revenues**

External revenues include funding from outside sources, such as cost sharing arrangements, grants, or donations.

Points to Consider:

- The establishment of community and public-private partnerships in the municipal parks system to leverage additional resources, expedite development, and improve accessibility was recommended in the 2013 ATMP.

¹⁶ Section 42(15) of the *Planning Act* states that, in addition to the acquisition of parkland, cash-in-lieu of parkland dedication can be used for "the erection, improvement or repair of buildings and the acquisition of machinery for park or other public recreational purposes."

8.2 The Case for Funding Park Repairs and Redevelopment

The City of Vaughan's parks infrastructure reserve funds approximately \$2.1 million in capital repair and replacement projects each year. These projects are spread across Vaughan and targeted to those parks and amenities in greatest need of lifecycle maintenance. Forecasts for future years indicate that capital requirements are increasing as the City's parks infrastructure ages and requires added repair or replacement. These forecasts suggest that the parks infrastructure reserve is undersubscribed and that difficult choices will have to be made regarding park renewal, with prioritization of maintenance items becoming increasingly important.

The 2016 Canadian Infrastructure Report Card found that the physical condition of sport and recreation facilities was the lowest of all of the asset categories included in the most recent survey (more so than roads, bridges, water works, transit, etc.), and states that compared to other sectors, repairs and maintenance spending on recreation facilities is the worst of all sectors it has studied. The Report Card suggests that increasing reinvestment rates in municipal infrastructure will stop the growth in the backlog and save money in the long run.

*"In the end is it not a question of 'if' but of 'when'. We can make smart repairs now or hold off and make increasingly expensive repairs later. Canada needs to accelerate the rate of infrastructure renewal now."*¹⁷

- Canadian Parks and Recreation Association, 2016

There are several challenges associated with the underfunding of park renewal and redevelopment projects. For example, underfunding can:

- delay the construction of new or replacement assets that are required to meet the needs of growth and changing community needs;
- impair the City's ability to maintain current service levels, reducing its ability to support growth and economic development;
- lead to more expensive capital investment if the lifecycles of existing assets are extended beyond their functional limitations;
- generate negative press due to outdated amenities and parks that do not meet contemporary standards;
- create risk and liability by delaying asset replacement;
- extend the reliance on older technologies, leading to increased operating costs and heightened environmental impacts; and
- lead to redundancies and higher operating costs due to an oversupply of certain assets that continue to be maintained despite being under-utilized.

Well maintained and renewed parks are more appealing to users, better utilized and more aligned with a wide range of City initiatives. As costs rise and needs change, the City needs to establish priorities and capitalize on opportunities for reinvestment in parks infrastructure.

¹⁷ CPRA. Key Messages Release of 2016 Canadian Infrastructure Report Card.
<http://www.cpra.ca/UserFiles/File/EN/sitePdfs/initiatives/CPRA%20Key%20Messages%20for%20FCM%20Report%20Card%20-%20Final.pdf>

8.3 Capital Planning Strategy

Previous sections of this report identified key parks for redevelopment. This section examines the potential order of magnitude capital and operating costs of this PRS in order to inform the allocation of resources and funding strategies. It is anticipated that existing funding sources would address a portion of the costs; however, additional analysis is required to determine potential sources and funding levels.

Please note that the capital cost estimates have been rounded to the nearest thousand dollars. All costs are approximate and are subject to public and stakeholder input.

8.3.1 Estimated Costs for Redeveloped District & Neighbourhood Parks

Methodology

Estimated capital costs for the three District and eight Neighbourhood Parks that were identified as priorities for redevelopment were calculated utilizing the City-Wide Development Charge – Parks Development (2017) document and are comprised of the following:

- Fifty percent (50%) of the Land Development Unit Cost per hectare (2017) at \$372,000 per hectare for District Parks and \$284,000 per hectare for Neighbourhood Parks;
- One hundred percent (100%) the Park Facility Type Unit Cost (2017);
- Fifteen percent (15%) construction contingency; and
- Thirteen percent (13%) consulting fees.

Based on the inventories and lifecycle condition audits completed by the Infrastructure & Corporate Asset Management Department (with assistance from Parks Development), any facility that was characterized as Very Poor, Poor or Moderate was included in the capital cost for redevelopment of the park.

Order of Magnitude Capital Costs – Combined District Parks & Neighbourhood Parks

The total estimated capital cost of implementing the Park Redevelopment Strategy for the eleven (11) high priority District and Neighbourhood Parks is \$24,329,000. This cost breaks down as follows:

- **District Parks** (3, including Doctors Mclean District Park, Dufferin District Park and York Hill District Park) \$13,834,000
- **Neighbourhood Parks** (8, including Conley South Park, Frank Robson Park, Gallanough Park, Glen Shields Park, Le Parc Park, Pierre Elliot Trudeau Park, Reeves Park and Robert Watson Park) \$10,495,000

This cost represents an average estimated funding allocation of \$2,433,000 per year over the life of the ten-year Park Redevelopment Strategy, although requirements would vary from year to year.

Operating & Maintenance Costs – Combined District Parks & Neighbourhood Parks

As municipal parks are redeveloped, there will be a need to augment annual Operating and Maintenance budgets. One percent (1%) of the total capital cost of the park redevelopment should be allocated to annual Operating and Maintenance. Over the life of the ten-year Park

Redevelopment Strategy, it is estimated that approximately \$243,000 should be approved to facilitate maintenance of redeveloped parks and new park facilities. This translates to an average of \$24,000 per year, although requirements would vary from year to year.

8.3.2 Estimated Costs for Redeveloped Parks Serving Areas of Intensification

Methodology

Estimated capital costs for redeveloped parks serving areas of intensification are based on the City-Wide Development Charge – Parks Development (2017) document and are comprised of the following:

- One hundred percent (100%) of the Land Development Unit Cost for Urban Parks per hectare (2017), at \$1,694,000 per hectare;
- One hundred percent (100%) the Park Facility Type Unit Cost (2017) – Junior/Senior Playground Equipment Combined (Urban Park) – at \$312,000 per unit;
- Fifteen percent (15%) construction contingency; and
- Seventeen percent (17%) consulting fees.

Order of Magnitude Capital Costs – Parks Serving Areas of Intensification

While not specifically identified in the proposed redevelopment schedule, twenty-four (24) parks without major amenities located in or within areas of intensification have been identified for potential enhancement / redevelopment when opportunities arise. **Redevelopment of these park sites will be opportunity and growth-driven and must be evaluated on a case-by-case basis.**

The average cost for redevelopment of each park without major amenities located in or within proximity of growth centres (as identified in Table 10, Section 7.2.3) is estimated to be \$1,530,000. This amount will vary depending on the park size, existing conditions and proposed program. It is noted that land development costs are higher for urban parks due to the increased hardscape and intensity of construction.

Operating & Maintenance Costs – Parks Serving Areas of Intensification

As parks serving areas of intensification are redeveloped, there will be a need to augment annual Operating and Maintenance budgets. A minimum of one percent (1%) of the total capital cost of the park redevelopment should be allocated to annual Operating and Maintenance of parks in areas of intensification.

Section 9. Implementation

9.1 Envisioning Park Redevelopment

Vaughan is growing, placing pressure on parks that were not designed for the type and degree of activities they are being used for. This pressure is most acute in areas of high density and growth, where demand is on the rise. Maturing neighbourhoods may also have unmet needs due to outdated or missing park amenities and the changing demographic composition of area residents.

Compounding this, parkland supplies are not increasing at the same pace as the population. Like most communities, Vaughan is losing ground as legislated parkland acquisition tools are insufficient to maintain the per capita ratios of the past and rising land values make purchasing land a last resort. Over time, this means that Vaughan will have to do more with less (on a per capita basis). New parkland will still be required to address the needs of growth. However, by optimizing the parks that we have, capacity can be created within the parks system to enhance the City's ability to respond to community needs and growth.

Park redevelopment can take many forms, but should generally reflect the needs of the area the park is intended to serve, and should seek to modernize park designs and components such that they are able to withstand substantial use for many more years to come. This may include options such as converting under-utilized assets to in-demand uses or re-imagining an older neighbourhood park as a “green” for gatherings and passive recreation. These and other considerations are supported by the guiding principles identified in Section 6.

Examples of **park redevelopment opportunities** include, but are not limited to:

- installation of site furniture, shade structures and lighting;
- accessibility and barrier-free improvements;
- landscaping and greening improvements, as well as sustainability features;
- installation of hardscape and plaza features within areas of higher density;
- signage and entry features that strengthen the interface with the public realm;
- creation of event spaces, pavilions, gathering and picnic areas, etc.;
- playground replacements;
- pathway development;
- upgraded sports fields that comply with today's design and play standards;
- sport court reconstruction;
- addition of new amenities, such as splash pads, skate parks and more; and
- interpretive and education elements (e.g., cultural heritage, environmental, etc.).

Parks should be redesigned according to their intended function. For various reasons – including intensity of use, space demands, noise/disruption, etc. – some uses are more appropriate in certain types of parks. Playgrounds (considered to be a basic unit of most park construction) are appropriate in all park types, but lit sports fields cannot be inserted into Neighbourhood Parks due to their significant size and impacts (e.g., lighting, parking, hours of use, etc.).

9.2 Proposed Redevelopment Schedule

Eleven (11) priority sites for park redevelopment were identified in Section 7.2, for an average of approximately one per year for the next ten years. The locations of these parks are illustrated on the map on the following page. The following table contains an implementation schedule, with preference placed on those parks identified as high priorities, equity of distribution across the City, and timing of nearby residential intensification. Consideration has also been given to the age of the park site (parks that are less than 30 years old are not eligible for redevelopment until 2024 or beyond as per the criteria).

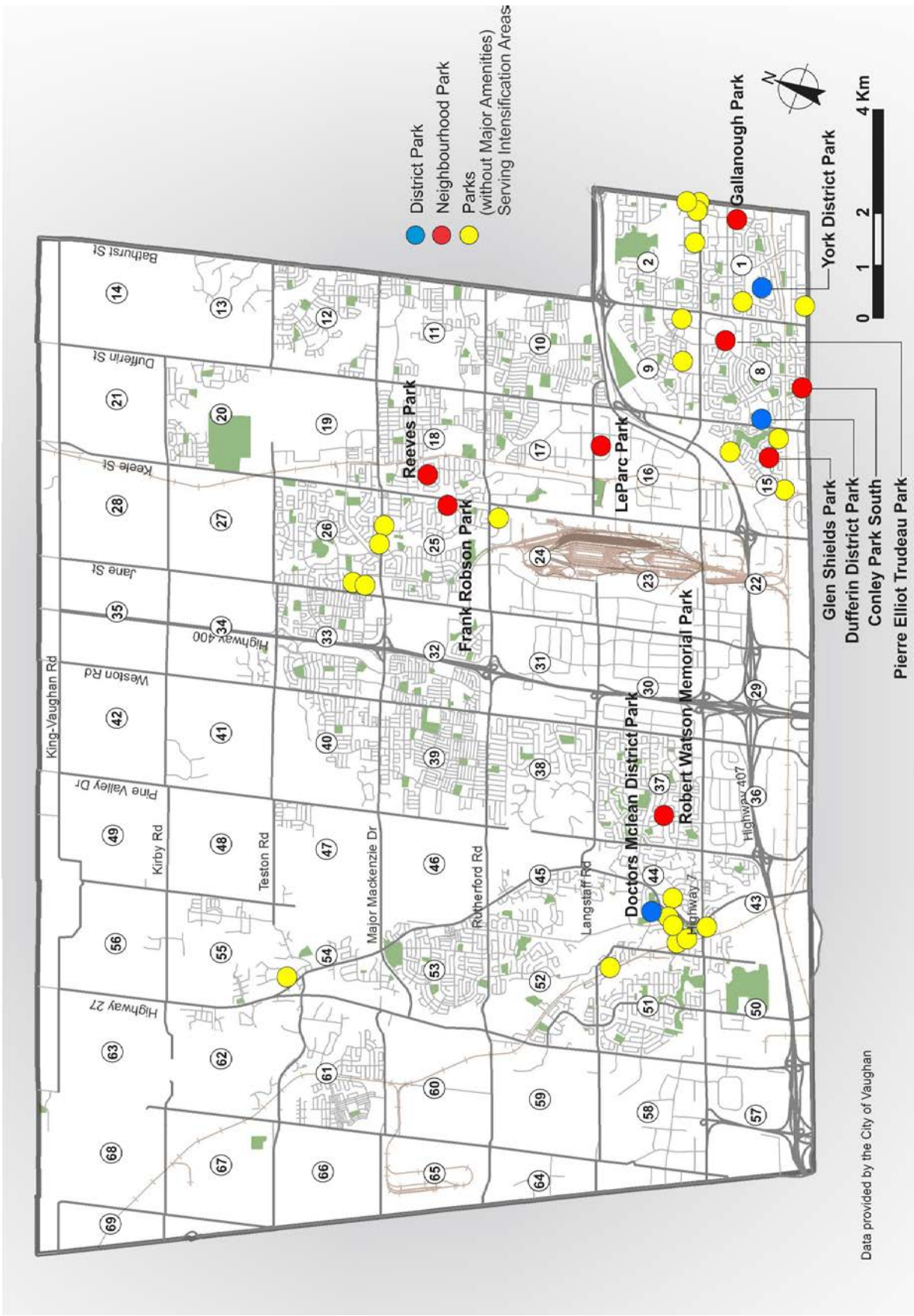
Timing indicated in the following table is subject to change based on funding availability, alignment with growth, site-specific factors, public input, and direction from City staff and Council. Opportunities and alternate funding sources should be sought to meet the suggested timelines. Due to planning and consultation requirements, the first park redevelopment project is not proposed to begin until 2019, pending available funding.

Table 11: Proposed Park Redevelopment Schedule

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
			1st Intake (parks that are 30+ years old)									
								2nd Intake (parks that are 25-29 years old)				

In addition, the City should seek opportunities to enhance smaller park sites serving intensification areas. A listing is provided in Section 7.2 for further consideration through secondary plans and development applications.

Figure 9: Parks Redevelopment Priorities



9.3 Public Engagement

Public and stakeholder input is an important component of any park redevelopment project as these sites have been core community assets for decades and residents and organizations have come to rely on their availability. There is also a need to involve the public in confirming the need for new or improved park amenities, the chosen park design, and interim accommodation measures (for permitted fields, for example).

Public engagement is critical to every park redevelopment project and efforts should be made to share information directly with residents, build a foundation of support for future decisions, and generate ideas on possible future uses. A variety of strategies may be used to communicate with residents and collect input on changes to parks, such as:

1. Webpage: Project websites with key project and contact information allow for people to learn more, stay up-to-date and provide their input.
2. Written submissions: Interested parties should always be encouraged to share their feedback through email.
3. Online surveys: An online survey may be conducted to collect opinion data from local residents or those living across the City, which would be particularly important for higher-order district or regional parks.
4. Workshops and design charrettes: Workshops may be held with key user groups who rely on the park facilities in order to understand their needs and their vision for how the redeveloped park could better serve the local community. Design charrettes may also be used to help set priorities and design principles for park redevelopment, and to discuss placement, sizing and design of facilities.
5. Public information sessions: These sessions provide opportunities for users and residents to learn more about the planned project and provide their input on ideas for park redevelopment. They are also effective means for gathering feedback on park design concepts.

9.4 Supporting Recommendations

Proactive planning is key to making the best use of land and money, rather than reacting to needs of a case-by-case basis. As a companion study to the 2018 ATMP Update, the Parks Redevelopment Strategy identifies priorities for investing in existing assets to better serve today's residents and those that will arrive in the near future. In addition to the priorities identified in Section 7, the following recommendations will enable full implementation of the Parks Redevelopment Strategy.

1. Develop best practices for **animating redeveloped parks**, including engaging residents in the delivery of local-level programming and events.
2. Undertake a **park observation project** to document usage and assist in prioritizing opportunities for unscheduled and casual use park amenities, such as courts, waterplay facilities, skate parks, and more.
3. As part of redevelopment and asset management projects, consider **repurposing aging and under-utilized facilities** that are no longer needed to maintain service levels. Clearly link park redevelopment projects to evidence-based demand and future growth to ensure that the City does not take on park facilities that it does not need.
4. Develop and administer a **public communications plan** explaining the anticipated changes to priority park sites, as well as other opportunities for residents to provide input.
5. Develop **Park Master Plans** for redevelopment projects in order to consult with the public and stakeholders, identify preferred design concepts, and confirm cost estimates. This process results in parks that address opportunities and constraints, conform to technical specifications while offering variety in design, and meet community needs and interests.
6. Where a full-scale redevelopment project is not envisioned, ensure that appropriate **asset management practices** are followed. Where possible, lifecycle repairs and replacements should be coordinated to minimize disruptions and maximize economies of scale.
7. Integrate the recommended parks redevelopment projects (Section 9.2) into the City's **long-term capital forecast**.
8. Seek opportunities to enhance/redevelop park sites within or in proximity of growth centres in coordination with **residential intensification**.
9. Establish a **capital funding strategy** for park redevelopment projects. New partnership and funding models will be need to be developed to implement the PRS. Some examples include:
 - a. Establish a **park redevelopment reserve** (in addition to the infrastructure reserve) and **pool funds** for larger scale projects that are supported by the capital plan. Consider **phasing** of park reconstruction where necessary.

- b. Leverage **Development Charges** to fund growth-related components of redevelopment projects.
 - c. Prioritize the use of **density for benefit contributions** (Section 37) for unfunded portions of planned park redevelopment projects.
 - d. Where appropriate, seek opportunities to advance redevelopment projects through the securement of **outside funding and partnerships**. Proactively match projects to the needs in local areas so that meaningful discussions can be held with developers.
 - e. Monitor and actively pursue **grant-based funding**.
 - f. In areas of higher density where parkland acquisition is not feasible, examine opportunities to apply **parkland cash-in-lieu** contributions to offset the costs associated with park upgrades. This direction was previously recommended by the City's Finance & Administration Committee (June 26, 2012) and the Active Together Master Plan.
 - g. Ensure that park improvements are supported by sufficient **operating funds** to certify that parks remain in good repair. Full implementation of this plan may require additional staffing resources.
10. Establish a protocol for **regular monitoring** (annually, at minimum) of the Parks Redevelopment Strategy. Undertake an **update** of the Strategy every five years.

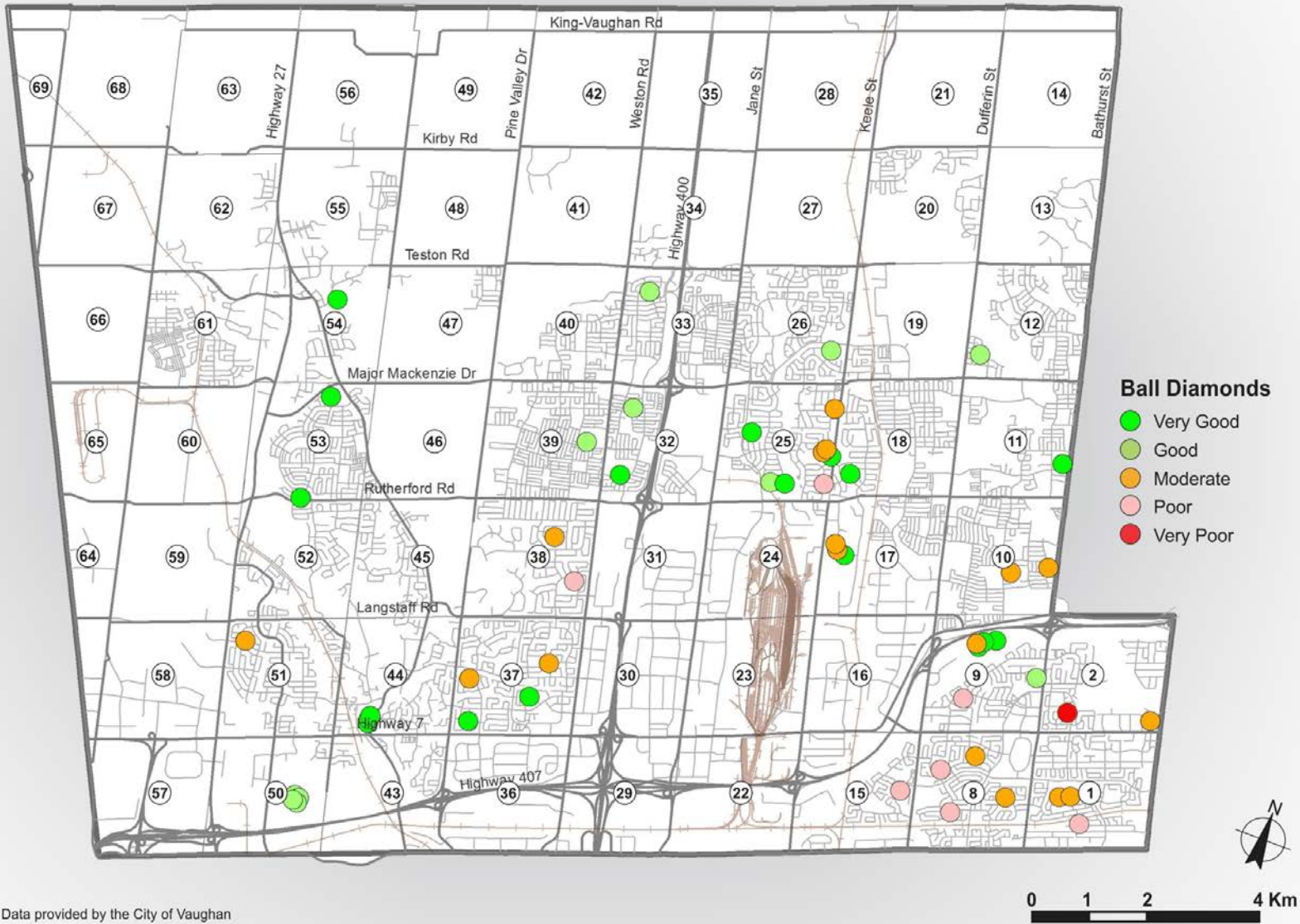
Appendix A: Condition Mapping

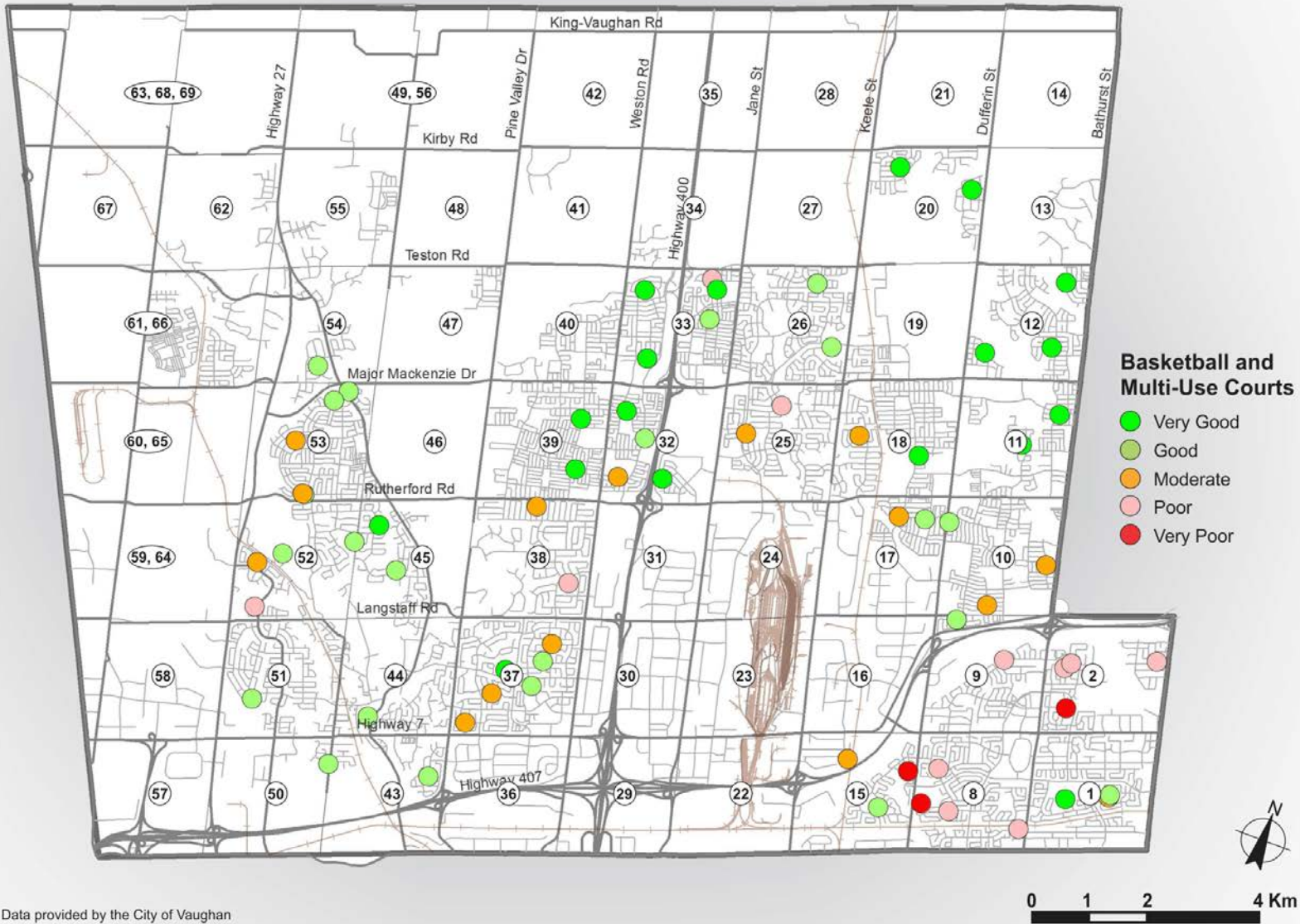
The following pages contain maps depicting the condition of key parks infrastructure, including:

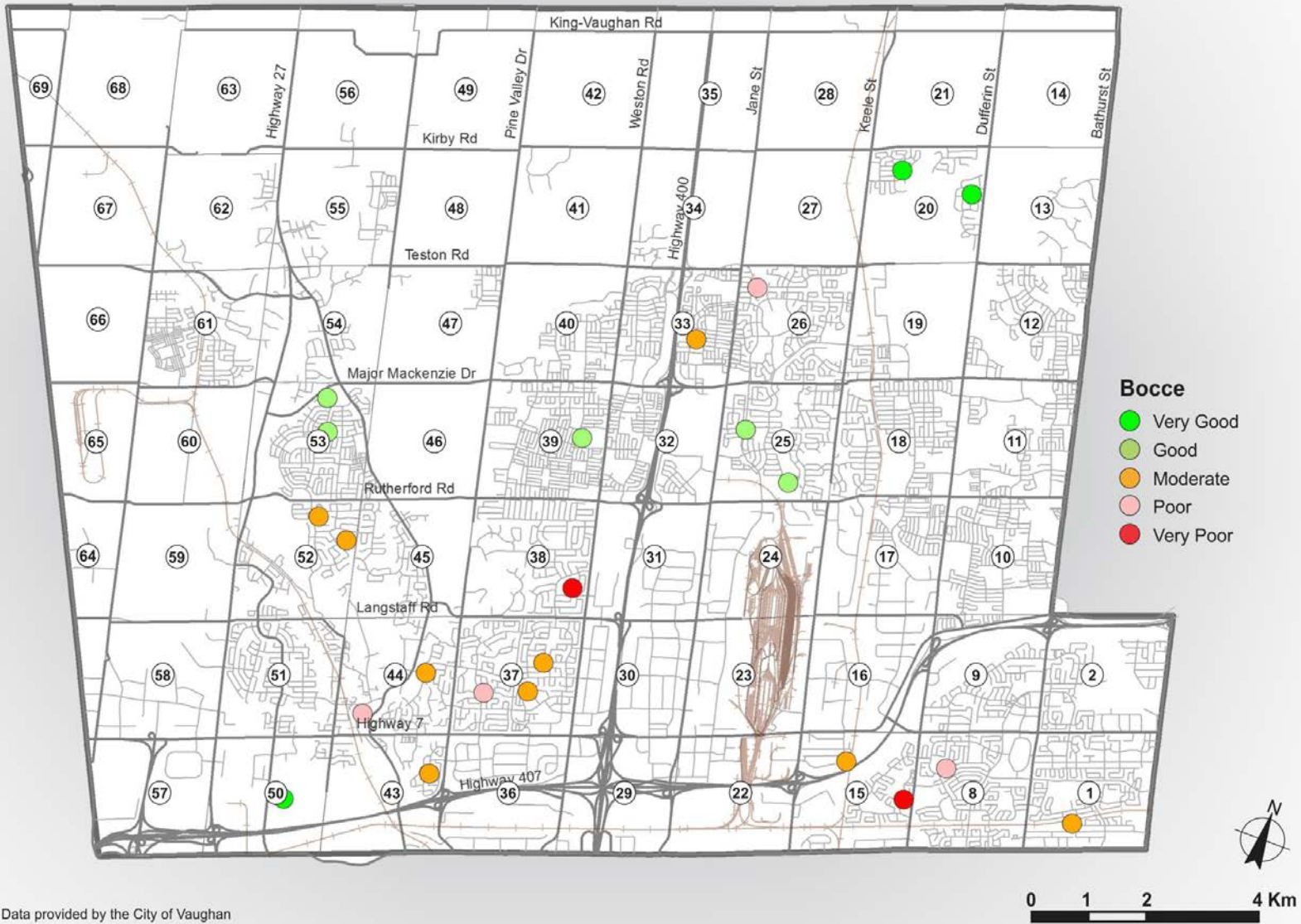
- Ball Diamonds;
- Basketball and Multi-use Courts;
- Bocce Courts;
- Ice Rinks;
- Outdoor Fitness;
- Playgrounds;
- Shade/Shelter Structures;
- Skate Parks;
- Soccer Fields;
- Splash Pads;
- Tennis Courts; and
- Washroom/Storage Buildings.

These maps are based on lifecycle condition audits completed by the City's Infrastructure Planning & Corporate Asset Management Department in 2016. The asset management system contains condition ratings for most park amenities (2016, with targeted updates in 2017). These ratings use a five-point scale, ranging from very poor to very good. An example of the condition definitions is shown below:

- Very Good – well maintained, no work required (just routine maintenance);
- Good – showing slight defects and deterioration, no work required (just routine maintenance);
- Moderate – showing moderate defects, some capital work required;
- Poor – significant defects, capital work required in the next 5 years; and
- Very Poor – serious defects, urgent rehabilitation/replacement required within 1-3 years.







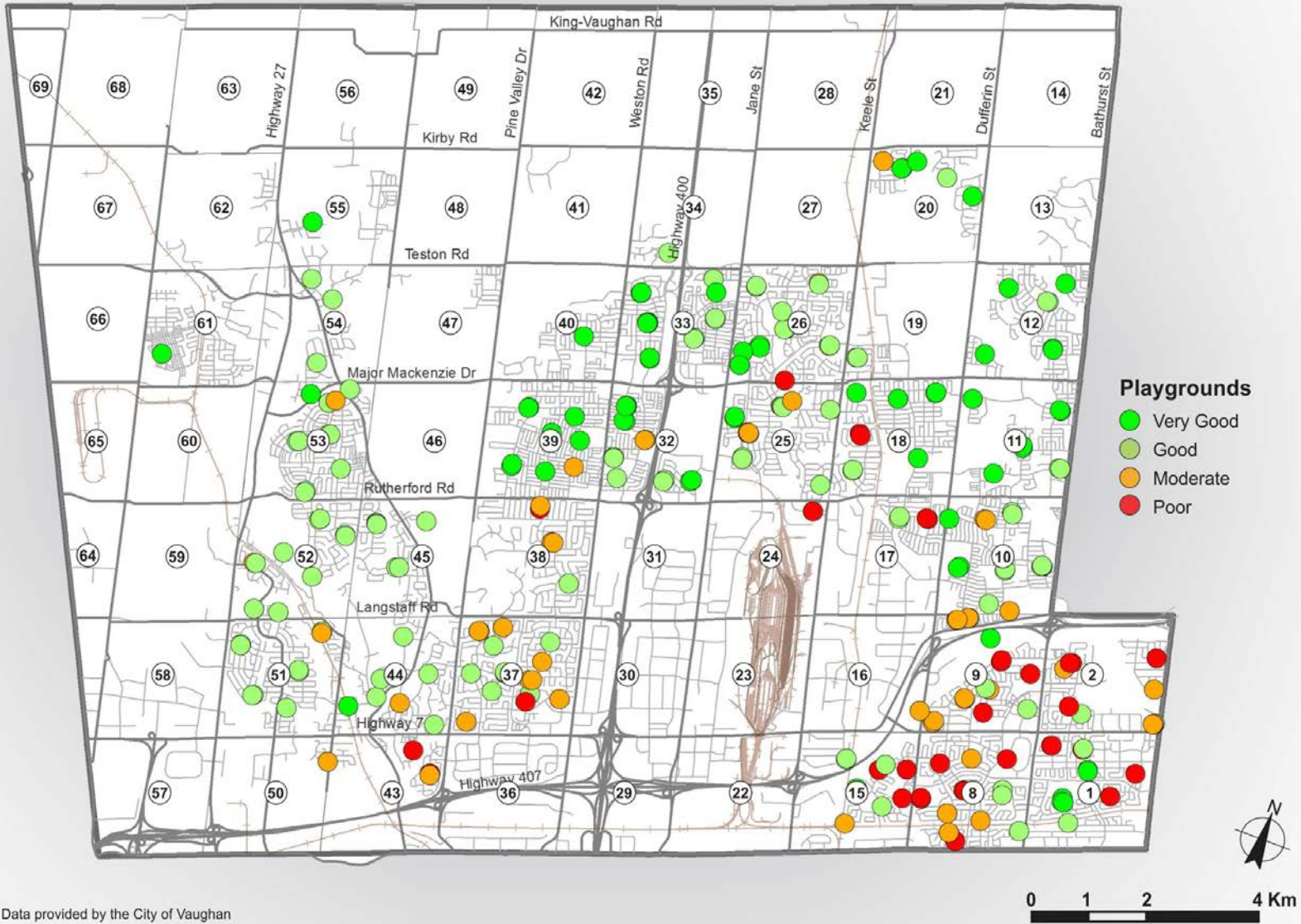
Data provided by the City of Vaughan



Data provided by the City of Vaughan



Data provided by the City of Vaughan

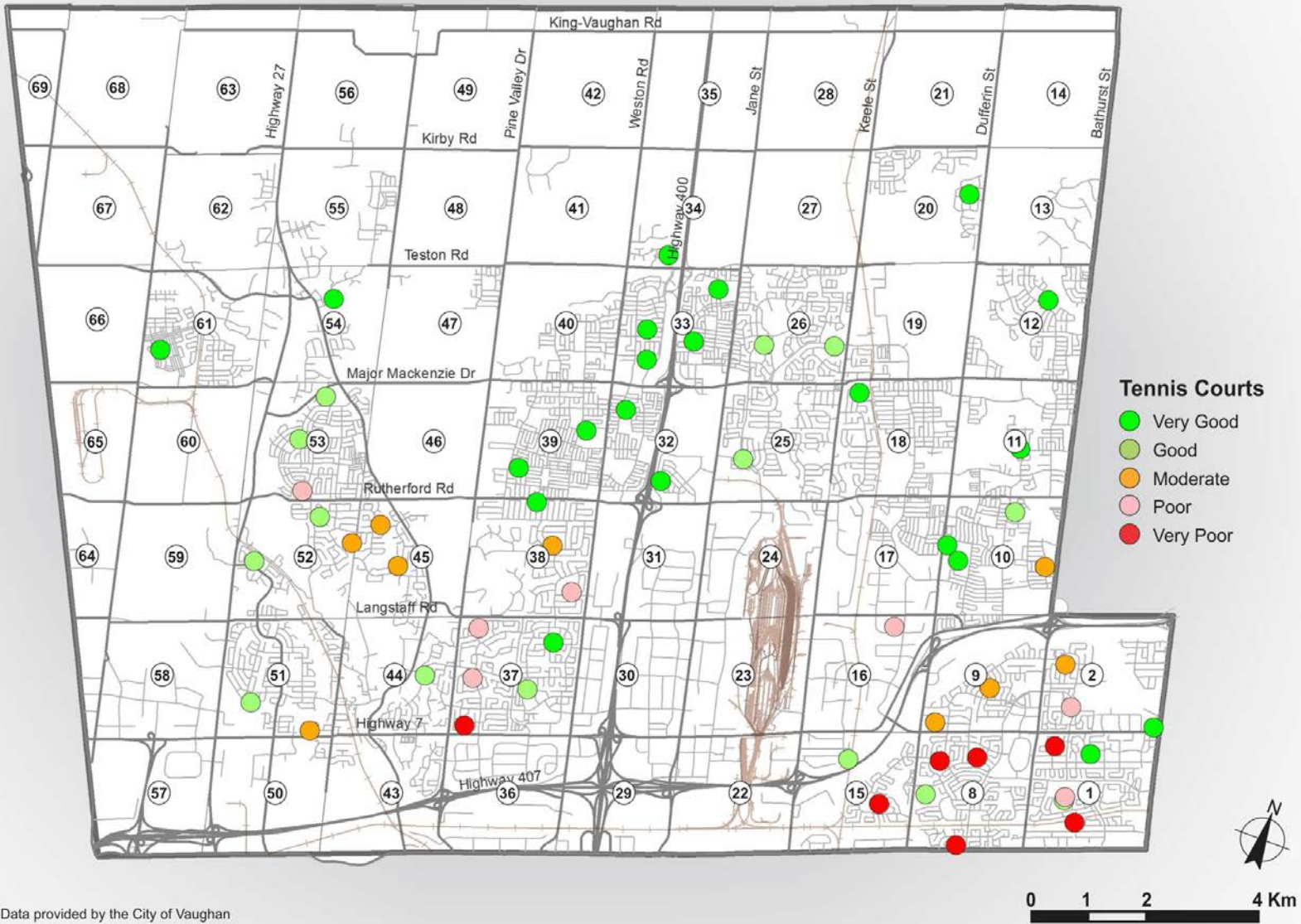


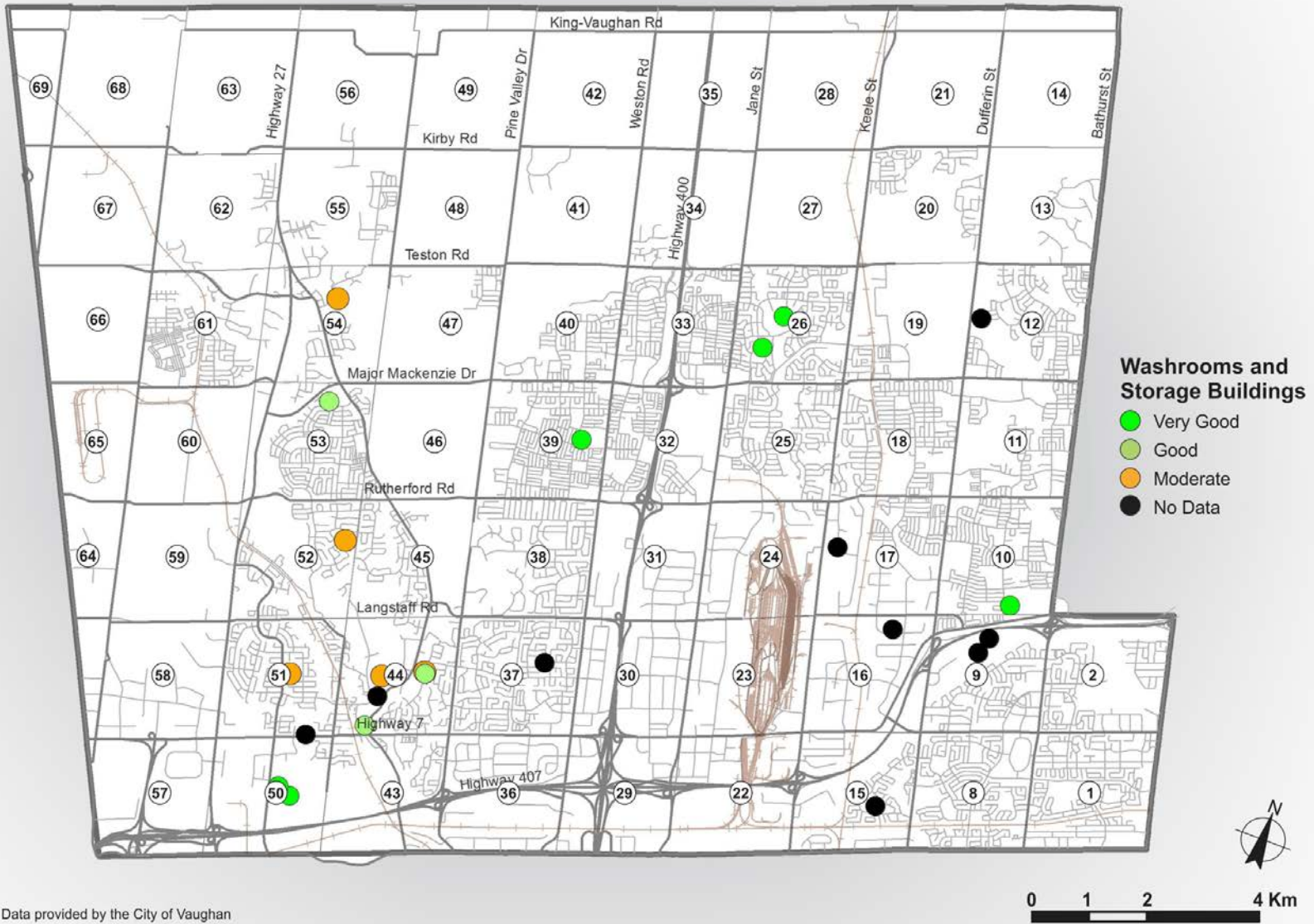












Appendix B: Candidate Sites – Detail Sheets

The following pages contain additional information on all 39 District and Neighbourhood Park candidate sites. 6 are District Parks (DP) and 33 are Neighbourhood Parks (NP). This information was used to evaluate and prioritize park redevelopment projects. Excluded from this analysis are smaller parks without major amenities.

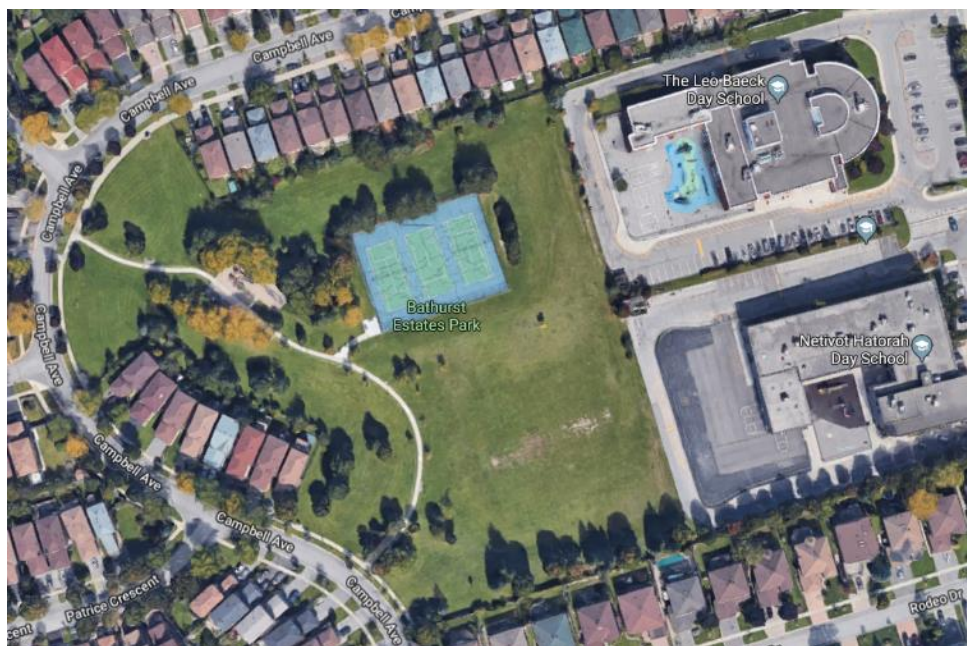
The candidate sites include (listed in alphabetical order):

1. Bathurst Estates Park (NP)
2. Belair Way Park (NP)
3. Beverley Glen Park (NP)
4. Castlehill Park (NP)
5. Civic Park (NP)
6. Concord Community Park (NP)
7. Conley Park North (NP)
8. Conley Park South (NP)
9. Doctors Mclean District Park (DP)
10. Dufferin District Park (DP)
11. Father Ermanno Bulfon Park (DP)
12. Frank Robson Park (NP)
13. Gallanough Park (NP)
14. George Stegman Park (NP)
15. Glen Shields Park (NP)
16. Joey Panetta Park (NP)
17. Joseph Aaron Park (NP)
18. Kiloran Park (NP)
19. Langstaff Park (NP)
20. LeParc Park (NP)
21. Maple Community District Park (DP)
22. Marco Park (NP)
23. Michael Barrasso Park (NP)
24. Mill Harbour Park (NP)
25. Nort Johnston District Park (DP)
26. Pierre Elliot Trudeau Park (NP)
27. Rainbow Creek Park (NP)
28. Ramsey Armitage Park (NP)
29. Reeves Park (NP)
30. Riverside Park (NP)
31. Robert Watson Memorial Park (NP)
32. Rosedale Park North (NP)
33. Thornhill Park (NP)
34. Vaughan Crest Park (NP)
35. Ventura Park (NP)
36. Veteran's Park (NP)
37. Wade Gate Park (NP)
38. Winding Lane Park (NP)
39. York Hill District Park (DP)

1 Bathurst Estates Park	
<i>Park No.</i>	TN6
<i>Address</i>	99 Campbell Avenue
<i>Community</i>	Thornhill
<i>Block</i>	1
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1983
<i>Size (ha)</i>	2.43
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

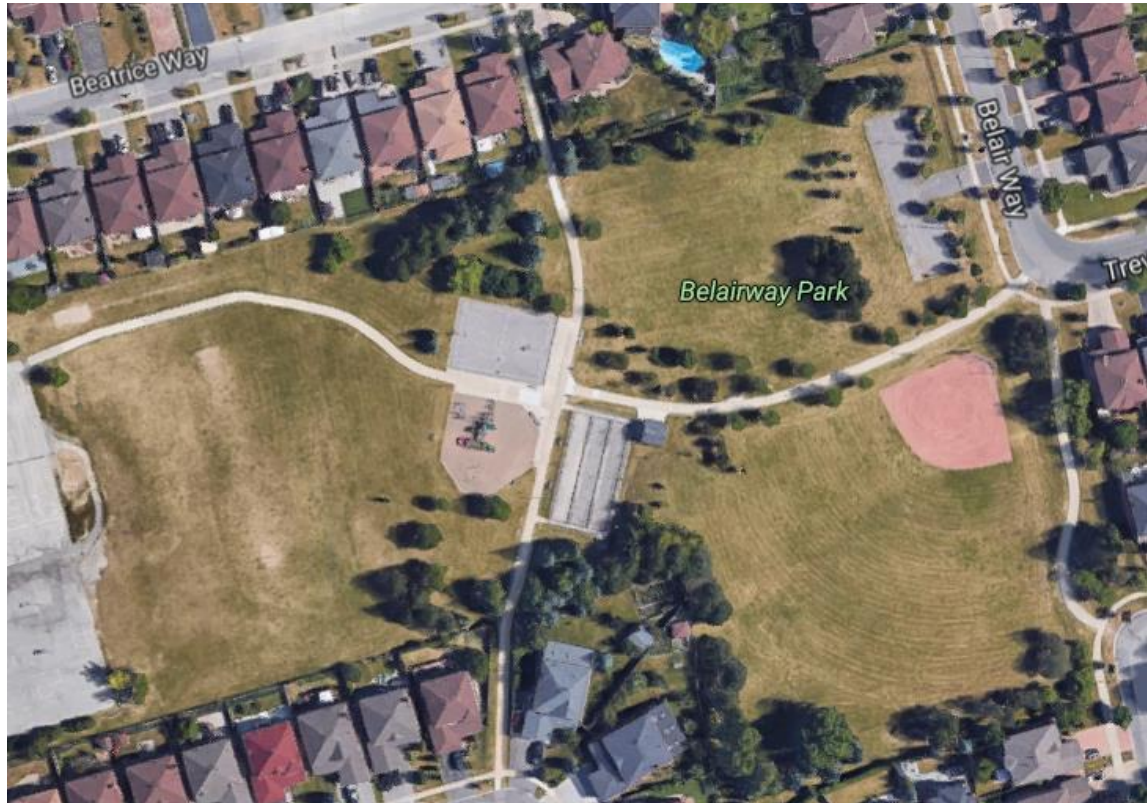
- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds				2			2
Shade/Shelters							0
Skate Parks							0
Soccer Fields			1				1
Splash Pads							0
Tennis Courts	3						3
Washroom/Storage							0
Total	3	0	1	2	0	0	6

2 Belair Way Park	
Park No.	WD4
Address	2 Belair Way
Community	Woodbridge
Block	37
Ownership	City of Vaughan
Year Built	1988
Size (ha)	2.6
Classification	Neighbourhood

- New amenities (last 10 years)
- Basketball Court (2011)



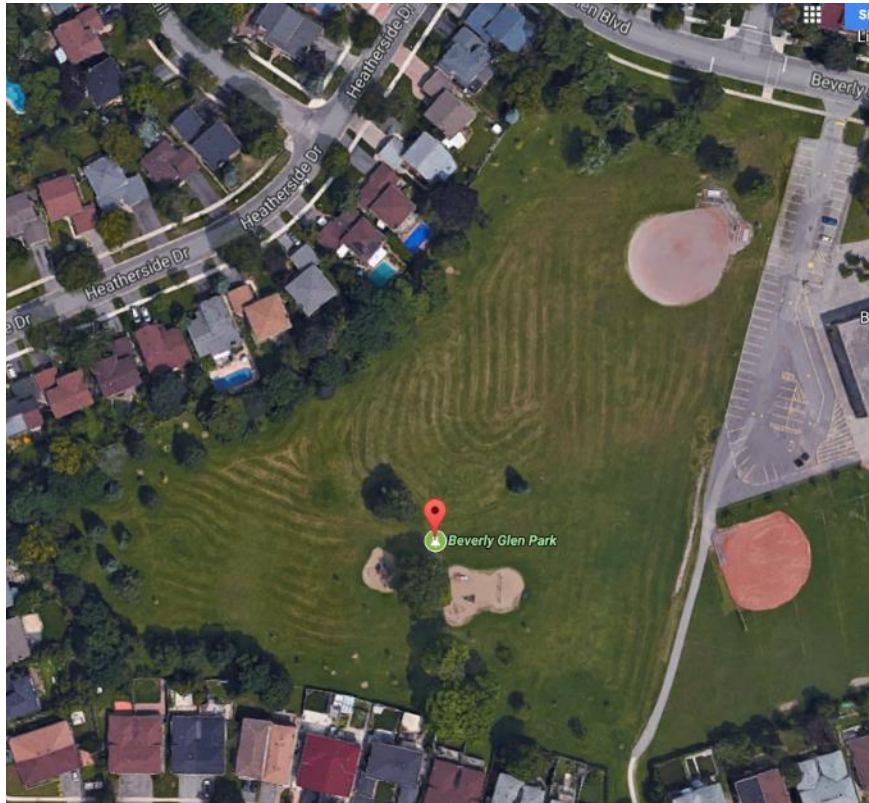
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds			1				1
Basketball Courts		1					1
Bocce Courts (sites)			1				1
Ice Rinks							0
Outdoor Fitness							0
Playgrounds			1				1
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage						1	1
Total	0	1	3	0	0	1	5

Note: sports fields on adjacent school board property may be permitted by the City

3 Beverley Glen Park	
<i>Park No.</i>	TN4
<i>Address</i>	333 Beverley Glen Boulevard
<i>Community</i>	Thornhill
<i>Block</i>	9
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1991
<i>Size (ha)</i>	2.6
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds				1			1
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds			2				2
Shade/Shelters			1				1
Skate Parks							0
Soccer Fields		1					1
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	1	3	1	0	0	5

Note: sports fields on adjacent school board property may be permitted by the City

4 Castlehill Park	
<i>Park No.</i>	WN9
<i>Address</i>	70 Castlehill Road
<i>Community</i>	Maple
<i>Block</i>	25
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1991
<i>Size (ha)</i>	1.9
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds				1			1
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters		1					1
Skate Parks							0
Soccer Fields			2				2
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	2	2	1	0	0	5

5 Civic Park	
<i>Park No.</i>	TN40
<i>Address</i>	250 Fennyrose Crescent
<i>Community</i>	Maple
<i>Block</i>	18
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1992
<i>Size (ha)</i>	2.25
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- tennis courts (2016)
- playground (2009)



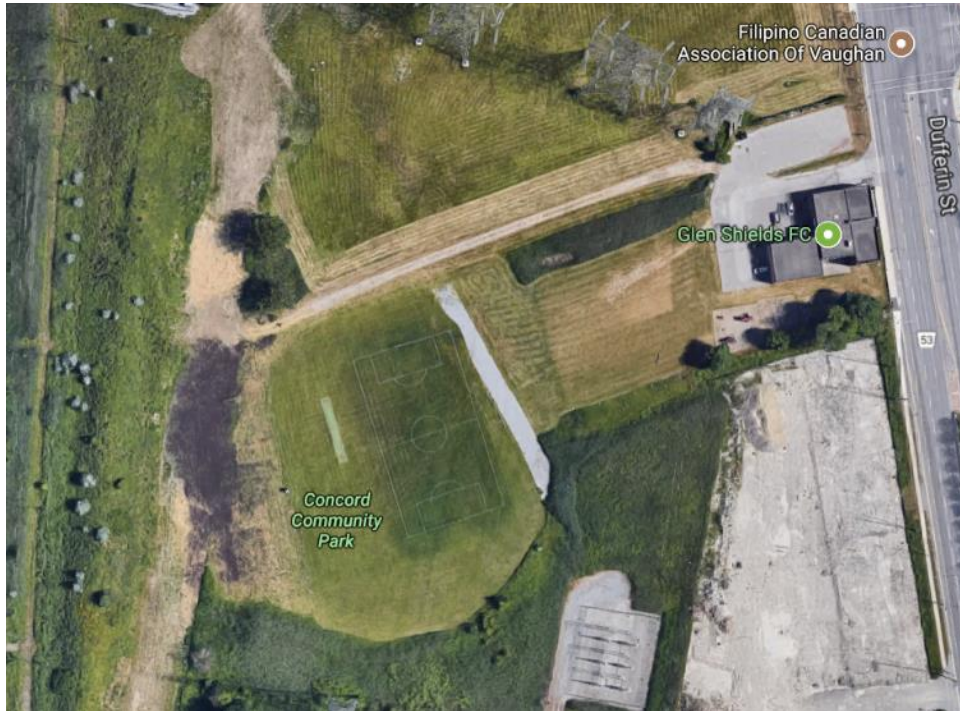
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds	1						1
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts	1						1
Washroom/Storage							0
Total	2	0	0	0	0	0	2

6 Concord Community Park

Park No.	TP11
Address	7894 Dufferin Street
Community	Thornhill
Block	8 (attributed to 9)
Ownership	Management Board Secretariat
Year Built	1989
Size (ha)	0.4
Classification	Neighbourhood

New amenities (last 10 years)

- none

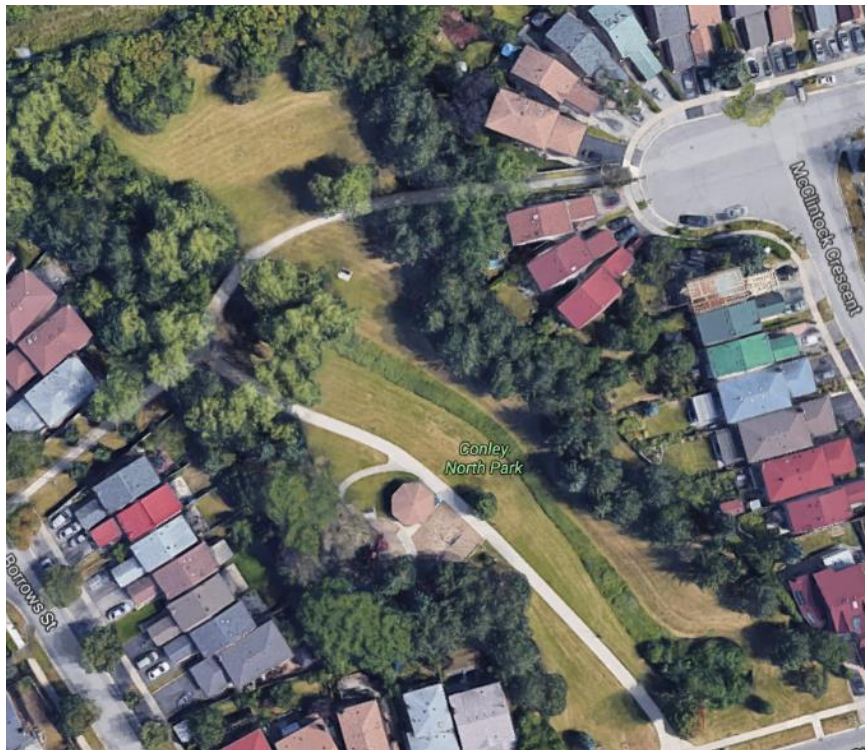


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds			1				1
Shade/Shelters							0
Skate Parks							0
Soccer Fields		1	1				2
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	1	2	0	0	0	3

7 Conley Park North	
<i>Park No.</i>	WN30
<i>Address</i>	120 Conley Street
<i>Community</i>	Thornhill
<i>Block</i>	8
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1981
<i>Size (ha)</i>	1.2
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



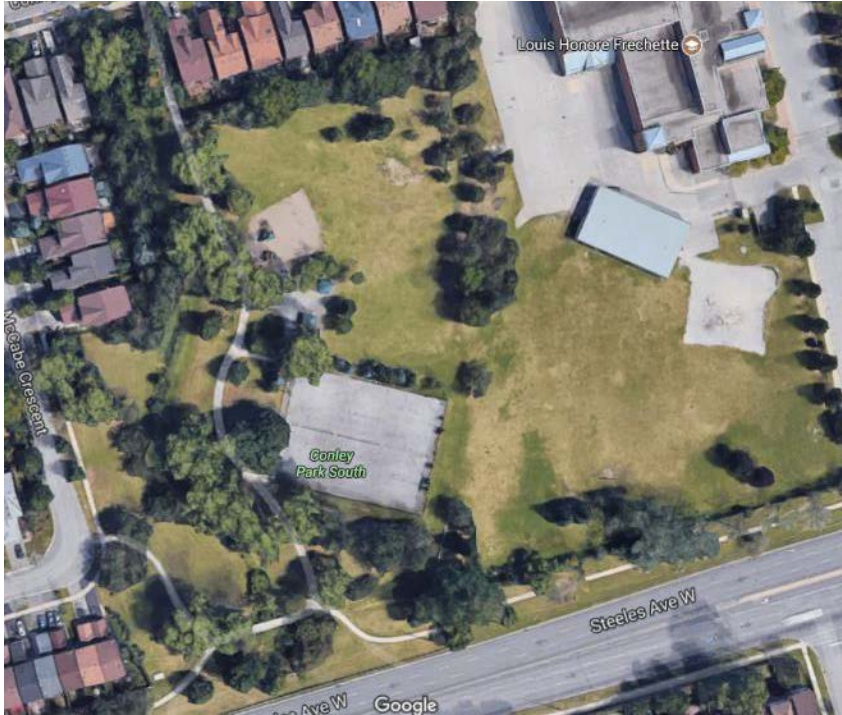
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds			2				2
Shade/Shelters			1				1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	0	3	0	0	0	3

8 Conley Park South

<i>Park No.</i>	MN6
<i>Address</i>	135 Conley Street
<i>Community</i>	Thornhill
<i>Block</i>	8
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1983
<i>Size (ha)</i>	1.9
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



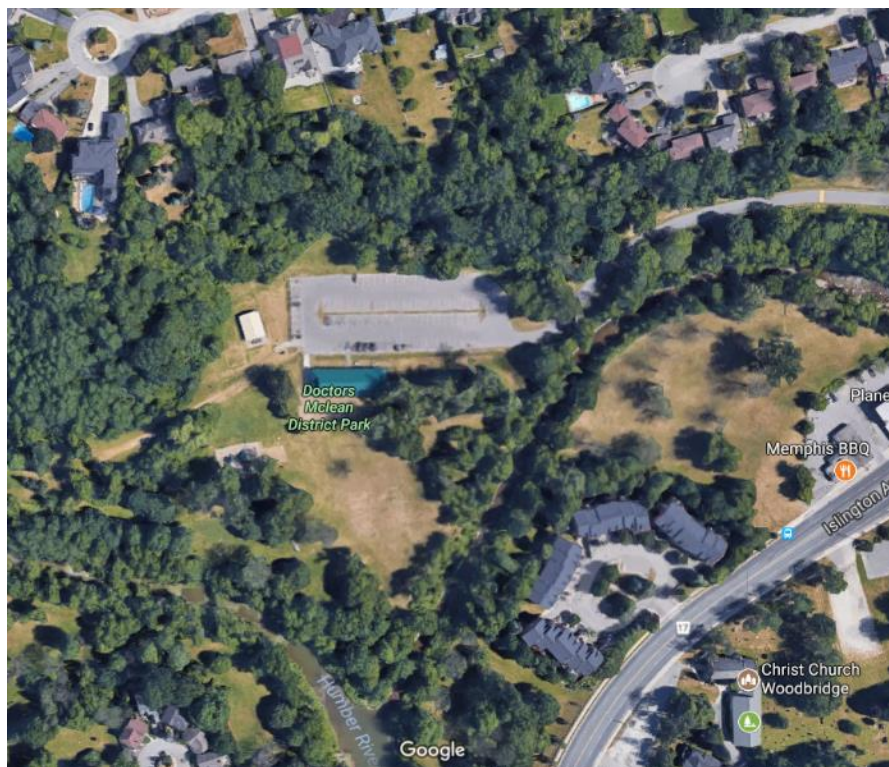
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds			1				1
Shade/Shelters			2				2
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts					3		3
Washroom/Storage							0
Total	0	0	3	0	3	0	6

Note: sports fields on adjacent school board property may be permitted by the City

9 Doctors Mclean District Park	
<i>Park No.</i>	TN39
<i>Address</i>	8100 Islington Avenue
<i>Community</i>	Woodbridge
<i>Block</i>	44
<i>Ownership</i>	City of Vaughan & TRCA
<i>Year Built</i>	1974
<i>Size (ha)</i>	15.5
<i>Classification</i>	District

New amenities (last 10 years)

- none

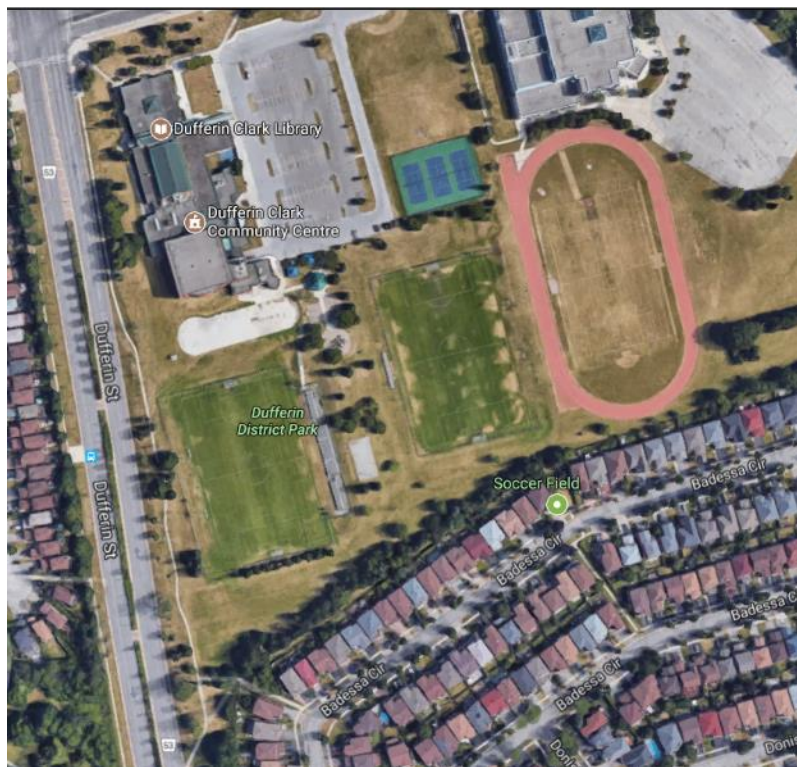


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters		1	1				2
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage			1			1	2
Total	0	2	2	0	0	0	5

10 Dufferin District Park	
<i>Park No.</i>	TN15
<i>Address</i>	1441 Clark Avenue West
<i>Community</i>	Thornhill
<i>Block</i>	8
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1988
<i>Size (ha)</i>	6.3
<i>Classification</i>	District

New amenities (last 10 years)

- Tennis Courts (2014)



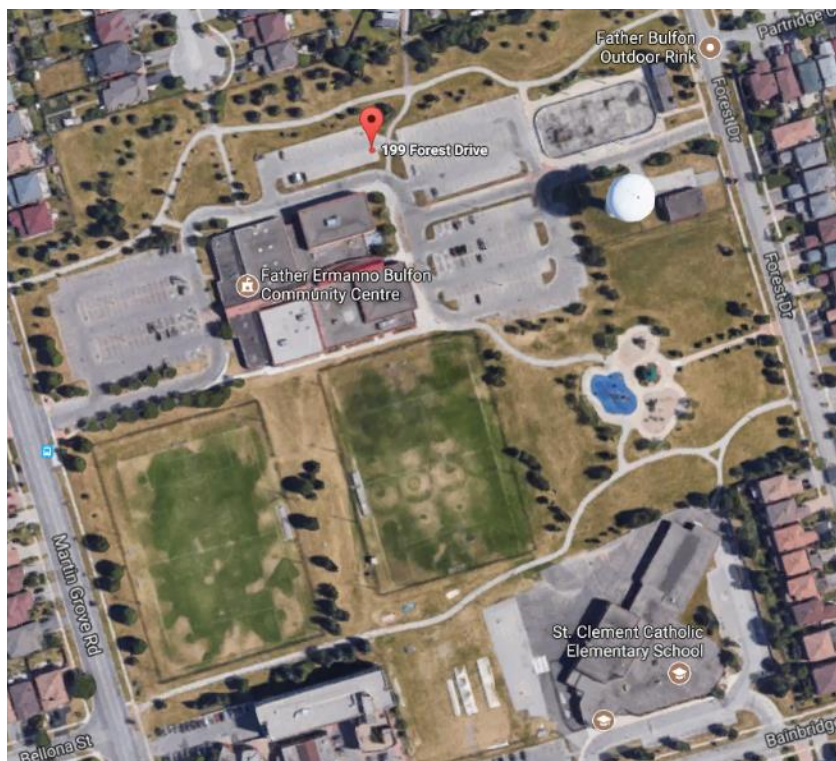
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts					1		1
Bocce Courts (sites)							0
Ice Rinks		1					1
Outdoor Fitness							0
Playgrounds				2			2
Shade/Shelters				1			1
Skate Parks							0
Soccer Fields	1	1	1				3
Splash Pads			1				1
Tennis Courts		3					3
Washroom/Storage							0
Total	1	5	2	3	1	0	12

Note: sports fields on adjacent school board property may be permitted by the City

11 Father Emanno Bulfon Park	
<i>Park No.</i>	UV1-N5
<i>Address</i>	199 Forest Drive
<i>Community</i>	Woodbridge
<i>Block</i>	51
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1992
<i>Size (ha)</i>	4.8
<i>Classification</i>	District

New amenities (last 10 years)

- none

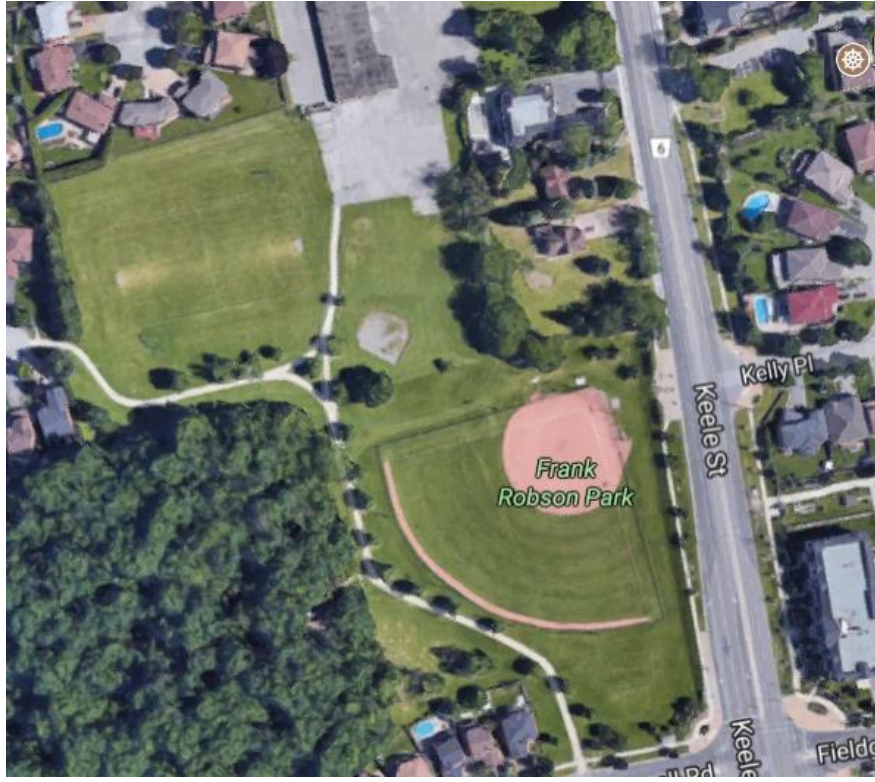


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks				1			1
Outdoor Fitness							0
Playgrounds		2					2
Shade/Shelters		1					1
Skate Parks							0
Soccer Fields		1	1				2
Splash Pads		1					1
Tennis Courts							0
Washroom/Storage			1				1
Total	0	5	2	1	0	0	8

12 Frank Robson Park	
<i>Park No.</i>	WN6
<i>Address</i>	9470 Keele Street
<i>Community</i>	Maple
<i>Block</i>	25
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1992
<i>Size (ha)</i>	2.8
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds		1	2				3
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds							0
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	1	2	0	0	0	3

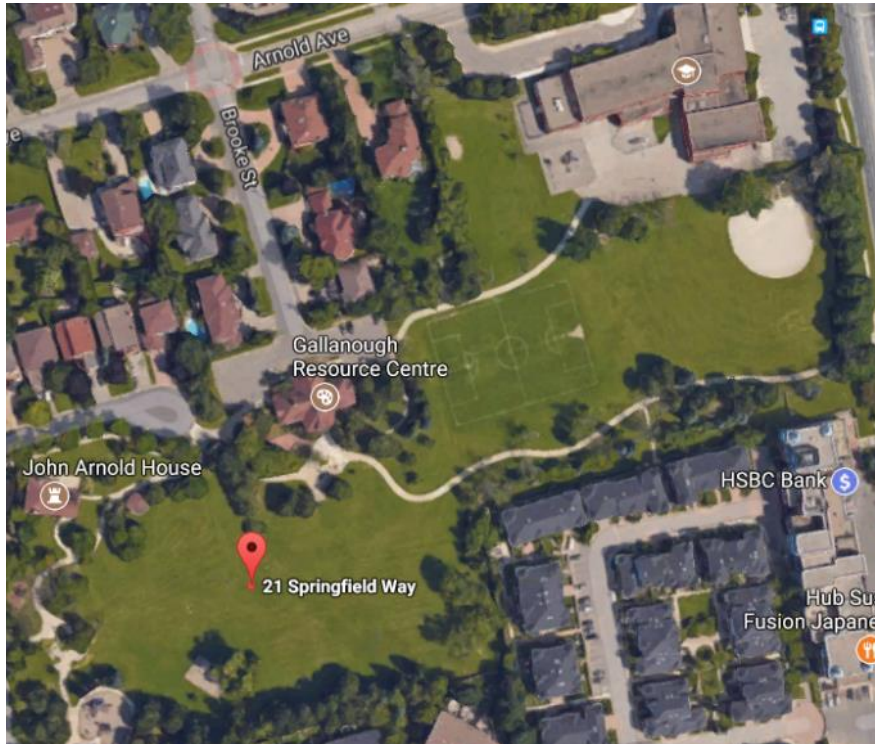
Note: sports fields on adjacent school board property may be permitted by the City

13 Gallanough Park

<i>Park No.</i>	TR2
<i>Address</i>	21 Springfield Way
<i>Community</i>	Thornhill
<i>Block</i>	1
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1985
<i>Size (ha)</i>	2.2
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds				1			1
Shade/Shelters				1			1
Skate Parks							0
Soccer Fields				1			1
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	0	0	3	0	0	3

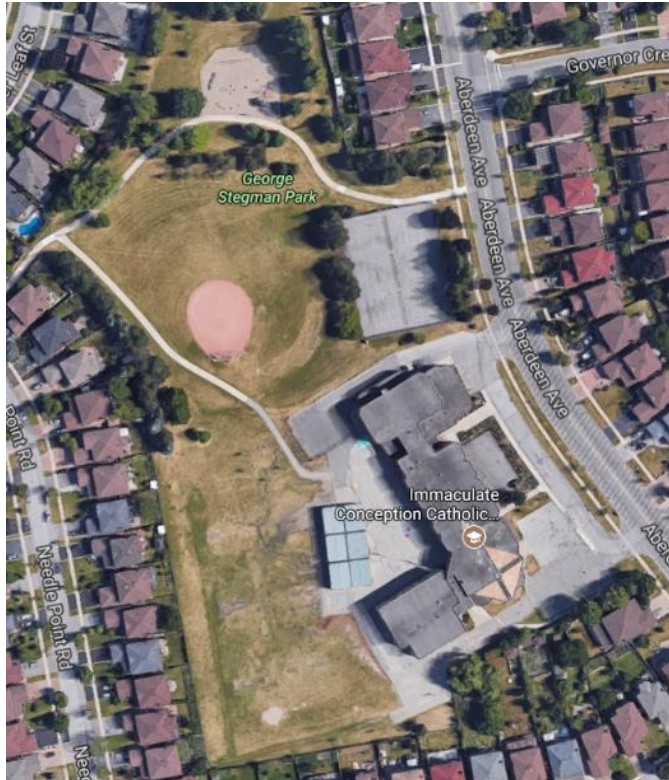
Note: sports fields on adjacent school board property may be permitted by the City

14 George Stegman Park

Park No.	TN35
Address	460 Aberdeen Avenue
Community	Woodbridge
Block	37
Ownership	City of Vaughan
Year Built	1985
Size (ha)	1.8
Classification	Neighbourhood

New amenities (last 10 years)

- Tennis Courts (2010)
- Playground (2008)



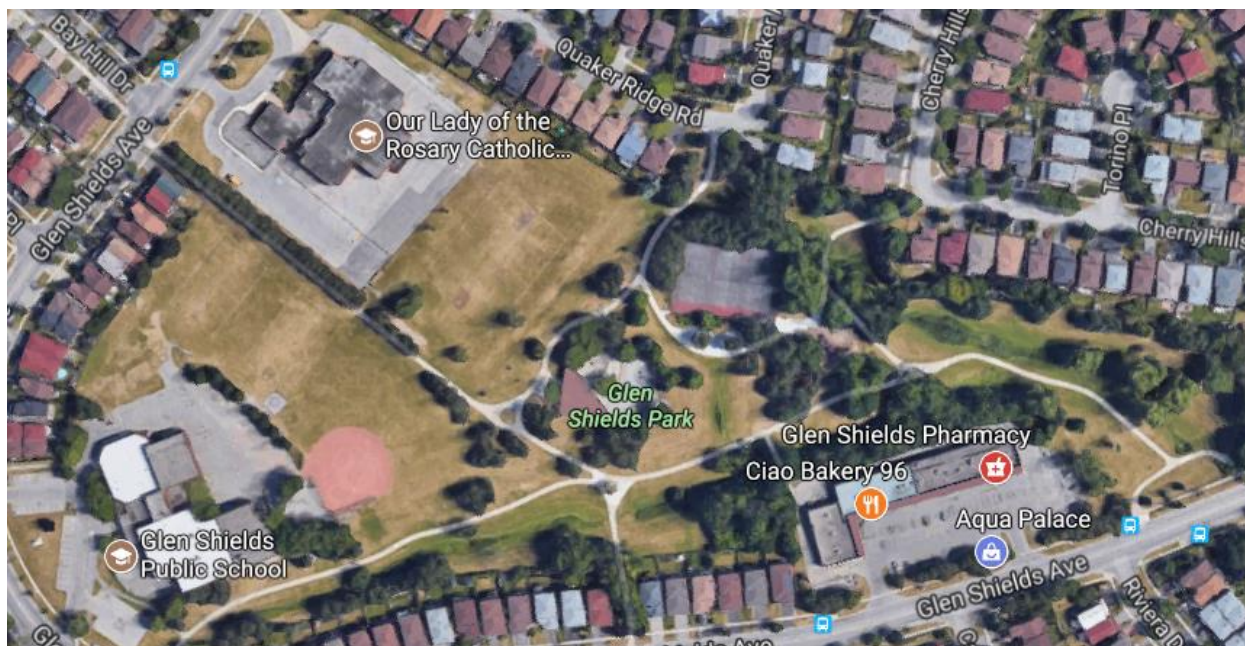
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds			1				1
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts				3			3
Washroom/Storage							0
Total	0	1	1	3	0	0	5

Note: sports fields on adjacent school board property may be permitted by the City

15 Glen Shields Park	
Park No.	TP10
Address	140 Glen Shields Avenue
Community	Thornhill
Block	15
Ownership	City of Vaughan
Year Built	1981
Size (ha)	4.7
Classification	Neighbourhood

New amenities (last 10 years)

- Playground (2013)



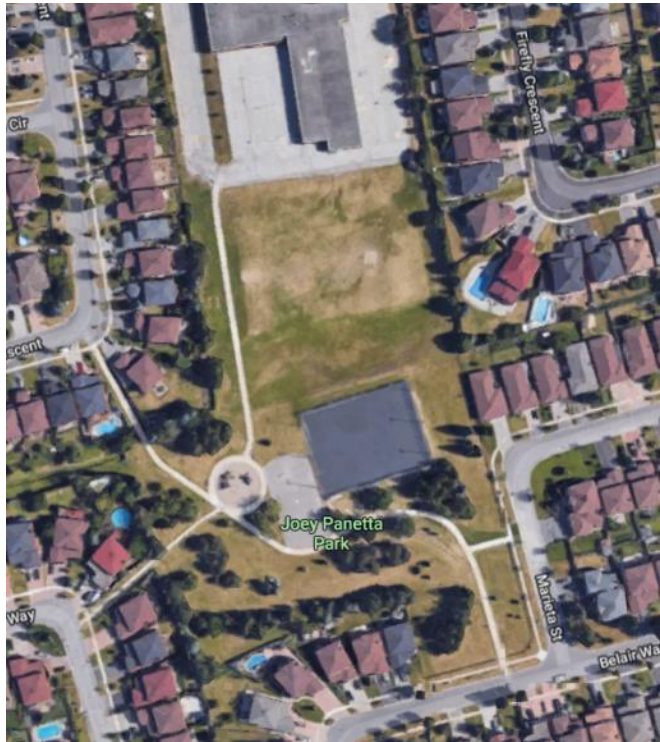
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts		1					1
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts						3	3
Washroom/Storage						1	1
Total	0	2	0	0	3	1	6

Note: sports fields on adjacent school board property may be permitted by the City

16 Joey Panetta Park	
Park No.	WOS6b/c
Address	88 Marieta Street
Community	Woodbridhe
Block	37
Ownership	City of Vaughan
Year Built	1986
Size (ha)	1.57
Classification	Neighbourhood

New amenities (last 10 years)

- tennis courts (2016)



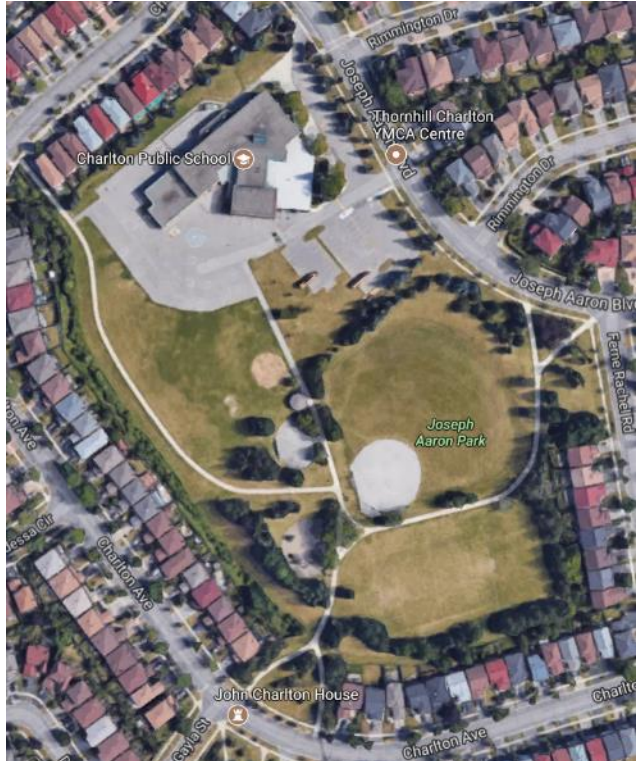
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts		1					1
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts	1						1
Washroom/Storage							0
Total	1	2	0	0	0	0	3

Note: sports fields on adjacent school board property may be permitted by the City

17 Joseph Aaron Park	
<i>Park No.</i>	TP12
<i>Address</i>	111 Joseph Aaron Drive
<i>Community</i>	Thornhill
<i>Block</i>	8
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1989
<i>Size (ha)</i>	2.9
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



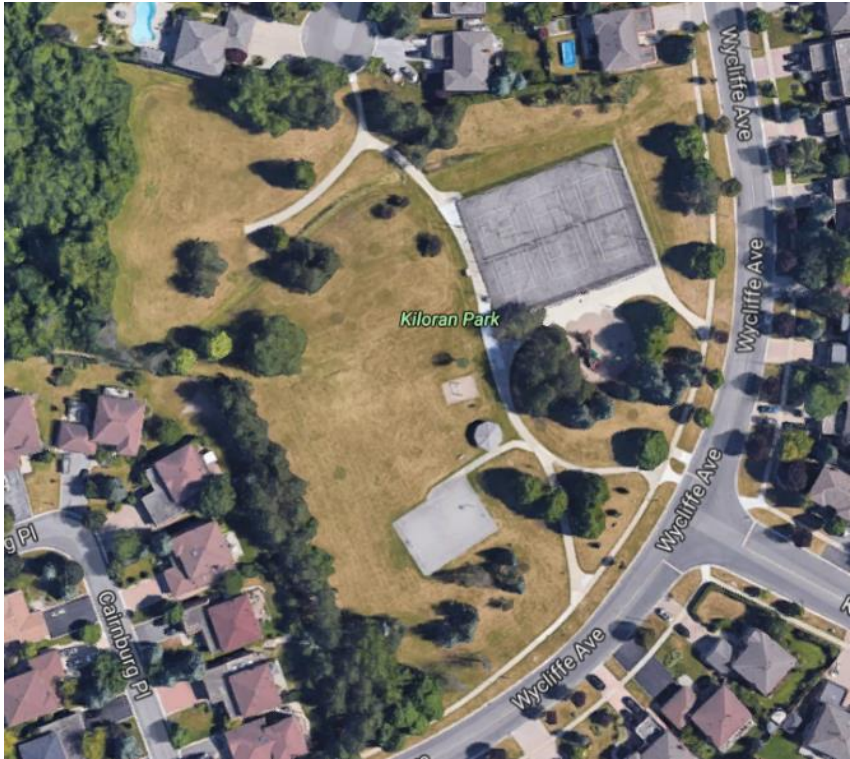
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds				1			1
Basketball Courts				1			1
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds			1				1
Shade/Shelters			1				1
Skate Parks							0
Soccer Fields			1				1
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	0	3	2	0	0	5

Note: sports fields on adjacent school board property may be permitted by the City

18 Kiloran Park	
Park No.	TD2
Address	300 Wycliffe Avenue
Community	Woodbridge
Block	45
Ownership	City of Vaughan
Year Built	1988
Size (ha)	2.4
Classification	Neighbourhood

New amenities (last 10 years)

- basketball court (2011)
- playground (2008)



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts		1					1
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		2					2
Shade/Shelters		1					1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts			3				3
Washroom/Storage							0
Total	0	4	3	0	0	0	7

19 Langstaff Park	
Park No.	WN12
Address	2001 Langstaff Road
Community	Thornhill
Block	16
Ownership	City of Vaughan
Year Built	1979
Size (ha)	7.9
Classification	Neighbourhood

New amenities (last 10 years)

- none

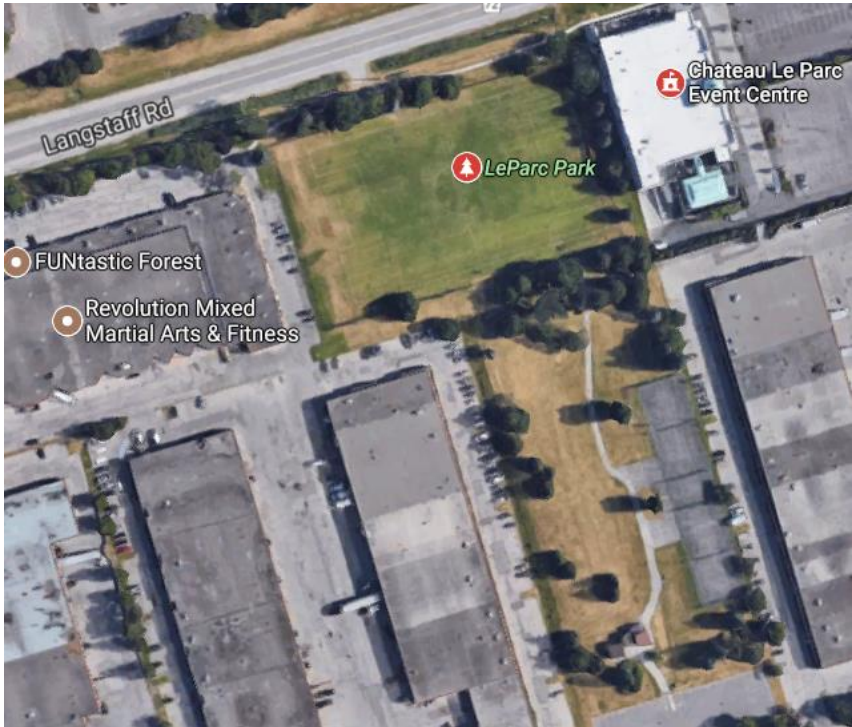


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds							0
Shade/Shelters							0
Skate Parks							0
Soccer Fields		3					3
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	3	0	0	0	0	3

20 LeParc Park	
<i>Park No.</i>	TN38
<i>Address</i>	172 Connie Crescent
<i>Community</i>	Thornhill
<i>Block</i>	16
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1979
<i>Size (ha)</i>	2.6
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none

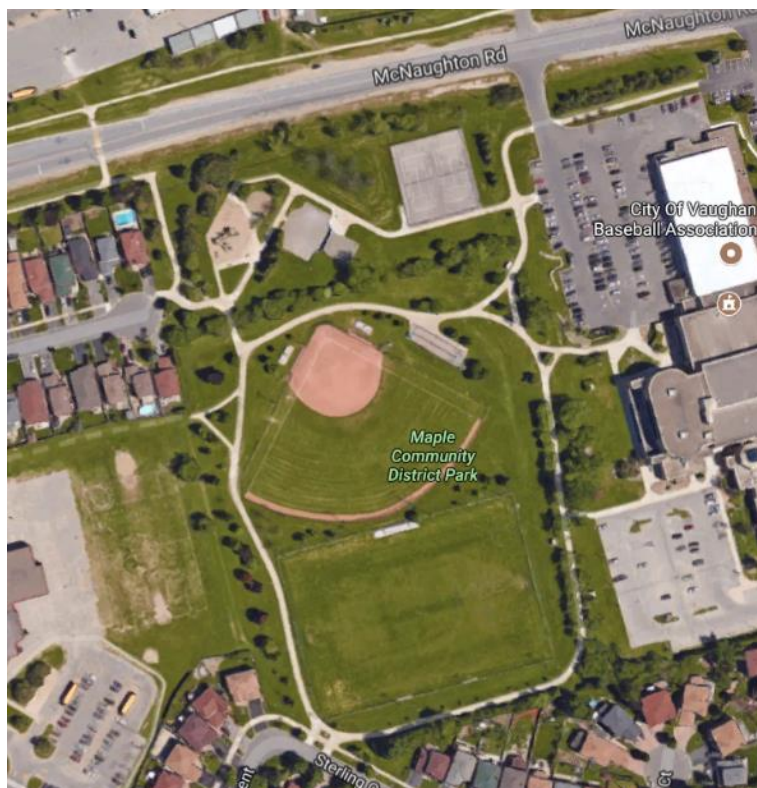


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds							0
Shade/Shelters							0
Skate Parks							0
Soccer Fields		1					1
Splash Pads							0
Tennis Courts				2			2
Washroom/Storage						1	1
Total	0	1	0	2	0	1	4

21 Maple Community District Park	
<i>Park No.</i>	TN13
<i>Address</i>	101 McNaughton Road
<i>Community</i>	Maple
<i>Block</i>	26
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1986
<i>Size (ha)</i>	4.4
<i>Classification</i>	District

New amenities (last 10 years)

- none



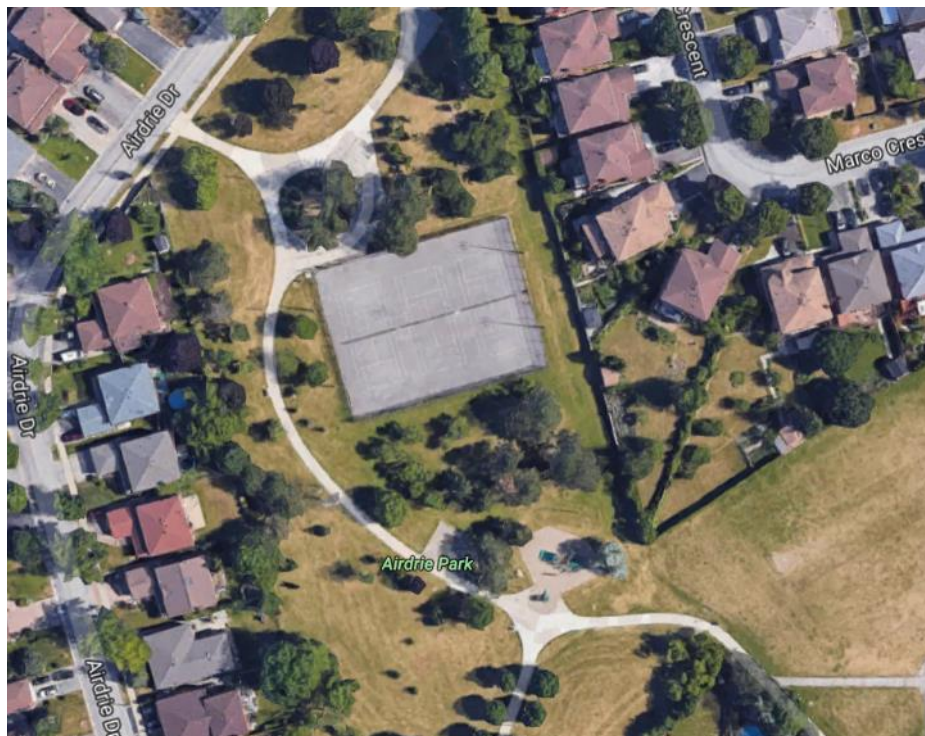
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds	1						1
Basketball Courts		1					1
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		2					2
Shade/Shelters							0
Skate Parks							0
Soccer Fields		1					1
Splash Pads							0
Tennis Courts		2					2
Washroom/Storage							0
Total	1	6	0	0	0	0	7

Note: sports fields on adjacent school board property may be permitted by the City

22 Marco Park	
<i>Park No.</i>	UV2N16
<i>Address</i>	301 Airdrie Drive
<i>Community</i>	Woodbridge
<i>Block</i>	37
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1982
<i>Size (ha)</i>	1.7
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none

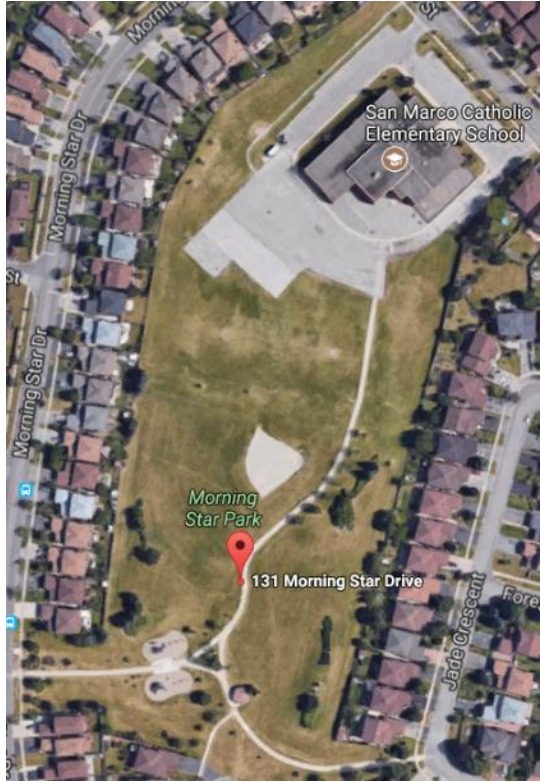


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds			2				2
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts				3			3
Washroom/Storage							0
Total	0	0	2	3	0	0	5

23 Michael Barrasso Park	
<i>Park No.</i>	WN35, MN5, WP2
<i>Address</i>	131 Morning Star Drive
<i>Community</i>	Woodbridge
<i>Block</i>	51
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1990
<i>Size (ha)</i>	2.6
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



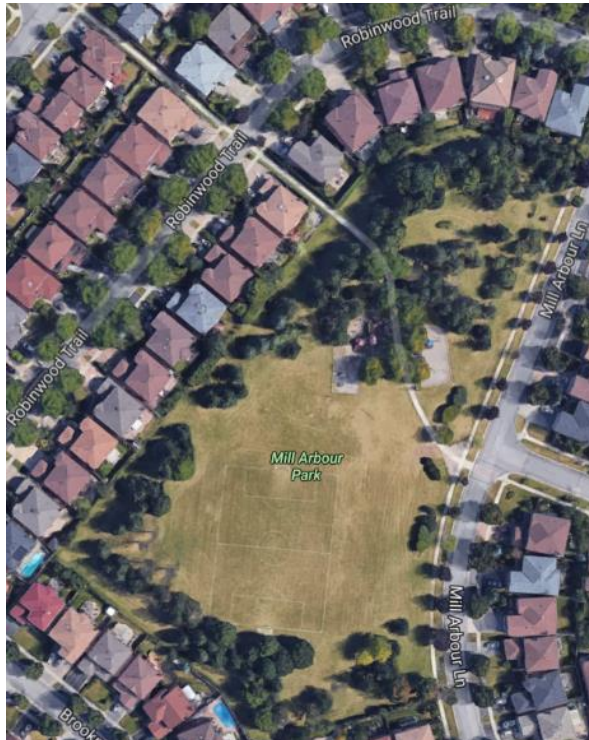
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds			1				1
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		2					2
Shade/Shelters		1					1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	3	1	0	0	0	4

Note: sports fields on adjacent school board property may be permitted by the City

24 Mill Arbour Park	
<i>Park No.</i>	WD2
<i>Address</i>	20 Mill Arbour Lane
<i>Community</i>	Thornhill
<i>Block</i>	8
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1989
<i>Size (ha)</i>	2.0
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds				2			2
Shade/Shelters							0
Skate Parks							0
Soccer Fields		1					1
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	1	0	2	0	0	3

25 Nort Johnston District Park	
Park No.	TP1
Address	7800 Islington Avenue
Community	Woodbridge
Block	44 (attributed to 51)
Ownership	City of Vaughan & TRCA
Year Built	1981
Size (ha)	3.7
Classification	District

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds		3					3
Basketball Courts		1					1
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds							0
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage		1					1
Total	0	5	0	0	0	0	5

26 Pierre Elliot Trudeau Park	
Park No.	UV1-N22
Address	900 Clark Avenue
Community	Thornhill
Block	8 (attributed to 9)
Ownership	City of Vaughan
Year Built	1989
Size (ha)	1.2
Classification	Neighbourhood

New amenities (last 10 years)

- none

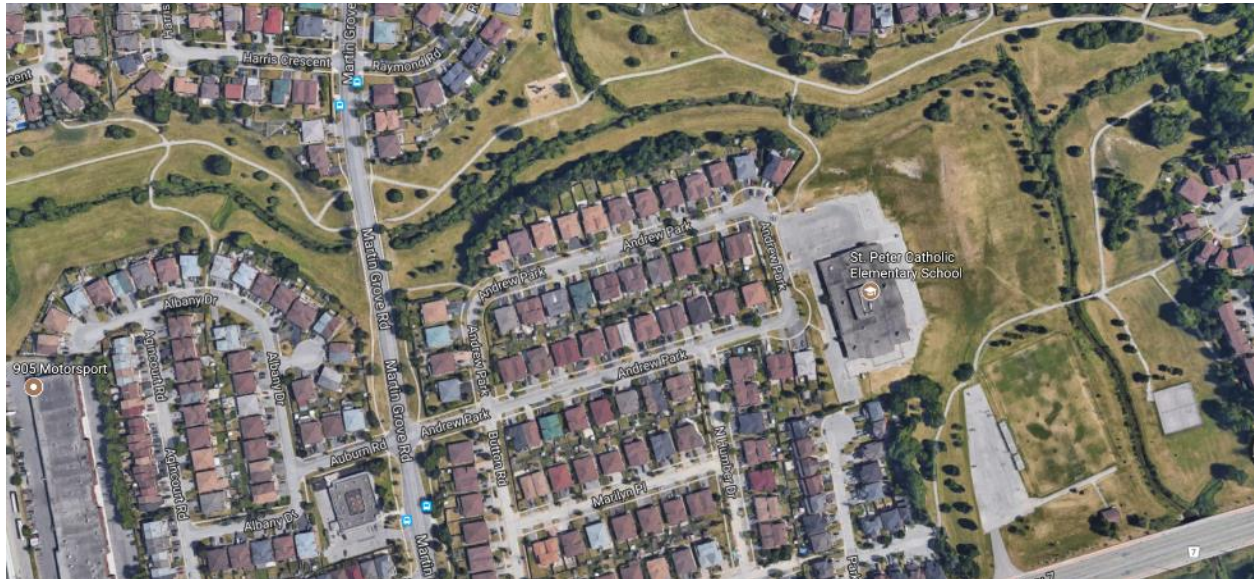


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds				1			1
Shade/Shelters				1			1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	0	0	2	0	0	2

27 Rainbow Creek Park	
Park No.	TN6
Address	5450 Highway No. 7
Community	Woodbridge
Block	51
Ownership	City of Vaughan
Year Built	1980
Size (ha)	22.7
Classification	Neighbourhood

New amenities (last 10 years)

- none

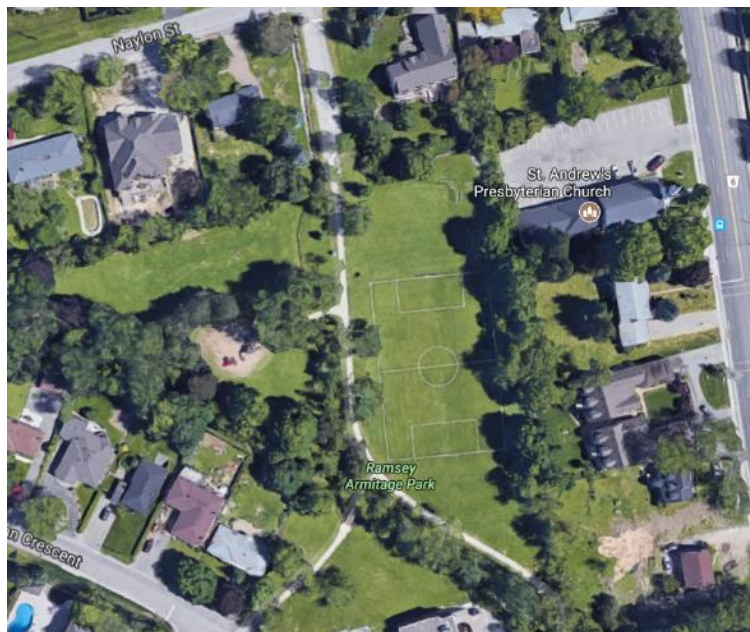


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters							0
Skate Parks							0
Soccer Fields		1					1
Splash Pads							0
Tennis Courts			2				2
Washroom/Storage						1	1
Total	0	2	2	0	0	1	5

28 Ramsey Armitage Park	
<i>Park No.</i>	WP10
<i>Address</i>	8 Merino Road
<i>Community</i>	Maple
<i>Block</i>	25
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1989
<i>Size (ha)</i>	1.5
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none

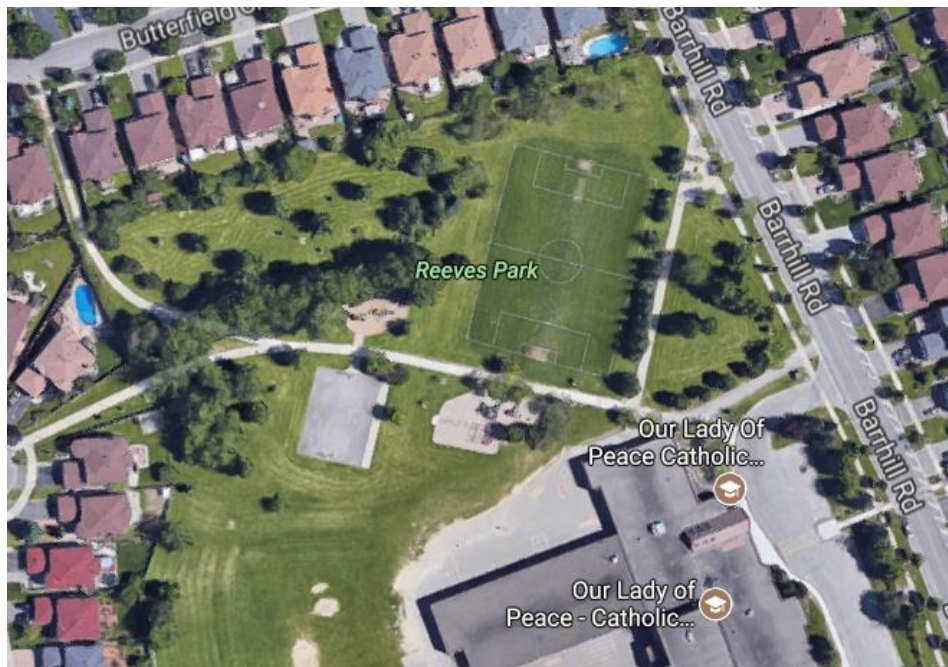


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds			1				1
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters							0
Skate Parks							0
Soccer Fields		1					1
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	2	1	0	0	0	3

29 Reeves Park	
<i>Park No.</i>	WN26
<i>Address</i>	251 Barrhill Road
<i>Community</i>	Maple
<i>Block</i>	18
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1989
<i>Size (ha)</i>	1.7
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



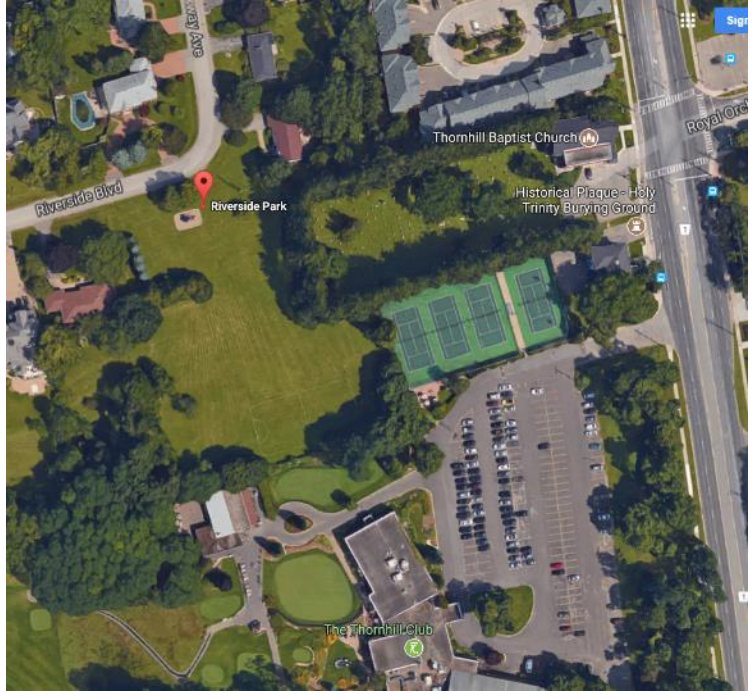
Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts			1				1
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds				2			2
Shade/Shelters							0
Skate Parks							0
Soccer Fields			1				1
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	0	2	2	0	0	4

Note: sports fields on adjacent school board property may be permitted by the City

30 Riverside Park	
<i>Park No.</i>	MN11
<i>Address</i>	2 Riverside Boulevard
<i>Community</i>	Thornhill
<i>Block</i>	2
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1986
<i>Size (ha)</i>	0.8
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none

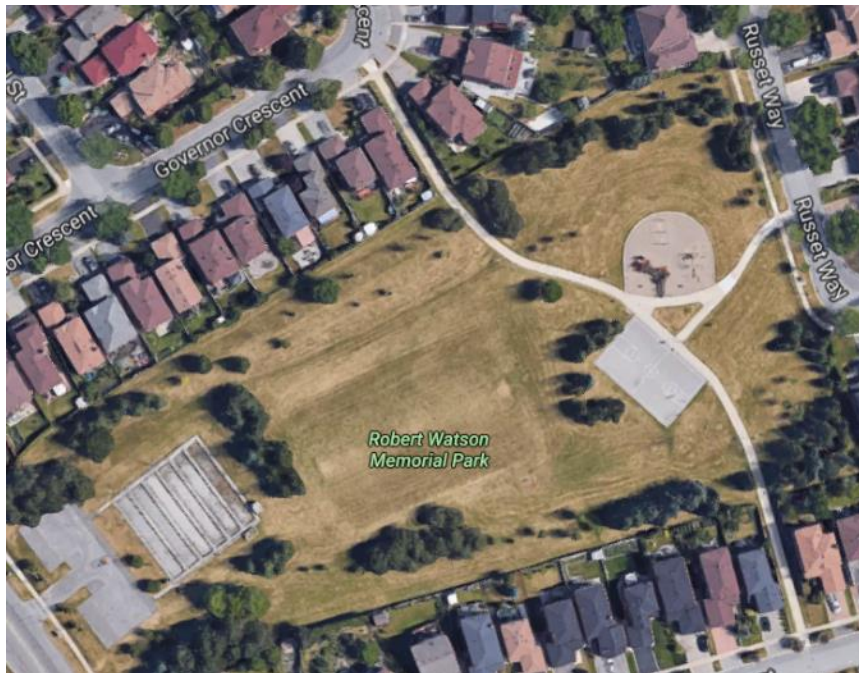


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds			1				1
Shade/Shelters							0
Skate Parks							0
Soccer Fields			1				1
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	0	2	0	0	0	2

31 Robert Watson Memorial Park	
<i>Park No.</i>	WN17
<i>Address</i>	561 Aberdeen Avenue
<i>Community</i>	Woodbridge
<i>Block</i>	37
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1987
<i>Size (ha)</i>	2.3
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- basketball court (2010)
- playground (2010)

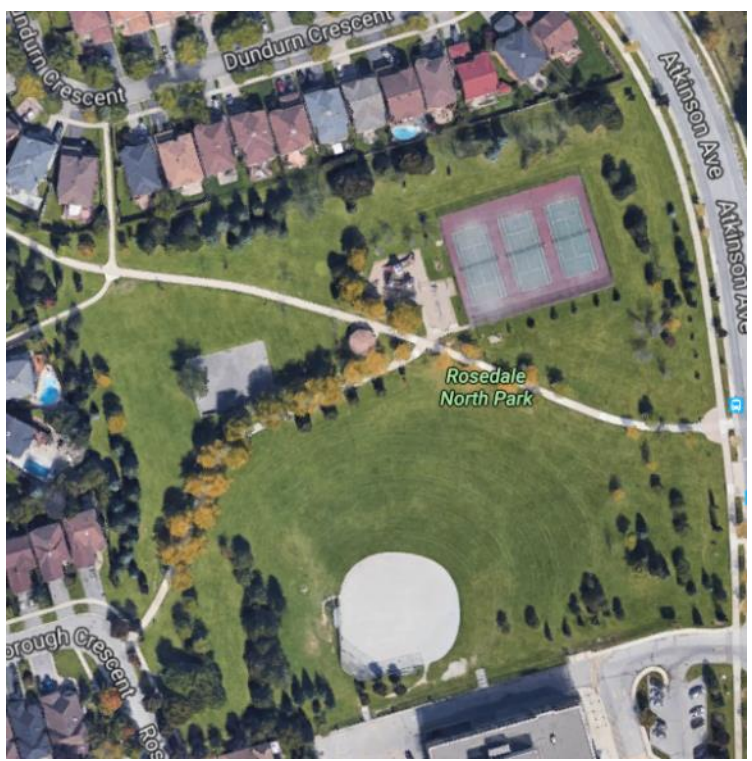


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts			1				1
Bocce Courts (sites)				1			1
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters							0
Skate Parks							0
Soccer Fields			1				1
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	1	2	1	0	0	4

32 Rosedale Park North	
<i>Park No.</i>	UV2N6
<i>Address</i>	350 Atkinson Avenue
<i>Community</i>	Thornhill
<i>Block</i>	2
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1988
<i>Size (ha)</i>	3.3
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds					1		1
Basketball Courts					1		1
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds				1			1
Shade/Shelters			1				1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts				3			3
Washroom/Storage							0
Total	0	0	1	4	2	0	7

33 Thornhill Park

<i>Park No.</i>	UV1N7
<i>Address</i>	26 Old Yonge Street
<i>Community</i>	Thornhill
<i>Block</i>	2
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1977
<i>Size (ha)</i>	4.1
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- playground (2010)



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds			1				1
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1	3				4
Shade/Shelters			1				1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts		4					4
Washroom/Storage							0
Total	0	5	5	0	0	0	10

34 Vaughan Crest Park

Park No.	TN1
Address	300 Pinewood Drive
Community	Thornhill
Block	1
Ownership	City of Vaughan
Year Built	1987
Size (ha)	2.4
Classification	Neighbourhood

New amenities (last 10 years)

- tennis courts (2017)
- playground (2010)



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds				1			1
Basketball Courts							0
Bocce Courts (sites)			1				1
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1					1
Shade/Shelters							0
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts		3					3
Washroom/Storage							0
Total	0	4	1	1	0	0	6

35 Ventura Park	
<i>Park No.</i>	WN29
<i>Address</i>	50 Mulholland Drive
<i>Community</i>	Thornhill
<i>Block</i>	9
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1991
<i>Size (ha)</i>	2.2
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds		1	1				2
Shade/Shelters			1				1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts			2				2
Washroom/Storage							0
Total	0	1	4	0	0	0	5

Note: sports fields on adjacent school board property may be permitted by the City

36 Veteran's Park	
<i>Park No.</i>	MN20
<i>Address</i>	21 Woodbridge Avenue
<i>Community</i>	Woodbridge
<i>Block</i>	44 (attributed to 51)
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1981
<i>Size (ha)</i>	3.4
<i>Classification</i>	Neighbourhood

New amenities (last 10 years)

- none

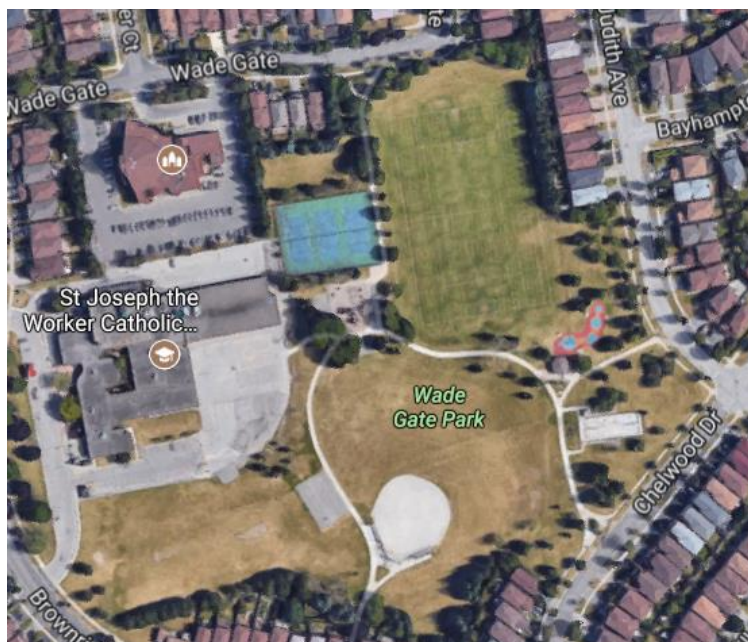


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts							0
Bocce Courts (sites)				1			1
Ice Rinks							0
Outdoor Fitness							0
Playgrounds							0
Shade/Shelters			1				1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	0	1	1	0	0	2

37 Wade Gate Park	
Park No.	CC17-P8
Address	151 Wade Gate
Community	Thornhill
Block	8
Ownership	City of Vaughan
Year Built	1989
Size (ha)	4.0
Classification	Neighbourhood

New amenities (last 10 years)

- none



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds				1			1
Basketball Courts				1			1
Bocce Courts (sites)				1			1
Ice Rinks							0
Outdoor Fitness							0
Playgrounds				1			1
Shade/Shelters			1	1			2
Skate Parks							0
Soccer Fields		1					1
Splash Pads				1			1
Tennis Courts					3		3
Washroom/Storage							0
Total	0	1	1	6	3	0	11

Note: sports fields on adjacent school board property may be permitted by the City

38 Winding Lane Park

Park No.	UV1N19
Address	580 York Hill Boulevard
Community	Thornhill
Block	1
Ownership	City of Vaughan
Year Built	1987
Size (ha)	4.2
Classification	Neighbourhood

New amenities (last 10 years)

- none

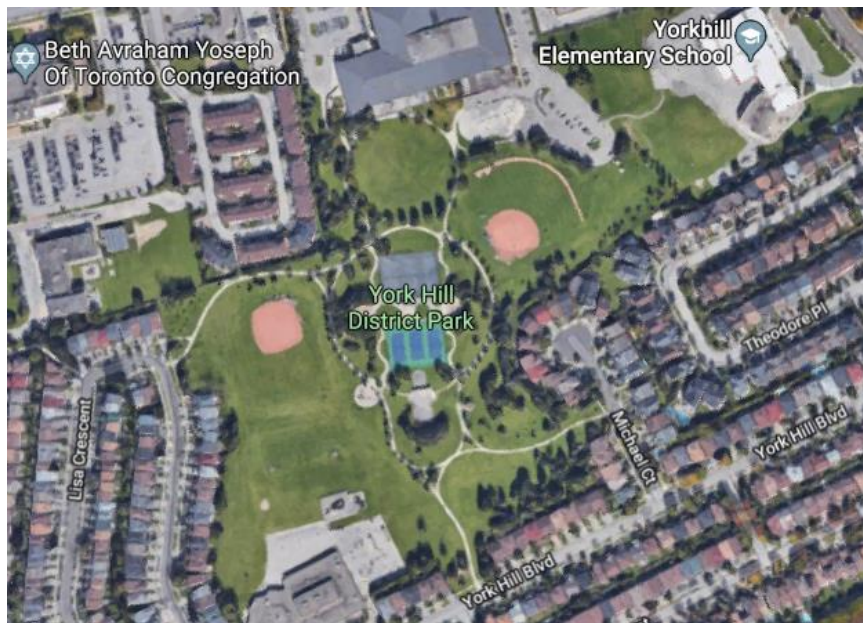


Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds							0
Basketball Courts		1	1				2
Bocce Courts (sites)							0
Ice Rinks							0
Outdoor Fitness							0
Playgrounds				1			1
Shade/Shelters			1				1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts							0
Washroom/Storage							0
Total	0	1	2	1	0	0	4

39 York Hill Park	
<i>Park No.</i>	TN22
<i>Address</i>	330 York Hill Boulevard
<i>Community</i>	Thornhill
<i>Block</i>	1
<i>Ownership</i>	City of Vaughan
<i>Year Built</i>	1980
<i>Size (ha)</i>	8.1
<i>Classification</i>	District

New amenities (last 10 years)

- Tennis Court (2014)
- Playground x3 (2016)
- Ice Rink (2011)
- Basketball (2016)



Condition	Very Good	Good	Moderate	Poor	Very Poor	n/a	Total
Ball Diamonds			2				2
Basketball Courts	1						1
Bocce Courts (sites)							0
Ice Rinks	1						1
Outdoor Fitness							0
Playgrounds	3						3
Shade/Shelters				1			1
Skate Parks							0
Soccer Fields							0
Splash Pads							0
Tennis Courts		3		3			6
Washroom/Storage							0
Total	5	3	2	4	0	0	14

Note: sports fields on adjacent school board property may be permitted by the City

Appendix C: Evaluation of Candidate Sites

Based on the criteria identified in Section 6, the 39 candidate sites have been assessed and scored to identify priority for redevelopment. The following tables document the scores attributed to each park.

District Parks

	Doctors Mclean District Park	Dufferin District Park*	Father Ermanno Bulfon Park*
	Score	Score	Score
Park-Specific Criteria			
- Condition of Park Components	14.6 (fair)	14.0 (fair)	14.6 (fair)
- Outdated Amenity or Park Design	10 (moderate)	10 (moderate)	0 (none)
- Alignment with Facility Needs / Repurposing Potential	5 (yes)	5 (yes)	5 (yes)
- Public and Stakeholder Input	0 (no)	5 (yes)	0 (no)
Geographic Criteria (block)	7.5	10.0	12.1
Total	37.1	44.0	31.7
District Park Rank (out of 6)	3	1	4

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)

	Maple Community District Park	Nort Johnston District Park	York Hill District Park
	Score	Score	Score
Park-Specific Criteria			
- Condition of Park Components	7.0 (good)	8.7 (good)	14.9 (fair)
- Outdated Amenity or Park Design	0 (none)	5 (some)	5 (some)
- Alignment with Facility Needs / Repurposing Potential	0 (no)	0 (no)	5 (yes)
- Public and Stakeholder Input	0 (no)	0 (no)	5 (yes)
Geographic Criteria (block)	9.0	12.1	10.0
Total	16.0	25.8	39.9
District Park Rank (out of 6)	6	5	2

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)

Neighbourhood Parks (with major amenities)

	Bathurst Estates Park	Belair Way Park*	Beverley Glen Park*	Castlehill Park*	Civic Park*
	Score	Score	Score	Score	Score
Park-Specific Criteria					
- Condition of Park Components	4.4 (good)	14.6 (fair)	17.5 (fair)	17.5 (fair)	0.0 (very good)
- Outdated Amenity or Park Design	0 (none)	0 (none)	0 (none)	0 (none)	0 (none)
- Alignment with Facility Needs / Repurposing Potential	0 (no)	5 (yes)	5 (yes)	0 (no)	0 (no)
- Public and Stakeholder Input	5 (yes)	0 (no)	0 (no)	0 (no)	0 (no)
Geographic Criteria (block)	16.5	14.5	14.2	13.1	25.5
Total	25.9	34.1	36.7	30.6	25.5
Neighbourhood Park Rank (out of 33)	30	17	15	23	31

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)

	Concord Community Park*	Conley Park North	Conley Park South	Frank Robson Park*	Gallanough Park
	Score	Score	Score	Score	Score
Park-Specific Criteria					
- Condition of Park Components	13.1 (good/fair)	17.5 (fair)	28.0 (poor)	17.5 (fair)	26.3 (poor)
- Outdated Amenity or Park Design	0 (none)	0 (none)	0 (none)	15 (significant)	0 (none)
- Alignment with Facility Needs / Repurposing Potential	5 (yes)	0 (no)	5 (yes)	5 (yes)	5 (yes)
- Public and Stakeholder Input	0 (no)	0 (no)	5 (yes)	0 (no)	5 (yes)
Geographic Criteria (block)	14.2	15.4	15.4	13.1	16.5
Total	32.3	32.9	53.4	50.6	52.8
Neighbourhood Park Rank (out of 33)	20	19	2	4	3

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)

	George Stegman Park	Glen Shields Park	Joey Panetta Park	Joseph Aaron Park*	Kiloran Park*
	Score	Score	Score	Score	Score
Park-Specific Criteria					
- Condition of Park Components	24.1 (poor)	28.4 (poor)	4.4 (good)	21.9 (fair/poor)	14.0 (fair)
- Outdated Amenity or Park Design	0 (none)	15 (significant)	0 (none)	0 (none)	0 (none)
- Alignment with Facility Needs / Repurposing Potential	0 (no)	0 (no)	0 (no)	0 (no)	5 (yes)
- Public and Stakeholder Input	0 (no)	5 (yes)	0 (no)	0 (no)	5 (yes)
Geographic Criteria (block)	14.5	8.3	14.5	15.4	6.5
Total	38.6	56.7	18.9	37.3	30.5
Neighbourhood Park Rank (out of 33)	12	1	32	14	24

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)

	Langstaff Park	LeParc Park	Marco Park	Michael Barrasso Park*	Mill Arbour Park*
	Score	Score	Score	Score	Score
Park-Specific Criteria					
- Condition of Park Components	8.8 (good)	20.4 (fair)	26.3 (poor)	13.1 (good/fair)	8.8 (good)
- Outdated Amenity or Park Design	0 (none)	0 (none)	0 (none)	0 (none)	0 (none)
- Alignment with Facility Needs / Repurposing Potential	5 (yes)	5 (yes)	0 (no)	5 (yes)	5 (yes)
- Public and Stakeholder Input	0 (no)	5 (yes)	0 (no)	0 (no)	0 (no)
Geographic Criteria (block)	15.9	15.9	14.5	13.5	15.4
Total	29.7	46.3	40.8	31.6	29.2
Neighbourhood Park Rank (out of 33)	26	7	10	22	27

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)

	Pierre Elliot Trudeau Park*	Rainbow Creek Park	Ramsey Armitage Park*	Reeves Park*	Riverside Park
	Score	Score	Score	Score	Score
Park-Specific Criteria					
- Condition of Park Components	26.3 (poor)	14.6 (fair)	13.1 (good/fair)	17.5 (fair)	17.5 (fair)
- Outdated Amenity or Park Design	0 (none)	5 (some)	0 (none)	0 (none)	0 (none)
- Alignment with Facility Needs / Repurposing Potential	5 (yes)	5 (yes)	0 (no)	0 (no)	5 (yes)
- Public and Stakeholder Input	0 (no)	0 (no)	0 (no)	5 (yes)	0 (no)
Geographic Criteria (block)	14.2	13.5	13.1	25.5	6.3
Total	45.5	38.1	26.2	48.0	28.8
Neighbourhood Park Rank (out of 33)	8	13	29	6	28

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)

	Robert Watson Memorial Park	Rosedale Park North*	Thornhill Park	Vaughan Crest Park	Ventura Park*
	Score	Score	Score	Score	Score
Park-Specific Criteria					
- Condition of Park Components	20.5 (fair)	27.7 (poor)	5.8 (good)	8.8 (good)	17.5 (fair)
- Outdated Amenity or Park Design	10 (moderate)	0 (none)	0 (none)	0 (none)	0 (none)
- Alignment with Facility Needs / Repurposing Potential	5 (yes)	0 (no)	0 (no)	5 (yes)	0 (no)
- Public and Stakeholder Input	0 (no)	0 (no)	0 (no)	0 (no)	0 (no)
Geographic Criteria (block)	14.5	6.3	6.3	16.5	14.2
Total	50.0	34.0	12.1	30.3	31.7
Neighbourhood Park Rank (out of 33)	5	18	33	25	21

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)

	Veteran's Park	Wade Gate Park*	Winding Lane Park
	Score	Score	Score
Park-Specific Criteria			
- Condition of Park Components	21.9 (fair/poor)	15.8 (fair)	14.6 (fair)
- Outdated Amenity or Park Design	0 (none)	0 (none)	0 (none)
- Alignment with Facility Needs / Repurposing Potential	5 (yes)	0 (no)	5 (yes)
- Public and Stakeholder Input	0 (no)	5 (yes)	5 (yes)
Geographic Criteria (block)	13.5	15.4	16.5
Total	40.4	36.2	41.1
Neighbourhood Park Rank (out of 33)	11	16	9

*not eligible for redevelopment until years 6 to 10 as the park is not currently 30 years old (primary screening criteria)