



Town of Whitchurch- Stouffville Parks

Plan and Parkland Dedication By-law

Council Update
June 19th, 2024



April 2024

Project Team



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O2

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Project Vision

Through innovative design and strategic acquisition, including using land acquisition and cash-in-lieu, we aspire to create a dynamic Parks Plan and redefine the Town's Parkland Dedication By-Law, ensuring that parks not only fulfill demand but also inspire and enrich the lives of all residents, setting a new standard for urban green spaces.



Project Purpose

Conform to the new legislative requirements

by completing a Parks Plan and updating the current Parkland Dedication By-Law aligning with CBC and DC

Incorporate new park typologies

(i.e. POPS and strata parks), taking into consideration current supply and the development trend to higher density

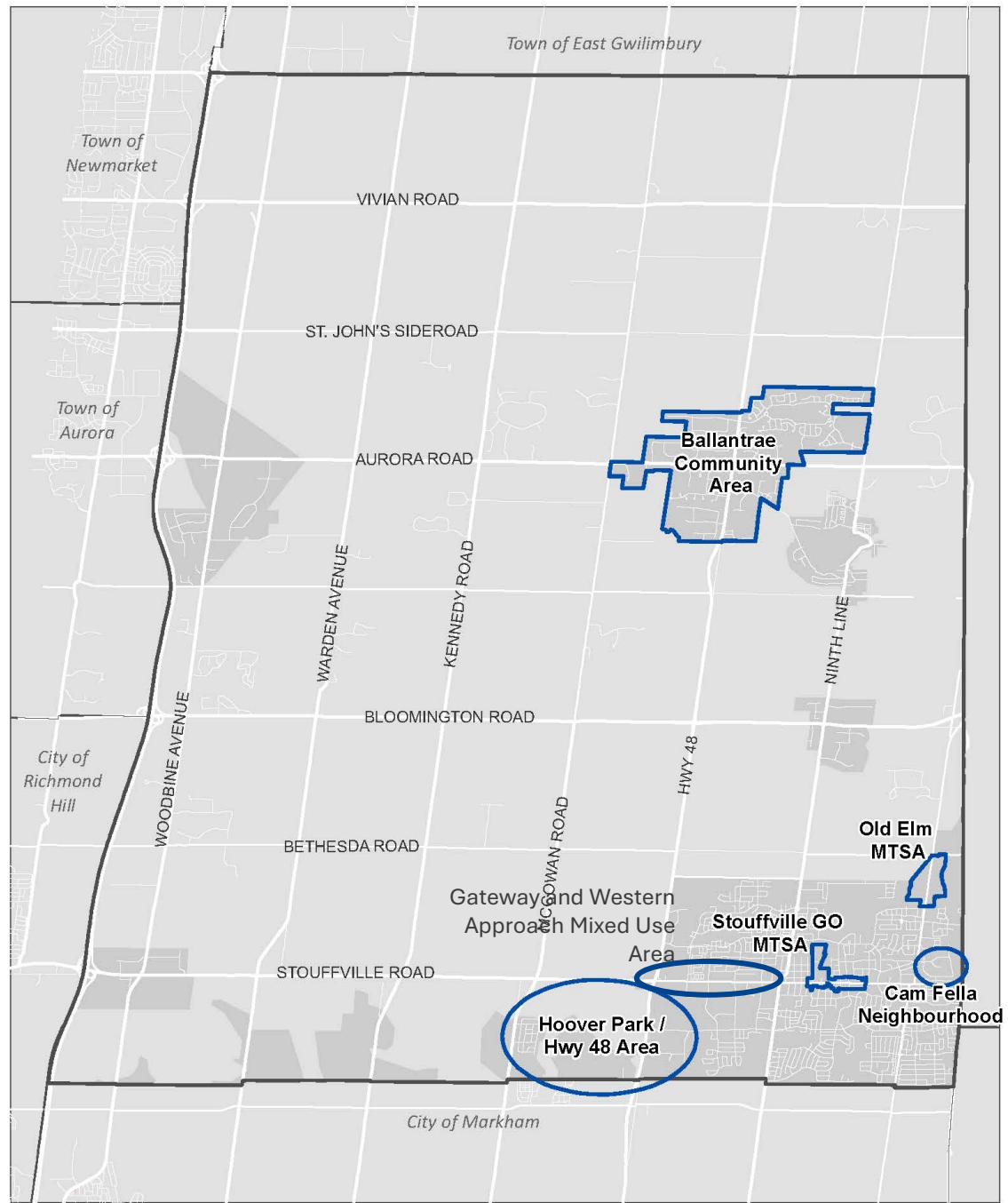
Establish an urban parkland provision target where applicable,


which will be necessary to assess parkland needs town-wide

Recommend creative solutions

through the design, function, and implementation of new parks to address supply needs and inform acquisition strategies

Focus Areas

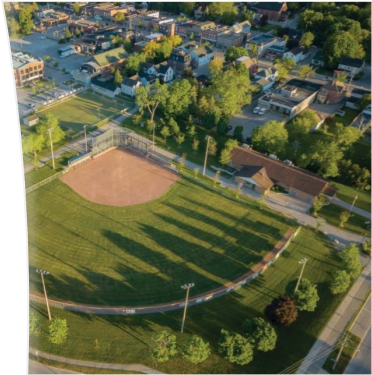


 Areas of Focus

Parks Plan – Objectives



Impetus for study



TOWN OF WHITCHURCH-STOUFFVILLE

Leisure and Community Services Master Plan

September 2022



Re-Imagine
STOUFFVILLE

(Adopted by Council) May 2024

Town of Whitchurch-Stouffville
official plan

Provincial Legislation:

Bill 23 *More Homes Built Faster Act* (2022)

Bill 23 seeks to increase housing supply in Ontario through a wide-reaching slate of legislative and regulatory changes across Ontario.

Pertaining to this study are changes to the Planning Act that impact how parkland dedication can and is employed to secure the provision of park space or cash-in-lieu for parks improvements and expansion.

Items in force include:

- A maximum alternative Parkland Dedication rate of one hectare for every 600 units (previously one hectare per 300 units).
- Development Charges, Parkland Dedication, and Community Benefit Charges do not apply towards affordable housing units, attainable housing units, non-profit housing, and inclusionary zoning units.

Underground Stormwater Management Ponds and Stormwater Tanks

Interim Approach

1. Town owned underground storm water management facilities(USMFs) will be considered and limited to development projects with high-rise, mid-rise, stacked and back-to-back townhouse developments.
2. Town-owned USMFs will be considered on a case-by-case basis where developers have demonstrated that the USMFs will provide significant cost benefits to the Town and subject to the approvals of the Town Engineer in consultation with the Town's Senior Management.
3. Underground storm water management facilities will be allowed for private developments where the facilities will be maintained by private entities.

Methodology

What strategies are required to guide the Town of Whitchurch-Stouffville in growing and maintaining parks, trails and open spaces



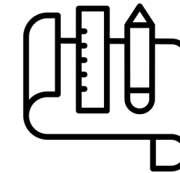
Understanding social and environmental composition of existing park system



Market analysis to determine Parkland Dedication targets



Geographic analysis to identify gaps in parkland supply



Develop standards and study new park typologies



Determine place-based approaches to parkland

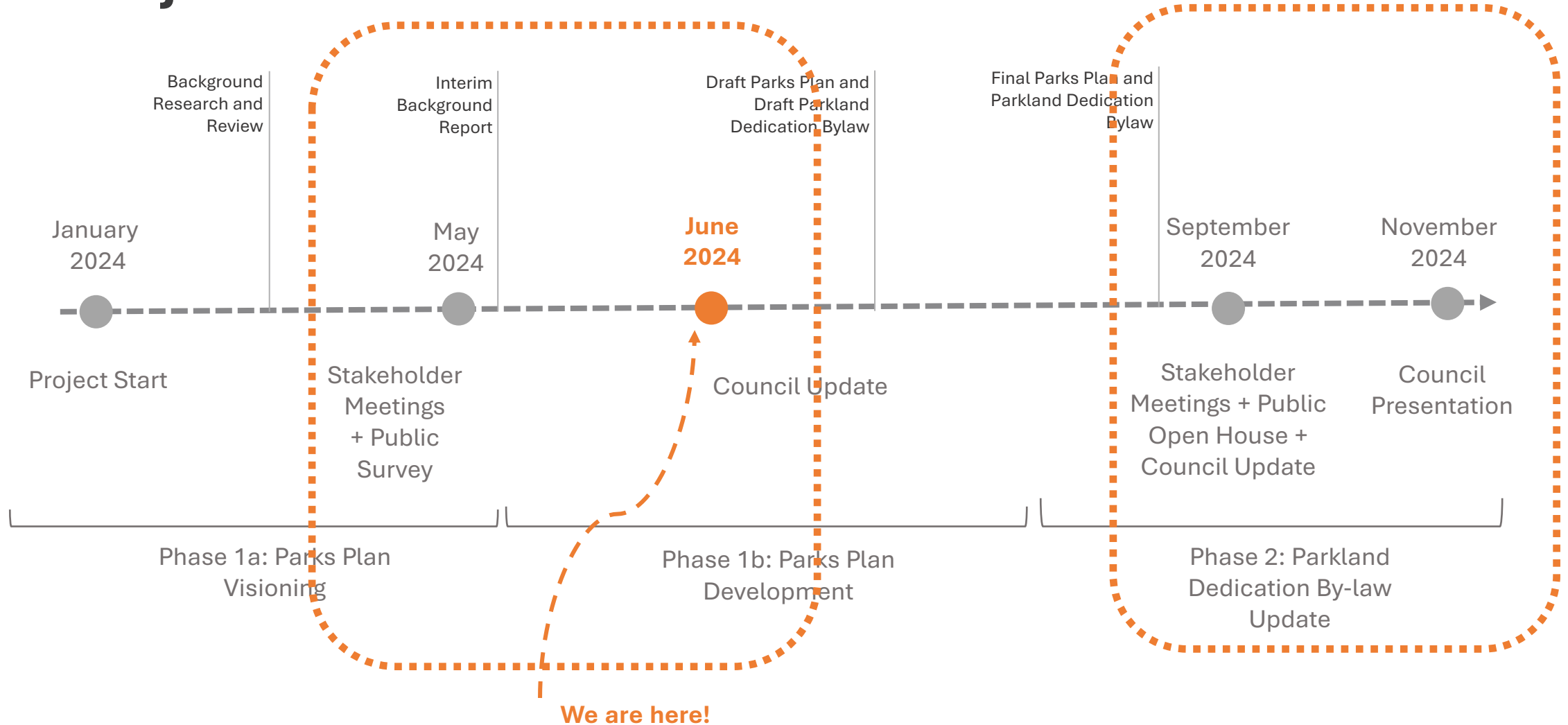


Internal and External Stakeholder and Public Engagement



Alignment with D.C. and C.B.C. By-laws

Project Timeline



Round 1 Stakeholders Engagement

Stakeholder Advisory Committee (SAC)

Includes representatives from agencies and organizations that work closely with the Town

Phase 1 Meeting: Thursday, April 25th

Share feedback on parks, open space and trails based on their involvement with service provision in the Town

Phase 2 and Phase 3 will include SAC meetings.

Town Steering Committee (TSC)

Includes staff from a range of departments at the Town

Phase 1 Meeting: Friday, April 26th

Share feedback on parks, open space and trails based on their role at the Town related to park planning, maintenance and/or operations

Phase 2 and Phase 3 will include TSC meetings.

Stakeholder Meetings

Includes representatives from organizations and groups involved in the implementation, programming of parks in Town.

Phase 1 Meetings: April 30th local interest groups and BILD Meeting May 22nd

Share feedback on parks, open space and trails based on their role related to park planning, maintenance and/or operations

Phase 2 will include stakeholder meetings.

Engagement –Stakeholder Meetings

Town Steering Committee

- New park typologies are seen as an opportunity requiring further assessment of size, function and maintenance requirements.
- Concerns about fragmentation and connectivity. There is a need to build trail connections in infill areas.
- New land acquisition (existing neighbourhoods) and budget constraints are some of the larger challenges the Town may face.
- Tourism is a significant opportunity – building connections to other regional greenspaces that draw people into the Town.

Stakeholder Advisory Committee

- Joint use with school sites is an opportunity, but needs clear + appropriate shared use agreements, operation considerations, managing expectations for after-hours use.
- Important key elements to consider:
 - continued community engagement
 - supporting health and well-being
 - equitable access to public space and amenities
 - connectivity for human and natural systems
 - supporting youth and older adults.

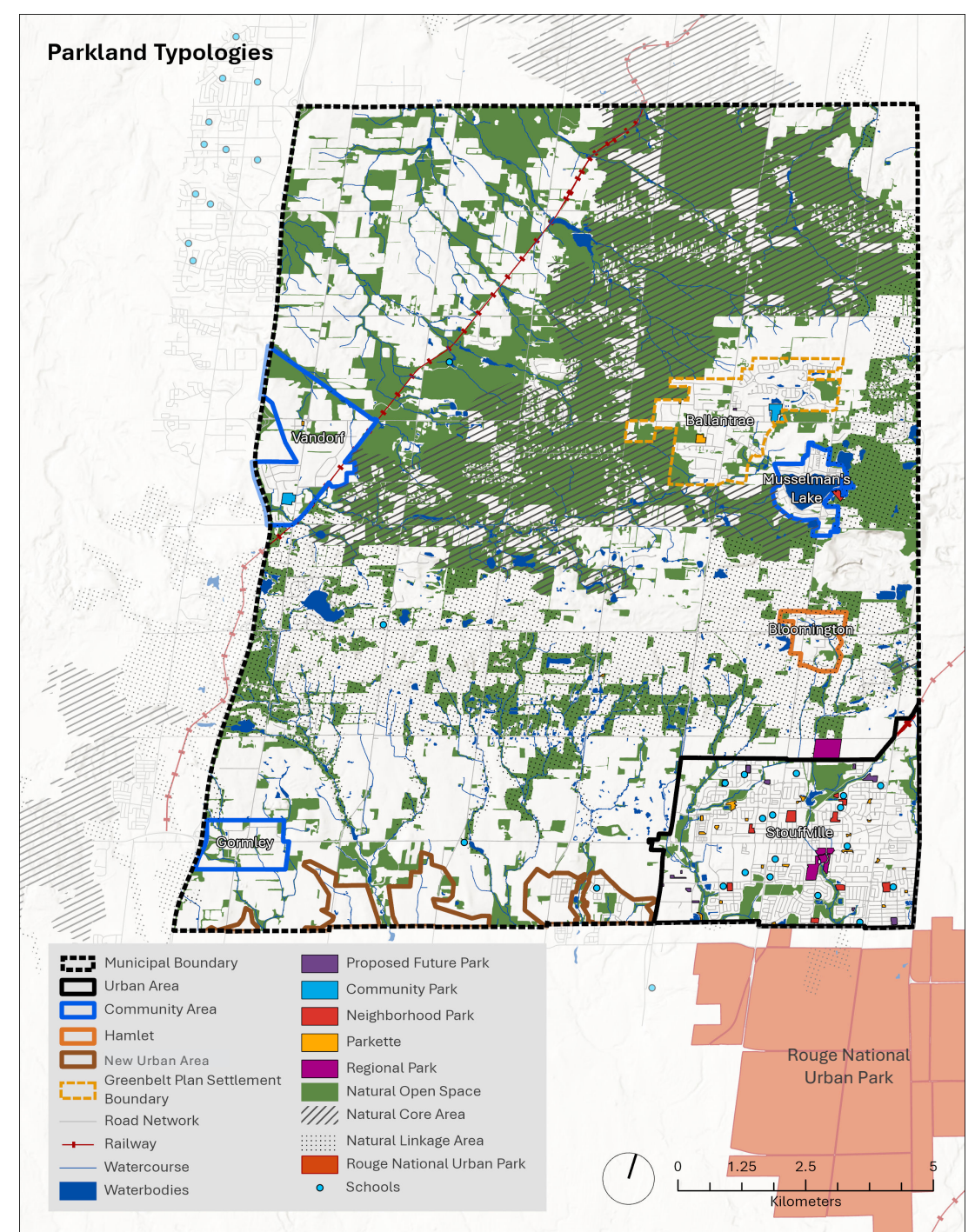
Community Stakeholder Meetings

- New development places pressure on existing amenities and sports fields. These amenities are useful assets for boosting economy, attracting new residents and generating revenue.
- Connectivity is important. The Town would benefit from more trails and paths for biking and walking.
- Concerned that increased construction costs (plus development charges not keeping pace) and project timelines can slow down progress on improving access and connectivity in the park system.

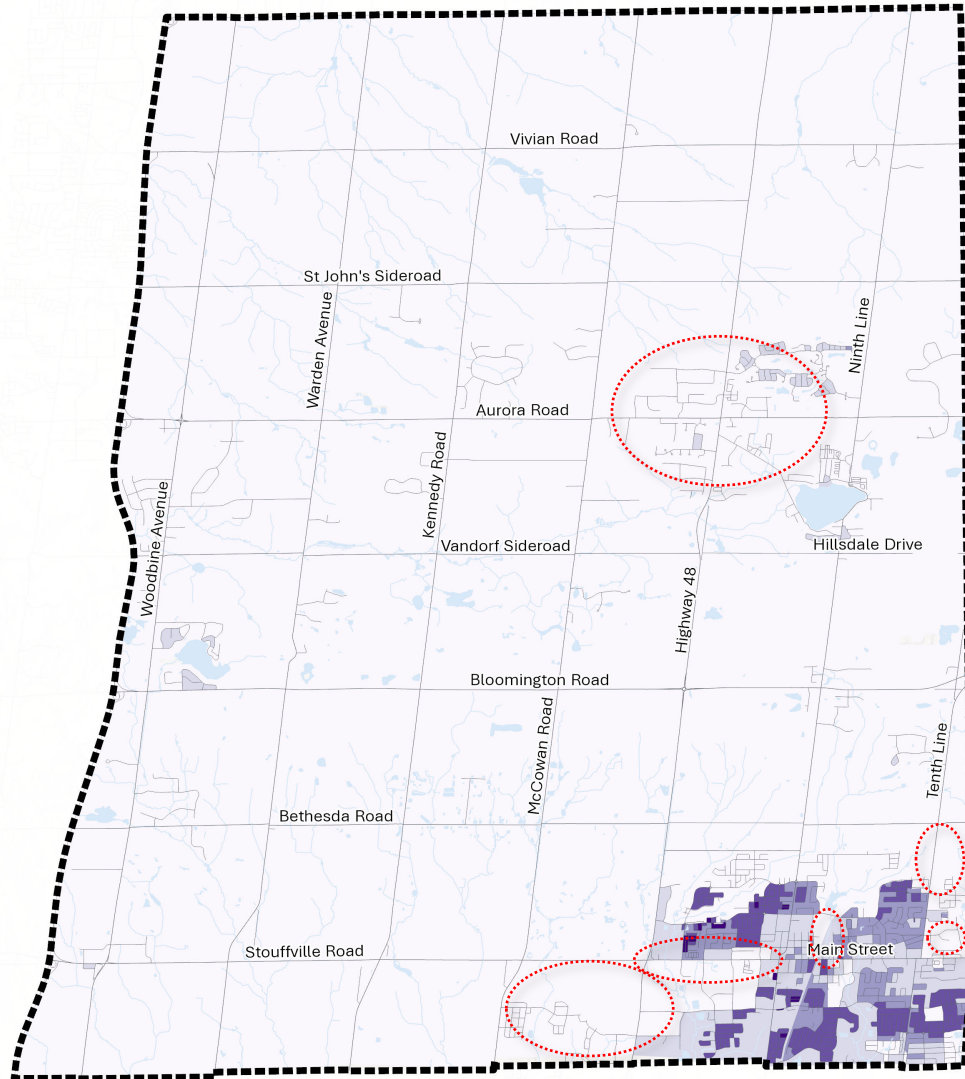
Background and Research - Geographical

Geographical analysis includes completing parkland mapping and needs assessment. Some initial mapping conducted to date include:

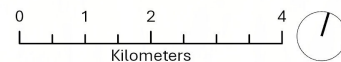
- Larger systems approach derived from watersheds
- Graphical analysis showing the distribution of current parks and contextual setup: infill, low density greenfield, growth areas.
- Current and project growth areas shows exponential growth in intensification areas (2021 –2051)



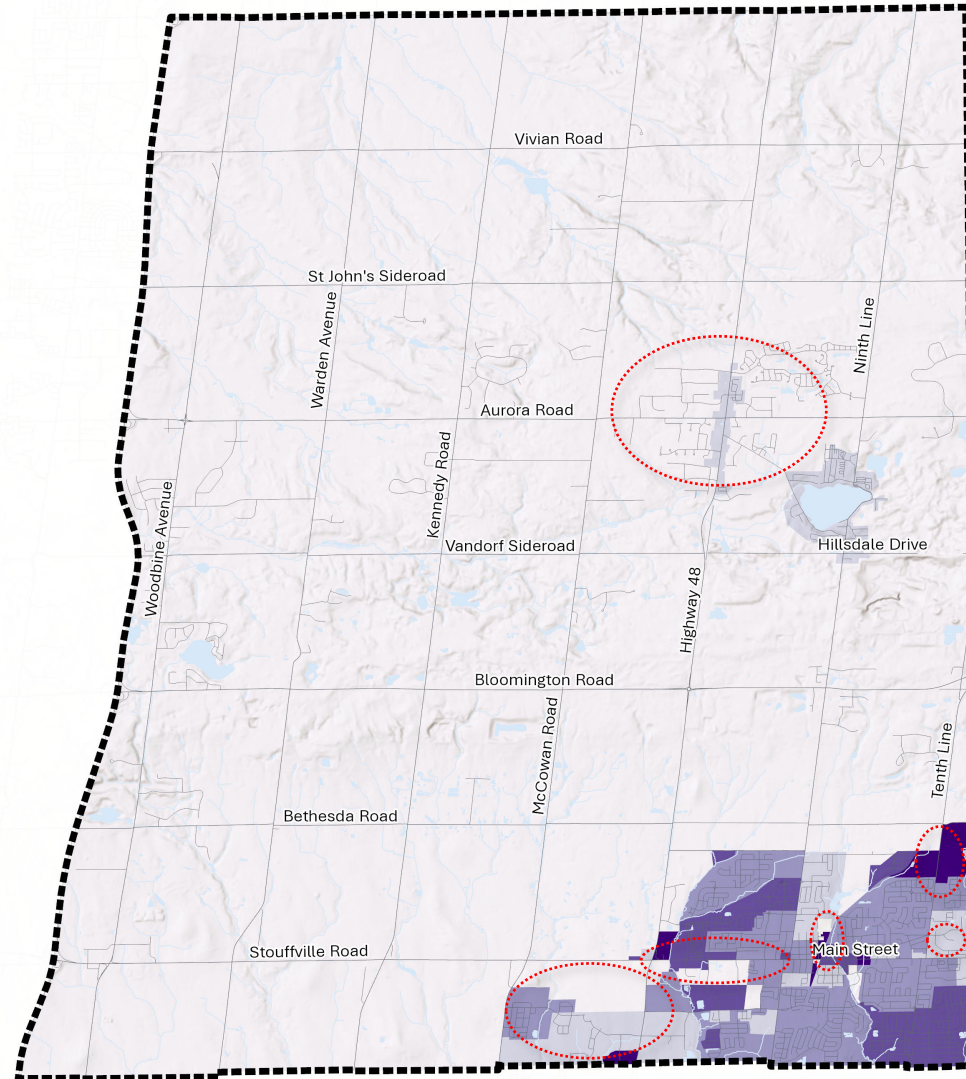
Whitchurch-Stouffville - Population Density 2021



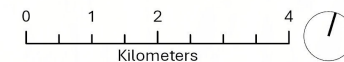
- Municipal Boundary
 - Road Network
 - Hydrology
- Population Density 2021**
- Less than 10 People/ha
 - 10 - 30 People/ha
 - 30 - 50 People/ha
 - 50 - 100 People/ha
 - Greater than 100 People/ha



Whitchurch-Stouffville - Population Density 2051



- Municipal Boundary
 - Road Network
 - Hydrology
- Population Density 2051**
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Park Provisioning

Catchments around parks identify how many people they serve (hectare to people)

- 500 m catchments for neighbourhood parks
- 250 m catchments around parkettes

Established Town parkland provision rate is compared to local provision to identify gaps

Park Pressure

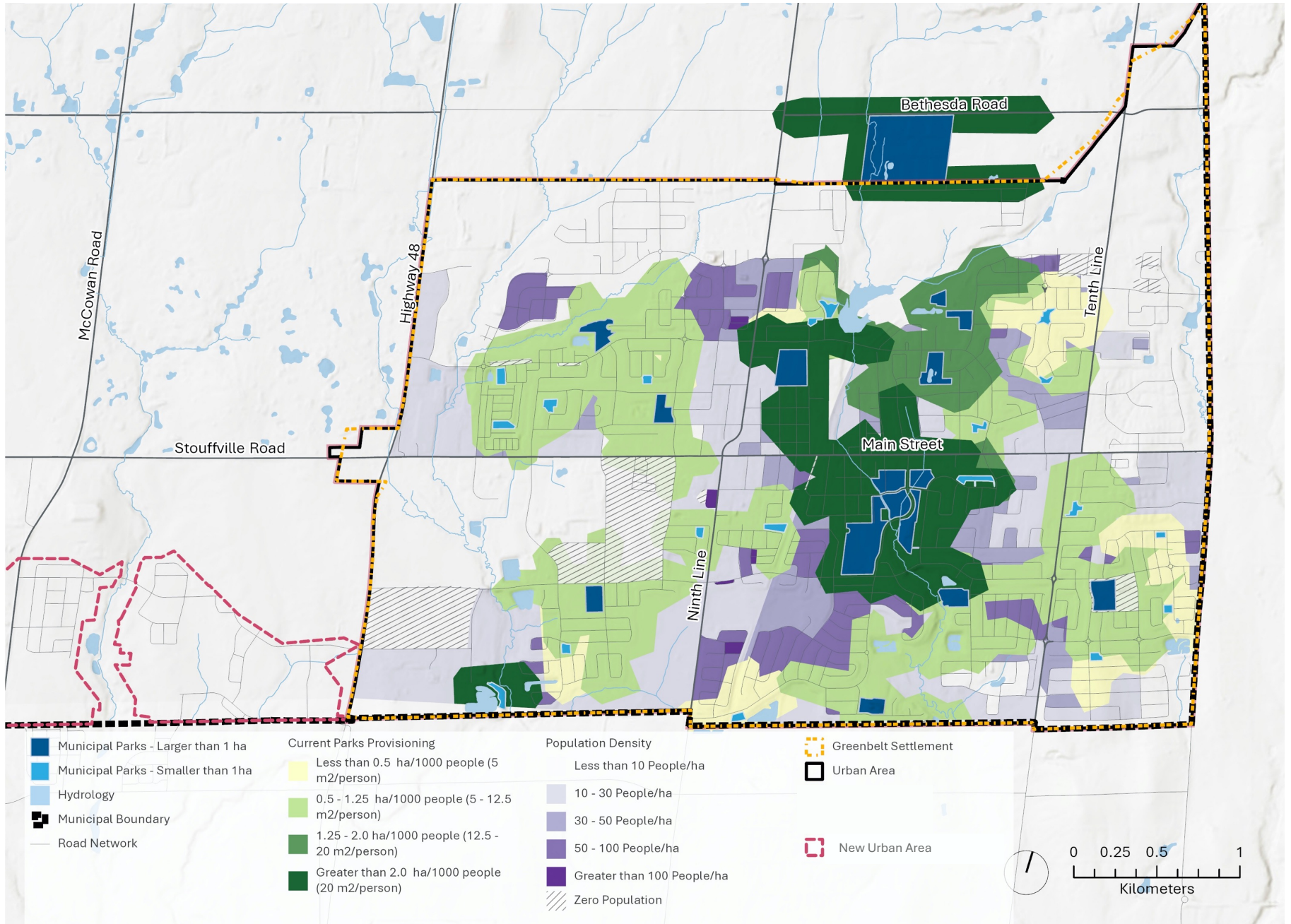
The compliment to provision rate (people to hectare)

Identifies small parks in high density areas that face greater usage

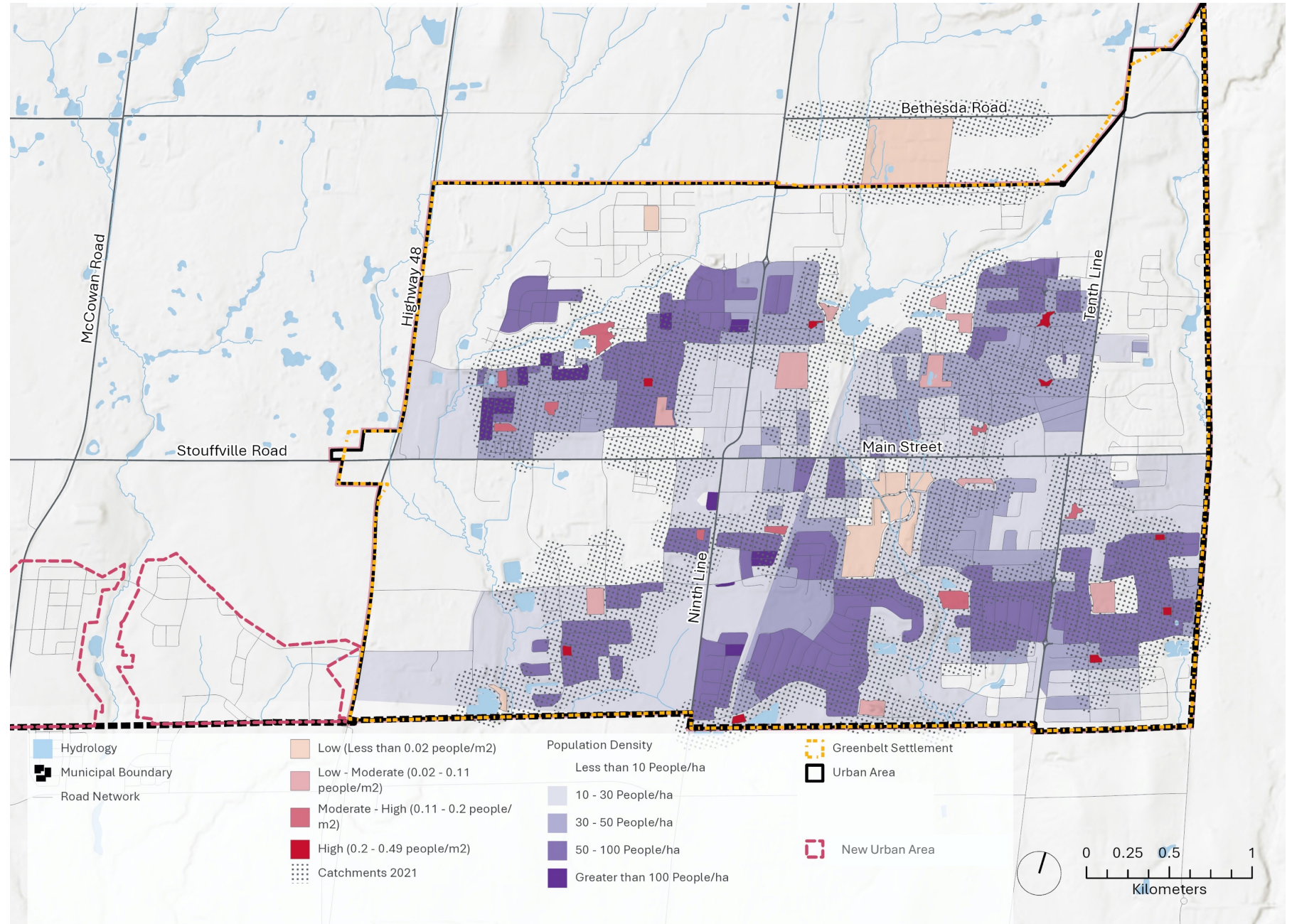
BUFFER VERSUS CATCHMENT



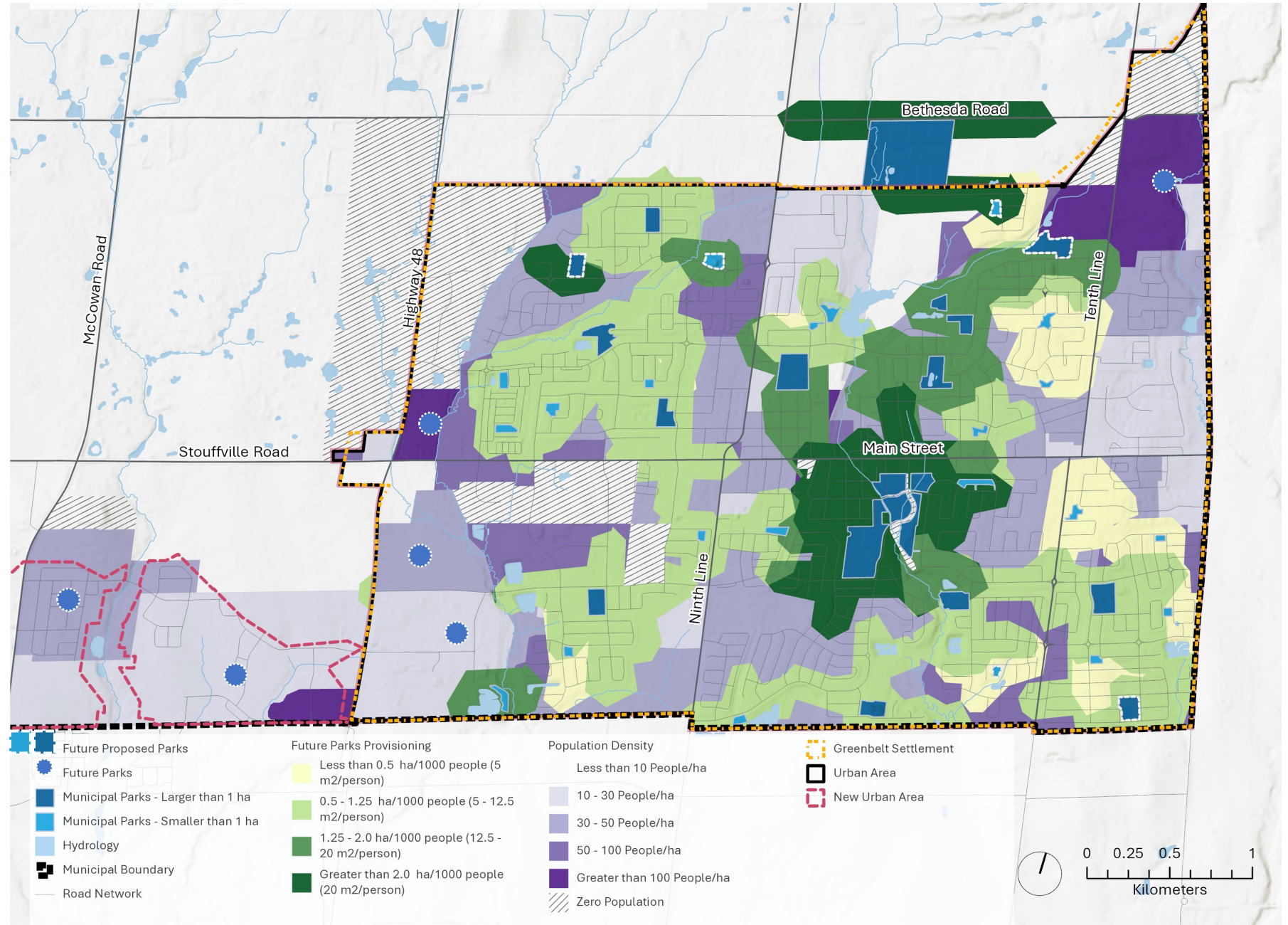
Current Park Provisioning



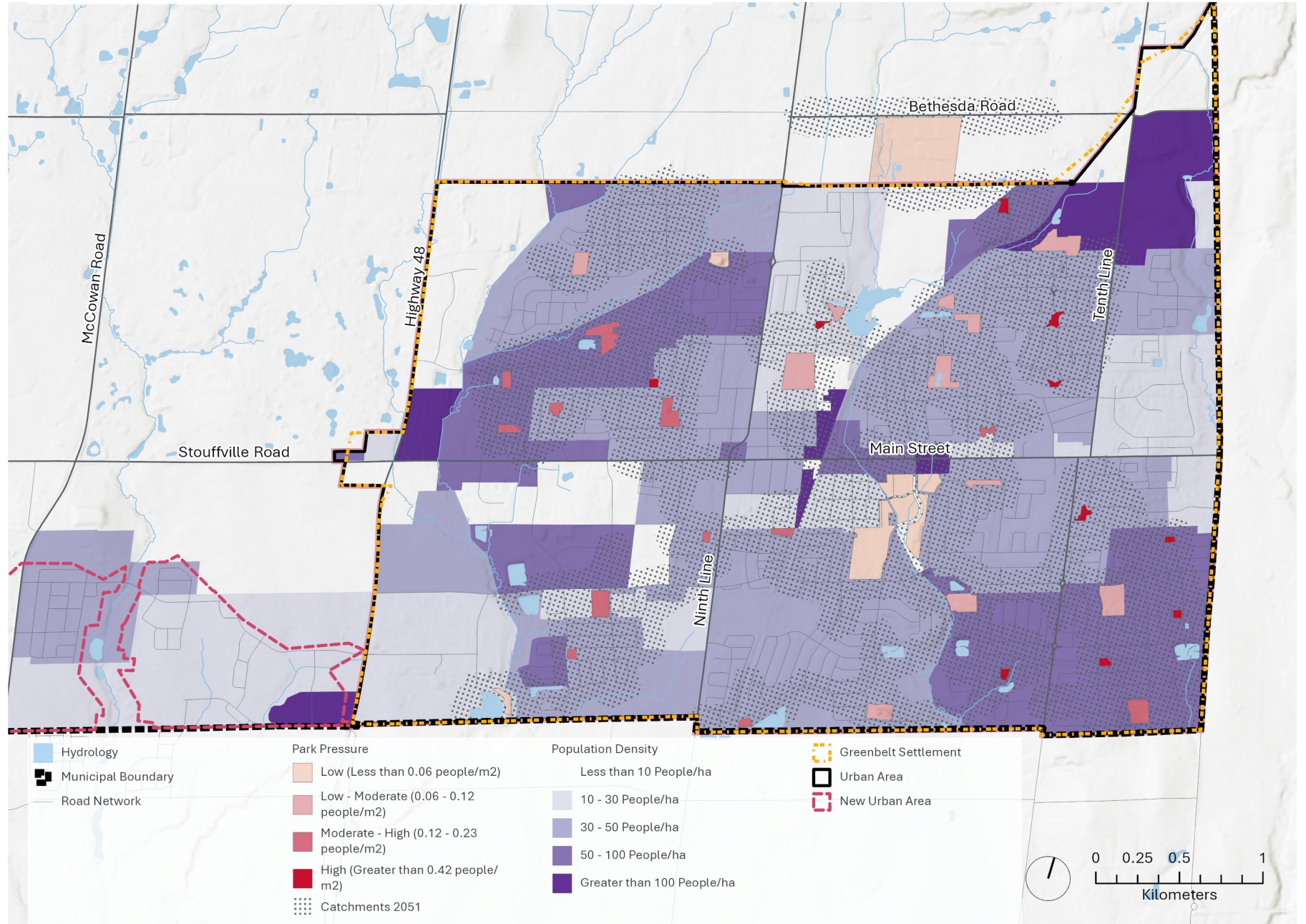
Current Park Pressure



Future Park Provisioning



Future Park Pressure on Existing and Proposed Parks



Background and Research

O2 has undertaken the following components:

- Reviewed **relevant legislation and policies** for compliance.
- Conducted a **policy scan of other municipalities** to understand approaches.
- Reviewed relevant documents, reports, and studies.
- Examined **existing/ proposed park classifications / typologies**



Background and Research

Park Classification (Existing)

- The Town of Whitchurch-Stouffville Draft Official Plan (Adopted by Council on May 15, 2024) proposes the following classification of parks:
 - Parkette
 - Local Park
 - Community Park
 - Town Park
 - Natural Open Space Area

Additional Park Classifications

- Based on a conducted parkland trend scan across the region, the following park typologies are being assessed as complementary parkland types for medium and high intensification areas. They are:
 - Privately Owned Publicly Accessible Spaces (POPS) i.e. parkettes, urban squares
 - Parks with underground infrastructure owned by a third party (Strata parks) i.e. parks over storm water management systems or underground garages
 - Linear Parks

Project Timeline





Thank you!