

2009/2010

Parkland Dedication By-law Review

---

## Service Level & Cash Flow Discussion Paper



Fall 2010

*(Amended and Updated for Public Review in November 2011)*

### **Fall 2011 Disclaimer**

*This paper was originally prepared in 2009. It has been selectively edited for the purposes of it being made available for public review.*

*The edits made to this paper have been limited to the exclusion of information that was deemed prejudicial to current or future property negotiations. The edits were minor and few. Where possible, additional updates have been noted.*

*It should also be noted that some of the directions identified in the concluding remarks do not necessarily reflect current thinking. The discussion papers were prepared to provide an overview and prompt thought and discussion. The direction staff will recommend to Council for consideration in implementing changes to the Parkland Dedication By-Law or changes to collection methodology have been further benefited from dialogue and feedback with Council, the development community (BILD) and through internal staff discussions.*

*Therefore, the sole purpose in the release of these Discussion Papers at this time is to provide additional context to assist the reader in understanding what has influenced staff's recommended positions.*

# **Service Level and CIL**

## **Cash Flow Discussion Paper**

### **TABLE OF CONTENTS**

<b>A. INTRODUCTION:</b>	<b>4</b>
A.1. Purpose	4
<b>B. BACKGROUND:</b>	<b>6</b>
B.1. Parkland Acquisition Strategy (2007-2008)	6
B.2. Parks, Culture & Recreation Master Plan (PC&RMP)	7
<b>C. SERVICE LEVEL EVALUATION – PARKS AND OPEN SPACES:</b>	<b>9</b>
C.1. Parkland Hierarchy – Revised	9
C.2. Recreational Planning Area Concept	10
C.3. Service Levels	12
C.4. Service Levels vs. Parkland ‘Yield’	12
C.5. Overall Supply – Citywide (Current)	13
C.6. Projected Supply – Citywide (2031)	15
C.7. Projected Supply by Recreational Planning Area (“RPA”)	15
C.8. RPA Supply Analysis	16
C.9. Summary of Community Parkland Service Levels (Not Including City Parkland)	26
<b>D. CASH FLOW:</b>	<b>29</b>
D.1. Expenditures	29
D.2. Revenues/Receipts	31
D.3. Projected Cash Flows	32
<b>E. CONCLUSIONS:</b>	<b>40</b>
<b>F. NEXT STEPS:</b>	Error! Bookmark not defined.
<b>APPENDIX 1: Parks, Culture and Recreation Master Plan Extracts (2008)</b>	<b>42</b>
<b>APPENDIX 2: Draft Parks Hierarchy</b>	<b>54</b>
<b>APPENDIX 3: Planning Act Extracts</b>	<b>61</b>
<b>APPENDIX 4: Recreational Planning Area (RPA) Mapping and Service Level Analysis</b>	<b>66</b>
<b>APPENDIX 5: Cash Flow Spreadsheets</b>	<b>92</b>

## INTRODUCTION:

### A.1. Purpose

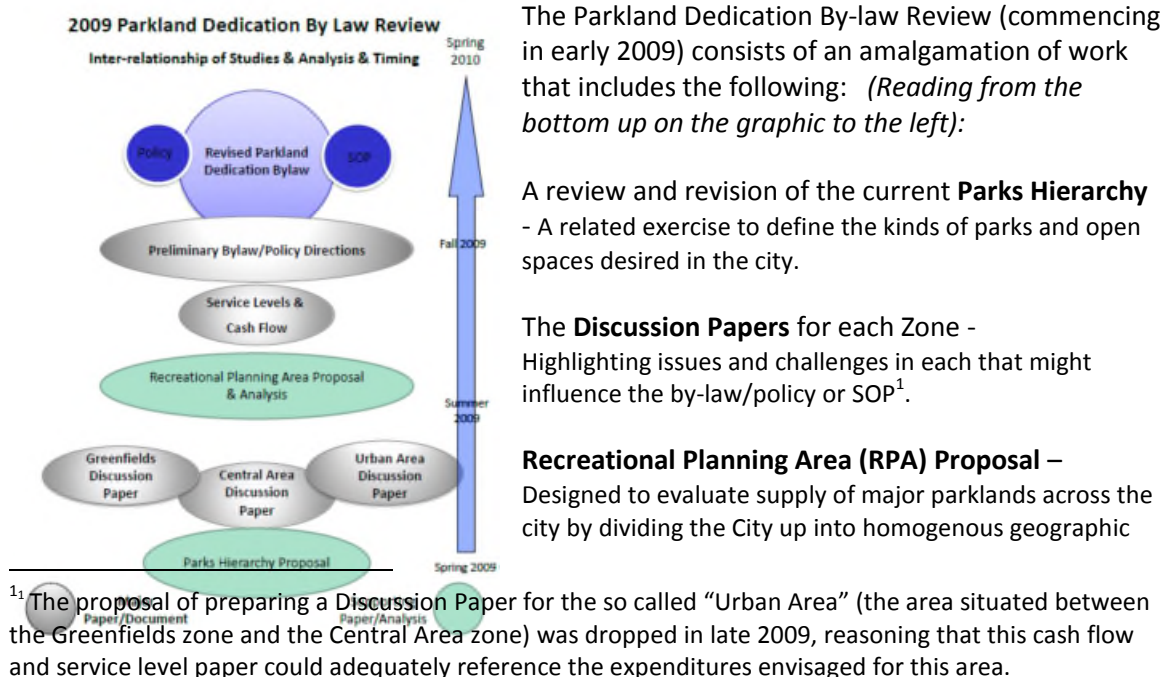
The purpose of this Discussion Paper is to provide a basis for understanding the needs and demands on the CIL program and to aid in decision-making for proposed revisions to the existing Parkland Dedication By-law.

This paper has two areas of focus:

- **Service Levels –**
  - An overview of parkland service levels as it relates to the supply of Community and City Parkland using the concept of a Recreational Planning Area (RPA) as a tool for analysis. The purpose of this analysis is to determine the amount of parkland that the City needs to meet demand, which will ultimately be acquired using CIL receipts.
- **Cash Flows**
  - Planned and prospective expenditures that are CIL-eligible, along with projected CIL receipts, to gain an understanding of what the City's future CIL balances might look like, depending on the rates at which CIL is collected. This work borrows from some of the observations and findings found in the other two Discussion Papers (Greenfields and Central Area) with respect to the parkland service levels, projected demands, and the impacts those demands will have on CIL cash flows.

The service levels and cash flow exercises represent a component of the overall review that is being conducted. The review is represented graphically (below):

**Figure 1: Parkland Dedication By-law Review Process**



districts. This will be discussed more fully in the Service Levels portion of this discussion paper.

**Service Level and Cash Flow Paper** – Consolidating the observations stemming from the discussion papers and quantifying them using the RPA work along with projecting cash flows so demand for CIL can be better understood (**this paper**).

**Preliminary By-law/Policy Directions** – Building on the background work and recommending direction, for Council's and the development industry's assessment and comment, before the actual by-law and accompanying work is authored.

Finally, a new **By-law** accompanied with a supporting **Policy** and **SOP**. For reference, here is what is intended by those terms:

- **Policy** – A document that would provide an overview and detail the objectives in the collection of parkland dedication.
- **By-law** – A revised and updated by-law that describes generally how parkland dedication calculations will be made, with reference to the enabling legislation.
- **Standard Operating Procedure (SOP)** – A detailed description of the steps required in the calculation of parkland dedication for all forms of development application types, ensuring compliance with the By-law and the Planning Act.

Therefore, this discussion paper represents but one part in this amalgam of work that will lead to the delivery of a new by-law, combined with a supporting Policy document and SOP.

## A. BACKGROUND:

### **B.1. Parkland Acquisition Strategy (2007-2008)**

In 2007, as part of the Parks Culture and Recreation Master Plan (PC&RMP) and in relation to several land assembly projects that were being contemplated at the time, staff undertook an assessment of identified future parkland assemblies. The purpose of this exercise was to more fully understand the impacts of planned land assemblies (purchases) as they related to existing CIL reserves and forecasted receipts. The exercise also sought to identify, in a preliminary sense, other competing capital expenditures that are foreseen, to give a fuller picture of projected long-term CIL reserve balances.

This exercise revealed existing short-term (3-10 year) challenges, based on planned expenditures and projected receipts. The biggest challenge came from the assembly of several Community Park parcels over that period, in anticipation of projected growth and the associated need for recreational services in several of the Greenfields areas of the City. Acquisition of such parcels often must come at, or near, the commencement of development in these areas, prior to the receipt of future CIL revenues, unless alternative arrangements can be made with the developers in those areas.<sup>2</sup>

The undertaking of this exercise was helpful, in that it was a first attempt at quantifying known CIL-eligible expenditures with a more refined projection of revenue, and projecting the timelines for each. This assessment of the City's CIL cash flows allows us to examine our needs and quantify those needs so as to assist staff and Council in understanding what it needs to achieve through a redrafted Parkland Dedication By-law.

Some of the key observations from the 2007 review include:

- That cash in lieu reserves (CIL) and projected receipts will be earnestly needed to aid in expenditures envisioned for a broad variety of CIL-eligible capital projects (e.g. recreation centre 'refreshment')
- That it would be desirable to have a mechanism or process to proactively conclude and secure identified Community Park assemblies, so as to provide a more accurate projection on potential costs of land assembly
- That the traditional means of Community Parkland assembly – whereby acquisition is delayed until shortly before development with the expectation that developers will accept a standard rate equivalent to the same rate at which CIL was collected, (e.g. currently \$290 K/ac) is becoming increasingly challenged

---

<sup>2</sup> The City has achieved some success in deferring payment for large parkland assemblies and tying payment to CIL receipts. An example is the Community Park at the northwest corner of Queen and Chinguacousy Road. The payment of this purchase is occurring over time, commensurate with CIL receipts accumulated from the Credit Valley SPA, by way of a special parkland conveyance agreement.

- That the traditional practice of allocating approximately 44% of parkland dedication ‘yield’ to the conveyance of Neighbourhood Parkland and the ‘banking’ of the remaining 56% of the parkland yield as CIL for Community (and City) parkland assembly, remains a reasonable distribution of yield, although parkland service levels are likely a better approach to ensuring adequacy of supply long-term
- That it would be beneficial to establish a pre-defined geography to guide parkland assembly – comparing parkland supply (existing and proposed) against population projections and desired service levels. The Recreational Planning Area (RPA) should be considered in favour of other methods for this type of analysis<sup>3</sup>
- That historically, the distinction between Neighbourhood and Community Parkland has been somewhat ‘blurred’, as Neighbourhood Parks can serve a community focus and vice versa, (i.e. a Community Park may contain a ‘neighbourhood’ component). As such, projections using a service level target for City and Community parkland may not be the defining statement on needs assessment, but that this should be read in conjunction with facility needs as defined through exercises like the Parks, Culture & Recreation Master Plan.

## **B.2. Parks, Culture & Recreation Master Plan (PC&RMP)**

In the fall of 2005 the City of Brampton commenced the development of a long-term strategic plan for the delivery of parks, culture and recreation services. The creation of the Parks, Culture and Recreation Master Plan (“PC&RMP”) included widespread public consultation with individuals and groups, including sporting and recreational associations. Ultimately, the PC&RMP delivered a series of strategic directions and associated action plans for facilities, programming, parks and open space, and organization. The PC&RMP was received by Council in fall 2008 and referred to staff for their ongoing and future reference.

Among the recommendations in this plan was the establishment of revised service level targets for the delivery of land use plans for the City:

Community & City Parkland (combined):	0.8 ha (1.98 ac.) /1000 persons
Neighbourhood Parkland:	0.5 ha (1.23 ac.) /1000 persons

---

Total Parkland:	1.3 ha (3.21 ac.)/1000 persons
-----------------	--------------------------------

---

Open Space:	0.4 ha (0.98 ac.) /1000 persons
-------------	---------------------------------

These draft service level targets were determined having regard for historical service level provision in the City. However, a more significant influence was the evaluation of provisions within the Planning Act, relating to permissions given to municipalities for parkland dedication and collecting CIL. Municipalities in Ontario have only the means provided under the Planning Act (s. 42 and 51 respectively) as a funding source and mechanism upon which parklands are assembled save and except for a land identified for recreation centre development, which is DC eligible.

---

<sup>3</sup> The RPA concept was also discussed in the Parks Culture and Recreation Master Plan.

In recognition of these changes, but having a desire to maintain some relationship to historical standards, the PC&RMP provided an in-depth analysis of park supply and derived a series of recommendations (see Appendix 1). The PC&RMP adopted a pragmatic assessment of what was seen as achievable, based on the legislative conditions and the status of land use development in Brampton. It also identified initiatives that the City could adopt in an effort to meet its long-term recreation facility needs. These initiatives included partnerships with the school boards, the use of alternative field development technologies (e.g. FieldTurf artificial turf), and the establishment of guidelines for private recreational space in multi-family residential developments.

It should also be noted that the PC&RMP did not provide specific recommendations on how these service levels should be achieved, (i.e. on a ward basis, a secondary plan area basis, a block plan area basis, etc.) The Plan did however reference ongoing efforts of the City in the establishment of a revised Parks Hierarchy and the concept of using a Recreational Planning Area model (RPA) for the purposes of parks planning. Both of these concepts will be explored further in this Discussion Paper.

Both of these elements should be considered in an effort to bring enhanced rationality to the planning of parks within new areas of the City, and in reviewing existing areas of the City where infill and intensification pressures are anticipated. Ultimately, these targets and hierarchy standards should be referenced in the Official Plan to provide further prescription and endorsement.



## B. SERVICE LEVEL EVALUATION – PARKS AND OPEN SPACES:

To commence the assessment of the parkland supply requirements, staff analyzed the current method of codifying parks and open space, beginning with a review of the current **Parks Hierarchy**. From there, staff examined how best to evaluate the supply of parkland across a select geography and concluded that the **Recreational Planning Area (RPA concept) option** had merit.

With these tools, staff took stock of **current and projected parkland supply** to assess how the City is and is projected to be served in terms of the supply of City and Community Parkland. All of this is intended to assist staff and Council in the determination of the best method to structure its Parkland Dedication By-law and related policies, as noted above.

### C.1. Parks Hierarchy – Revised

The establishment of a new parkland hierarchy stemmed from commentary heard during the public sessions done as part of the Parks, Culture and Recreation Master Plan in 2007. Comments included concerns about the lack of variety of parkland at the local neighbourhood level, the size of Neighbourhood Parks, facility offerings, and the ‘standardization’ of parks. In recent years, parks smaller than the traditional ‘parkette’ type has been demanded in some communities to supplement parkland supply and continue to be supported by Council.

Staff responded to these concerns in 2009 by drafting a revised Parks Hierarchy that identified a series of sub-categories that reflect an increased variety of park types, including the introduction of the ‘*Local Park*’, ‘*Town Square*’ and ‘*Vest Pocket*’ sub categories, in addition to the traditional ‘*Parkette*’. Also included in this Hierarchy were some minor reclassifications of the Community Park and City Park categories to provide enhanced coding of these park types<sup>4</sup>.

The revised draft hierarchy (Appendix 2) provides some statements around ‘service radii’ for the various park types, desired ‘service levels’, as well as facility recommendations by park type. This provides some structure for the types of facilities contemplated within each park type and assists in arriving at suitable programs for some parks<sup>5</sup>.

The draft revised park hierarchy concept was incorporated as part of the secondary plan for the Mount Pleasant area. The draft Official Plan Amendment (OPA) policies and land use schedule for this area reflects this revised draft hierarchy. It’s believed that the application of the parkland hierarchy for this area, and other areas, will improve the overall quality of parks by providing enhanced variety of types, sizes, and function. There are also ongoing plans to utilize it for other secondary plan exercises.

---

<sup>4</sup> Fall 2011 Update - The ratification of a revised Parks Hierarchy remains outstanding. Further consideration of the hierarchy, and/ or its inclusion in the Official Plan will be looked at in 2012.

<sup>5</sup> Fall 2011 Update – The hierarchy appended to this report remains in draft format and has been amended since the drafting of this report.

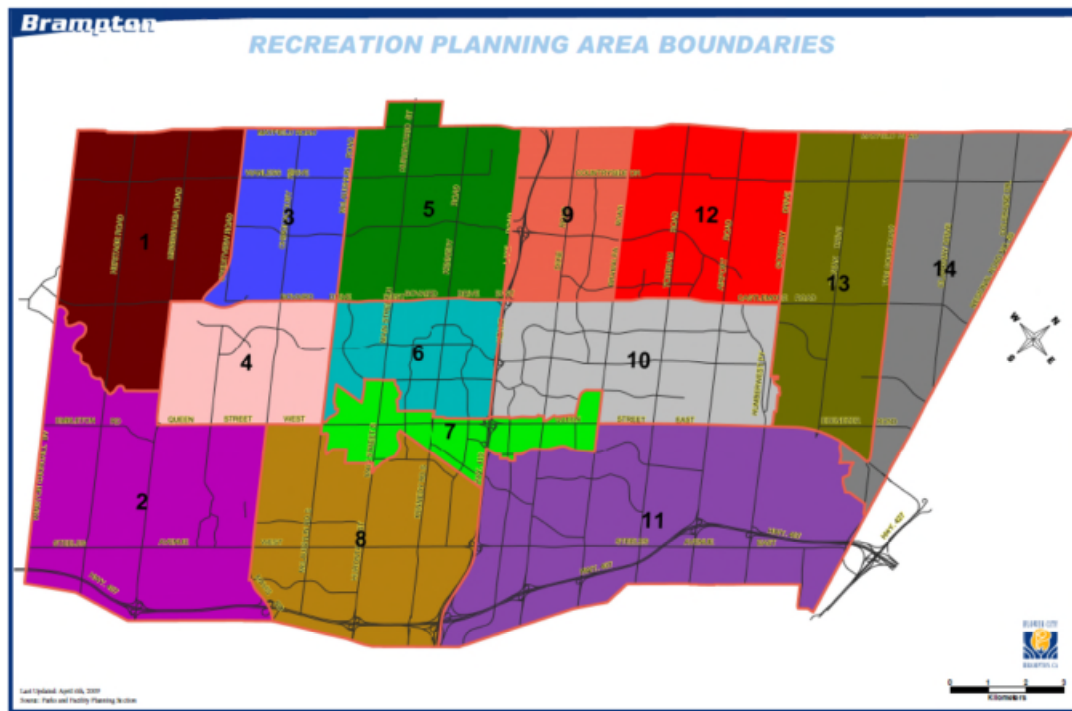
Ultimately, the revised hierarchy will need to be represented in the Official Plan as we deal with new communities and the redevelopment of existing communities. This Hierarchy could also be used and referenced in other supporting documents, such as a revised Development Design Guidelines document. This work has commenced. For now, this draft is being referenced here only for context in explaining how we have arrived at the coding of various parks in the evaluation in support of this review.

## **C.2. Recreational Planning Area Concept**

The concept of the Recreational Planning Area (RPA) as a method of assessing parkland supply against desired service level standards is a concept used by many municipalities. The RPA is essentially a method of dividing up the City into relatively homogeneous geographic units, each with similar long-term projected populations and recreational attributes. The concept is that regardless of where one lives in the City, there should be some degree of equivalency in terms of access to parks and open space, and supporting recreational infrastructure. In this regard, it goes beyond traditional ward boundaries or secondary plan areas as a planning tool. It is particularly relevant to the Greenfields Areas of the City where ongoing decisions are being made with respect to the planning and long-term assembly of land, and where these decisions can be made in concert with the planned populations for these areas.

To undertake the RPA analysis, staff divided the City into a series of relatively homogenous geographic units.

**Figure 2: Recreational Planning Area Zones**



The rationale for the RPA boundaries was as follows:

*(i.) Projected long-term population of between 50,000-70,000 persons:*

This target population was selected based on the fact that it represents a desired service level for what was identified in the Parks, Culture & Recreation Master Plan as a “Community Hub”.

The ‘hub’ concept represents an idea that infrastructure should be grouped to enhance service delivery and improve operational efficiencies, serving a population between 50,000 and 70,000. Generally, a minimum of three major recreational components should be present in a given RPA (e.g. an indoor aquatic facility, indoor field house/gymnasium space, arena(s), fitness/active living space, etc. as well as multi-purpose programming and/or arts related spaces). Other community components, such as a branch library, could be provided in partnership. The hub concept is further enhanced with outdoor park and active recreational facilities. An example of a community hub includes the South Fletchers and Cassie Campbell Complexes.

*(ii.) An RPA should have at least one, and preferably more, Community or City Parks located within it;*

*(iii.) An RPA should have at least one existing/future Community Recreation Centre, consistent with the “community hub” concept;*

*(iv.) An RPA should also have “normalized” boundaries of some form – e.g. Major Arterial Road, highway, etc;*

As the City of Brampton’s parks and recreational infrastructure was not ‘planned’ in this fashion, there are issues in manipulating the existing infrastructure into a RPA model. In some cases, there are variations in projected population. In other cases, the infrastructure supply is not identical, from district to district. For the most part, however, the RPA concept is a workable model, even if deployed ‘after the fact’ in established neighbourhoods.

Regardless of these challenges, the RPA model is useful for analytical purposes and helps to establish a baseline analysis of which the basic tenet is establishing equality of access to parkland and facilities to all citizens of Brampton.<sup>6</sup>

---

<sup>6</sup> For the purpose of this exercise, the focus has been on the evaluation of how major parklands (City and Community Parks) are being supplied in these areas. It is assumed that Neighbourhood Parkland service levels can be, or have been adequately met through normal subdivision development. Each time a Block Plan is created, the planned Neighbourhood Parkland totals are evaluated against the desired service level (0.5 ha/1000 persons). In all cases, parkland dedicated at the Neighbourhood level is simply conveyed and credited at the subdivision stage using a portion of the parkland dedication requirements owing on that plan of subdivision. The remainder of parkland dedication owing on a given plan is taken as CIL and deposited into ‘Reserve 2’, for the purposes of Community and City parkland assembly. There is rarely a need to budget CIL funds for Neighbourhood Parkland assembly given that there is rarely any significant parkland over-dedications arising from such conveyances. For this reason, Neighbourhood Parkland has not been thoroughly evaluated or ‘cash flowed’ as part of this exercise.

### **C.3. Service Levels**

Through the evaluation of parkland supply and recommended service levels, staff has come to the conclusion that rather than a single service level standard for Community and City Parkland combined, it will be helpful to have a separate service level for the two park types. This represents a slight adjustment from the recommendation put forth in the Parks, Culture & Recreation Master Plan exercise (noted above). This further breakdown of projected supply aids in the evaluation of parkland supply, particularly as it relates to the use of the Recreational Planning Area concept.

In assessing a suitable standard, the evaluation of current supply, compared against projected supply and the ability to achieve projected supply based on potential parkland dedication yields was undertaken. The following conclusions were made:

City Parkland:	0.6 ha (1.48 ac.) /1000 persons
Community Parkland:	0.35 ha (0.86 ac.) /1000 persons
Neighbourhood Parkland:	0.5 ha (1.23 ac.) /1000 persons
<hr/>	
Total Parkland Service Level:	1.45 ha (3.58 ac.) /1000 persons

The combined service level standards for the grouping of Community and City Parkland changed modestly over that which was represented in the Parks, Culture and Recreation Master Plan. This is based on the more thorough analysis undertaken as part of this review and having regard for historical supply levels. Staff feels that these service levels reflect achievable numbers based on projected Planning Act parkland dedication yields. These revised service levels have served as the basis for the parkland service level analysis undertaken (see below). These numbers have been used in the assessment of the parkland service levels against the proposed RPA areas.

It should be noted that the provision of land in a given area based on these proposed service level targets in no way implies that there will be an adequate service level for any particular type of sports field or fields. Area specific or program-specific objectives for a park may necessitate the assembly of more land to fulfill an identified facility development objective.

### **C.4. Service Levels vs. Parkland ‘Yield’**

The comparison between yield (what a municipality can ‘extract’ from the development approval process in the form of parkland conveyance or CIL) and service level targets is a somewhat imprecise exercise. Generally speaking, a municipality can use the provisions found in the Planning Act to levy parkland dedication and CIL charges that theoretically could provide for a robust supply of parkland and cash to accommodate purchase, as well as other CIL-eligible expenditures (which include recreational buildings and parkland machinery – see Appendix 3 for definition from the Act). The enabling legislation provided by the wording in the Act does leave room for municipalities to arrive at different parkland dedication by-laws, depending on their overall objectives. Municipalities can opt to take lesser dedication amounts if desiring to attract development or certain kinds of development. Likewise, municipalities can adopt more

maximizing approaches, such as deferring the collection of CIL to building permit issuance, if enhancing its revenue streams is a motivation

Based on survey work undertaken in 2009 a number of municipalities have healthy CIL balances as a result of aggressive to moderately aggressive Parkland Dedication By-laws. Brampton has historically adopted an approach to its parkland dedication by-law that results in the City generally seeking only that which has been identified as being required to meet service levels. However, CIL has been used previously to fund other expenditures beyond parkland, in the case of recreation centre refurbishment.

A more progressive approach would facilitate a greater supply of parkland and greater CIL reserves that would facilitate greater flexibility with which to fund other CIL-eligible items such land assembly, recreation centre redevelopment, natural areas securement, etc.

### **C.5. Overall Supply – City Parkland (Current)**

To assess how well the City is currently serviced, staff began with an inventory of developable tableland parkland area totals for City, Community, and Neighbourhood parks, as well as Open Space totals. The following is a summary of tableland parks that the City owns<sup>7</sup>. A more detailed background inventory is appended.

<b>Current Supply</b>	<b>Total Area (ac.)</b>
City Parkland	636
Community Parkland	598
Neighbourhood Parkland	887
Open Space (Valley/conservation/Environmental Lands (TRCA/CVC/City Owned))	3,864

Based on these inventories of Tableland Area, here is how we compare to the identified service level targets. For the purposes of the exercise, 2008 population (of 486,730 persons) was used.<sup>8</sup>

Total **City** Parkland Requirements (Current):

<b>City Parkland</b>	<b>Total Area (ac.)</b>
Needs @ 0.6 ha (1.48ac.)/1000 persons	720
Total Existing Tableland Supply	636
Balance (Shortfall)	- 84

<sup>7</sup> These lands include both developed and undeveloped lands.

<sup>8</sup> Fall 2011 Update: These figures have not been recently updated.

Total **Community** Parkland Requirements (Current):

<b>Community Parkland</b>	<b>Total Area (ac.)</b>
Needs @ 0.35 ha (0.86 ac.)/1000 persons	419
Total Existing Tableland Supply	598
Balance (Excess)	+ 179

Total Requirements **City and Community** (Current):

<b>City and Community Parkland</b>	<b>Total Area (ac.)</b>
Total Required	1,139
Total Existing Tableland Supply	1,234
Balance (Excess)	+ 95
Resultant Supply/1000 Persons	2.54 ac./1000

Based on this evaluation, the City appears to be in good shape in terms of its supply versus current population. The supply levels exceed that which the City technically required in 2008. However, more than 103 acres of parkland remains undeveloped, and therefore the public has limited access to some of this total. The reasons for this apparent excess are many, but include:

- Historically, high service levels in older areas of the City reflect assembly under old legislative regimes:
  - The assembly of much of the parkland in older areas of the City preceded amendments made to the Development Charges Act in 1997. This had, and continues to have, a profound impact on the City's ability to meet its parkland service levels in developing communities and the way in which it supplies parkland. Historically, the City had a much more robust service level standard of 4.25 ac/1000 persons for tableland parks. This standard originated from the approximate 2.5 ac. being collected from Planning Act-based requirements (parkland and cash-in-lieu of parkland) and approximately 1.75 ac. coming from the Open Space component of the Development Charge. With the loss of 'Open Space' acquisition as an eligible development charge, the City shifted focus on its supply targets and developed alternative ways to achieve the same average supply (such as negotiating woodlots through gratuitous conveyance and seeing developers share the costs of such areas as part of their master cost sharing agreements, and buying large tracts of land outside the urban boundary).
- Purchase of large parcels, prior to development occurring:
  - The City has purchased several large parcels including the Dixie/407, Creditview/Sandalwood, Sesquicentennial and Fitzpatrick sites in anticipation of future growth. Short-term, positive service levels naturally result.

Based on the above, evaluating parkland supply based on current populations is helpful only as a benchmark. A projection against long-term populations is required.

### **C.6. Projected Supply – Citywide (2031)**

Undertaking an assessment of projected supply of developable tableland parklands against projected populations reveals a slightly different perspective on where we might be headed from a parkland service level perspective. For the purposes of this exercise, the latest Hemson population projections<sup>9</sup> were utilized, targeting a population of 738,390 persons by 2031.

Total **City** Parkland Requirements (2031):

<b>City Parkland</b>	<b>Total Area (ac.)</b>
Needs @ 0.6 ha (1.48ac.)/1000 persons	1,093
Projected Tableland Supply	697 <sup>10</sup>
Balance (Shortfall)	- 396

Total **Community** Parkland Requirements (2031):

<b>Community Parkland</b>	<b>Total Area (ac.)</b>
Needs @ 0.35 ha (0.86 ac.)/1000 persons	635
Projected Tableland Supply	706
Balance (Excess)	+ 71

**Total Requirements (2031):**

<b>City and Community Parkland</b>	<b>Total Area (ac.)</b>
Total Parkland Needs	1,728
Projected Tableland Supply	1,403
Balance (Shortfall)	- 325

Based on this evaluation, the City is heading towards a parkland deficit position in 2031. There is an anticipated 396-acre City Parkland deficit, representing larger-scale city-wide parks containing specialized facilities.

### **C.7. Projected Supply by Recreational Planning Area (“RPA”)**

Analysis of current of projected supply on a city-wide basis is helpful, but it does not accurately communicate the location of shortfalls or surpluses from a geographic perspective. For the reasons noted, the RPA breakdown (described earlier) better evaluates the shortfalls or

<sup>9</sup> When this report was originally drafted, these population projections had not been formally endorsed by Council. It represents a 4.4% increase over the currently approved population figures. No further updates on supply have been prepared,

<sup>10</sup> For the purpose of the service level analysis, only those land holdings that have been reflected in current secondary plan work were noted as part of ‘Projected Supply’. Further work was undertaken as part of the CIL cash flow exercise that supplemented these totals for the purposes of projecting possible cash flow demands.

surpluses, and can help determine where supplementary lands should be considered, to equalize supply and opportunities for all citizens.

Staff undertook two separate exercises as part of this evaluation – mapping each of the RPA's and then conducting a population and supply analysis for each.

- **Mapping:** Staff utilized the general land use fabric under GeoMedia and located identified or 'planned' parkland assemblies on them. Planned assemblies included properties for which there has been some active planning undertaken (referenced in a secondary or block plan, or a plan of subdivision). Mapping for each of the identified 14 Recreational Planning Areas was created and for reference, projected populations from 2008 to 2031 were also noted. The mapping for each district has been appended (see Appendix 4).
- **Parkland Supply Tables:** Staff examined existing and projected supply for each RPA area, and in turn analyzed this supply against project populations and desired service levels. The tables for each map are appended to each RPA map (Appendix 4).

### **C.8. RPA Supply Analysis**

The analysis performed on each RPA reveals results that would have, to some extent, been expected – that most of the older areas of the City have a more robust supply of Community and City Parklands. As noted, the assembly of much of the City's parkland in older areas of the City preceded amendments to the Development Charges Act in 1997. Further, the assembly of land for parks and open space in communities that were developing between the 1960s to early 1980s was somewhat easier because of the development legislation regime during that period and also because land was comparatively cheaper to acquire. Therefore, arrangements for the conveyance of select parcels from the development community were more readily secured.

Despite the changes to legislation and the economic environment, the goal of providing adequate parkland supply to newer areas of the City is still a laudable objective.

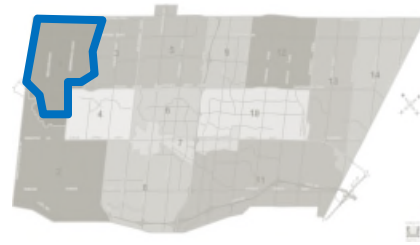
Based on the above, what follows is a brief overview of each RPA.



RPA 1: “North West Brampton”:

*Characteristics:*

- Largely undeveloped
- Subject to ongoing long range planning including preliminary secondary planning work re: NW Brampton Sub-watershed Study and Mount Pleasant SPA<sup>11</sup>



*Current City/Community Parkland Supply:*

- *Creditview/Sandalwood Park* – a developed outdoor ‘sports’ park
- *Siemens Property* – City owned, but undeveloped as a public use property.

*Planned or Projected Supply:*

- The supply of what are ostensibly, two parks that have or will have a city-wide service orientation tend to skew the service level targets for the area.
- The representation of the two City parks in the supply totals means that the area is meeting long-term supply targets based on anticipated population for the area.
- When the City parks are removed from the total for this area, the area lacks a major indoor ‘community hub’ facility and therefore an additional Community Park should be sought as depicted as F-125. As part of preliminary discussions concerning the initiation of a Secondary Plan Review for the Area (Heritage Heights Community) the identification of a further 50-acre Community Park has been identified.

*Conclusions:*

- An additional Community Park (F-125) in this area means that at build-out, this RPA would more effectively meet parkland service level targets. Therefore, from parkland dedication/CIL perspective, this park needs to be represented in future yield/cash flow projections.

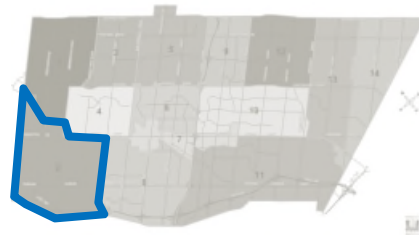
---

<sup>11</sup> Fall 2011 Update- The Secondary Plan and Block Plan for Mount Pleasant are now complete.

RPA 2: “Bram-West”:

*Characteristics:*

- Blend of developed/developing industrial, major office, and residential land (south of Steeles), estate residential, and proposed new residential development blocks (Bram-West “Riverview Heights” and “Credit Manor Heights”)



*Current City/Community Parkland Supply:*

- *Eldorado Park*

*Planned or Projected Supply:*

- A proposed 28 acre Community Park (*Mississauga/Embleton-F-104*) in the Bram-West “Riverview Heights” community is proposed.
- Timing for the assembly of the park is dependent on the progress of the development of the community but is expected within the next 5 years. This park has been included in the projected cash flow tables appended to this document.

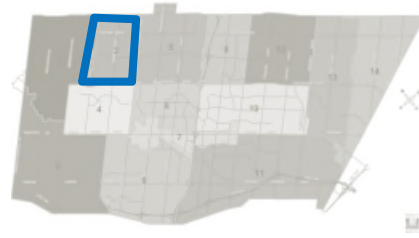
*Conclusions:*

- The addition of F-104 will assist in meeting overall major parkland delivery to this RPA and also service it as a ‘community hub’ as a recreation centre/library is contemplated. With its addition, the area is still projected to be in a long-term Community Parkland deficit (of 16 ac) at build-out. This deficit is at least partially ameliorated by the long-term supply of Credit River Valley lands (and associated valley corridors) that will exist in this RPA. No further formal parkland assembly has been identified. If opportunities are presented in the future, the demand for this area should be assessed.

### RPA 3: “Fletcher’s”:

#### *Characteristics:*

- Largely developed “Fletcher’s Meadow” community. Also contains portion of Mount Pleasant Block Plan Area 2 (north of Wanless)



#### *Current City/Community Parkland Supply:*

- Chinguacousy/Sandalwood Community Park (Cassie Campbell Community Centre)

#### *Planned or Projected Supply:*

- No further Community or City parkland is contemplated to be assembled in this RPA
- There are no plans to provide a Community Park as part of the Mount Pleasant exercise

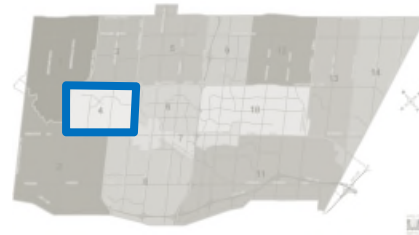
#### *Conclusions:*

- The Fletcher's RPA is a comparatively dense one with over 61,000 persons. The Cassie Campbell site creates a strong community node. The absence of supplementary Community parkland means that the area will have a projected Community Park deficit of approximately 25 ac. This is partly ameliorated by the existence of the Creditview/Sandalwood City Park, which is located immediately west of this RFA, and what is anticipated to be a large natural heritage system in Mount Pleasant.
- If opportunities are presented in the future, the demand for this area should be assessed.

### RPA 4: “Credit Valley”:

#### *Characteristics:*

- This RPA is approximately half built-out, containing existing residential (east of Chinguacousy, north of Queen) and the developing Credit Valley Block Plan Areas ‘1 and 3’ and Springbrook.



#### *Current City/Community Parkland Supply:*

- Chinguacousy / Queen and Mississauga/Bovaird<sup>12</sup> Community Parks

#### *Planned or Projected Supply:*

- No further Community or City parkland Assembly is contemplated

#### *Conclusions:*

- The existence of two Community Parks in this RPA means that it will have a healthy supply of Community Parkland and nearly meet identified supply targets. There is no formal community centre in this RPA, though Chris Gibson Community Centre sits adjacent on the eastern boundary. A park depot is proposed at the Ching/Queen site and will have a publicly oriented focus to it.
- No further parkland assembly is contemplated nor required

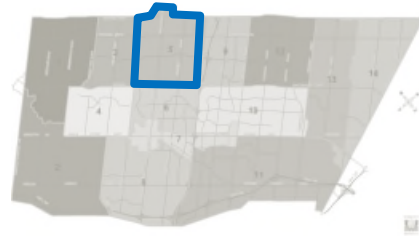
<sup>12</sup> Not formally named yet.

RPA 5: "Loafers":*Characteristics:*

- Built out, save and except for some infill opportunities

*Current City/Community Parkland Supply:*

- *Loafers Lake (and Recreation Centre/Cyril Clark Branch Library)*
- *Morris Kerbel Park (and Jim Archdekin Recreation Centre)*
- *Richvale Park*

*Planned or Projected Supply:*

- No further parkland assembly is contemplated, save and except for some that is being sought from the Royalcliff development proposal to supplement the Loafers Lake complex.

*Conclusions:*

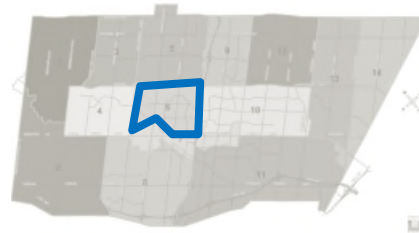
- No further formal parkland assembly has been identified or is being pursued. The recreation centres in this area provide the community hub characteristics. The ample supply of parkland and valley land plus the presence of the Heart Lake Conservation Area as a further recreational resource means this area is extremely well served from a parks and open space perspective.

RPA 6: "Century Gardens":*Characteristics:*

- Built out, save and except for some infill opportunities

*Current City/Community Parkland Supply:*

- *Chris Gibson Park (and Recreation Centre)*
- *Duggan Park*
- *Century Gardens Park (and Recreation Complex)*
- *Fred Kline Park*

*Planned or Projected Supply:*

- No further parkland assembly is contemplated

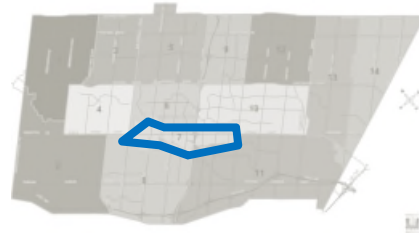
*Conclusions:*

- No further formal parkland assembly has been identified or is being pursued at this time. The recreation centres in this area provide the community hub characteristics. The ample supply of parkland and valley land means this area is extremely well served from a parks and open space perspective.

RPA 7: “Central”:

*Characteristics:*

- Blend of developed industrial, commercial and urban land combined with existing residential pockets.
- This eclectic blend of existing uses, redeveloping pockets, long-term objectives of formal redevelopment in the downtown and Queen Corridor, make this a challenging one from the perspective of parkland assembly, in anticipation of future growth.



*Current City/Community Parkland Supply:*

- *Old Fairgrounds Park*
- *Central Public School*
- *Norton Place Park*
- *Chinguacousy Park*
- *Rosalea Park*
- *Gage Park*
- *Garden Square*
- *Ken Whillans Square*

*Planned or Projected Supply:*

- No further City or Community Parkland assembly is contemplated
- Neighbourhood Parkland assembly is contemplated in the context of the redevelopment of the Queen Corridor, in particular
- Select opportunities will present themselves which the City will contemplate to enhance the Neighbourhood Parkland supply

*Conclusions:*

- No further formal City or Community Parkland assembly has been identified or is being pursued, and none is required.
- There are no formal recreation centres in this area to provide a community hub focus, however, there are several other civic facilities serving the area (Memorial Arena, Brampton Curling Club, Central Public School, etc.) as well as the Central YMCA
- Neighbourhood Parkland supply will be important to contemplate in the context of redevelopment of this area, as infill and intensification for residential purposes occurs. If opportunities are presented in the future, the demand for this area should be reassessed.

RPA 8: "South Fletchers":*Characteristics:*

- Built-out

*Current City/Community Parkland Supply:*

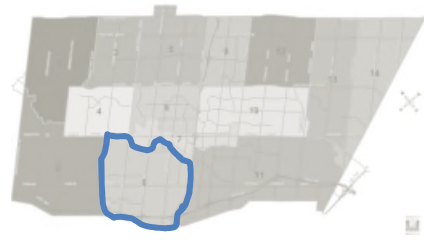
- Centennial Park
- Peel Village Golf Course
- Brampton Sport Park (Powerade Centre)
- Fletcher's Green Community Park (South Fletchers Sportsplex)
- Flower City Community Campus (incl. Flower City Seniors Centre)
- Drinkwater Community Park

*Planned or Projected Supply:*

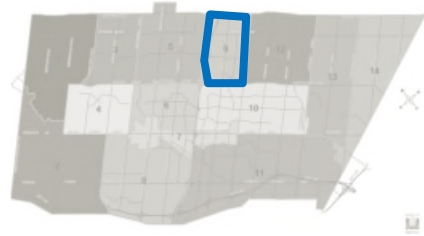
- None identified

*Conclusions:*

- This area is projected to have one of the highest populations of any RPA yet with existing supply, its anticipated this population will be only 15% underserved.
- From a community hub perspective, this RPA is served by the South Fletchers Sportsplex facility in addition to several additional indoor recreational assets.

RPA 9: "Springdale":*Characteristics:*

- Majority of the area is built out or actively being developed
- Some new growth anticipated in the area north of Countryside Drive as part of the Countryside Villages Secondary Plan

*Current City/Community Parkland Supply:*

- Dixie/Sandalwood Community Park (Brampton Soccer Centre)

*Planned or Projected Supply:*

- A proposed 23 ac Community Park (Springdale Central- F-57) is proposed.
  - The park is to be constructed in 2011

*Conclusions:*

- The addition of F-57 will assist in meeting overall major parkland delivery to this RPA
- The Brampton Soccer Centre provides the 'community hub' focus, despite being a regional attraction
- No further formal parkland assembly has been identified. If opportunities are presented in the future, the demand for this area should be reassessed.

RPA 10: "Bramalea North":*Characteristics:*

- Built - out

*Current City/Community Parkland Supply:*

Multiple holdings including:

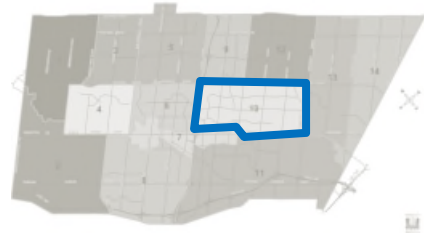
- Professors Lake (and Recreation Centre)
- Bramalea Ltd Community Park
- Greenbriar Park (and Recreation Centre)
- Howden Park (and Recreation Centre)
- Ellen Mitchell Recreation Centre
- Terry Miller Recreation Centre

*Planned or Projected Supply:*

- None

*Conclusions:*

- This area is well serviced due to assembly of parks and recreation infrastructure acquired under a time of development when such land/facilities were comparatively easier to achieve.
- No further formal parkland assembly has been identified.

RPA 11: "Bramalea South":*Characteristics:*

- Blend of developed/developing industrial and residential land (south of Queen). Represents the smallest of all the RPA's in terms of projected population, with significant borders, (Queen, 410, 407 and Claireville (Ebenezer Tract))

*Current City/Community Parkland Supply:*

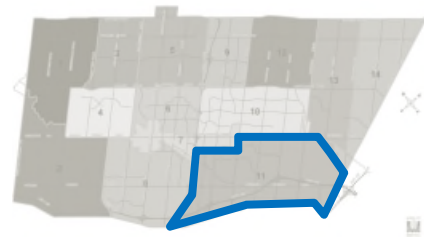
- Victoria Park (and Arena)
- Earnscliffe Park (and Recreation Centre)
- Balmoral Recreation Centre
- 407/Dixie City Park

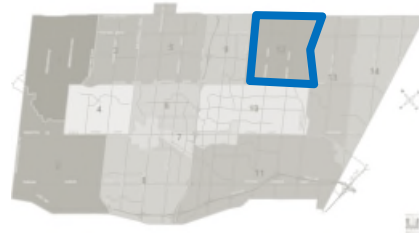
*Planned or Projected Supply:*

- None

*Conclusions:*

- No further formal parkland assembly has been identified or is demanded.



RPA 12: “Chinguacousy”:*Characteristics:*

- Majority of lands south of Countryside are developed (low density residential)
- Portions north of Countryside remain undeveloped, but are in active planning stage as part of the Countryside Villages Secondary Plan

*Current City/Community Parkland Supply:*

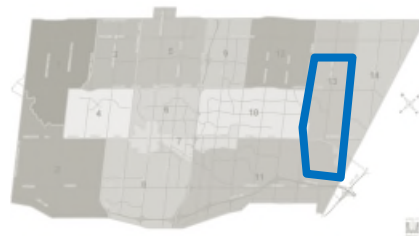
- Torbram/Sandalwood Community Park
- Chinguacousy Wellness Centre (no park-Facility only)
- Sesquicentennial Park

*Planned or Projected Supply:*

- A proposed 40+ ac addition (F-120) is contemplated as part of the Sesquicentennial Park at Bramalea and Countryside; this will contribute active park opportunities to this community and City at large, as well as supplying passive recreational opportunities.
- Timing for the assembly of the addition is dependent on the progress of the development of the community but is expected in the next 5-7 years. This park has been included in the projected cash flow analysis that is incorporated into this document.

*Conclusions:*

- The proposed addition of F-120 to enlarge the City Park will help partially ameliorate what is projected to be about a 40 ac. Community Park deficit for this community. The program for this park is not yet determined but given its physical separation from the existing City Park (across a river valley); it may in fact serve as a “community” asset. The supply of a healthy valley corridor with walking trails aids in the fulfillment of recreational needs in this community as well.

RPA 13: “Bram East”:*Characteristics:*

- Areas south of Castlemore are relatively developed or are under development as part of an active block plan or plan of subdivision
- Estate residential dominates the lands north of Castlemore and is also primarily developed. The remaining lands to be developed include the two city owned parcels (McVean/Castlemore and “Fitzpatrick” lands) which combine to form what is being referred to for now as the “Bram East Community Campus”

*Current City/Community Parkland Supply:*

- McVean/Castlemore and Fitzpatrick Lands which combine to form what is being referred to for now, as the “Bram East Community Campus”<sup>13</sup>

<sup>13</sup> Not formally named yet

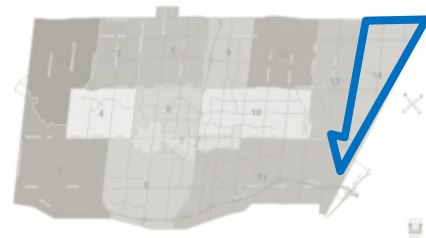


*Planned or Projected Supply:*

- A small addition to the McVean/Castlemore site is envisaged (north) if it can be negotiated, to aid in providing access to the McVean/Castlemore site. This addition has also been identified as a Greenlands Securement Priority property.

*Conclusions:*

- The assembly of the Fitzpatrick lands and its representation as 'Community Park' (given its planned focus with a recreation centre) means that this area is projected to be well served.
- No further formal parkland assembly has been identified. If opportunities are presented in the future, the demand for this area should be assessed.

RPA 14: "North East":*Characteristics:*

- The portions of this RPA situated north of Castlemore Road are largely agricultural but are the subject of a recently commenced Secondary Planning exercise (427 Industrial SPA)
- Lands south of Castlemore are part of the 'Castlemore crossing' Block Plan for Bram East and are under development for residential purposes

*Current City/Community Parkland Supply:*

- None

*Planned or Projected Supply:*

- A proposed 40 ac Community Park (*Gore/Castlemore*) in the 427 Industrial Plan is envisaged

*Conclusions:*

- Timing for the assembly of the Gore/Castlemore site is dependent on the progress of the development of the community but is expected in the next 2-5 years. This park has been included in the projected cash flow tables that went into the creation of this document. The purchase of this Community Park will mean that the area is adequately serviced from a Community Park perspective.
- Some contemplation of pre-purchase (prior to active development) has been contemplated. This will be examined in 2010.

### **C.9. Summary of Community Parkland Service Levels (Not Including City Parkland)**

Generally speaking, community parkland is primarily focused on servicing the community that it is located within. For this reason, we can conclude the following with respect to community parkland within each of the RPAs:

#### **RPA's Currently Projected to Meet Community Park Service Level Targets**

RPA	Name	Projected Balance @ 2031 (ac.)	Comment
4	<i>Credit Valley</i>	-2.6	<ul style="list-style-type: none"> <li>Two Community Parks but no formal recreation centre in this RPA</li> <li>No further parkland assembly is contemplated</li> </ul>
5	<i>Loafers</i>	+28	<ul style="list-style-type: none"> <li>1970's land assembly benefit this RPA</li> <li>This area is extremely well served from an Open Space perspective</li> <li>Two small community centres (Loafers and Archdekin) are planned for refurbishment</li> </ul>
6	<i>Century Gardens</i>	+34	<ul style="list-style-type: none"> <li>1970's land assembly benefit this RPA</li> <li>Two smaller community centres (Gibson and Century Gardens (<i>recently refurbished</i>))</li> <li>No further formal parkland assembly is identified</li> </ul>
9	<i>Springdale</i>	+6	<ul style="list-style-type: none"> <li>A 23-acre Community Park (Springdale Central) is proposed (budgeted for and ready for construction in 2010)</li> <li>2 Community Parks (<i>Dixie/Sandalwood and Springdale Central (future)</i>) benefit this RPA</li> </ul>
10	<i>Bramalea North</i>	+13	<ul style="list-style-type: none"> <li>1970's land assembly benefit this RPA; multiple indoor recreational assets, many of which are in need of refurbishment</li> </ul>
11	<i>Bramalea South</i>	+36	<ul style="list-style-type: none"> <li>Small population (for an RPA) but with the benefit of several 1970's land assembly parcels and 3 community recreation centres (Vic Park Arena, Balmoral and Earnscliffe (<i>recently refurbished</i>))</li> </ul>
13	<i>Bram East</i>	+58	<ul style="list-style-type: none"> <li>The Fitzpatrick purchase in 2008 assisted this RPA greatly</li> </ul>

At 0.86 ac (0.35 ha)/1000 persons, these areas will be well served from a Community Park perspective. Most districts with big surpluses reflect communities built when funds were available from Development Charges for open space assembly, or reflect a period of development when land was more readily conveyed.

**RPA's Projected to Meet Community Park Service Level Targets**  
**If Planned Parks Are Assembled**

RPA	Name	Projected Balance @ 2031 (ac.)	Comment
1	<i>North West Brampton</i>	11	<ul style="list-style-type: none"> <li>Although this area contains two large City Parks, one is largely undevelopable</li> <li>The area lacks a major indoor 'community hub' facility and therefore an additional Community Park should be sought</li> </ul>
14	<i>North East</i>	-2.6	<ul style="list-style-type: none"> <li>Projected 38,000 persons in this area. One Community Park identified @ 30 ac</li> </ul>

Both communities are in secondary plan planning stage (or about to commence) and therefore the maintenance of the position that Community parkland should be assembled will be critical.

**RPA's Projected to Not Meet Community Park Service Level Targets**

RPA	Name	Projected Balance @ 2031 (ac.)	Comment
2	<i>Bram West</i>	-16	<ul style="list-style-type: none"> <li>Projected 50,000 persons in this area</li> <li>The addition of F-104 (<i>Mississauga/Embleton</i>) will assist in meeting overall major parkland delivery to this RPA, and service it as a 'community hub' with recreation centre and library contemplated</li> <li>Despite this, the area is projected to be at a 16 acre deficit by 2031</li> <li>No other formal parkland assembly is identified</li> </ul>
3	<i>Fletchers</i>	-25	<ul style="list-style-type: none"> <li>Large population projected (61,000) with only one Community Park</li> <li>Partially benefitted from <i>Creditview/Sandalwood City Park</i> (west)</li> <li>No further parkland contemplated</li> <li>Projected deficit of 21 acres, representing a lack of supplementary community parkland</li> </ul>
7	<i>Central</i>	-15	<ul style="list-style-type: none"> <li>If intensification or infill occurs, further parkland assembly will be required in this RPA</li> <li>Neighbourhood Parkland assembly will be the focus, at potentially high market value rates</li> <li>Refer to <i>Central Area Discussion Paper</i></li> </ul>

8	<i>South Fletchers</i>	-10	<ul style="list-style-type: none"> <li>• No further planned parkland assemblies</li> <li>• Multiple indoor assets</li> </ul>
12	<i>Chinguacousy</i>	-41	<ul style="list-style-type: none"> <li>• Large population projected (74,500) with 2 Community Parks. Partially benefitted from <i>Creditview/Sandalwood City Park</i> (west)</li> </ul>

The explanation for why these areas are projected to be in deficit is complex:

- A result of the removal of 'Development Charges' as a funding source available to assemble land in the 1990s.
- Competing objectives such as residential intensification making large assemblies difficult to achieve.
- The price of land has affected the willingness with which to dedicate land.

Although the City has an overall surplus of 71 acres of *Community Parkland*, the overall projected deficit for City and Community Parkland is 325 acres. This deficit is largely comprised of City Parkland, representing larger parks with specialized facilities designed to meet the needs of residents at a city-wide scale.

The analysis of parkland supply and projected supply against service levels helps to identify where the demands lie from a perspective of applying future yields. The next section presented identifies how future yields will affect projected cash flows.

## C. CASH FLOW:

A cornerstone in the evaluation of the Parkland Dedication By-law review is the representation of demand. Demand has been assessed in the context of overall parkland supply, as represented in the previous section.

In order to understand the projected impacts in terms of the demand for parkland and the demands against CIL, staff undertook a thorough analysis of the cash flows associated with CIL. Ultimately, understanding what the anticipated commitments will be against the program, and comparing those against the projected receipts, will allow staff and Council to assess how the City needs to shape the Parkland Dedication By-law.

The following is a description of the exercise undertaken by staff. The detail and the results of this analysis are found in Appendix #5. As the analysis is comprehensive and reasonably complex, only an overview will be presented for the purposes of this document.

### **D.1. Expenditures**

As per the Planning Act, and as referenced previously (see Appendix #3), CIL can be only used to fund:

1. *The purchase of land for park or public recreation purposes*
2. *The construction/reconstruction of recreational buildings*
3. *Machinery to maintain parkland*

The City of Brampton respects these parameters and through its annual Capital Budget and Forecast, it allocates CIL only to these initiatives. In some cases, project funding is shared between CIL and some other source, such as DC's, or tax.

To commence the cash flow exercise, staff undertook an exhaustive review of planned and potential expenditures, for the purposes of representing them in the CIL cash flow forecast tables.

#### ***D.1.1 Planned Land Assemblies***

Planned land assemblies included those lands which have been identified in current secondary or block planning work for which there will be a planned purchase. The years and rates for assembly reflect what staff feel can be anticipated through agreement of negotiation. In some cases, other lands have been identified that have been discussed in the context of service planning work. It is important to reiterate that these planned assemblies are insufficient to meet overall City and Community Parkland service level requirements.

Land assembly is generally assigned to be the priority in this cash flow exercise – reason being that where the City has to acquire land, it must often do so in a timeframe that is

dictated by the pace of development. Alternatively, in some instances, assembling land earlier rather than later can benefit the City if it can be assembled at a reduced price.

#### ***D.1.2 Greenlands Securement Assemblies***

Environmental Planning staff have identified a preliminary list of environmentally significant lands (referred to as 'Greenlands') that they believe to be worthy of assembly for open-space and conservation purposes. These properties reflect areas that are of some environmental significance where public ownership would enhance long-term conservation efforts and/or aid other objectives, such as trail connectivity. In some cases, these properties have been identified as part of a broader Greenlands Securement Program that the Region offers some funding against. Regional funding is nominal and therefore, for the purpose of our exercise, we have assumed full projected costs.

#### ***D.1.3 Other Development***

The City has used CIL, in conjunction with tax and development charges, to fund upgrades to modernize older recreation centres built in the 1970's. In this regard, the forecast generally matches entries that are found in the 2010 Budget and 10-year forecast. In both remaining cases, years have been shifted modestly to reflect the prioritization of land assembly, as noted above.

#### ***D.1.4 Central Area***

As was referenced in the Central Area Discussion Paper, the Central Area represents one area of focus for future development and redevelopment. Assembly of land for park purposes, in order to meet service level standards, will be critical, particularly along the Queen Street Corridor. Representation of funding for identified and prospective properties has been accommodated for as part of the CIL cash flow exercise.

#### ***D.1.5 CIL Funded Repair and Replacement ("R & R")***

Annual allocations of CIL funding against general repair and replacement has been represented in the cash flows. One set of numbers represents an R & R "top-up" (above current tax-funding levels) to achieve optimal long-term R & R expenditure levels. The other set begins to deal with the additional backlog created by being unable to achieve the desired 2% of building replacement value immediately, again due to the priority given to land assembly.

Staff organized these expenditures from the year 2010 to 2031 (build-out) to reflect what it envisions as potential demands against the CIL program. Obviously, this sort of exercise is not without its limitations from a prediction perspective. The price at which select lands might be assembled at is unpredictable. The availability of lands is not always known. Additional, unforeseen priorities and opportunities that are deserving of CIL funding, may come forth. All of these can be modeled in the future, using this cash flow exercise.

## **D.2. Revenues/Receipts**

To project how the City will fair in terms of its future cash flows, expenditures must be compared against projected receipts. The calculation of projected CIL receipts is reasonably complicated. There are many variables that impact how much money the City can expect to generate from future development, and the pace at which it will be received. This is discussed briefly, in the following section:

### ***D.2.1 Allocation of Parkland Yield***

For the purposes of this cash flow exercise, staff has assumed that 50% of the parkland 'yield' (the amount of parkland dedication generated from a low density residential application using the 1 ha/300 dwelling unit factor) for plans of subdivision will be allocated against the dedication of Neighbourhood parkland. In other words, 50% of the yield is assumed to be coming to the City in the form of land (Neighbourhood Parkland) and the remaining 50% will be collected in the form of CIL and used for the expenditures noted in the previous section.

This is a general rule of thumb, and from a plan-to-plan perspective, it may not work as precisely as this. However, this factoring of 'yields' is generally felt to be reasonable and can deliver the identified parkland standards for Neighbourhood Parkland and the other forms of parkland in the proposed Parks and Public Spaces Hierarchy.

### ***D.2.2 Rates at which CIL is Collected***

The rates and times at which CIL is calculated vary depending on the land use. For example, low density residential development has traditionally (for over 10 years) been calculated at a standard 'flat' rate of \$290K/ac, which equates to approximately \$2,390/unit. In other words, if a parkland under-dedication exists on a plan, the value of parkland 'under-dedicated' is calculated at \$290K/ac.

Other lands are calculated in a different manner:

- **Medium density** development is also calculated using the 1 ha/300 du rate but is based on the value of the land the day before building permit issuance. In \$/unit terms, this has equated to \$5,352/unit.<sup>14</sup>
- **High density** residential development is calculated out at a flat rate of \$3,300/unit since 2004 when the standard flat rate was introduced.
- **Commercial, Industrial and Institutional** development is calculated at a rate of 2% of the value of the land, the day before building permit issuance.

Having regard for the fact that parkland dedication is calculated differently depending on the type of residential development, staff has also made efforts to calculate (with the assistance of numbers supplied to us from Hemson Consulting's growth rate

---

<sup>14</sup> *Fall 2011 Update- As discussed with BILD in the fall 2011, this rate and HD residential rate are no longer reflective of market value rates are in need of updating.*

projections) the CIL yield based on the kinds of residential development the City can expect to generate in the coming years. The individual rates for each type of residential development were also varied to help establish what the optimal rates should be in the new by-law.

### ***D.2.3 Pace of Development***

The pace that development will proceed at in Brampton is unpredictable. The health of the overall economy, interest rates, the rate at which land is available and is serviced, the application of growth management tools, etc. – these combined factors all influence how quickly the City will grow, and in turn, how quickly the City will generate revenues and how quickly it will have to spend money to maintain effective park and recreational service delivery.

For the purposes of this exercise, staff has used the growth predictions generated from Hemson Consulting (2009) that have been developed as part of Growth Management. The *Brampton City-Wide Population and Employment Forecasts* prepared by Hemson predict the rate at which the City will grow, both in terms of overall units and population – from a residential perspective, but as well from the perspective of the amount of new square footage of commercial, office and industrial development. These projections, and how they are used to factor against the parkland dedication and CIL calculation projections, are explained more thoroughly on the corresponding sheets, found in Appendix # 5. Since factors such as inflation and interest rates have been ignored in the cash flow exercise, accelerating or slowing development will only impact the timing of CIL expenditures, but not the end balance.

### **D.3. Projected Cash Flows**

For the purposes of this cash flow exercise, four different sample rate collection ‘scenarios’ have been modeled. The cash flow sheets in the spreadsheet presented in Appendix # 5 allows for multiple revenue/expense scenarios so that one can quickly view the impacts of various fee amounts for each type of residential development (low/medium/high density) on the overall cash flow.

It should be noted that the focus of the contemplated alternative rate scenarios has been on amendments to the parkland dedication/CIL collections on residential land. This is due to the fact that the collection of CIL on Industrial and Commercial are collected prior to building permit issuance and there is only one rate option (2%)<sup>15</sup>. As such, residential land development has been the focus of this review.

The scenarios modeled are as follows. A brief commentary on the most salient aspects of each scenario follows each heading:

---

<sup>15</sup> *Institutional lands were not estimated in this exercise*



1. *Status Quo* (Current residential rates are as noted above in Section D.2.2)

2. *'Modest' Rate Increase*

- Low Density Residential @ rate of \$350 K/ac. and 1ha / 300 units
- Medium Density Residential @ rate of \$7,300/unit
- High Density Residential @ rate of \$4,500/unit

The adoption of a 'flat' low density CIL calculation rate of \$350 K/ac. would reflect the rate at which the Credit Valley Secondary Plan is currently being collected at, using an arrangement secured for the Chinguacousy/Queen Community Parkland Purchase in 2006. However, the application of this rate would not reflect current approximated land values of undeveloped 'raw' land in Brampton as a \$350K/ac. land value represents a rate that is lower than the market value of land in 2010.

3. *'Moderate' Rate Increase*

- Low Density Residential @ rate of \$400 K/ac.
- Medium Density Residential @ rate of \$8,920/unit
- High Density Residential @ rate of \$5,500/unit

Adjusting both the Medium and High Density rates upward would allow Brampton to adopt a slightly more maximizing approach to CIL collection on a form of development that is anticipated to increase in the future as Brampton approaches build-out.

4. *'Market Value' Increase*

- Low Density Residential @ rate of \$500 K/ac.
- Medium Density Residential @ rate of \$11,350/unit
- High Density Residential @ rate of \$7,000/unit

The adoption of this scenario would permit Brampton to collect at rates that are more reflective of land at actual market value, comparable to what is being done in neighbouring municipalities.

The rate at which CIL is calculated at today has a direct effect on the future CIL reserve balance. Maintaining a positive balance within the CIL reserve is imperative to ensure that parkland and other open space can be assembled to reach service targets, and to ensure that there is a revenue stream to supplement tax to use on CIL eligible projects (such as recreation centre refurbishment).

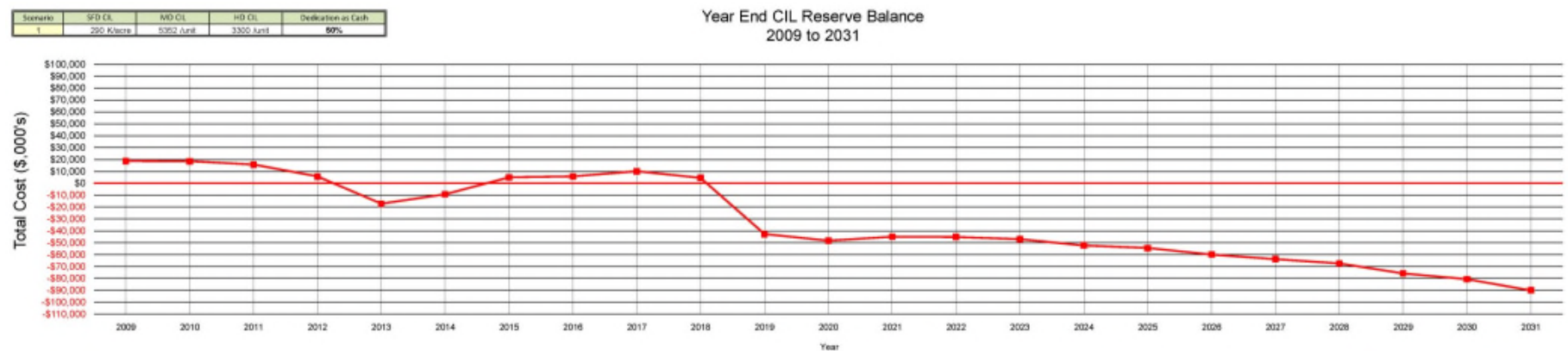
*Summary:*

With respect to these rates noted above and used in the analysis staff has undertaken, all are within the allowable collection methodology afforded to municipalities by the Planning Act. The determination of what rates should be selected is at Brampton's discretion, and ideally, should be based on what the Corporation feels it needs to collect in order to satisfy the land and infrastructure demands. This is the purpose for the comprehensive analysis undertaken.

Also within the City's discretion is the ability to select different calculation options depending on the area of focus. For example, the City could opt to change the flat rate for CIL collection on Low Density Residential to a 'Market Value' \$500 K/ac. for example, and a 'Moderate' rate for High Density at \$5,500. For the purposes of keeping this comparatively simple, only the above four options were modeled for this Discussion Paper.

**In the next few pages, staff extracted the cash flow summary table from the spreadsheet shown in Appendix # 5 to model the various scenarios and show their impact on the resulting cash flows for the CIL program. What it reveals is the requirement for significant adjustments to the rates at which CIL is collected in order to reduce negative cash flows in the coming years, and ultimately, the negative "end balance" at build-out, which likely could only be fixed by eliminating many of the planned expenditures.**

## SCENARIO 1: "Status Quo"<sup>16</sup>



### Observations

Assuming that the expenditures identified in the cash flow are accurate and reasonable, and that the changes to the timing of expenditures relative to what is shown in the 2011-2019 Capital Budget Forecast are acceptable, what the above chart reveals is that maintaining a status quo of collections of CIL means that the City will:

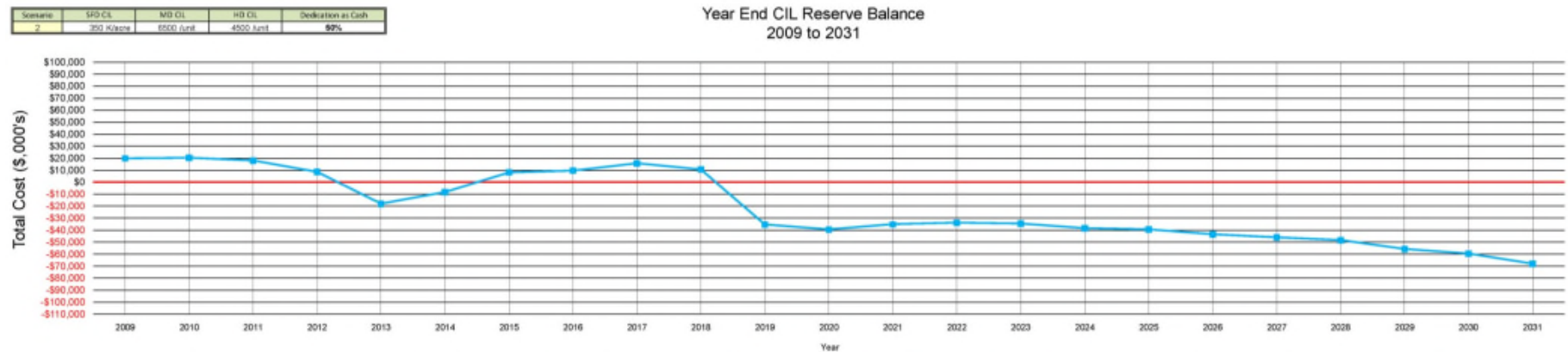
- Experience short-term funding challenges as we move towards assembly of major holdings in the next 3-5 years
- Be significantly underfunded from approximately 2018 through to build-out in 2031.
  - This deficit exacerbated by declining revenues in the later years, as the City approaches build-out, and the potential continued reliance on CIL to fund R & R, Greenlands Securement, etc.

### Conclusion:

The 'Status Quo' position is not a realistic option if we hope to adequately fund even the minimum level of CIL expenditures identified. At this rate, expenditures will either have to be cut, or will have to be funded using alternate sources.

<sup>16</sup> Fall 2011 Update: This graph and those that follow on the successive pages reflects inputs from fall 2010. They have not been updated formally since that time given the variances created by various collection scenarios contemplated.

## SCENARIO 2: “Modest”



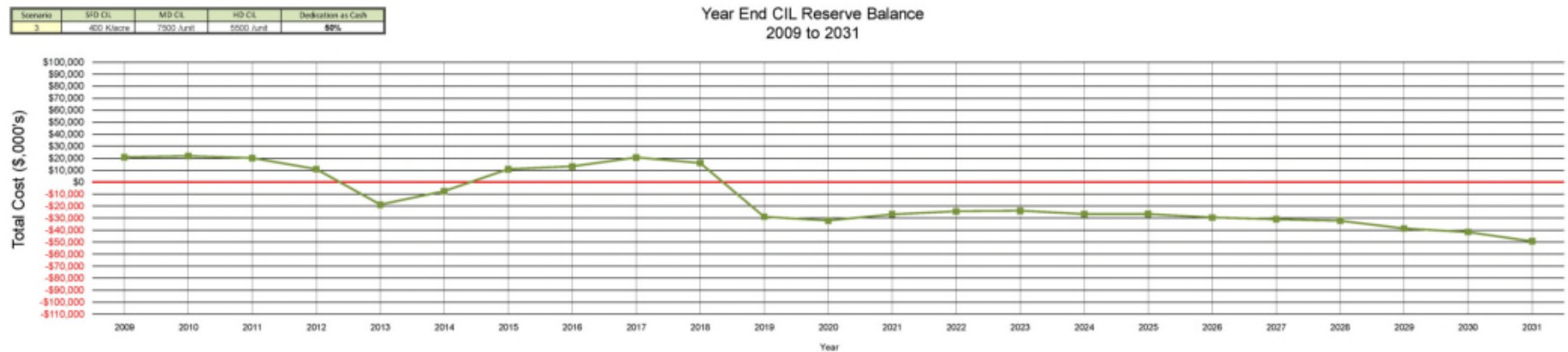
### Observations

- Largely the same as the “Status Quo” option suggesting that ‘tinkering’ with rates will not appreciably change the bottom line for the cash flow over the next ten years
  - Short-term challenges as we move towards assembly of major holdings in the next 3-5 years
  - Significantly under funded from around 2018 to build-out in 2031
  - The net deficit at build-out, however, would be reduced by \$22M to \$68M, relative to the Status Quo scenario

### Conclusion:

Like Scenario 1 ‘Status Quo’, a ‘Modest’ change in rates will not be effective in adequately funding the stream of CIL expenditures identified.

### SCENARIO 3: “Moderate”



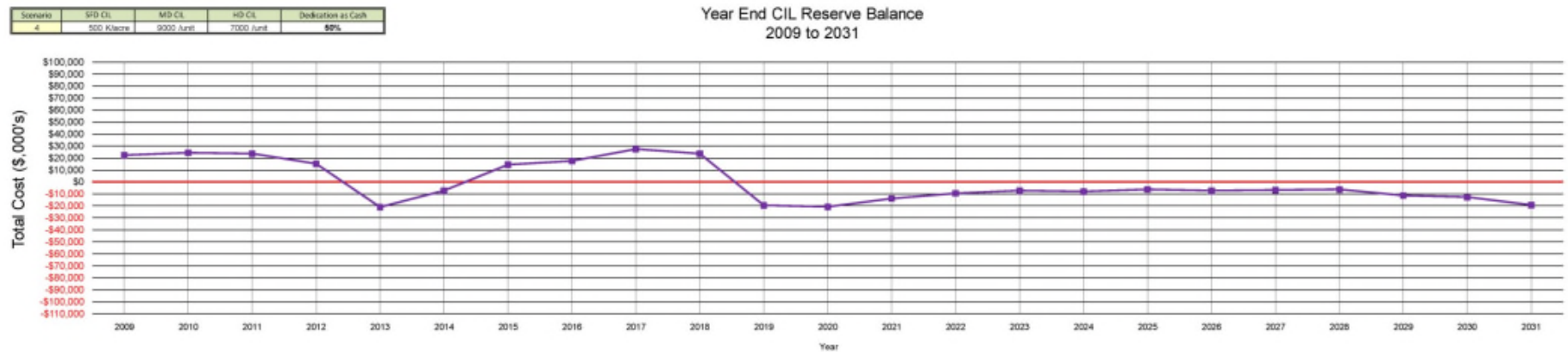
#### Observations

- Again, largely the same pattern as the “Status Quo” option suggests that a moderate adjustment of rates will not appreciably change the bottom line for the cash flow until after 2014
  - The same short-term challenges as represented in the ‘Status Quo’ and ‘Moderate’ modeling exists until we move into a positive cash flow in about 2015.
  - In and around 2018 we slip back into the negative and remain under-funded from until build-out

#### Conclusion:

A ‘Moderate’ change in rates brings the CIL Reserve to a positive balance in the short-term but does not maintain a positive balance in the long-term.

#### SCENARIO 4: "Market Value"



#### Observations

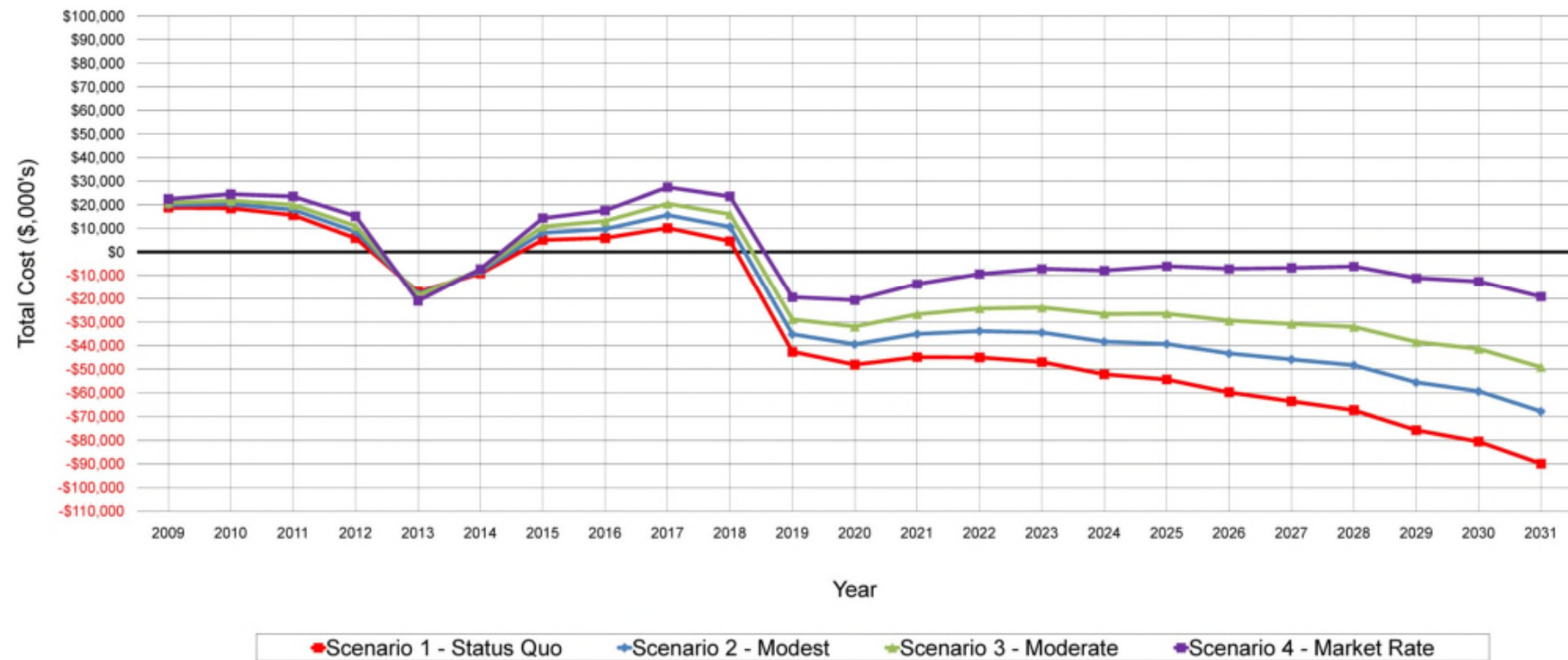
- Represents the most optimistic model in terms of projected cash flows
  - Short-term challenges remain as we move towards the assembly of major holdings in the next 3-5 years
  - We maintain a short-term negative balance but climb out to a short-term positive balance, and then in the long-term maintain a slight negative balance to build-out
  - It is important to note that after build-out in 2031, CIL will no longer be available to top up R&R requirements, averaging \$9.6M annually (not including inflation)

#### 'Market Value' Scenario Conclusion:

The adoption of the 'Market Value' scenario reveals the potential for a moderately positive cash flow balance in the long-term. Of all four scenarios, this rate represents the only instance whereby the CIL reserve is nearing a positive balance based on projected expenditures.

## OVERVIEW OF SCENARIOS

Scenarios 1 Through 4 Year End CIL Reserve Balance  
2009 to 2031



Single Family Detached Homes:	For every \$50K /acre increase, the 2031 CIL reserve is increased by approximately \$4.0M
Medium Density Residential	For every \$500/unit increase, the 2031 CIL reserve is increased by approximately \$3.5M
High Density Residential	For every \$500/unit increase, the 2031 CIL reserve is increased by approximately \$3.8M

## **D. CONCLUSIONS:**

The examination of potential expenditures along with a comprehensive examination of projected CIL revenues was identified at the commencement of the Parkland Dedication By-law Review as a critical element in the determination of the direction the City should take in revising its by-law. The last review of the by-law in 2004 did not provide this comprehensive evaluation and was seen as one of the shortcomings of its review. Staff identified a critical cash flow evaluation as fundamental to understanding what was needed from a policy perspective, going forward, to guide staff recommendations and hopefully illustrate the impact of policy adjustments on the 'bottom line'.

The projection of expenditures that were included in the review is felt to be a reasonable list of property assemblies and other CIL eligible items. The property acquisitions identified cannot be considered frivolous or unjustified – in fact in some cases, some of the areas of the City will still not meet minimum projected service levels from a Community Parkland perspective based on the projected availability of land in these areas<sup>17</sup>. This was revealed through the RPA analysis undertaken as part of this review.

The incorporation of a number of so called 'Greenlands' properties, as part of an overall land assembly strategy, provides funding against significant environmental lands which is also seen as reasonable and responsible as we move towards an increased focus on the environment. The representation of funding for other CIL projects, including recreation centre refreshment and a modest sum for long-term repair and replacement (R & R) is again, felt to be a reasonable expectation as the City goes forth and matures.

From a revenues perspective, staff has attempted to provide an accurate reflection on the revenues the City can anticipate to receive based on the various rate selection scenarios identified and modeled. All are grounded in modeling of projected growth and population projections and other growth rate factors identified in other planning exercises.

What is revealed by the application of these cash flows is that if the City is to maintain a positive CIL cash flow whenever possible, it must contemplate a reasonably aggressive rates' collection methodology. The application of rates that approach the maximum to that which the City can seek, need to be contemplated if the City hopes to fund the items identified in the expenditures list.

The palatability of the adoption of a 'market value' scenario would no doubt be tempered by the overall health of the development market in Brampton, and its ability to absorb additional development costs. The development community express opinions that the costs of development that are non material based (e.g. application fees, development charges, parkland, etc.) are an impediment to attracting home buyers as these fees are typically added to the 'bottom line' of the purchase price. Nevertheless, the municipality has an obligation to make

---

<sup>17</sup> Opportunities to correct these potential deficiencies should continue to be investigated and analyzed and acted upon if funding capability permits.



efforts to supply park, open space and recreational related infrastructure at reasonable service levels. Such levels, it has been pointed out, will not necessarily reflect those levels that were historically achieved (because of the noted legislative amendments). The exercise that staff has undertaken as part of this review depicts what it feels is a reasonable yet somewhat conservative, expectation of the demands and therefore suggests what the impacts will be based on various rates' scenarios.

---

Prepared by:

*Parks and Facility Planning Section, Community Design, Parks Planning and Development Division, Planning Design and Development Department (March 2010)*

---

## **APPENDIX 1:**

### **PARKS, CULTURE AND RECREATION MASTER PLAN EXTRACTS (2008)**

---

#### **4.3 Parks and Open Space Service Plan**

The City of Brampton provides a high quality system of parkland and outdoor recreation facilities. It effectively plans for new growth through the use of a parkland classification system, generally comprised of City Park, Community Park, and Neighbourhood Park, and applies it to new development areas. Using this model, the City has achieved an admirable system of parks and outdoor recreation facilities that generally meets resident expectations and the City's established standards of provision, when analyzed on a citywide basis. Ensuring continued quality of service in parks delivery for the future requires that new growth areas will be provided with the same access to parks and outdoor recreation facilities as in established areas.

To meet service goal objectives for a healthy and enjoyable leisure experience, Brampton's parks system must offer facilities for a range of ages and interests. While the current parks' system achieves this for the most part, there are concerns that the financial impacts of maintaining the current service standard for the future will be difficult to achieve.

As well, older parks require upgrading and facilities replacement, and protection of natural areas and the completion of a connected system of trails within the valleys were important objectives identified in the public consultation. The City has established strategic corporate objectives and a plan for the promotion of Brampton as the Flower City, which will incorporate city beautification, and environmental initiatives within the parks and valley open space system. The planning and development of the future parks and ongoing management and upgrading of existing ones will need to reflect these objectives.

There are a number of competing interests for the financial resources that are available for parks and recreation services. It will be important to update all policies pertaining to land acquisition and parkland and facilities development to ensure that maximum benefit is obtained through allowable means, and opportunities with other public landholders and culture, recreation and leisure service providers are utilized to the fullest.



### 4.3.1 Parks and Open Space Issues and Service Plan Directions

The following sections outline some of the key issues related to delivery of parks and open space.

#### **4.3.1.1 Parkland Provision Standards**

The historical overall parkland target objective in Brampton has been 4.25 acres (1.7 ha.) / 1,000 population. However, due to differences in service areas and facilities, the provision standards for City/Community Parks and Neighbourhood Parks are evaluated separately. Traditionally, the distribution of parkland has focused on distributing the overall parkland target between City, Community and Neighbourhood Parkland. Out of the total 4.25 acres (1.7 ha.) / 1,000 target, 3.15 acres (1.27 ha) has typically been allocated to Community and City Parkland and 1.1 acres (0.45 ha) to Neighbourhood. At a current provision level of 2.0 acres (0.81 ha.)/1000 population, there is an undersupply within the City/Community Parkland category, when compared to the target objective. The Neighbourhood Park supply exceeds current standards in some areas, due in part to generous land acquisitions acquired during the time period from the 1960s to the 1980s, which increases the overall city standard to its current levels of 3.87 acres (1.57 ha.)/1,000 population.

The City has several undeveloped City/Community Park sites in new communities, and has identified a substantial target assembly of potential land in developing areas to meet population growth. However, since the mid to late-1990s, with changes to the Development Charges Act, which has eliminated opportunities to levy for parkland acquisition and with competing interests for tax dollars, it has become increasingly more difficult for the City to maintain the current target objective for the City/Community Park standard. It should be noted however that the established parkland standard refers to tableland that is intended to accommodate sports fields, community centers, and developed park use areas. Within the City's inventory there is a substantial amount of non-tableland contained within City/Community Parks, comprised of valley land, natural areas, and water bodies, which offer opportunities for trails, picnicking, and unstructured nature-based recreation uses. This is in addition to land designated as Environmental Parks, Valley Parks and TRCA owned/City managed lands within the City's parks and open space inventory.

The current planned and potential land assemblies for City/Community Parks represent a reasonable distribution over the planned growth areas of the City, within accepted service radii for the facilities that will be provided in them. Given the stage of planning for these areas, it also appears unlikely that there will be many more opportunities to assemble additional large parks to meet the shortfall, and to address population growth to the City's assumed build-out (in 2031).

In evaluating the projected parkland supply, it is important to consider the needed land base for new facilities. The Parks, Culture and Recreation Master Plan is recommending a number of new outdoor playing fields by 2016 (refer to Facilities section), as well as indoor facilities. As well the City has identified that new parkland assemblies will need to accommodate operations facilities. Based on staff evaluations of the planned parkland assemblies, it would appear that outdoor and indoor facilities needs to 2016 (as identified in the Parks, Culture and Recreation Master Plan) can be met within the current (City-owned but undeveloped) and future (planned and potential) parkland assemblies, if all currently identified land acquisitions are achieved. This assumes that some efficiencies are realized in facilities development through lighting of new or existing fields, (one lit field is the equivalent of two standard fields), the development of lit artificial turf fields and potential redevelopment of underutilized or aging facilities in existing parks, which is subject to further detailed facilities' evaluation (refer to Facilities section). As well, the City should seek to reduce land requirements for



indoor facilities through consideration of such measures as structured parking, shared-use with schools or other institutions, and the location of works yards and other service facilities on lands other than parkland (e.g. industrial lands), to ensure maximum use out of the land assembly.

Given the anticipated lack of additional major parkland assemblies over the long-term, it is expected that the accommodation of new future indoor/outdoor recreation facilities beyond the term of this Master Plan will continue to require efficiencies in facilities' design. It may also be necessary to look for additional land to support indoor/outdoor recreation facilities to meet the needs of the City's population to build-out in 2031 (e.g. outside the City limits, in underutilized industrial lands). As well, the City should consider approaching the Province of Ontario to address the reinstatement of Open Space as an eligible charge under the Development Charges Act.

The gap analysis undertaken for the Master Plan demonstrates that there may be an overall net increase in the provision standard for City/Community Parkland from the current levels, over the medium term (2016) if all identified land assemblies are acquired and developed. However, due to limited opportunities in the land base, it is anticipated that the overall standard in this category will decline over the long-term to one that again approximates the current levels of 2.0 acres/1,000 population, which is below the historic target service level, suggesting that this reduced service level is a realistic and achievable future standard for City/Community Parks.

The above suggests that the overall target parkland provision level for City/Community Parks be reconsidered, or redefined. This adjustment is needed to allow the City to be responsive to identified recreation needs (both active and unstructured), while considering fiscal realities, and diminishing opportunities for the acquisition of large assemblies of land as the City moves toward a build-out condition. The recommended provision level should recognize the contribution that Open Space makes toward the fulfillment of leisure and recreation needs, while ensuring that there is a sufficient assembly of developable land for sports fields and active recreation. The ongoing evaluation of parkland levels as development takes place should also consider the role that private open space in medium and high density developments can play in the fulfillment of recreation needs, and these opportunities should be examined and pursued on a case by case basis, through the planning and development review process.

The Master Plan process included extensive discussion and evaluations by City staff of a number of scenarios, with the resultant recommendation for the maintenance of the existing overall provision level of approximately 1.7 ha. (4.25 ac.) /1,000 population, with the following breakdown:

- City/Community Park – 0.8 ha. (1.98 ac.)/1000 persons
- Neighbourhood Park – 0.5 ha. (1.23 ac.)/1000 population
- Open Space – 0.4 ha. (1.0 ac.)/1000 population (e.g. woodlots, non-developable tableland within park - excluding hazard land)



### **STRATEGIC DIRECTION: Adopt Parkland Provision Standards**

**SD-POS-001** *Adopt a parkland provision standard as a guideline for future parks development that accommodates projected recreation and facility requirements and is fiscally responsible and sustainable.*

**ACTION STEPS:****AS POS-001a: Target Parkland Provision Standard**

- As a guideline for future parks development, adopt a parkland provision ratio of approximately 1.7 ha. (4.2 ac.)/1000 pop., comprised of the following breakdown:
  - City/Community Park – 0.8 ha. (1.98 ac.)/1000 persons
  - Neighbourhood Park – 0.5 ha. (1.23 ac.)/1000 population
  - Open Space/Green Space Provision – 0.4 ha. (1.0 ac.)/1000 population as a minimum (e.g. woodlots, non-developable tableland within parks - excluding hazard land).

**AS POS-001b: Incorporating of Provision Standards**

- Incorporate provision targets into a new park hierarchy and classifications, and adopt through an Official Plan Amendment or By-Law.

**AS POS-001c: Reducing Land Requirements**

- The City should seek to reduce land requirements for indoor and outdoor facilities through consideration of such measures as: lit and/or artificial turf fields; structured parking at community centers; sharing of sites/facilities with schools or other institutions; and the location of works yards and other service facilities on lands other than parkland (e.g., industrial lands).

**AS POS-001d: Private Sector Role in Open Space Provision**

- The evaluation of local parkland levels as development takes place should also consider the role that other public agencies' lands (e.g. school boards), private open space in medium, high density developments, as well as mixed-use commercial/office development can play in the fulfillment of recreation needs, and these opportunities should be examined and pursued on a case-by-case basis, as part of the planning and development review process.

**AS POS-001e: Mechanisms to Support the Greenspace System**

- Investigate and encourage all legislative and non-legislative mechanisms in the strategic acquisition of land to support the greenspace system including dedication of environmental lands, parkland dedications under the Planning Act, land trusts, conservation easements and private donations of land for tax purposes. In addition, seek to secure commitment from other levels of government and related agencies for the securement of Open Space, where feasible.

**AS POS-001f: Lobby Province of Ontario for the Re-establishment of Open Space as an Eligible Charge**

- Work with the Association of Municipalities of Ontario (AMO) and seek to reinstate the incorporation of Open Space as an eligible charge under the Development Charges Act as a means of supporting open space assembly and parks and recreation facilities infrastructure development.

**4.3.1.2 Parkland Classifications & Hierarchy**

The new Brampton Official Plan classifies four types of parks – City Parks, Community Parks, Neighbourhood Parks, and Parkettes. In recent years, the City Parks have become the focus of major lit sports fields, with Community Parks providing the balance of active recreation needs.

Over the past decade, the amount and distribution of neighbourhood parkland in newer areas has been reduced in response to financial limitations, and to support a system of Community and City Parks that is based on a broader model of distribution. Neighbourhood Parks and Parkettes have become similar in size

and function, providing for local park needs and typically including a playground, shade structure and informal greenspace, while City and Community Parks are developed for active recreation.

While this has served the needs of programmed sports, which are typically organized on a city-wide basis, it has left some of the more recently developed communities such as Springdale and Fletcher's Meadows with a system of local parkland that does not necessarily fit the use patterns of its resident groups. In these communities there are young families and a high percentage of households comprised of new Canadians, with tendencies toward extended family living, a higher per household yield of children, a stay-at-home parent, and elders. As well, new residential lots are smaller resulting in less space for outdoor activities. Observations of park use in these areas and public consultation suggest that local parks in new areas are more widely used for a range of un-programmed activities, including daytime and evening social interaction, family picnics, pick-up games of soccer and other field sports, and use by groups of youth. These activities all place demands on the local park system that have not been experienced in past decades in Brampton, but are not uncommon in Toronto's culturally diverse neighbourhoods.

As well, Neighbourhood Parks and even Community Parks are developed less often with school sites, and are now typically removed from valley corridors, where once they supported an expansive and contiguous open space system. This spatial arrangement contributes to the perception of more usable parkland in some of Brampton's older areas.



The City's parkland classifications are therefore in need of updating to reflect current and recommended practices in parks planning and development, resident needs, and fiscal realities. The classification system has been reviewed in a preliminary fashion through the Master Plan process and changes discussed include a simplified hierarchy comprised of City Parks, Community Parks and Neighbourhood Parks, with the latter including a range of park sizes in lieu of the current category of Parkette. Specifically, in further developing the parks hierarchy and design criteria, consideration should be given to the role of Neighbourhood Parks, which increasingly are serving a broader range of social and informal recreation needs. Based on demographic changes and observed uses in parks, it is anticipated that new communities would be well served by slightly larger neighbourhood parks that could accommodate neighbourhood level facilities as noted within the Facilities Hierarchy, such as multi-purpose play courts, informal open space, splash pads, or small skate park facilities. This type of park might be provided to serve several neighbourhoods, supported by other smaller and varied parks.

To more effectively utilize limited financial resources, renewed efforts should be made wherever possible to develop Community and City Parks with schools, for the mutual benefit of both the City and the School boards. As regional recreation providers and the other major open space landholders in Brampton, Toronto Region Conservation and Credit Valley Conservation are also key potential partners in the delivery of recreational facilities and open space.



## **STRATEGIC DIRECTION: Parkland Hierarchy**

**SD-POS-002** *Develop and adopt a parkland hierarchy comprised of City Park, Community Park, and Neighbourhood Park with associated development criteria that provides for both local and city/community-based passive and active recreation activities, and a wide range of ages and interests.*

**ACTION STEPS:****AS POS-002a: Hierarchy of Parkland Classification**

- Develop and adopt a new hierarchy of parkland classifications and development criteria (See SD-POS 001 for recommendations on Parkland Provision Standards, and Table 4.1 for a Facility Hierarchy).

**AS POS-002b: Updating of Development Design Guidelines**

- Update the City's Development Design Guidelines to reflect the new park hierarchy.

**AS POS-002c: Updating of Parkland Development Standards**

- Periodically update parkland development standards, including design that meets the recommendations of the City's Accessibility Plan.

**4.3.1.3 Renewal of Existing Parks**

Through the public survey it was evident that there is some measure of dissatisfaction with outdoor facilities in parks. This was primarily attributed to lack of amenities (washrooms, bleachers, picnic tables), and need for better field maintenance (both routine maintenance, and the need for major reconditioning). However, it was also suggested that the unstructured facilities that are wanted and needed in parks are not available. In older neighbourhoods some outdoor facilities use is declining due to aging or constrained sites, and in response to changing demographics and leisure trends. As well, with a centralized focus for major sports fields in City Parks and new Community Parks, there may be less need for existing Neighbourhood Parks to perform this function, and older, underutilized existing outdoor fields will continue to be considered for decommissioning. Notwithstanding the desire of many youth sport groups to locate their activities within local geographic neighbourhoods, there are a variety of economic and operational considerations that strongly support centralization of new major outdoor facilities, including the ability to provide better quality fields that support tournament use. These emerging trends will create the need for, and opportunity to redevelop some of Brampton's older parks to support more unstructured uses for youth, families and seniors.

Providing more opportunities for residents to use facilities and parkland can create a stronger neighbourhood focus. Shaded seating areas, picnic and BBQ facilities, and community gardens will encourage informal use of parks by adults and families, along with play facilities to suit a range children and youth (e.g. splash pads and basketball courts, etc.). Decommissioning of permitted field uses over time will provide space for informal open areas for pick-up games of Frisbee, cricket or soccer, for example.

These opportunities should be planned for through a phased program of parkland redevelopment and upgrading, and undertaken in consideration of: results of a detailed outdoor facilities assessment (refer to Facilities section); the parameters and guidelines established in the Parkland Hierarchy for specific types of parks; neighbourhood demographics; and consultation with local residents.

**STRATEGIC DIRECTION: Adopt a Parks Development/Redevelopment Strategy**

<b>SD-POS-003</b>	<i>Develop new Neighbourhood and Community Parks, and redevelop older ones, to create a stronger focus for the areas that they serve, and in response to current and emerging recreation trends and local resident interests.</i>
-------------------	---



**ACTION STEPS:****AS POS-003a: Provide a Range of Parkland Opportunities**

- Develop a range of Neighbourhood and Community Parks in new areas to support social activities, unstructured recreation and youth-oriented activities and other facilities as identified in the Facilities Service Plan. Consider leaving a percentage of open space (with basic landscaping) or adaptable areas to allow for the future development of park facilities, once neighbourhood demographics and preferences are known.

**AS POS-003b: Redevelopment and Upgrading of Existing Parkland**

- Establish a prioritized list of parks for redevelopment. Establish priorities in conjunction with recommendations of the Sports Field Strategy, recreation trends and community demographics, and other identified needs. Consult with local residents on park redevelopment plans.

**AS POS-003c: Annual Budget for Parkland Redevelopment**

- Identify an annual budget for parks redevelopment/upgrading, based on identified priorities, and develop and implement plans.

**AS POS-003d: Facilities to Support Social Interaction and Informal Use**

- Consider the provision of such amenities as shaded seating areas, child and youth-oriented play facilities, picnic/BBQ facilities, and community gardens that support social interaction and informal recreation use, as well as accessibility, in the design of all new parks and rejuvenation of older parks.

**4.3.1.4 Trails and Open Space System Planning**

Residents of Brampton are fortunate to have access to several creek valley systems and extensive significant natural areas within the City's boundaries. These environmental lands provide a green infrastructure for the City and relief from the urban fabric, while offering opportunities for walking, cycling, roller-blading and passive, nature oriented recreation along the many kilometres of trails. The City completed the Pathways Master Plan in 2002<sup>18</sup>, which outlines a detailed pathway network comprised of a connected system of valley trail systems, boulevard trails and road-based utilitarian routes, along with design standards, and a phasing and implementation strategy.

Pillar 1 of the City's corporate strategic plan promotes a modern transportation system, including "walking trails that connect destinations within the city, and link to trail systems outside Brampton". Trails were ranked as one of the highest of leisure activities in the recreation use survey undertaken for the Parks, Culture and Recreation Master Plan, and consultation suggests that many Brampton residents are looking for a high priority to be placed on trails development.

The City should therefore continue to plan for and implement a City-wide trails system, which contributes to an overall linked network of parks, and environmental lands that serve both ecological and recreational functions. The two conservation authorities with jurisdiction in Brampton (TRCA and CVC) will both play an active and vital role in the fulfillment of this objective in the accommodation and funding of trails on land in their ownerships. For example, Claireville Conservation Area will play an integral role in the development of an integrated and connected trail system, linking to systems in the City of Toronto. The City should work closely with both CA's to ensure opportunities are secured and developed in a collaborative fashion. The



<sup>18</sup> Source: City of Brampton Pathways Master Plan, Marshall Macklin Monaghan, 2002.



recreational trails' plan should also continue to be planned and implemented, wherever possible, in conjunction with the City and Regional road systems to promote connectivity and the development of trails and lanes as supporting alternative modes of transportation.

It is also recommended that the City continue to periodically review the recommendations of the Pathways Master Plan, and to identify realistic and implementable priorities with a focus on greenway connections that serve recreational use. An annual capital budget for trails development should be established that works toward achieving the City's Pathways routing and phasing plan.

#### **STRATEGIC DIRECTION: Develop Linked Greenspace**

**SD-POS-004** *Continue to plan for the development of a comprehensive, linked greenspace system as the planning framework for the City that supports natural environment objectives and accommodates trails and unstructured recreation and is comprised of parks and open space areas, valley systems, and natural environment areas.*

#### **ACTION STEPS:**

##### **AS POS-004a: Linked Greenspace System**

- In planning for growth in new communities, and subject to funding availability as established through an overall parkland acquisition strategy, identify and secure strategic lands toward the establishment of a linked greenspace system for environmental and recreational purposes, particularly east-west connections to augment the north-south valley pathway system.

##### **AS POS-004b: Collaboration Development**

- Continue to collaborate with the CVC, TRCA and other City departments in the identification of priorities for land acquisition to support a linked greenspace system, and in management of the lands.

#### **STRATEGIC DIRECTION: Implement a City-wide Trails System**

**SD-POS-005** *Continue to plan for and implement a City-wide trails system comprised of an interconnected system of multi-use valley and boulevard trails, road-based cycling routes and neighbourhood walkways.*

#### **ACTION STEPS:**

##### **AS POS-005a: City-wide Trails System**

- Continue efforts to implement a City-wide trails system, which contributes to the establishment of an overall, linked network of parks and environmental lands that serve both ecological and recreational functions working in close cooperation with the respective conservation authorities.

##### **AS POS-005b: Interconnected Trails System**

- Collaborate with the Works and Transportation Department and the Region of Peel to plan and implement, where feasible, a system of interconnected pathways, trails, and cycling routes in conjunction with the road system to promote connectivity and use of alternative modes of transportation.

##### **AS POS-005c: Collaboration with Trail User Groups**

- Continue to collaborate with and develop partnerships with local cycling and trail organizations to develop the City's pathway and bike route system, and promote pedestrian and bike safety.

**AS POS-005d: Review of PathWays Master Plan**

- Continue to periodically review the recommendations of the PathWays Master Plan, and identify realistic and implementable priorities with a focus on greenway connections that serve recreational use.

**AS POS-005e: Annual Budget for Trails Development**

- Establish an annual budget for trails development that works toward achieving the City's planned system of trail routes.

**4.3.1.5 Environmentally Sustainable Practices**

Conservation of the natural environment is important to Brampton residents and protection of the City's natural environment through stewardship; partnerships; and best practices in ecosystem and environmental management; is a Pillar of the City's corporate strategic plan. During consultation interest was also expressed in the management of parks to promote environmentally friendly practices. With respect to parks development and management this translates into the development and implementation of best practices to address environmental sustainability in all aspects of park maintenance and operations activities, and the creation and/or integration of natural environment areas within parks to enhance unstructured recreational experiences.

Toward this latter objective the City has undertaken a Valleyland Replanting Program in several creek valley sectors, including the most recent and successful in the northwest area of Fletchers Creek. It is recommended that this program be expanded to a City-wide initiative. Other environmental considerations include the application of a hierarchy of trail types that are less invasive in natural environment areas, e.g. granular or natural surfaced rather than 3 m asphalt.

**STRATEGIC DIRECTION: Adopt Environmentally Sustainable Practices**

***SD-POS-006***     *Investigate and implement environmentally sustainable best practices in all aspects of parks development, maintenance and operations.*

**ACTION STEPS:****AS POS-006a: Sustainable Maintenance Practices**

- Continue efforts to develop and manage parks with low maintenance objectives in mind by such means as:
  - Reducing the extent of manicured areas including the use of existing and emerging plants that are natural, native and low maintenance;
  - Reducing the level of maintenance for manicured areas from high to medium, or medium to low;
  - Adopting organic and/or low impact landscape maintenance practices;
  - Establishing naturalized buffers through plantings of native trees and shrubs adjacent to watercourses, valleylands, woodlands and wetlands;
  - Promoting landscaping and use of low-maintenance lawn or native ground covers for open areas
  - Use of native plant material and development of vegetation management plans that support ecological objectives;
  - Managing priority invasive plants, to the extent possible;

- Coordinating parks and open space design with sustainable storm water management plans, for environmental and recreational benefits.

#### **AS POS-006b: Environmentally Sustainable Development**

- Continue efforts to develop parks and open spaces with a view to environmental sustainability and to reduce the requirement for ongoing maintenance through a variety of means, including:
  - Using environmentally friendly products in parks development (e.g. recycled and renewable resource materials, consider life cycle costing);
  - Developing, where appropriate trails/pathways that respond to user desire lines, eliminate informal routes, and are less invasive (e.g. granular/ natural surface);
  - Developing facilities that are robust and vandal-proof.

#### **AS POS-006c: Public Education on Environmental Initiatives**

- Continue efforts to provide public information and education on environmental initiatives, using such means as site signs, publicity and news releases, links to Flower City, Adopt-A-Park and other City, Regional and Conservation Authority sponsored beautification, education and stewardship initiatives.

#### **AS POS-006d: Valleyland Replanting Program**

- Continue working with the conservation authorities in Valleyland Replanting Program (as undertaken in Fletchers Creek), and expand city-wide to include existing and new valleyland areas.

#### **AS POS-006e: Community Organization Involvement**

- Engage the assistance of community organizations to assist in both implementation and public communication, through their work.

#### **4.3.1.6 Flower City Strategy**

The City has established a strategic corporate objective for the establishment and promotion of Brampton as Flower City, and has undertaken a number of successful initiatives in support of the strategy including both visual components and marketing motifs. Within the parks and open space system there is a range of existing environmental, horticultural, and programmatic initiatives that support the strategy, including the establishment of floral displays in parks throughout the City, ongoing support of the Communities in Bloom program, pursuit of horticultural awards, ongoing development of plans for the redevelopment of the Central Area (downtown), entry into Canada Blooms, and other park clean-up initiatives.

Given the competing interests for parks' development and redevelopment dollars, the Flower City strategy would be well served by a focused effort that targets key 'signature' sites as primary areas and priorities for funding allocations. A Flower City Master Plan should be developed that identifies and prioritizes opportunities for implementation of the objectives established in the Flower City strategy. The Flower City Master Plan should be developed in consideration of, and as a companion to the City's Development Design Guidelines and should identify effective and sustainable ways in which the Flower City strategy and its objectives can be integrated into all aspects of urban design, city development, and rejuvenation initiatives.

Primary areas for the Flower City Strategy might be:

- Parks with prominent locations and/or a city-wide profiles (Signature Parks) such as Chinguacousy Park, Gage Park, Sesquicentennial Park;

- Other city-wide parks, (including the sports parks);
- The downtown business area, and other civic or community centre areas (e.g. Bramalea, Heart Lake);
- Main arterial corridors, highways, and gateways into the City; and
- Strategic locations along main valleyland trails in the form of native flower displays.

These areas would likely be the responsibility of the City, with some opportunities for corporate or other high-profile sponsorship (Region of Peel, MTO).

The Flower City program was also conceived on the concept of community involvement and partnership opportunities. A cohesive strategy should be developed to identify and implement for maximum benefit, the use of community organizations, and corporate sponsorship, for the realization of further opportunities for the implementation of Flower City initiatives within the parks and open space system. These could include horticultural displays and community gardens within neighbourhood and community parks, and the achievement of design excellence, public open space amenities, streetscape enhancement, and environmental initiatives within the design of new communities, as contributions by the development industry.

Secondary areas for the Flower City Strategy that utilize community partnerships might be:

- Existing Community Parks and Neighbourhood Parks with profile and visibility where there is an established community organization or local sponsor that is willing, and has capabilities to participate in the development and maintenance of beautification initiatives (either funds, in-kind, or volunteer services);
- New Community and Neighbourhood Parks, and gateways might engage the development industry as sponsor/partners in development and ongoing maintenance.

#### **STRATEGIC DIRECTION: Support the Flower City Concept**

**SD-POS-007** *Identify and implement a program of parks and community design initiatives that support the Flower City concept including key 'signature' parks, gateways, and corridors to focus the strategy; and, the engagement of volunteers, community organizations, corporate sponsorship and the development community for the realization of further opportunities including, community design initiatives, and park naturalization and beautification programs.*

#### **ACTION STEPS:**

##### **AS POS-007a: Flower City Action Plan**

- Develop a Flower City Action Plan to identify/prioritize park and city beautification initiatives that support the Flower City Strategy, with costs and recommendations for priorities and phasing. The plan should identify initiatives and projects that are the City responsibility, and those that can utilize volunteers, community organizations, corporate sponsorship, or the development industry as partners.
- The plan should be developed in consideration of, and as a companion to the City's Design Development Guidelines and related programs already being undertaken by and with the conservation authorities such as CVC's *Green Cities Program* and should identify effective

and sustainable ways in which the Flower City strategy and its objectives can be integrated into all aspects of urban design, city development, and rejuvenation initiatives.

**AS POS-007b: Annual Budget for Flower City Initiatives**

- Based on priorities identified in the Flower City Action Plan, establish an annual budget for development and ongoing maintenance of Flower City initiatives.


## **APPENDIX 2: DRAFT PARKS HIERARCHY**



Park Type	Characteristics per Area			
	* Greenfields Area	* Urban Area	* Central Area and Other Urban Cores	Sample Sketch/Plan
<p><b>Community Parks:</b> Community Parks, as the name would suggest, generally services a specific community. This might be a geographic region of the City, such as a secondary plan area, ward, or some other quadrant. Given the varied history of park assembly and development in the City, Community Parks range broadly in size and facility makeup. They may assist in meeting local recreational needs as well. The revised hierarchy presented seeks to acknowledge the varied types of park at this level and proposes two (2) Community Park Types – the ‘Community Park’ – a park that accommodates both an indoor recreational component (e.g. rec centre or arena, etc.) with outdoor elements, and a ‘Community Sports Park’ which is outdoor facility oriented with no formal indoor recreation element.</p> <p>The City has identified through efforts like the Parks, Culture and Recreation Master Plan (2008) that a service level for Community Parks of 0.35ha/1000 persons should be strived for. This number is arrived at having regard for historic service level provisions.</p>				
<p><b>Community Park</b> <i>Community parks include a recreation centre complex and a range of active and passive recreation uses and service a defined community.</i></p> <p><i>Brampton Soccer Centre/Dixie Sandalwood Community Park</i></p>	<p><b>Use:</b> Range of active and passive recreational uses, including indoor and outdoor activities <b>Service Area/Radius:</b> Recreational Planning Area (RPA) or other <b>Size:</b> Generally 12 ha - 20 ha (30 ac - 50 ac) – however may be smaller ‘stand alone’ building sites e.g. Snelgrove Senior’s Centre <b>Location:</b> Generally located at intersection of major roads <b>Design Notes:</b></p> <ul style="list-style-type: none"><li>○ Service population is 25,000-50,000 people</li><li>○ Includes a recreation centre surrounded by parkland</li><li>○ Recreation centre should reinforce streetscape</li><li>○ May be located in proximity to secondary school to enhance operations</li><li>○ Minimal or no rear lotting</li></ul> <p><b>Implementation:</b> City <i>Example: Brampton Soccer - Centre/Dixie/Sandalwood Park</i></p>	<p><b>Use:</b> Same as Greenfields <b>Service Area/Radius:</b> <b>Size:</b> Generally same as Greenfields but may be smaller depending on era in which park was assembled <b>Location:</b> Generally located at intersection of major roads (but not exclusively) <b>Design Notes:</b></p> <ul style="list-style-type: none"><li>○ Parks in this category in older areas of the City may be more ‘local’ in character and contain a small community centre (<i>e.g. Howden Park, Victoria Park, Terry Miller Recreation Centre</i>)</li></ul> <p><b>Implementation:</b> City built or public private partnership <i>Example: Old Fairgrounds Park</i></p>	<p><i>e.g., Central Public School Recreation and Arts Centre, Old Fairgrounds Park and Memorial Arena</i></p>	<p><i>To Be Supplied</i></p>
<p><b>Community Sports Park</b> <i>Community Sports Parks are predominantly utility-oriented, containing a variety of outdoor uses. ‘Like’ facilities are constructed to facilitate tournament play.</i></p>	<p><b>Uses:</b> Range of active and passive recreational uses, generally <u>with no</u> indoor component except for potential of field-house for convenience of park patrons. <b>Service Area/Radius:</b> Recreational Planning Area (RPA) or other <b>Size:</b> 10 ha – 20 ha (25 ac - 50 ac) <b>Location:</b> Generally located at intersection of major roads (but not exclusively) <b>Design Notes:</b></p> <ul style="list-style-type: none"><li>○ Service population is 25,000 to 50,000 people.</li><li>○ ‘Like’ facilities combined to enhance tournament play</li><li>○ May be located in proximity to secondary school to enhance operations and use</li><li>○ Minimal or no rear lotting</li></ul>	<p><b>Service Area/Radius:</b> <b>Size:</b> Size may be smaller than in Greenfields area, depending on era in which park was assembled <b>Location:</b> Generally located at intersection of major roads (but not exclusively) <i>e.g., County Court Park</i></p>	<p>Not applicable</p>	<p><i>To Be Supplied</i></p>



	<b>Implementation:</b> City built <i>Example:</i> (Proposed) Ching/Queen Community Park			
Park Type	Characteristics per Area			
	* Greenfields Area	* Urban Area	* Central Area and Other Urban Cores	Sample Sketch/Plan
<p><b>Neighbourhood Parks:</b> Neighbourhood Parks are perhaps the most varied of the park types, and primarily service the needs of the local community. Efforts have been made in the creation of the revised hierarchy to reflect the diversity of this park type across the City, recognizing that Neighbourhood Parks have evolved over time from being very facility oriented in the 60’s and 70’s, to predominantly passive in the 90’s. Neighbourhood Parks can therefore range from sports/facility oriented to entirely passive. There is a variety of sizes as well.</p> <p>The City has identified through efforts like the Parks, Culture and Recreation Master Plan exercise (2008) that a service level for Neighbourhood Parks of 0.5 ha/1000 persons should be strived for. This number is determined having regard for historic service levels. The revised hierarchy presented here recommends a variety of park types at the Neighbourhood level to encourage variety of experience and play value and variety from a community design perspective.</p>				
<b>Neighbourhood - Local</b> <i>Predominantly soft landscaped areas, these key recreational and gathering spaces are designed for a variety of active and passive uses that serve the local neighbourhood, and are often used for informal sport play/practice.</i>  <div>(Picture to be added)</div>	<p><b>Use:</b> Active and passive recreation to accommodate active, recreational facilities that smaller Neighbourhood Park types (Parkette, Town Square, Vest Pocket) cannot because of size limitations</p> <p><b>Service Area/Radius:</b> 500 m radius (approximate)  <b>Size:</b> 1.2 ha - 2.0 ha (3 - 5 ac)  <b>Location:</b> Corner of two streets, minimum</p> <p><b>Design Notes:</b></p> <ul style="list-style-type: none"> <li>○ Reflects a ‘new’ designation that is introduced to add variety to the Neighbourhood Park type</li> <li>○ At least one per Block Plan. Servicing the broader "Block Plan" area, as well as the immediate neighbourhood</li> <li>○ Provides a community "focal point"</li> <li>○ Provides active recreation opportunities such as: play equipment, multi-purpose play court, minor skateboarding or splash pad, in addition to opportunities for casual ‘pick up’ e.g. mini soccer practice with the potential for nominal on-site parking</li> <li>○ Provides passive recreation opportunities as well e.g. sitting area, shade structure</li> </ul> <p><b>Implementation:</b> City built or built as part of subdivision.  <i>Example:</i> None in recent plans; many in older parts of City</p>	<p><b>Use:</b> In older (i.e. ‘Urban’) areas of the City, reflects the traditional Neighbourhood Park with active, permitted sports facilities as well as passive, local facilities and passive recreation  <b>Size:</b> 1.2 ha - 6.0 ha (3 - 15 ac.)  <b>Location:</b> Varies  <b>Service Area/Radius:</b> 500 m radius (approximate)  <b>Design Notes:</b></p> <ul style="list-style-type: none"> <li>○ Generally same as Greenfields</li> <li>○ Varies from active to passive in orientation, depending on facility components constructed at the time</li> </ul> <p><b>Implementation:</b> City built  <i>Example:</i></p>	<p><b>Use:</b> Active and passive recreation  <b>Service Area/Radius</b>  <b>Size:</b> 0.5 to 1.6 ha (1.2 - 4.0 ac)  <b>Location:</b> Within residential areas.  <b>Service Radius:</b> 500 m radius (approximate)  <b>Design Notes:</b></p> <ul style="list-style-type: none"> <li>○ More intensive in use</li> <li>○ More formal elements</li> <li>○ Surrounding buildings define and animate the space</li> </ul> <p><b>Implementation:</b> City built or public private partnership  <i>Example:</i> Knightsbridge Park</p>	

Park Type	Characteristics per Area			
	* Greenfields Area	* Urban Area	* Central Area and Other Urban Cores	Sample Sketch/Plan
<p><b>Neighbourhood - Town Square</b>  <i>A central common neighbourhood greenspace designed for predominantly passive uses, designed for gathering with an emphasis on formal hardscaping elements.</i></p> 	<p><b>Use:</b> Active and passive recreation.  <b>Size:</b> 1.0 - 1.5 ha (2.5 - 3.7 ac)  <b>Service Area/Radius:</b> 400 m radius (approximate)  <b>Location:</b> Corner of two streets or preferably, surrounded on 4 sides by local street  <b>Design Notes:</b></p> <ul style="list-style-type: none"> <li>○ Provides a focal point to the community</li> <li>○ Usually accommodates play structure and/or shade structure and free play/gathering area</li> <li>○ Contains a blend of senior and junior play equipment (e.g. swings, sandbox, slides, climbers), unstructured open play area, sitting areas, walkway, lighting, planter beds, floral displays, shade structure and associated landscaping</li> <li>○ May contain facilities like multi-purpose play pad with 1/2 court basketball hoop/skateboarding, etc., where there is sufficient space and buffering</li> </ul> <p><b>Implementation:</b> City built or built as part of a subdivision  <b>Example:</b> Numerous in newly developed communities</p>		<p><b>Use:</b> Active and passive recreation  <b>Size:</b> 0.25 - 0.75 ha (0.6 - 1.85 ac.)  <b>Location:</b> Should be in nodal areas within the Central or urban cores  <b>Design Notes:</b></p> <ul style="list-style-type: none"> <li>○ More intensive in use</li> <li>○ More formal elements - probably more hardscape than softscape (as compared to Greenfields area)</li> <li>○ Surrounding buildings define and animate the space</li> </ul> <p><b>Implementation:</b> City built or public private partnership  <b>Example:</b> Mount Pleasant Village (proposed), and McLoughlin Park</p>	

Park Type	Characteristics per Area			
	* Greenfields Area	* Urban Area	* Central Area and Other Urban Cores	Sample Sketch/Plan
<b>Neighbourhood - Parkette</b> <i>Generally a walk-to destination, these small, informal neighbourhood parks provide active and passive recreation which services the local residential or mixed-use neighbourhood.</i>	<b>Use:</b> Active and passive recreation and playgrounds. <b>Size:</b> 0.6 - 1.0 ha (1.5 - 2.5 ac) <b>Service Area/Radius:</b> 400 m radius (approximate) <b>Location:</b> Centre of a neighbourhood <b>Design Notes:</b> <ul style="list-style-type: none"><li>Contains a blend of junior and senior play equipment (e.g. swings, sandbox, slides, climbers), walkways and landscaping</li><li>May contain unstructured open play area, sitting area, walkway lighting, floral display areas and/or shade structure</li><li>Centrality desired in each neighbourhood</li><li>Bounded by 2, 3 or 4 streets</li><li>Minimal or no rear lotting - flankage condition preferred</li><li>Preferred to be separated from school blocks to improve open space distribution in community and prevent over use, but some flexibility is available on this criteria</li><li>May be located adjacent to valley lands to supply trail connectivity</li></ul> <b>Implementation:</b> City built or built as part of subdivision. <b>Example:</b>	Comparable to Greenfields area	<b>Use:</b> Passive <b>Size:</b> Varies <b>Service Area/Radius:</b> 400 m radius (approximate) <b>Location:</b> Along street - can be located between developments <b>Design Notes:</b> <ul style="list-style-type: none"><li>Are “urban pocket parks”</li><li>Primarily hard landscaped</li><li>Buildings define the space</li></ul> <b>Implementation:</b> City built or privately built with public access provided <b>Example:</b>	

Park Type	Characteristics per Area			
	* Greenfields Area	* Urban Area	* Central Area and Other Urban Cores	Sample Sketch/Plan
<b>Neighbourhood - Vest Pocket</b> <i>The predominantly soft landscaped areas are designed for passive uses and limited active play, supplement the neighbourhood park.</i>	<b>Use:</b> Active and passive recreation. <b>Size:</b> 0.4 - 0.6 ha (1.0 - 1.5 ac) <b>Service Area/Radius:</b> 200 m radius (approximate) <b>Location:</b> Intersection of two streets <b>Design Notes:</b> <ul style="list-style-type: none"><li>Supplements other neighbourhood park types</li><li>Caters to areas that are physically separate from other areas because of natural or manmade features (e.g. valleys, roads, etc.)</li></ul> <b>Implementation:</b> City-built or built as part of subdivision <b>Example:</b> Various in City	<b>Use:</b> Active and passive recreation <b>Location:</b> Ideally a corner location but flexibility needed based on opportunities <b>Design Notes:</b> <ul style="list-style-type: none"><li>Need to be sensitive to character of surrounding area</li></ul> <b>Implementation:</b> City <b>Example:</b> Treleaven Park	<b>Use:</b> Moderately active and passive recreation <b>Size:</b> May be smaller than 0.4-0.6 ha (1.0-1.5 ac.) depending on context <b>Location:</b> Predominantly within residential areas but not exclusively <b>Design Notes:</b> <ul style="list-style-type: none"><li>More intensive in use</li><li>More formal elements</li><li>Surrounding buildings define and animate the space</li></ul> <b>Implementation:</b> City built or public private partnership <b>Example:</b> Cavendish Park	

## **APPENDIX 3: PLANNING ACT EXTRACTS**

### **Conveyance of land for park purposes**

[42. \(1\)](#) As a condition of development or redevelopment of land, the council of a local municipality may, by by-law applicable to the whole municipality or to any defined area or areas thereof, require that land in an amount not exceeding, in the case of land proposed for development or redevelopment for commercial or industrial purposes, 2 per cent and in all other cases 5 per cent of the land be conveyed to the municipality for park or other public recreational purposes. R.S.O. 1990, c. P.13, s. 42 (1).

### **Definition**

[\(2\)](#) For the purposes of subsection (3),

“dwelling unit” means any property that is used or designed for use as a domestic establishment in which one or more persons may sleep and prepare and serve meals. R.S.O. 1990, c. P.13, s. 42 (2).

### **Alternative requirement**

[\(3\)](#) Subject to subsection (4), as an alternative to requiring the conveyance provided for in subsection (1), in the case of land proposed for development or redevelopment for residential purposes, the by-law may require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed or at such lesser rate as may be specified in the by-law. R.S.O. 1990, c. P.13, s. 42 (3).

### **Official plan requirement**

[\(4\)](#) The alternative requirement authorized by subsection (3) may not be provided for in a by-law passed under this section unless there is an official plan in effect in the local municipality that contains specific policies dealing with the provision of lands for park or other public recreational purposes and the use of the alternative requirement. R.S.O. 1990, c. P.13, s. 42 (4).

### **Use and sale of land**

[\(5\)](#) Land conveyed to a municipality under this section shall be used for park or other public recreational purposes, but may be sold at any time. R.S.O. 1990, c. P.13, s. 42 (5).

### **Payment instead of conveyance**

[\(6\)](#) The council of a local municipality may require the payment of money to the value of the land otherwise required to be conveyed under this section in lieu of the conveyance. 2006, c. 23, s. 17 (1).

### **No building without payment**

[\(6.1\)](#) If a payment is required under subsection (6), no person shall construct a building on the land proposed for development or redevelopment unless the payment has been made or arrangements for the payment that are satisfactory to the council have been made. 2006, c. 23, s. 17 (1).

### **Redevelopment, reduction of payment**

[\(6.2\)](#) If land in a local municipality is proposed for redevelopment, a part of the land meets sustainability criteria set out in the official plan and the conditions set out in subsection (6.3) are met, the council shall reduce the amount of any payment required under subsection (6) by the value of that part. 2006, c. 23, s. 17 (1).

### **Same**

[\(6.3\)](#) The conditions mentioned in subsection (6.2) are:

1. The official plan contains policies relating to the reduction of payments required under subsection (6).
2. No land is available to be conveyed for park or other public recreational purposes under this section. 2006, c. 23, s. 17 (1).

### **Determination of value**

[\(6.4\)](#) For the purposes of subsections (6) and (6.2), the value of the land shall be determined as of the day before the day the building permit is issued in respect of the development or redevelopment or, if more than one building permit is required for the development or redevelopment, as of the day before the day the first permit is issued. 2006, c. 23, s. 17 (1).

### **Where land conveyed**

[\(7\)](#) If land has been conveyed or is required to be conveyed to a municipality for park or other public purposes or a payment of money in lieu of such conveyance has been received by the municipality or is owing to it under this section or a condition imposed under section 51.1 or 53, no additional conveyance or payment in respect of the land subject to the earlier conveyance or payment may be required by a municipality in respect of subsequent development or redevelopment unless,

- (a) there is a change in the proposed development or redevelopment which would increase the density of development; or
- (b) land originally proposed for development or redevelopment for commercial or industrial purposes is now proposed for development or redevelopment for other purposes. 1994, c. 23, s. 25.

### **Non-application**

[\(8\)](#) Despite clauses 74.1 (2) (h) and (i), subsection (7) does not apply to land proposed for development or redevelopment if, before this subsection comes into force, the land was subject to a condition that land be conveyed to a municipality for park or other public purposes or that a payment of money in lieu of such conveyance be made under this section or under section 51 or 53. 1994, c. 23, s. 25.

### **Changes**

[\(9\)](#) If there is a change under clause (7) (a) or (b), the land that has been conveyed or is required to be conveyed or the payment of money that has been received or that is owing, as the case may be, shall be included in determining the amount of land or payment of money in lieu of it that may subsequently be required under this section on the development, further development or redevelopment of the lands or part of them in respect of which the original conveyance or payment was made. 1994, c. 23, s. 25.

### **Disputes**

[\(10\)](#) In the event of a dispute between a municipality and an owner of land on the value of land determined under subsection (6.4), either party may apply to the Municipal Board to have the value determined and the Board shall, in accordance as nearly as may be with the *Expropriations Act*, determine the value of the land and, if a payment has been made under protest under subsection (12), the Board may order that a refund be made to the owner. 1994, c. 23, s. 25; 2006, c. 23, s. 17 (2).

### **Same**

[\(11\)](#) In the event of a dispute between a municipality and an owner of land as to the amount of land or payment of money that may be required under subsection (9), either party may apply to the Municipal Board and the Board shall make a final determination of the matter. 1994, c. 23, s. 25.

### **Payment under protest**

[\(12\)](#) If there is a dispute between a municipality and the owner of land under subsection (10), the owner may pay the amount required by the municipality under protest and shall make an application to the Municipal Board under subsection (10) within 30 days of the payment of the amount. 1994, c. 23, s. 25.

### **Notice**

[\(13\)](#) If an owner of land makes a payment under protest and an application to the Municipal Board under subsection (12), the owner shall give notice of the application to the municipality within 15 days after the application is made. 1994, c. 23, s. 25.

### **Park purposes**

[\(14\)](#) The council of a municipality may include in its estimates an amount to be used for the acquisition of land to be used for park or other public recreational purposes and may pay into the



fund provided for in subsection (15) that amount, and any person may pay any sum into the same fund. 1994, c. 23, s. 25.

### **Special account**

[\(15\)](#) All money received by the municipality under subsections (6) and (14) and all money received on the sale of land under subsection (5), less any amount spent by the municipality out of its general funds in respect of the land, shall be paid into a special account and spent only for the acquisition of land to be used for park or other public recreational purposes, including the erection or repair of buildings and the acquisition of machinery for park or other public recreational purposes. 1994, c. 23, s. 25.

### **Investments**

[\(16\)](#) The money in the special account may be invested in securities in which the municipality is permitted to invest under the *Municipal Act, 2001* or the *City of Toronto Act, 2006*, as the case may be, and the earnings derived from the investment of the money shall be paid into the special account, and the auditor in the auditor's annual report shall report on the activities and status of the account. 1994, c. 23, s. 25; 1996, c. 32, s. 82 (5); 2002, c. 17, Sched. B, s. 15; 2006, c. 32, Sched. C, s. 47 (10).

### **Parkland**

[51.1\(1\)](#) The approval authority may impose as a condition to the approval of a plan of subdivision that land in an amount not exceeding, in the case of a subdivision proposed for commercial or industrial purposes, 2 per cent and in all other cases 5 per cent of the land included in the plan shall be conveyed to the local municipality for park or other public recreational purposes or, if the land is not in a municipality, shall be dedicated for park or other public recreational purposes.

### **Other criteria**

[\(2\)](#) If the approval authority has imposed a condition under subsection (1) requiring land to be conveyed to the municipality and if the municipality has an official plan that contains specific policies relating to the provision of lands for park or other public recreational purposes, the municipality, in the case of a subdivision proposed for residential purposes, may, in lieu of such conveyance, require that land included in the plan be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed or at such lesser rate as may be determined by the municipality.



**Payment in lieu**

(3) If the approval authority has imposed a condition under subsection (1) requiring land to be conveyed to the municipality, the municipality may, in lieu of accepting the conveyance, require the payment of money by the owner of the land,

(a) to the value of the land otherwise required to be conveyed; or

(b) where the municipality would be entitled to require a conveyance under subsection (2), to the value of the land that would otherwise be required to be so conveyed.

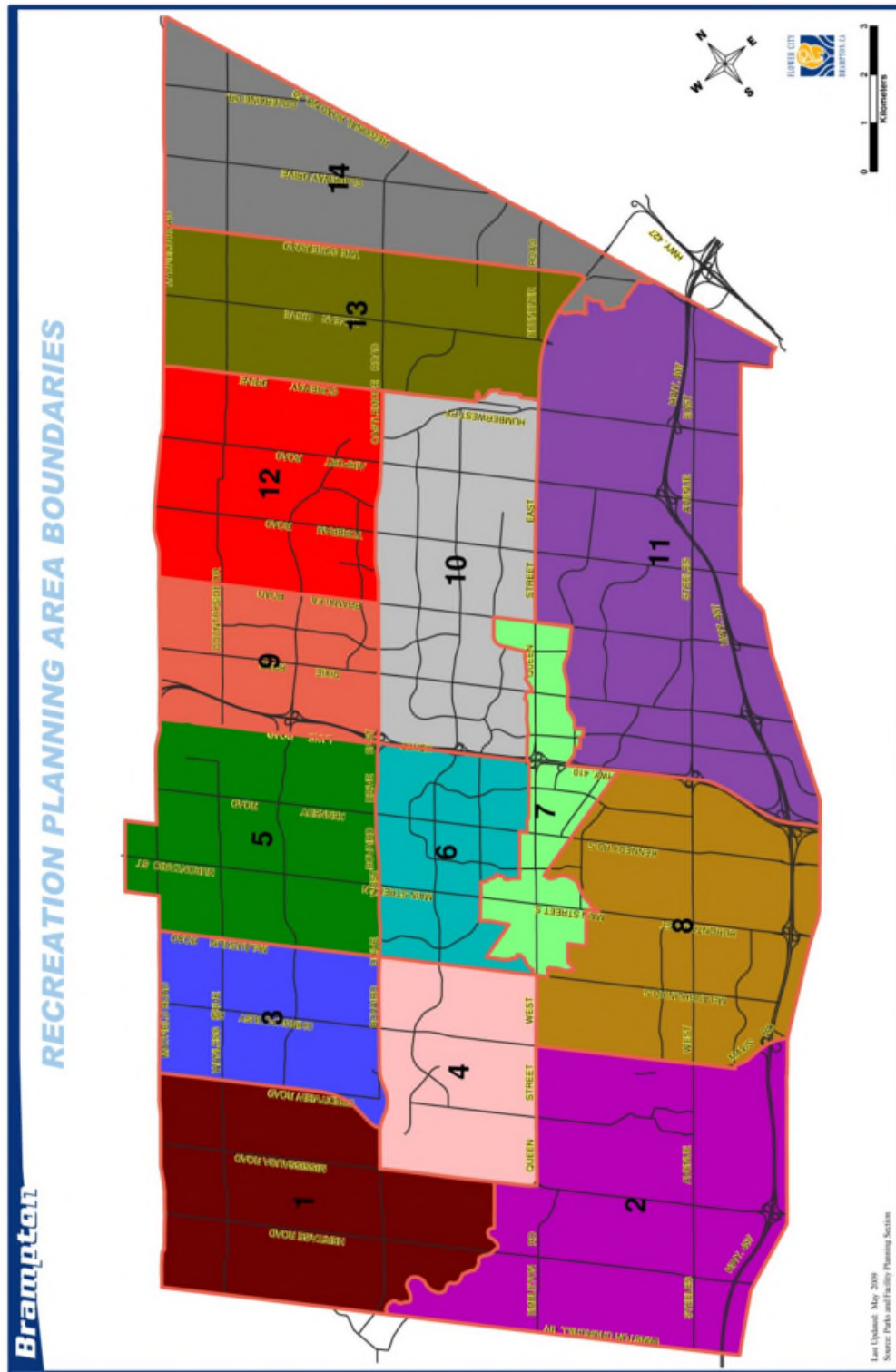
**Determination of value**

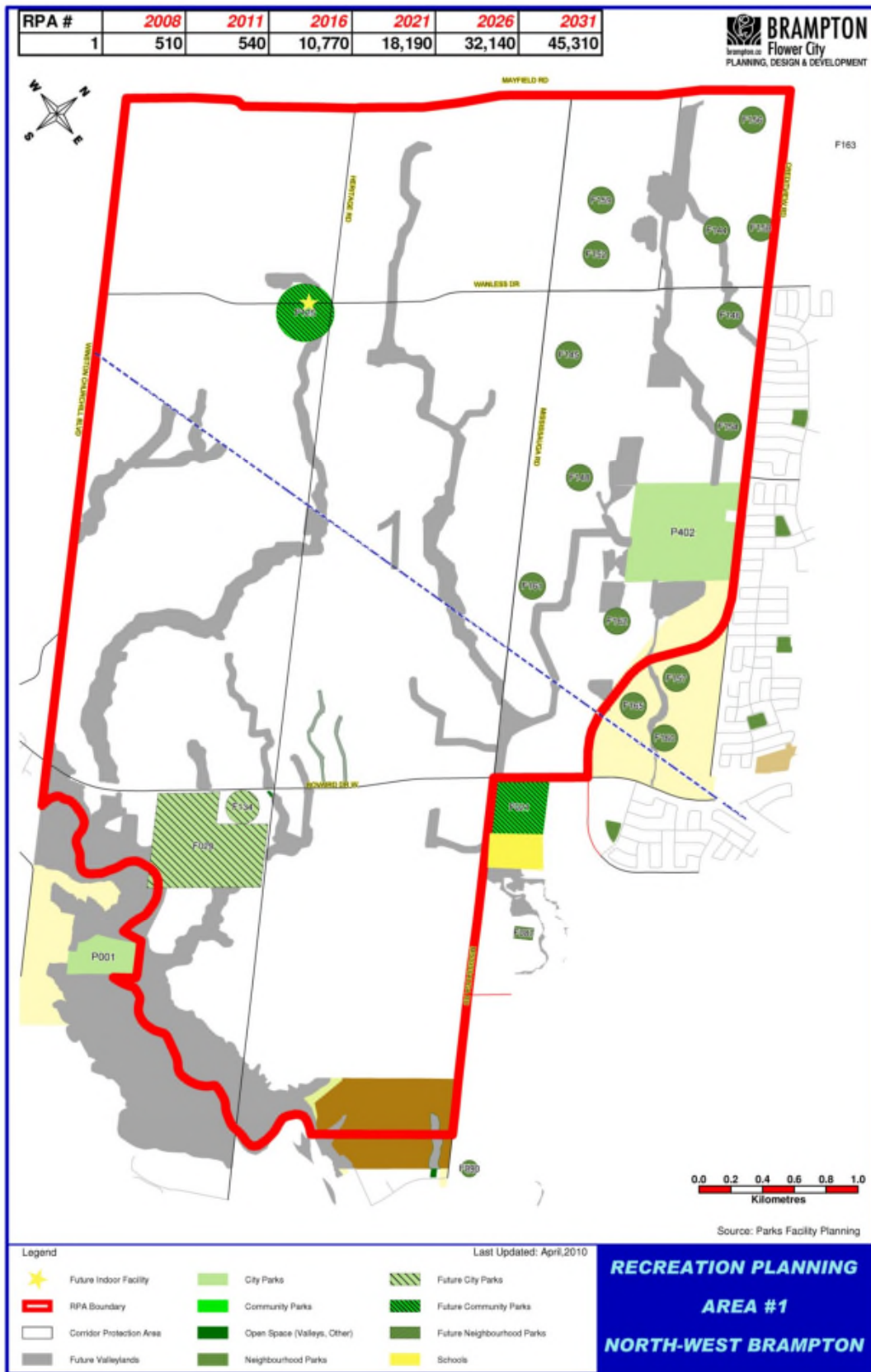
(4) For the purpose of determining the amount of any payment required under subsection (3), the value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision.

**Application**

(5) Subsections 42 (2), (5) and (12) to (16) apply with necessary modifications to a conveyance of land or a payment of money under this section. 1994, c. 23, s. 31.

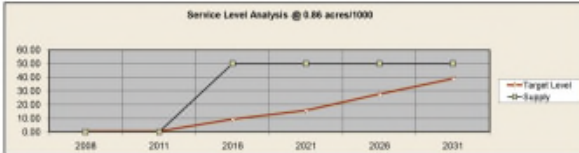
## APPENDIX 4: RECREATIONAL PLANNING AREA (RPA) MAPPING AND SERVICE LEVEL ANALYSIS





Service Level Analysis Community Parks - RPA 1 - North West Brampton								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
	NIL			n/a		0.00		0.00
				Sub Total Existing	0.00	0.00	0.00	0.00
Community - Future								
RPA 1	F125	Future NW Brampton Community Park	2011	2022	20.23	50.00	20.23	50.00
				Sub Total Future	20.23	50.00	20.23	50.00
RPA 1 Total (existing and future)					20.23	50.00	20.23	50.00

Service Level Analysis @ 0.88 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	510	0.44	0.00	(0.18)	(0.44)
2011	540	0.46	0.00	(0.19)	(0.46)
2016	10,770	9.26	50.00	16.49	40.74
2021	18,190	15.64	50.00	13.90	34.35
2026	32,140	27.64	50.00	9.05	22.36
2031	45,310	38.97	50.00	4.46	11.03



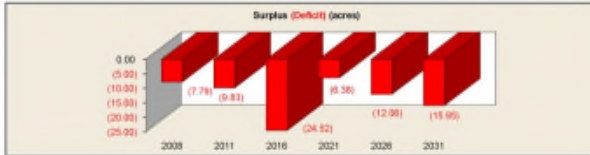


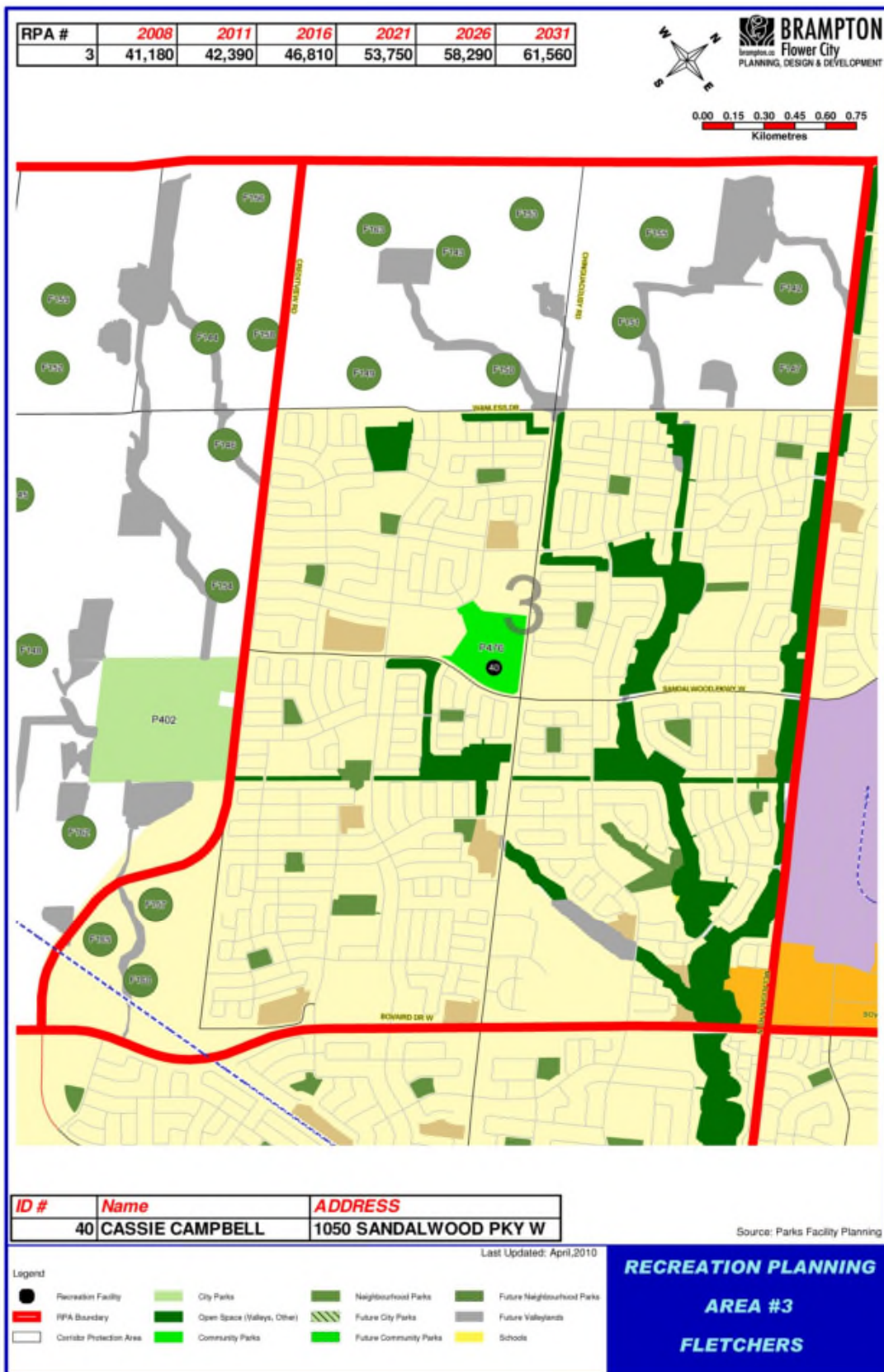


Service Level Analysis Community Parks - RPA 2 - Bram West								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
	NIL			n/a		0.00		0.00
				Sub Total Existing	0.00	0.00	0.00	0.00
Community - Future								
RPA 2	F104	Mississauga/Embleton	2013	2017	11.30	27.92	11.30	27.92
				Sub Total Future	11.30	27.92	11.30	27.92
RPA 2 Total (existing and future)					11.30	27.92	11.30	27.92

Service Level Analysis @ 0.85 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	9,060	7.79	0.00	(3.15)	(7.79)
2011	11,430	9.83	0.00	(3.98)	(9.83)
2016	28,510	24.52	0.00	(9.92)	(24.52)
2021	39,890	34.31	27.92	(2.56)	(6.38)
2026	46,490	39.98	27.92	(4.88)	(12.06)
2031	51,010	43.87	27.92	(6.45)	(15.95)

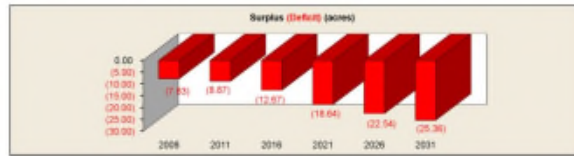
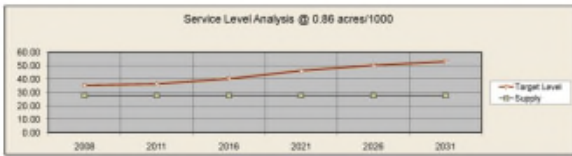
RPA 2 - Community Parks





Service Level Analysis Community Parks - RPA 3 - Fletcher's								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA3	P476	Chinguacousy Sandalwood Community Park		n/s	11.16	27.59	11.16	27.59
				Sub Total Existing	11.16	27.59	11.16	27.59
Community - Future								
NIL						0.00		0.00
				Sub Total Future	0.00	0.00	0.00	0.00
RPA 3 Total (existing and future)					11.16	27.59	11.16	27.59

Service Level Analysis @ 0.85 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	41,180	35.41	27.59	(3.17)	(7.83)
2011	42,390	36.46	27.59	(3.59)	(8.87)
2016	46,810	40.26	27.59	(5.13)	(12.67)
2021	53,750	46.23	27.59	(7.54)	(18.64)
2026	58,290	50.13	27.59	(9.12)	(22.54)
2031	61,960	52.94	27.59	(10.26)	(25.36)

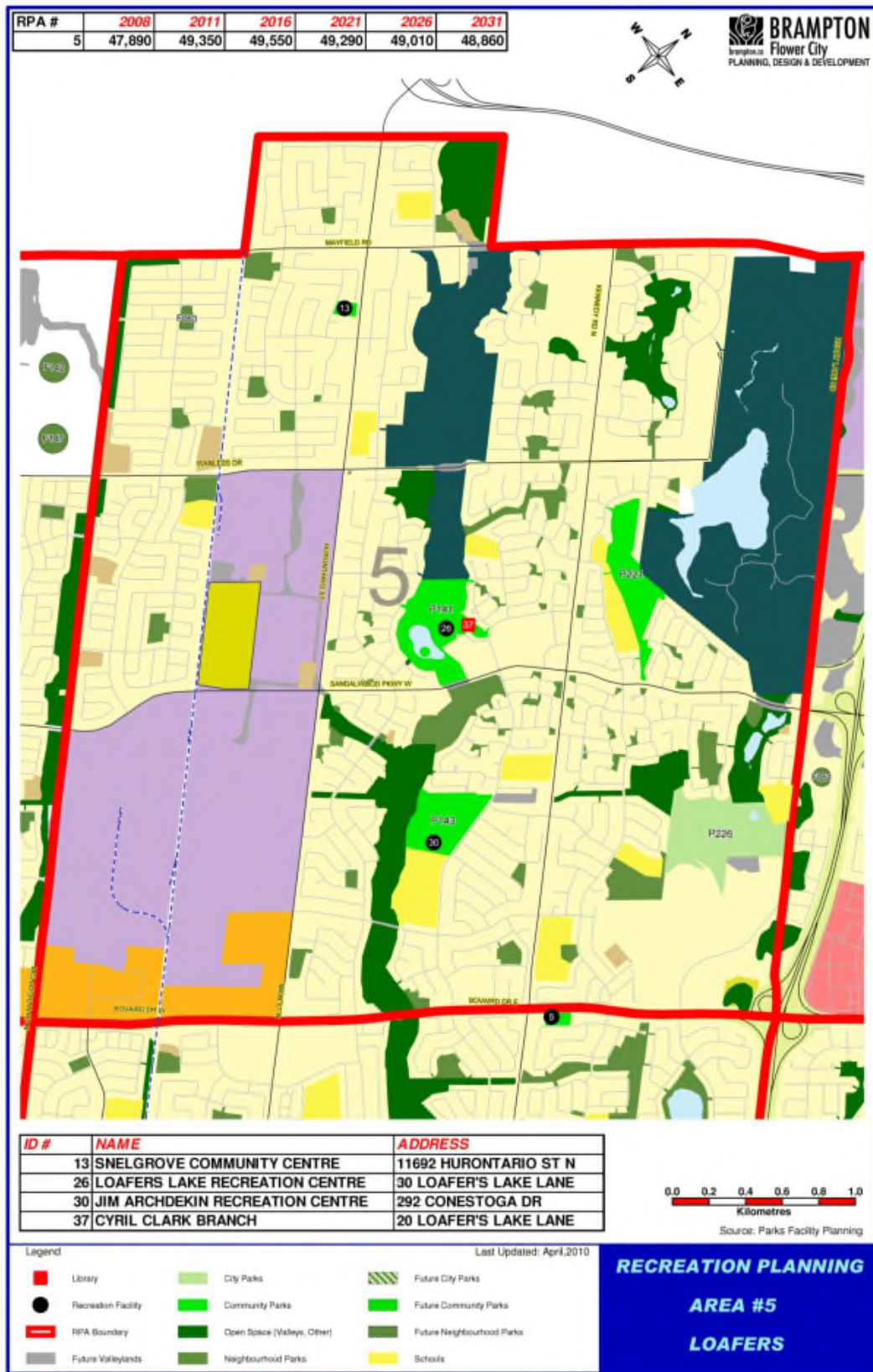




Service Level Analysis Community Parks - RPA 4 - Credit Valley								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 4	F021	Mississauga/Bovard	2012	2013	11.09	27.41	9.91	24.50
RPA 4	F072	Chinguacousy/Queen		2010	10.44	25.79	8.69	21.48
			Sub Total Existing		21.53	53.20	18.60	45.96
Community - Future								
NIL						0.00		0.00
			Sub Total Future		0.00	0.00	0.00	0.00
RPA 4 Total (existing and future)					21.53	53.20	18.60	45.96

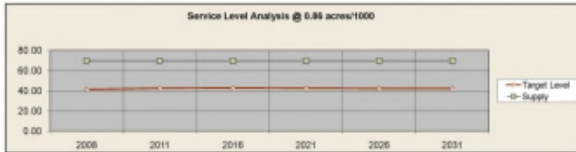
Service Level Analysis @ 0.85 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	33,030	28.41	45.96	7.10	17.56
2011	36,620	31.49	45.96	5.86	14.47
2016	46,940	40.37	45.96	2.26	5.59
2021	51,850	44.59	45.96	0.55	1.37
2026	54,570	46.93	45.96	(0.39)	(0.97)
2031	56,500	48.59	45.96	(1.06)	(2.63)





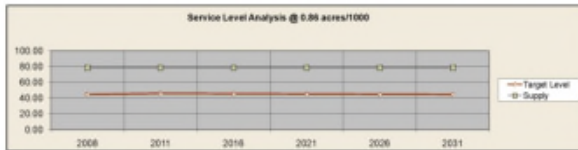
Service Level Analysis Community Parks - RPA 5 - Loafer's								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 5	P141	Loafer's Lake Park		n/a	14.49	35.80	6.16	15.22
RPA 5	P143	Morris Kerbel Park		n/a	11.34	28.02	9.15	22.61
RPA 5	P221	Richvale Park		n/a	12.04	29.75	12.04	29.75
RPA 5	P461	Snelgrove Community Centre		n/a	0.81	2.00	0.81	2.00
				Sub Total Existing	38.68	95.58	28.16	69.59
Community - Future								
NIL						0.00		0.00
				Sub Total Future	0.00	0.00	0.00	0.00
RPA 5 Total (existing and future)					38.68	95.58	28.16	69.59

Service Level Analysis @ 0.66 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	47,890	41.19	69.59	11.49	28.40
2011	49,350	42.44	69.59	10.99	27.14
2016	49,550	42.61	69.59	10.92	26.97
2021	49,290	42.39	69.59	11.01	27.20
2026	49,010	42.15	69.59	11.10	27.44
2031	48,860	42.02	69.59	11.16	27.57



Service Level Analysis Community Parks - RPA 6 - Century Garden's								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 6	P066	Chris Gibson Park		n/a	18.73	46.28	12.90	31.88
RPA 6	P165	Duggan Park		n/a	8.12	20.06	3.59	8.87
RPA 6	P231	Century Gardens Park		n/a	7.70	19.03	7.70	19.03
RPA 6	P071	Fred Kline Park		n/a	8.22	20.31	6.66	16.46
RPA 6	P492	Bovald House		n/a	0.90	2.22	0.90	2.22
				Sub Total Existing	43.67	107.91	31.75	78.46
Community - Future								
NIL					0.00		0.00	
				Sub Total Future	0.00	0.00	0.00	0.00
RPA 6 Total (existing and future)					43.67	107.91	31.75	78.46

Service Level Analysis (at 0.56 acres/1000)					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	51,710	44.47	78.46	13.75	33.98
2011	53,190	45.74	78.46	13.24	32.71
2015	52,730	45.35	78.46	13.40	33.11
2021	52,240	44.93	78.46	13.57	33.53
2026	51,870	44.61	78.46	13.70	33.85
2031	51,650	44.42	78.46	13.77	34.04



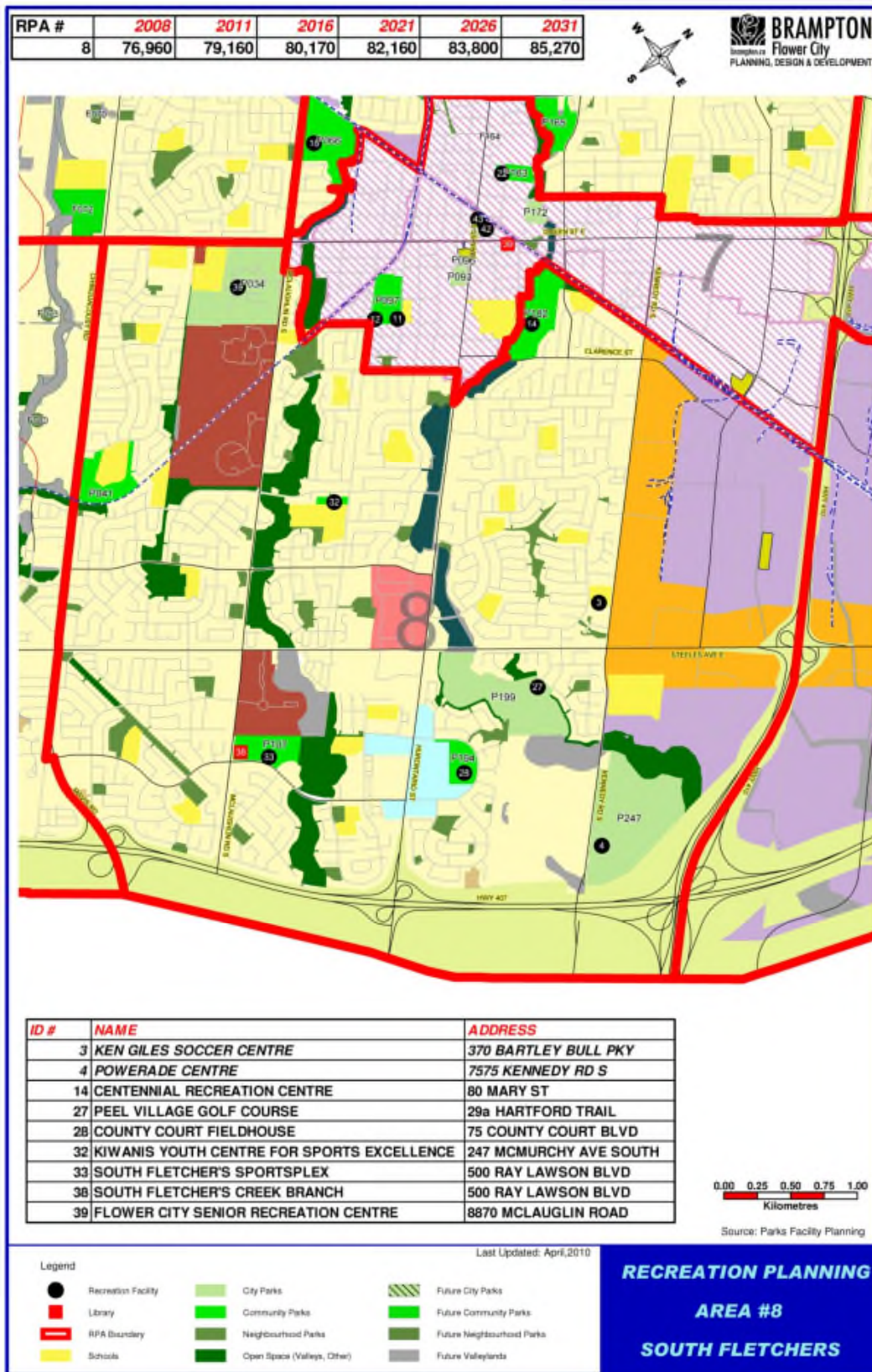


Service Level Analysis Community Parks - RPA 7 - Central								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 7	P097	Old Fairgrounds Park		n/a	7.36	18.19	7.36	18.19
RPA 7	P163	Central Public School Park		n/a	2.86	7.07	2.86	7.07
RPA 7	P276	Norton Place Park		n/a	12.27	30.32	3.80	9.39
RPA 7	P523	Knightbridge Community and Seniors Citizen's Centre		n/a	0.12	0.30	0.12	0.30
RPA 7	P532	Heritage Theatre		n/a	0.08	0.20	0.08	0.20
				Sub Total Existing	22.69	56.08	14.22	35.14
Community - Future								
NIL						0.00		0.00
				Sub Total Future	0.00	0.00	0.00	0.00
RPA 7 Total (existing and future)					22.69	56.08	14.22	35.14

Service Level Analysis @ 0.06 acres/1000					
Assembly	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	31,490	27.08	35.14	3.27	8.09
2011	32,680	28.10	35.14	2.85	7.04
2016	38,130	32.79	35.14	0.95	2.35
2021	44,600	38.36	35.14	(1.90)	(3.21)
2026	52,130	44.83	35.14	(3.92)	(9.69)
2031	58,700	50.48	35.14	(6.21)	(15.34)

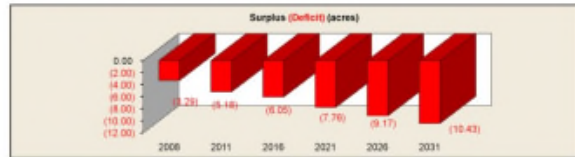
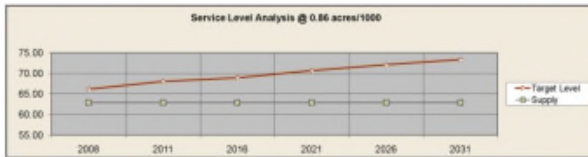




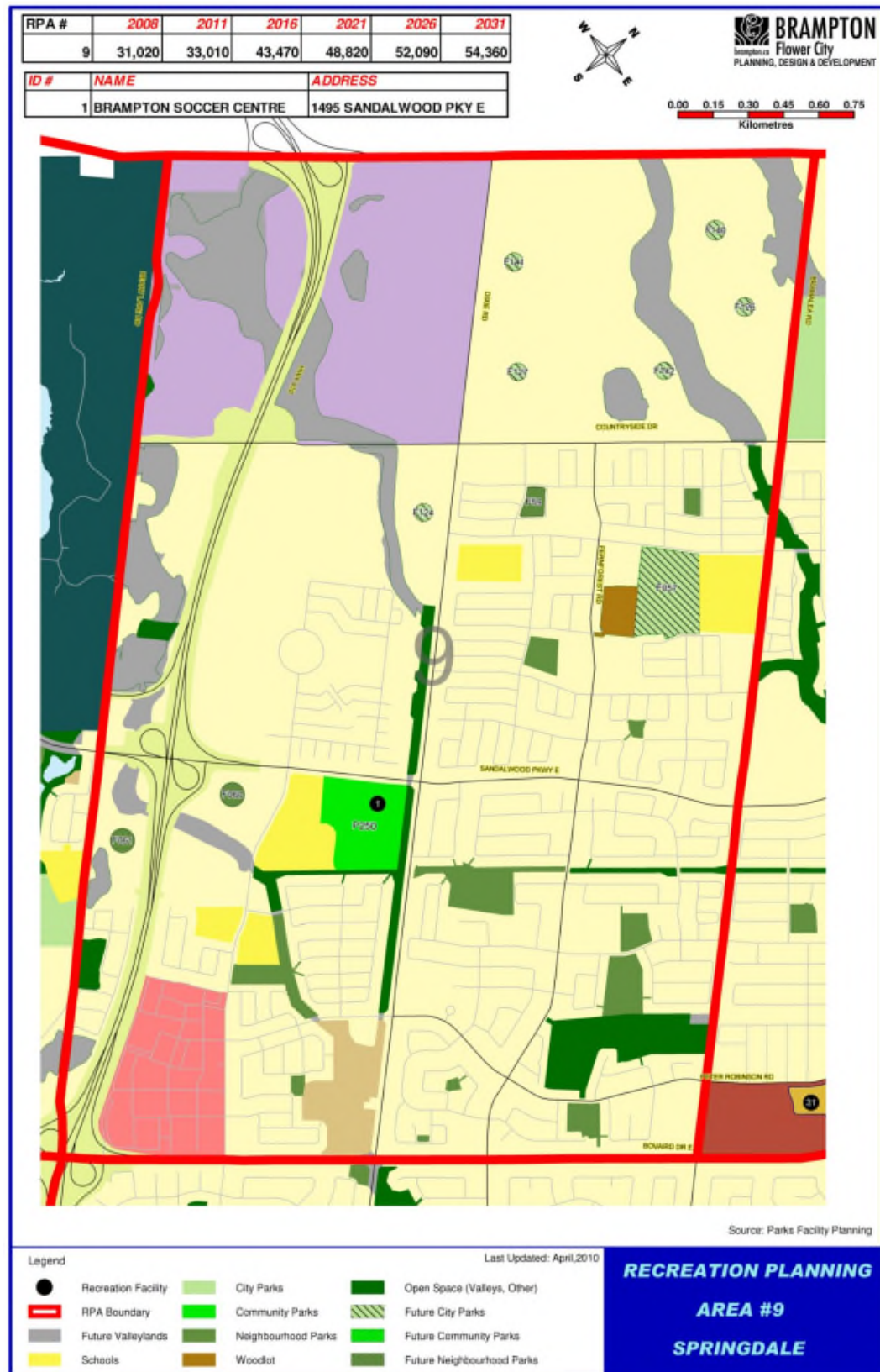


Service Level Analysis Community Parks - RPA 8 - South Fletcher's								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 8	P041	Drinkwater Community Park		n/a	8.48	20.96	4.00	9.88
RPA 8	P107	Fletcher's Green Community Park		n/a	9.32	23.02	9.32	23.02
RPA 8	P194	County Court Park		n/a	5.84	14.42	5.84	14.42
RPA 8	P182	Centennial Park		n/a	16.63	41.09	5.09	12.58
RPA 8	P525	Kwanis Youth Centre for Sports Excellence		n/a	1.21	2.99	1.21	2.99
				Sub Total Existing	41.48	102.49	25.45	62.90
Community - Future								
NIL						0.00		0.00
				Sub Total Future	0.00	0.00	0.00	0.00
RPA 8 Total (existing and future)					41.48	102.49	25.45	62.90

Service Level Analysis @ 0.86 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (ha)
2008	76,960	66.19	62.90	(1.33)	(3.29)
2011	79,160	68.08	62.90	(2.10)	(5.18)
2016	80,170	68.95	62.90	(2.45)	(6.05)
2021	82,160	70.86	62.90	(3.14)	(7.76)
2026	83,800	72.07	62.90	(3.71)	(9.17)
2031	85,270	73.33	62.90	(4.22)	(10.43)

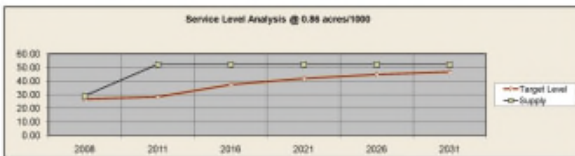






Service Level Analysis Community Parks - RPA 9 - Springdale								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 9	P250	Dixie Sandalwood Park		n/a	11.76	29.11	11.78	29.11
				Sub Total Existing	11.78	29.11	11.78	29.11
Community - Future								
RPA 9	F057	Springdale Central	2009	2010	12.13	30.14	9.43	23.29
				Sub Total Future	12.13	30.14	9.43	23.29
RPA 9 Total (existing and future)					23.91	59.25	21.21	52.40

Service Level Analysis @ 0.85 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	31,020	26.68	29.11	0.98	2.43
2011	33,010	28.39	52.40	9.72	24.01
2016	43,470	37.38	52.40	6.08	15.01
2021	48,820	41.99	52.40	4.21	10.41
2026	52,090	44.80	52.40	3.08	7.60
2031	54,380	46.75	52.40	2.29	5.65



Service Level Analysis Community Parks - RPA 10 - Bramalea North								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 10	P255	Bramalea Ltd. Community Park		n/a	15.48	38.25	11.47	28.34
RPA 10	P292	Howden Park		n/a	4.10	10.12	4.10	10.12
RPA 10	P319	Greenbriar Park South		n/a	5.51	13.87	5.51	13.87
RPA 10	P526	Terry Miller Recreation Centre		n/a	1.01	3.68	1.01	3.68
RPA 10	P524	Ellen Mitchell Recreation Centre		n/a	0.98	0.32	0.98	0.32
RPA 10	P326	Professor's Lake Recreation Centre		n/a	0.44	1.09	0.44	1.09
				Sub Total Existing	27.62	67.33	23.61	57.43
Community - Future								
NEL					0.00		0.00	
				Sub Total Future	0.00	0.00	0.00	0.00
RPA 10 Total (existing and future)					27.62	67.33	23.61	57.43

Service Level Analysis @ 0.66 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	51,600	44.38	57.43	5.28	13.05
2011	53,090	45.66	57.43	4.75	11.77
2016	52,740	45.36	57.43	4.88	12.07
2021	52,240	44.93	57.43	5.06	12.50
2026	51,850	44.59	57.43	5.19	12.83
2031	51,600	44.38	57.43	5.28	13.05

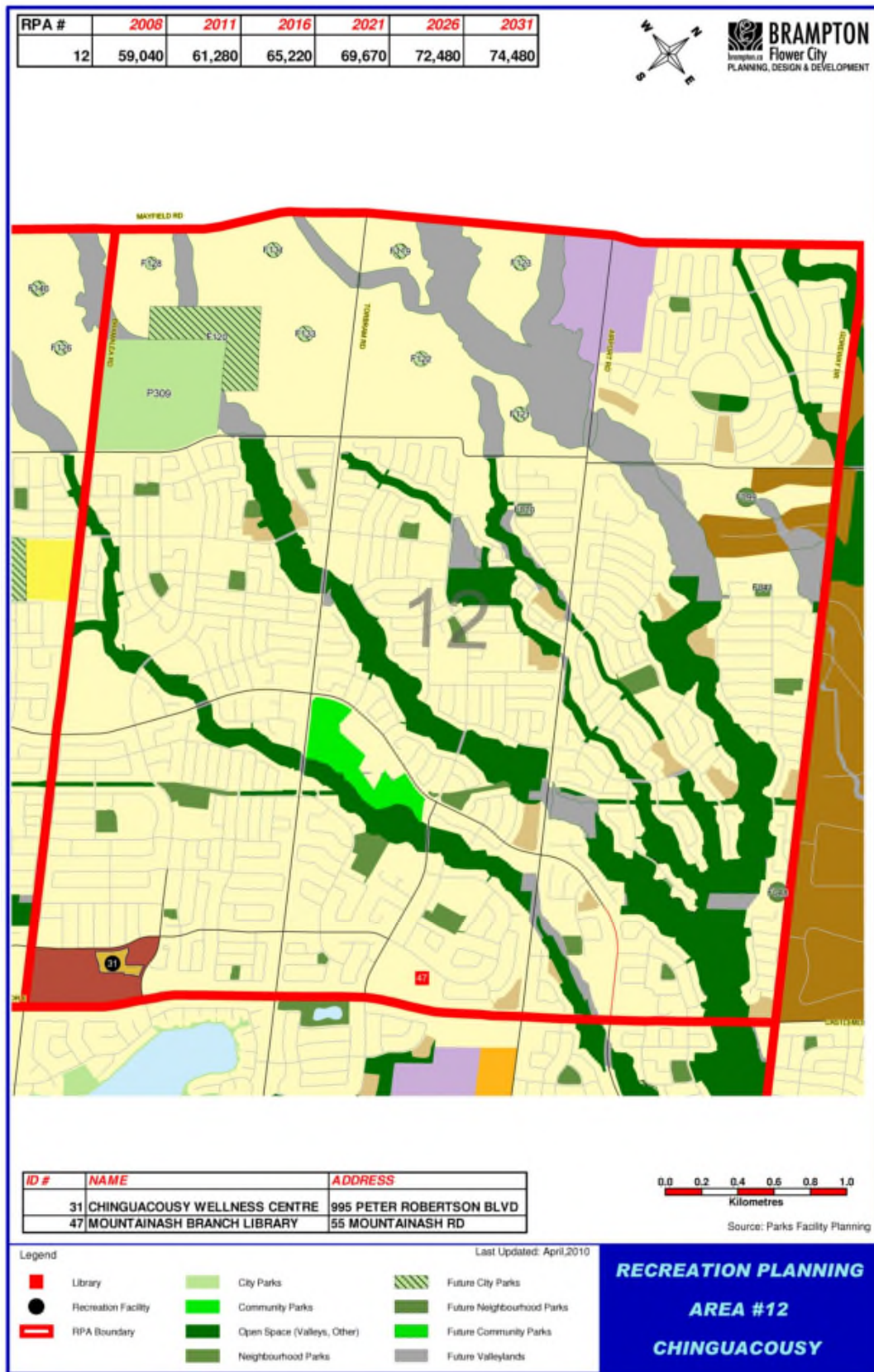


Service Level Analysis Community Parks - RPA 11 - Bramalea South								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 11	P309	Victoria Park and James F. McCurry Victoria Park Arena		n/a	8.36	20.66	5.70	14.08
RPA 11	P337	Earncliffe Park		n/a	16.28	40.22	14.39	35.55
RPA 11	P092	Ernest Majury Park		n/a	2.54	6.29	2.54	6.29
				Sub Total Existing	27.18	67.16	22.63	55.92
Community - Future								
NE					0.00		0.00	
				Sub Total Future	0.00	0.00	0.00	0.00
RPA 11 Total (existing and future)					27.18	67.16	22.63	55.92

Service Level Analysis @ 0.88 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	24,070	20.70	55.92	14.25	35.22
2011	24,720	21.26	55.92	14.03	34.66
2016	24,290	20.89	55.92	14.18	35.03
2021	23,910	20.56	55.92	14.31	35.36
2026	23,630	20.32	55.92	14.41	35.60
2031	23,440	20.16	55.92	14.47	35.76

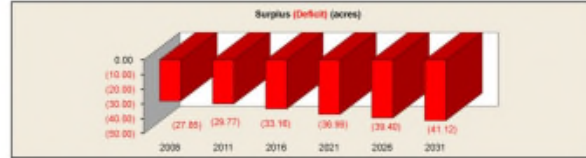
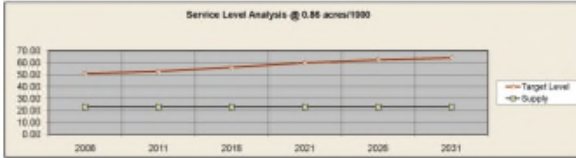


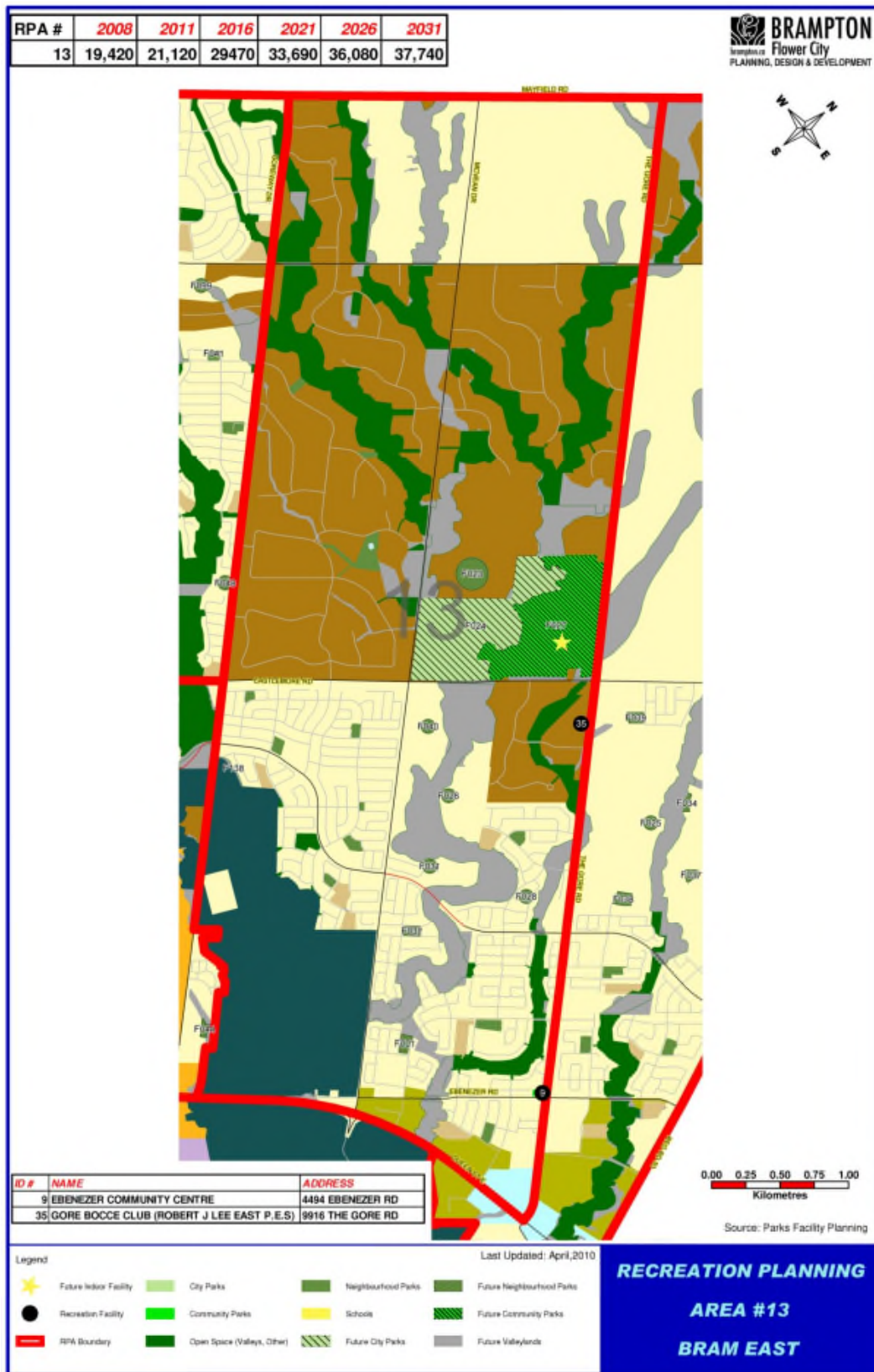




Service Level Analysis Community Parks - RPA 12 - Chinguacousy								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 12	P477	Torbram/Sandalwood		n/a	13.56	33.50	9.28	22.93
				Sub Total Existing	13.56	33.50	9.28	22.93
Community - Future								
NIL						0.00		0.00
				Sub Total Future	0.00	0.00	0.00	0.00
RPA 12 Total (existing and future)					13.56	33.50	9.28	22.93

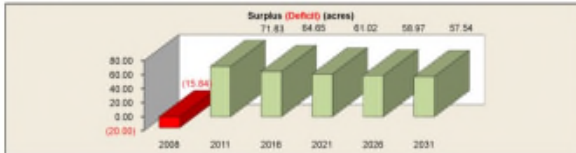
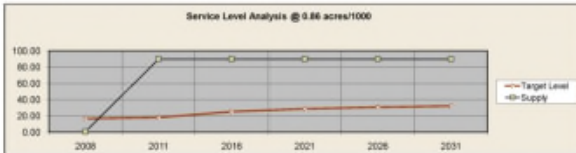
Service Level Analysis @ 0.86 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus /Deficit (ha)	Surplus /Deficit (acres)
2008	59,040	50.77	22.93	(11.27)	(27.85)
2011	61,290	52.70	22.93	(12.08)	(29.77)
2016	65,220	56.09	22.93	(13.42)	(31.88)
2021	69,670	59.82	22.93	(14.97)	(36.99)
2026	72,480	62.33	22.93	(15.95)	(39.40)
2031	74,480	64.05	22.93	(16.64)	(41.12)



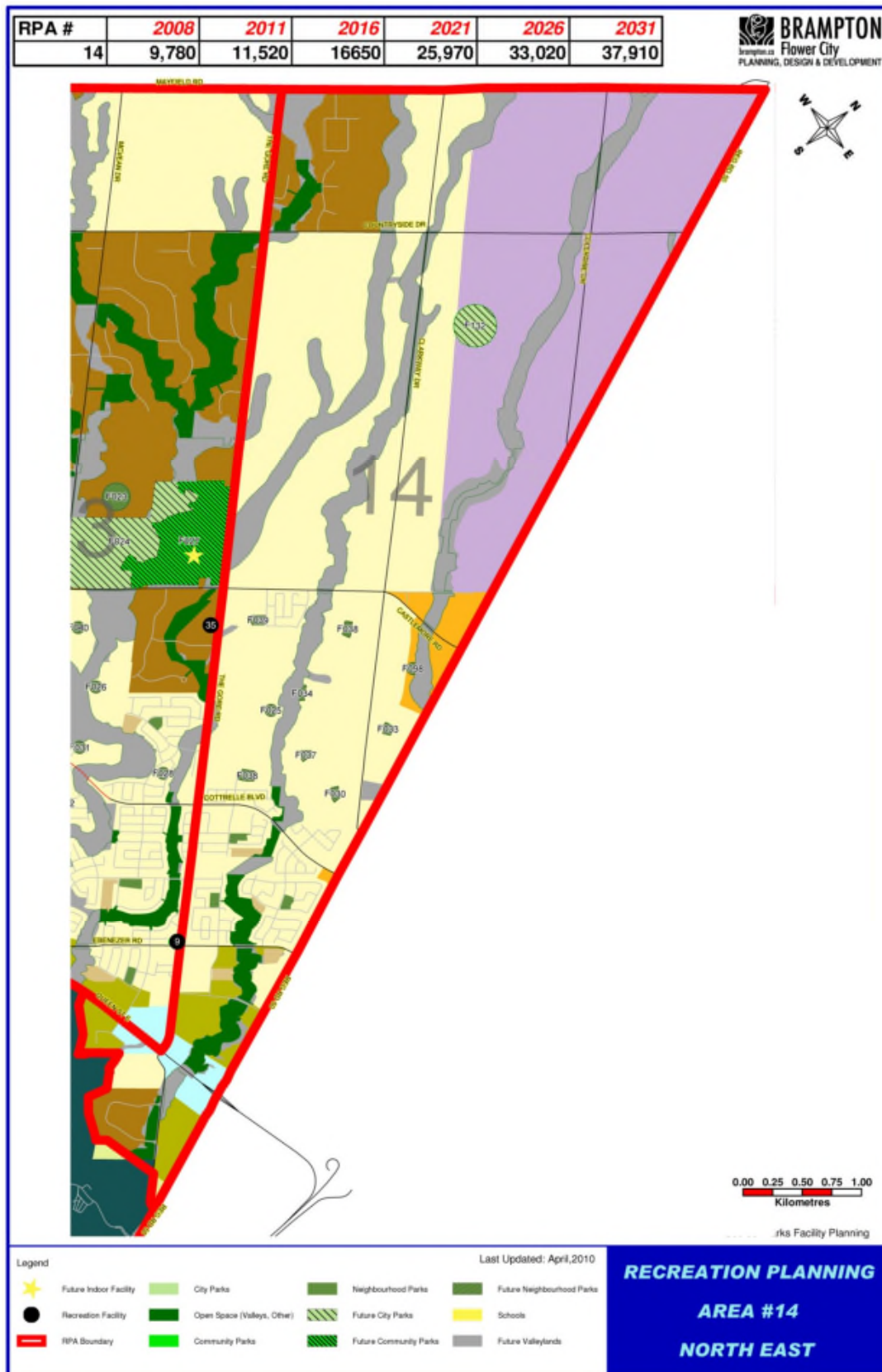


Service Level Analysis Community Parks - RPA 13 - Bram East								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
RPA 13	P544	Ebenezer Community Centre		n/a	0.35	0.86	0.35	0.86
				Sub Total Existing	0.35	0.86	0.35	0.86
Community - Future								
RPA 13	F027	Bram East Community Park (Filzpatrick)*	2009	2010/2015	49.96	121.97	36.07	89.13
		* Existing, adjacent, undeveloped McVean/Castlemore site coded as City parkland for the purposes of this exercise.						
				Sub Total Future	49.96	121.97	36.07	89.13
RPA 13 Total (existing and future)					49.71	122.83	36.42	89.99

Service Level Analysis @ 0.88 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	19,420	16.70	0.86	(6.41)	(15.84)
2011	21,120	18.16	89.99	29.07	71.83
2016	29,470	25.34	89.99	26.16	64.65
2021	33,690	28.97	89.99	24.69	61.02
2026	36,080	31.03	89.99	23.86	58.97
2031	37,740	32.46	89.99	23.29	57.54

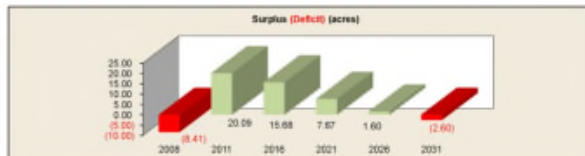
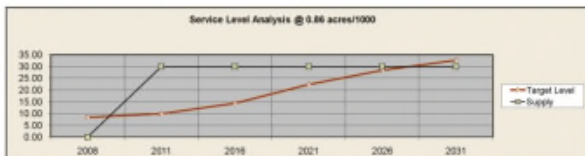




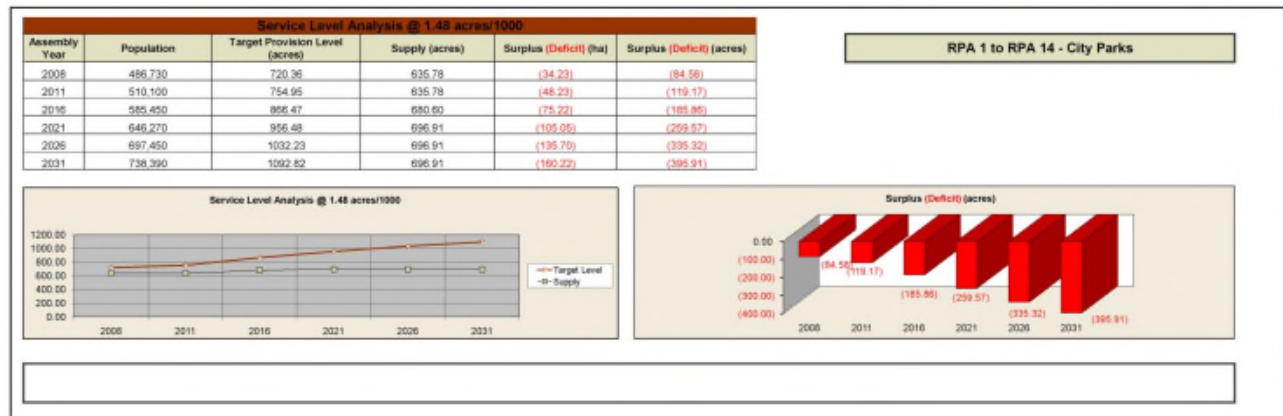


Service Level Analysis Community Parks - RPA 14 - North East								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
Community - Existing								
NIL			n/a			0.00		0.00
			Sub Total Existing		0.00	0.00	0.00	0.00
Community - Future								
RPA 14	F132	Future Gore/Castlemore Community Park	2012	2020	12.14	30.00	12.14	30.00
			Sub Total Future		12.14	30.00	12.14	30.00
RPA 14 Total (existing and future)					12.14	30.00	12.14	30.00

Service Level Analysis @ 0.85 acres/1000					
Assembly Year	Population	Target Provision Level (acres)	Supply (acres)	Surplus (Deficit) (ha)	Surplus (Deficit) (acres)
2008	9,780	8.41	0.00	(3.40)	(8.41)
2011	11,520	9.91	30.00	8.13	20.09
2016	16,650	14.32	30.00	6.35	15.68
2021	25,970	22.33	30.00	3.10	7.67
2026	33,020	28.40	30.00	0.65	1.60
2031	37,910	32.60	30.00	(1.05)	(2.60)



Service Level Analysis RPA 1 to RPA 14- City Parks								
RPA	Park Number	Name	Target Year for Assembly	Target Year for Development	Overall Site Size		Tableland Size	
					Area (ha)	Area (ac.)	Area (ha)	Area (ac.)
City - Existing								
RPA 1	P001	Camp Robogi		n/a	10.82	26.74	10.82	26.74
RPA 1	P402	Creditview Sandalwood Park		n/a	40.80	100.81	34.17	84.43
RPA 1	F029	Heritage Bovaird City Wide Park		n/a	35.85	88.59	22.56	55.75
RPA 2	P005	Eldorado Park		n/a	21.67	53.54	0.00	0.00
RPA 5	P226	White Spruce Park		n/a	22.45	55.47	5.55	13.71
RPA 7	P093	Gage Park		n/a	1.64	4.06	1.64	4.06
RPA 7	P096	Ken Whillans Square		n/a	0.60	1.48	0.60	1.48
RPA 7	P172	Rosalea Park		n/a	1.37	3.39	1.37	3.39
RPA 7	P288	Donald M. Gordon Chinguacousy Park		n/a	38.53	95.20	36.56	90.33
RPA 7	P530	Garden Square		n/a	0.15	0.37	0.15	0.37
RPA 7	P531	Rose Theatre Brampton		n/a	0.61	1.51	0.61	1.51
RPA 7	P529	Chess Park		n/a	0.03	0.07	0.03	0.07
RPA 8	P199	Peel Village Golf Club		n/a	31.41	77.62	1.69	4.18
RPA 8	P247	Brampton Sports Park		n/a	45.38	112.14	44.10	108.98
RPA 8	P034	Flower City Campus (Former OPP Lands)		n/a	26.30	64.98	25.90	63.99
RPA 10	P328	Professor's Lake Park		n/a	11.14	26.44	5.36	12.15
RPA 11	P379	Dixie Hwy 407 City Wide Park		n/a	40.46	99.98	22.87	56.51
RPA 12	P309	Sesquicentennial Park		n/a	42.98	106.20	26.13	64.57
RPA 13	F024	McVean/Castlemore (West Park)		n/a	48.49	119.82	17.63	43.56
				Sub Total Existing	420.67	1038.40	257.74	635.78
City - Future								
RPA 1	F134	Future Heritage Bovaird City Wide Park	2018		6.64	16.40	6.60	16.30
RPA 12	F120	Sesquicentennial City Park Expansion	2013		14.88	36.76	11.74	29.01
RPA 13	F023	McVean/Castlemore (West Park north expansion)	2016		7.89	19.50	6.40	15.81
				Sub Total Future	29.40	72.66	24.74	61.13
City Parks Total (existing and future)					450.06	1111.06	282.48	696.91



## APPENDIX 5: CASH FLOW SPREADSHEETS

### Spreadsheet #1 — Scenario Selection

Base rates for CIL Revenues and Land Acquisition are set here. Any part of Scenarios 2 through 4 can be modified to create different Scenarios.

Select by Scenario		Select from Drop Down					
Scenario			Scenario	SFD CIL	MD CIL	HD CIL	Dedication as Cash
SFD CIL	\$400 /K/acre		1	\$280 /K/acre	\$5,952 /unit	\$5,580 /unit	50%
MD CIL	\$7,500 /unit		2	\$280 /K/acre	\$6,500 /unit	\$4,580 /unit	50%
HD CIL	\$5,500 /unit		3	\$400 /K/acre	\$7,500 /unit	\$5,580 /unit	50%
Dedication as Cash	50%		4	\$500 /K/acre	\$8,000 /unit	\$7,000 /unit	50%

Scenario	SFD CIL	MD CIL	HD CIL	Dedication as Cash
3	\$400 /K/acre	\$7,500 /unit	\$5,580 /unit	50%

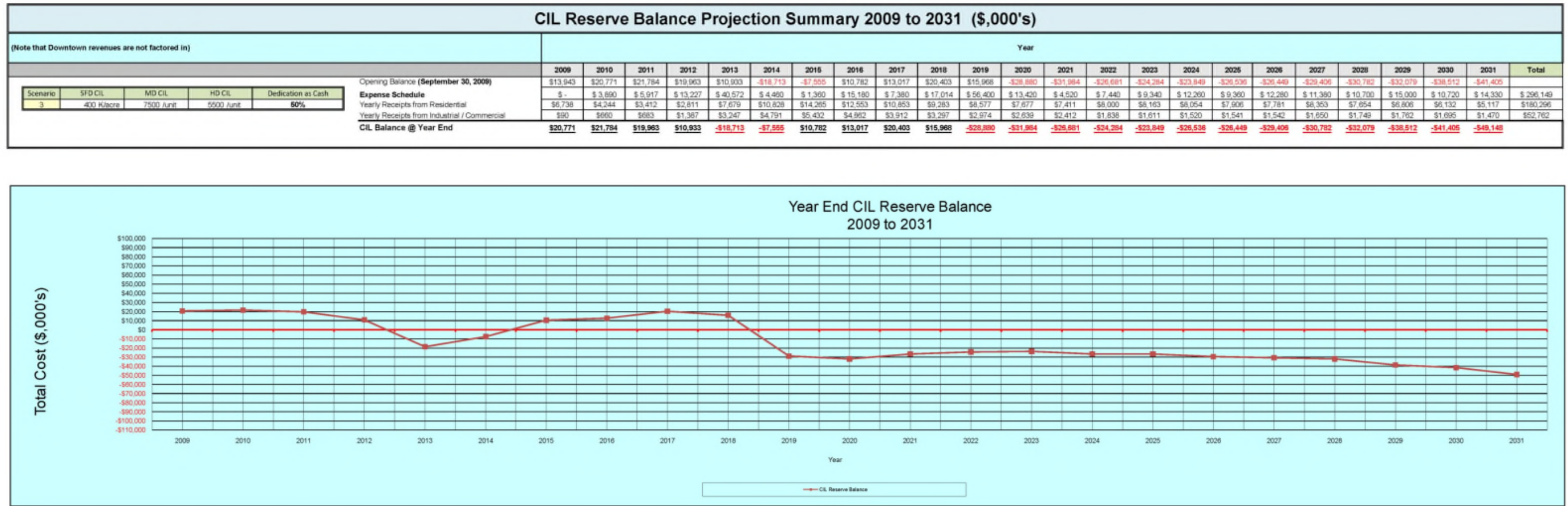
"SFD" = Single Family Dwelling  
 "MD" = Medium Density  
 "HD" = High Density

#### OVERVIEW OF THE SCENARIO SHEET:

- This package has been set up to allow multiple revenue / expense scenarios to be run so that a person can quickly test the impacts of various fee amounts for each density of residential development (low / medium / high density). Changes made here will be reflected on all tabs in the package.
- The last variable on this tab that can be set is the "Dedication as Cash" factor. Historically we have used 56%, since this is the amount of Parkland Dedication that, on average, the City has received as cash. A lower percentage should be used going forward because the areas coming on line in the future have additional valleyland barriers, meaning that more Parkland Dedication will be taken as land so that the additional Neighbourhood Parks that are required as a result, can be built.
- Various Scenario versions have been included here, reflecting alternative considerations for modifications to CIL collection rates, ranging from "Status Quo" to "Market Value" collection of CIL. If desired, one could replace any or all of the values in Scenarios 2, 3, or 4 contained in the table in the upper right corner of this page in order to determine the impacts of any other possible combination. (Scenario 1 has been set to the "Status Quo", as at the end of 2009, and should remain as is, for comparison purposes.)



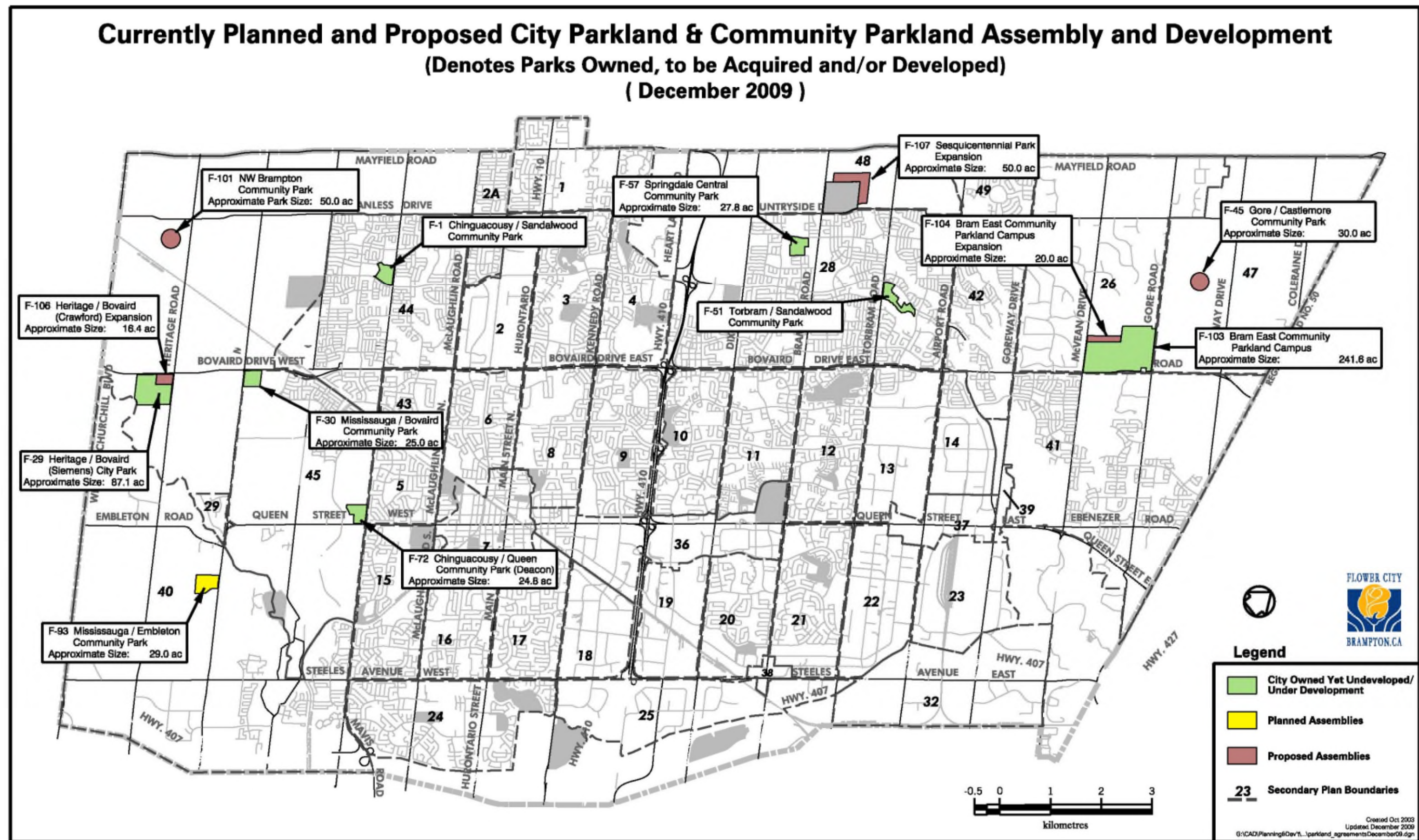
Spreadsheet #2 — CIL Reserve End Balance Summary (for Scenario #3)



**OVERVIEW OF THE CIL RESERVE BALANCE PROJECTION SUMMARY SHEET:**

- Numbers from several tabs are combined on this sheet in the form of a table and graph, and the Year-end CIL Reserve Balances are calculated here.
- Various scenarios can be run using this workbook. The scenario driving the results shown above is detailed in the table that appears near the top-left of this sheet.



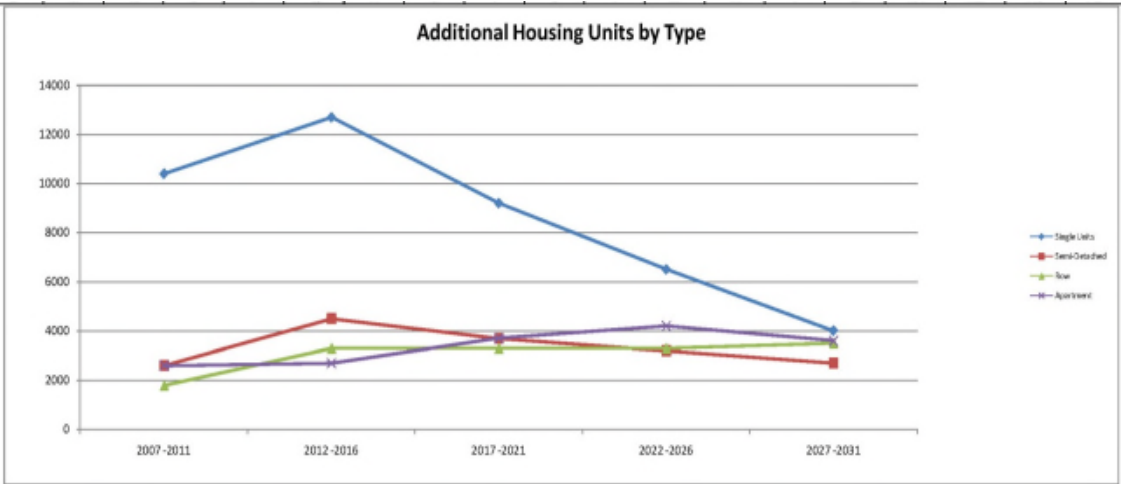




Spreadsheet #3 — Residential Unit Forecast by Dwelling Category

Brampton Forecast - Housing Units Growth by Type									
Assembly Year	Population (From GIS)	Single	Semi-Detached	Row	Apartment	Low Density Total	Medium Density Total	High Density Total	Total Overall New Units
2006	452,760								2,900
2007	469,330	3,005	751	520	751	3,757	520	751	5,028
2008	486,730	3,156	789	546	789	3,945	546	789	5,280
2009	497,670	1,984	496	343	496	2,480	343	496	3,320
2010	504,560	1,250	312	216	312	1,562	216	312	2,091
2011	510,100	1,005	251	174	251	1,256	174	251	1,681
2007 - 2011		10,400	2,600	1,800	2,600	13,000	1,800	2,600	17,400
2012	514,500	742	263	193	158	1,004	193	158	1,355
2013	526,520	2,026	718	526	431	2,744	526	431	3,701
2014	543,470	2,857	1,012	742	607	3,869	742	607	5,219
2015	565,800	3,764	1,334	978	800	5,097	978	800	6,875
2016	585,450	3,312	1,174	861	704	4,485	861	704	6,050
2012 - 2016		12,700	4,500	3,300	2,700	17,200	3,300	2,700	23,200
2017	600,520	2,280	917	818	917	3,196	818	917	4,931
2018	613,410	1,950	784	699	784	2,734	699	784	4,218
2019	625,320	1,802	725	646	725	2,526	646	725	3,897
2020	635,980	1,612	649	578	649	2,261	578	649	3,488
2021	646,270	1,557	626	558	626	2,183	558	626	3,367
2017 - 2021		9,200	3,700	3,300	3,700	12,900	3,300	3,700	19,900
2022	656,530	1,303	642	662	842	1,945	662	842	3,448
2023	667,000	1,330	655	675	859	1,984	675	859	3,519
2024	677,330	1,312	646	666	848	1,958	666	848	3,472
2025	687,470	1,288	634	654	832	1,922	654	832	3,408
2026	697,450	1,267	624	643	819	1,891	643	819	3,354
2022 - 2026		6,500	3,200	3,300	4,200	9,700	3,300	4,200	17,200
2027	707,490	981	662	858	883	1,643	858	883	3,384
2028	716,690	899	607	787	809	1,506	787	809	3,101
2029	724,870	799	539	699	719	1,339	699	719	2,757
2030	732,240	720	486	630	648	1,206	630	648	2,484
2031	738,390	601	406	526	541	1,006	526	541	2,073
2027 - 2031		4,000	2,700	3,500	3,600	6,700	3,500	3,600	13,800

Source: Growth Management - Brampton City-Wide Population and Employment Forecasts



OVERVIEW OF THIS "HOUSING UNIT GROWTH BY TYPE" SHEETS:

- The Residential Unit Forecast received from Growth Management showed the expected number of units that would be constructed over each 5-year period (yellow shading), broken down by housing type (low / medium / high density) (horizontal green shading). This information was combined with the annual population forecast, also from Growth Management, to arrive at a reasonable detailed estimate of the number of each type of housing unit that would be constructed each year until build-out. This break-out (in the last four columns) is used on the Receipt Schedule sheets to calculate the annual revenue from Residential Growth.
- This tab will remain static until the next time that Growth Management updates the residential growth forecast.

Spreadsheet #4 —  
10-year Receipt  
Forecast

Receipt Schedule																														
2009 - 2018																														
Residential Receipts (\$,000's)						Year																								
						2009				2010				2011				2012				2013								
						Density				Density				Density				Density				Density								
						Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall					
Number of Units as Per Growth Management						2,480	343	496	3,320	1,562	216	312	2,091	1,256	174	251	1,681	1,004	193	158	1,355	2,744	526	431	3,701					
Residential Receipts by Low/Medium/High Density						\$8,172	\$2,576	\$2,728	\$13,476	\$5,147	\$1,622	\$1,718	\$8,487	\$4,138	\$1,304	\$1,382	\$6,824	\$3,309	\$1,445	\$867	\$5,622	\$9,040	\$3,948	\$2,369	\$15,357					
Total Residential Receipts						\$ 6,738				\$ 4,244				\$ 3,412				\$ 2,811				\$ 7,679								
Industrial and Commercial Receipts (\$,000's)						Year																								
						2009				2010				2011				2012				2013								
Major Office Space						\$30				\$63				\$0				\$106				\$243								
Industrial Space						\$30				\$255				\$408				\$1,020				\$2,295								
Retail/Service Commercial						\$30				\$341				\$276				\$261				\$710								
Total Ind./Comm. Receipts						\$ 90				\$ 660				\$ 683				\$ 1,387				\$ 3,247								
Annual Overall Receipts from Growth						\$ 6,828				\$ 4,903				\$ 4,096				\$ 4,198				\$ 10,926								
Potential Income (\$,000's)						Ward	Size (acres)	Cost Per Acre	Total Proceeds	Disposal Year	Year																			
						2009					2010					2011					2012					2013				
Location																														
F-27 Sale of Surplus Portion of McVean/Castlemore						10	15	\$1,000	\$15,000	2011																				
F-30 Mississauga / Bovaird (Surplus Sale to PB)						6	15	\$475	\$7,125	2012																				
30																														
Potential Overall Receipts						\$ 6,828				\$ 4,903				\$ 19,096				\$ 11,323				\$ 10,926								
Residential Receipts (\$,000's)						Year																								
						2014				2015				2016				2017				2018								
						Density				Density				Density				Density				Density								
						Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall					
Number of Units as Per Growth Management						3,869	742	607	5,219	5,097	978	800	6,875	4,405	861	704	6,060	3,196	818	917	4,931	2,734	699	784	4,218					
Residential Receipts by Low/Medium/High Density						\$12,748	\$5,568	\$3,341	\$21,656	\$16,794	\$7,335	\$4,401	\$28,529	\$14,778	\$6,454	\$3,673	\$25,105	\$10,531	\$6,133	\$5,042	\$21,706	\$9,006	\$5,245	\$4,313	\$18,566					
Total Residential Receipts						\$ 10,828				\$ 14,265				\$ 12,553				\$ 10,853				\$ 9,283								
Industrial and Commercial Receipts (\$,000's)						Year																								
						2014				2015				2016				2017				2018								
Major Office Space						\$340				\$437				\$476				\$437				\$388								
Industrial Space						\$3,442				\$3,671				\$3,231				\$2,753				\$2,295								
Retail/Service Commercial						\$1,009				\$1,324				\$1,156				\$722				\$614								
Total Ind./Comm. Receipts						\$ 4,791				\$ 5,432				\$ 4,862				\$ 3,912				\$ 3,297								
Annual Overall Receipts from Growth						\$ 15,619				\$ 19,696				\$ 17,415				\$ 14,765				\$ 12,580								

OVERVIEW OF THE TWO "RECEIPT SCHEDULE" SHEETS:

- The first tab covers the 10-year Budget Forecast Period, while the second tab covers all subsequent years.
- The estimated annual CIL Revenue from Residential, Industrial, Commercial and Office developments is calculated on these tabs, based on the Growth Forecast. Also included as receipts are potential sales of surplus lands (such as the portion of the Community Park parcel at Mississauga and Bovaird that will become a high school).



Spreadsheet #5 — Receipt Forecast (2019 Through Build-out)

Receipt Schedule																																					
2019 - 2031																																					
Residential Receipts (\$,000's)	Scenario    SFD CIL    MD CIL    HD CIL    Dedication as Cash					Year																															
	3    \$400 K/acre    \$7,500 /unit    \$5,500 /unit    50%					2019				2020				2021				2022				2023				2024				2025							
						Density				Density				Density				Density				Density				Density				Density							
						Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall	Low	Med.	High	Total Overall								
	Number of Units as Per Growth Management					2,526	646	725	3,897	2,261	678	649	3,488	2,183	558	626	3,367	1,945	602	842	3,448	1,984	675	869	3,519	1,968	666	848	3,472	1,922	654	832	3,408				
Residential Receipts by Low/Medium/High Density						\$8,323	\$4,847	\$3,985	\$17,155	\$7,449	\$4,338	\$3,567	\$15,354	\$7,191	\$4,187	\$3,443	\$14,821	\$6,407	\$4,962	\$4,631	\$15,999	\$6,538	\$5,063	\$4,726	\$16,327	\$6,450	\$4,985	\$4,662	\$16,108	\$6,332	\$4,904	\$4,577	\$15,812				
Total Residential Receipts						\$ 8,577				\$ 7,677				\$ 7,411				\$ 8,000				\$ 8,163				\$ 8,054				\$ 7,906							
Industrial and Commercial Receipts (\$,000's)						2019				2020				2021				2022				2023				2024				2025							
	Major Office Space																																				

OVERVIEW OF THE TWO "RECEIPT SCHEDULE" SHEETS:

- The first tab covers the 10-year Budget Forecast Period, while the second tab covers all subsequent years.
- The estimated annual CIL Revenue from Residential, Industrial, Commercial and Office developments is calculated on these tabs, based on the Growth Forecast. Also included as receipts are potential sales of surplus lands (such as the portion of the Community Park parcel at Mississauga and Bovaird that will become a high school).