

City of Mississauga Corporate Report



Date: February 14, 2022 To: Chair and Members of General Committee	Originator's files:
From: Jodi Robillos, Commissioner of Community Services	Meeting date: March 9, 2022

Subject

City of Mississauga's Parks Plan

Recommendation

That the Corporate Report dated February 14, 2022 entitled "City of Mississauga's Park Plan" and the "Parks Plan" document attached as Appendix 1 from the Commissioner of Community Services be approved.

Executive Summary

- The Parks Plan is Mississauga's city-wide parkland provision strategy.
- The Parks Plan serves to fulfill the requirement of the *Planning Act*, should the City wish to use the full range of parkland conveyance measures permitted under the *Act*, via official plan policy and by-law. In accordance with this requirement, municipalities are to prepare and make available to the public a parks plan that examines the need for parkland in the municipality
- The Parks Plan establishes the criteria (Implementation Principles) used as the basis of evaluation for acquiring public parkland in Mississauga.
- The Parks Plan examines the need for parkland to 2041 and guides the growth of the City's parks system. It addresses questions of how much parkland is necessary to meet the needs of Mississauga's residents today and in the future, where and what type of parks are required, and how these lands can be acquired and made available to the public.
- The Parks Plan establishes the minimum required parkland provision at the local level through two key provision standards: 12% for the Urban Growth Centre (UGC) and Major Nodes and 1.2ha per 1000 people for all other residential character areas.
- Other provision standards set by the Parks Plan include standards to support walking distance requirements, ensure adequate access to community parks within residential

- character areas, provide access to park facilities at the local level, and ensure there is enough parkland to accommodate needed park facilities at the local level.

Background

The Parks Plan is Mississauga's city-wide parkland provision strategy which guides the acquisition of parkland to 2041. It builds on foundational work laid out in previous studies (Downtown Growth Area Parkland Provision Strategy (DGAPPS), Future Direction Parks & Forestry Master Plan (FD), and Credit River Parks Strategy (CRPS).

The Planning Act, specifically subsections 42(4.1) and 51.1(2.1), requires a municipality to prepare and make available to the public a Parks Plan, should it wish to utilize, via official plan policy and by-law, the full range of parkland conveyance measures permitted under the *Act*. The Parks Plan serves as the basis for the parkland conveyance by-law, which is the City's primary tool for acquiring new parkland in line with new growth under Sections 42, 51.1 and 53 of the Planning Act, 1990. The by-law enables the City to require, as a condition of development or redevelopment, subdivision and consent, land for parks and other recreational purposes, or an equivalent amount of CIL.

Comments

The Parks Plan examines the need for parkland in Mississauga and guides the growth of the City's parks system. In doing so, it responds to the questions of how much parkland is necessary to meet the needs of Mississauga's residents today and in the future, where and what type of parks are required, and how these lands can be acquired and made available to the public.

The Plan's specific objectives are:

- Establish the criteria used as the basis of evaluation for acquiring public parkland in Mississauga (Implementation Principles);
- Determine parkland needs across the City at the local level;
- Identify and prioritize areas of the City that present or are anticipated to present parkland deficit in connection to anticipated growth;
- Identify tools available for securing land for park purposes
- Satisfy the requirements of the *Planning Act* by demonstrating the need to require the dedication of land and/or *cash-in lieu of parkland (CIL)* for parks purposes as a condition of development or redevelopment, subdivision and consent for the purposes of the *parkland conveyance* by-law.

The document is organized in nine chapters covering the following themes:

1. Vision, Principles & Value of Mississauga's Parks
2. Overview of Consultation Supporting the Parks Plan
3. Existing Parks and Current Park Supply
4. A Changing Context for Parkland Provision
5. The Case for Adjusting the Parkland Provision Standards
6. Current and Future Parkland Provision
7. Proposed Parkland Provision Standards
8. Anticipated and Potential Future Parkland Growth
9. Tools for Securing Lands for Parks Purposes

Implementation Principles:

The Implementation Principles are an update to the Parkland Securement Evaluation Criteria set out in the 2019 Parks and Forestry Future Directions Master Plan. They are:

1. Environment: Parkland supports a healthy community and environment
2. Connectivity: Parkland expands and/or connects trail systems
3. Parkland Design/ Development Potential: Parkland has qualities that support good design
4. Population Growth and Complete Communities: Parkland provision supports communities at a local level
5. Facility Development: Parkland provides for recreational, program and operational facilities

Principle 4 in particular has been updated relative to historic parkland provisions to better reflect and respond to current conditions, emerging needs and anticipated demands.

- Provides the minimum required *quantum* (area size) of parkland at the local level.
 - 12% for the Urban Growth Centre (UGC) and Major Nodes
 - 1.2 ha per 1000 people for all other residential character areas
- Supports walking distance requirements
 - Walking distance to City-owned playground within 400m in appropriate growth areas
 - Walking distance to City-owned playground with 800m in all other residential character areas
- Provide access to local parks
 - Ensure adequate access to community parks within residential character areas
- Provides access to park facilities at the local level
 - Ensure there is enough parkland to accommodate needed park facilities at the local level.

Current and Future Parkland Provision (*Quantum*):

The *quantum* of parkland at the local level (first point for Implementation Principle No.4 above), has been assessed using residential character areas and the minimum provision target requirements of 12% for the UGC and Major Nodes and 1.2 ha per 1000 people (all other residential character areas).

Applying these standards, the city has a 2021 deficit of 35.9 ha in the UGC and Major nodes and 42.9 ha in all other residential character areas, for a total of 78.8 ha for 2021. City-wide parkland deficit for 2041 increases to 84.2 ha.

This analysis presents a baseline for understanding parkland demand, identifying where areas have a surplus of parkland, where areas are meeting the City's stated objectives, and where areas are underserved. Tables and maps are included in the Parks Plan to illustrate these findings for current and future populations.

For parkland provision, the following parks are considered as long as they are within or partially within a residential Character Area: destination parks, community parks and portions of greenlands that include one or more destination or community park amenities (programmed greenlands).

Connecting the Parks Plan to the Parkland Conveyance By-law and Future Growth:

Parkland conveyance policies follow the principle that growth pays for growth, offsetting increased pressure that new development will place on existing parkland and community amenities. These policies are based on a reasonable standard, for development projects, relative to the demand they create. In Mississauga that reasonable standard considers the quantum of parkland provision against anticipated future growth concluding in the Parks Plan, that 76.6 ha of parkland is required as a condition of growth to 2041. The 76.6 ha of required parkland is attributed specifically to growth and serves as the basis for calculating the CIL Alternative Rate for the parkland conveyance by-law.

In an effort to establish a fair and reasonable approach, the proposed CIL Alternative Rate methodology considers only the quantum of parkland provision standard at the local level against future growth and does not account for historical deficits or other City-wide parkland needs consistent with the Parks Plan Implementation Principles.

Implementation Principles guide parkland acquisition to meet provision requirements, in addition to ensuring parkland is available to provide for recreation facilities, environmental benefits, and trail system connections which benefit all existing and future residents city-wide. While existing deficits are ineligible for inclusion in the calculation of the need created by new growth, this does not preclude the City from directing CIL funds collected from the Parkland Conveyance By-law to projects that address both new parkland demand and existing gaps in the park system.

Strategic Plan

The Parks Plan supports the Mississauga Strategic Plan's Strategic Pillars for Change. Green: The Parks Plan contributes to enhancing our parks system by providing guidance to ensure we have enough parkland for current and future generations. Belong: The Parks Plan promotes the protection and enhancement of the City's parks while providing ample public access and opportunities for recreation and passive enjoyment of our municipal parks for all residents.

Engagement and Consultation

The Parks Plan builds upon extensive public consultation including the Citizen Satisfaction Survey, and outreach conducted as part of preparing the 2019 Future Directions (FD) Parks & Forestry Master Plan. More recently, to ensure the Parks Plan fulfills the requirements of the Planning Act, the City conducted consultation with local school boards and additionally, the development industry. Feedback received through these processes was considered and informed the preparation of the Parks Plan.

Financial Impact

There are no direct financial impacts resulting from this report or the Parks Plan. This plan serves as the basis for an update to the Parkland Conveyance By-law which will have financial impacts. These impacts will be discussed in a future corporate report on the Parkland Conveyance By-law.

Conclusion

The Parks Plan is Mississauga's city-wide parkland provision strategy. The Parks Plan serves to fulfill the requirements of the Planning Act, should the City wish to use the full range of parkland conveyance measures permitted under the Act, via official plan policy and by-law.

Attachments

Appendix 1: Parks Plan



Jodi Robillos, Commissioner of Community Services

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