



# TOWN OF OAKVILLE PARKS PLAN – 2031

Council Presentation  
March 18, 2024



nblc

The Planning  
Partnership

# Consultation



The last Council Presentation was held on **November 13, 2023**. The following consultation events have been held:

- > **November 8** – Virtual Meeting with School Boards
- > **November 16** – Virtual Public Meeting
- > **November 22** – Virtual Meeting with the Development Industry
- > **November 24** – Virtual Meeting with the Community Leaders Roundtable

In addition, there has been correspondence received from BILD and a number of individual developers



# Introduction



Previously, presented the **Parks Plan-2031 and associated Parkland Dedication By-law** to Council at a Public Meeting held on **August 9, 2022**  
**September 12, 2022**– The By-law was approved

## Subsequent to that:

- > BILD and a number of developers in Oakville **appealed the Town's Parkland Dedication By-law to the OLT**
- > The Province implemented **Bill 23**, which provided substantive **changes to the legislative framework** affecting Parkland Dedication

**Many of the issues raised by the Appellants were addressed by the legislative changes in Bill 23**

Today is a presentation of **the REVISED Parks Plan-2031** that has been adjusted to reflect the updated legislative framework for Parkland Dedication implemented through Bill 23

The **REVISED Parks Plan-2031** has been used to prepare a **NEW Parkland Dedication By-law**

The companion **Parkland Policy and Procedure** has also been updated



# Purpose of Parks Plan - 2031



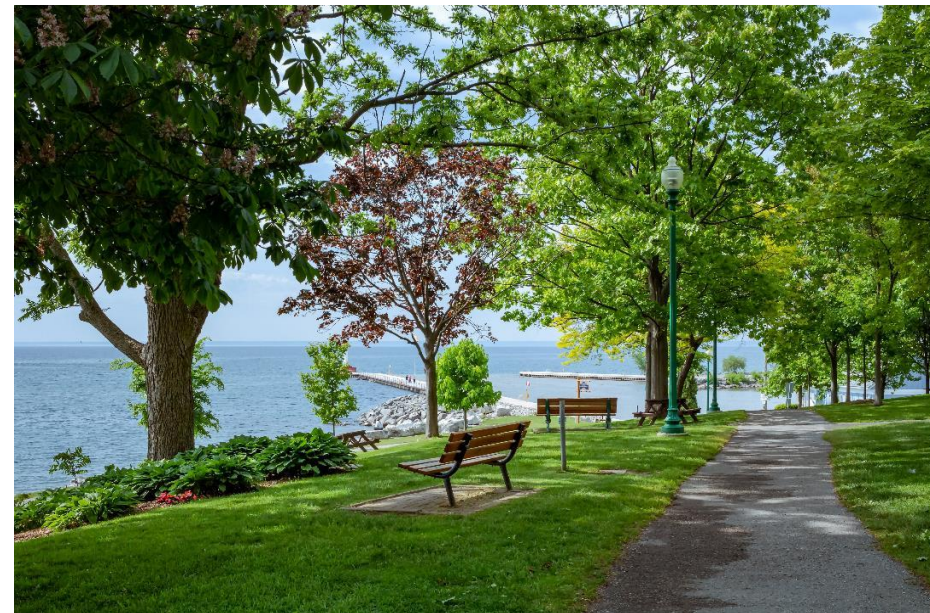
## It is the purpose of Parks Plan-2031 to:

- > **Assess** the Town's ability to acquire parkland through the development approval process
- > **Respond to changes** in Provincial legislation, including Bills 73, 197, 102 and 23
- > Form a **defensible justification** for the use of the **maximum parkland dedication rates** permitted under the **Planning Act**

Parks Plan-2031 is **required** to permit the Town to prepare a Parkland Dedication By-law that utilizes the **Alternate Dedication** rates identified for residential development in the Planning Act

## Parks Plan-2031 is specifically NOT intended to:

- > Deal with specific park space issues (location, design, maintenance or facilities) throughout the Town
- > Understand the Town's existing or future requirements for recreation facilities



# Parks, Recreation + Library Facilities Master Plan



The Town is currently in the process of doing a new **Parks, Recreation and Library Facilities Master Plan**. This study is being lead by Monteith Brown

It is the intent of that Plan to:

- > Provide a strategy and direction for future goals and objectives related to parks, recreation and library facilities
- > Respond to changes in the Town's demographics, as well as the social, educational, cultural and sport and recreational needs of the community with a focus on diversity and inclusion

To date the consultants have undertaken background research and public consultation. This has been in the form of surveys and direct interviews, as well as:

- > 8 virtual workshops
- > 6 public open houses

The Team is currently completing Draft Recommendations that will be shared with Council shortly

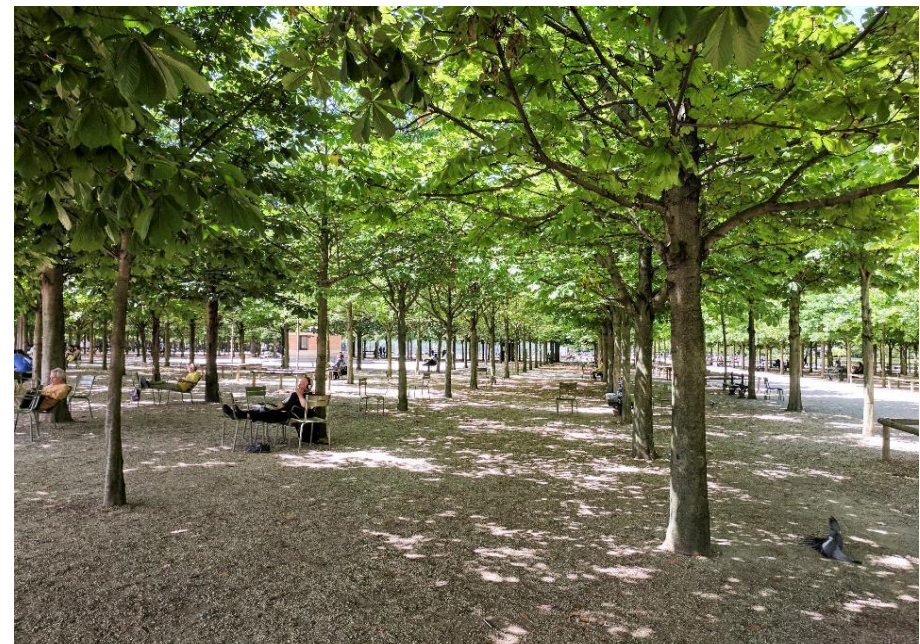
The Draft Recommendations will be then be released to the Public with an opportunity for feedback.

# Contents of Parks Plan - 2031



- 1.0 Introduction
- 2.0 Current Legislation/Policy Review
- 3.0 The Impact of Parks on Commercial + Residential Property Values
- 4.0 Recommendations

Parks Plan-2031 also includes 10 Appendices that provide more detailed information on a number of topics



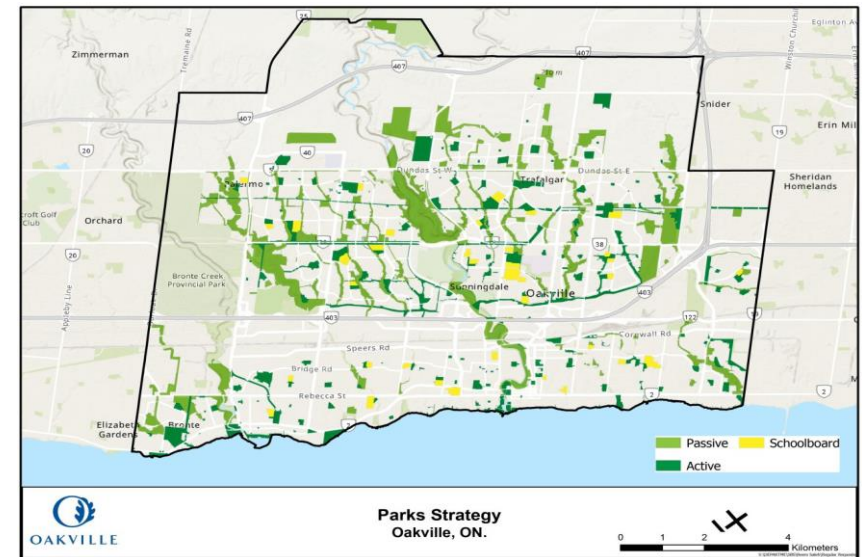
# Key Issues – Campus of Parks

## The Town is focused on the concept of a “Campus of Parks”

The Town of Oakville has developed a system for active park lands based on the concept of a “Campus of Parks.”

It is the comprehensive parklands system, in its entirety, that creates an image of Oakville as a beautiful Town that accommodates a full range of contextual and recreational experiences for residents of all ages and abilities to enjoy throughout their lifetime

As the focus for growth becomes the Town’s Strategic Growth Areas, an urban parkland hierarchy needs to become part of the broader “Campus of Parks”



## Achieving the Town-wide Active Parkland Target

Parks Plan-2031 continues to utilize the Town-wide Active Parkland Target of 2.2 hectares per 1,000 people as an aspirational objective for planning and parkland acquisition to the horizon year of 2031, because:

Oakville is becoming more and more “urban”. As such, at some point in the future (beyond 2031) the Town’s opportunities for acquiring Active Parkland will be reduced because the Town will be essentially “built-out”

Because of more and more urban growth, it is expected that the continued achievement of the Town-wide Active Parkland Target will become more and more difficult to achieve over time

The Town-wide Active Parkland Target will not be achievable solely through the provisions of the Planning Act, and the Town should consider other acquisition tools, including:

- > The Community Benefits provisions of the Planning Act
- > Public purchases
- > Land exchanges
- > Donations, gifts, bequests
- > Any other methods, deemed appropriate by the Town



## Alternative ownership models are to be considered

Traditionally the Town has focused on **Fee Simple parkland ownership** - The Town owns the land and is responsible for design, maintenance and programming

There are two alternative ownership models that are also considered:

- > **Strata Parks** – A form of Town ownership of the land area built over structure. The Town is the owner, responsible for design, maintenance and programming
- > **POPS (privately owned publicly accessible spaces)** – These are not owned by the Town. They are typically required to be designed and maintained to Town standards, and are to be open and accessible to the public. These issues are secured by appropriate legal agreements

**New legislation** in the Planning Act indicates that these alternate ownership models are to be considered by the Town as counting toward required parkland dedication



## There are important differences between the traditional park hierarchy and the park hierarchy in a highly urban context

The Traditional Parkland System in the Town's Established Neighbourhoods is characterized as **public, big, green and programed**

The Town of Oakville has been extremely successful in achieving a diverse, well designed and well used Parkland System throughout its Established Neighbourhoods

The Official Plan currently articulates a robust Parkland System that is appropriate for the Established Neighbourhoods and in North Oakville

Urban Park Spaces that are appropriate for the Town's SGAs are characterized as **diverse, flexible, small and connected**

Urban park spaces have both green and hardscape design components, and form a highly interconnected network

The Official Plan does not currently include an Urban Parkland Hierarchy suitable for application in the Town's SGAs

# Key Issues – Different Hierarchies

## The Traditional Parkland Hierarchy for Established Neighbourhoods and North Oakville comprises:

- > **Community Park (CP)** >5 ha - CP spaces support a variety of recreational and athletic interests with amenities. CP spaces are typically co-located with Community Centres, where possible
- > **Neighbourhood Park (NP)** 0.75 to 5 ha - NP spaces support a balance of active and passive uses. NP spaces may be coordinated with school sites, where possible
- > **Parkette (P)** <0.75 ha P spaces are recommended for instances where an NP space is not necessary, but local-level facilities are required to serve nearby development. P spaces support the social and cultural fabric of the community located within a 5-minute walk of the park space



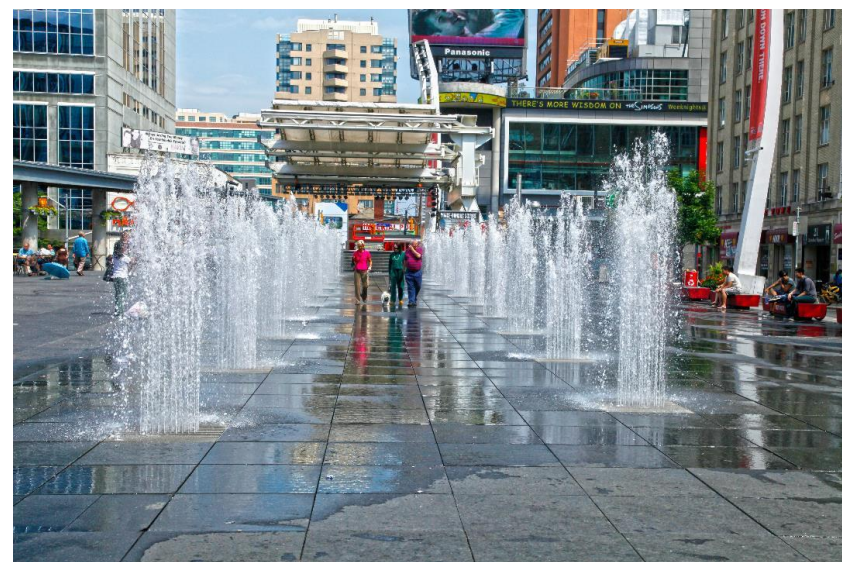
## The Urban Park Hierarchy suitable for the Town's SGAs is described as follows:

- > **Public Common** Greater than 0.8 ha - PC spaces typically meet the needs of the local residents and businesses. PC spaces support a balance of active and passive uses. PC spaces shall be coordinated with urban school sites, where possible
- > **Promenade** - P spaces are substantial linear spaces that are located between adjacent building facades and the adjacent road right-of-way. P spaces are typically used to enhance the pedestrian experience along with highly activated at-grade retail spaces and restaurants
- > **Urban Square** 0.1 to 0.8 ha - US spaces support community-oriented social opportunities. US spaces may include public art, small outdoor game areas, seating areas and places to eat, as well as street-related activities such as vendor and exhibit space



## The Urban Park Hierarchy suitable for the Town's SGAs is described as follows:

- > **Other Urban Park Spaces** < 0.25 ha - Other Urban Park Urban Park Spaces support the social and cultural fabric of Oakville's SGAs. They are small and compact spaces, designed to a high standard to support more intensified use. Other Urban Park Spaces may include:
  - **Connecting Link** - A CL is an outdoor or indoor walkway that may be lined with retail stores, restaurants and cafés
  - **Pocket Parks** – Pocket Parks are small, pedestrian friendly spaces that accommodate socializing in dense urban areas
  - **Sliver Parks** - Sliver Parks are narrow linear spaces that often front restaurants, cafés and retail spaces



## Establishing an Achieved Parkland Target within the Strategic Growth Areas

Based on a review of other Downtowns/Urban Growth Centres, Parks Plan-2031 suggests that when preparing comprehensive plans for SGAs, the Town establish an Achieved Parkland Standard of a **MINIMUM of 12%** of the Gross Land Area and that the planned Urban Parkland System within be:

- > Comprised **primarily** of the Public Common, Urban Square and Promenade categories
- > **Augmented** by Other Urban Park categories
- > **Distributed** throughout the SGA



## Parkland Dedication By-law

The new Parkland Dedication By-law (2024-034) **complies with the recent changes to the *Planning Act*.**

Specifically, the **Parkland Dedication By-law establishes:**

- > The requirement for conveyance of parkland at 5% of the land area for residential uses or 1 hectare per 600 dwelling units, whichever is greater, OR payment in lieu of a land dedication at a rate of 5% of the land area or 1 hectare per 1000 dwelling units, whichever is greater
- > The requirement for conveyance of 2% of the land area for commercial/ or industrial uses or payment in lieu, and 5% for all other non-residential development
- > A cap to the amount of parkland that can be conveyed/payment in lieu of 10% of the land or value on sites 5 ha, and 15% of the land or value on sites greater than 5 ha
- > Exclusion of additional residential units as identified through Bill 23.
- > A formula which accounts for mixed-use developments (for example those that incorporate residential and commercial land uses) is also included in the by-law.
- > The timing for land value assessment which is consistent with the *Planning Act* requiring the determination of the value of the land as of the day before the building permit is issued in respect of the development or redevelopment.

## Parkland Policy and Procedure

A Parkland Policy and Procedure has been prepared based on the **Recommendation of Parks Plan-2031**.

When Council approved the previous Parkland Dedication By-law in September 2022, a Parkland Policy and Procedure was provided

The Parkland Policy and Procedure has been updated, as required, to reflect changes made to both the legislation and subsequently, Parks Plan-2031.

The Parkland Policy and Procedure provides greater detail than the Parkland Dedication By-law, and illustrates how Parks Plan-2031 can be implemented by identifying:

- > The parkland hierarchy,
- > Options for parkland ownership,
- > how parkland conveyance is calculated
- > how lands can be dedicated

Staff expect to present the Parkland Policy and Procedure to the public for consultation later in 2024



# Next Steps

- > That the Report from the Planning Services Department, Parks & Open Space Department and Finance Department, dated February 22, 2024, regarding the Town's Parks Plan-2031 and Parkland Dedication By-law, **be received**
- > That the Parkland Policy and Procedure, **be received**
- > That the Town's Parks Plan-2031, **be endorsed**
- > That By-law 2024-034, Parkland Dedication By-law, **be passed**

