

SPACES

Places & Spaces - Parks Strategic Plan

KITCHENER

Introduction

Places & Spaces is the City of Kitchener's updated Parks Strategic Plan.

Spaces is written to address quantity of parks in Kitchener, with its counterpart Places addressing quality of those parks.

What does quantity of parks mean for the City? To answer that this document will build an understanding of parks from the ground up. It will look at existing inventory to establish what the City currently has, and critically how those parks have come to be.

Building on that foundation and using the tools available to us, we can establish where the gaps in parks provisions around the city are, and update the tools necessary to close those gaps with new park developments.

Table of Contents

Executive Summary **8**

Consultation **20**

State of Kitchener Parks **28**

Park Planning **44**

Strategy **54**

Park Dedication Update **72**

Critical Needs Areas **92**



Acknowledgments

Places & Spaces will be a document focused on the park service provided to the Kitchener community. Our parks are integral to communities, providing spaces that people connect with the environment within, share space together, play and build connections.

The City is in a unique position to be able to provide, care for, maintain and secure public access to parks and open spaces to all members of its' communities. The City of Kitchener recognizes these public spaces are planned and built on land that is the traditional territory of the Neutral, Anishinaabe and Haudenosaunee Peoples.

Land ownership in Canada is one of great challenge and fraught with broken promises between the Crown and Indigenous peoples. We recognize our responsibility to serve as stewards for the land and honour the original caretakers who came before us. Our community is enriched by the enduring knowledge and deep rooted traditions of the diverse First Nations, Métis and Inuit in Kitchener today. The significance of this land to Indigenous communities will be respected and the vital role that parks and open spaces can play in Reconciliation is valued and will be reflected in Places and Spaces.

In this document we do not address the ownership of these public spaces. The City holds these lands for, and on behalf of, the community that calls Kitchener home. We steward almost 2,000 hectares of land as part of a parks and open spaces system. As we develop this document we hope to better understand and address community needs and barriers to use these spaces, with a goal to ensure that all communities in Kitchener can feel welcome, safe and able to use our parks and open spaces.

Foreword

Parks make livable cities, and we aspire to make Kitchener one of the most livable cities in Canada. Kitchener has an enviable amount of greenspace – almost 2000 ha of green and open space supports residents and communities that call Kitchener home. It's also an enviable network of space in which wildlife can call Kitchener home, supporting a rich mosaic of habitats supporting an even more varied diversity of life or biodiversity.

Our local parks, the backbone of our park system, supporting community as community grows, changes and evolves, consists for almost 200 park spaces. Legacy parks such as Huron Natural Area, McLennan Park and Rockway Gardens support local use, but also attract visitors from across the Region and beyond; City parks, like Schlegel and Upper Canada attract sports teams from across Ontario, and through these and other events add to the vibrancy of the Region and economics of Kitchener.

Kitchener is proud that so many amazing Spaces make up Kitchener's parks and open space system. Ensuring that this legacy of amazing space is continued for future generations is what we hope Spaces will help achieve.

Welcome

Spaces is the first part of Places and Spaces: A Parks and Open Space Strategy for Kitchener. This is an exciting and innovative strategy that will set the stage for future investments in Kitchener's parks and open spaces. These spaces are critical to a healthy community and City and through engagement, we have heard that; it is estimated that between 22 and 39 million visits are made to Kitchener's parks every year.

Parks are essential to communities that call Kitchener home. As the City changes, as we look toward intensification, addressing climate change, and managing the impacts of growth, a clear strategic vision for how we shape the parks system in Kitchener is critical to ensure that we build a healthy City.

Perhaps the most important part of this strategy is how the City is committed to ensuring equity in accessibility to parkland Space, and later, in Places, how the City will commit to building park spaces reflect community needs.

Places & Spaces will lay out a vision for an equitable, diverse and connected park and open space system for the City.



Glossary

The following definitions are provided within the context of Park Planning:

Park	*Land that is reserved or used for public recreation, leisure, environmental protection and ecological function*
Acquisition	The process in which land is obtained by transferring from private to public ownership
Amenities	Desirable or useful features within a park setting, including but not limited to playgrounds, courts, structures, sports fields, etc.
Application	A form of municipal consent that is necessary for carrying out many types of land development
By-Law	A rule or law established by a municipality to regulate itself within the allowance of a higher authority
Cash-in-lieu	A development process that substitutes dedication of physical land for park purposes with that lands monetary equivalent
Community	The smallest dissemination area within the city, often bound by physical barriers and referred to as Planning Community
Development	The process of growth or expansion. Within the parks context often the construction or re-construction of physical spaces.
Maintained	Representative of long term responsibility to keep within its intended state or purpose
Neighbourhood	A subset residential area within larger Planning Communities
Park Dedication	The requirement of all development to provide land for park or other recreational purposes
Park Provision	The supply of park space within the City, communicated as an average per person statistic
Planning Act	A provincial regulation that empowers municipalities to control development through Planning Policies and By-Laws
Policy	Guidelines under which critical decisions on development applications are made, supported by municipal by-laws
Residential Unit	A place of residence for one or more individuals, inclusive of a variety of built-forms
School Grounds	A property held, maintained and used for public educational purposes



Executive Summary

Introduction

Parks and Open Spaces are more than important – they are essential part of building a community. These are the Spaces that are freely available for community to access; to play, gather, meet and connect in. Places & Spaces is Kitchener's strategic guideline for the provision and management of the park and open spaces system, an essential fabric of the City of Kitchener and the many communities that call Kitchener home.

It is a strategy of three distinct, yet fundamentally linked parts.

Part One:

Foundations

A short document, Foundations, lays out the vision and context for Places & Spaces and shares a project timeline.

Part Two:

Spaces

Spaces is the first of two more substantive parts, sharing a historical and contemporary look at Parks and Open Spaces in Kitchener, providing a vision for the future of the system. Spaces focuses on the **quantity** of park space.

Part Three:

Places

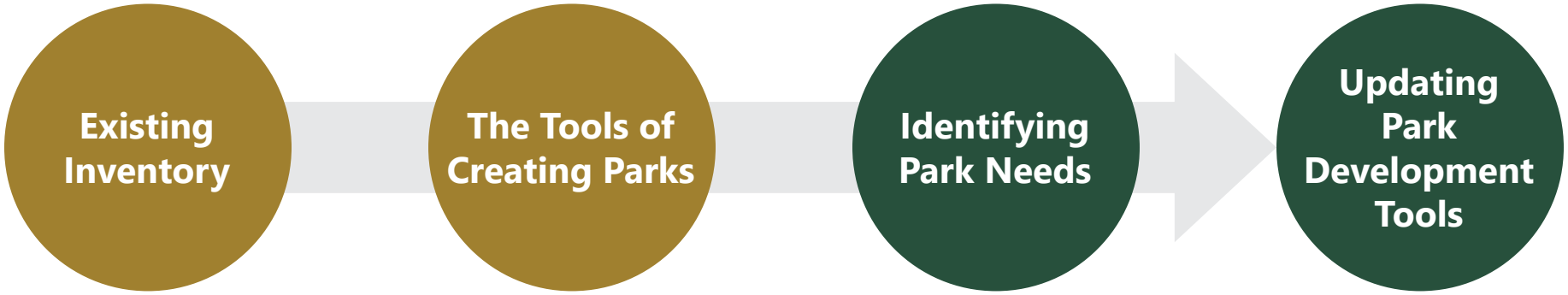
An ambitious series of guidelines that re-focus on what makes a park important – how people use these Spaces – and shares guidance on how great parks can be developed in Kitchener. Places focuses on the **quality** of park space.



Spaces: Planning Approach

The approach to Spaces is to connect our expectations of park land with the tools that create them. We can set our park land targets within the plan, but if they are not grounded within sustainable and realistic methods, they will never be achievable.

This approach starts at the beginning to re-assess the city's current park inventory and evaluate our current tools and practices of developing park spaces. Building on that foundation we can establish where gaps in our inventory exist and update the tools necessary to close those gaps.





Consultation

More than 3,000 people have already had an opportunity to share feedback into Places & Spaces.

Around 1,700 residents, alongside multiple stakeholder groups from Neighbourhood Associations to developers, have shared feedback to inform Spaces.

In person engagement has not been possible being limited by COVID restrictions. Digital information session, on-line surveys and virtual meetings have been held to gain as much insight into community needs as possible. In addition, statistically valid surveys to explore in greater depth what we have heard have been completed.

Over the balance of 2022 we hope that many hundreds more will add their voices to shaping what Kitchener's parks and open spaces should look and feel like.

Phase 1 Interactions:

1,176 EngageKitchener Survey Participants

502 Statistically Valid Phone Survey Participants

40 EngageKitchener Contributions

2 Online Public Meetings

10 Councilor Interviews

11 Developer Representative Discussions

Existing Park Inventory

Current Park Status

The City is home to more than 1,700 hectares of park and open space. More than half of this are 'natural' areas – woodland and forests, creeks and wetlands that provide passive recreational opportunities such as walking and hiking, and home to countless types of wildlife.

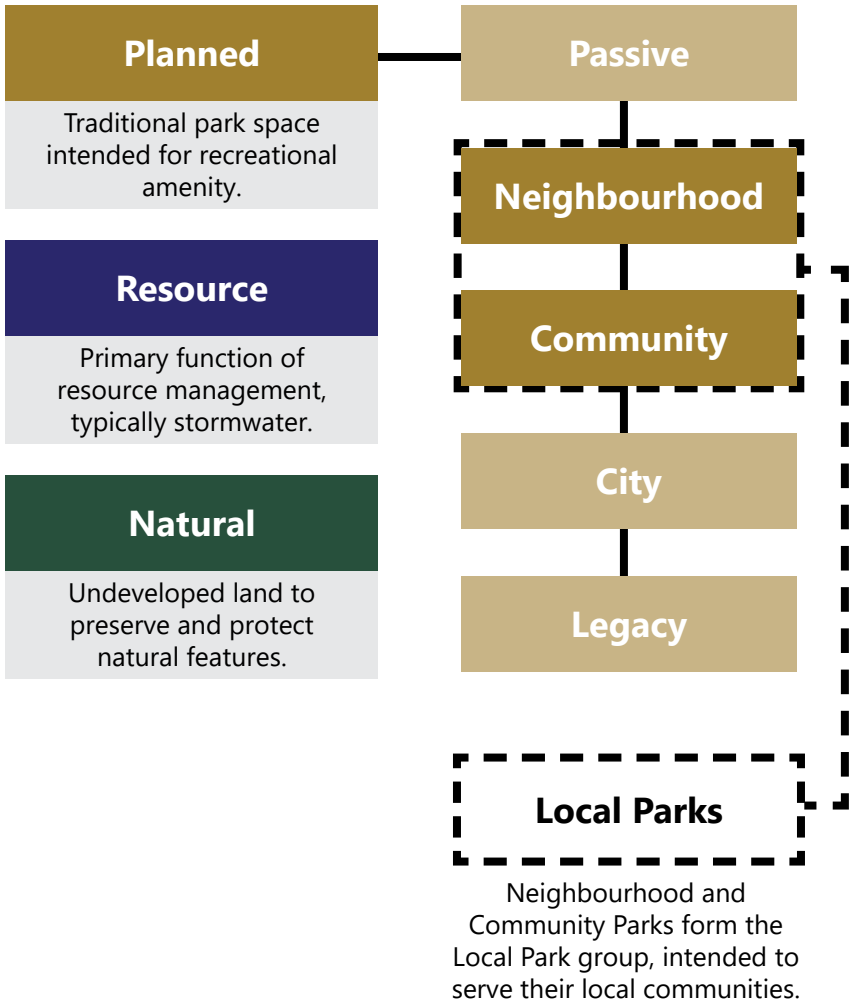
The balance, about 40%, makes up the Planned Park System and reflects what community may often associate with a City Park – more actively maintained and used spaces for things like sports, community gathering and festivals and facilitated play.

Other Open Spaces

Many other types of open space exist – urban plazas, hydro corridors and school yards all add and support outdoor recreation opportunities in each community.

These Spaces are incredibly important to community and Spaces reflects on that. These spaces are often managed and owned by other organizations, and it is critical to understand their use is *in addition to* a publicly owned and operated parks system.

Updated Park Categories



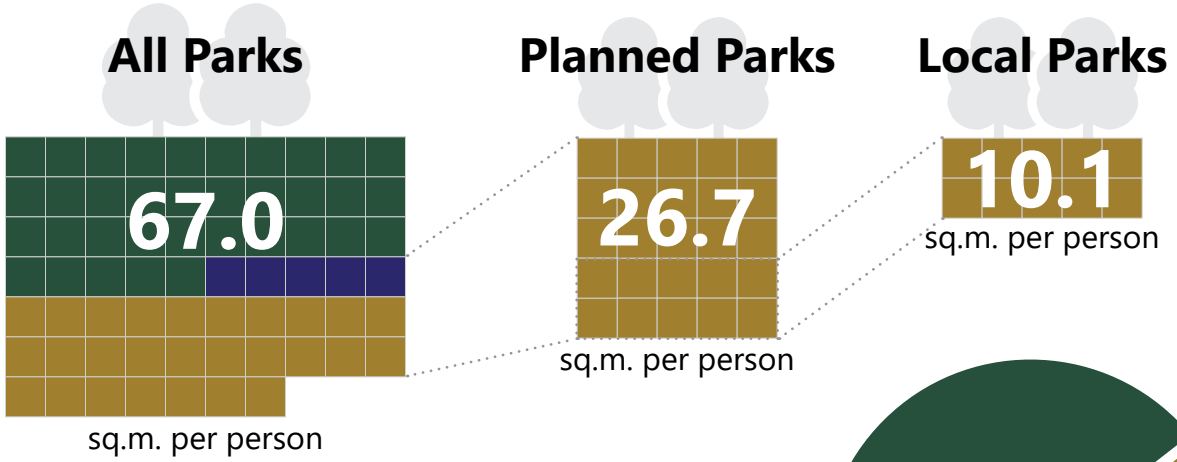
Neighbourhood and Community Parks form the Local Park group, intended to serve their local communities.

Existing Park Inventory

How Much Parkland is There?

Kitchener has approximately 10 square meters of local parks per person that lives here. If ever resident in Kitchener visited their local park, each person would have an area about the size of the average bedroom to be in!

Local parks are the backbone of the park system and provide the daily experience for walking the dog or passing through on your way to work or school. In total more than 200 park spaces can be found across the City, ranging from vast sites like Huron Natural Area to small neighbourhood parks like Hibner Green.





Total Hectares of Parkland per Category

Natural Area - 895 ha (52%)

Planned Park - 686 ha (40%)

Resource - 139 ha (8%)

Existing Park Inventory

Where are Kitchener Parks?

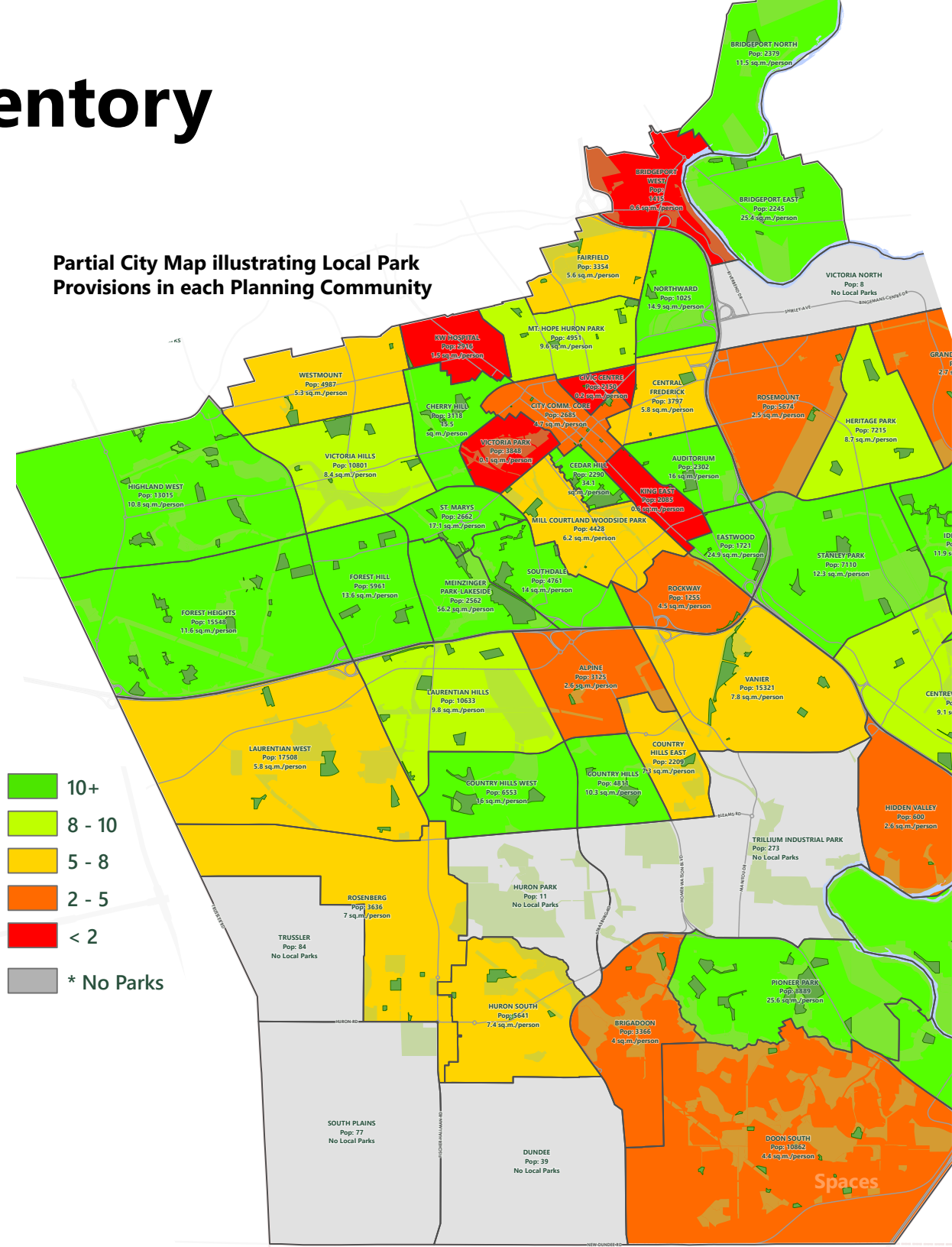
Kitchener's parks are not evenly spread throughout the city.

In the early days of city growth and change, local parks were not considered as the City initially grew. Through the 1960s to today, parks were recognized as critical to city building, becoming more integral to the heart community planning.

This has lead to some areas being relatively well served by local parks, while other areas are less well served. Many of the areas with lowest levels of parks are also areas where high levels of growth are projected as the City changes.

Variation in park provision also mirrors socioeconomic demographics; many areas underrepresented for parks overlap with equity deserving communities, lower income and higher levels of rental and apartment style living.

Partial City Map illustrating Local Park Provisions in each Planning Community

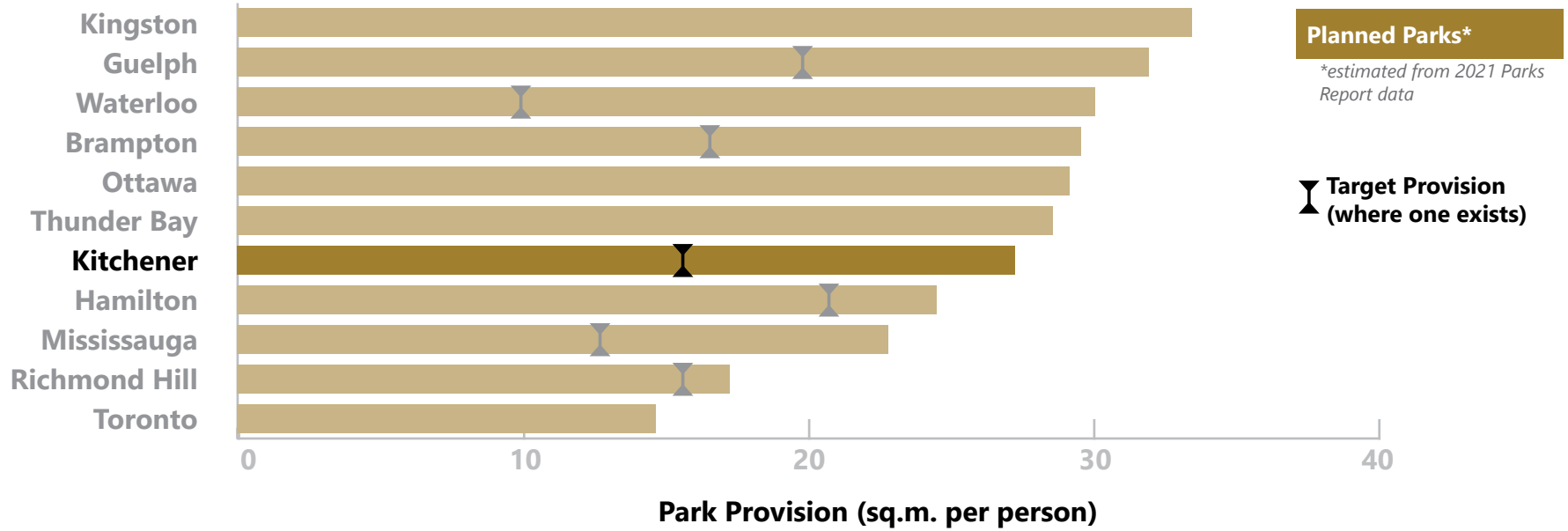


Existing Park Inventory

How does Kitchener Compare?

Kitchener is in the top end of total park and open space in comparison to similar municipalities in the province.

Looking specifically at the Planned Park spaces (the traditional, active park spaces) Kitchener fairs less well. Larger urban municipalities like Hamilton, Toronto and Mississauga have a lower provision of planned park space, while Cities like Brampton Ottawa and Guelph have more.



Source: Canadian City Parks Report 2021

Existing Inventory | The Tools of Creating Parks | Identifying Park Needs | Updating Park Development Tools

Tools of Creating Parks

How does the City Create Parks?

While a few parks have come to the City from donations or purchases, the vast majority of parks have been developed as part of the residential development of the City. Parks are designed and built in these areas as development occurs.

The most important method of securing park land is through Parkland Dedication, a process which is directed under Provincial policy and enacted through the city's local by-law.

The bylaw lays out how much land the City may seek through development, and how much cash in lieu of park land can be collected (referred to as "cash-in-lieu")

Dedication Limitations

The City can currently achieve between 8.5 and 13.3 square meters per person of parks using the existing bylaw and legislated tools. With few exceptions these parks are intended as Local Parks.

The City has a current average provision of 10.1 square meters per person. In order to maintain and grow a complete park and open space system for future generations, the City must continue to work with developers to secure the maximum amount of parkland under these legislated tools, to meet current and future community needs.

Development Incentives

The City has provided an incentive to develop downtown for many years. Downtown development has been exempt from contributing parkland dedication, either in land or cash in lieu of land, under this exemption.

Staff are recommending that this incentive no longer be applied to the downtown. Spaces makes a recommendation around capping parkland fees to ensure that a balanced community can be developed.

Spaces also considers if other discounts might be valuable, such as to aid affordable housing development. Any discount to park land dedication will reduce the amount of parkland available to communities in Kitchener.



Tools of Creating Parks

Addressing Growth

Kitchener is growing – it's one of the fastest growing cities in Canada. As the City grows, so too does its park network. In 2022 more than a dozen new parks and open spaces are being planned in the city's new communities.

However, growth in the City is changing. As the City stops growing outward and starts growing upward, the availability of land for new parks is decreasing, and reliance on cash in lieu increases.

How the City invests this funding is becoming ever more critical to ensure that new parks are considered for the city's established and future residents.



Identifying Park Needs

Critical Needs Areas

As part of the commitment to addressing Equity in park and open space access, Spaces establishes and identifies **Critical Needs Areas** at a Planning Community level.

These areas are based on sociodemographic information, existing parkland provision and growth forecasts of each community. The end result is a priority-based investment plan to create parks and open spaces in the highest needs areas.

Setting a Target for Parkland

Park land targets are useful to benchmark how we are doing in terms of meeting community needs. It also adds value in understanding what aspirations we have as a City.

A target falls short to reflect or measure all parks and open spaces. It does not determine what is 'enough' park space.

Spaces considers establishing a target of between 2 sq m per person and 10 sq m per person. Establishing the final target will be based on consultation and Council feedback in Summer of 2022.

It is the goal of Spaces to connect this target to achievable limits within Provincial policy, and to use the targets to direct community level actions to address equity in parkland supply.

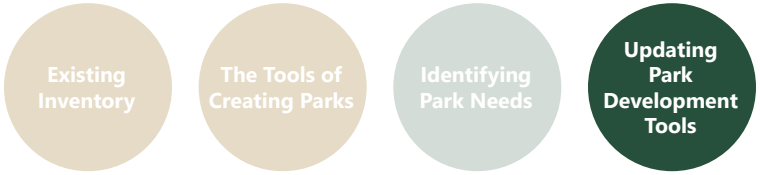


Updating Development Tools

What will be changing?

Spaces makes a number of recommendations to maintain and grow a park and open space system that addresses current pressures and responds to future growth. Many of these changes are within an updated Parkland Dedication Bylaw and Council Policy and include:

- Removing the downtown exemption
- Approving a revised target(s) for parkland provision
- Utilizing target provisions as new development review standards
- Updating the way in which Cash in Lieu is valued and collected
- Ensuring that collected Cash in Lieu is directed toward purchasing parkland
- Working with school boards and others in how 'other' open space can help support community access to parks and open spaces
- Developing an approach to actively looking at where new parks should be and how to get them
- Looking at incentives that may or may not be applied that would reduce dedication to support other programs, like affordable housing
- Establishing Critical Needs Areas and directing park and open space investments into addressing community-based needs.





Consultation

Huron Natural Area (2021)

KITCHENER

Summary

Consultation is a process where by we want to reconfirm what we have learnt through engagement and share how we have interpreted and reflected this is a final plan. Places & Spaces has taken a phased approach to its consultation process:

Phase 1: Spaces

July 2021 to February 2022

An initial engagement plan focused on the quantity of park land in Kitchener - how much park land the City has and where it is distributed.

Timelines and stakeholders targeted ensure completion and compliance under the Provincially established requirements for a Parks Plan and Parkland Dedication By-law.

Phase 2: Places

January 2022 to April 2023

A robust, outcome-driven engagement plan focused on the quality of parks in Kitchener.

Engagement will cover 30+ parks-related topics over 15 months, providing in-depth opportunities for public, community and equity-deserving group input.

Phase 3: Final

May 2023 to July 2023

Final confirmation of Places input and critical directions.

Phase 1 Interactions:

1,176 EngageKitchener Survey Participants

502 Statistically Valid Phone Survey Participants

40 EngageKitchener Contributions

2 Online Public Meetings

10 Councilor Interviews

11 Developer Representative Discussions

Consultation

Background

Places & Spaces is intended to be outcome-driven and lead by community input and conversation. Regardless of race, religion, sexuality, gender, age, ability or income, everyone has a right to access park space. The goal is to improve park experiences for all.

Phase 1 of engagement focuses on the quantity of park space in Kitchener. It is geared to inform the park dedication by-Law, which is provincially required to be updated by September 18, 2022. Both the technical nature of Spaces and timelines associated with the mandatory review periods are reflected in the methods of engagement. Phase 2 of engagement will reflect efforts to connect directly to communities, neighbourhoods, equity-deserving groups and park users.

Phase 1 coincides with COVID-19 pandemic restrictions, limiting in-person conversation and gathering planning with constant changes in public health recommendations. Phase 1 required a significant reliance on online presence, distanced conversations and passive promotion and advertisements.

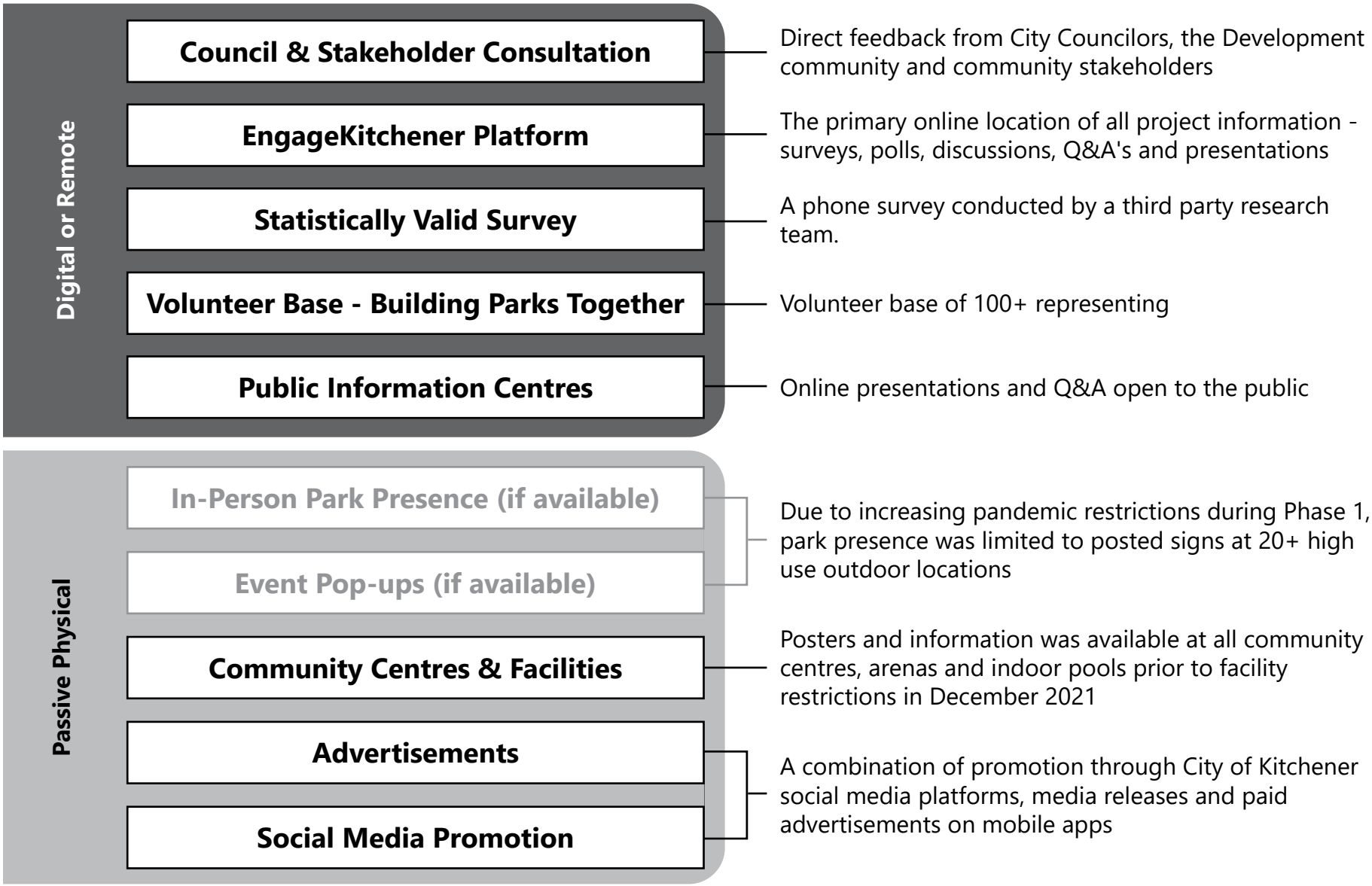
It is also understood that parks are rooted in a history of exclusion and segregation, some still bearing the name of their colonial origins. Those communities of the highest need may rightfully not wish to participate. This is will be a significant barrier to truly improving park spaces for everyone, and one that is not solved through surveys and public information centres.

Huron Natural Area (2021)



Consultation

Phase 1: Methods



Consultation

Phase 1: What we heard

Engage Kitchener:

This online survey ran for three (3) months from October 2021 to January 2022. A general introduction to the project, purpose, and goal was outlined on the City's online survey platform and was supplemented with a video welcome message from the Director of Parks & Cemeteries. Multiple tools were used to engage the public from a survey, polls, idea boards, and ability to post questions in addition to the ability to ask questions directly to the project team.

Statistically Valid Survey:

Environics Research was retained to conduct a statistically valid survey (SVS) on the City's behalf. The goal of the SVS was to ensure a representative sample of Kitchener residents (including those who do not have landlines in their household), both landline (n321) and cellphone (n181) sample was included.

Data was collected from October 27 2021 to November 7, 2021. The survey was conducted via telephone and was approximately 11 minutes in length. Regions included Northeast, Northwest, and South Kitchener filtered using postal codes.

The key highlights and findings from the two surveys have been compared graphically.

Total Respondents:



502
Statistically Valid Survey
(SVS, Phone)



1176
Engage Kitchener
(Online)

What We Heard:

Future Investment into Parks & Trails

Residents placed the greatest importance on ensuring:
- park design is accessible and inclusive & welcoming;
- promoting access by active transportation,
- invest into current parks and trails, and
- maintenance of outdoor spaces for use during all seasons.

Residents placed least importance on:
- Incorporating more public art throughout park space, followed by
- Providing more parking close to the parks and trails.

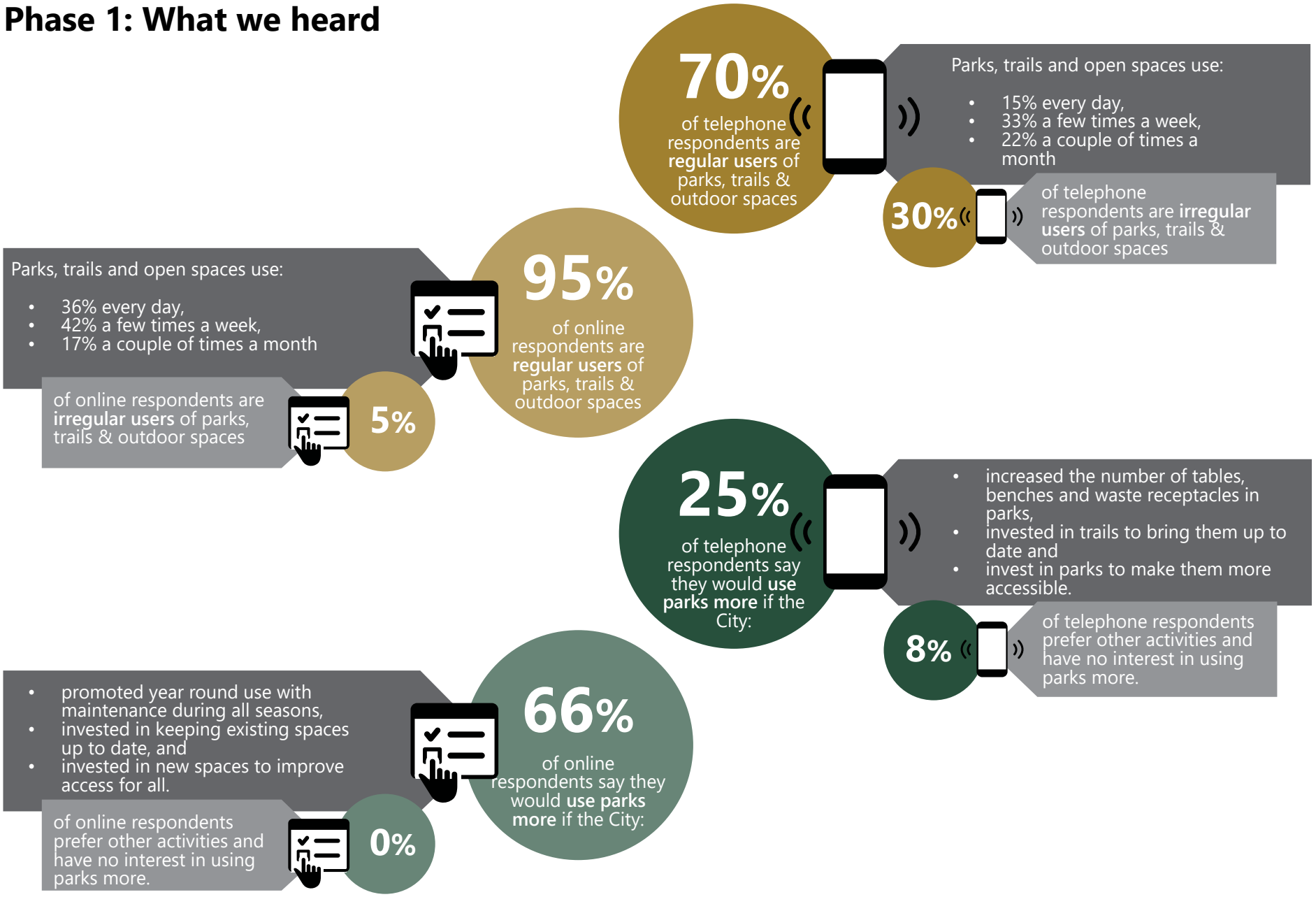
Preferred Future Investment

Over half of Kitchener residents from both surveys are willing to see taxes increased to help improve local parks, trails and outdoor spaces.

When considering how to invest taxes, more than two thirds of telephone respondents would like to see investments go to both creating new parks and bringing existing parks up to date.

Consultation

Phase 1: What we heard



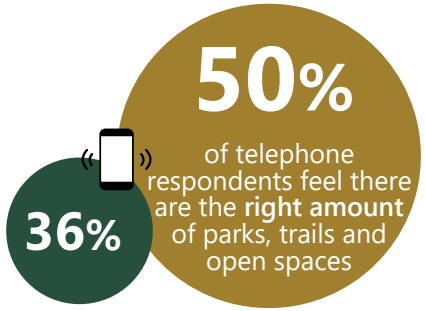
Consultation

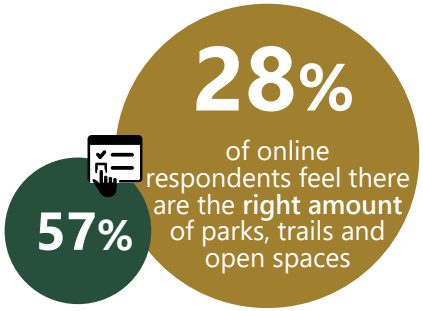
77% Use parks to engage in physical activity like biking, walking, running, hiking or swimming.

25% Use parks to spend time with their family or kids, their dogs, and enjoying the available nature, gardens and wildlife found in parks and outdoor spaces.

80% Use parks for physical activities such as biking, walking, running, hiking, or swimming.

70% Use parks to enjoy nature, gardens and wildlife.



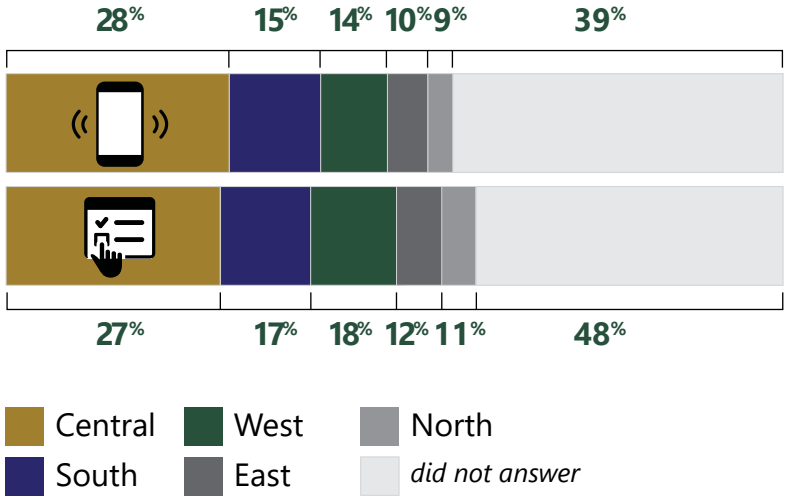


Not enough parks, trails, and open space.

Right amount of parks, trails, and open space.

Preferred Location:

Preference for the location of new parks among online survey respondents is consistent with results from the telephone sample. Specifically, a plurality of interest is expressed for the central region of the City, while the balance is relatively evenly distributed, with the smallest interest to the North.



Consultation

Phase 1: Summary

The following are the key summary highlights for both engagements:

1. It was found that over 90% of residents use local parks, trails, and outdoor spaces. Demographics including age, family stage and income play a factor in park usage, as does the length of residence in the City. Residents under 55 with children at home, with higher levels of income tend to be frequent park users.

2. It was found that residents tend to use parks and outdoor spaces primarily for pursuing physical activity, getting out with kids, walking dogs, and enjoying nature. Additional activities and amenities sought by residents directly relate to these traditional park uses.

3. Findings relating to barriers to park usage include health and safety and the proximity to nearest local park, causing those residents to be irregular users. Infrequent users experience walks greater than 10 minutes to get to their local park, a distance which exceeds that of more regular users, who believe on average that parks should be within a 3-6 minute walk of a residence.

4. Kitchener residents support improvement to parks and outdoor spaces. Telephone respondents prefer to see investment go into making parks and open spaces more accessible, more welcoming to the city's diverse population, and to consider climate change mitigations to protect the physical environment. Online respondents prefer to see investment in upkeep and keeping parks open through all four seasons. Closer car parking and more public art are the lowest priorities for both groups and that these activities do not currently draw them to Kitchener parks and trails.

5. There appears to be support for increasing City taxes in the interest of expanding the City's park network and amenities. Irregular and non-users are less keen about this, unless the investment means more parks will be created (presumably to bring them into closer proximity to these residents and shorten their walk).
    - Respondents prefer to see the potential tax increase go into a fund that is used specifically for park improvements in Kitchener.
    - A majority of Kitchener residents would like to see City investments go to both creating new parks and enhancing existing parks, although the ultimate preference is informed by park usage and proximity



State of Kitchener Parks

KITCHENER

Introduction

Quantity of Parks | Creating Parks | Gaps in Parks | Updating Tools

Parks and Open Spaces are areas of land that are held and managed for public space by the City of Kitchener. These spaces are freely available for recreation, leisure and enjoyment. They are critical components to the quality of life of residents, visitors and communities in Kitchener.

They also include a wide variety of types of land. Parks and open spaces will be separated into three categories: Resource, Natural, and Planned.

Natural lands make up 52% of the City's parks and open space inventory, i.e. greenways, natural areas, and general open space. These are large swaths of land dedicated to the preservation and conservation of habitat or other natural features such as creeks, wetlands, floodplains and forests.

Planned spaces, which are more traditional park spaces, make up about 40% of the overall park inventory. They are defined by their active characteristics like mowed turf, playgrounds, sportsfields, and other types of recreational infrastructure. These are planned and maintained spaces that are likely most commonly thought of when referring to public parks. They can range from iconic city landscapes, to local neighbourhood parks, and small urban parkettes.

Planned Parks are the focus of Spaces, particularly the provision of park space for the City's residents.



Classifying Parks

Categorizing park spaces within any city is a common tool for taking stock of the City's current inventory of land, and aiding in managing the vast amount of park space the City is responsible for. More importantly for Spaces, it is critical in answering the question "how much park space do we need?"

The Parks Strategic Plan (2010) provided a framework using **Natural Areas, City Parks, District Parks, Neighbourhood Parks, Urban Greens and Greenways** as the foundation of classification. Each category represents a combination of park type, size and function. Updating these categories will provide a simpler framework, better suited for assessing Planned parks needs:

Planned

Traditional park space created, constructed and managed with intent to serve as a recreational amenity.

Passive	No active programming present or possible. Typically trail corridors or greenways.
Neighbourhood	Various outdoor active uses with direct connection to immediate neighbourhood.
Community	Enhanced outdoor features, community gathering facilities and amenities.
City	High intensity programming for City and Region wide activities (e.g. pools, arenas, stadiums)
Legacy	Unique landscapes with significant natural, cultural, or heritage value.

Resource

Land with a primary function of resource management, typically stormwater ponds and engineered creek channels.

Natural

Undeveloped land for the purpose of preserving and protecting natural features and ecological habitats.

Micro	Parkette	Small	Medium	Large	Vast
< 0.1 ha	0.1 - 0.5 ha	0.5 - 1.5 ha	1.5 - 3.0 ha	3.0 - 10.0 ha	> 10.0 ha

Classifying Parks



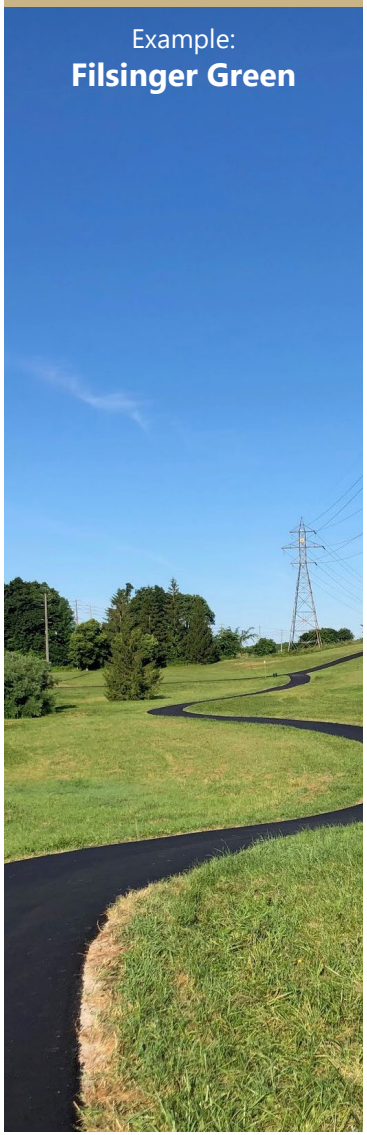
Local Parks

Neighbourhood and Community Parks form the Local Park group, intended to serve their local communities.

Many Kitchener parks, regardless of classification, can be seen as unique or significant, or simply don't fit neatly into each category. These categories should be thought of as an improved way to measure the City's park inventory and provision levels rather than a rigid organization.

Classifying Parks

Passive



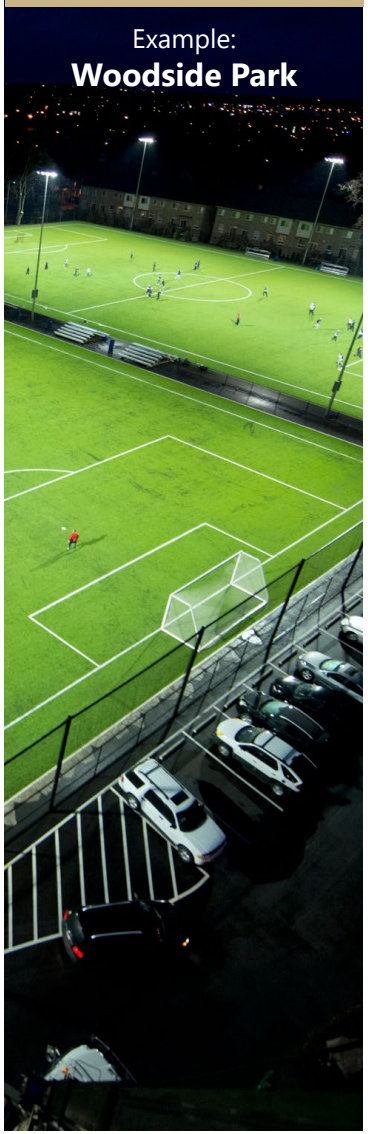
Neighbourhood



Community



City



Legacy



Alternative Open Space

Within this document Parks are introduced as lands that are held and managed for public use by the City of Kitchener, available for recreation, leisure and enjoyment. There are other open spaces within the City that also contribute to the outdoor recreation and leisure activities, such as:

Golf Courses

Kitchener holds and operates two golf courses: Rockway and Doon Valley Golf clubs. Combined they are approximately 102 hectares of publicly accessible open space outside of fee-associated sport use. Doon Valley is a critical link between Kitchener and Cambridge on the Walter Bean Grand River & Trans-Canada Trail network, with trail users and golf patrons sharing a portion of the paved pathway.

Golf courses can be an attractive open space feature for communities, however due to their programming needs and dawn-to-dusk usage, they are not classified as park properties. The City will continue to pursue passive recreational interests within these open spaces.

Cemeteries

Kitchener holds and operates six cemeteries: Williamsburg, Woodland, Mount Hope, St. Peters Lutheran, Bridgeport and Strasburg Pioneer Cemeteries. All locations are accessible to the public during daylight hours.

Similar to golf courses, cemeteries do provide passive recreational opportunities that are secondary to their primary use. The City will continue to pursue passive recreational interests within these open spaces, and will be exploring these uses further in Places within its own topic.



Doon Valley Golf

Williamsburg Cemetery



Alternative Open Space

Conservation Lands

Similar to natural areas that provide passive recreational space through trail access, conservation lands are held and operated by the Grand River Conservation Authority (GRCA) with occasional use by the City as a public trail route (e.g. Walter Bean Grand River Trail). Public use is often limited as these lands are primarily for conservation purposes, such as protecting environmentally sensitive flora or fauna or preserving areas as creek and river floodplains

Conservation lands are not included in the overall park analysis.



Walter Bean Grand River Trail (2021)

Privately Owned Public Spaces (POPS)

Privately owned public spaces are privately held and maintained spaces, typically parkette or micro sized, that have entered into a long-term agreement with the City to allow public use. These spaces are typically associated with large scale, high density residential development that cannot provide a publicly held park but still require recreational amenities.

The City does not have a formal POPS program. There is one property under such an agreement, located within 460 Belmont (The Trio on Belmont), and therefore does not contribute in a significant way to the park provision. The idea of privately owned public space will be addressed in the Park Dedication By-Law Update section as it is primarily a Planning and Development tool.

Privately Owned Public Space (POPS) within 460 Belmont (2021)



Alternative Open Space

Hydro Corridors

The City is bisected by utility service transmission corridors. Commonly these are for buried services such as gas pipelines and for over head services, such as electricity transmission. These utility corridors often have safety zones that restrict development, leaving them as open space. These corridors serve a primary role of distributing or carrying goods or providing services to residents. However, they can have limited recreational functions such as supporting trails and adding to biodiversity.

These open space corridors are considered Passive Park space if that function can be achieved (e.g. an established public trail). Those that cannot support an active use and are highly constrained by their primary use cannot be considered as park land.



Filsinger Green Hydro Corridor (2021)

Chicopee Ski & Summer Resort

Located in the south east of Kitchener, Chicopee is more than 165 acres of land held by the Grand River Conservation Authority (GRCA) and operated for almost 100 years privately as a winter and summer activity destination. Chicopee is a private enterprise and is not generally publicly accessible without a ticket. The City operates trails that cross parts of the property on both the east and west side. Residents have participated in skiing, snowboarding and a wide range of summer activities including disc golf, tennis, volleyball, mountain bike riding and summer camps. In many ways Chicopee appears as Kitchener's sixth Legacy Park, however it remains under private management requiring paid entry. The property will continue to be an important outdoor destination for residents and communities.

As Chicopee is not a city managed operation, requiring ticketed access for use, it is not considered in any park and open space provision. However, there are opportunities to explore joint partnerships with Chicopee. Further recommendations and public input will be addressed through a dedicated topic within Places.

Chicopee Ski Hill



Alternative Open Space

School Grounds

School properties are publicly accessible open spaces that share many of the same features of Neighbourhood and Community Parks. Schools provide their own playgrounds and sportsfields to support their curriculum, with some exceptions that do share use of typical park amenities.

There are many advantages to pairing school board properties with park systems. It can maximize the coverage of recreational amenities avoiding redundant infrastructure. There are also many challenges. During regular school hours and within school semesters, the amenities on school grounds are intended and often restricted to use by school children only.

Outside of school hours and the school semesters the grounds are dormant and available for community use. City-School Board partnerships can be an effective means to ensuring these amenities are available to the community.

School grounds are not considered park space. However, in established, park land deficient communities, formal recognition and partnership with specific schools may be a preferred alternative to limited acquisition opportunities. This topic will be further explored in Places.

Other Public Spaces

Many other types of public space can provide recreational opportunities that mirror those in parks. Urban Plaza's such as Carl Zehr and Market squares and closed streets such as Gaukel Street can provide space for various outdoor recreational uses. There are many spaces that add immense value and provide 'park-like' experiences. Investing in these spaces is critical and the function of these Spaces will be further considered in Places.

These spaces are considered "in-addition to" a base level parkland system and do not replace the need for more traditional, green local park spaces.



King Edward Public School Grounds (2021)

Carl Zehr Square (2019)



Measuring Park Provisions

Establishing park provision levels throughout the City will be done using the following principles:

1. Use a familiar and universal unit of measurement. Past master plans used hectares per 1,000 residents, while the Planning Act (refer to the Park Planning section) uses residential units per hectare. From this point on all evaluation will be completed using **square meters per person**;

2. Focus on the provision of **Local Parks**. Total area of local parks reflects the service level for each community and is the strongest link between park service level and acquisition methods for park land. Total area of local parks is the strongest indicator of each community's access to public parks.

3. Exclude City or Legacy parks, such as Victoria or McLennan Park. The local use of these parks are important but do compete with City and Region wide demand. They are also typically large areas of park space that are unachievable under modern costs of land and legislation limits. Specific community analysis will consider these locations to determine appropriate policy measures.

4. Use **Planning Communities** as boundaries to determine provision of parks. A city wide park provision will be critical for policy planning, but does not accurately reflect local park availability;

5. Exclude non-residential communities from the evaluation. These communities, such as Trillium Industrial Park and Huron Park, have near zero residential population and no local parks to evaluate.

What does square meters of parks per person mean?

Technically it's the amount of park space per resident in the city. It's not intended to be taken literally. When its said a community has 1, 10 or 20 sq.m. of park per person, each person is not limited to that space, nor is it expected that every resident will be using parks at the same time.

Square meters of park space is a value that can be more easily visualized, and more importantly one that can bridge the gap between Municipal targets and Provincial policy. *To get a sense for what square meters looks like, the average bedroom size is approximately 12 sq.m., and the average bathroom is 3 sq.m.*

Park Inventory

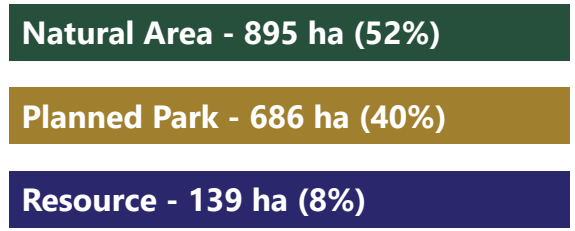
The City of Kitchener holds and maintains 506 parcels of land classified as parks at a total of 1,722 hectares, with 40% falling into the Planned classification.

Charts below illustrate the total land area within the Planned Park classification and their distribution by size.

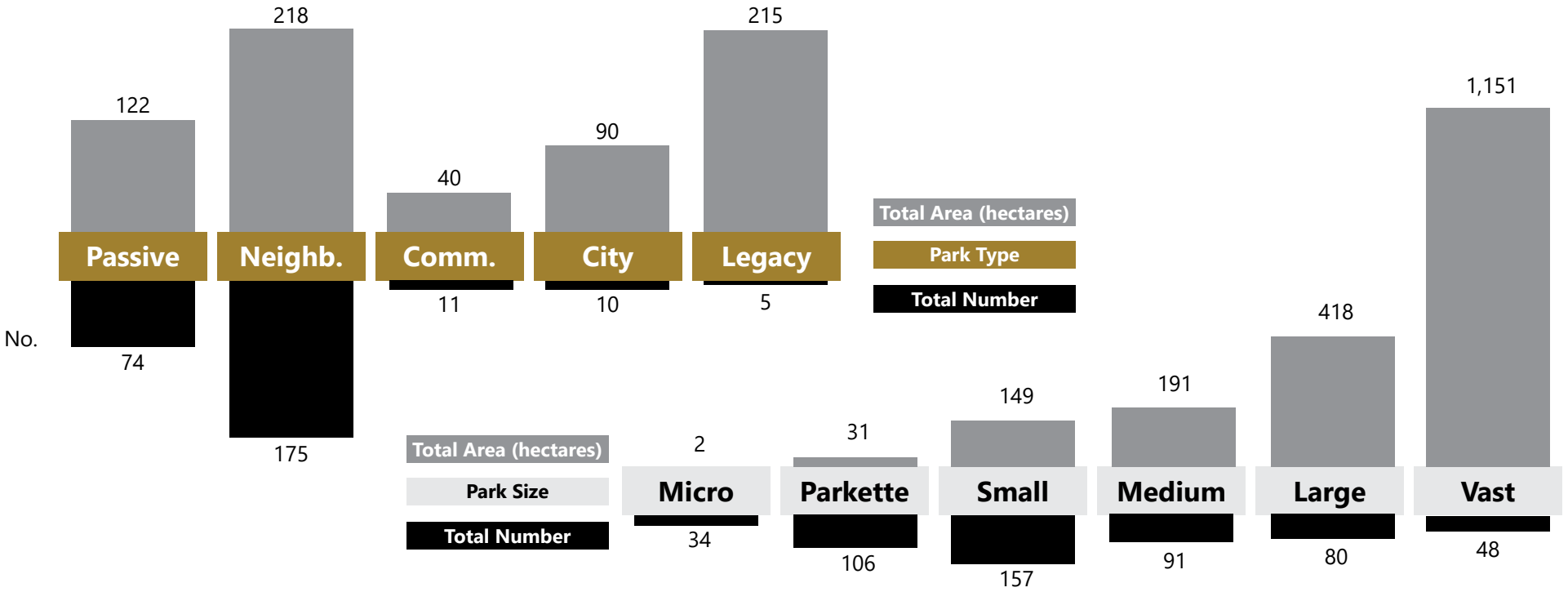
The most common type of planned park space in Kitchener is a small neighbourhood park, between 0.5 and 1.5 hectares in size.



Total Hectares of Parkland per Category



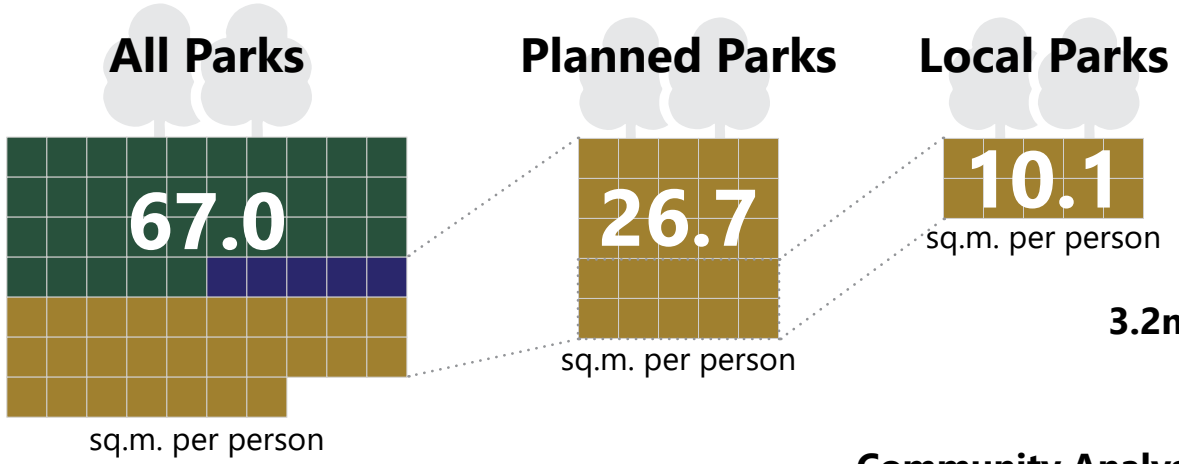
Quantity and Total Area of Planned Parks



Quantity and Total Area of Size Categories - All Park Space

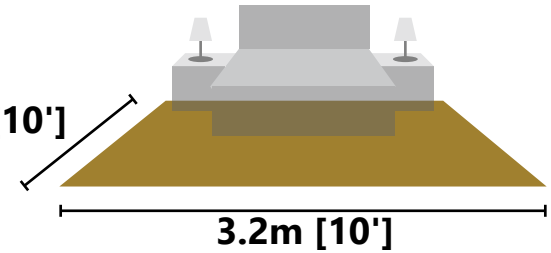
Park Inventory

Key Results



What does 10 square meters look like?

About the size of a small bedroom:



Local Park Provision

Identifying the local park provision in terms of square meters per person allows the City to easily identify communities that are above or below this average rate. The above graphic illustrates the break out of Local Parks from all Planned Parks and the entire parks portfolio.

Community Analysis

Using the local park provision of 10.1 sq.m. per person, more than half of the residential communities are above or approximately at the city-wide average. The remaining communities are below the average to varying degrees.

Community Analysis:

= 1 Planning Community



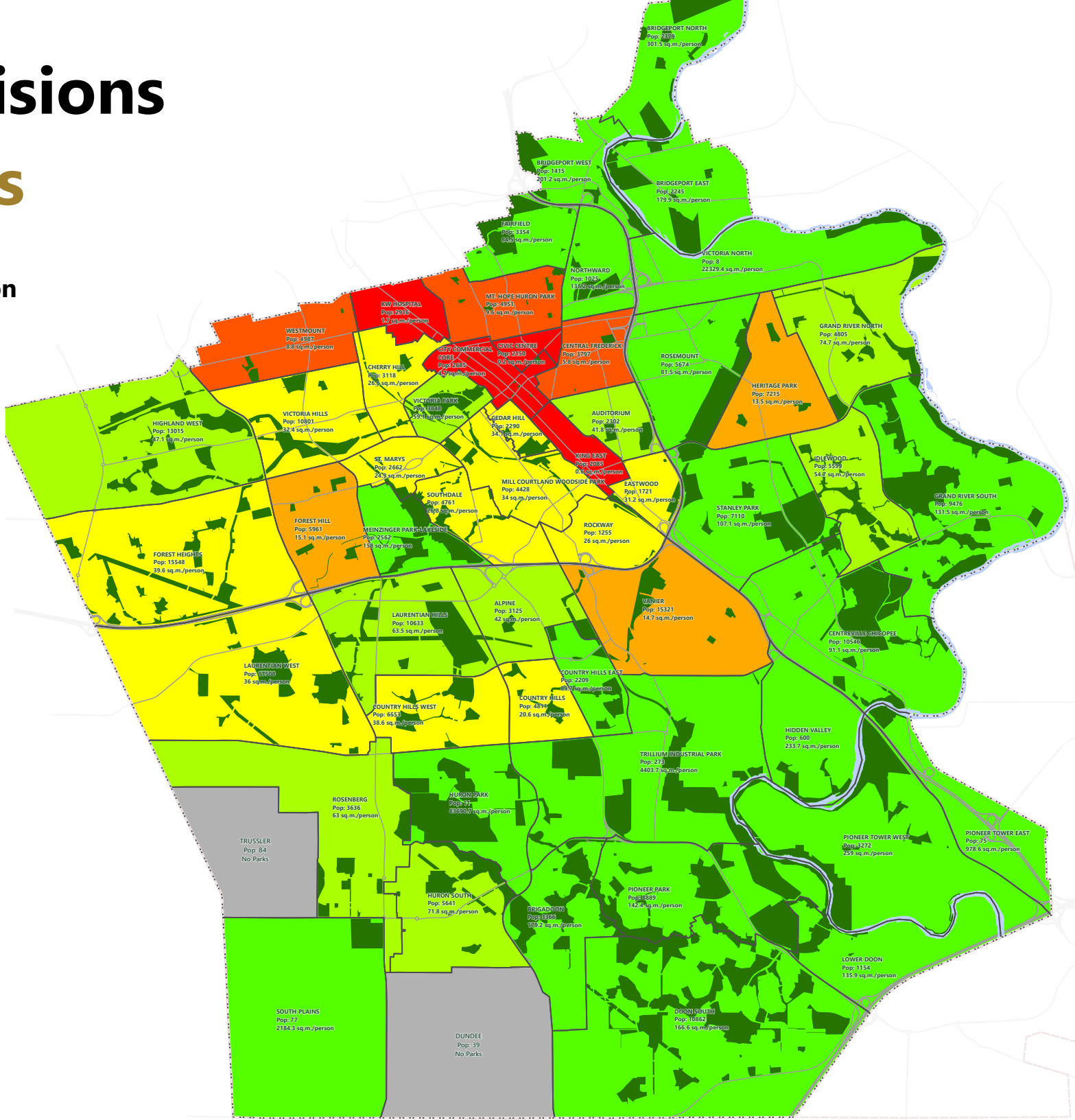
20	Above city wide average
5	Approximately average
10	Below average
8	Well below average
5	Critically below average
7	Non-residential communities

Park Provisions

All Parks

City Average:
67.0 sq.m. per person

- 80+
- 40 - 80
- 20 - 40
- 10 - 20
- 5 - 10
- < 5
- * No Parks



Park Provisions

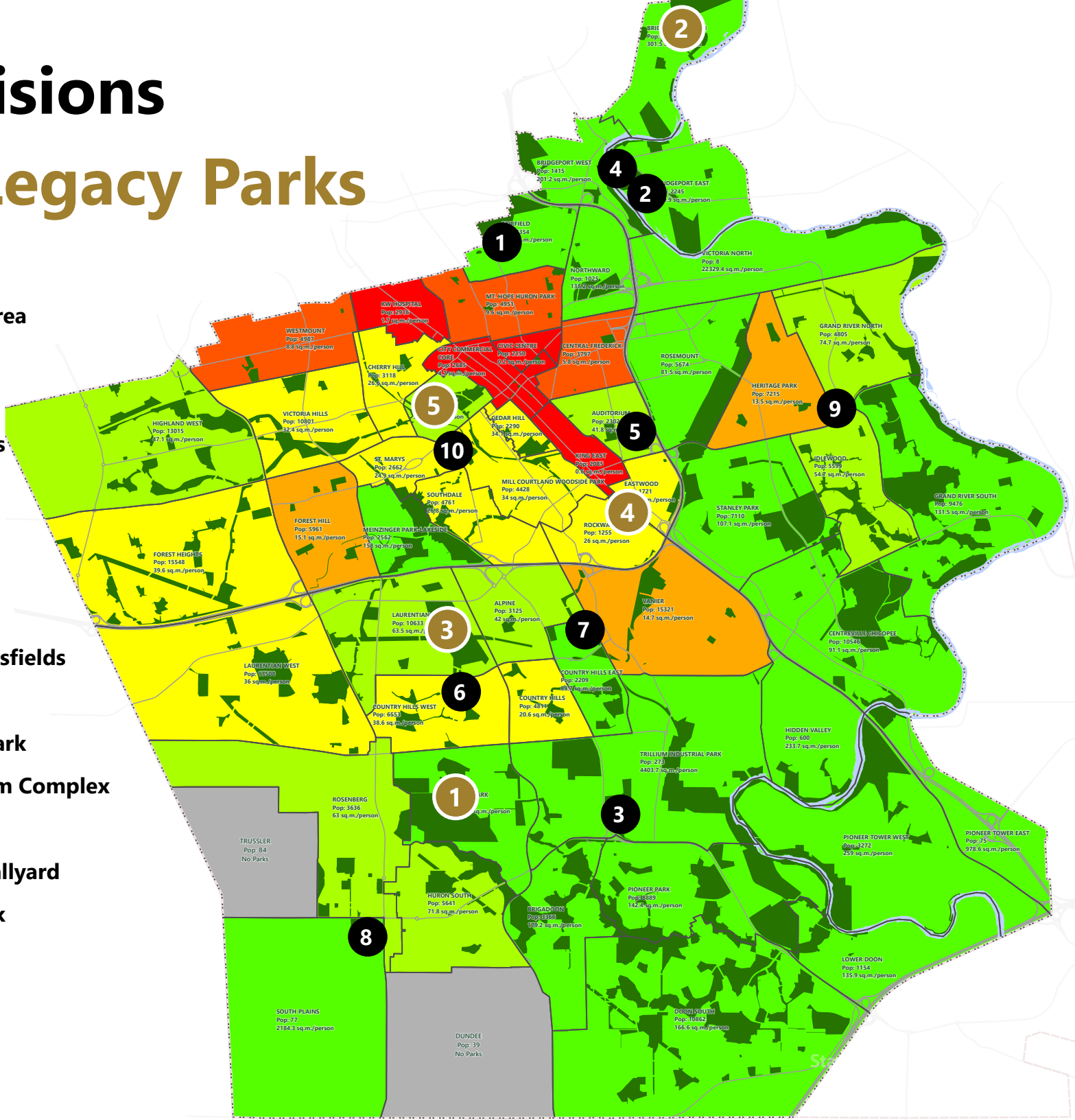
City & Legacy Parks

Legacy Parks (5):

1. Huron Natural Area
2. Kiwanis Park
3. McLennan Park
4. Rockway Gardens
5. Victoria Park

City Parks (10):

1. Breithaupt Park
2. Bridgeport Sportsfields
3. Budd Park
4. Joe Thompson Park
5. KMAC Auditorium Complex
6. Lions Park
7. Peter Hallman Ballyard
8. RBJ Schlegel Park
9. Rosenberg Park
10. Woodside Park



City of Kitchener

Park Provisions

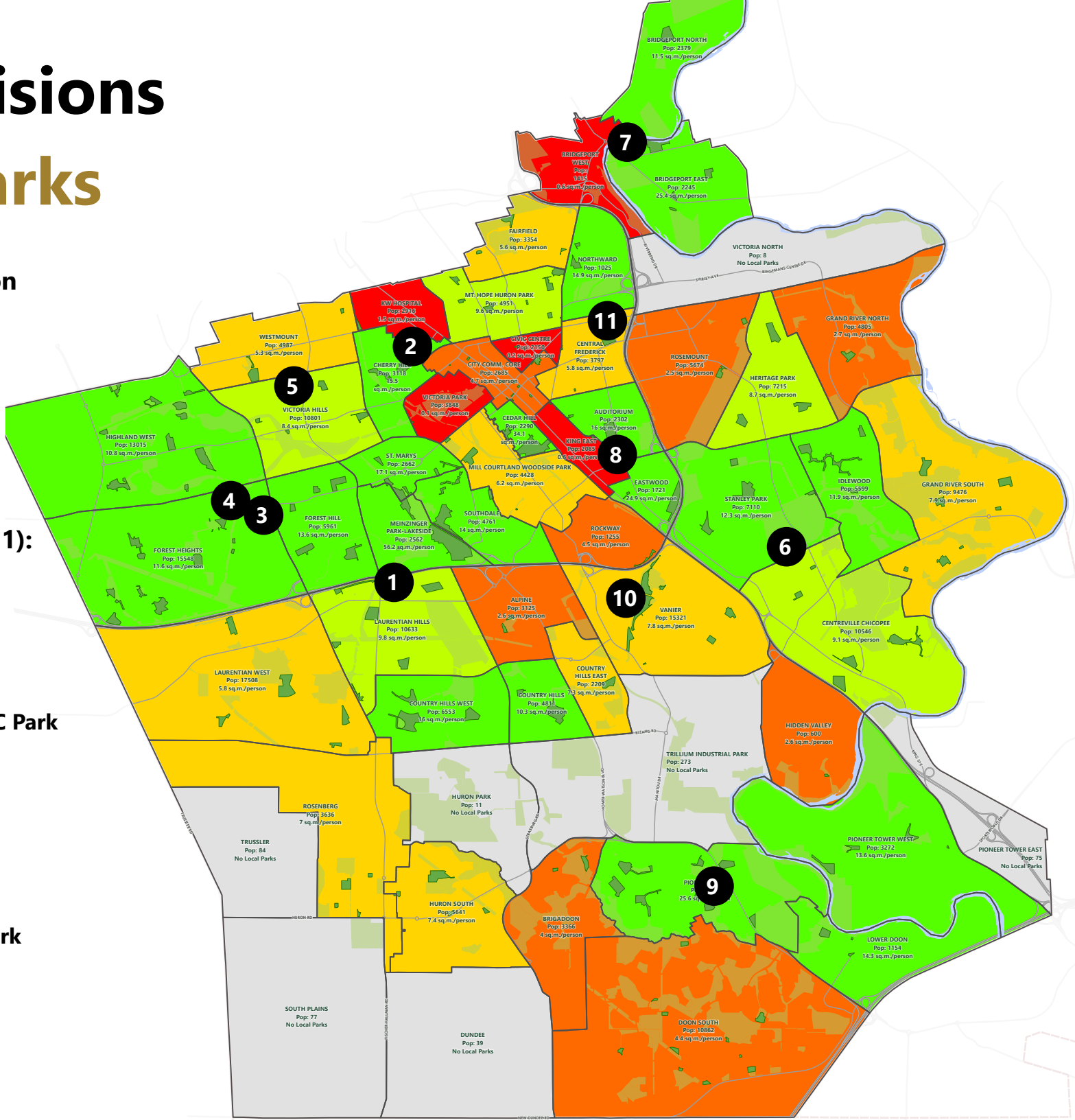
Local Parks

City Average:
10.1 sq.m. per person

- 10+
- 8 - 10
- 5 - 8
- 2 - 5
- < 2
- * No Parks

Community Parks (11):

1. Chandler Park
2. Cherry Park
3. Fischer Park
4. Forest Heights CC Park
5. Gzowski Park
6. Idlewood Park
7. Tyson Park
8. Knollwood Park
9. Upper Canada Park
10. Wilson Park
11. Weber Park





Park Planning

Vogelsang Green (2021)

KITCHENER

Introduction

Measuring the City's current state of parks is the first step to identifying how many parks the City needs. The Park Planning section will provide background and context into how parks are created.

The background will start at the beginning - from the first park created in the Town of Berlin, now the City of Kitchener, to the current policies in place that guide the process of creating and providing park space.

Understanding how parks come to be, and equally as important, how existing parks came to be, is critical in guiding their future. It is within these park planning policies established by the Province of Ontario's legislation that ultimately determine the park provision for the City's immediate and long term future.



Huron Natural Area (2021)

A Brief History of Public Parks

In 1894, The Town of Berlin Council voted eight to six in favour of a new by-law adopting the Public Parks Act and approving the acquisition of 28 acres (11 hectares) of land for a city central park. The land was purchased and developed for a cost of $18,000 (approximately $500,000 today), and despite many challenges and much opposition, **Victoria Park** was opened two years later profoundly impacting the City's landscape and its residents for future generations.

Since Victoria Park was established the City has developed and supported the creation of 429 hectares of active park space, 126 hectares of greenways and preservation of 1,082 hectares of natural open space.

Victoria Park is one of the City's five legacy parks, and along with the majority of its city facilities, represents a class of park space that is largely unachievable in modern times.

The two modern examples of large scale park developments - McLennan Park (2010) and RBJ Schlegel Park (2020) were acquired or developed under unique circumstances. McLennan is famously a capped landfill, and RBJ Schlegel Park falls outside of the development limit of the City (the Countryside Line). Both properties have limited development potential due to physical or property zoning restrictions, one of the few remaining uses of both being public park.

The processes and tools the City has to secure land for public park purposes will be explored in this section.

Roos Island Bridge, Victoria Park (1896)



Acquiring Parkland

The City of Kitchener can acquire parkland in one of, or a combination of, four different ways: **conveyance or donation, direct purchase**, **expropriation** and/or **park dedication.**

Conveyance or Donation

The City becomes the benefactor of land through estate donations, conveyances of non-developable land, or by other means that are of no cost to the City. Conveyances are a long established, though now uncommon, way of acquiring planned park properties. Conveyances remain the primary means of retaining vast areas of natural/open space that is otherwise unable to be developed.

Portions of older parks have come through conveyance methods, such as 20 acres of Breithaupt Park from the Louis Breithaupt Estate in 1912.



Breithaupt Park (2021)

Direct Purchase

A city is like any other individual or organization and can purchase land for public use at fair market value. The City is also within the first-right-of-refusal hierarchy for other publicly funded lands when they are disposed of or declared surplus, such as former School Board lands, Region of Waterloo or Grand River Conservation retained properties.

The City relies on funding generated by cash-in-lieu of parkland dedications secured through development applications to pursue these purchases.

RBJ Schlegel Park, beginning its phased development in 2017, was originally purchased by the City in 1983 directly from Rockway Holdings.

RBJ Schlegel Park (2021)



Acquiring Parkland

Expropriation

Public bodies have the power to acquire privately owned land without the consent of the owner for public use under the Expropriations Act. Expropriations are most often used in infrastructure projects such as highways, roadways, or other infrastructure improvements, with private owners being compensated under fair market value.

Expropriations are uncommon for park land acquisition.

Park Dedication

Park dedication and acquisition through development is regulated in the Planning Act, a provincial legislative document that is the most common modern tool for acquiring public parkland.

The Planning Act permits municipalities to require developers to either dedicate land for use as a public park or other recreational space, or pay cash-in-lieu of land. Cash-in-lieu is held by the municipality in a Park Trust Fund as a reserve to purchase lands for the sole purpose of park use. There are no restrictions on where within the City the cash-in-lieu can be used.

Land or cash-in-lieu of land dedications applies to all of:
- Development or redevelopment (Section 42 of the Planning Act);
- Subdivision of land (Section 51.1 of the Planning Act); and
- Consents (i.e. Committee of Adjustment, Section 53 of the Planning Act).

Dedication is required of the developer not exceeding 2% for commercial and industrial purposes; and 5% in all other cases.

The Planning Act provides an **alternative rate** that requires the developer to convey additional land for residential developments. The alternative rate has two upper limits:
- 1 hectare per 300 units if dedication is taken as land (42-3); and
- 1 hectare per 500 units if dedication is taken as cash-in-lieu (42-6.0.1).



Patricia Park (2021)
The fist park in Kitchener acquired and developed through the Planning Act Alternative Rate (2014)

Park Dedication By-law & Policy

The Planning Act permits municipalities to require park dedication. It is the choice of each municipality to apply those policies as they deem necessary. There is a wide variety of methods of applying park dedication requirements across the province as each municipality develops their own priorities and targets.

The City currently uses two documents to enact and guide park dedication within the City respectively:

1. Park Dedication By-Law, Chapter 273 – Enacts the Provincial Policy.

2. Parkland Dedication Policy (2012) – Guides the application of park dedication.

Both documents combine to outline the principles of park acquisition and are representative of the City's priorities of park service levels for its residents. Both will be revised as part of this document, and remain subject to further changes by Provincial legislation.

The following is a summarized list of those key principles in place at the time of writing this document:

- The maximum allowable dedication is applied across the City under the Planning Act;

- Downtown (City Commercial Core) is exempt from all park dedication requirements;

- Development that has at any time paid or conveyed the maximum amount of park dedication, is exempt from all future dedication requirements;

- There are no reductions, caps, or density incentives within Kitchener's policies (more on these tools in Section 4); and

- Cash-in-lieu contributions are calculated against a static book value within the Dedication Policy, organized by generic land use classifications (e.g. Residential Apartment, Townhouse, Commercial, Industrial, etc.).

Acquisitions in Practice

So how does the City actually get land for park use?

In short – the most reliable way of acquiring **land** is through greenfield subdivision development at a 5% land rate. With some exception, 100% of subdivision applications will yield planned park property or properties equivalent to 5% of the total development area.

The City applies park dedication to severance and site plan applications as well which yield 100% and 99% **cash-in-lieu of land** contributions respectively. Of all the development applications through these processes since 2016 (approximately 268 reviewed by Parks staff), only 4 required a land dedication, resulting in 2 tangible park developments (Fergus Green and Rose Park). The remaining developments have totaled around $15,700,000 in cash-in-lieu requirements*

Acquiring parkland through site plan development has, and will continue to be, a challenge for the City and development community. Developments are often large scale, high density proposals in which parkland is critical, however the sites themselves are not adequate for conveying land for park purposes. Location, orientation, elevation, connectivity, and visibility among other criteria that often cannot be met. Taking of land may also be detrimental to the development itself limiting parking, street frontage or simply the area necessary to construct a functioning residential site. The result is the City's taking of land in less than 1% of the development applications.

**Note these figures are based on application evaluations only. This does not reflect actual dollars collected, understanding not all developments reviewed proceed through completion.*

Site Plan Development

266

Developments requiring cash-in-lieu of parkland from 2016 to 2021

2

park developments

Fergus Green in development (image taken November 2020)



Growth

Spaces is a plan based on current population and park inventory information. As of 2020 the Region of Waterloo is the fastest growing metropolitan area in the country at 2.8% annual growth, according to StatsCan data. With rapid growth comes the demand for equal growth in all public services, including public parks. Municipalities are charged with ensuring they direct proper and orderly development within their boundaries. Kitchener achieves this through various planning tools such as the Region of Waterloo Official Plan, Kitchener Official Plan, and Kitchener Growth Management Strategy (KGMS), a bi-annual plan to guide, predict and prioritize the City's growth.

The current KGMS (2019-2021+) includes 43 plans of subdivision and over 20 intensification areas within its 2-year time frame. Of the 43 plans of subdivision, 27 are approved or in circulation at the time of the KGMS report. 16 are identified as future plans.

Intensification areas are focused in the Urban Growth Centre (City Commercial Core community), mixed use corridors though the Central Neighbourhoods region, and various mixed use centres and nodes throughout the City.

Plans of subdivision are planned in 11 growth area communities throughout the City, primarily in the south-west portion of the City limits. Specific growth areas will be hi-lighted in the Critical Needs Assessments of each planning community.

Southern Neighbourhood of Rosenberg Community (2021)



Growth: Intensification

The City of Kitchener is changing from outward growth to upward. Sprawling greenfield developments are transitioning to core area infill developments, and with it comes a need to manage these rapidly intensifying communities.

The KGMS outlines and prioritizes the Urban Growth Centres and expected growth. Beyond the Urban Growth Centre boundaries there are still highly intensified areas planned around the Region's Light Rail Transit system. These are known as Major Transit Station Areas (MTSA's), or formerly PARTS (Planning Around Rapid Transit Stations). Kitchener has completed three of these plans including Central Stations, Midtown and Rockway. There are three major areas remaining - Fairway, Block Line and Sportsworld.

The plans are intended to guide potential growth around the LRT stations to ensure it is done so stably and with expectations of public realm improvements - infrastructure, pedestrian enhancements, streetscapes, transportation and public park space.

Providing park land in intensification areas is an integral component of high density city living, but providing it in areas of intense growth is very challenging. Intensifications typically fall under the Site Plan application process, which outlines the constraints to creating park land in association with the proposed development.

This is a critical understanding when setting expectations of local parks in communities within these areas of intensification, and the primary reason why evaluating individual communities is necessary for developing a realistic parks plan.



Strategy



RBJ Schlegel Park (2021)

KITCHENER

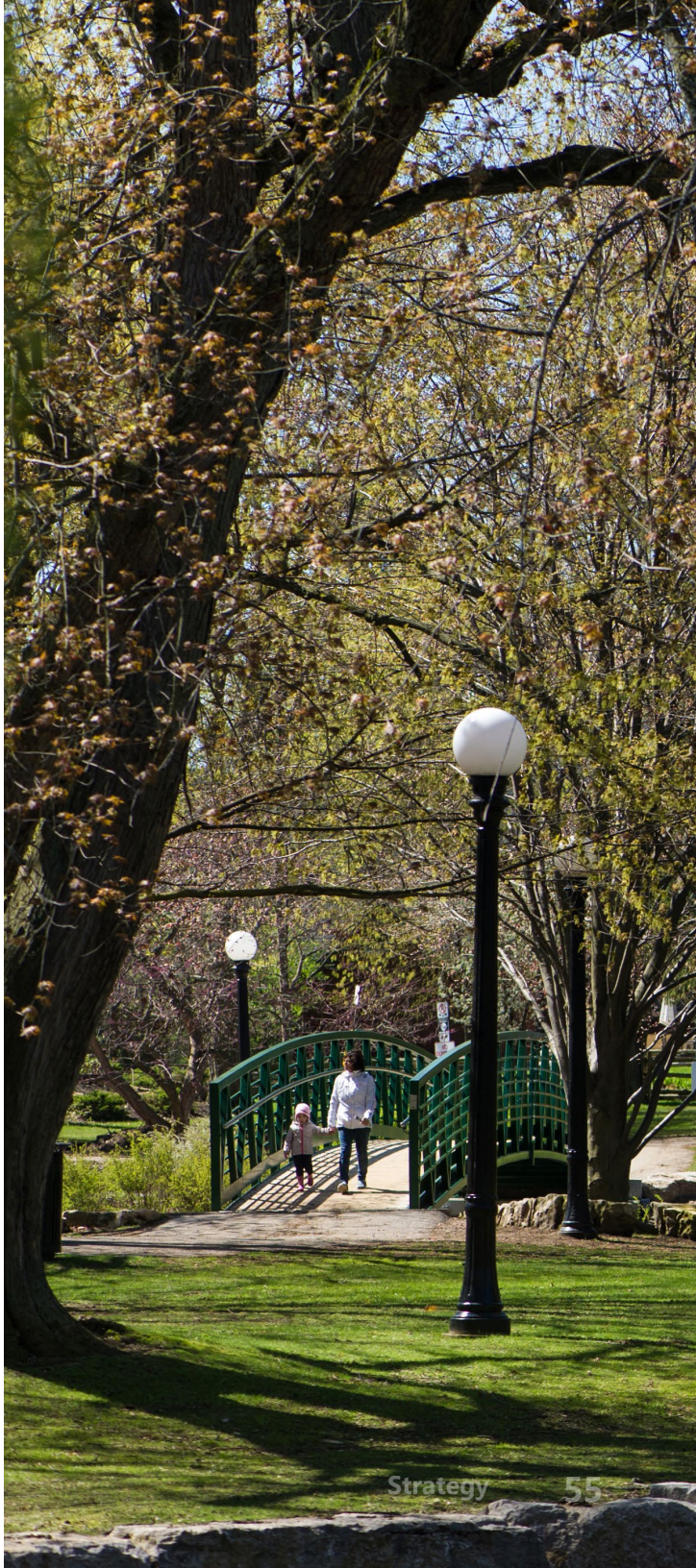
Introduction

The strategy of Spaces is to establish a target park provision for the city and understand where that provision is not being met.

Using updated park classifications and measurement techniques, park provisions and specific community analysis can be completed that are both realistic and achievable.

Targeting a park provision will combine both the current inventory of park space in Kitchener and the boundaries of park policy provided by the Province and applied through the City's by-law and policy tools.

Once the target is set, it can be applied to each community to determine where the critical park needs are, and help shape priority communities based on an equitable park distribution.



Understanding Park Provisions

To date the provision of parks has been developed and approved independently of the Planning regulations determining their limits. These Planning regulations have been the primary means of acquiring and funding the purchase of parkland. To achieve a realistic and sustainable target, the two should align as closely as possible.

The previous section of this document introduced the metric of square meters per resident as a tool to measure park provisions. In order to convert the Planning Act legislation metric of hectares per unit, an average persons per household is required. **The average persons per household in Kitchener is 2.5** according to 2020 census data, and ranges within the planning communities from 1.6 (City Commercial Core) to 3.4 (Laurentian West).

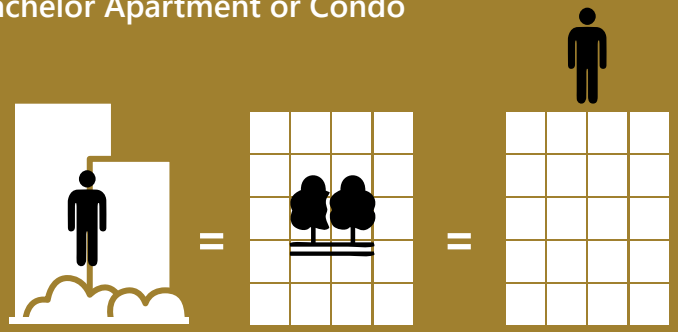
Provision Conversions

Applying 2.5 persons per household to the Planning Act alternative rate maximums illustrates both current provisions and target provisions:

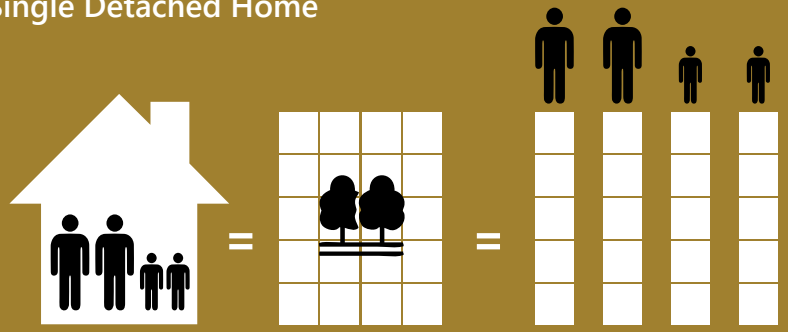
- 15.0 sq.m. per person. 2010 Parks Strategic Plan target for neighborhood parks (1.5 hectares per 1,000 residents);
- **13.3 sq.m. per person. Maximum park dedication achievable through land dedications (1 hectare per 300 units);**
- 10.1 sq.m. per person. Average neighbourhood and community park per resident; and
- **8.5 sq.m. per person. Maximum park dedication achievable through cash-in-lieu dedications (1 hectare per 500 units + non-residential dedications).**

Converting Provincial Legislation to Park Provisions

Bachelor Apartment or Condo



Single Detached Home



Understanding Park Provisions

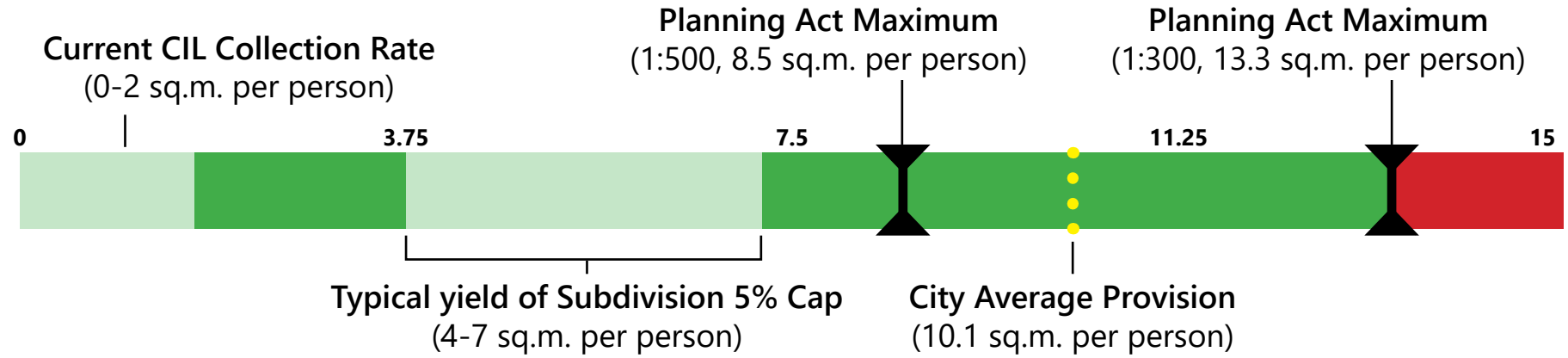
Establishing the Maximum Provision

Past practices have established that new park land is primarily created through development processes. Combining the maximum rates of parkland built into these processes through the Planning Act, we can set our understanding of a maximum provision between **8.5 and 13.3 square meters per person.**

As the City starts to see development shift from subdivision focused to infill type development, the City will see the maximum provision of park land move toward the lower bound of 8.5 sq.m. per person on average.

Three critical pieces of information can be overlaid to illustrate possible local park provisions: current practices, current city-wide average provision, and the theoretical maximum provision in the Planning Act:

Park Provision Ranges



Understanding Park Provisions

Other Considerations on a Maximum Provision

Theoretical maximums have been established in two scenarios. Applying practical knowledge and current City practices to these figures can further refine a realistic expectation on park service in new and existing communities within the City of Kitchener

Influence	Description or Examples	Effect on Maximum Provision	Applicable to New Communities	Applicable to Existing Communities
Park Dedication Reductions, Exemptions or Caps	Downtown Kitchener Exemption (in place since 2008) Subdivision lands capped at 5% of land area	↓	✓	✓
Land Values	Taking cash-in-lieu from one community does not equal the same land area in another	↓		✓
Use of Park Trust Fund	Every dollar of cash-in-lieu dedication used in capital programs will reduce park provision level	↓		✓
Tax Based or Other Funding Programs	Funding above and beyond the park dedication program	↑	✓	✓
Value Based Dedication	Acquiring lands of low market value or otherwise undevelopable for park use	↑		✓
Existing City Lands	Utilizing existing city held properties for park use (e.g. surface parking lots, other facilities)	↑		✓

Targets Explored

Based on the past practice in Kitchener and existing legislation, we have explored what the **potential** future provisions of local parkland are relying on development processes exclusively to acquire parkland.

Understanding maximum provision is vital in informing what a target that is both realistic and achievable could be. It is expected that a target established above these levels will require using non-traditional tools to acquire parkland at a greater rate than what is possible under development processes. Conversely, a target below these bounds is more realistically achieved based on the existing tools used to secure parkland.

Critically a target does not necessarily reflect adequate levels or a sufficiency of parkland. The target also does not necessarily need to reflect all land that functions as a park space. For example, adequacy could be met in certain communities through urban plazas, hydro corridors, school grounds, and cemeteries among other alternative open spaces, that can add significant value to the park system that are above and beyond minimum levels established by a target.

A target should be seen more as a benchmark against which policy and process can be established, and against which progress can be measured. A lower target is indicative of relying on existing process, whereas a higher target suggests willingness to explore other sources and process to build a high proportion of parkland for communities in the future.

Gildner Green (2019)



Targets Explored

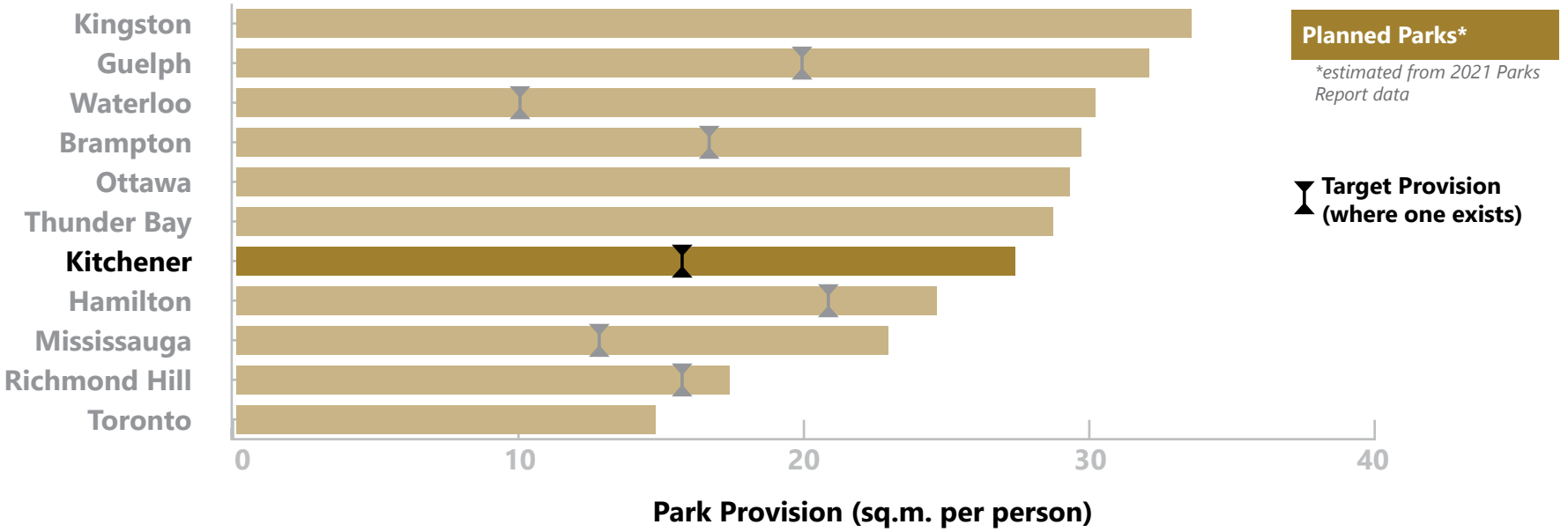
Provincial Context

Typically, municipalities will benchmark target park provisions with other municipalities of similar size and location.

Similar data is available throughout the province, however it is important to recognize that the very definition of park space can be variable between cities. Comparing specific park categories (Local parks, in this case) can be even more challenging.

Further, each city or town will have its own definitions and categories to measure their success. Kitchener's existing target is 15.0 sq.m. per person specifically for Neighbourhood Parks. Some municipalities have similar Local Park targets (Waterloo and Mississauga), others have overall park targets (Guelph and Hamilton) and some employ no targets at all (Ottawa and Toronto)

As a baseline figure, according to the World Health Organization (WHO, 2010), every city is recommended to provide a minimum of 9 sq.m. of urban green space for each person, provided it is accessible, safe and functional. An ideal amount of urban green space can be generously provided to as much as 50 sq.m. per person.



Source: Canadian City Parks Report 2021

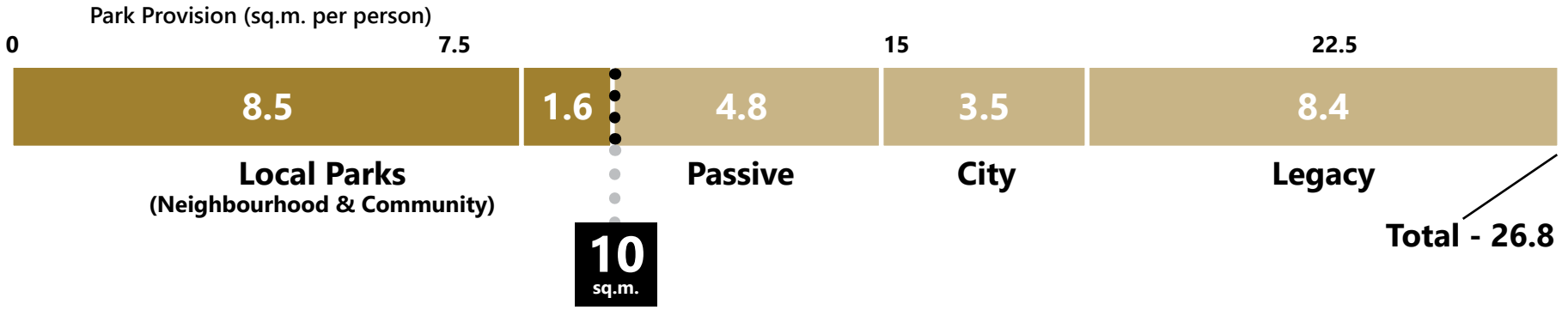
Targets Explored

Applying Planning Tools to Existing Provisions

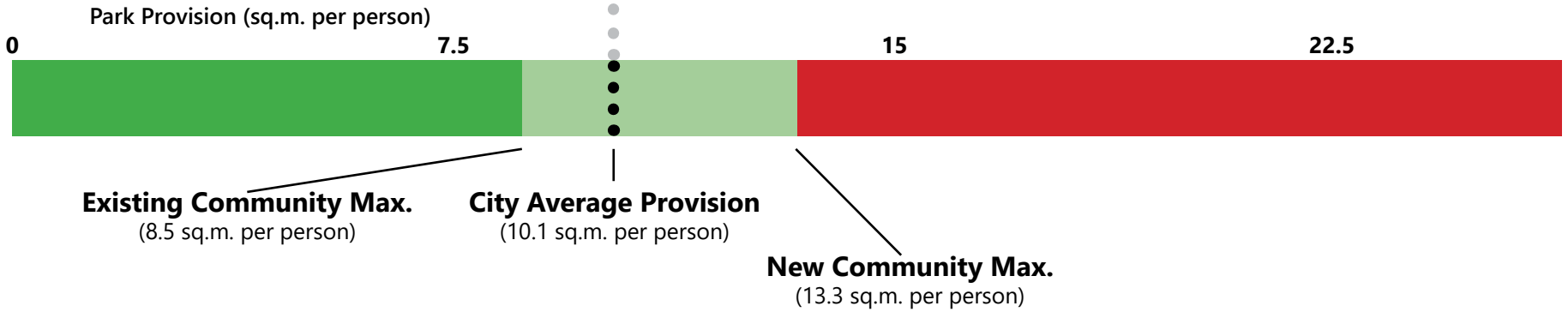
Comparative metrics can provide some level of guidance and goal posts to target, but the right provision for Kitchener should be established within its' own community context and what is achievable based on its' funding regime.

We know the limitations of acquisition tools, and we know what the City's current provisions are. Illustrating both on the same scale shows that it is not possible to maintain the City's overall Planned parkland provisions.

Planned Park Provisions



Maximum Planning Act Provisions



Target Provisions

Recommended Target

An overall target for all Planned Park space is not a practical or realistic benchmark to set. Stating status quo as the preferred method embeds a requirement to acquire parkland at the current provision level of 26.2 sq.m. per person. Regardless of population growth we know this is unattainable with the limitations of park land dedication.

Target provisions are then based on each category of park types:

Passive	Local	City-wide
Maintain	**10** sq.m. per person	Strategic
Acquire and expand passive recreational spaces, including greenways and stream networks, under the guidance of the Cycling & Trails Master Plan (2020), PARTS Central (2016) & Midtown/ Rockway (2017), and the Stormwater Master Plan (2016).	Maintain the current City wide average provision of 10.1 sq m per person for local park provision for all future development. It is recognized that the ability to achieve this equitable across the City is complex as the City shifts towards infill type development.	City and Legacy park provisions are considered strategic and not linked to a per capita analysis. Expansion or accommodation of population growth will be addressed within Places

Provision Objectives

Recognizing Areas of Growth

The City of Kitchener expects highly intensified areas of the city to be developed surrounding the Light Rail Transit system. Planning is in place to guide that development through the use of Major Transit Station Area planning (MTSA's).

MTSA's provide boundaries of intensification, and by overlaying with Planning Communities and their park provisions, we can establish **park land provision objectives** of each community that are realistic and achievable within the 20 year growth projection window. These provisions reflect the practical limitations of land values and land availability in the communities of intensification.

MTSA Parks Objective:
4
sq.m. per person

Communities that fall entirely within an MTSA with highly intensified residential growth expected.

Example Communities: Downtown, King East, Mill Courtland

Partial MTSA Parks Objective:
8
sq.m. per person

Communities that transition between an MTSA with a mix of urban and suburban residential populations

Example Communities: Vanier, Central Frederick, Mt Hope Huron Park

Baseline Parks Objective:
10
sq.m. per person

All areas outside of the MTSA that are predominently suburban with non-transit based pockets of increased density

Example Communities: Country Hills, Bridgeport West, Westmount

Knollwood Park (2015)



Applying Target Provisions

On average, all new development will reduce the City's overall park provision in existing communities.

To maximize the potential of park dedication and park development, the City needs to guide acquisitions and investments to the areas of highest needs.

Identifying those higher needs communities is the first step. In evaluating each community, the following principles will be employed throughout the community analysis:

Principles of Critical Needs Communities:

1. Parkland for all residents is equal. No resident should be entitled to more or less public recreational opportunities;

2. Equity is established through priority of park acquisition strategies, where park deficiencies exist;

3. Equity metrics are established as median household income and percentage of apartment dwellings within a community. These are two objective measures that indicate a communities reliance on local, publicly available space for recreational purposes.

4. Non-residential communities will not be explored in detail in the critical needs assessment as there are no local parks nor significant population. They include **Victoria North, Trillium Industrial Park, Pioneer Tower East, South Plains, Trussler, Huron Park and Dundee.** Should future residential development occur in these communities, park dedication as land through development will be the priority.

Foxglove Park (2022)



Critical Needs Areas

Data can provide the framework but a qualitative analysis is necessary to form the City's park acquisition strategies. Communities will be evaluated based on Critical Needs Assessments in two forms: **Park Acquisition Priority and Park Improvement Priority**.

Guiding Principle: EXPAND

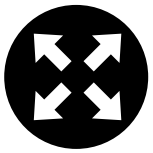
Priority of acquisitions is based on measurable data and qualitative analysis. The data is a combination of existing park supply per person, average annual household income, and percentage of apartment dwellings within a community. A qualitative lens is then applied to factor in unique considerations within each community - consideration of alternative park spaces in support of the park system primarily

Regardless of priority, all significant growth development should be assessed for parkland needs and new provisions resulting from new residential units

Guiding Principle: IMPROVE

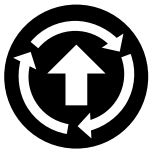
This is an equity driven analysis based on two factors from the acquisition priority: average annual household income and percentage of apartment dwellings within a community.

This assessment provides a tool in determining capital improvements to existing park spaces. Decisions and planning are subject to a wide range of influencing factors such as: asset management, conditions, sportsfield initiatives, stormwater infrastructure initiatives, and so on. This will be explored in depth through the Places document.



EXPAND - Acquisition Priority

Critical	Very low park supply, high residential density and high equity score. Engage in a detailed acquisition study as soon as possible.
High	Low park supply and/or high residential density / equity score. Prioritize land taking through development opportunities.
Medium	Variable conditions yielding need to assess land through future development applications.
Low	Low park supply, however conditions of the community result in park acquisition as a long term development driven goal.
None	Focus on asset improvement to existing facilities regardless of parkland supply.



IMPROVE - Improvement Priority

High	Combination of low average income and high percentage of apartment dwellings.
Medium	Mix of both above or below average income and percentage of apartment dwellings.
Low	Communities that are above average income and low percentage of apartment dwellings.

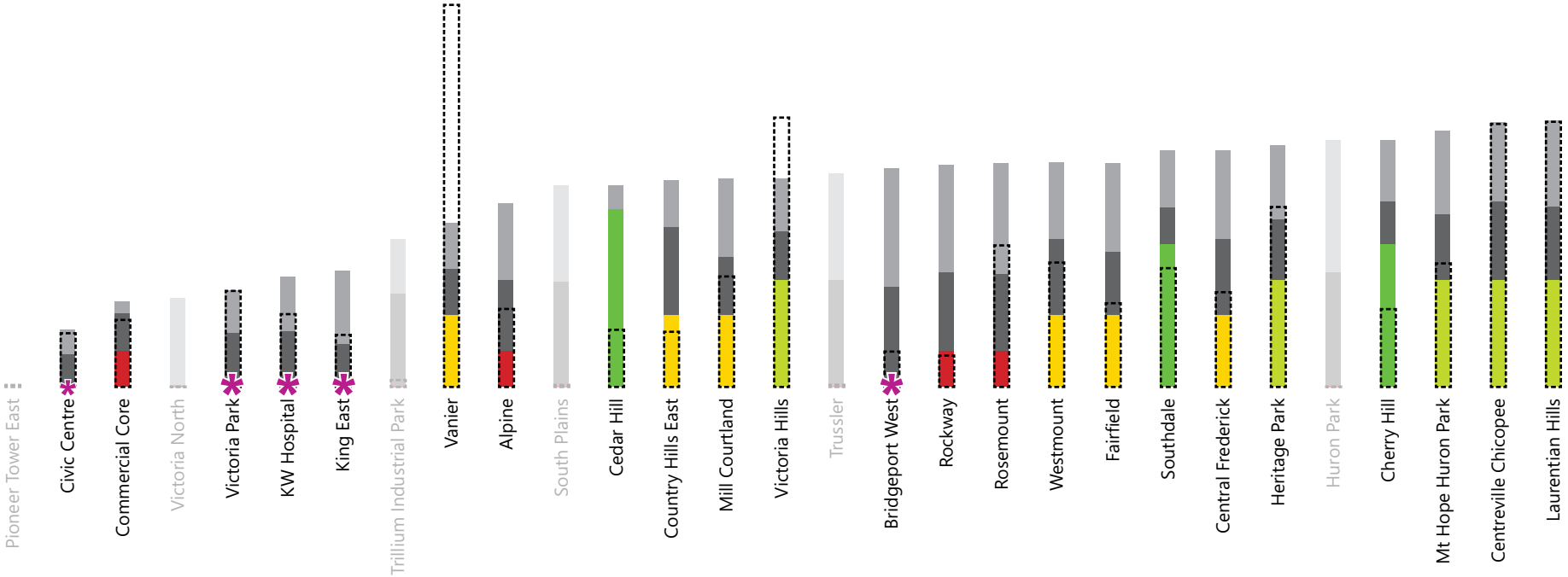


Community Information

00,000	Total population (2019 Census)
00,000sq.m.	Total neighbourhood & community park space (excludes City and Legacy Parks such as Victoria, McLennan, Woodside, etc)
0.0sq.m./person	Existing local parkland provision (colour matched to evaluation)
$00,000	Average annual household income (2019 Census)
00%	Percentage of dwellings that are apartments (2019 Census)

Critical Needs Areas

Applying Equity to Community Park Provisions

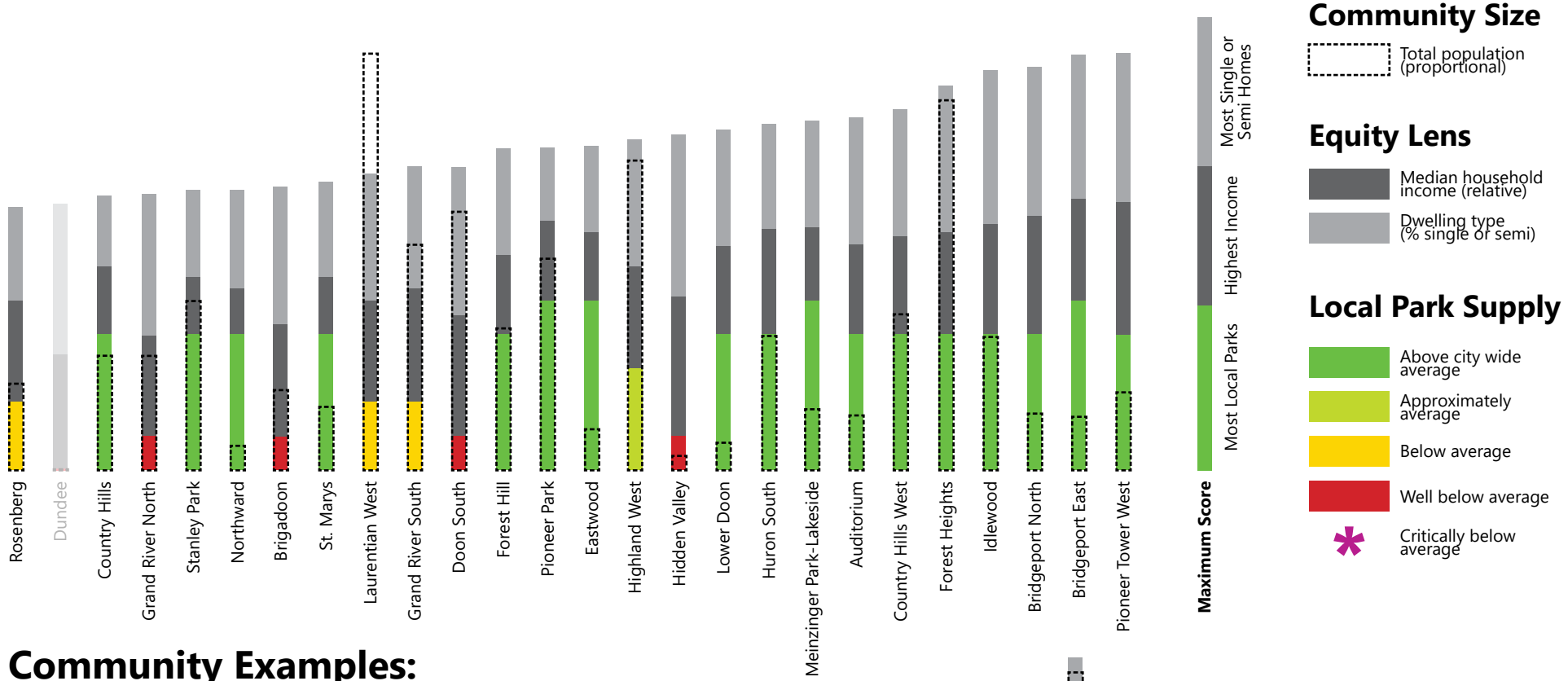


The graphic above is intended as a quick snapshot illustrating critical needs communities, combining park supply categories, relative household income and percentage of dwellings that are single or semi-detached homes. The graphic is data driven but should be used as a **relative tool to understand where gaps of parkland and the communities that need them the most**.

This assessment is conducted using the current average park provision. Target provisions do not impact the assessment.

Park Supply is based on square meters of local parks per resident. The larger the bar, the greater the park supply.
Median Household Income is a relative quantity. Larger bars mean greater income.
Dwelling type is the prevalence of single or semi-detached. Larger bars mean more single or semi-detached homes.

The height of each communities bar graph represents its' local parks needs assessment. Smaller bars represent more critical needs communities, ordered left to right.



Community Examples:

Commercial Core (Downtown)

Population of Downtown is relatively low at 2,685

Kitchener's downtown is characterized by its higher densities of residential space (93% apartments) - therefore lower score for dwelling type

Kitchener's downtown is in the lower third of total household income ($51,000), leading to low income score

Local parks downtown are currently provided at 4.7 sq.m. per person, well below average

Final Result: low score, and high needs community for expanded park services

Cherry Hill

Population of Cherry Hill is relatively low at 3,118

Cherry Hill has a mix of building types, about half (53%) apartments - therefore a relatively low score for dwelling type

Cherry Hill is in the lower third of total household income ($53,300), leading to low income score

Local parks in Cherry Hill are currently provided at 15.3 sq.m. per person, well above average

Final Result: mid-level score, need for park services likely improvement based

Forest Heights

Population of Forest Heights is the second highest at 15,548

Forest Heights has a very high rate of singe and semi detached homes (93% combined) - therefore higher score for dwelling type

Forest Heights is in the higher third of total household income ($100,500), giving a high income score

Local parks in Forest Heights are currently provided at 11.6 sq.m. per person, above the city's average

Final Result: high score, and low needs community for expanded park services

Critical Needs Areas

The following is a summary of the residential communities and order in which they will be addressed. All detailed pages are located in the Appendices of this report. Note that specific property acquisitions will not be assessed within this report. This document will serve as a guide and justification for property acquisition strategies, and highlight opportunities and constraints in each location.

Community	Acquisition Priority	Improvement Priority	Local Park Provision (sq.m. per person)	Median Household Income	% Apartments
Alpine	High	Medium	2.6	$67,686	41%
Auditorium	None	Medium	16.0	$85,948	23%
Bridgeport East	None	Low	25.4	$101,025	14%
Bridgeport North	None	Low	11.5	$134,531	7%
Bridgeport West	High	Low	0.6	$91,571	26%
Brigadoon	Low	Low	4.0	$118,949	5%
Cedar Hill	None	High	34.1	$40,321	85%
Central Frederick	Medium	Medium	5.8	$70,359	49%
Centerville Chicopee	Medium	Medium	9.1	$71,659	31%
Cherry Hill	None	High	15.3	$53,373	53%
City Comm. Core	Critical	High	4.7	$50,968	93%
Civic Centre	Critical	High	0.2	$48,959	84%
Country Hills	None	Medium	10.3	$66,904	47%
Country Hills East	Low	Medium	7.3	$80,625	49%
Country Hills West	None	Low	16.0	$95,944	9%
Doon South	High	Low	4.1	$138,542	3%
Eastwood	None	Medium	24.9	$67,395	49%
Fairfield	Low	Medium	5.6	$63,333	50%
Forest Heights	None	Low	11.6	$100,519	8%
Forest Hill	None	Low	13.6	$76,294	22%
Grand River North	Medium	Low	2.7	$98,315	11%
Grand River South	Low	Low	7.9	$122,523	5%
Heritage Park	Low	Medium	8.7	$61,356	47%
Hidden Valley	Low	Low	2.6	$228,000	4%

Community	Acquisition Priority	Improvement Priority	Local Park Provision (sq.m. per person)	Median Household Income	% Apartments
Highland West	None	Low	10.8	$101,374	10%
Huron South	None	Low	7.4	$105,110	9%
Idlewood	None	Low	11.9	$116,424	7%
King East	Critical	High	0.6	$52,767	57%
KW Hospital	Critical	High	1.5	$58,817	67%
Laurentian Hills	None	Medium	9.8	$68,871	26%
Laurentian West	Low	Low	5.8	$101,299	3%
Lower Doon	None	Low	14.3	$83,469	15%
Meinzinger Park	None	Low	56.2	$71,235	35%
Mill Courtland	High	Medium	6.4	$59,894	48%
Mt Hope Huron Park	None	Medium	9.6	$63,912	46%
Northward	None	Medium	14.9	$55,158	41%
Pioneer Park	None	Medium	26.2	$75,872	28%
Pioneer Tower West	None	Low	13.6	$186,111	1%
Rockway	Medium	Low	4.5	$72,262	39%
Rosemount	Medium	Low	2.5	$70,279	37%
Rosenberg	Low	Low	6.8	$100,794	11%
Southdale	None	High	14.0	$50,735	60%
St. Marys	None	Medium	17.1	$61,374	40%
Stanley Park	None	Medium	12.3	$61,183	41%
Vanier	High	High	7.8	$54,530	61%
Victoria Hills	None	High	8.4	$55,573	48%
Victoria Park	Medium	High	0.1	$57,516	72%
Westmount	Medium	Medium	5.3	$71,020	51%

Critical Needs Areas

Acquisition Priorities

In total 24 communities are recommended for further acquisition strategies, detailing specific parkland acquisition methods, locations, costs, and timing.

Approaches to acquisition in each community may include direct purchase, development driven, mixed use or re-use of existing City-owned land, or strategic partnerships with school grounds to close each communities gap in park provisions:

Critical	High	Medium	Low
Downtown Kitchener (Core & Civic Centre)	Alpine	Central Frederick	Brigadoon
King East	Bridgeport West	Centerville Chicopee	Country Hills East
KW Hospital	Doon South	Grand River North	Fairfield
	Mill Courtland	Rockway	Grand River South
	Vanier	Rosemount	Heritage Park
		Victoria Park	Hidden Valley
		Westmount	Laurentian West
			Rosenberg

Denotes Major Transit Station Area (MTSA) or;

Partial Major Transit Station Area

Every residential community is explored in detail in the Critical Needs Communities section

Critical Needs Areas & Objectives

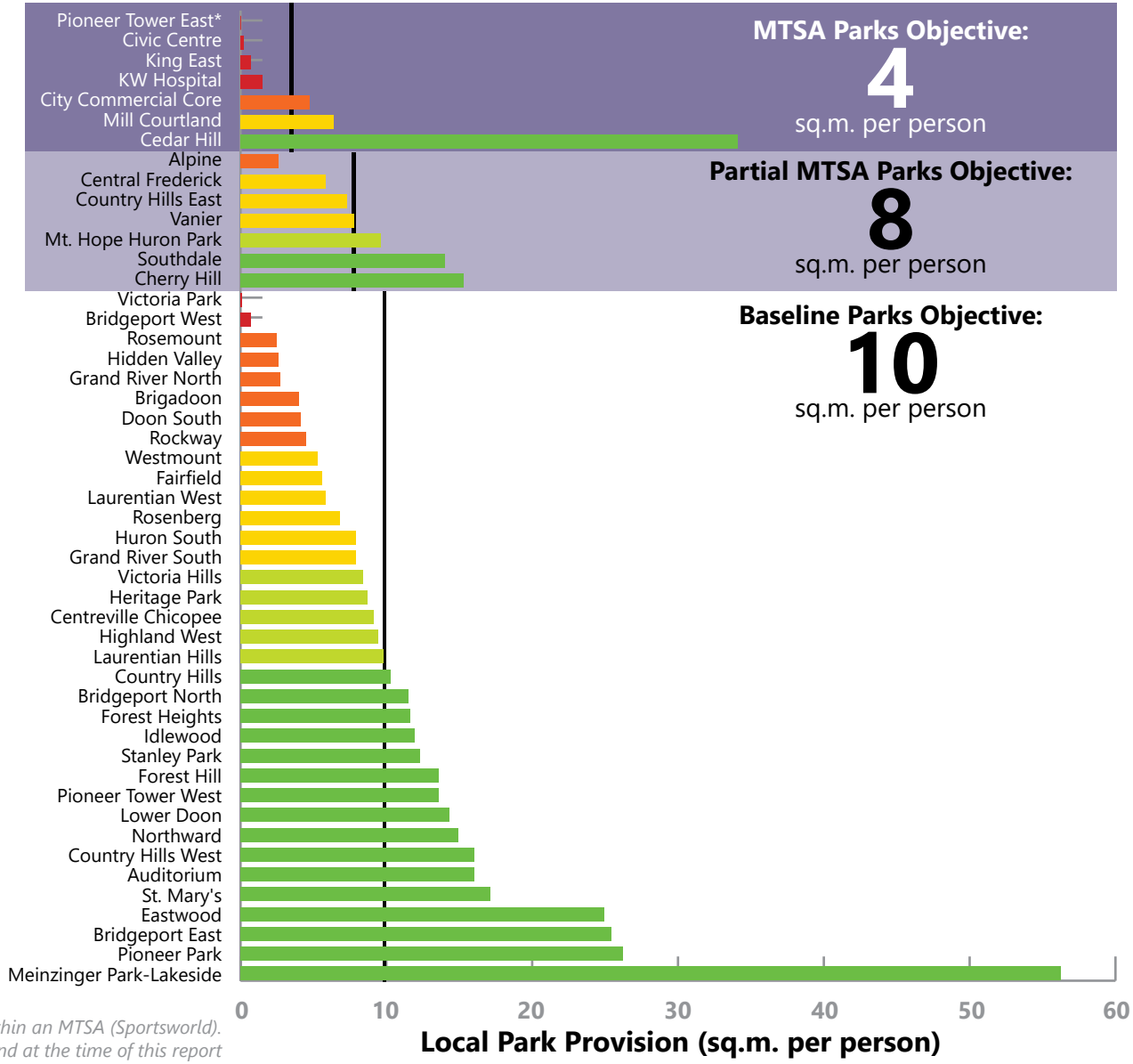
Applying Growth Projections

Community based targets can further assist property acquisition strategies.

One of the most challenging aspects of developing additional park space is intensification. Not only does it limit opportunities to acquire parkland within development applications, but also significantly increases competition to acquire land that is readily available as park space and dramatically increases population in much shorter timeframes.

Overlaying future intensification areas to the existing provisions provides greater clarity on what those targets can be.

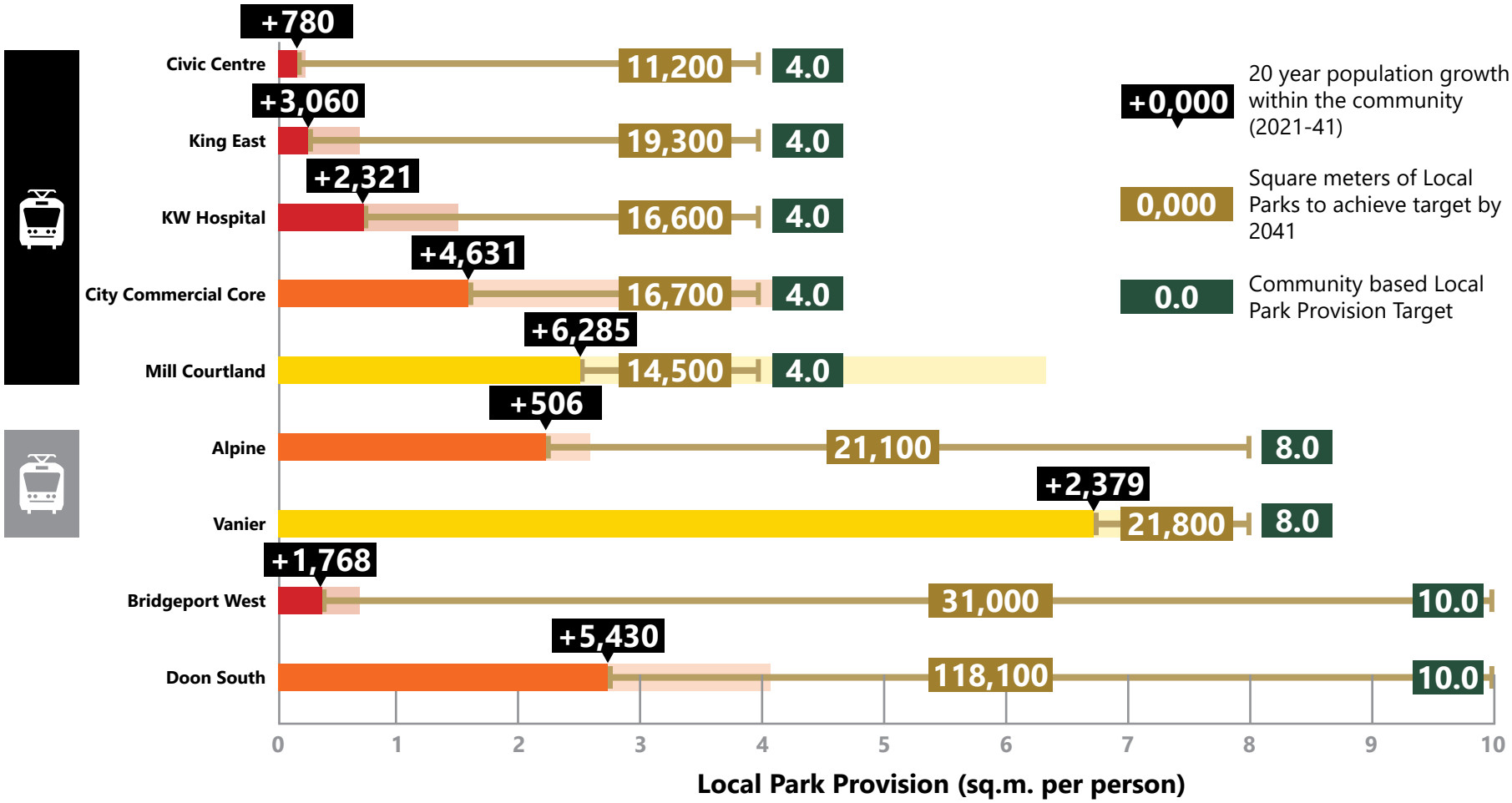
The graph shown here illustrates communities within each Major Transit Station Area (MTSA), and introduces target park provisions for each grouping:



**Pioneer Tower East is a non-residential community within an MTSA (Sportsworld). There is no current population or parkland at the time of this report*

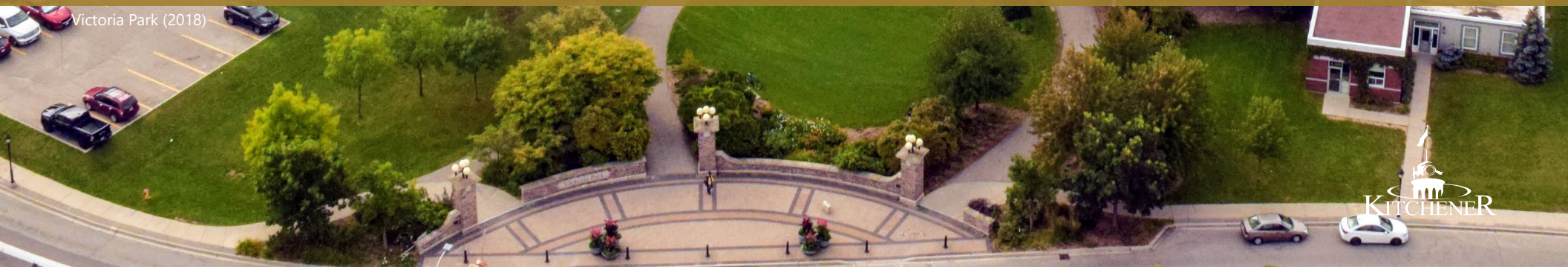
20 Year Park Provisions

Bringing together growth forecasts, park provision targets and the highest needs communities (combining both Critical and High from the previous page), we can project the amount of park space required over a 20 year span to reach the variable targets of Kitchener's highest need communities:



Note: Growth data referenced from 2018 PLUM projections enchanced by Kitchener Growth Management Strategy data.

Park Dedication Update



Victoria Park (2018)

KITCHENER

Introduction

How will the City achieve the target park provision in its' critical needs communities?

The most important tool is the City's Park Dedication By-Law. The By-law is enacted under provincial legislation and does have it's limitations. It does however afford the flexibility to increase or decrease park provisions under the established maximum park provisions.

The Park Dedication Update section will outline how other municipalities craft their dedication by-laws under the same provincial legislation, evaluate the relative costs of Park Dedication placed on development in context, and make specific recommended changes to by-law itself.

The By-law is a technical document and critical in providing Park spaces in Kitchener. Each clause within it can have dramatic long term impacts to the City's park provision.



Provincial Context

Evaluating other municipalities' policies can aid in the direction of Kitchener's own park dedication policies. In the end, the City of Kitchener and other municipalities aim to balance the park needs of the community and development targets set for density and revitalization areas. Benchmarking with other municipalities does come with the same caveats as with establishing parkland targets. There are drivers, influences, targets, and history that the statistics will not represent.

Applying the maximum dedication values according to the Planning Act is only one approach. More often, municipalities establish planning related initiatives that provide reductions in park dedication requirements as incentives for development types, locations, density, etc. As a result there are a wide variety of methods of applying park dedication across the province as each municipality develops their own priorities and targets.

Recall that in Section 3: Strategy, the maximum dedication allowable under the Planning Act will reduce Kitchener's park provision. Any and all reductions to parkland dedication is a result of other city initiatives or priorities to provide incentive for development.

Generally all methods of applying park dedication in the Province fall into 5 common categories:

1. **Planning Act Maximum** – maintain strict application of the Planning Act across all development types (e.g. 1/500 rate, non-negotiable).
2. **General Reductions** – dedication rates are reduced from the Planning Act Maximum (e.g. 0.15/300 or flat percentage rates).
3. **Density Reductions** – dedication rates decrease as the density of residential units increases (e.g. 1/300 rate for first 60 units, 0.5/300 for next 60 units, etc.).
4. **Caps** - predetermined caps based on the land area or cash maximum (e.g. 20% of land, up to $200,000 total).
5. **Exemptions** – various exemptions/exceptions are implemented in established for areas of growth, intensification, protection, etc. (e.g. dedications waived in downtown cores).



Provincial Context

Cost per Residential Unit

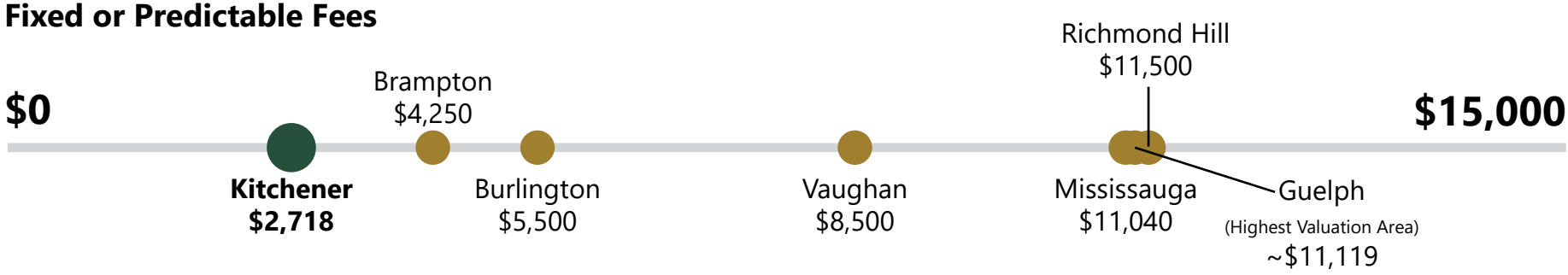
As shown by the Site Plan Application data, less than 2% of Kitchener's site plan development applications yield parkland. The remainder and vast majority result in cash-in-lieu values. The previous chart outlined the various methods used to calculate and convert park dedication to cash-in-lieu requirements.

The end result in each municipality is a cost per residential rate. The final "unit rate" is influenced by both the dedication rate (e.g. 1 hectare per 500 residential units, or less) and cash-in-lieu conversion methods (e.g. individual appraisals vs. pre-determined book values).

For municipalities that utilize book values or fixed fees, this conversion is predictable. For those that apply either individual appraisals or land based park dedication requirements (e.g. 10% of land as the alternative rate), the "unit rate" becomes a variable range and cannot be benchmarked. Below reflects the projected unit rates of comparable municipalities:

Note that all municipalities are also required to update their park dedication by-laws and park plans under the same provincial legislative deadline. Values reflect rates from 2021, prior to on-going updates:

Fixed or Predictable Fees

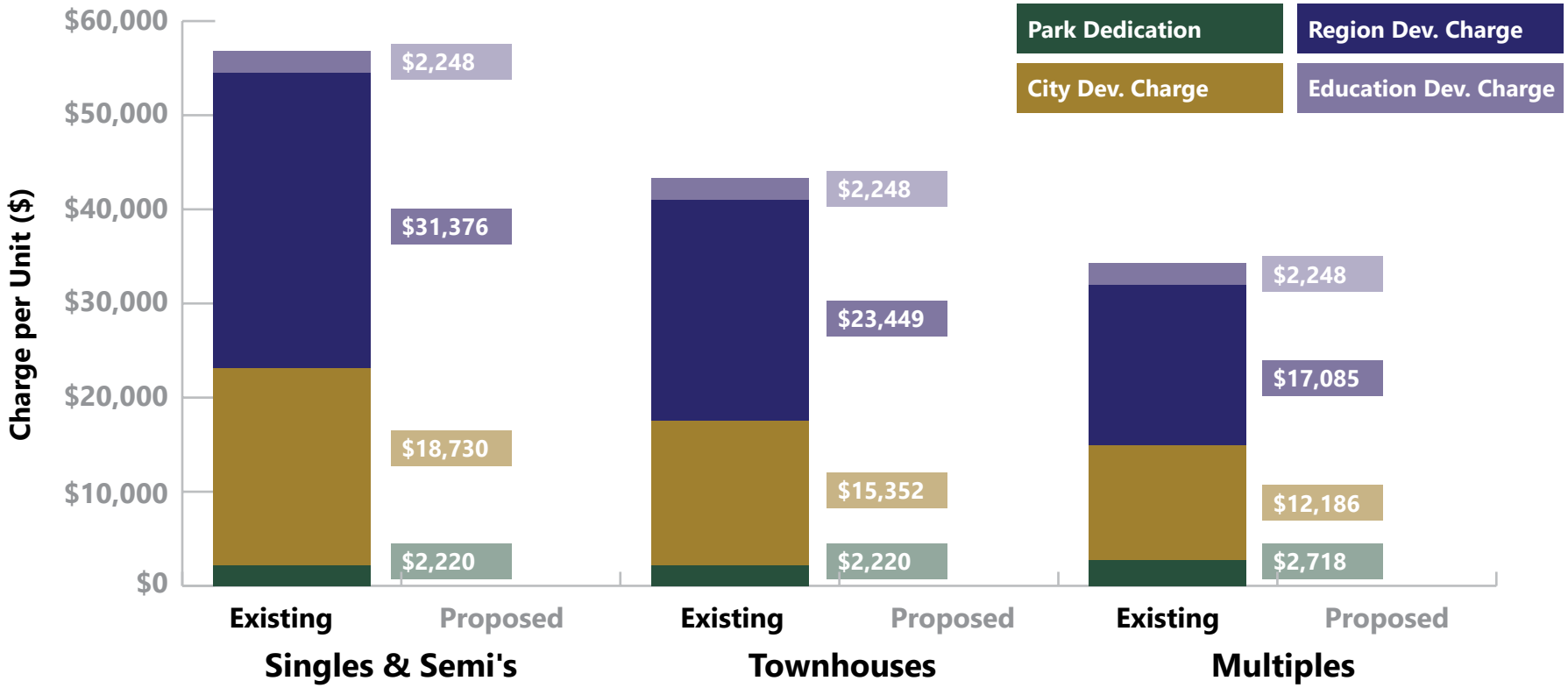


Kitchener Context

Cost per Residential Unit

Park dedication as a cash-in-lieu contribution is one of three potential development charges levied on development - development charges (DC), community benefits charges (CBC), and park dedication (PD). Community benefits charges is a new provincially legislated tool introduced through Bill 108 and refined through subsequent revisions of the Planning Act. The CBC can be applied to a maximum of 4% of the site area. The City of Kitchener does not currently have a CBC by-law in place and does not apply the charge.

The latest background study on Kitchener Development Charges was conducted in 2019 with rates current to December 1, 2020. The following chart lists all development charges levied on residential units, including Park Dedication and three development charges - the City of Kitchener, Region of Waterloo, and Waterloo School Boards:



Kitchener Context - Downtown

Background

All development that occurs, and has occurred in Downtown Kitchener since 2008 has been exempt from all parkland dedication requirements. This is stated in Chapter 273.1.4, identified as the “Downtown Kitchener Community Improvement Area”.

The boundaries of the Improvement Area are nearly identical to those of the City Commercial Core planning community, with only minor variations. For the purposes of park assessment, the City Commercial Core statistics will be considered Downtown Parks.

Park dedication within the Downtown will be evaluated as follows:

- **Past Development and Incentive Review;**
- **Alternative Rate Options; and**
- **Final Park Dedication Requirement.**

Downtown Kitchener (2021)



Kitchener Context - Downtown

Past Development & Incentive Review

Past developments can be evaluated to determine an estimated park dedication value that was not collected since the incentive was established. To do so, developments prior to July 2016 and following July 2016 will be separated due to the change in the residential alternative rate instituted by Bill 73 of the Planning Act. Thus, reducing the alternative rate from 1 hectare per 300 units to 1 hectare per 500 units for cash-in-lieu park dedication applications. This does not affect non-residential downtown applications.

It is assumed that all applications would yield cash-in-lieu dedication following July 2016, and current policy book values would be applied to the sites:

Dedication Rate	Applications	Residential Units	Estimated Park Dedication
Non-Residential	15	N/A	$15,954
Residential, 1:300 (pre-Bill 73)	4	350	$1,585,500
Residential, 1:500	11	2,023*	$5,498,514
Total	**30**	**2,373**	**$7,084,014**

**Value represents applications reviewed for park dedication purposes.*

The City Commercial Core has an average of 1.6 persons per household, therefore it can be said that approximately 3,800 residents have, or will, reside in the commercial core without any contribution to public parks. Using the park supply maximum (8.5 sq.m. per person), the parkland required should have represented 3.23 hectares of additional public park.

From 2016 to 2021 approximately $7,000,000 of cash-in-lieu of parkland has not been collected or required during the span of the development incentive. Based on the updated value of "D" class land use zoning, the value projected represents approximately **0.9 hectares of public parkland purchasing equivalent today.**

Kitchener Context - Downtown

Alternative Rate Option

The principle of cash-in-lieu of land for park dedication is to collect funding at the same property value as if it were developed in situ. Cash-in-lieu, in theory, will equal land at the time of development, ensuring the same amount of land can be purchased at a later date.

Applying the land value rates described in sub-section 2 can create cash-in-lieu values of up to $86,000 per unit in the most extreme cases. These values are well beyond the Provincial examples and in the case of 10+ FSI Residential uses, would be over 7 times the City's development charge for multiple residential units. Applying land values to both Downtown and Urban Growth Areas will not be the recommendation of this report.

The preferred method for cash-in-lieu calculation for Downtown & Urban Growth Centres is a unit rate cap. This improves predictability of fees for the development community while maintaining the necessary link to park land provision for residents. Other options employed throughout the province such as land caps, reductions and density considerations will break this critical link. It is in Kitchener's best interest to maintain a consistent per unit rate regardless of the size, shape or density of any given development.

Determining the Rate

Setting a capped rate must balance context, development pro forma, other Kitchener initiatives, and the future buying power of the fees collected. Setting a cap will limit the future purchase of lands of greater value (e.g. zoning that permits upwards of 5 FSI Residential development) for parks purposes.

In the case of Downtown and Urban Growth Centres, it is expected that a cap will be below the market value of the land under development particularly for high density residential properties. Committing to a cap will eliminate those properties from the city's buying power to acquire them as park land in acquisition efforts.

Therefore, a capped fixed rate can be set with the understanding that properties of greater zoning permissions will be excluded from future park purchases.

Dedication By-Law Updates

It is the intent of Spaces to outline critical changes to the existing park dedication by-law and policy. Minor changes will be addressed in the by-law document itself, not necessarily identified in Spaces. The following changes will be addressed in Spaces:

1. **Parkland Dedication Policy Repeal**
2. **Land Use Appraisal Values**
3. **Acquisition Tools**
4. **Downtown Kitchener**
5. **Park Dedication Rates**
6. **Development Incentives through Dedication Reductions**
7. **Utilizing Park Dedication**
8. **Subdivision Processes**
9. **Other Policy Changes**

1. Parkland Dedication Policy & By-Law Repeal

The City of Kitchener uses two documents to enact and guide park dedication within the city respectively:

1. Park Dedication By-Law, Chapter 273 – Enacts the Provincial Policy; and

2. Parkland Dedication Policy (2012) – Guides the application of park dedication.

Both the Park Dedication By-Law (Chapter 273) and Parkland Dedication Policy (2012) will be repealed and replaced with a comprehensive update of both, including all of the critical changes to be outlined in Spaces as well as minor modifications to improve transparency and clarity within the existing document.

Dedication By-Law Updates

2. Land Appraisal Values

The Parkland Dedication Policy (2012) uses static book values to determine cash-in-lieu of land parkland dedication requirements. They are organized by generic land use categories (e.g. Residential Apartment, Townhouse, Commercial, Industrial, etc.) as follows:

The intent of average book values is based on the foundation of cost savings and transparency. Each application prior to 2010 were subject to individual land appraisals commissioned by the City from the park trust fund. Using book values eliminates the need for individual appraisals and creates a predictable fee for land developers. Book values will remain in the Park Dedication portfolio, however updated to current values of land and adjusted categories to align with the geographic market trends

There is no inflation or adjustment metrics included in Kitchener's book values. These book values were updated in 2010 and remain the same values used today, severely undervaluing land for park dedication purposes. The book values will be excluded from the By-Law document and form an appendix to an updated Council Policy subject to annual updating.

The categories and values of the chart on this page will be used for cash-in-lieu of land park dedication requirements, following approval of the by-law update. The By-Law and Policy will retain any development to provide an independent appraisal for cash-in-lieu of park land consideration.

Category	$ per Hectare	Maximum CIL per Residential Unit
Retail / Neighbourhood Commercial	$3,830,000	N/A
Industrial	$1,853,000	N/A
Employment / Office	$2,348,000	N/A
Residential - Low Density	$2,348,000	$4,696
Residential – Medium (<2 FSI)	$3,830,000	$7,660
Residential - Medium, Mixed Use (<2 FSI)	$5,931,000	$11,862
Residential - High, 5-10 FSI	$19,768,000	$39,536
Residential - High, 10+ FSI	$43,243,000	$86,486

Dedication By-Law Updates

3. Acquisition Tools & Actions

Opportunities to acquire properties for the use of public parks can be direct acquisition strategies (e.g. purchase), or passive acquisition strategies (e.g. requirement of redevelopment, use surplus lands, etc.).

In either direct or passive strategies, a consistent evaluation method is necessary to determine if park investment is warranted on any given property or development. This tool will be included in the Park Dedication Policy as a metric to evaluate site specific opportunities that may or may not be forecast. It is also to provide city staff the means to quickly, consistently, and objectively evaluate pursuit or non-pursuit of land for park purposes.

In addition to updating the Policy and By-law to reflect goals of park acquisition through development processes, an **Acquisition Task Force** is recommended to be struck cross departmentally within the City of Kitchener. The team will focus on actively pursuing potential properties warranted consideration for park acquisition, and providing recommendations accordingly.

Stage 1
Either must apply:

- Located within any community with a park acquisition priority (Low, Medium, High, Critical)
- Development creates a need for park acquisition by reducing the community park provision below the target provision of 10 sq.m. per person.

Stage 2
All must apply:

- Suitable for use as public park land, in current or remediated states;
- Free and clear from all encumbrances, in current or remediated states, unless otherwise deemed acceptable by the Director of Parks and Cemeteries.

Stage 3
Minimum 3 must apply:

- Connects to existing or planned park or open space system;
- Compliments existing recreational features and assets within the community;
- Within 500m walking distance of the development or residences it is intended to serve;
- Provides a space for people of all ages, genders, cultures, religions, abilities and incomes;
- Suitable for future community needs

Dedication By-Law Updates

4. Downtown Kitchener

Capped Park Dedication Requirements

The Downtown Kitchener Community Improvement Area development incentive is recommended to be removed and replaced with a fixed park dedication rate.

Establishing a fixed rate for Downtown Kitchener is representative of both Urban Growth Centres and Major Transit Station areas across the City. It is understood that these areas of intensification will represent the highest land values within the City based on their zoning permissions and proximity to transit.

Setting a fixed rate for Downtown therefore can be considered a **maximum cap** applicable to all developments regardless of geographic location and Planning context.

The park dedication policy will be updated to reflect a maximum cash-in-lieu park dedication per residential unit, non-specific to geography or planning boundary. At the time of this report, the value is yet to be determined. It is recognized that any land value above this cap will not be pursued at park land, or will be done so acknowledging the reduced provision rates.

Downtown Kitchener (2021)



Dedication By-Law Updates

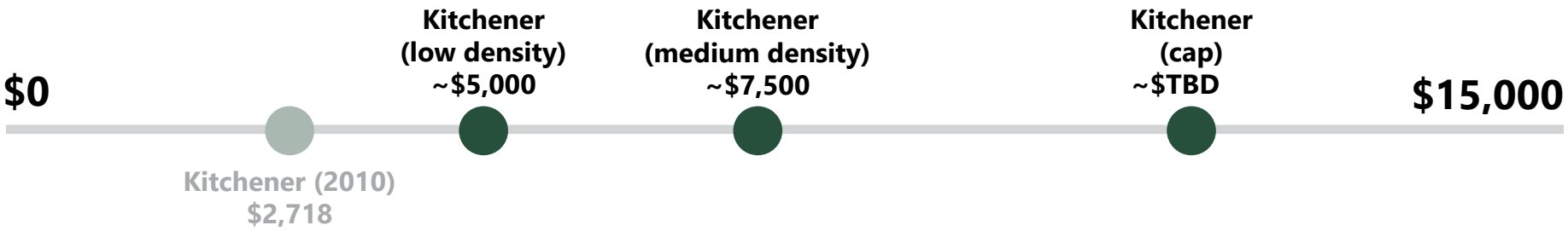
5. Park Dedication Rates

In order to maintain the maximum park provision of 8.5 sq.m. per person, it is critical to **maintain the maximum dedication rates as stipulated by the Planning Act for all development types.**

Local context (Downtown as previously illustrated) and other incentives will deviate from this maximum. The justification for reductions to park dedication are not supported by park supply data. However, it is recognized that reductions can be used as a tool to support various programs and development types as directed by the City of Kitchener Council.

Cost per Residential Unit

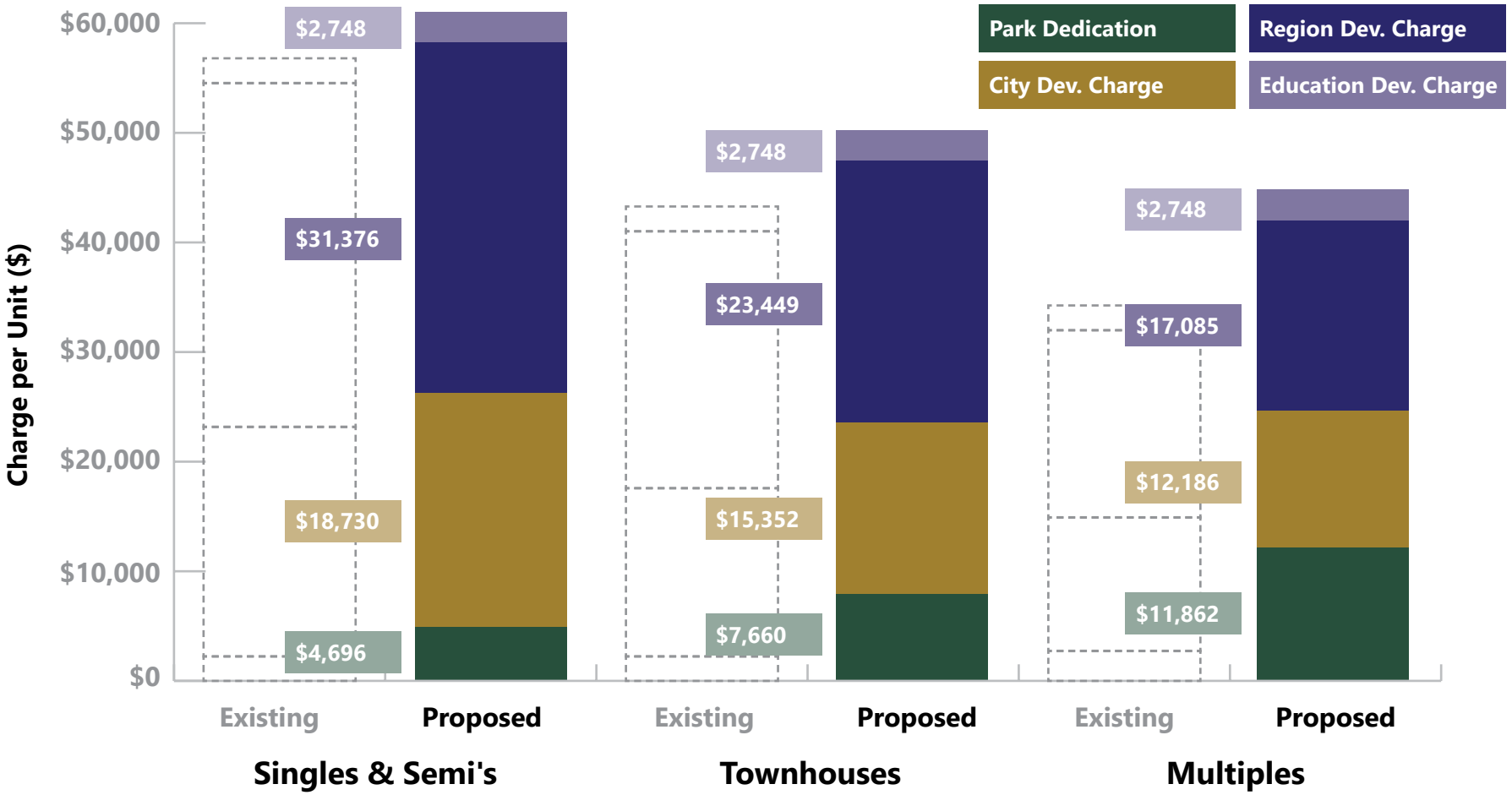
The following information represents the expected cash-in-lieu value of a residential unit applying the 1 hectare per 500 unit alternative rate with updated land valuations:



Dedication By-Law Updates

Updated Cost per Residential Unit

Updating the previous chart showing both development charges (DC) and park dedication (PD) yields the following revised per unit costs to develop in Kitchener:



Dedication By-Law Updates

6. Incentives through Dedication Reductions

Affordable Housing

City of Kitchener Council Report CSD-15-085 - Development Incentives for Affordable Housing included a consideration to provide incentive to affordable housing initiatives through the reduction of park dedication requirements. Council elected not to pursue this as an incentive item with the following official resolution:

> *That no action shall be taken in regards to investigating development incentives in the following areas: Surplus land policies; and Parkland dedication reduction incentives.*

In an updated Council Report COR-2022-104 - Housing for All Program Update - 2022 Year in Review, Priority 6 of aligning policies, processes and use of City land to facilitate more affordable housing lists a Parkland Dedication waiver policy for affordable housing developments. In support of Affordable Housing initiatives, the following adjustments are proposed in applying park dedication to recognized Affordable Housing projects:

1. Supportive Housing Initiatives are exempt from Park Dedication requirements

2. Affordable rental housing under Canada Mortgage and Housing Corporation (CMHC) reduced to a maximum of 5% land area park dedication. The CMHC defines affordable rental housing as residential units monthly rent equal to or less than 80% of the average monthly rent of the Regional market, and registered with the City as such for a minimum of 15 years.

Rendering of YWCA modular homes on Block Line Road, Kitchener (2021)



Dedication By-Law Updates

7. Utilizing Park Dedication

Acquisitions vs. Improvements

The Parkland Dedication account, or Special Account in Planning Act terminology, has been a critical source of funding for a number of high-priority city-wide park development initiatives. Should this practice continue, the overall park provision will continue to decrease for every dollar of cash-in-lieu not used for acquisitions.

It is necessary to direct 100% of the cash-in-lieu generated through park dedication back to park acquisition to maintain the projected maximum park provision of 8.5 sq.m. per person in existing communities.

The park dedication account (referred to as the Parkland Reserve Fund in Kitchener budget processes) accounts for approximately $11,387,000 over the 10 year capital budget forecast within the 2021-2030 budget, representing 16% of the total Parks Capital Budget as a funding source This funding is spread over a variety of Development Charge funded growth projects.

Allocation of the Parkland Reserve fund varies year to year. In 2021 and 2022 the total value distributed from the reserve fund is $691,000 and $588,000 respectively. In 2023 this increases to $2,069,000. 2023 is also the next available time frame to make funding adjustments within the budget planning review and approval cycle.

It is recommended to discontinue the use of Parkland Reserve fund within capital project funding for the 2023 budget review and beyond.

Full budgeting impacts to be determined through the budget review process. Strategies for compensating its' loss could include strategic transitioning to zero Parkland Reserve Fund contributions over a period of budget cycles, or increases of available development charges resulting from the removal of the mandatory 10% deduction within the Development Charges Act (resulting in higher recovery for eligible services including park development).

Dedication By-Law Updates

8. Subdivision Processes

New Community Targets

The priority for new communities is the establishment of Local parks that is at least on par with the City average provision. In the event land cannot be accommodated for within the subdivision process.

In order to reach the desired minimum, the current practice of applying a 5% land area cap will be discontinued. The City's current By-Law and Policy allow for the alternative rate to be applied within the subdivision process, therefore there is no change either document necessary. The Policy will be updated to reflect the targets established within Spaces.

Future Development within Subdivision

Multiple-residential lots within Plans of Subdivision are often the most challenging development type to address with park land dedication. These lots provide a range of potential residential units that are not known at the time of subdivision. Since this is also the time Park properties are sized and allocated, not knowing the number of residents can lead to lowered park provisions.

In order to address this gap, the updated park dedication by-law will include the following language to calculate parkland dedication requirements on multiple residential blocks within plans of subdivision:

> *[Total dedication requirements will be] in accordance with the number of dwelling units specified within multiple residential blocks on the proposed draft plan of subdivision;*
>
> *In cases where a specified number of units are not provided on multiple residential blocks within a draft plan of subdivision, the parkland requirement for each block shall be based on the maximum number of units allowed within the density range of each block.*

Subdivision Modifications

Within the subdivision review process, significant changes can be proposed by the developer after the plan of subdivision has been reviewed and approved, including the proposed density and number of residential units.

Modifications can introduce significant increases in projected population density that do not trigger any further park dedication requirements.

The Park Dedication policy will be updated to reflect that park dedication will required to be recalculated with the receipt of modifications, and be the developers responsibility to rectify deficiencies in park supply below the New Community minimum target provision.

Dedication By-Law Updates

9. Other By-Law & Policy Changes

Accepting Parkland

The updated Dedication By-Law will detail the terms in which the City of Kitchener will accept land as public park. The intent of this information is to provide staff decision making tools, reduce risks of acquiring unknown parcels, and ultimately increase the quality of public open space provided through developments, if applicable.

Exclusion of Non-residential Development

All non-residential development, inclusive of Commercial, Industrial and Institutional land uses, will not be required to proivde park land or cash-in-lieu of park land for all proposed development types. The exemption applies to Commercial components of mixed-use land use developments.

Non-residential cash-in-lieu contributes approximately 6% of the total cash value, and is expected to continue to decline as the Downtown exemption is removed and land values updated to market values. The Council policy will reflect this change, with the By-law remaining unchanged to allow the City to enable or disable this exemption in future considerations.

Clarification of Consent Approval Calculation Method (Policy Item 2.1.)

Through application of the park dedication policy, it was discovered that applying the alternative rate dedication requirement (1 hectare per 500 units) to applications under Committee of Adjustment Consent created unintentionally inflated dedication requirements. Consent applications are evaluated by their land frontage (per linear meter), and applying the per hectare calculation greatly increased property values.

The dedication by-law will be updated to explicitly address consent items as only 5% (residential) or 2% (non-residential) dedication requirements.

Dedication By-Law Updates

Removal of Previous Payment Exemption (Item 3.1.)

Item 3.1. of the current park dedication policy currently exempts all development or redevelopment that has previously paid park dedication through cash-in-lieu or land dedication. This clause, if continued, could preclude many large residential developments based on any park dedication previously made.

This clause will be updated to include provisions that the application is exempt if previous payments have been made, except:

- *There is a change in the proposed development, which would increase the density of the development or;*
- *Land originally proposed and in use as commercial, institutional or industrial purposes is redeveloped for other purposes (e.g. Residential)*

Clarification of this clause will allow the City the proper tool to capture all new development, residential or otherwise, with a proportional increase in parkland requirement rather than an outright exemption.

Clarification of Proportion of New Dwelling Units (Item 3.2.2.)

Item 3.2.2. of the current park dedication policy describes the park dedication of residential intensification to be based on "the proportion of new dwelling units". This can be interpreted a number of ways and applied to yield much different calculations, including the demolition of existing units.

The clause will be updated to provide the following clarifications, which have been used in practice to capture new residential units only:

- *Dedication will be based on net proposed dwelling units, with further interpretation as follows:*
  - *Existing dwelling units that are to be retained will not be included in the park dedication calculation.*
  - *Existing dwelling units that are to be demolished, or have been demolished within five (5) years of the development or redevelopment will be credited from the net proposed dwelling units.*
  - *Legalization of existing dwelling units will be considered proposed dwelling units.*

Critical Needs Areas



Victoria Street Developments (2024)

Critical Needs Areas

Legend

Park Acquisition Priority

Critical	Very low park supply, high residential density and high equity score. Engage in a detailed acquisition study as soon as possible.
High	Low park supply and/or high residential density / equity score. Prioritize land taking through development opportunities.
Medium	Variable conditions yielding need to assess land through future development applications.
Low	Low park supply, however conditions of the community result in park acquisition as a long term development driven goal.
None	Focus on asset improvement to existing facilities regardless of parkland supply.

Park Improvement Priority

High	Combination of low average income and high percentage of apartment dwellings.
Medium	Mix of both above or below average income and percentage of apartment dwellings.
Low	Communities that are above average income and low percentage of apartment dwellings.

Community Information

3,125	Total population
7,970 sq.m.	Total Local Park area
2.6 sq.m./person	Local parkland provision (colour matched to City mapping)
$54,530	Average annual household income (2019 Census)
61%	Percentage of dwellings that are apartments (2019 Census)

Walkshed Analysis

Each community map includes walkshed boundaries that take into account access to Local Park Space, including sidewalks, trails, roadways and general green space. The areas overlay barriers including major roadways, creeks, and railways.

Other Mapping Keys:

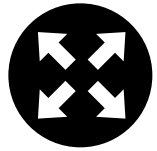
Existing or Proposed Trails

Bus Stops



Critical Needs Areas

Alpine



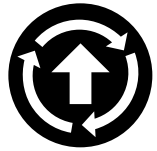
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Alpine community contains only one Local park - **Alpine Park (1).** Alpine Park is uniquely subdivided by an existing woodlot, and shares a border with two adjacent school grounds **(2)**. Through the school grounds there direct connection to **Laurentian Trail (3)** and **McLennan Park (4)**.

The presence of **Peter Hallman Ballyard (5)** within Alpine is recognized as a City park facility that is gated, controlled and programmed for the exclusive use of sportsfeilds. It is representative of why City wide facilities are excluded from the park provision analysis, as there is no permitted entry into the park outside of hours that are scheduled for sport use, and no supporting recreational amenities. It is also isolated within an industrial area between Schneider Creek and CN Rail, further separating it from the residents of Alpine community.

Conclusion

With large scale development opportunities likely limited, pursuing better connectivity to the school properties and promoting their campus improvements is the most achievable and realistic path to addressing the parkland deficiency within the community.

3,125

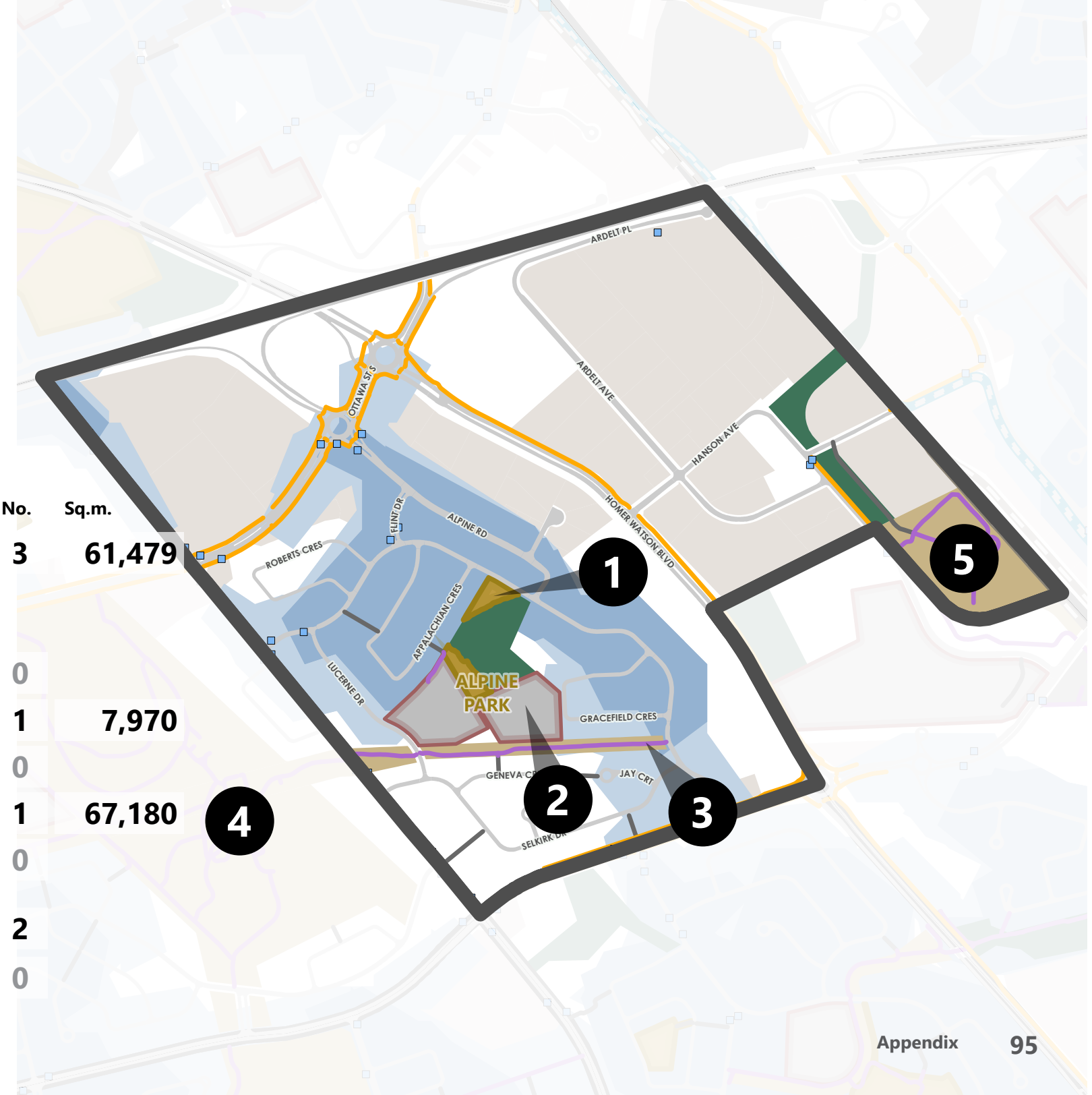
7,970sq.m.

2.6sq.m./person

$54,530

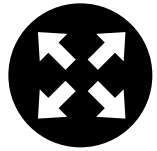
61%

	No.	Sq.m.
Natural Areas	3	61,479
Planned Parks		
Passive	0	
Neighbourhood	1	7,970
Community	0	
City	1	67,180
Legacy	0	
School Grounds	2	
Other Open Space	0	

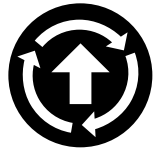


Critical Needs Areas

Auditorium



Critical
High
Medium
Low
None



High
Medium
Low

Summary

The Auditorium community contains two local parks, **Knollwood (1)** and **Wallenberg (2)**. Knollwood Park has been reclassified as a Community Park through this evaluation. Enhanced community features were constructed in 2015 following a comprehensive park rehabilitation effort.

Local parks are further supported by various community features within the **Kitchener Memorial Auditorium Complex (3),** most notably the conversion of a track and field portion of Centennial field to a leash free dog park. The remaining recreational components of KMAC are indoor or fenced and controlled through facility scheduling (Centennial and Jack Couch Fields), and are not considered community recreational amenities.

Auditorium shares its western boundary with **King East (4)**, a community that is deemed a Critical needs community for park land. It is recognized that park spaces in Auditorium support neighoubrhoods within the King East community, and will reflect in its improvement priority

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives (e.g. sportsfield improvements or KMAC campus initiatives).

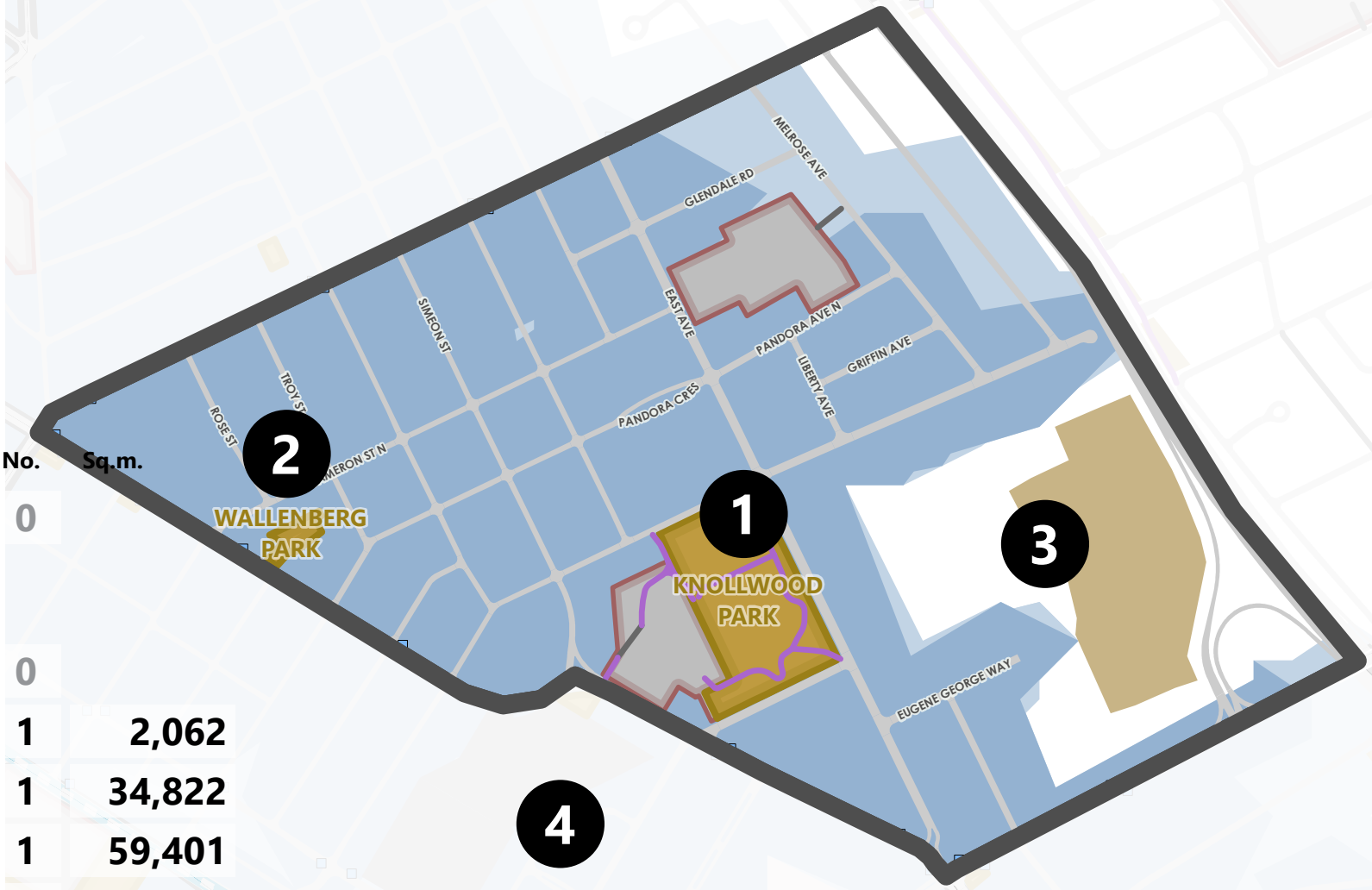
2,302

36,884sq.m.

16.0sq.m./person

$85,948

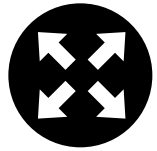
23%



	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	1	2,062
Community	1	34,822
City	1	59,401
Legacy	0	
School Grounds	1	
Other Open Space	0	

Critical Needs Areas

Bridgeport East



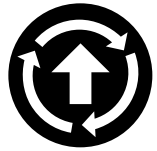
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Bridgeport East is well above the city-wide average for local park provision (25.4 sq.m. per person) through 5 local parks - **Schaefer (1), Sylvia (2), Marisa (3), Paige (4) and Tyson Park (5).** The parks are well distributed through the community, though do offer similar recreational features (3 of the 5 contain playgrounds and trails, no other infrastructure present).

Within the community are 2 additional City park facilities in **Joe Thompson Sportsfield** and **Bridgeport Sportsfields (6).** The ball diamonds and soccer fields are highly programmed and isolated from the community by Bridge St E., but are open to the public during non-active times. The parks do feature a raised pathway on the Grand River levee offering a unique vista of the river, adding value to community use.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

2,245

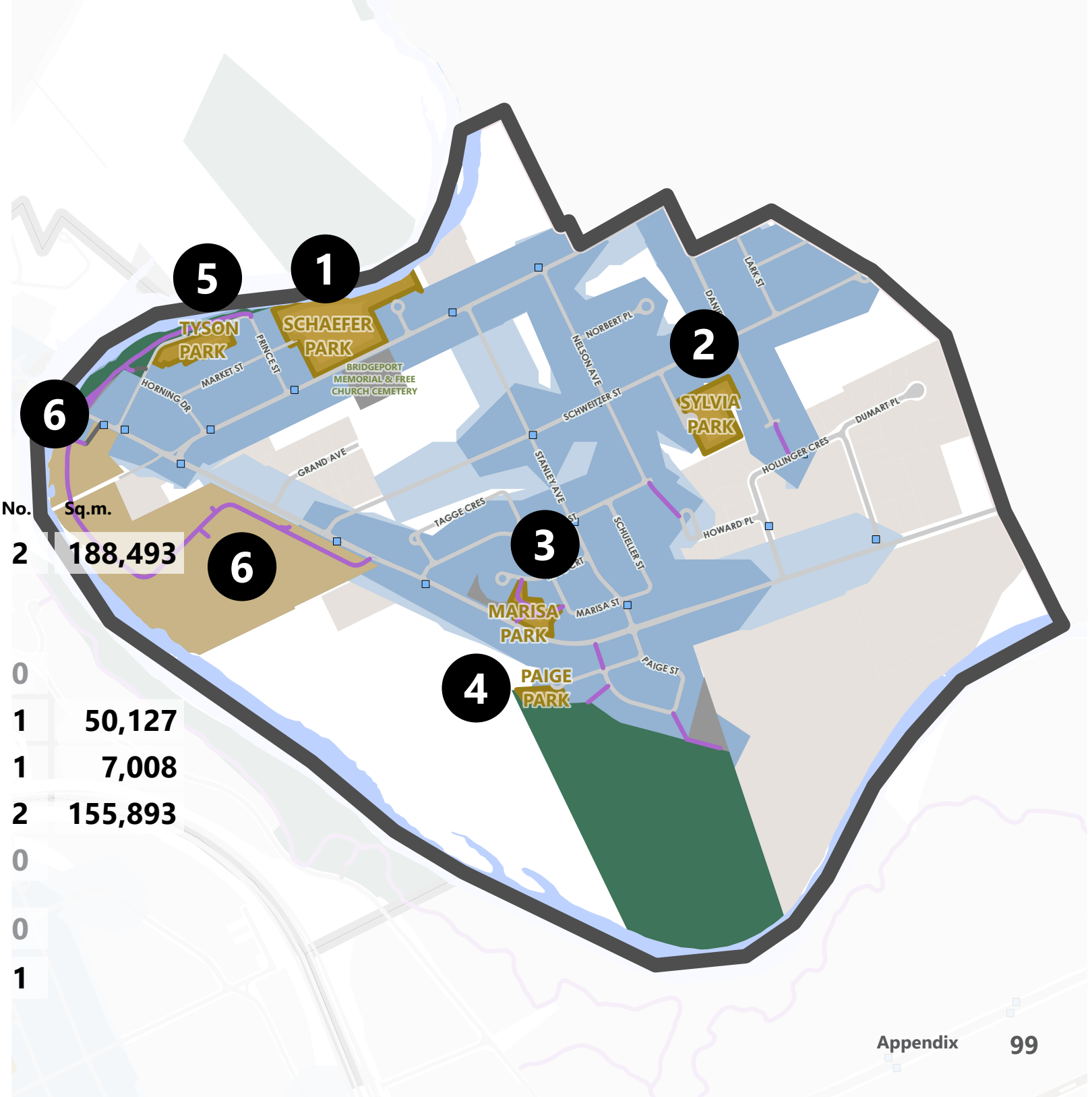
57,135sq.m.

25.4sq.m./person

$101,025

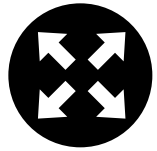
14%

	No.	Sq.m.
Natural Areas	2	188,493
Planned Parks		
Passive	0	
Neighbourhood	1	50,127
Community	1	7,008
City	2	155,893
Legacy	0	
School Grounds	0	
Other Open Space	1	



Critical Needs Areas

Bridgeport North



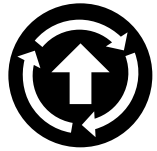
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Being situated along the Grand River, the Bridgeport North community features **sprawling naturalized areas (3)** with direct connection to the banks of the Grand River and the Walter Bean Grand River Trail. The community features only one local park - **River Ridge Park (1),** sufficient in size and programming to service the community population, located centrally within the residential neighbourhoods of the community.

Supporting River Ridge park is one of the City's 5 Legacy Parks - **Kiwanis Park (2)**. Kiwanis is a vast park with a mix of both natural and planned features, notably the City's largest outdoor pool, one of four managed leash-free dog parks, and eight dedicated disc sport fields. The park also features non programmed amenities that support local use of the facility.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

2,379

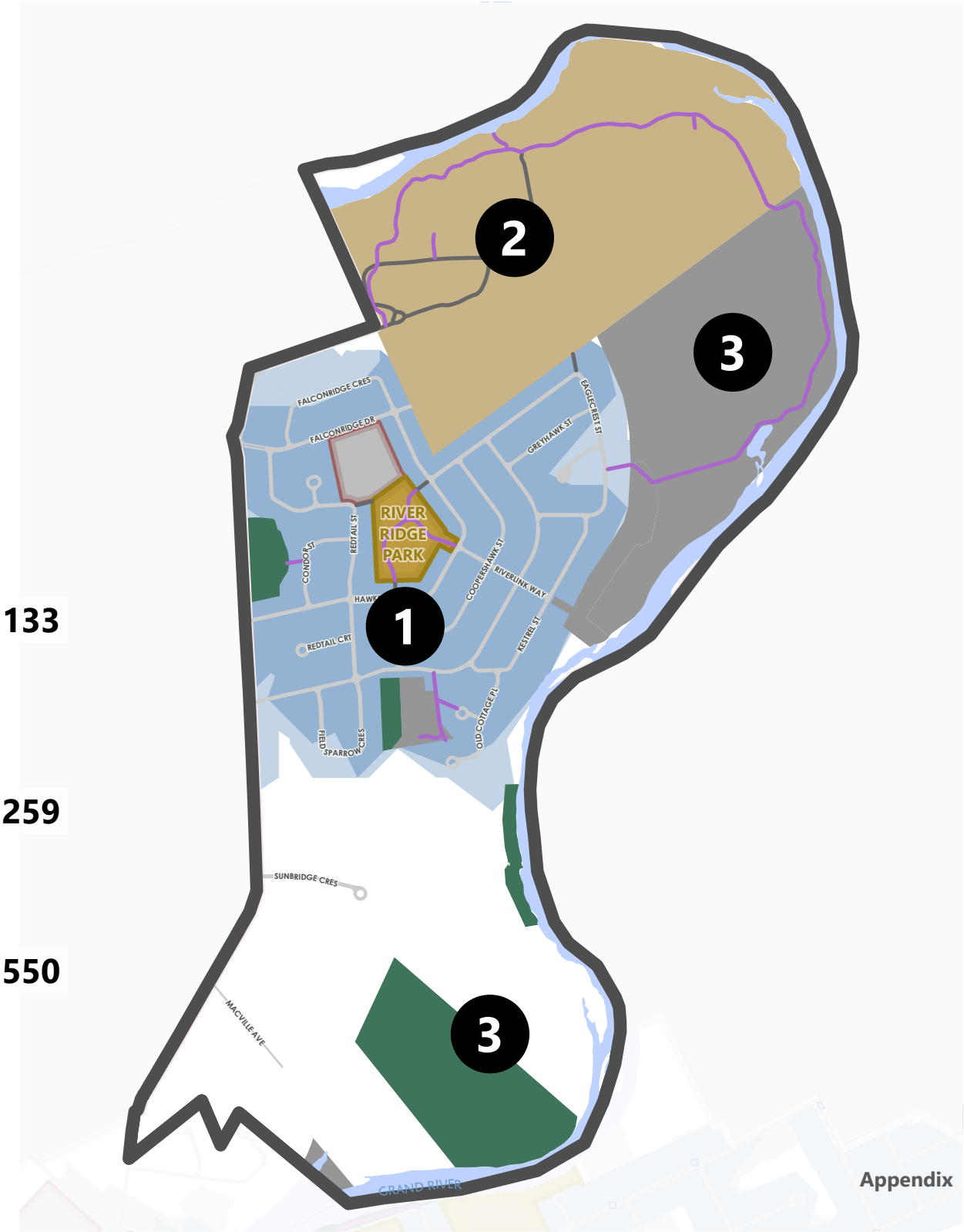
27,259sq.m.

11.5sq.m./person

$134,531

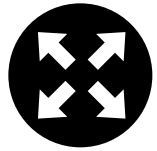
7%

	No.	Sq.m.
Natural Areas	4	148,133
Planned Parks		
Passive	0	
Neighbourhood	1	27,259
Community	0	
City	0	
Legacy	1	504,550
School Grounds	1	
Other Open Space	0	



Critical Needs Areas

Bridgeport West



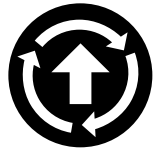
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Bridgeport West is a critically under serviced community that features one local park - **Lancaster Park (1)** at only 800 square meters for its 1,415 population.

The community is bounded on three sides by Highway 85 to the south, the Grand River to the east, and **Bechtel Park (2)** natural area to the west. This limits connectivity to bordering communities park spaces and increases the priority for acquisitions within the community borders. There are no passive recreational features within Bechtel Park natural area within the City of Kitchener boundaries.

Bridgeport school grounds (3) does provide additional outdoor recreational support, but limited to the northern neighoburhoods of Bridgeport West. Additional open space is held by the Region of Waterloo at the former **Grand Hotel site on Bridge St. (4),** but is currently not programmed for public use requiring significant investment to allow for recreational amenities.

Conclusion

To address the shortfall of local and all planned park space within Bridgeport West, a target acquisition of approximately 12,000 square meters of local parkland is recommended. Targeted park space should be located near Lancaster Park to service the majority of the residential population within the community **(5)**

As development continues to occur, it is recommended to pursue land where appropriate using the acquisition tool within this report. The 12,000 square meter target should be adjusted where development introduces increased population.

1,415

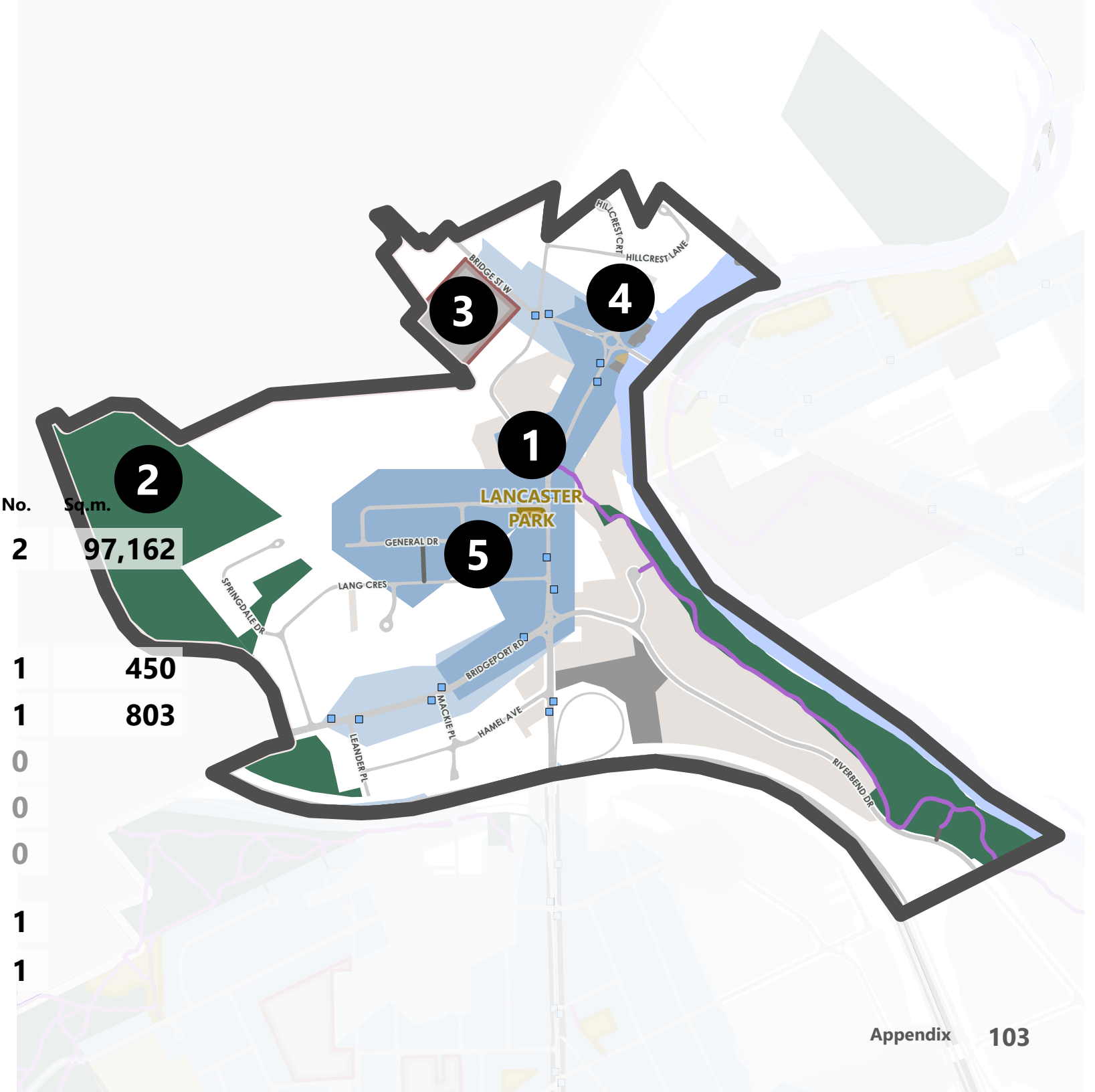
803 sq.m.

0.6 sq.m./person

$91,571

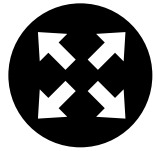
26%

	No.	Sq.m.
Natural Areas	2	97,162
Planned Parks		
Passive	1	450
Neighbourhood	1	803
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	1	



Critical Needs Areas

Brigadoon



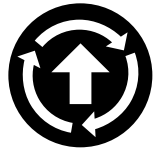
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Brigadoon is defined by its vast natural areas **Brigadoon Park and Woods (1)** and **Strasburg Creek (2)** totaling over 46 hectares of land. Within Brigadoon Park is a maintained portion for local park use **(3)** containing almost all of the local park space. The remaining area is within **Templewood Park (4),** a parkette sized space adjacent to Brigadoon Park.

Distribution of parks within the community is poor with a clear deficiency in the southern neighbourhoods. **Brigadoon school grounds (5)** does support these neighbhourhoods with outdoor recreational amenities to offset the lack of Local park space.

The community is a targeted growth community, with a medium priority growth area in its' southern region (KGMP 2019-21), including a 12 hectare subdivision development requiring park land **(6)**.

Conclusion

The community is serviced for park and recreation below the city-wide average and poor distribution to the southern residential neighbourhoods **(7)**. The timing of the major development application and review align with the community's relatively low critical needs assessment.

Park acquisition should be focused on maximizing local park development within the medium-priority growth area of the community **(6)**, and opportunity-based acquisition within the southern residential neighbourhood through re-development applications.

3,366

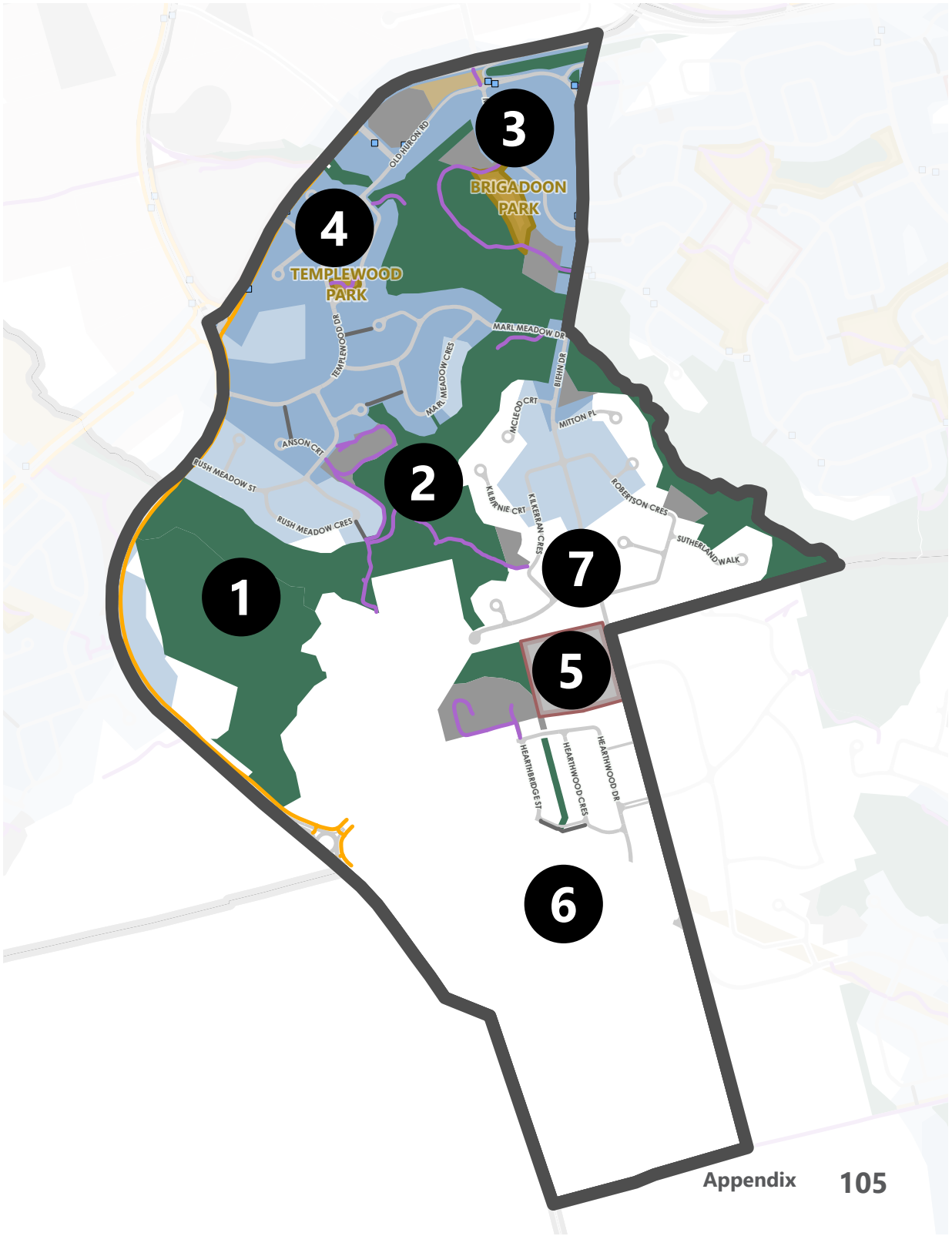
13,537 sq.m.

4.0 sq.m./person

$118,949

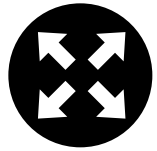
5%

	No.	Sq.m.
Natural Areas	6	463,362
Planned Parks		
Passive	1	5,929
Neighbourhood	2	13,537
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	0	



Critical Needs Areas

Cedar Hill



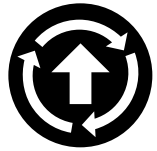
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Cedar Hill is one of the smaller communities in the city, both geographically and by population, and contains 2 local parks - **Sandhills (1)** and **Kaufman (2) parks**. The result is a Local park provision that is significantly greater than the city-wide average.

Its unique boundaries and small area also indicate the park influence will reach beyond the community itself, particularly in bordering communities of **Mill-Courtland (3)** and **King East (4)**. Kaufman Park is a unique property itself due to its shared use with Cameron Heights Collegiate and indistinct boundaries between the two uses.

The size and wider influence of Kaufman Park will be explored in a special case to examine its characteristics in depth and impact on bordering communities. In its current state, Kaufman Park is disconnected from the greater community through physical barriers (Stirling Ave. retaining wall frontage), and influence of use from Cameron Heights Collegiate students.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Kaufman Park will be the focus for further analysis and recommendations beyond the Cedar Hill Community influence.

2,290

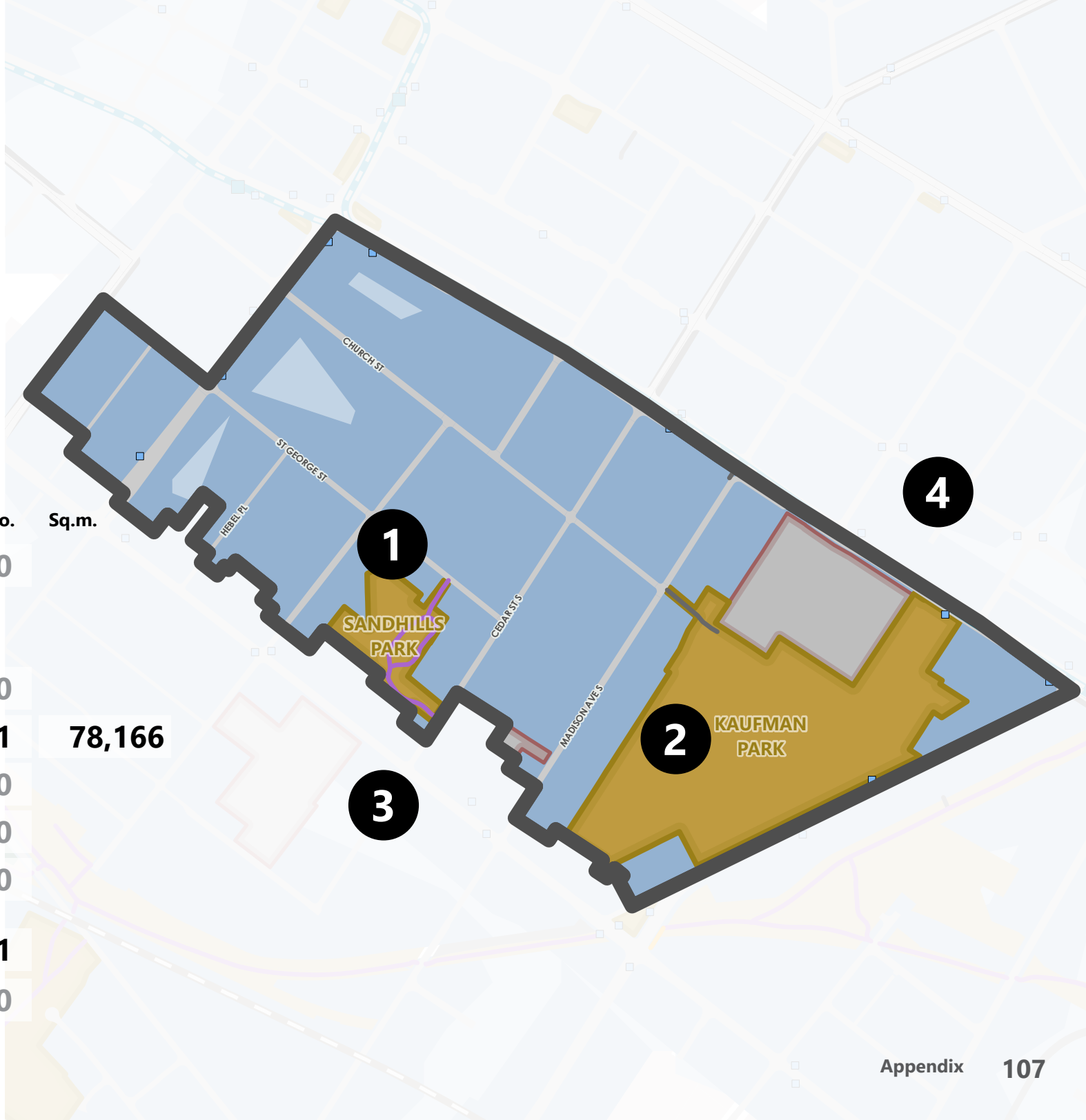
78,165 sq.m.

34.1 sq.m./person

$40,321

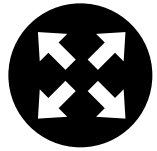
85%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	1	78,166
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	0	



Critical Needs Areas

Central Frederick



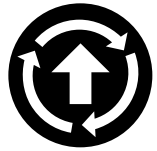
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Central Frederick local park system is anchored by **Weber Park (1)**, a community park accounting for 2 of the communities 2.2 hectares of local park space. The remaining park area is contained in **Gordon Green (2) and Brubacher Park (3)**, both micro parks. All 3 local parks contain recreational amenities and are distributed well within the community. The **St. Annes Catholic School campus (4)** provides additional public recreational support for the south-east neighbourhood.

In order to achieve the ceiling provision (8.5 sq.m.), an additional hectare of land is required to be developed into local park space, approximately half of the size of Weber Park. To reach the current average (10.1 sq.m.) approximately 1.5 hectares is needed. Both values assume no additional population growth.

Conclusion

The community is well below the city-wide average local park service delivery. All development within the community is recommended to pursue land where appropriate using the acquisition tool within this report.

Passive opportunities through development should focus on parkette sized areas to support Gordon and Brubacher Parks, with targeted acquisitions in the south-east neighbourhoods **(5)**.

3,797

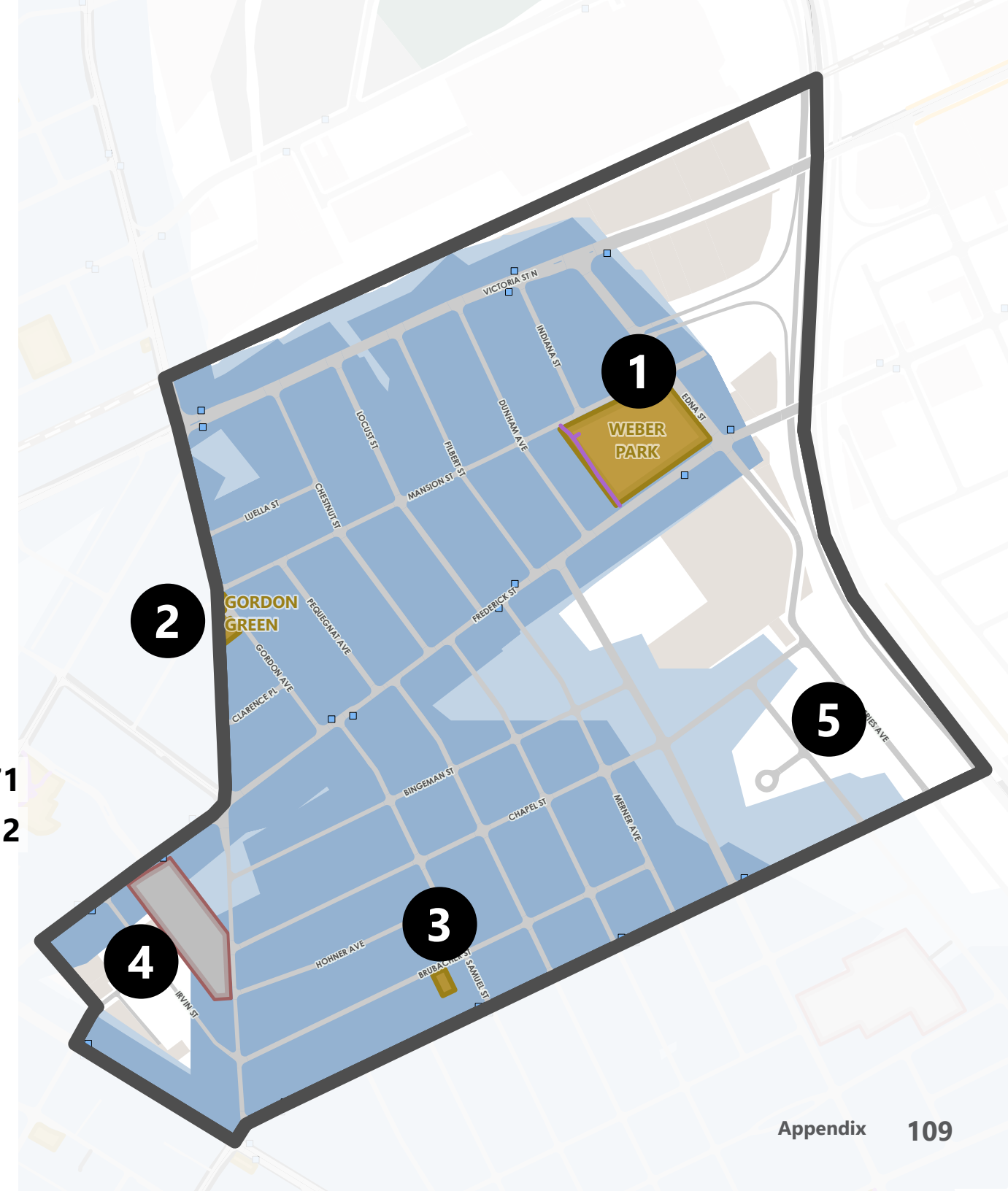
21,903 sq.m.

5.8 sq.m./person

$70,359

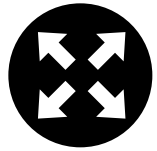
49%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	1	1,471
Community	1	20,432
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	0	



Critical Needs Areas

Centerville Chicopee



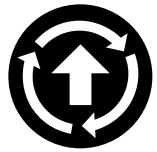
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Centerville Chicopee is defined by its central open space - **Chicopee Ski Hill (1)**, a 52+ hectare semi-public recreational site. The ski hill is not considered a public park but does support the open space system by allowing passive access.

Contributing to the local park system are 5 neighbourhood parks well distributed throughout the community **(2)**, the largest of which is **Morrison Park (3)**, anchoring the eastern neighbourhood nearest the Grand River. The community also boasts significant passive open space and established trail networks in the **Walter Bean Grand River Trail (4**), and southern section of the **Dom Cardillo Trail (5).**

It is expected that by 2025 **Hofstetter Park (2*)** will be reduced by approximately 16,000 sq.m. as a result of the River Road extension and Highway 7/8 on-ramp construction. This will reduce the local park provision to **7.6 sq.m. per person.** Exact timing of the construction has been subject to change through the Region of Waterloo annual budget review process

Conclusion

Due to the long term partial loss of Hofstetter Park, an acquisition strategy to acquire a local park at a minimum 20,000 sq.m. size is recommended. Increasing the size of **Kinzie Park (2)** through the redevelopment of the former school grounds, and ensuring safe access across River Rd. (5), can form part of the acquisition strategy.

Improvements to park infrastructure should be prioritized based on asset management or other initiatives, with focus on the remaining park components of Hofstetter Park following River Road construction.

10,546

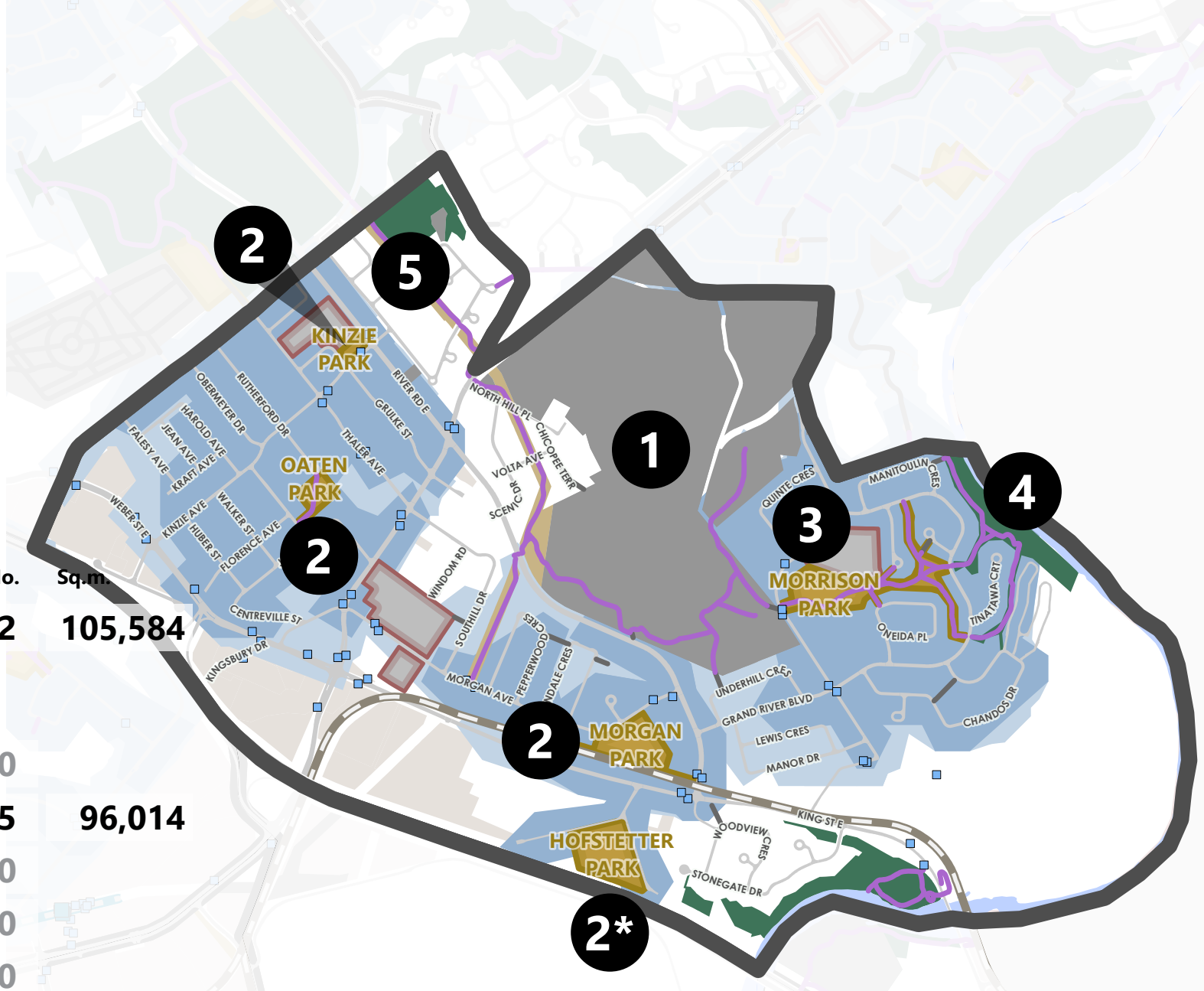
96,014 sq.m.

9.1 sq.m./person

$71,659

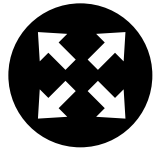
31%

	No.	Sq.m.
Natural Areas	2	105,584
Planned Parks		
Passive	0	
Neighbourhood	5	96,014
Community	0	
City	0	
Legacy	0	
School Grounds	1*	+1 vacant former school +1 vacant school property
Other Open Space	1	



Critical Needs Areas

Cherry Hill



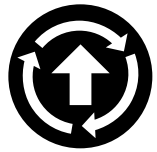
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Cherry Hill contains 2 local parks - **Raddatz Park (1) and Cherry Park (2)**. Cherry Park is defined as a community level service park. Both parks combined exceed the city-wide average for local park provision. The local parks are further supported by the central and northern sections of the **Iron Horse Trail (3), and Henry Sturm greenway (4)** passive trail networks.

Distribution of the local parks is focused to the north of the community, separated from the southern neighbourhoods by Victoria St. Poor distribution is offset by the use of park spaces outside of the community boundary including **Victoria Park (5)** and **Belmont Park (6).**

Cherry Hill shares its northern boundary with **KW Hospital (7)**, a community that is deemed a Critical needs community for park land. It is recognized that park spaces in Cherry Hill support neighoubrhoods within the KW Hospital community, and will reflect in its improvement priority

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

3,118

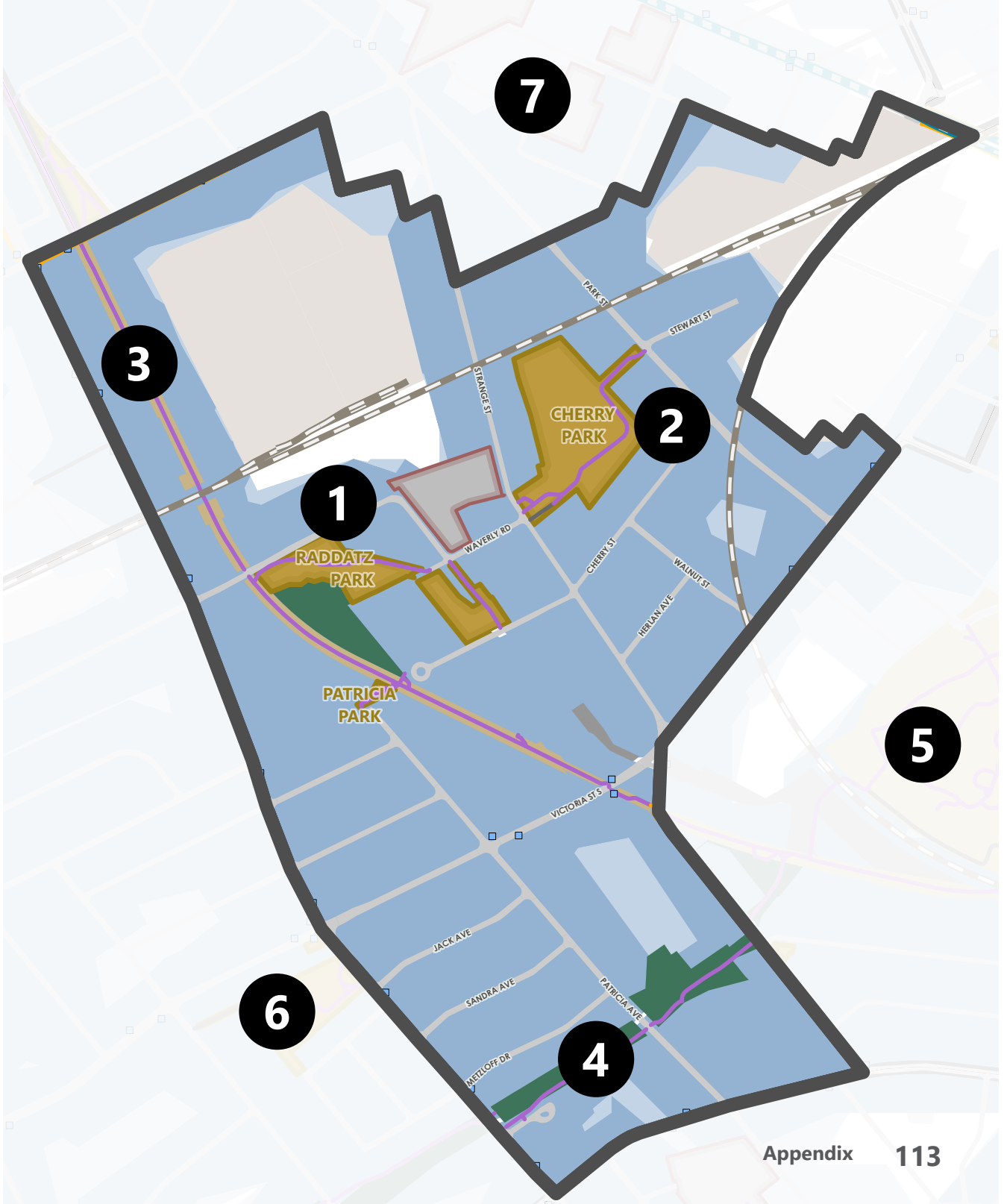
47,635 sq.m.

15.3 sq.m./person

$53,373

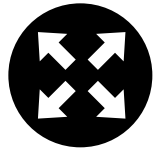
53%

	No.	Sq.m.
Natural Areas	3	72,823
Planned Parks		
Passive	1	30,150
Neighbourhood	1	17,311
Community	1	30,324
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	0	



Critical Needs Areas

City Comm. Core



Critical

High

Medium

Low

None

Summary

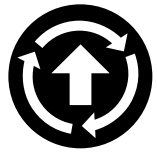
Parks within the Commercial Core of the city are confined to micro, urban parks between 200 and 1,000 sq.m. each. The exception is **Civic Centre Park (1)** at 7,500 sq.m., which due to mapping boundaries is not included in the Civic Centre community. There are 9 local parks within the Commercial Core community, distributed well through the King St. east-west corridor. The community is highly influenced by the connection to **Victoria Park (2)**.

The community is well below the city-wide average for local park provision

Conclusion

Due to its' proximity and connection to the Downtown Core, a further park acquisition study is recommended to consider Civic Centre and Downtown Core together. Metrics for both communities yield similar high priority infrastructure improvements and critical needs acquisition based on their park supply and equity measures.

Park space in a densely urban community must be approached with more detail than this format can provide. A closer look at Downtown Kitchener park targets and acquisitions will be addressed separately in Places and future acquisition strategies.



High

Medium

Low

2,685

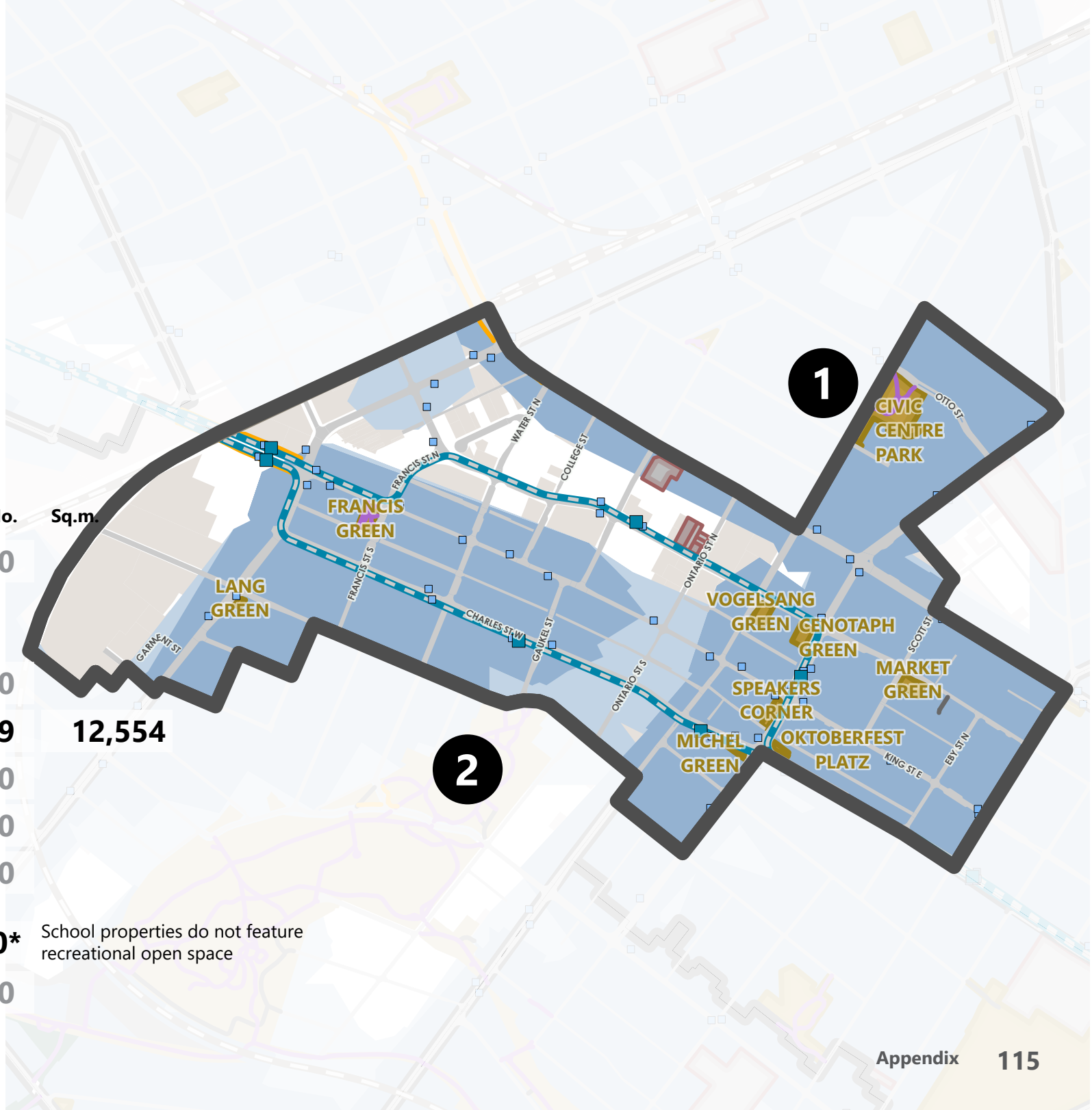
12,554sq.m.

4.7sq.m./person

$50,968

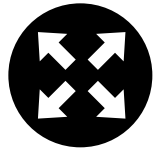
93%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	9	12,554
Community	0	
City	0	
Legacy	0	
School Grounds	0*	School properties do not feature recreational open space
Other Open Space	0	



Critical Needs Areas

Civic Centre



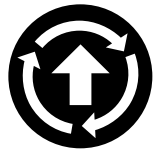
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Civic Centre is a relatively small community (2,150 residents), containing one Neighbourhood level park - **Hibner Park (1).** Due to Planning Community boundaries, **Civic Centre Park (2)** is not included within the Civic Centre community.

Conclusion

Due to its' proximity and connection to the Downtown Core, a further park acquisition study is recommended to consider Civic Centre and Downtown Core together. Metrics for both communities yield similar high priority infrastructure improvements and critical needs acquisition based on their park supply and equity measures.

Park space in a densely urban community must be approached with more detail than this format can provide. A closer look at Civic Centre park targets and acquisitions will be addressed separately in Places and future acquisition strategies.

2,150

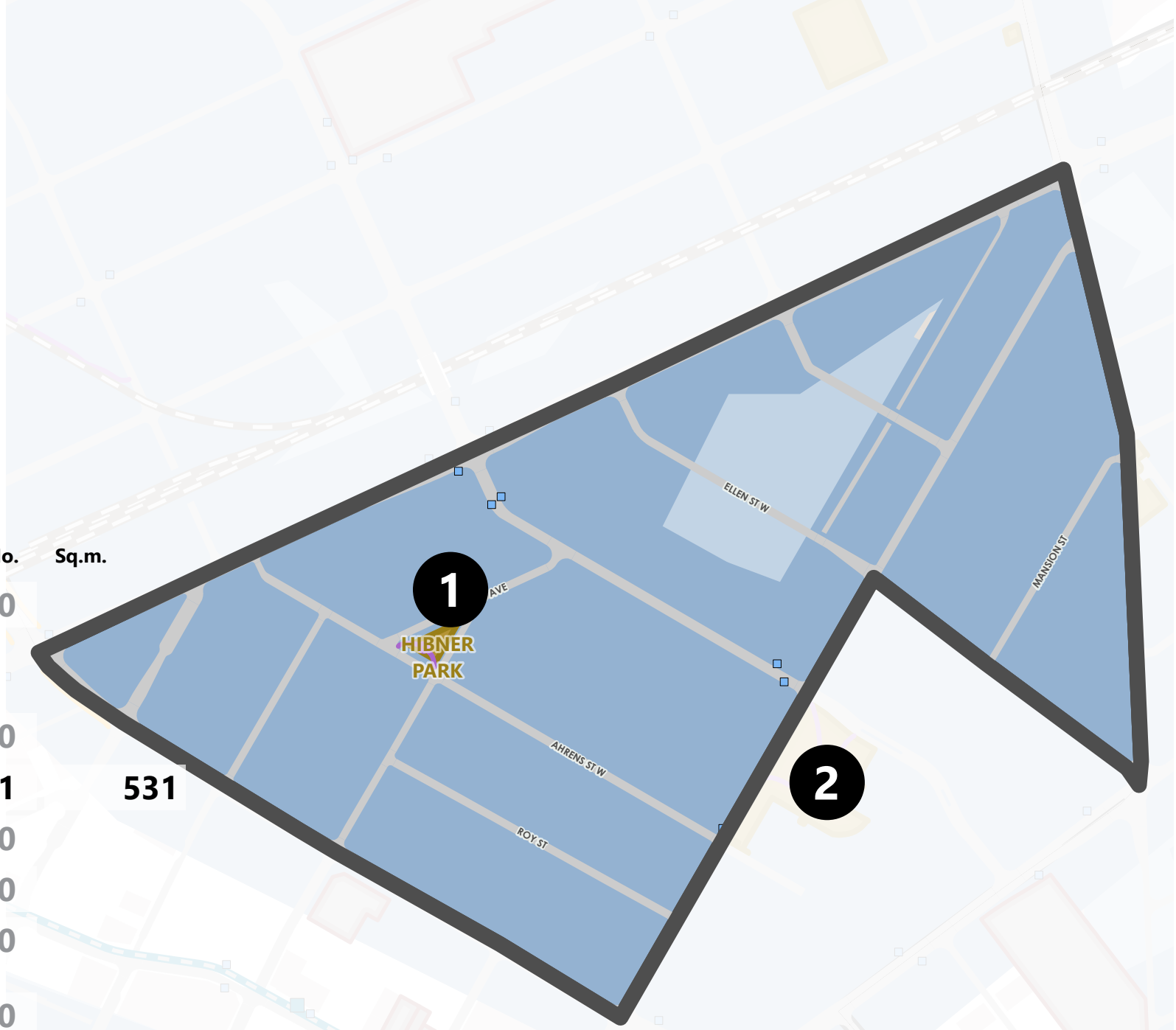
531 sq.m.

0.2 sq.m./person

$48,959

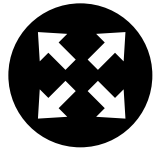
84%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	1	531
Community	0	
City	0	
Legacy	0	
School Grounds	0	
Other Open Space	0	

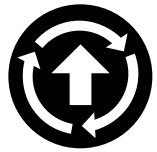


Critical Needs Areas

Country Hills



Critical
High
Medium
Low
None



High
Medium
Low

Summary

The Country Hills community contains two local parks, **Cedar Hill (1)** and **Country Hills (2)**. Country Hills Park has been reclassified as a Neighbourhood Park through this evaluation. Planned parkland is within the desired quantity range, however poorly distributed.

Parkland is predominantly located within the centre of the community, offering a variety of recreation facilities and trail connections. The parks are further supported with complementary outdoor amenities at **Country Hills Public School (3)**, with the school yard having direct connection to **Balzer Greenway (4)** and Country Hills Park. In addition, the community is well connected to natural areas, and **Steckle Woods (5)**, located across Bleams Road in Trillium Industrial Park.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

4,811

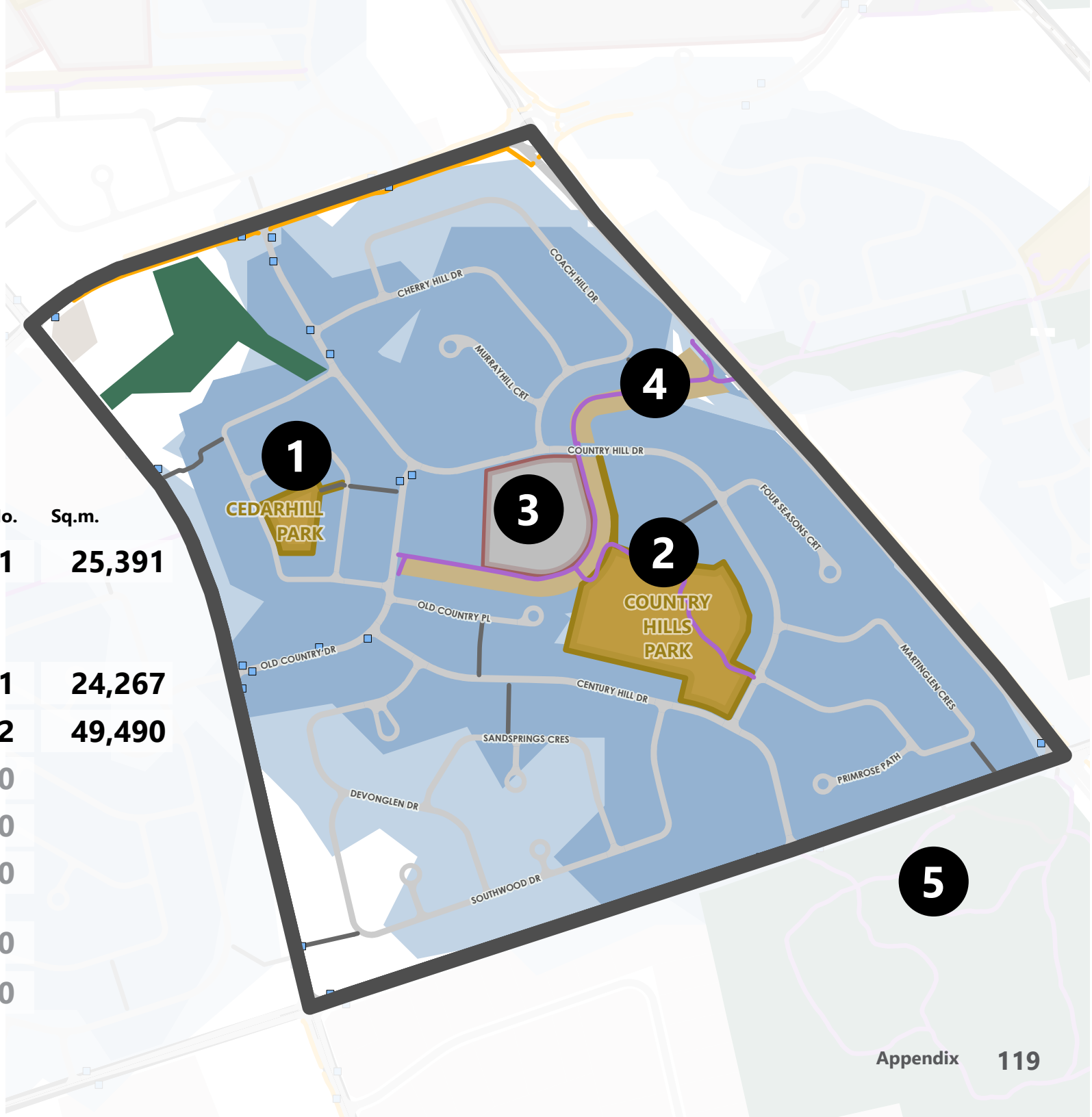
49,490sq.m.

10.3sq.m./person

$66,904

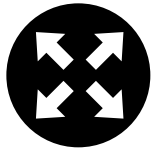
47%

	No.	Sq.m.
Natural Areas	1	25,391
Planned Parks		
Passive	1	24,267
Neighbourhood	2	49,490
Community	0	
City	0	
Legacy	0	
School Grounds	0	
Other Open Space	0	



Critical Needs Areas

Country Hills East



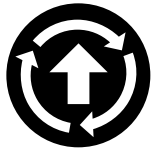
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Country Hills East contains one local park - **Fallowfield Park (1)**, surrounded by over 14 hectares of natural area. The community is connected to the east and west boundaries by Balzer Creek and **Balzer Creek Trail (2)**.

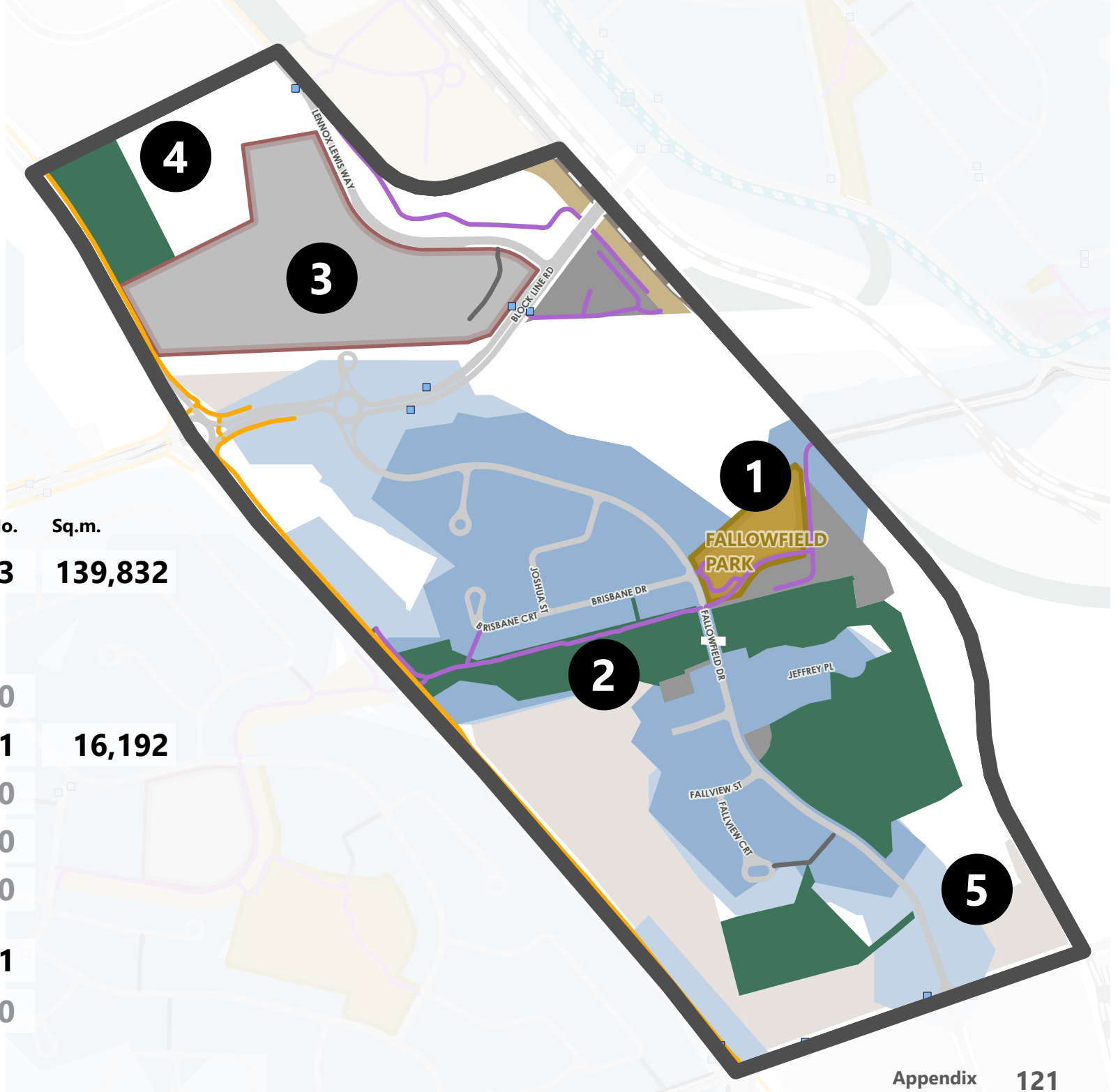
There are supporting recreational amenities within **St. Mary's High School / Community library campus (3),** but are inaccessible for the majority of the residential neighoubrhoods within the community. **Activa Sportsplex (4)** is also within the community but is a stand-alone indoor recreational facility without outdoor amenities.

The park provision is lower than the city-wide average and distribution is poor by virtue of having only one park, and the separation of the school grounds from the residential neighbourhood.

Conclusion

The topography of the neighbourhoods and Fallowfield Park itself do not indicate expansion potential, but rather a focus on quality improvements within the park.

As infill residential development continues in the southern portion of the community **(5),** it is critical to pursue park land.



2,209

16,192sq.m.

7.3sq.m./person

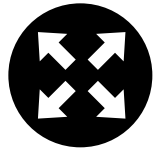
$80,625

49%

	No.	Sq.m.
Natural Areas	3	139,832
Planned Parks		
Passive	0	
Neighbourhood	1	16,192
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	0	

Critical Needs Areas

Country Hills West



Critical

High

Medium

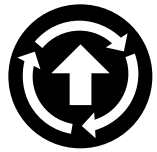
Low

None

Summary

Country Hills West is well serviced for Local parks in both quantity and variety, with 3 neighbourhood parks between 2 and 5 hectares each - **Rittenhouhse (1)**, **Erinbrook (2)** and **Countryside Parks (3)**.

The parks are well connected via **Erinbrook** and **Rittenhouse Greenways (4)**, and further supported by higher level recreational infrastructure at **Lions Park (5)** classified as a City park with its high intensity sportsfields, arena and community centre. Elementary school campuses **(6)** are well integrated with the park system with complementary outdoor amenities.



High

Medium

Low

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives (e.g. sportsfield improvements or community centre programming).

6,553

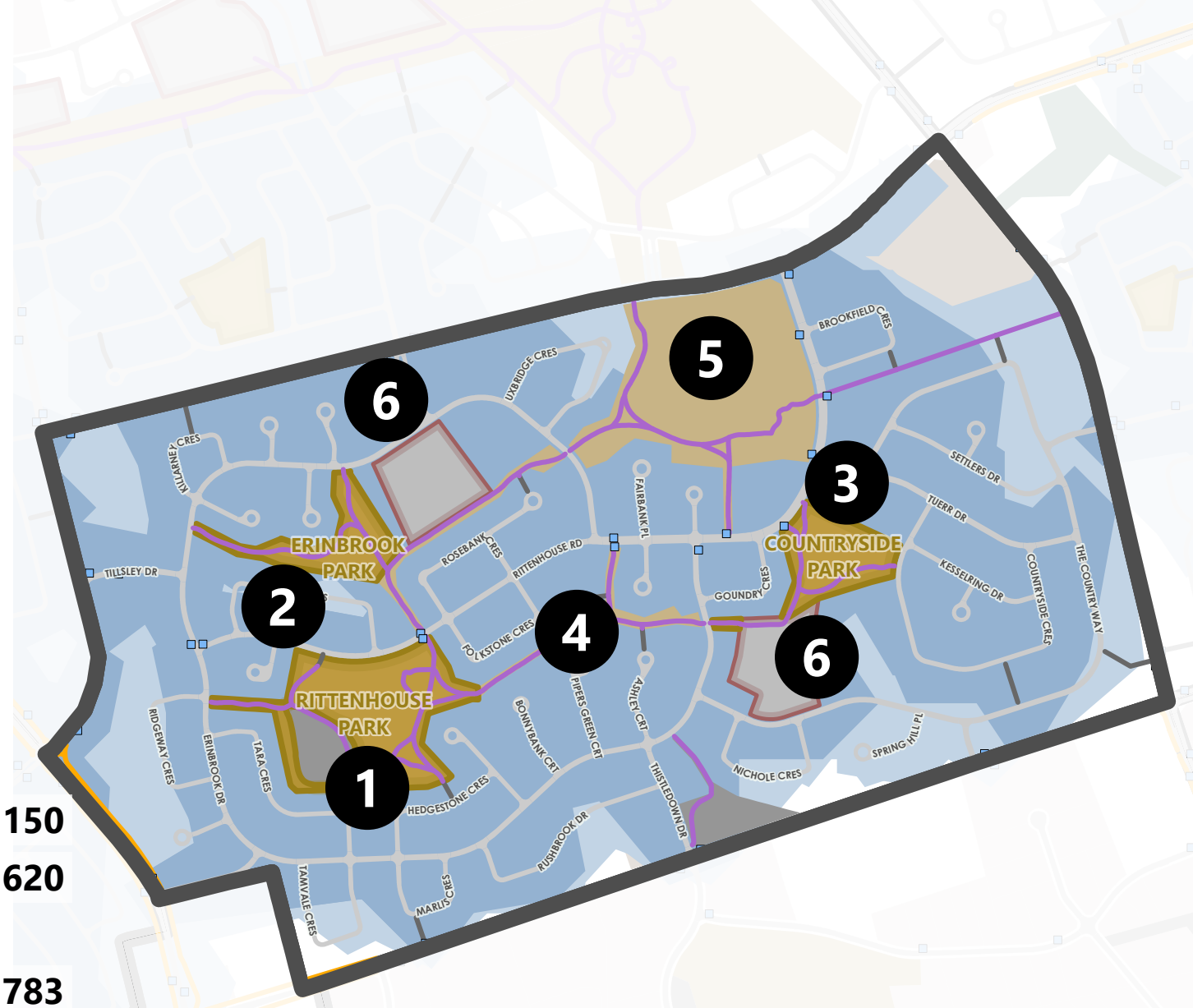
104,620sq.m.

16.0sq.m./person

$95,944

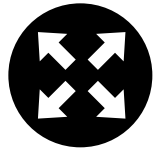
9%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	2	19,150
Neighbourhood	3	104,620
Community	0	
City	1	103,783
Legacy	0	
School Grounds	3	
Other Open Space	0	



Critical Needs Areas

Doon South



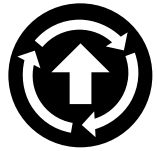
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Doon South contains well over 100 hectares of natural lands, by far the most in any community. The community does include 10 Local parks, but at only at 4.4 hectares total, the largest of which is 11,500 square meters (**Windrush Park (1)**) followed by **Wetland Way Park (2)** at 7,000 sq.m.. The result is a fractured, disconnected series of small to parkette sized properties unable to house amenities beyond basic playground and passive elements.

These small or parkette sized Local parks are well dsitributed throughout the community, however have resulted in one of the City's largest communities without sportsfields, courts, splashpads, dog parks, or any recreational amenity beyond playgrounds. The community centre itself is located in the neighbouring Pioneer Park community (Doon-Pioneer Park CC).

Conclusion

To address the deficiency in parkland within Doon South further acquisition study of undeveloped properties not less than 2.0 hectare in size is recommended. The new park space should be of sufficient size, condition and topography to allow for Community Park level amenities to support the many passive and playground features within the Community.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

10,862

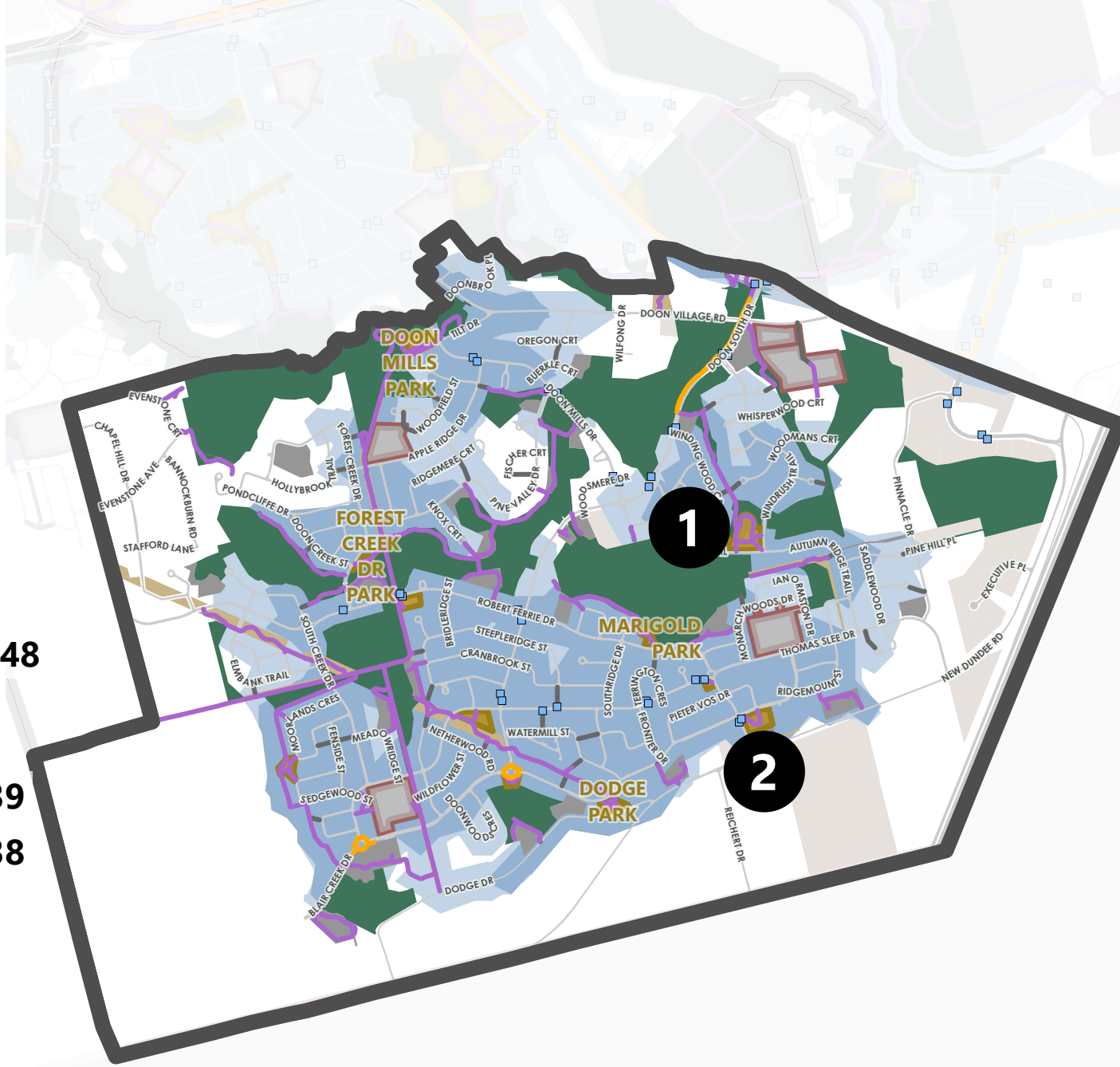
44,838sq.m.

4.1sq.m./person

$138,542

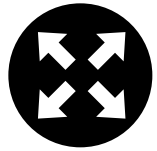
3%

	No.	Sq.m.
Natural Areas	19	1,192,748
Planned Parks		
Passive	14	101,339
Neighbourhood	10	44,838
Community	0	
City	0	
Legacy	0	
School Grounds	4	
Other Open Space	0	



Critical Needs Areas

Eastwood

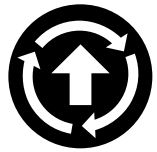


Critical
High
Medium
Low
None

Summary

Eastwood contains three local parks, with **Montgomery Park (1)** being the largest at 4.1 hectares, offering a mix of recreational and sport facilities. The remaining two parks are very small in scale, ranging from 0.02 – 1.5 hectares. Both **Edmund Green (2)** and **Shupe Green (3)** have been reclassified as Neighbourhood Parks through this evaluation.

The community is bound by Highway 7, running along the eastern and southern boundary. Planned parkland is within the desired quantity range, but is poorly distributed, favouring the southern section. The **Auditorium (4)** is located adjacent to the northern boundary of the community fabric, providing additional outdoor amenities.



High
Medium
Low

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives. Investments into the existing passive green space **(Randerson Green, 5)** would improve the distribution of Local park amenities within the community.

1,721

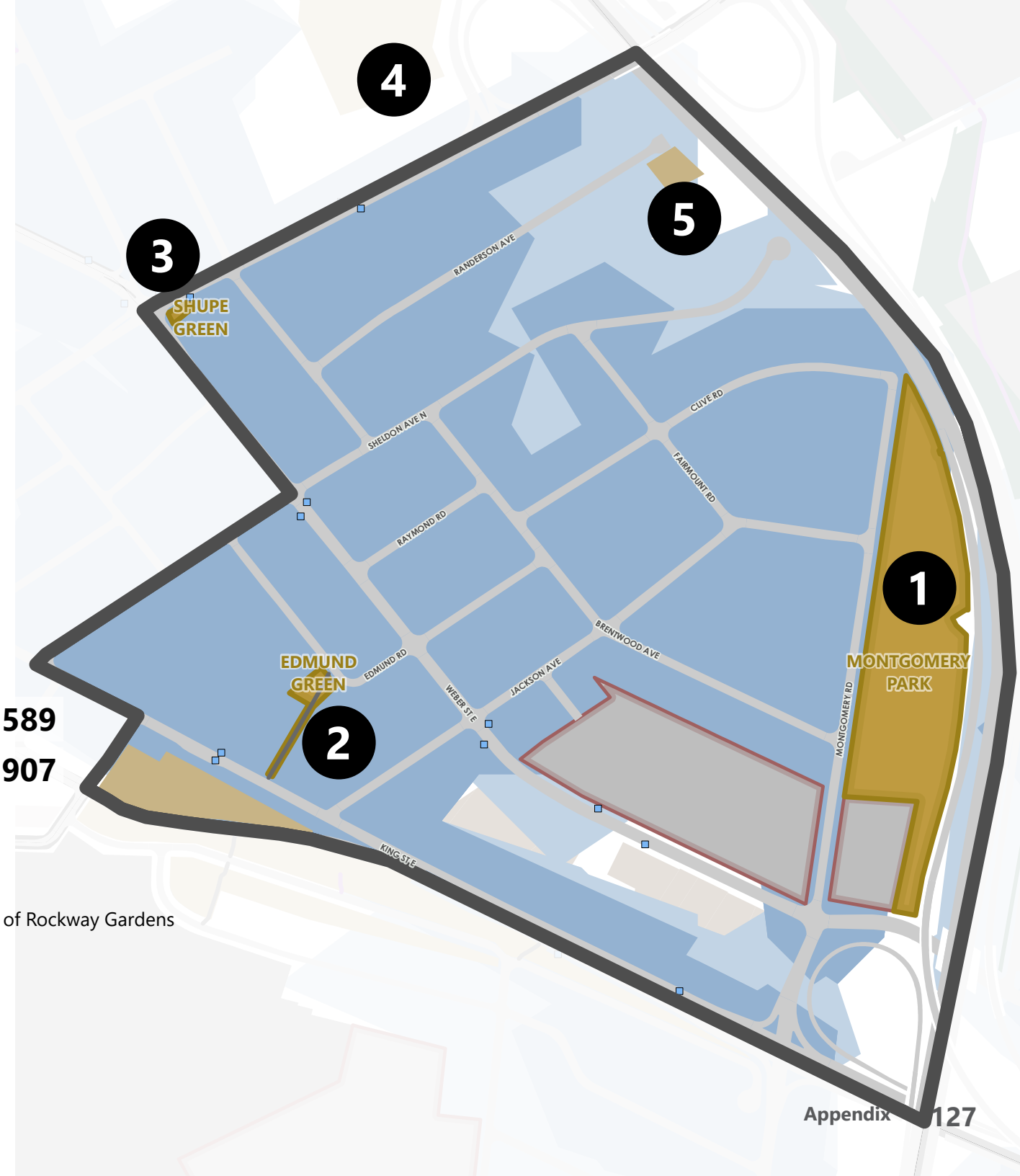
42,907 sq.m.

24.9 sq.m./person

$67,395

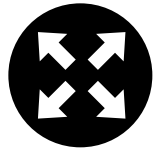
49%

	No.	Sq.m.	
Natural Areas	0		
Planned Parks			
Passive	1	1,589	
Neighbourhood	3	42,907	
Community	0		
City	0		
Legacy	0*		Portion of Rockway Gardens
School Grounds	1		
Other Open Space	0		



Critical Needs Areas

Fairfield

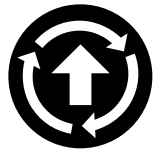


Critical
High
Medium
Low
None

Summary

Fairfield is home to Breithaupt Park, which is classified as three separate parks - a **City Park (1)**, **Natural Area (2) and Neighbourhood Park (3)**. Breithaupt Park as a whole is a sprawling green space that provides a wide variety of recreational amenities within all 3 class of park space.

Beyond the borders of Breithaupt are 2 local parks - **Hart Green (4) and Arnold Park (5)**, both parkette sized neigbourhood parks. The parks are further supported by **Prueter Public School campus (6)**



High
Medium
Low

Conclusion

Breithaupt Park (City) is a highly programmed active City park driven by the Community Centre, pool and sportsfields. There are components within the park that support community use, including a playground, open green space and picnic shelter.

Recognizing these supportive community amenities within the city facility, and the off-hour use of uncontrolled sportsfields, the Breithaupt community should pursue park acquisitions and increase Local park provision with a low priority.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

3,354

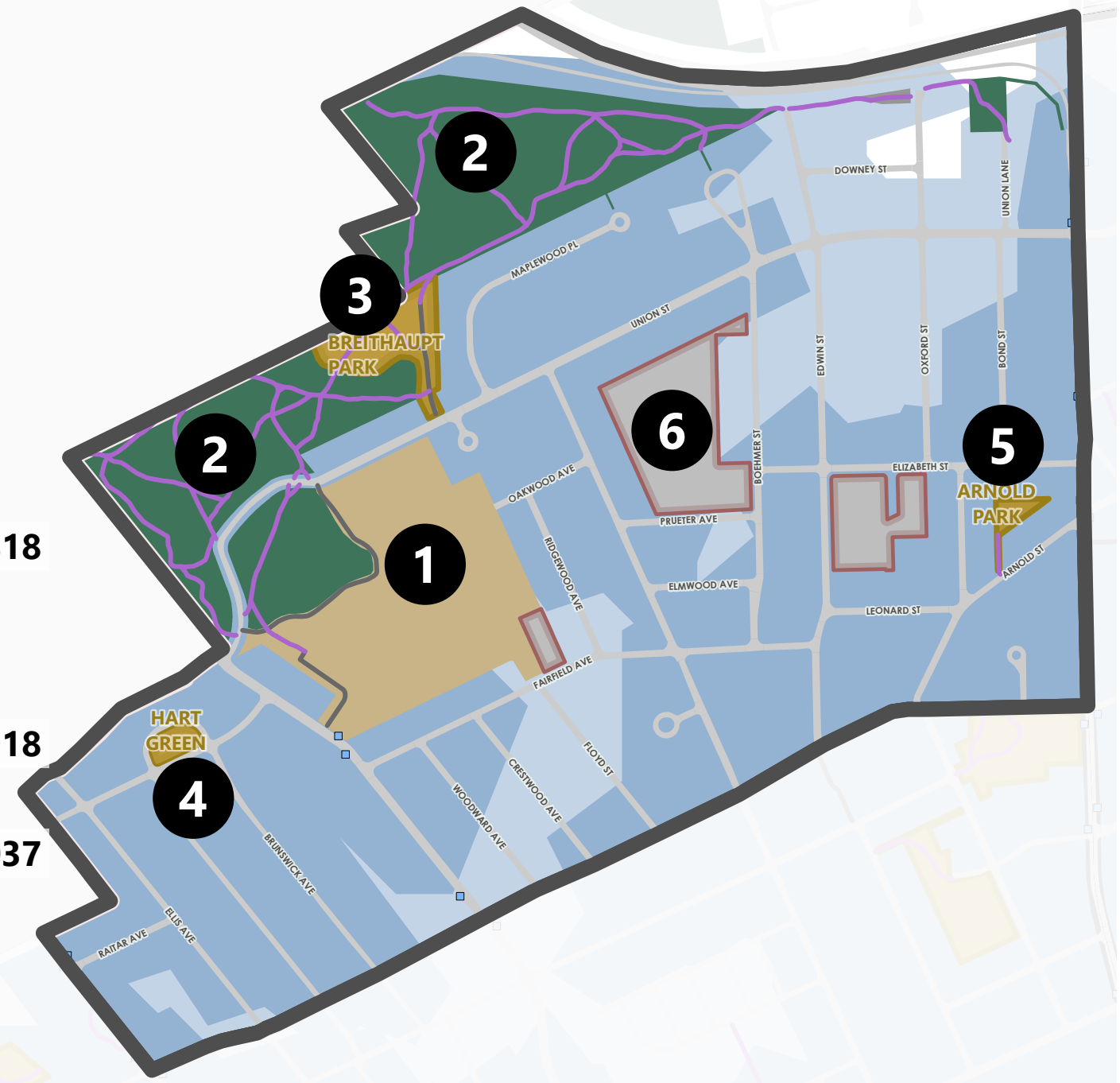
18,918sq.m.

5.6sq.m./person

$63,333

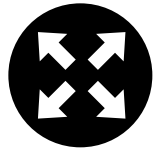
50%

	No.	Sq.m.
Natural Areas	2	195,818
Planned Parks		
Passive	0	
Neighbourhood	3	18,918
Community	0	
City	1	85,037
Legacy	0	
School Grounds	2	
Other Open Space	0	



Critical Needs Areas

Forest Heights



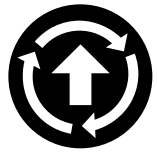
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Forest Heights is the second most populous community in the city (15,548 total residents) and is serviced well above average within its boundaries.

The community contains 11 local parks (9 Neighbourhood, 2 Community) between 1 and 3 hectares each. **Fischer (1), Driftwood (2)** and **Forest Heights CC Parks (3)**, are the largest and most prominent planned open spaces. The parks are well connected through **Hydro Corridor trail networks (4)** and **Sandrock Greenway (5)**. Elementary and Secondary school campuses integrate well with the open space network to complement park infrastructure needs.

It is recognized that **Meadowlane Park (6)** will lose approximately 20,000 sq.m. of recreational space by 2026 due to the construction of stormwater infrastructure (wet pond), recommended by Kitchener's Stormwater Master Plan. The park has been pro-actively excluded from this analysis.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives. The loss of Meadowlane Park as a park space should be paired with targeted improvement efforts within the local park cluster to compensate its' expected loss.

15,548

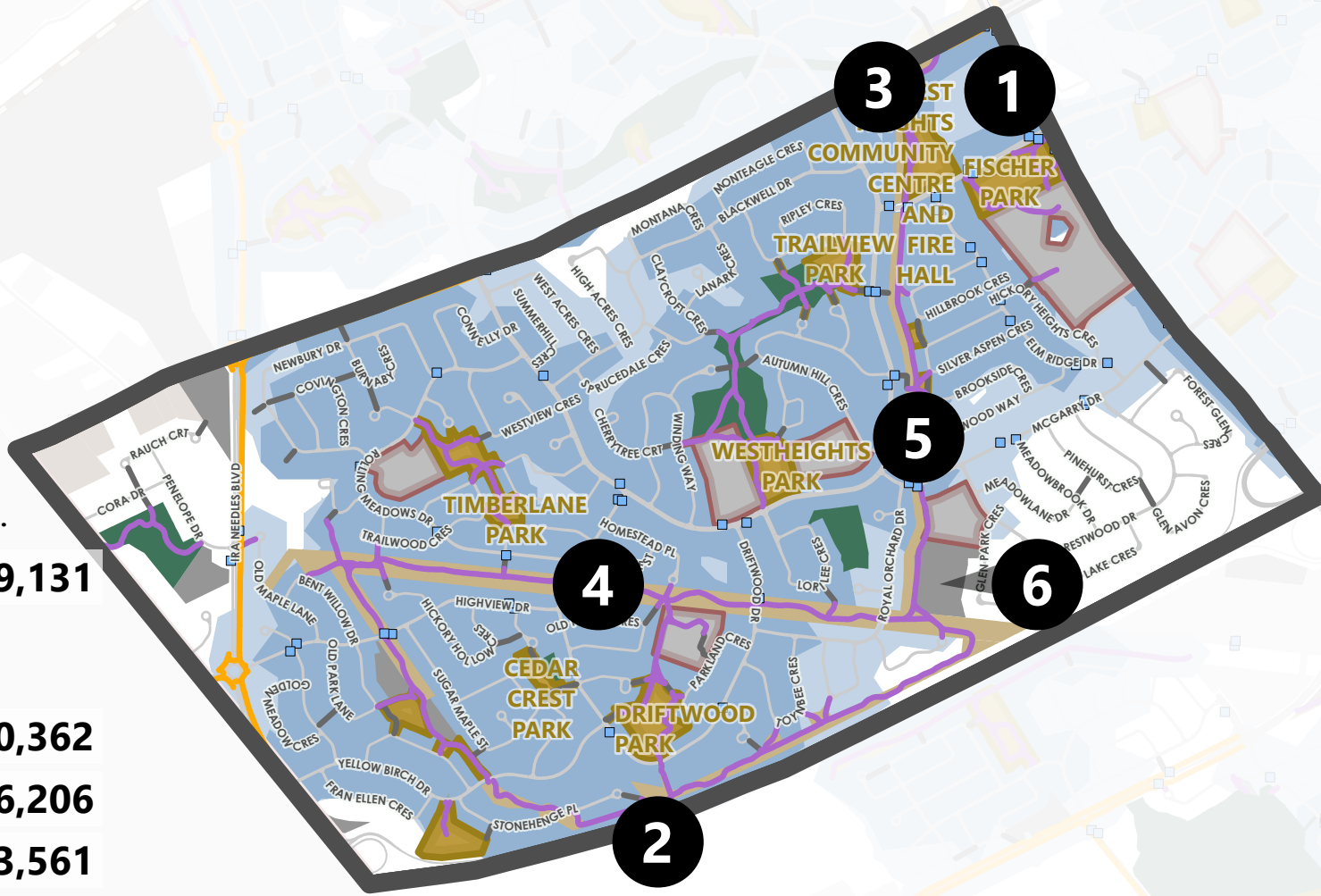
179,767 sq.m.

11.6 sq.m./person

$100,519

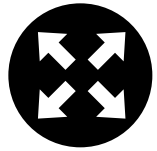
8%

	No.	Sq.m.
Natural Areas	5	119,131
Planned Parks		
Passive	7	260,362
Neighbourhood	10	126,206
Community	2	53,561
City	0	
Legacy	0	
School Grounds	6	
Other Open Space	0	



Critical Needs Areas

Forest Hill



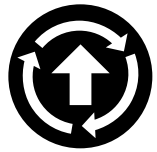
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Forest Hill is well serviced within its boundaries, containing five local parks, **Cloverdale (1)**, **Forest Hill (2)**, **Overlea (3)**, **Queensmount (4)**, and **Southridge (5)**. Queensmount Park has been reclassified as a Neighbourhood Park through this evaluation. Parks range from 0.65 to 2.45 hectares each.

Parkland is well distributed throughout the community, offering a variety of recreation and sport facilities. The parks are further supported with complementary outdoor amenities at 4 schools within the community, all of which are directly connected to a Neighbourhood park. Gaps in the walkshed analysis can be offset by the supporting school grounds and access to the parks through these open spaces.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions. Maintain park acquisitions through growth.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

5,961

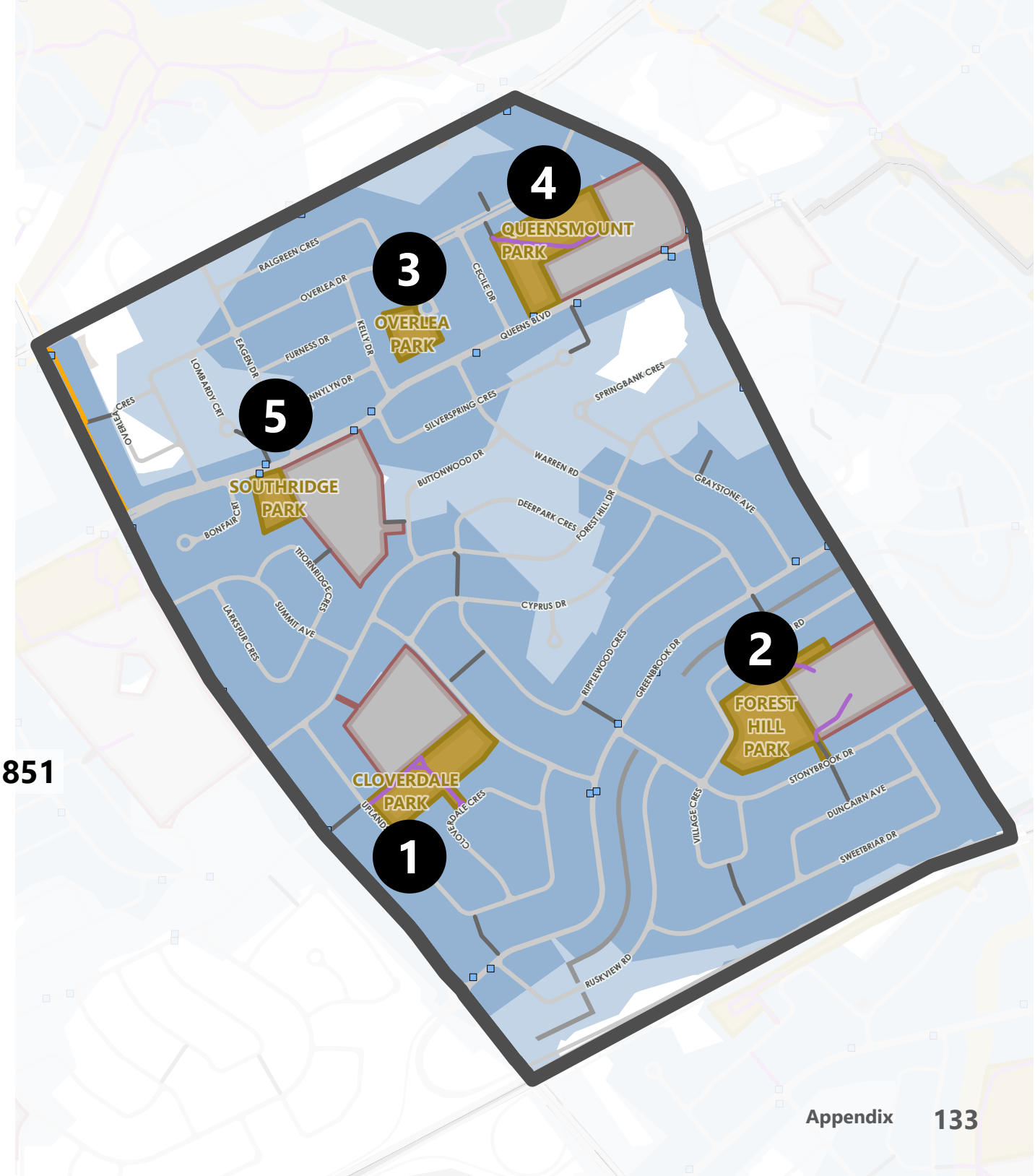
80,851 sq.m.

13.6 sq.m./person

$76,294

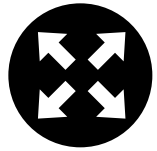
22%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	5	80,851
Community	0	
City	0	
Legacy	0	
School Grounds	4	
Other Open Space	0	



Critical Needs Areas

Grand River North



Critical

High

Medium

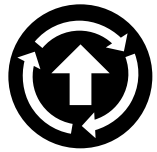
Low

None

Summary

Grand River North contains vast naturalized areas in **Kolb Valley (1)**, including a critical portion of the Walter Bean Grand River Trail. There is only one neighbourhood park, **Westchester Park (2)**, supported by the City park **Rosenberg (3)** at the boundaries southern tip.

The community contains a high priority growth development **(4)**, which is planned to contain three local parks at 7,500 sq.m. combined, and up to 1,832 residents (~4.1 sq.m. per person), slightly increasing the community provision once built and occupied.



High

Medium

Low

Conclusion

The application of 5% land vs. the alternative rate in subdivision development will limit future park growth as stated above. Although Rosenberg Park offers some neighbourhood level recreational opportunities, its' location is isolated from the majority of residential neighbourhoods.

To address the parkland deficiency the following actions should be considered:

- Short term (5) - create micro park setting on existing City property adjacent to 500 Otterbein Rd. The area is approximately 800 sq.m.;
- Medium term (6) - monitor north-western neighbourhood and commercial properties for purchase & redevelopment opportunities; and
- Long term (7) - monitor long term development of aggregate production and processing properties.

4,805

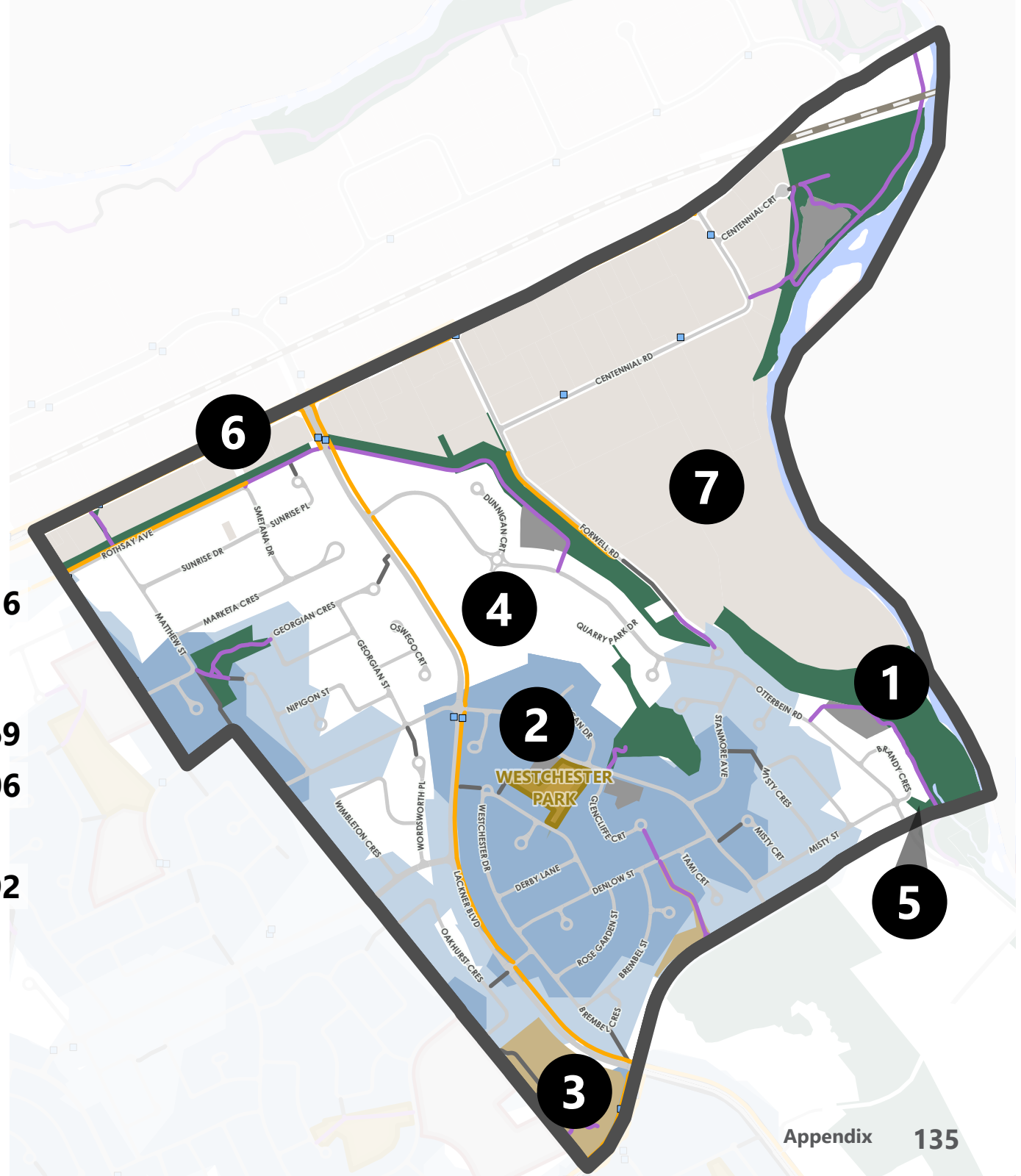
13,006sq.m.

2.7sq.m./person

$98,315

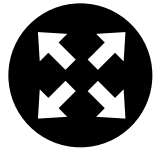
11%

	No.	Sq.m.
Natural Areas	4	284,236
Planned Parks		
Passive	1	7,869
Neighbourhood	1	13,006
Community	0	
City	1	48,892
Legacy	0	
School Grounds	0	
Other Open Space	0	

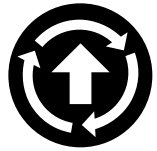


Critical Needs Areas

Grand River South



Critical
High
Medium
Low
None



High
Medium
Low

Summary

Grand River South contains 7 local parks distributed well throughout the community, **Eden Oak Park (1)** being the largest and most recent development (2019). The community is also home to vast natural areas in **Natchez (2), Lackner (3), Grand River (4) and Idlewood Creek (5)**natural areas, totaling almost 100 hectares of protected lands.

The community is undergoing residential growth with various residential neighbourhoods and park spaces coming into the public realm at the time of writing this report. It is estimated a further 570 residents will be added to the current population and 3 additional neighbourhood parks to be constructed at a total of 8,100 sq.m. meters. This new development will increase the communities local park provision to **8.2 sq.m. per person**

Conclusion

Grand River South is below the city-wide average of local park service delivery, however is supported by diverse passive recreational opportunities provided by the Grand River through canoe launches (6) and the Walter Bean Grand River Trail.

To address the deficiency in local park provision, a passive approach is recommended as development opportunities occur.

9,476

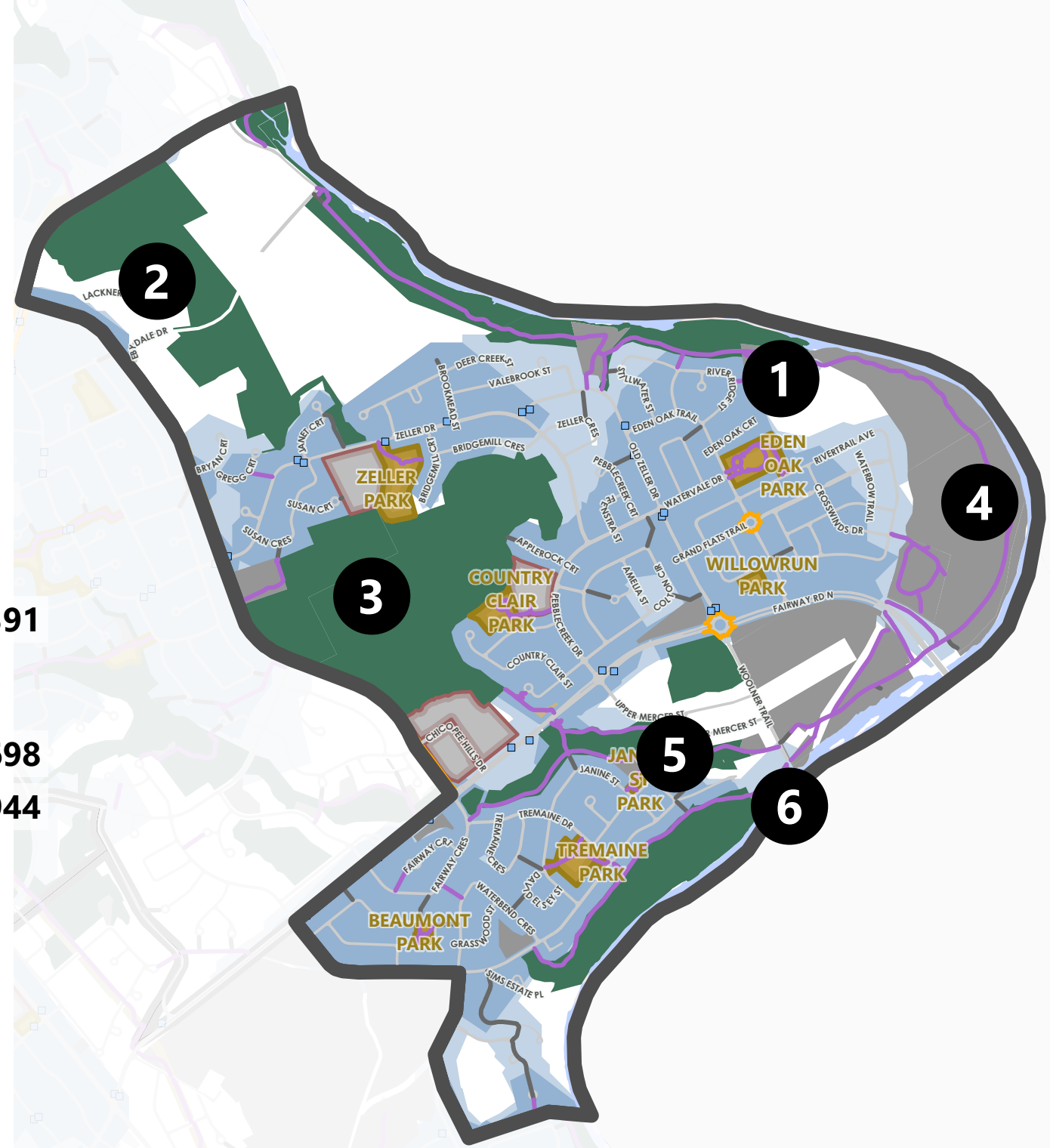
74,944sq.m.

7.9sq.m./person

$122,523

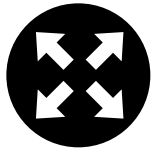
5%

	No.	Sq.m.
Natural Areas	5	773,391
Planned Parks		
Passive	1	2,698
Neighbourhood	7	74,944
Community	0	
City	0	
Legacy	0	
School Grounds	3	
Other Open Space	2	



Critical Needs Areas

Heritage Park



Critical

High

Medium

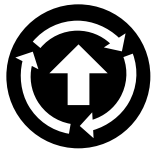
Low

None

Summary

Heritage Park contains three local parks, ranging in size from 1.67 – 2.7 hectares. **Heritage Park (1)** being the largest. Each park offers a mix of recreational and/or sport facilities and are well distributed throughout the community.

Local park provision is slightly under the city-wide average at 8.7 sq. m per person. The parks are further supported with complementary outdoor amenities at four local schools, with Heritage Park and **Crosby Park (2)** connecting directly to a school yard. In addition, the community is well connected to natural areas of Stanley Park Conservation area to the west **(3)**, and multiple connections to neighbouring parks.



High

Medium

Low

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions. Partnerships with the local school grounds is recommended to support local park provisions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

7,215

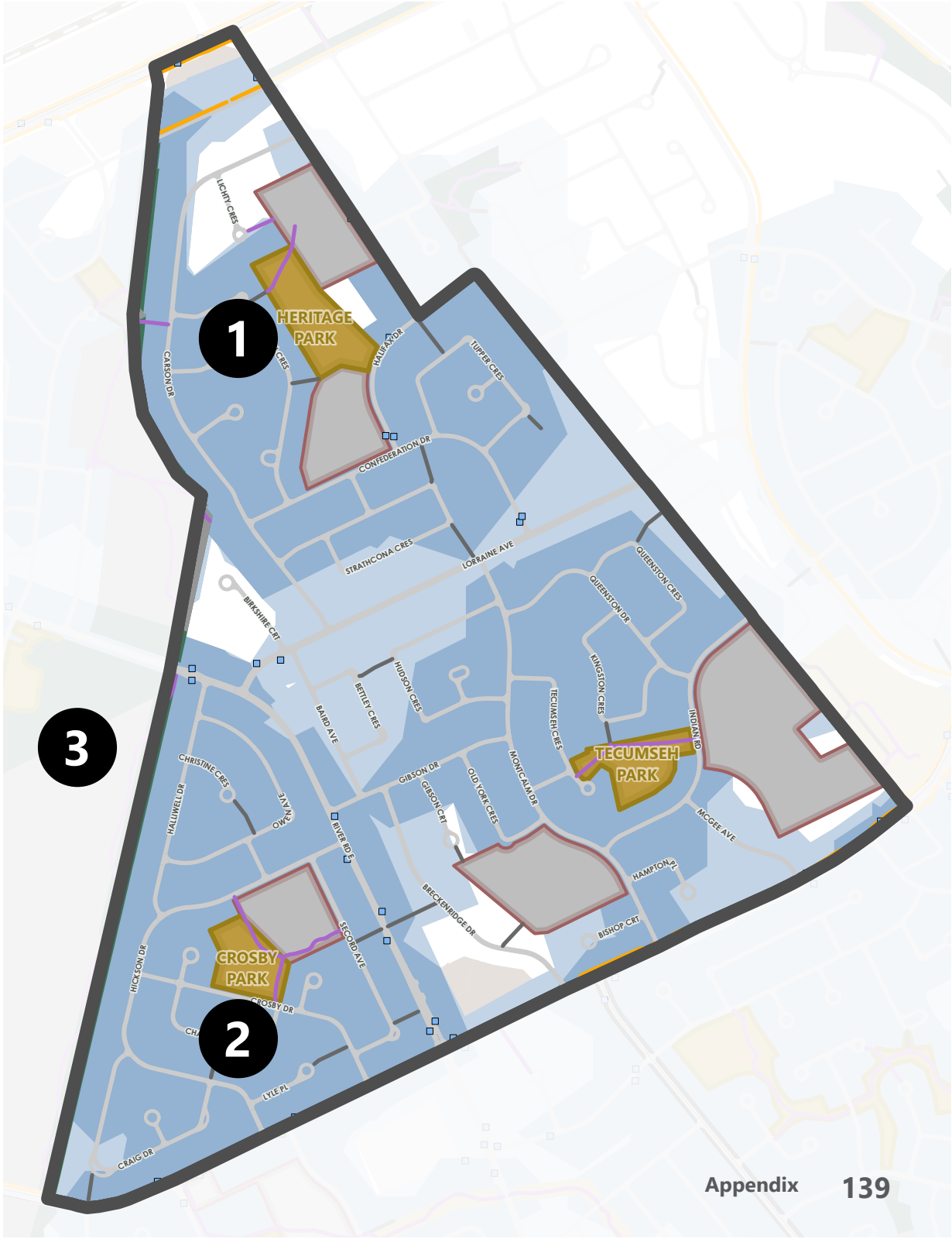
62,524sq.m.

8.7sq.m./person

$61,356

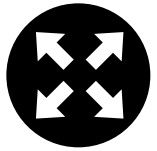
47%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	3	62,524
Community	0	
City	0	
Legacy	0	
School Grounds	5	
Other Open Space	0	

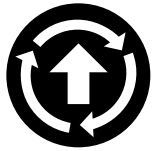


Critical Needs Areas

Hidden Valley



Critical
High
Medium
Low
None



High
Medium
Low

Summary

Hidden Valley is the smallest residential community in the city at 600 population, containing one local park, **Hidden Valley Crescent Park (1)**.

The majority of the communities space is vacant/agricultural lands subject to a completion of a Secondary Plan, Environmental Assessment and Environmental Impact Statements. The land is targeted as a low priority development with up to 40 residents projected through the Kitchener Growth Management Plan.

Conclusion

The community is uniquely isolated from all other planning community recreational services, bounded by the Grand River and Highway 8 to the south, east and north. It is also the city's highest median income ($228,000) and lowest percentage of apartments (4%).

To address the deficient local park service provision, future secondary planning of Hidden Valley **(2)** should include a local planned park at a minimum size of 5,000 sq.m., with larger sizes considered for a greater community use. The low priority of park acquisition aligns with the development priority of the KGMP.

600

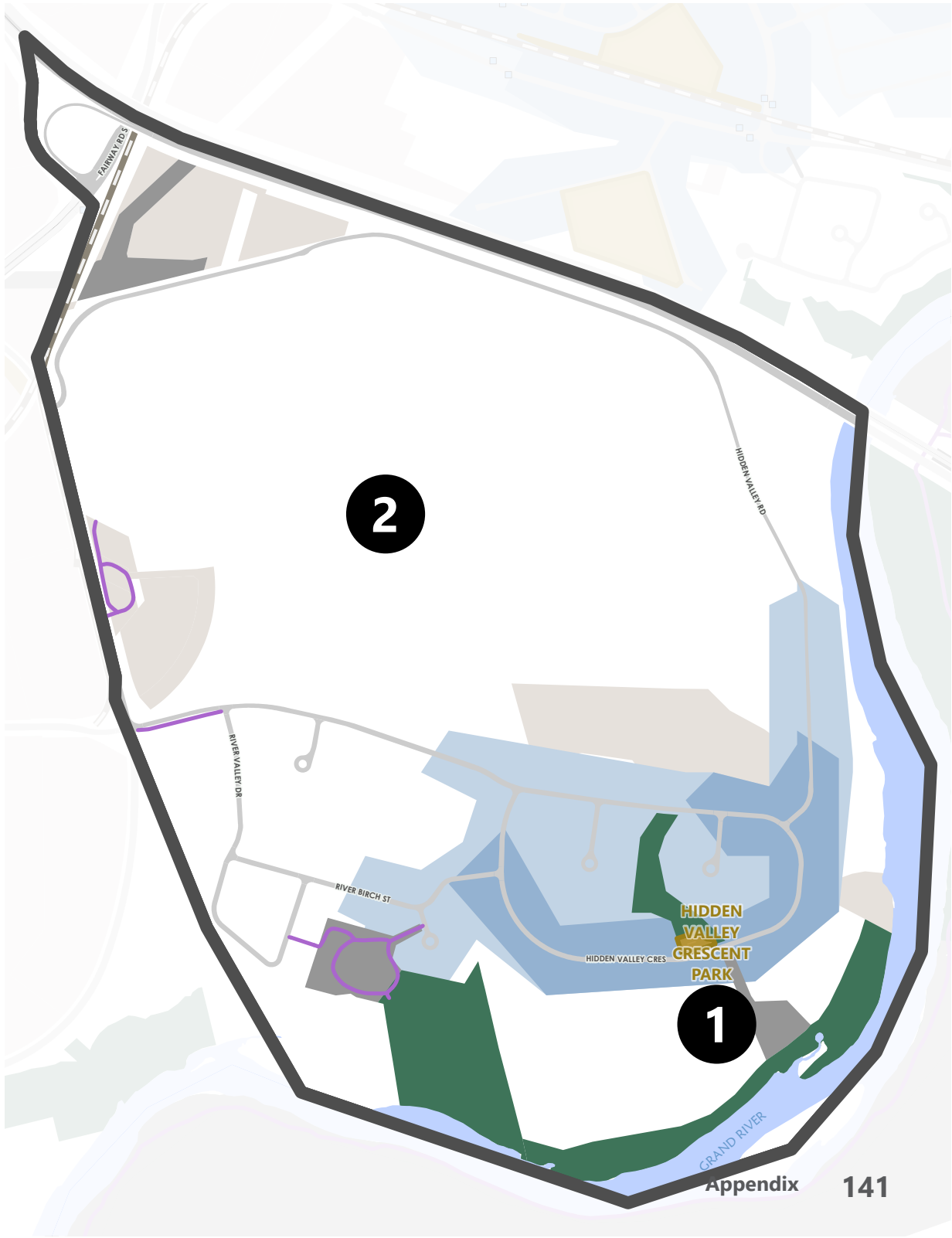
1,553sq.m.

2.6sq.m./person

$228,000

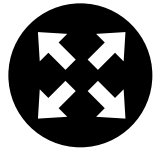
4%

	No.	Sq.m.
Natural Areas	3	110,591
Planned Parks		
Passive	0	
Neighbourhood	1	1,553
Community	0	
City	0	
Legacy	0	
School Grounds	0	
Other Open Space	0	



Critical Needs Areas

Highland West



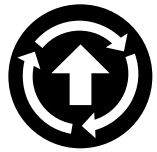
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Highland West contains 26 total park spaces at 44.7 hectares total. Of those parks, 9 are planned parks at 15.6 hectares. The community is well serviced within its boundaries. This community is bounded on two sides, Ira Needles Blvd. to the west, separating residential and commercial zones, and a rail corridor to the north.

Parkland is well distributed throughout the community offering a variety of recreation facilities. Multiple trail systems enhance the community's connectivity to its planned parks and surrounding communities, including trail connections to **Monarch Woods Natural Area (1)**. Elementary and Secondary school campuses integrate well with the open space network to complement park infrastructure needs.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

13,015

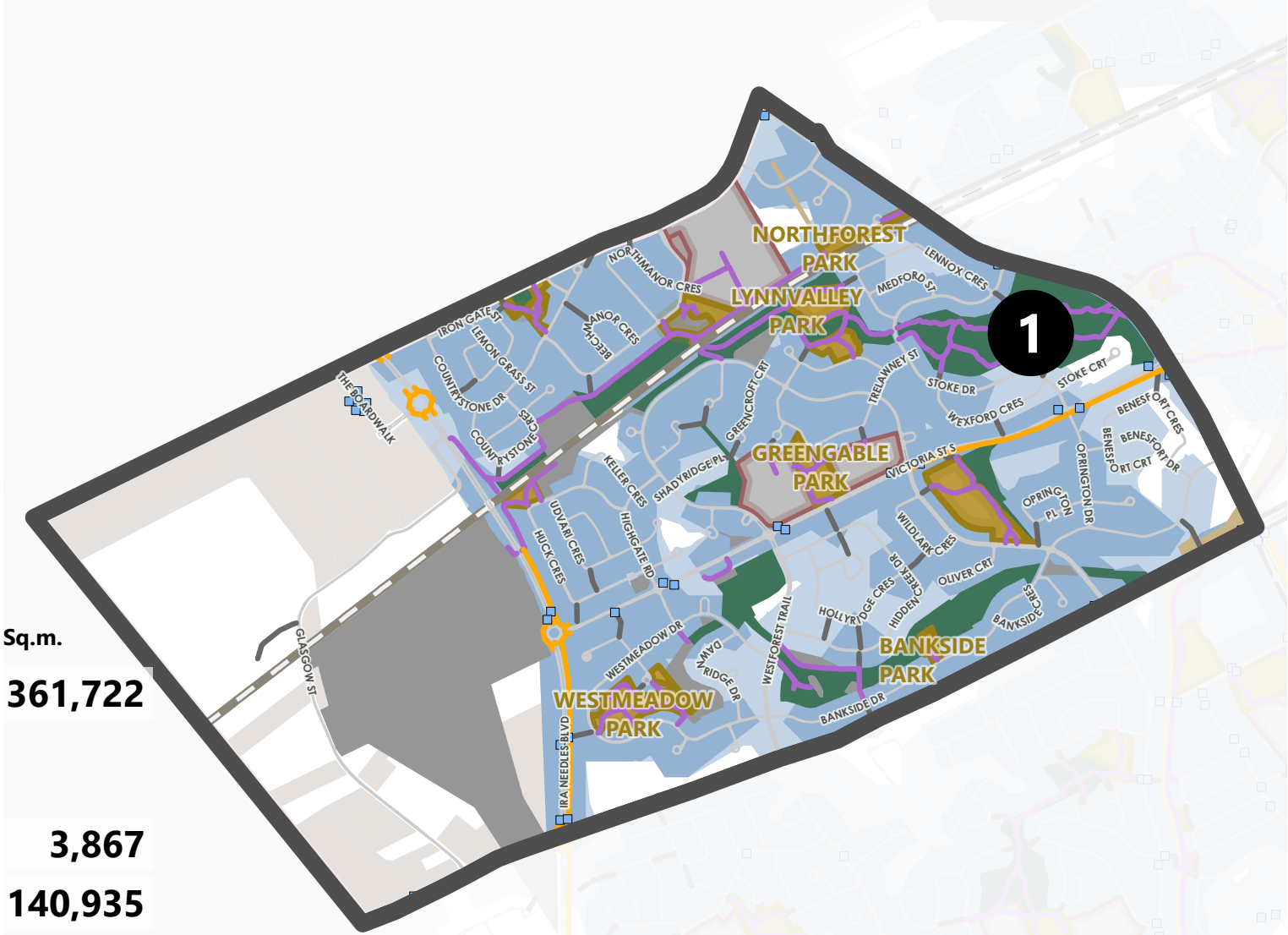
140,935sq.m.

10.8sq.m./person

$101,374

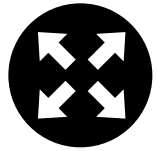
10%

	No.	Sq.m.
Natural Areas	7	361,722
Planned Parks		
Passive	1	3,867
Neighbourhood	9	140,935
Community	0	
City	0	
Legacy	0	
School Grounds	3	
Other Open Space	0	



Critical Needs Areas

Huron South



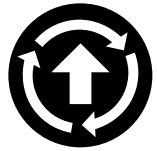
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Huron South is a growing community containing four existing local parks - **Parkvale (1), Sophia, Banffshire** and **Rochefort (2) Parks**. Over 85% of the total park area is within Parkvale Park (35,000 sq.m.), which is supported well by a surrounding natural area, stormwater pond and school campus to maximize its recreational use. The area is further supported by passive **Hydro Corridor trails (3)** and the southern part of **Huron Natural Area (4)**, one of the city's 5 Legacy parks.

Within the planned growth of Huron South are 7 local parks at a total of 35,700 sq.m. (6), coinciding with the introduction of approximately 2,750 residents, increasing the community provision to **9.2 sq.m. per person**. The southern community will have direct access to the recreational amenities within **RBJ Schlegel Park (5)** at full build out of both the park and Fischer Hallman Road in 2025 to further support local park provisions.

Conclusion

Future growth of Huron South is limited to the southern half of the community and largely planned and in development at the time of this update. As a new community, with its primary park space (Parkvale) built within the past 10 years, the park system is considered complete to modern standards, and its future park provision of 9.2 sq.m. per person a reflection of both the primary tool to develop parkland (5% through subdivision) and greater persons per household (3.1).

5,641

41,743sq.m.

7.4sq.m./person

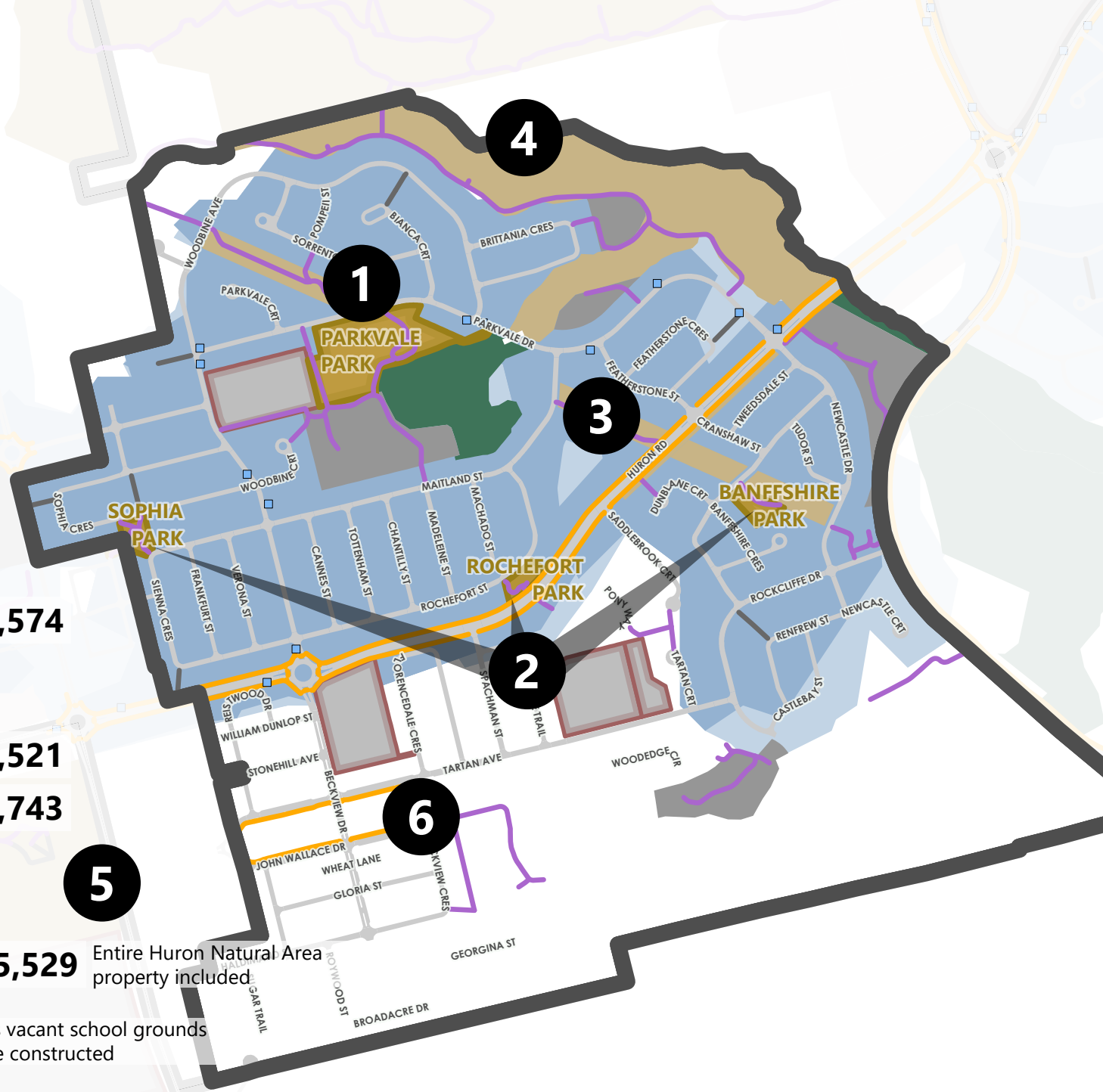
$105,110

9%

	No.	Sq.m.
Natural Areas	1	40,574
Planned Parks		
Passive	4	29,521
Neighbourhood	4	41,743
Community	0	
City	0	
Legacy	1*	1,055,529
School Grounds	1*	
Other Open Space	0	

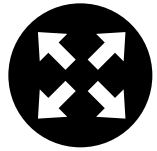
Entire Huron Natural Area property included

Excludes vacant school grounds yet to be constructed

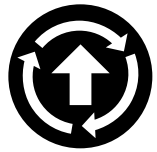


Critical Needs Areas

Idlewood



Critical
High
Medium
Low
None



High
Medium
Low

Summary

The Idlewood community contains four local parks (4 Neighbourhood, 0 Community) and three natural areas. **Idlewood Greenway (1)** and **Springmount Park (2)** have been reclassified as Neighbourhood Parks through this evaluation.

Idlewood Greenway and **Eby Park (3)** are the largest and most prominent planned open spaces at 2.4 - 2.6 hectares. The parks are well connected through Springmount Park, and trail networks by means of Idlewood Greenway and **Idlewood Creek (4).** Neighbouring parkland integrates well with the open space network to complement park infrastructure needs.

Local park land is above the city wide average, however poorly distributed with a gap of park service in the southern residential neighbourhoods (5). There are no school grounds or other open space that can support recreational amenities for these neighbourhoods.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions, however due to the gap in service in the southern portion of the community a passive approach is warranted should opportunities present.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

5,599

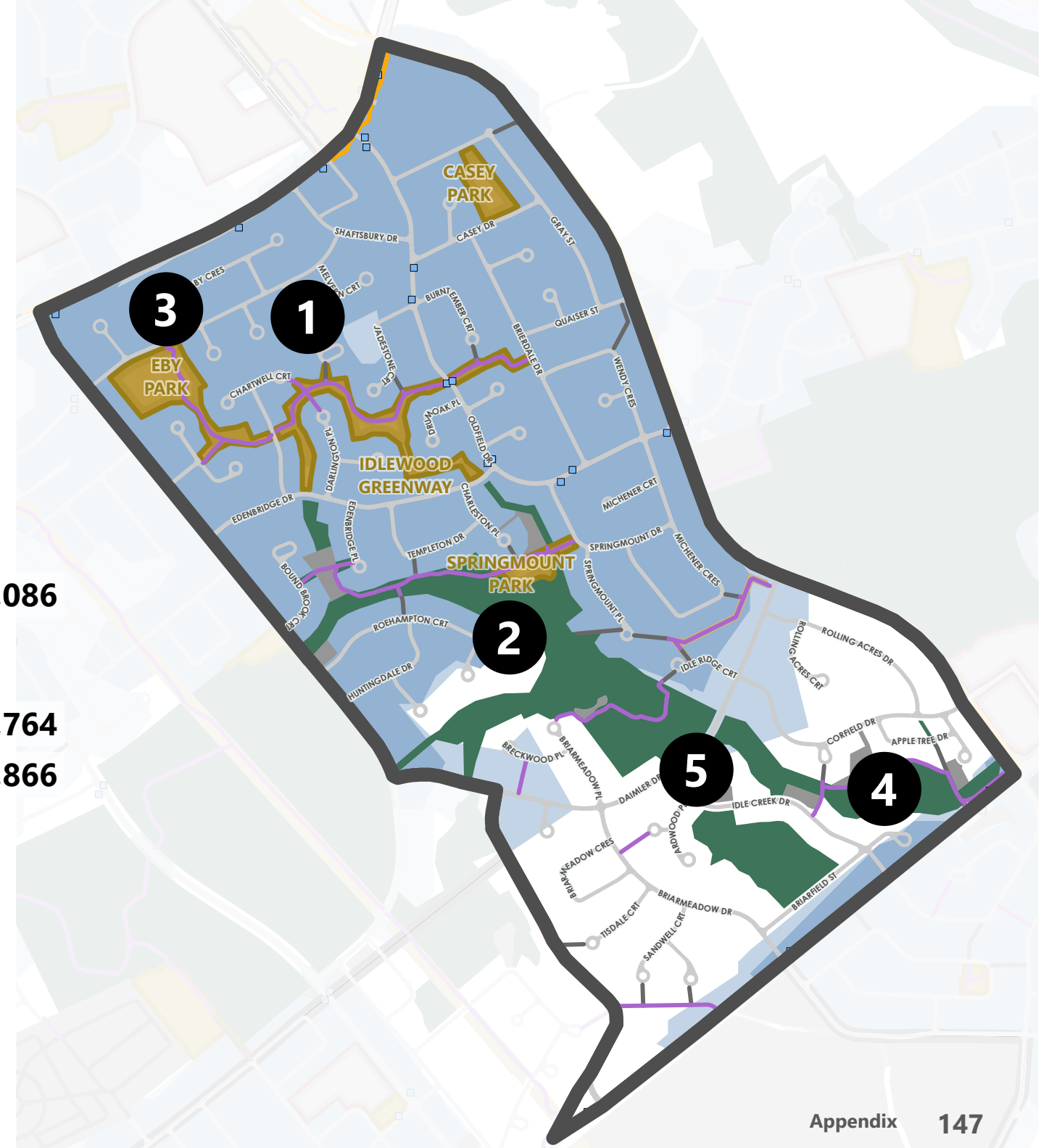
66,866sq.m.

11.9sq.m./person

$116,424

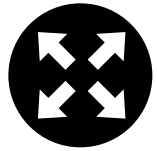
7%

	No.	Sq.m.
Natural Areas	3	290,086
Planned Parks		
Passive	1	4,764
Neighbourhood	4	66,866
Community	0	
City	0	
Legacy	0	
School Grounds	0	
Other Open Space	0	



Critical Needs Areas

King East



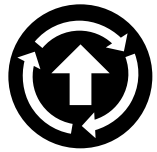
Critical

High

Medium

Low

None



High

Medium

Low

Summary

King East contains three neighoburhood parks - **Luther, Stabler** and **Madison Greens (1)**, all between 200 and 700 sq.m. each. The only open space to support these micro urban parks are two cemeteries - one under public operation **St Peters Lutheran (2)** and one privately operated **First Mennonite Church (3)**.

Local park access for residents of King East is reliant on **Knollwood Park (4)** of the Auditorium, and **Kaufman Park (5)**, of Cedar Hill.

Conclusion

As a community within an MTSA, a detailed park acquisition strategy is recommended following this report to properly plan for and accommodate rapid residential growth. With highly dense developments anticipated, it is unlikely passive parkland acquisition through development processes will yield park space greater than micro size, urban park-like areas. These parks are already present within the community and their size contributes to lack of park services. A targeted approach for meaningful space for neighbourhood and community programming is recommended to be at least 10,000 sq.m., under the guidance of the MTSA objective park provision.

Improvements to Kaufman Park outside of the King East boundaries may improve variety of park space available to residents of King East, however its influence is limited by the barriers to access presented by King St. E. and Charles St. E. Acquisition for park land use should be considered the primary means of addressing the deficiencies of King East.

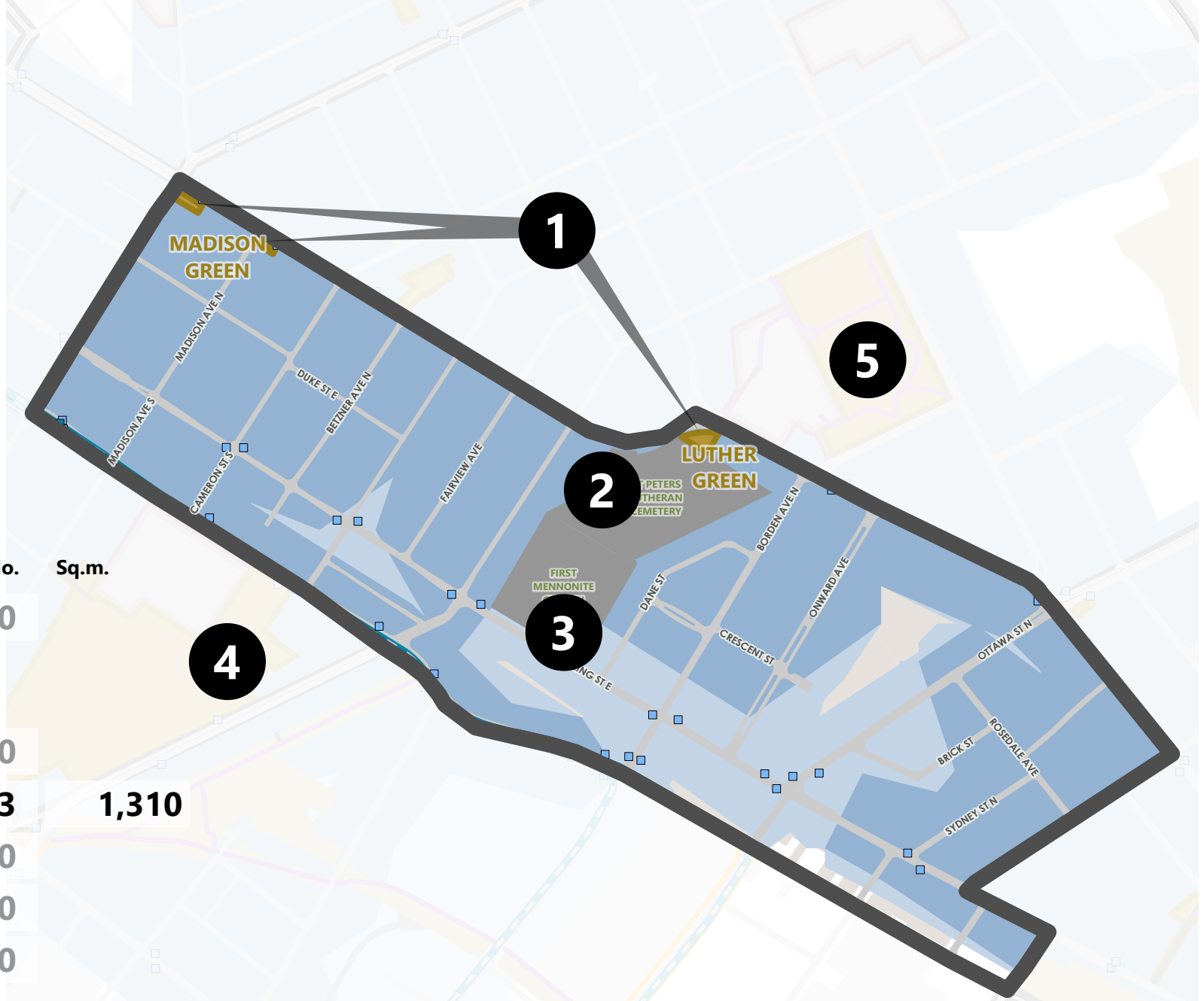
2,085

1,310sq.m.

0.6sq.m./person

$52,767

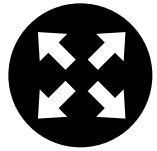
57%



	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	3	1,310
Community	0	
City	0	
Legacy	0	
School Grounds	0	
Other Open Space	0	

Critical Needs Areas

KW Hospital



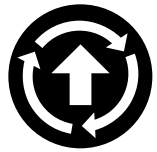
Critical

High

Medium

Low

None



High

Medium

Low

Summary

KW Hospital contains one local park on its Western border - **Gildner Green (1)**, located along the **Iron Horse Trail corridor (2)**. There are no other planned parks servicing the bulk of the residential community north and east of Grand River Hospital.

Open spaces exist in the form of **Mount Hope Cemetery (3)**, and two satellite School campuses **(4)**. **Don McLaren Arena (5)** is an isolated indoor recreational facility that is not associated with additional park or open space.

KW Hospital community parks & open spaces were subject to review in the PARTS Midtown Plan (2017). The Plan assessed all open space, inclusive of School Board properties and Cemeteries. The conclusion of the report yielded adequate parkland (28.4 sq.m. per person) following substantial population growth.

Conclusion

Applying updated classifications and understanding of park definitions, KW Hospital is currently deficient and will continue to be if no parkland is acquired through its projected growth.

As a community containing the northern part of the Urban Growth Centre, a detailed park acquisition strategy is recommended following this report. As development continues to occur, it is recommended to pursue land where appropriate using the acquisition tool within this report.

2,916

4,356sq.m.

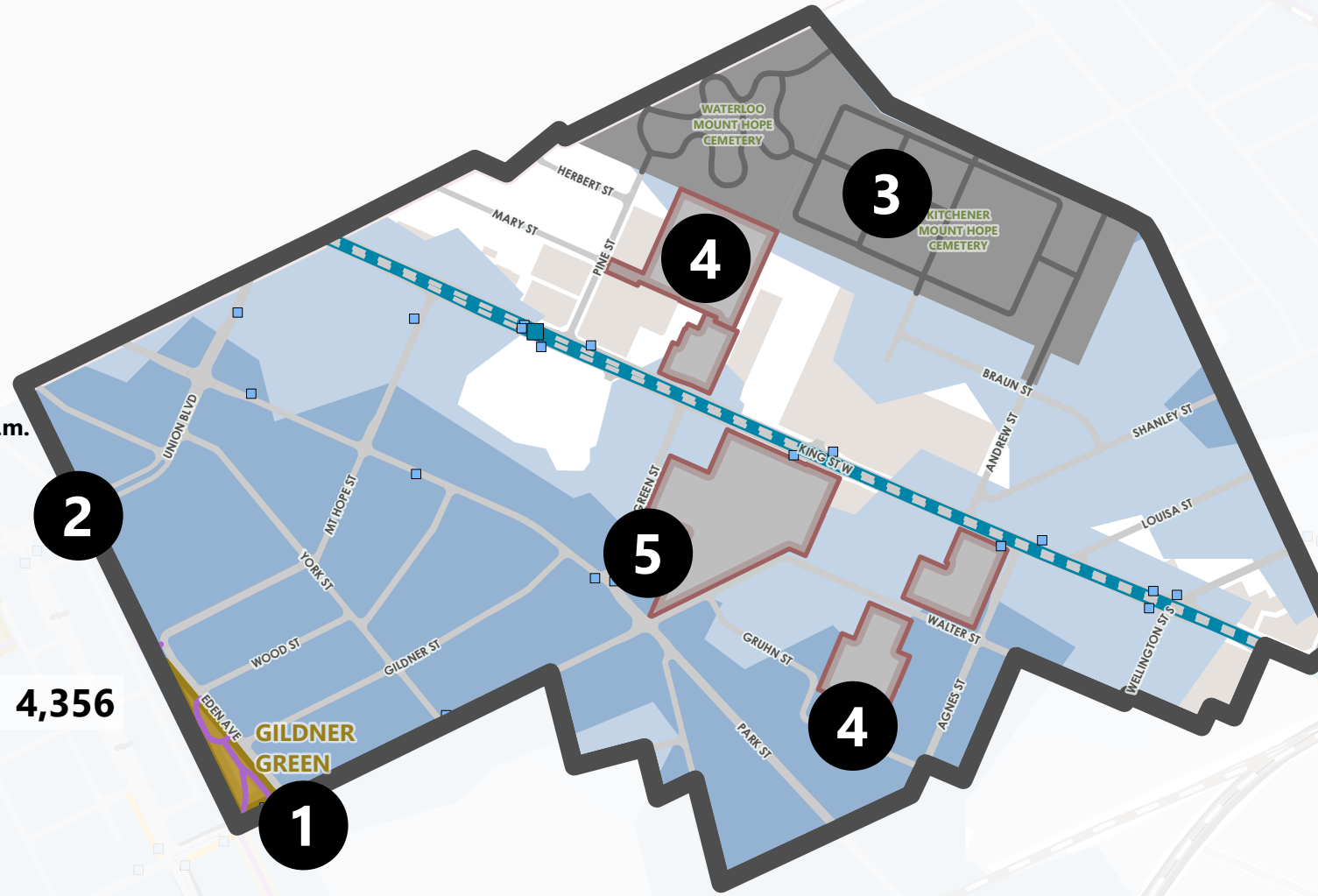
1.5sq.m./person

$58,817

67%

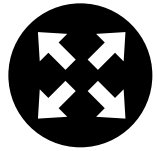
	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	1	4,356
Community	0	
City	0	
Legacy	0	
School Grounds	2*	
Other Open Space	0	

2 school's operate 2 separate properties as their grounds



Critical Needs Areas

Laurentian Hills



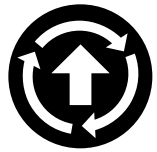
Critical

High

Medium

Low

None



High

Medium

Low

Summary

McLennan Park (1) is the dominant open space in Laurentian Hills, a 37 hectare former landfill site well connected in the community through **Laurentian Trail (2)**. McLennan is one of the City's 5 legacy parks featuring highly active programming as well as its most unique features of a 100 meter tobogganing hill and downhill mountain bike trail.

Locally Laurentian Hills is well serviced within its boundaries, containing fifteen parks total (6 Neighbourhood, 1 Community). Local Parks range in size from 0.5 to 2.49 hectares each. **Laurentian Park (3)** is the largest at 2.7 hectares however ownership is with the School Board.

Parkland is well distributed throughout the community, offering a variety of recreation facilities and passive open space. The parks are well connected through trail and hydro corridor networks including Laurentian Trail and **Borden Creek Greenway (4)**. The central neighbourhoods of Laurentian Hills **(5)** lack direct access to Local parks, however this is offset by McLennan Park and further supported by three school grounds within the neighbourhood

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

10,633

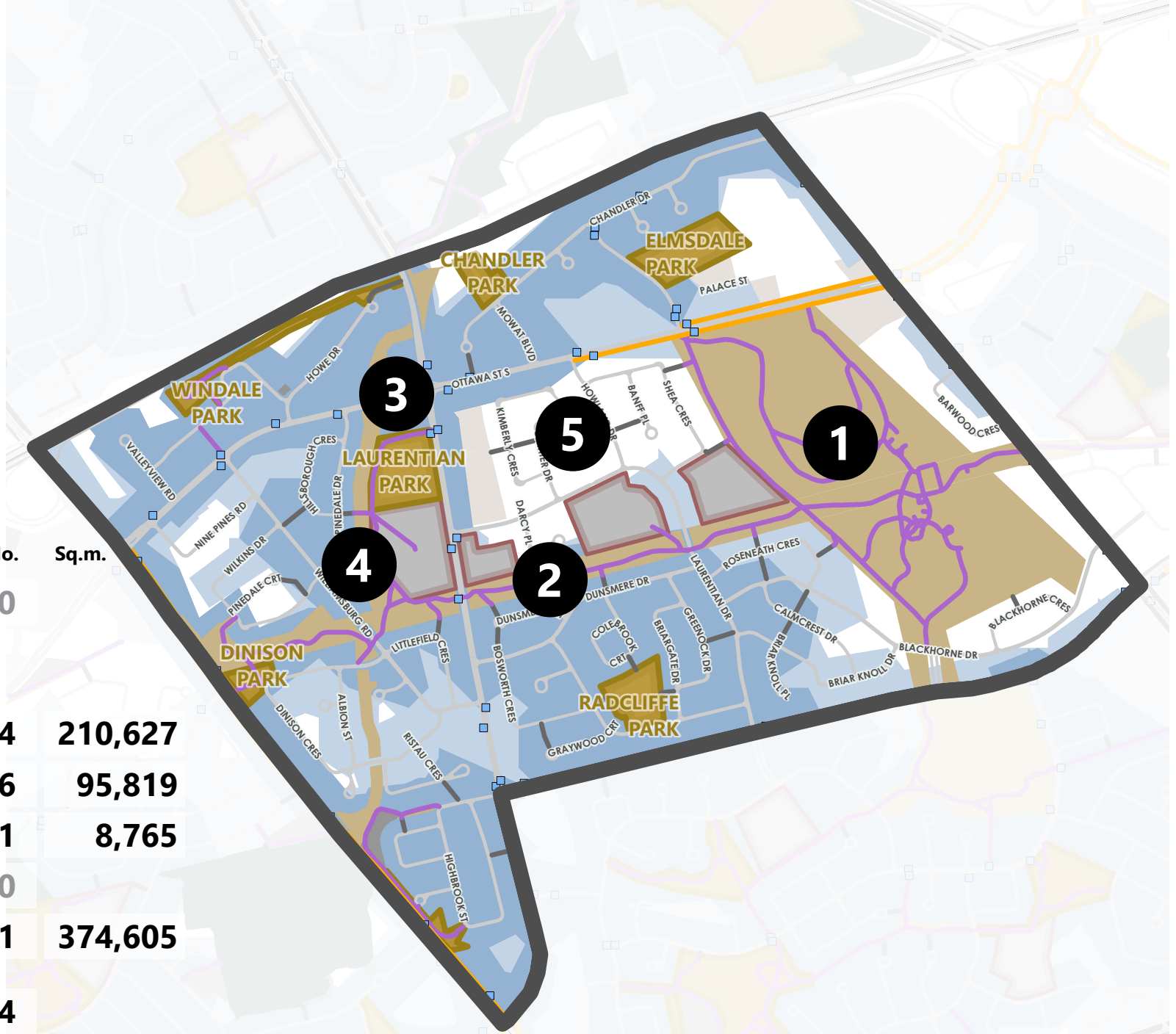
104,584sq.m.

9.8sq.m./person

$68,871

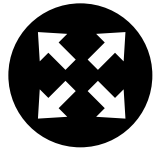
26%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	4	210,627
Neighbourhood	6	95,819
Community	1	8,765
City	0	
Legacy	1	374,605
School Grounds	4	
Other Open Space	0	



Critical Needs Areas

Laurentian West

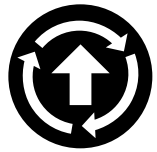


Critical
High
Medium
Low
None

Summary

Laurentian West is the city's most populous communities at over 17,000 residents, with an additional 2,100 estimated in future development at **Trussler Road (1).** The community has vast naturalized areas in **Borden (2) and Laurentian Wetlands (3), and Hydro Corridor trails (4)** accounting for over 50 hectares of land.

The local parks include 5 neighbourhood parks, the largest of which is **Voisin Park (5)** at 47,000 sq.m. The remaining parks are **Commonwealth, Fox Glove, Max Becker and Michael Donnenworth Parks (6)**. Future development of Ottawa/Trussler includes four additional park spaces at approximately 24,000 sq.m. in size, raising the local park provision to **6.4 sq.m. per person**



High
Medium
Low

Conclusion

Large scale development will include local park development, therefore an acquisition study should focus in areas of existing development to improve distribution of local park service. Those areas are the residential neighourhoods to the north-east corner (7) and southern border along Bleams Rd. (8).

As a relatively new community, re-development opportunities will be limited. An active strategy is necessary to address the park land deficiency in Laurentian West

17,508

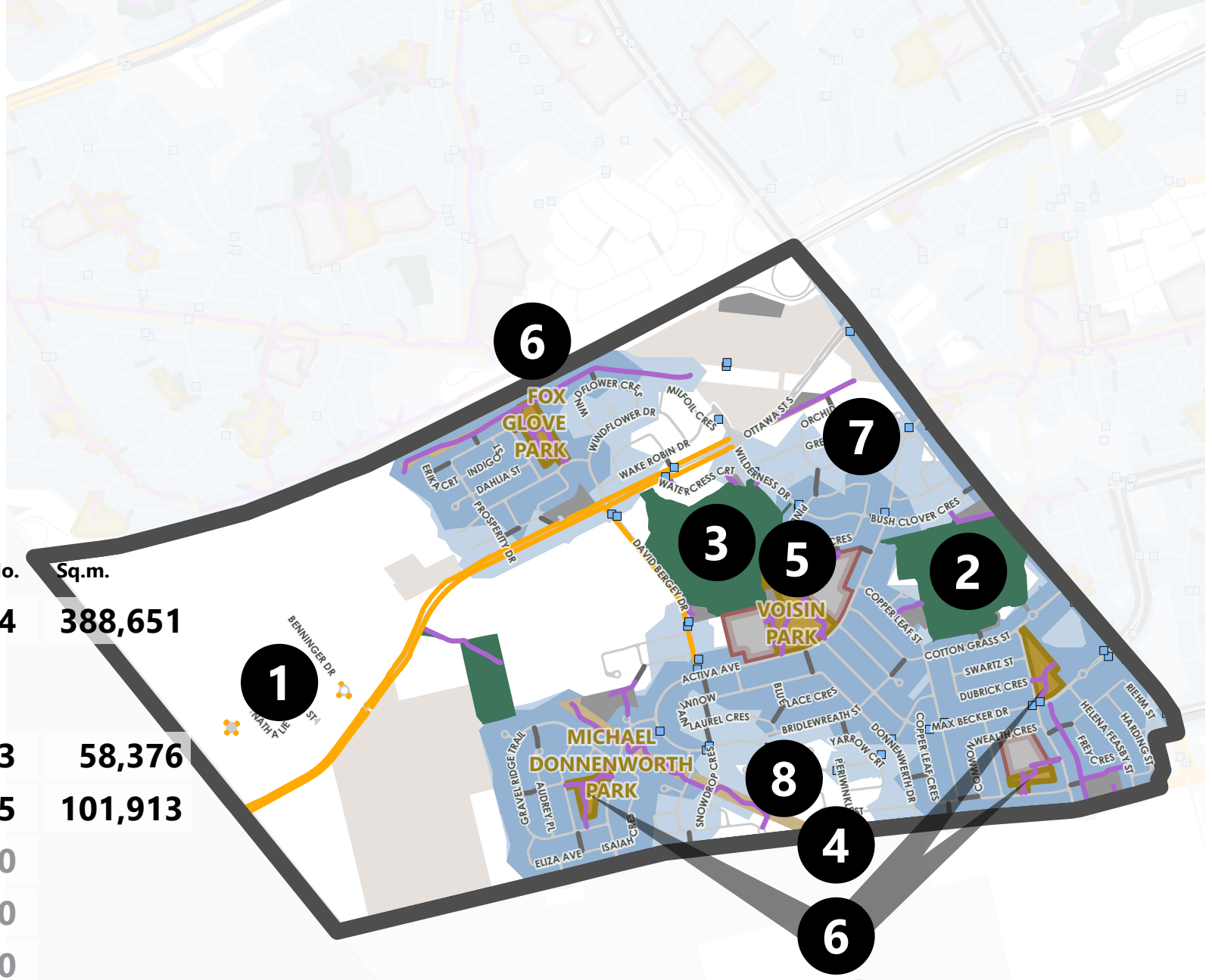
101,913sq.m.

5.8sq.m./person

$101,299

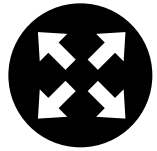
3%

	No.	Sq.m.
Natural Areas	4	388,651
Planned Parks		
Passive	3	58,376
Neighbourhood	5	101,913
Community	0	
City	0	
Legacy	0	
School Grounds	3	
Other Open Space	0	



Critical Needs Areas

Lower Doon



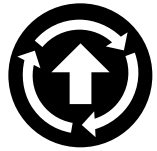
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Lower Doon most notably is home to one of two city golf courses - **Doon Valley (1).** The course is not considered park space, but does support the access of the Walter Bean Grand River Trail and pedestrian bridge crossing the **Grand River (2)**.

The community has three planned parks, ranging from 0.06 - 1.4 hectares. **Durham Green (3)** and **Orchard Mill Green (4)** have been reclassified as Neighbourhood Parks through this evaluation. The community is bound by the Grand River to the North, an 18-hole golf course in the South-East, and Conestoga College campus to the South-West. Highway 401 further restricts this community's connectivity. **Willowlake Park (5)** provides recreation and play facilities for the community.

Lower Doon has three natural areas, with **Willowlake Park Greenway (6)** being reclassified through this evaluation. Multiple trail systems enhance the community's connectivity to its planned parks and surrounding communities. The Conestoga College campus integrates well with the open space network to complement park infrastructure needs **(7)**.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

1,154

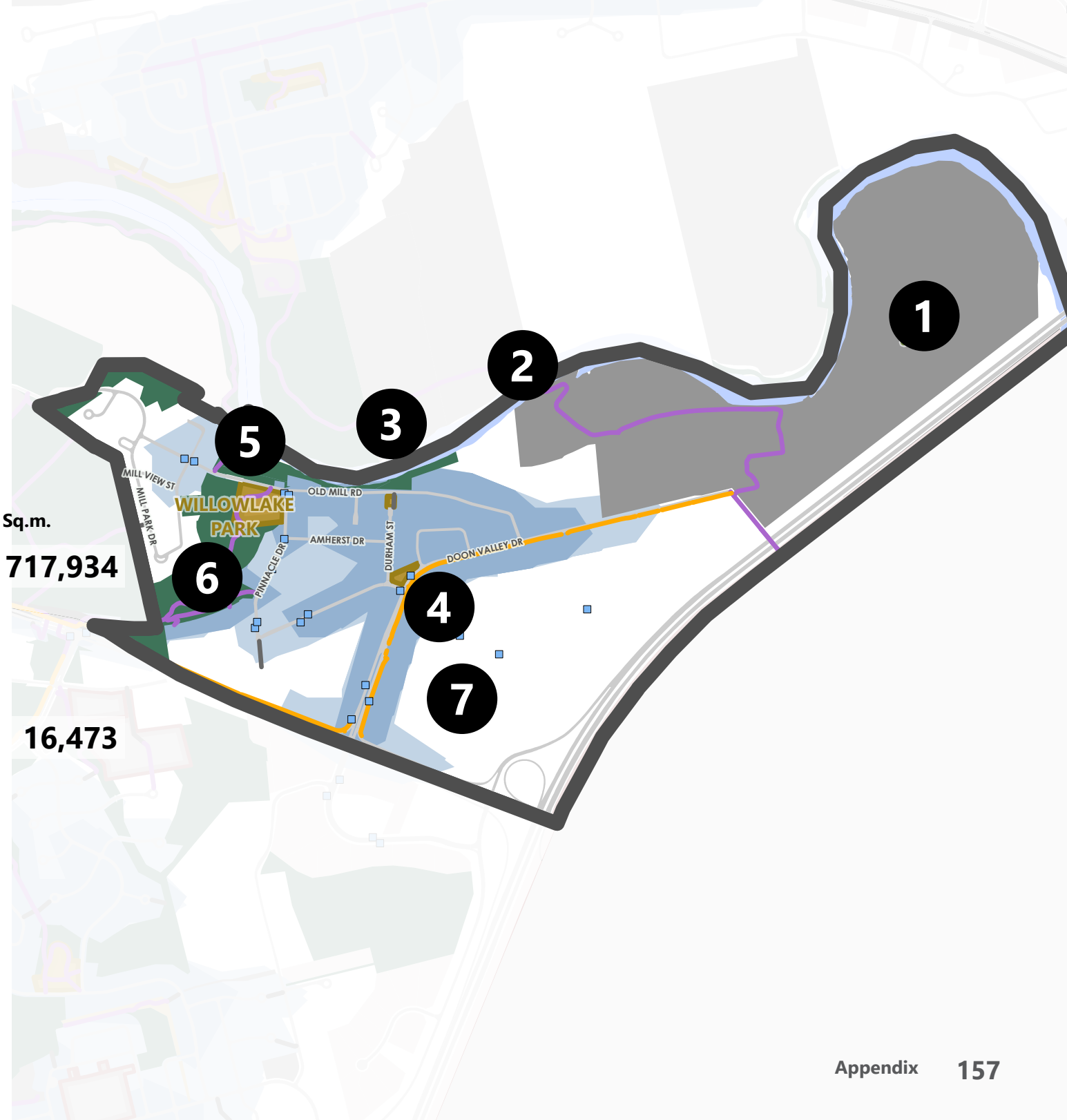
16,473sq.m.

14.3sq.m./person

$83,469

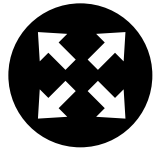
15%

	No.	Sq.m.
Natural Areas	3	717,934
Planned Parks		
Passive	0	
Neighbourhood	3	16,473
Community	0	
City	0	
Legacy	0	
School Grounds	0	
Other Open Space	1	



Critical Needs Areas

Meinzinger Park



Critical

High

Medium

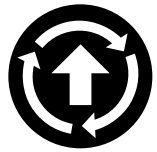
Low

None

Summary

Meinzinger Park is serviced well above average at 56.2 sq. m of parkland per person within its boundaries. The community contains 7 total parks, 3 of which within the Planned category. **Meinzinger Park (1)** is the largest planned open space at 12 hectares, with **Lakeside Park (2)** at 6 hectares.

The parks are well connected through trail networks and **Concordia Park Greenway (3)**. The parks provide both passive and active recreation opportunities to the community, however all parks are located along the south-east boundary, making the park system unbalanced in distribution.



Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

High

Medium

Low

2,562

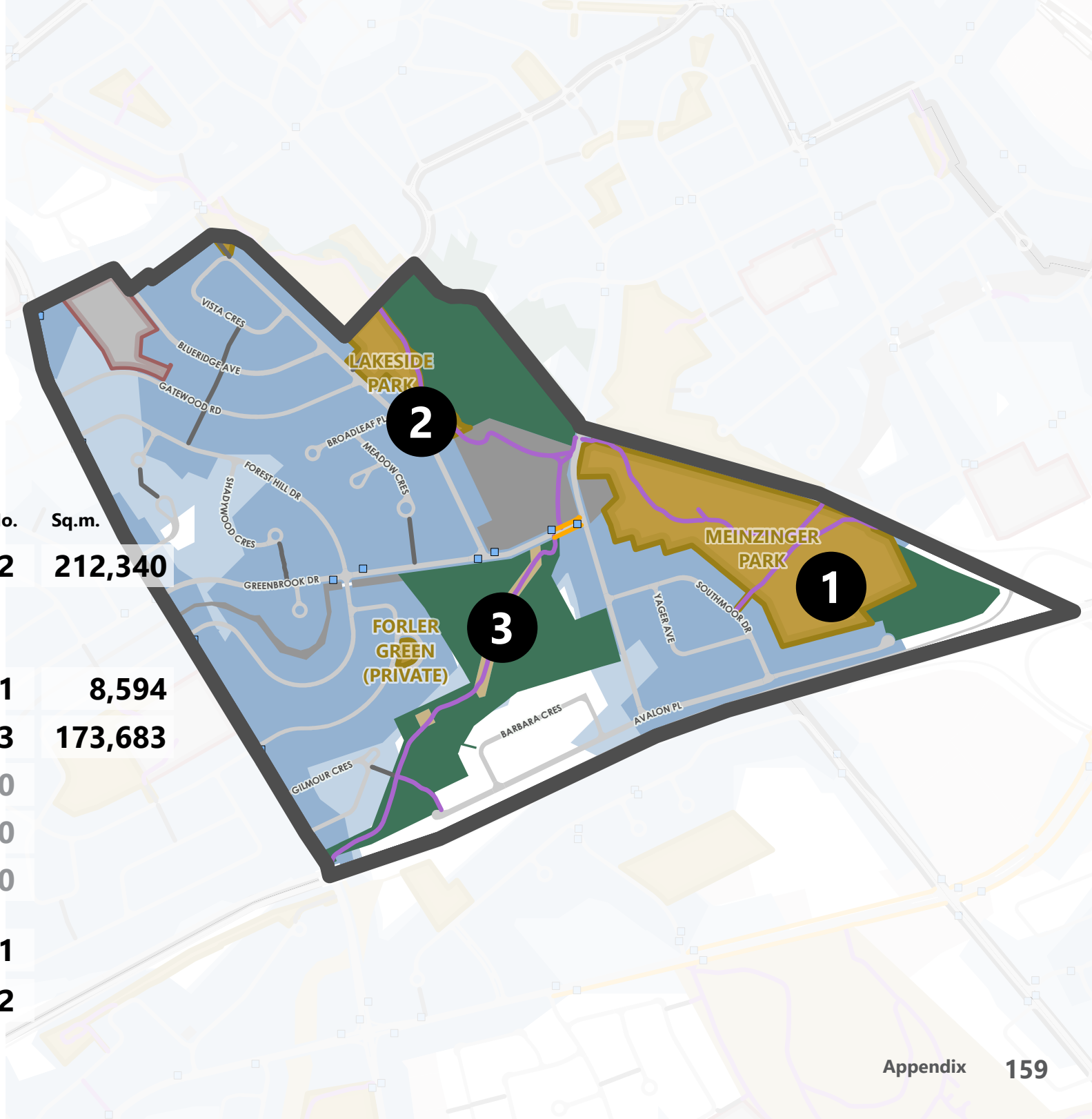
144,085sq.m.

56.2sq.m./person

$71,235

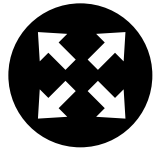
35%

	No.	Sq.m.
Natural Areas	2	212,340
Planned Parks		
Passive	1	8,594
Neighbourhood	3	173,683
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	2	

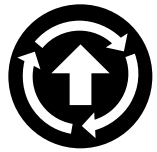


Critical Needs Areas

Mill Courtland



Critical
High
Medium
Low
None



High
Medium
Low

Summary

Mill-Courtland community contains four local park spaces in **Highland Courts Park (1), Mill St. Parkette (2), Stirling Green (3) and Woodside Green (4)**. Highland Courts Parks is the vast majority of the overall local park space, with the two remaining parks combining for 1,000 sq.m.

The community features the southern link of the **Iron Horse Trail (5)** and Schneider Creek Greenway connecting the community from **Rockway Golf Course (6) to Victoria Park (7). Woodside Park (8)** is a controlled sportsfield only available through sportsfield bookings, and does not contribute to the local park provision.

Significant growth is planned within the former Schneider's industrial property at **325 Courtland Ave. (9)**. The residential/mixed use subdivision stands to introduce approximately 4,900 residents. The development is proposing a public park block 5,600 sq.m. in size. The full build out of the former Schneider's lands will reduce the communities park provision to **3.6 sq.m. per person**

The growth compounds and existing gap in park service south-east of Ottawa St., bordering Rockway Golf Course.

Conclusion

Due to the infill of 325 Courtland Ave., Mill Courtland is considered a high priority for park acquisition efforts. A strategy is recommended to be paired with **King East (10)** community. **Kaufman Park (11)** utilization and infrastructure improvements appears to be a mutual interest of both deficient communities, as well as the future planning of the **Schneider Creek greenway (12)**.

4,428

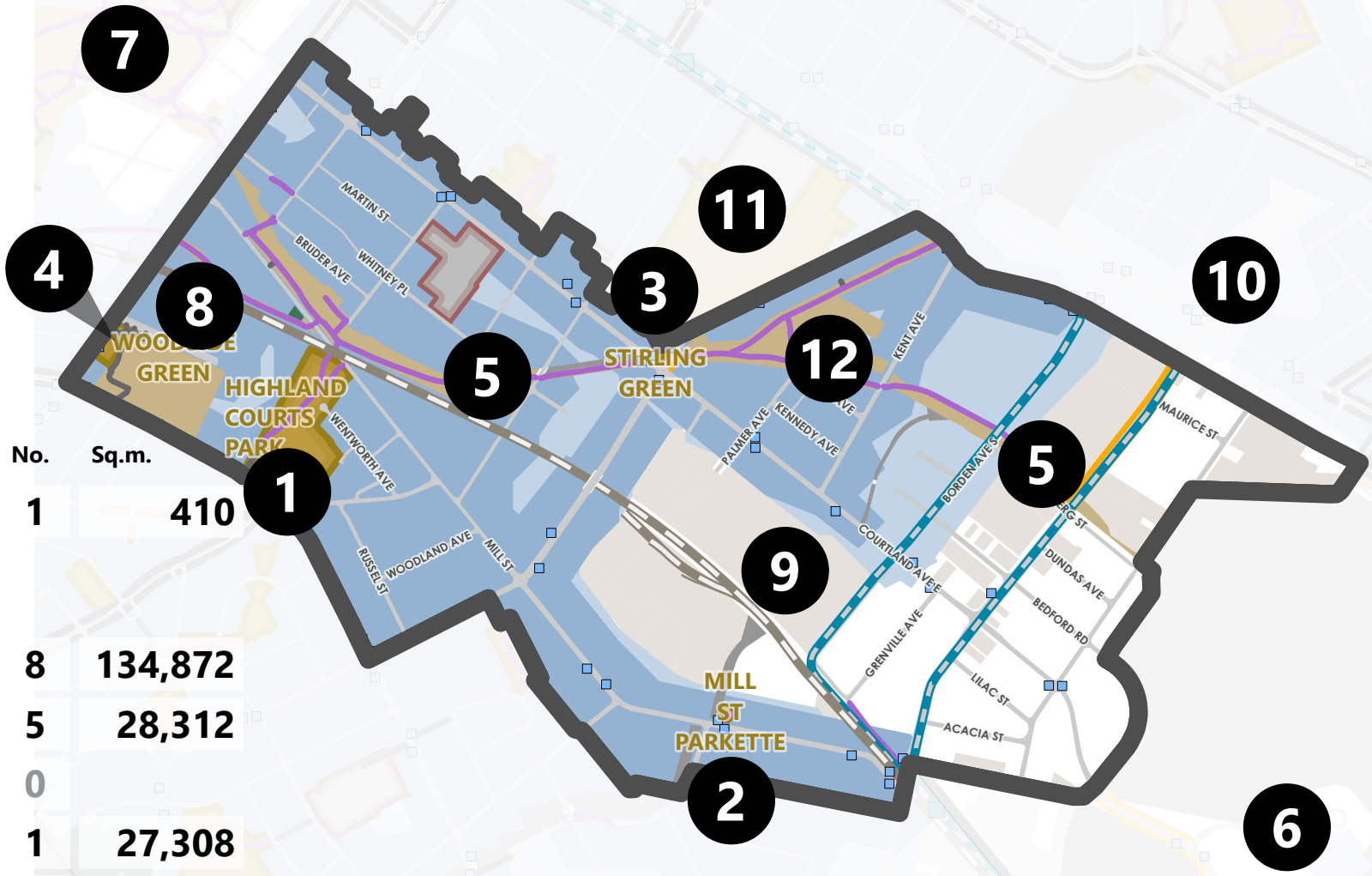
28,312sq.m.

6.4sq.m./person

$59,894

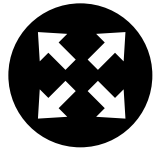
48%

	No.	Sq.m.
Natural Areas	1	410
Planned Parks		
Passive	8	134,872
Neighbourhood	5	28,312
Community	0	
City	1	27,308
Legacy	0	
School Grounds	1	
Other Open Space	0	



Critical Needs Areas

Mount Hope Huron Park



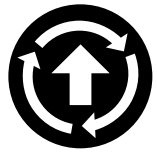
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Mount Hope Huron Park contains eight local parks with **Lips Park (1)** being the largest at 1.3 hectares. **Hillside Park (2)** is 1.1 hectares, offering both active and passive play opportunities. **Maple Lane Green (3)** has been reclassified as a Neighbourhood Park through this evaluation. **George Lippert Park (4)** is the centre of park space within the community both in location and park features, and connects well with the community alongside the **Spur Line Trail (5)**

Planned parkland is approximately the city average provision for Local parks, and distributed well throughout the community with adequate access to all parks.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

4,951

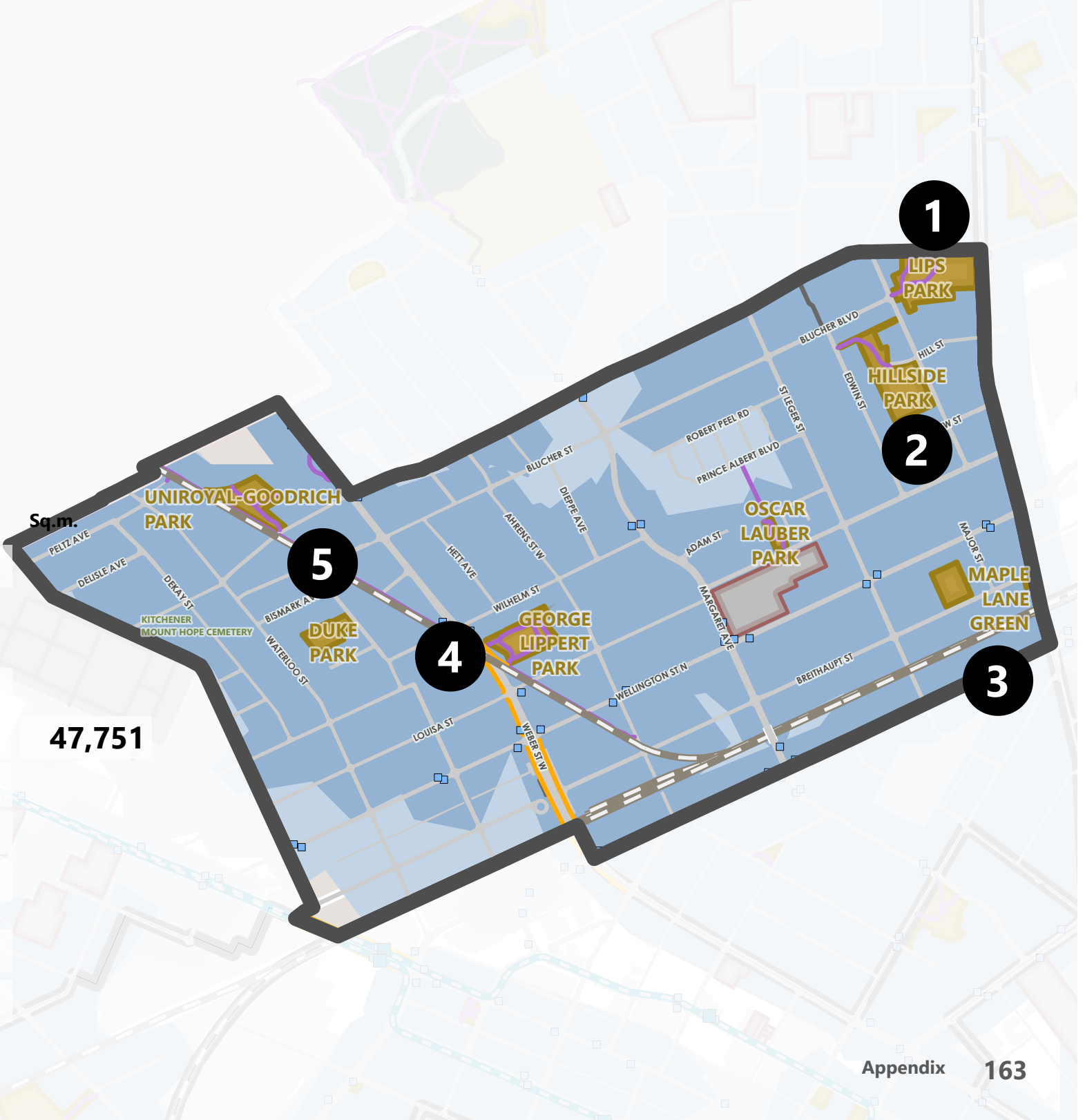
47,751 sq.m.

9.6 sq.m./person

$63,912

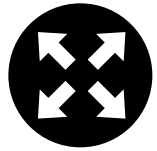
46%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	8	47,751
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	1	



Critical Needs Areas

Northward



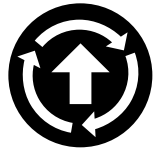
Critical

High

Medium

Low

None



High

Medium

Low

Summary

The Northward community contains two local parks, **Ash Park (1)** and **Guelph Street Park (2)**, as well as one natural area **Springwood Park (3)**. The community also contains **Woodside National Historic (4)** site as additional open space that is not held and operated by the City.

Local park provsion is well above the city-wide average at 14.9 sq.m. per person, and distributed well through the residential neighbourhoods.

The community is bound by Highway 8 to the north-east and railway corridor to the south. Parkland is predominantly located in the south-west area of the community, offering a variety of recreation facilities and open space. Guelph Street Park offers multiple access points to the community.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

1,025

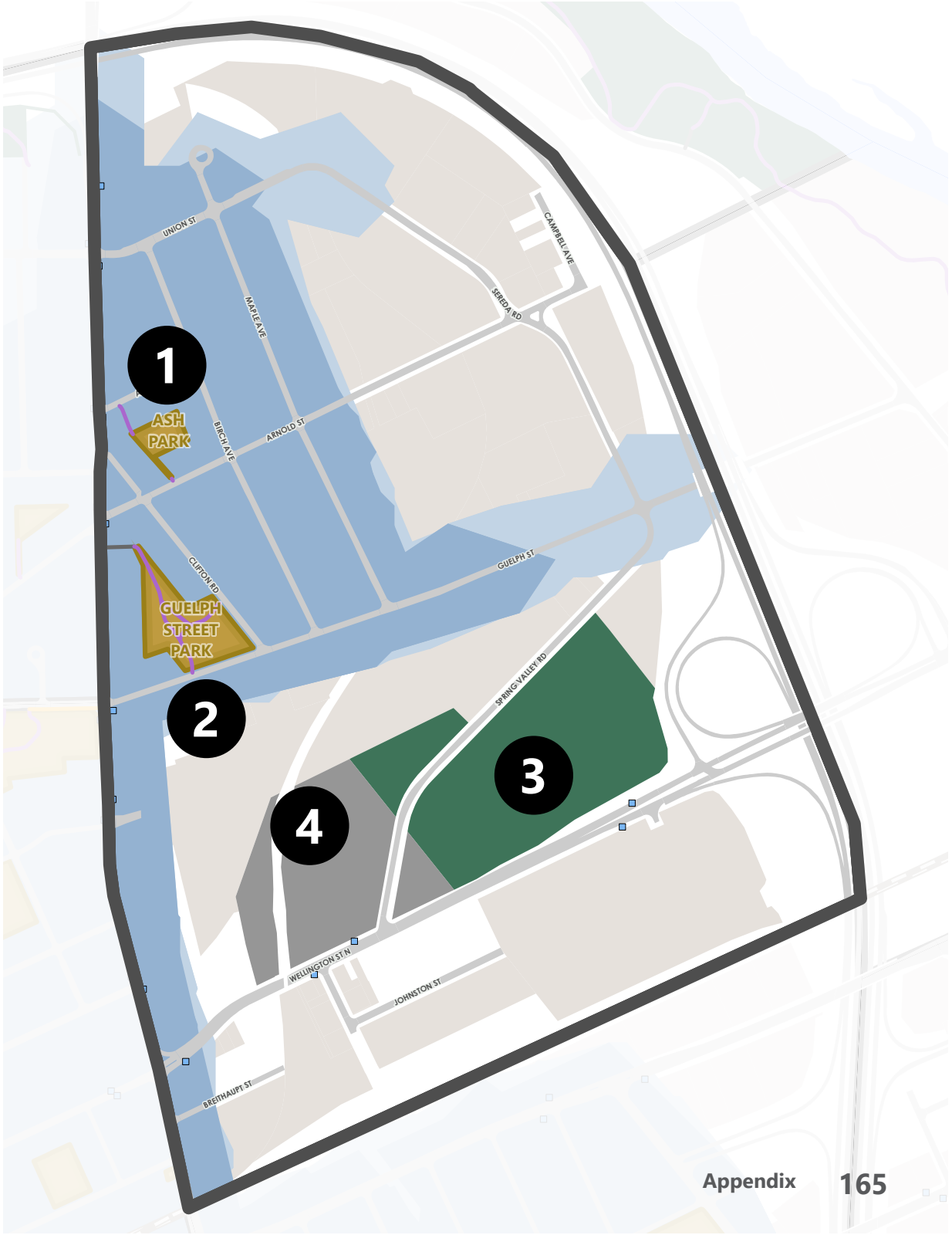
15,258sq.m.

14.9sq.m./person

$55,158

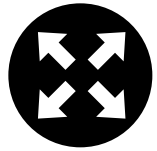
41%

	No.	Sq.m.
Natural Areas	1	79,499
Planned Parks		
Passive	0	
Neighbourhood	2	15,258
Community	0	
City	0	
Legacy	0	
School Grounds	0	
Other Open Space	1	



Critical Needs Areas

Pioneer Park



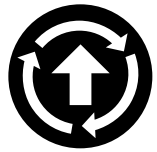
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Pioneer Park is serviced well above average at 23.9 sq. m of parkland per person within its boundaries. The community contains 24 total parks, with 10 being planned. **Upper Canada Park (1)** is the largest local park at 8.7 hectares and has been reclassified as a Community Park through this evaluation. Further intensification of the sportsfield components will warrant a second classification of the Park to City, maintaining a portion for community use. The fields and supporting features account for approximately 4.7 hectares of the Community park, and if re-classified would reduce the true Local park provision of 21.2 sq.m., still well above the city average.

The parks are well connected through trail networks and open space parks including **Carlyle Park (2) Wheatfield Park Greenway (3)**, **Pioneer Park (4)**, and **Millwood Park (5)**. The parks provide a variety of recreational facilities and natural features and supported by the **Trans-Canada trail network (6)** through **Homer Watson Park (7)**, a vast natural area held by the Region of Waterloo and Grand River Conservation Authority.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

8,889

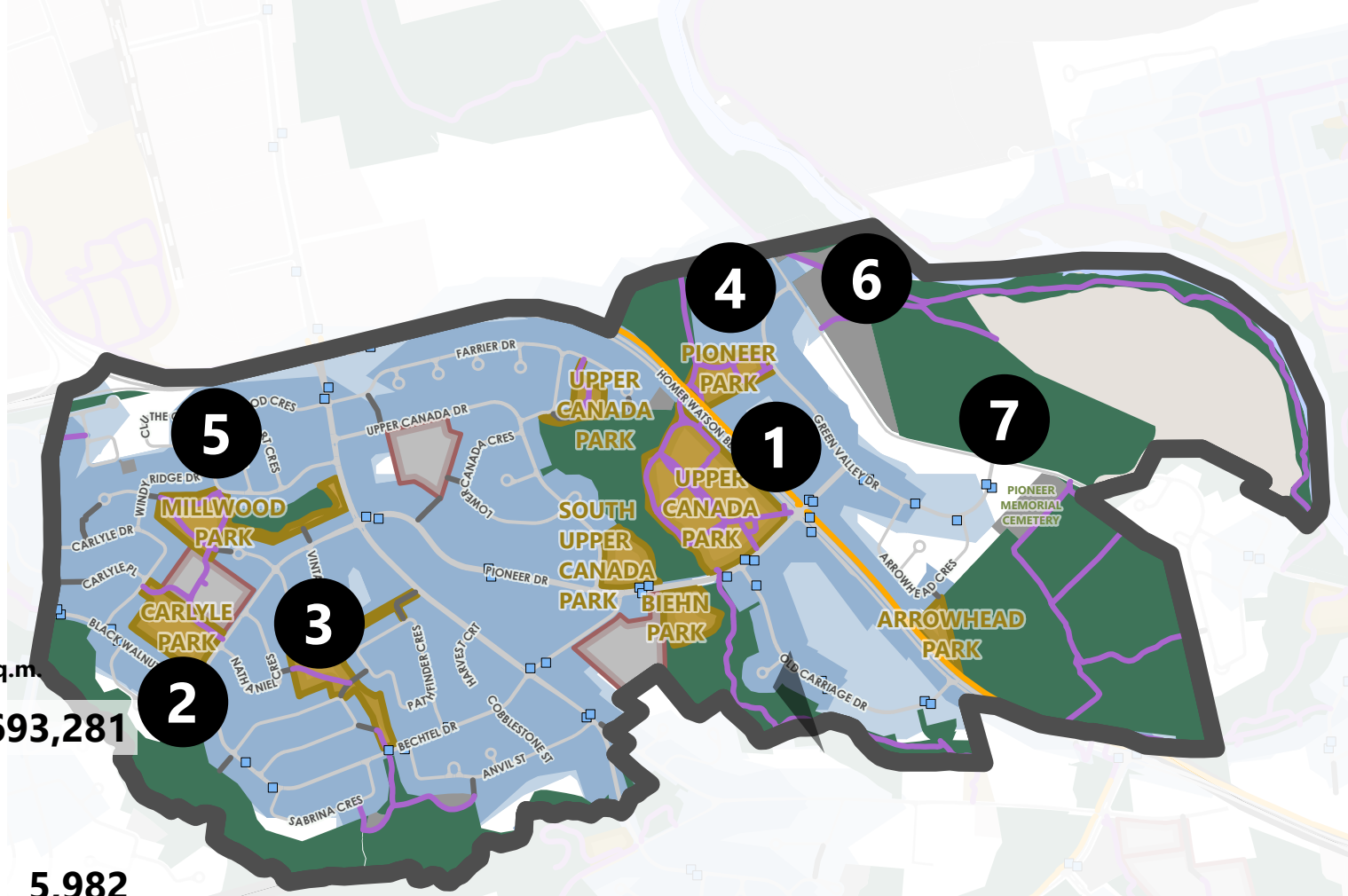
233,217 sq.m.

26.2 sq.m./person

$75,872

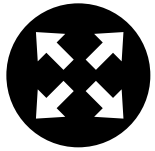
28%

	No.	Sq.m.
Natural Areas	4	693,281
Planned Parks		
Passive	1	5,982
Neighbourhood	9	152,096
Community	1	81,121
City	0	
Legacy	0	
School Grounds	3	
Other Open Space	4	



Critical Needs Areas

Pioneer Tower West



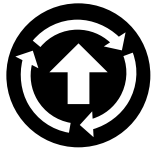
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Pioneer Tower West has 19 parks total, ranging from 0.07 - 28 hectares. **Kuntz Park (1)** is the largest planned park at 2.2 hectares providing both active and passive play. **Joseph Schoerg Park (2)** has been reclassified as a Passive Park through this evaluation. The community is bound by the Grand River on three sides and is home to two golf courses, both privately owned and managed **(3)**. Highway 8 and Highway 401 further restricts this community's connectivity.

Multiple trail systems enhance the community's connectivity to its planned parks and surrounding community, including the **Walter Bean Grand River Trail (4)** bounding Deer Ridge golf course along the Grand River. The community is well above average for park supply, including significant natural areas along its southern border and within the Grand River flood plain.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

3,272

44,544sq.m.

13.6sq.m./person

$186,111

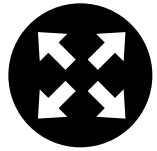
1%

	No.	Sq.m.
Natural Areas	6	235,890
Planned Parks		
Passive	1	14,421
Neighbourhood	4	44,544
Community	0	
City	0	
Legacy	0	
School Grounds	0	
Other Open Space	5	



Critical Needs Areas

Rockway



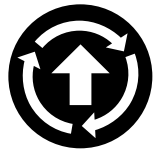
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Rockway is a community dominated by vast green space of both **Rockway Golf Course (1) and Rockway Gardens (2)**, but only one local park – **Dixon Green (3).** Dixon Green itself is an irregularly shaped property with limited access and no active recreational infrastructure. The community has distinct barriers to utilizing other community park space with Courtland, Highway 7/8 and King St. E. bounding its west, south and eastern limits. There are no supporting park spaces beyond the northern boundary.

Rockway can be described as having no recreational services beyond the passive use of Rockway Gardens and passive support of Rockway Golf course.

Conclusion

A local park acquisition strategy is required and targeted for at least 7,000 sq.m. of public park space, based on the population at the time of this report.

In addition to the expansion of public park space, available parkland at Dixon should be considered for infrastructure improvements as the only local park space within the community. If portions of Rockway Golf Course are targeted for local park use, those spaces must be directly accessible to the residential neighbourhood directly west of the public golf course.

1,255

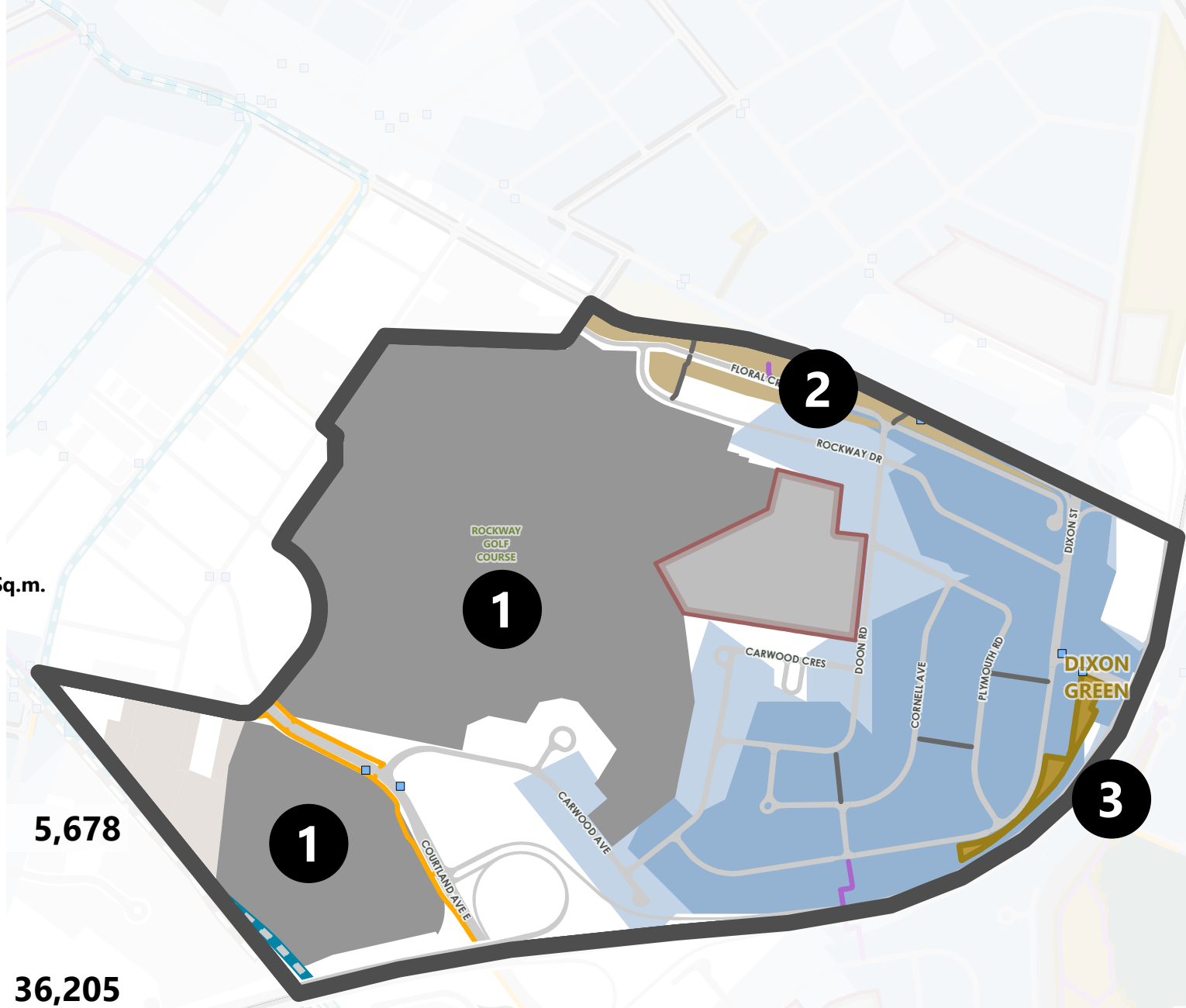
5,678sq.m.

4.5sq.m./person

$72,262

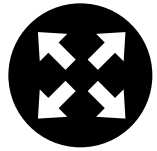
39%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	1	5,678
Community	0	
City	0	
Legacy	1	36,205
School Grounds	1	
Other Open Space	1	



Critical Needs Areas

Rosemount



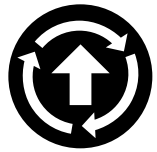
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Rosemount community contains one of the largest natural areas in the city in **Stanley Park Conservation Area (1)** at over 61 hectares in size. There are only 2 local parks in the community – **Forfar (2) and Shantz (3)** parks.
In addition to the two local parks, there are three future infill parks planned or with potential to become local parks:

- **Rose Park (4)** – a 1,500 sq.m. neighbourhood park coinciding with approximately 230 new residents in the former school campus.
- **River Road and Frederick St. (5)** - oversized right-of-way with potential to yield up to 1,200 sq.m. of local park space and no additional residents.
- **Rosemount Park (6)** – currently a 3,400 sq.m. passive park with potential for community use through re-investment.

The community is bounded on its three sides by Highway 7/85 to the west, Stanley Park Natural Area to the East, and Victoria St. to the north. All parks outside of the community boundary are considered inaccessible.

Conclusion

Accounting for future parks and infill development, the local park provision is increased but still well below the city average at 3.4 sq.m. per person. With clear barriers on all sides of the community, a targeted acquisition strategy to account for all local park needs within Rosemount is required. Development opportunities may be limited to partnerships with school grounds, specifically **Smithson Public School (7)**.

5,674

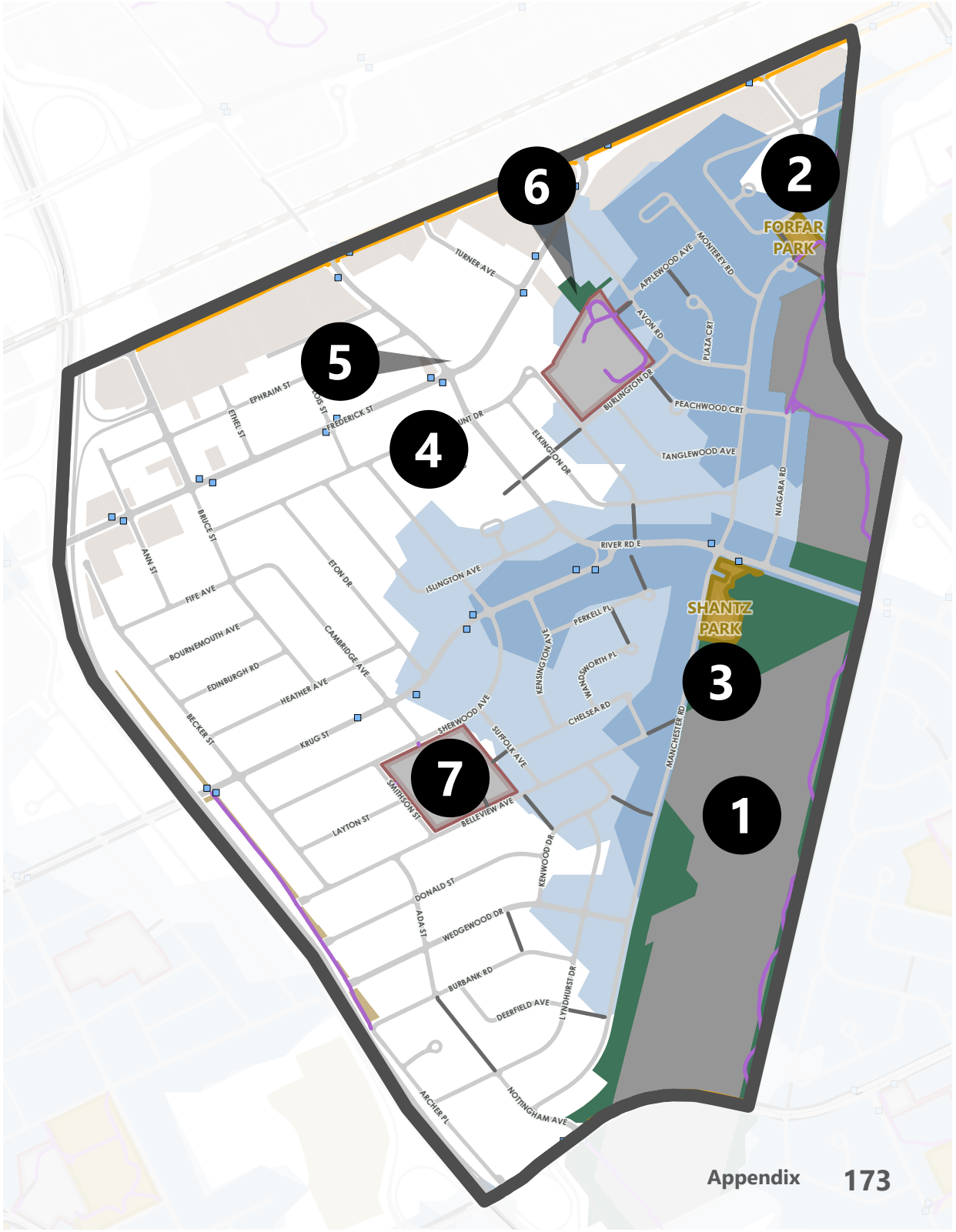
13,953sq.m.

2.5sq.m./person

$70,279

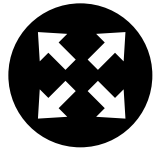
37%

	No.	Sq.m.
Natural Areas	2	619,725
Planned Parks		
Passive	1	9,168
Neighbourhood	2	13,953
Community	0	
City	0	
Legacy	0	
School Grounds	2	
Other Open Space	0	



Critical Needs Areas

Rosenberg



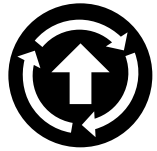
Critical

High

Medium

Low

None



High

Medium

Low

Summary

Rosenberg community is a rapidly growing community that will see significant growth over the next decade. Existing local parks and residences are limited to a new neighbourhood south of **Williamsburg Cemetery (1)**, between Huron and Fischer Hallman Roads. There are four neighbourhood parks within this neighbourhood of Rosenberg – **Ferguson, Hewitt, Seabrook and West Oak Trail Parks (2). RBJ Schlegel Park (3)** is directly connected to the Rosenberg community offering additional community recreational uses, though it sits outside the boundaries of all residential communities and is classified as a City Park.

Approximately 13,000 additional residents are planned in various developments between Trussler, Bleams and Fischer Hallman Roads (4). These new developments are largely planned through their respective subdivision approval processes at the time of this report. There are currently 13 local parks planned at a total area of 101,700 sq.m., yielding a 7.8 sq.m. per person provision, raising the total community provision to **7.6 sq.m. per person.**

Conclusion

Rosenberg's current park provision is a reflection of modern park acquisition standards and the tools within subdivision development. Parkland is deficient by the standards set within this document but represent the maximum allowable under Provincial legislation and practice of park dedication in Kitchener. The presence and connection of RBJ Schlegel will help offset the deficiency in parkland for the southern neighbourhoods.

As detail development continues for new development it is critical to maximize the park properties for a variety of local and community park uses. Any limitations of grading, naturalized areas, or other encumbrances will further decrease the local park provision.

3,686

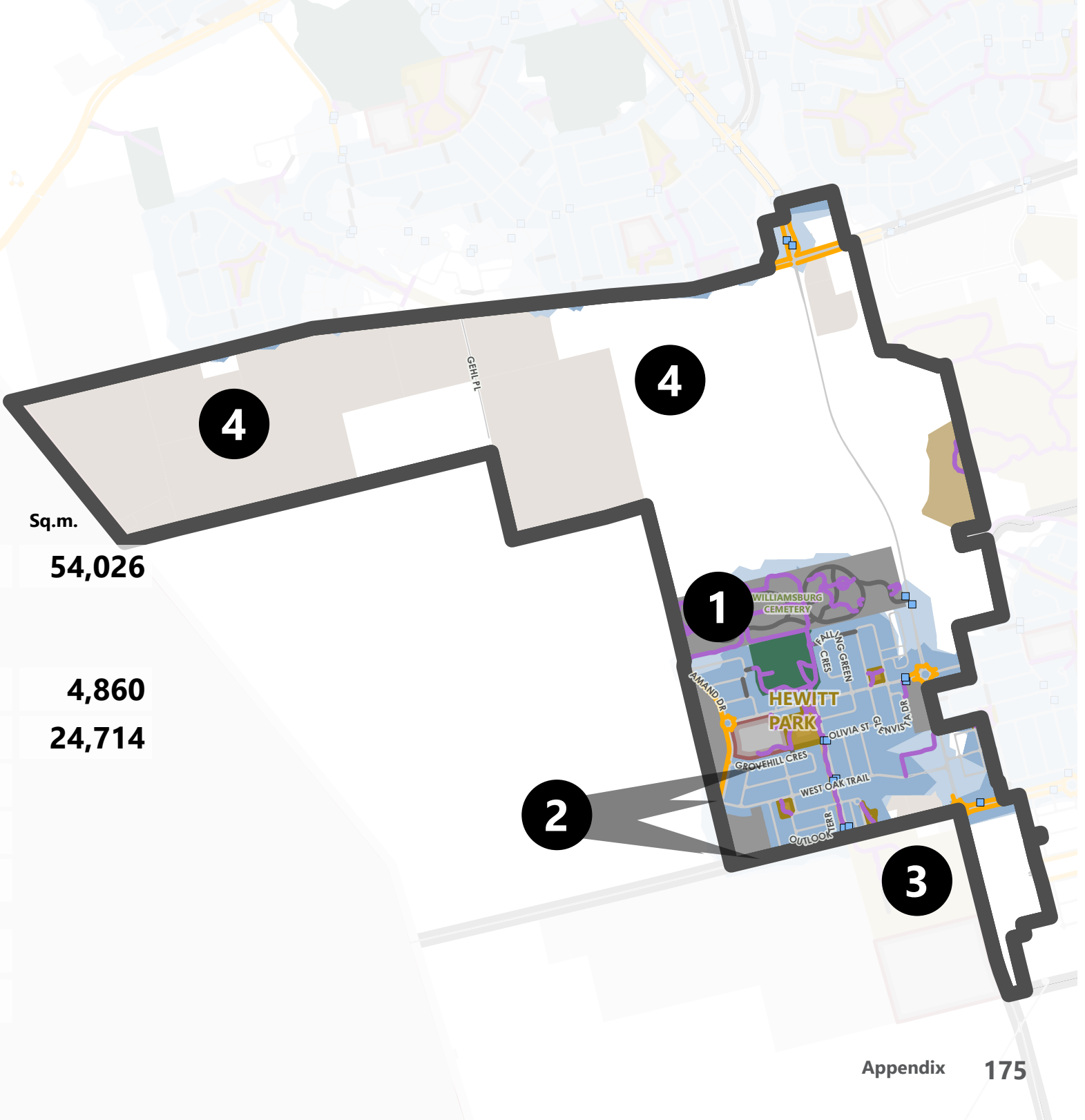
24,714sq.m.

6.8sq.m./person

$100,794

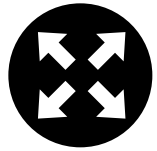
11%

	No.	Sq.m.
Natural Areas	1	54,026
Planned Parks		
Passive	1	4,860
Neighbourhood	4	24,714
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	1	



Critical Needs Areas

Southdale



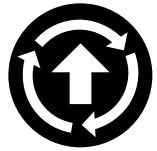
Critical

High

Medium

Low

None



High

Medium

Low

Summary

The Southdale community contains four local parks, ranging from 0.2 – 4.7 hectares. **Mausser Park (1)** is the largest planned park at 4.7 hectares. **Veteran's Park Greenway (2)** has been reclassified as a Neighbourhood Park through this evaluation. Planned parkland is within the desired quantity range and is well distributed.

The south-east section of the community is under serviced but is supported by **Shoemaker Greenway (3)**, **Shoemaker Park (4)** and neighbouring **Meinzinger Park (5)**. Two school grounds are located within the community fabric, providing additional recreational opportunity.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

4,761

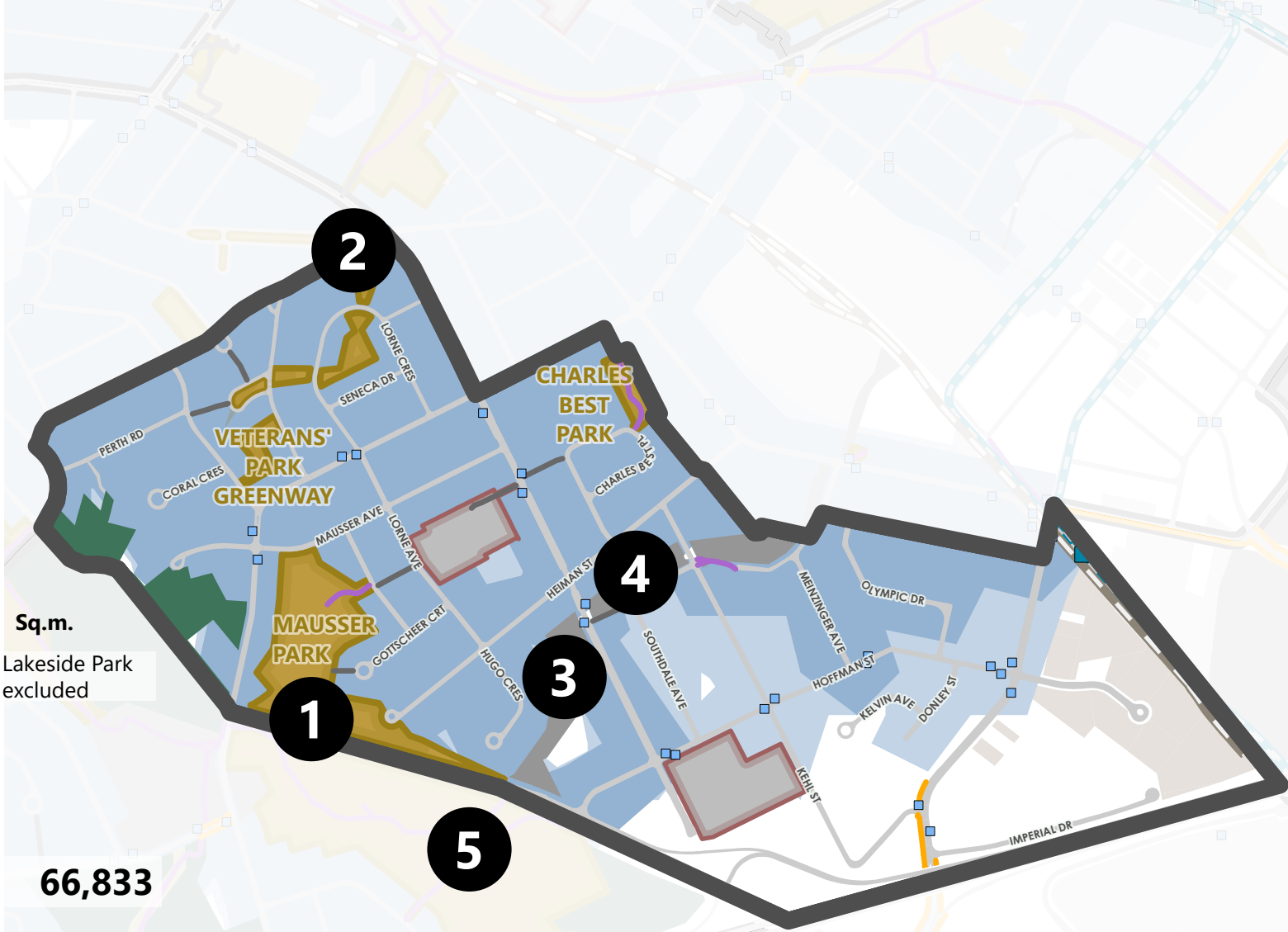
66,833 sq.m.

14.0 sq.m./person

$50,735

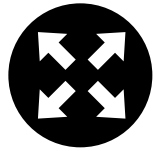
60%

	No.	Sq.m.
Natural Areas	0*	Lakeside Park excluded
Planned Parks		
Passive	0	
Neighbourhood	4	66,833
Community	0	
City	0	
Legacy	0	
School Grounds	2	
Other Open Space	0	



Critical Needs Areas

St. Marys



Critical

High

Medium

Low

None

Summary

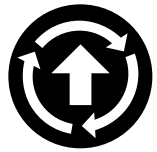
St. Marys contains four local parks and one passive greenway. **Veteran's Green (1)** and **Veteran's Green Interpretive Area (2)** have been reclassified as Neighbourhood Parks through this evaluation, adding to the communities existing parks of **Admiral (3)** and **Glendale Parks (4)**.

Local park provision is well above city average and generally well distributed. The northern neighbourhood of the community under serviced for local parks, however it is further supported by **JF Carmichael school grounds (5)**, and Woodside Green outside of the Community boundary **(6)**.

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.



High

Medium

Low

2,662

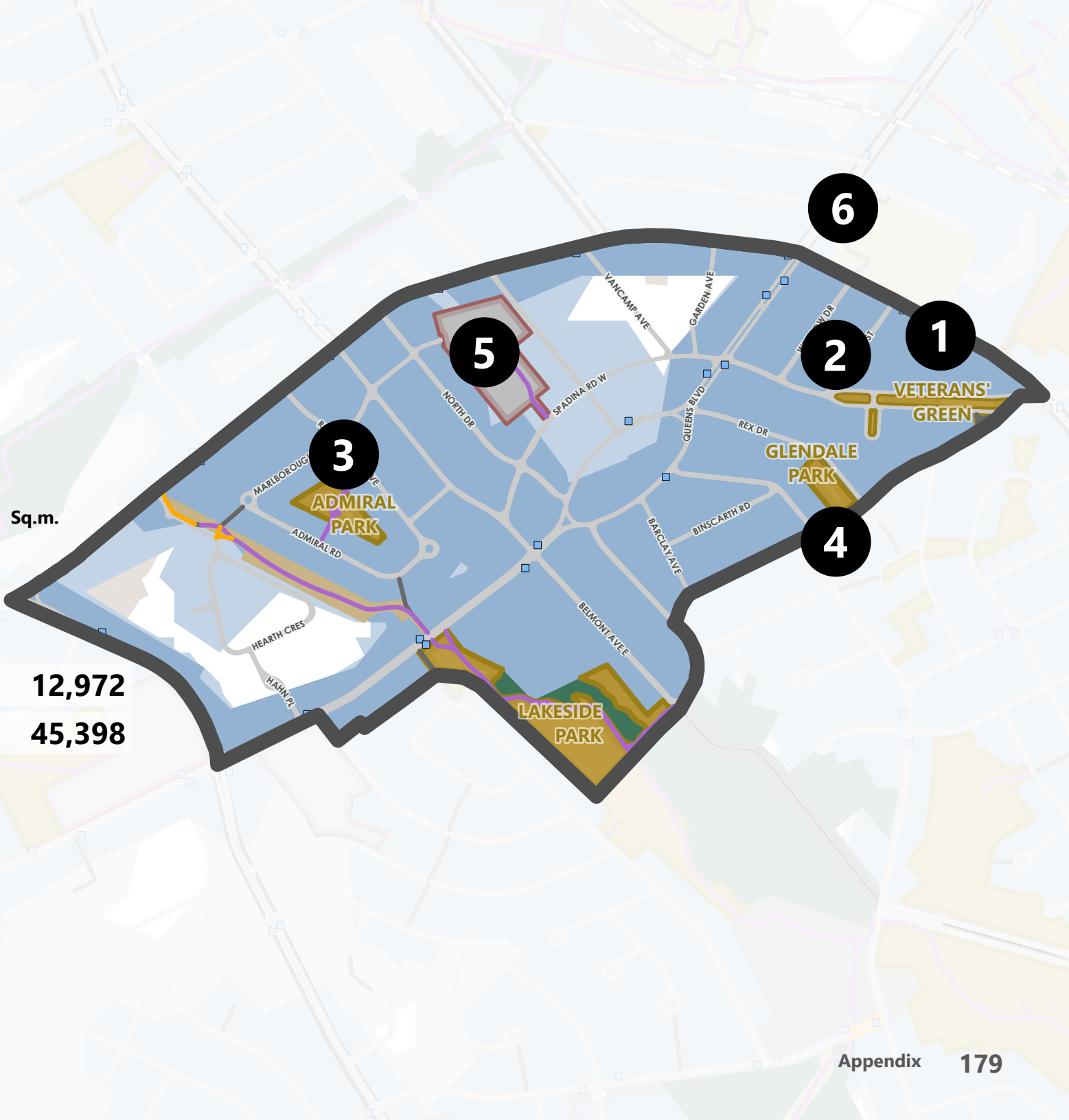
45,398sq.m.

17.1sq.m./person

$61,374

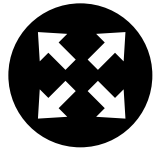
40%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	1	12,972
Neighbourhood	4	45,398
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	0	



Critical Needs Areas

Stanley Park



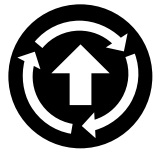
Critical
High
Medium
Low
None

Summary

Stanley Park contains two of the largest natural areas within the City - a portion of **Stanley Park Natural Area (1)** and **Idlewood Park Conservation Area (2)**, both feature trail connections through including the **Dom Cardillo trail (3).**

There are four local parks, **Franklin Park (4)** is the largest of which at 3.7 hectares. Planned parkland is within the desired quantity range and are generally well distributed. At the time of this report a fifth Local park **(Fergus Green, 5)** will add an additional 1,000 sq.m. to the Local park provision and address a gap in the walkshed analysis along Fergus Ave.

The community is further supported by **Woodland Cemetery (6)** for passive recreational use and three school grounds, two of which are well integrated with their adjacent park spaces (St. Daniel and Franklin schools).



High
Medium
Low

Conclusion

The community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

Improvements to the infrastructure within the parks should be prioritized based on asset management or other initiatives.

7,110

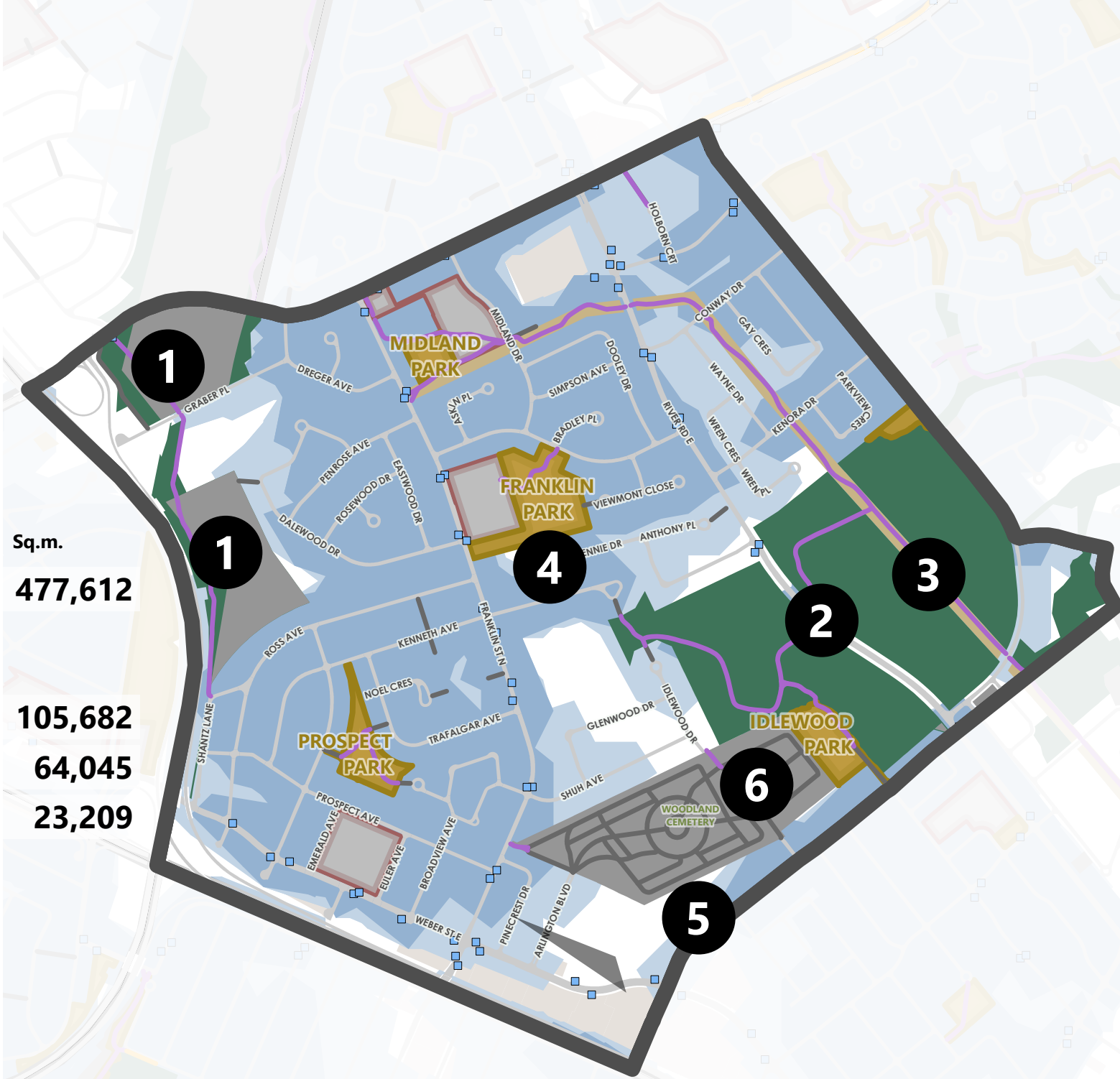
87,254sq.m.

12.3sq.m./person

$61,183

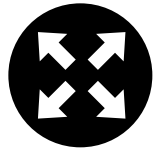
41%

	No.	Sq.m.
Natural Areas	1	477,612
Planned Parks		
Passive	12	105,682
Neighbourhood	3	64,045
Community	1	23,209
City	0	
Legacy	0	
School Grounds	3	
Other Open Space	1	



Critical Needs Areas

Vanier



Critical

High

Medium

Low

None

Summary

Vanier is the third most populous community with over 15,000 residents, containing 5 local parks, one of which is classified as a community level park - **Wilson (1)**. Wilson accounts for nearly three quarters of that area. The remaining area is divided among the 4 neighbourhood parks **Greenfield, Kingsdale, Traynor** and **Vanier (2)**.

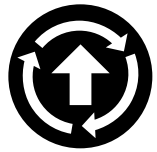
The community is further supported by **Traynor Trail (3)**, a critical pedestrian link between the residential neighbourhoods and commercial destinations of Fairway Road and Fairview Mall **(4).**

Conclusion

Vanier is an already large community that is targeted as a high priority growth area by the KGMP (2019-21), and subject to growth planning through an upcoming Blockline/Fairway PARTS secondary plan. Specific park acquisitions will be addressed through the secondary planning stage of this community.

The community is a high priority for local park acquisition and should be targeted around the growth areas projected around the LRT station points and existing high density residential neighbourhoods.

Improvements to Vanier and Wilson are scheduled for 2021/22, Traynor Trail in 2022 and Traynor Park completed in 2019. Further improvements to Kingsdale and Greenfield Parks are recommended to be considered high priority.



High

Medium

Low

15,321

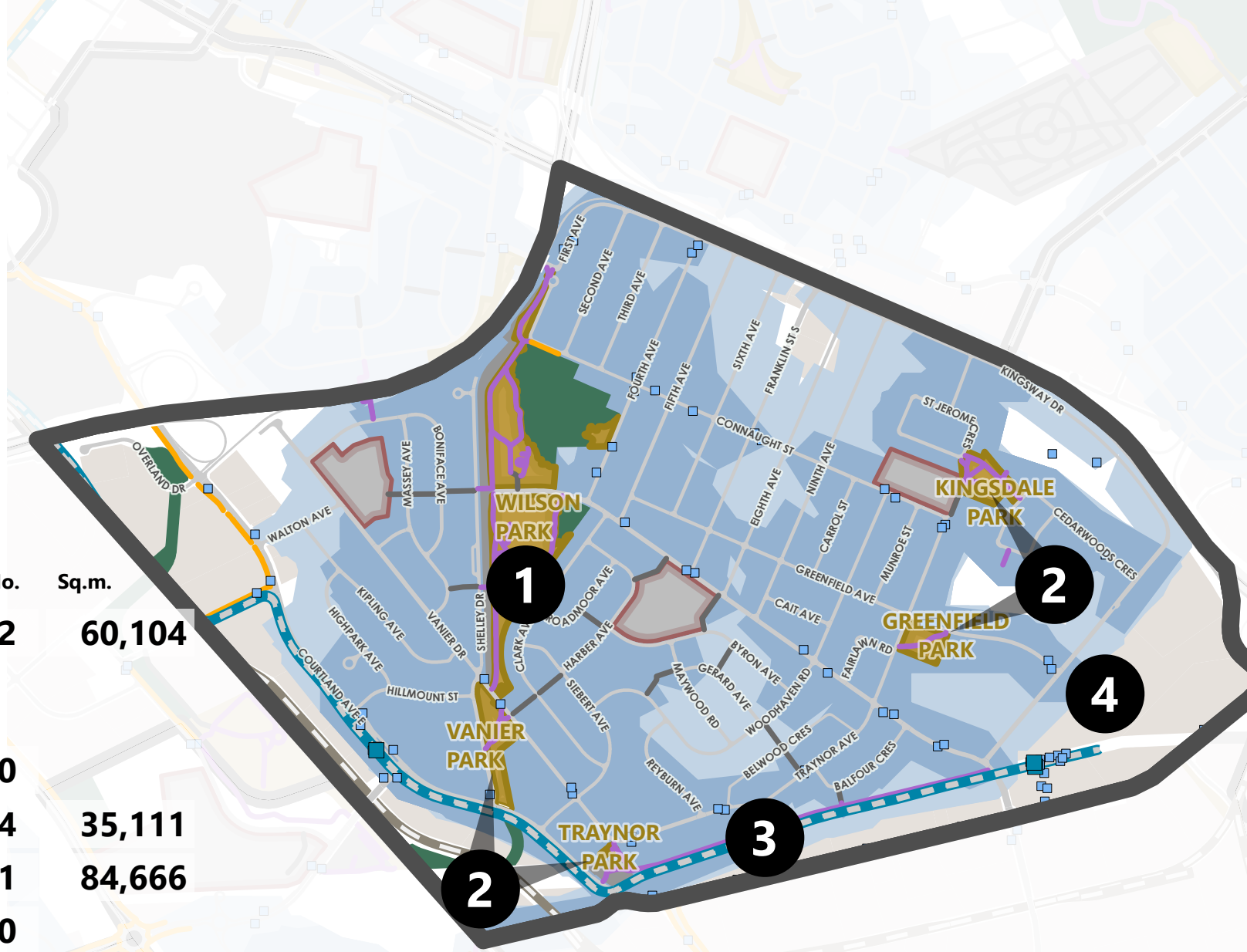
119,776sq.m.

7.8sq.m./person

$54,530

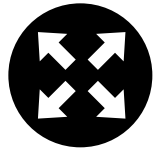
61%

	No.	Sq.m.
Natural Areas	2	60,104
Planned Parks		
Passive	0	
Neighbourhood	4	35,111
Community	1	84,666
City	0	
Legacy	0	
School Grounds	3	
Other Open Space	0	



Critical Needs Areas

Victoria Hills



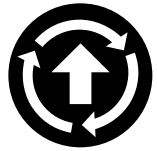
Critical

High

Medium

Low

None



High

Medium

Low

Summary

The Victoria Hills community is well serviced within its boundaries, containing twelve total parks, with 5 being local parks. **Gzowski Park (1)** has been reclassified as a Community Park at 6.1 hectares. **Fenwick Green (2)** and **Scharlach Green (3)** have been reclassified as Neighbourhood Parks through this evaluation, in addition to **Filsinger Park (4)** being reclassified as Passive. Filsinger Park is a vast open space that is predominantly naturalized creek channel and Hydro corridor. Within the park are areas suitable for Local park considerations.

Parkland is well distributed throughout the community, offering a variety of recreation and sport facilities. The parks are further supported with five natural areas, **Henry Strum Greenway (5)**, and complementary outdoor amenities at schools located within the community.

Conclusion

Including fractured neighbourhood park elements of Filsinger Park, the community is well serviced for park and recreation service delivery. There is no long term need to consider park acquisitions or expansions.

It is recommended that Filsinger Park be evaluated for local park improvements to both the existing community use and expansion of local park use, particularly within the existing maintained turf areas to the west of the property.

10,801

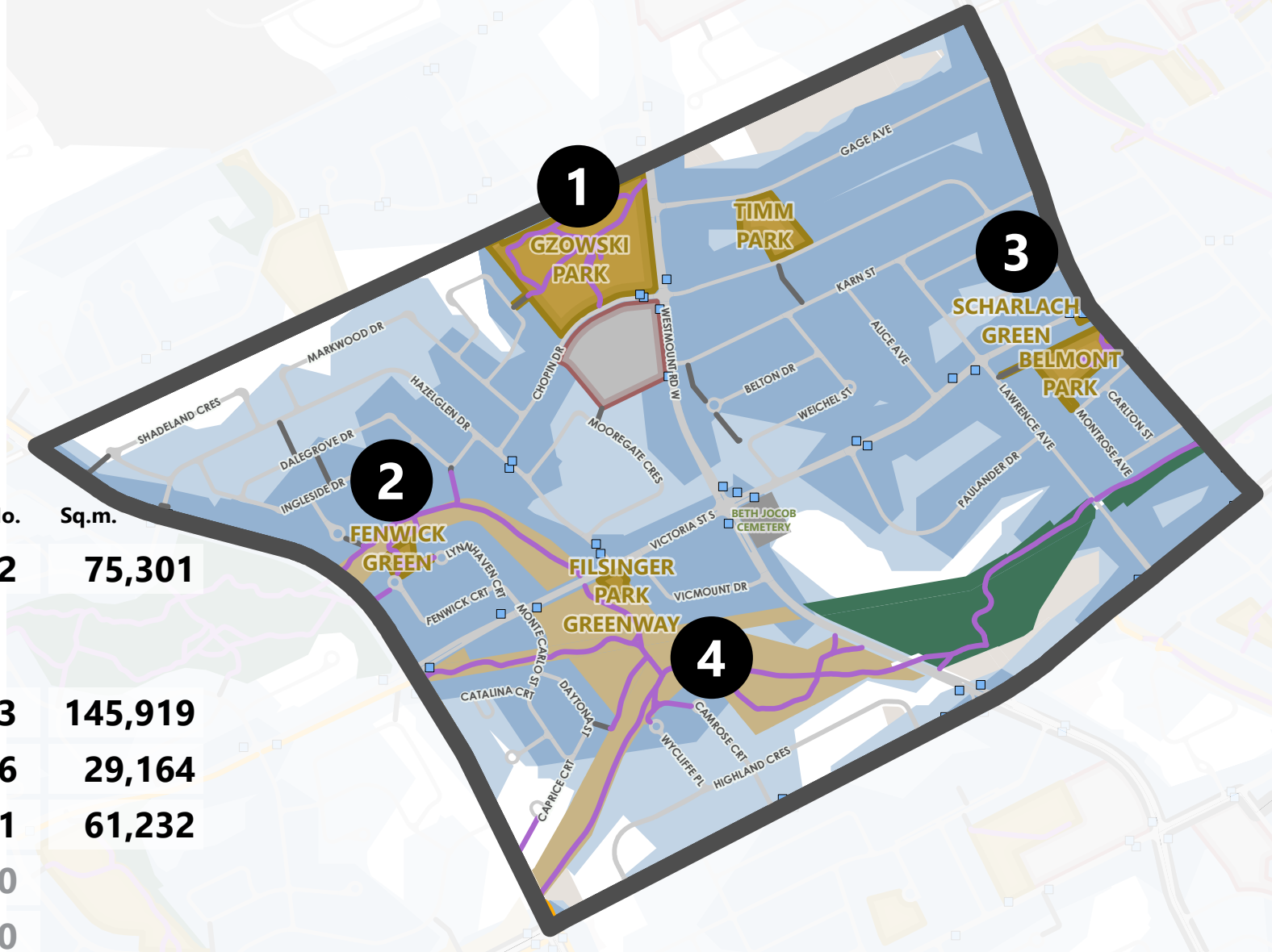
90,396sq.m.

8.4sq.m./person

$55,573

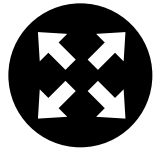
48%

	No.	Sq.m.
Natural Areas	2	75,301
Planned Parks		
Passive	3	145,919
Neighbourhood	6	29,164
Community	1	61,232
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	0	



Critical Needs Areas

Victoria Park



Critical

High

Medium

Low

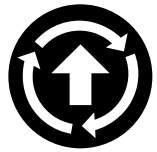
None

Summary

With City and Legacy parks excluded from the Critical Needs Area assessments, **Victoria Park (1)** is not considered local park provision. Instead, **Homewood Green (2)** at roughly 400 sq.m. is the only true local park within the community. In addition to Victoria Park, the central section of the **Iron Horse Trail (3), Henry Sturm Green community garden (4),** and **Victoria Green/Schneider Haus (5)** all support recreational service to the Victoria Park community.

Conclusion

Based on the principles of this assessment the Victoria Park community is critically deficient in local parkland. Victoria Park offers a wide range of passive and active recreational opportunities for local neighbourhoods, though limited by its city-wide popularity and highly planned nature. To address the deficiency, the following recommendations can be made:



High

Medium

Low

- Assess the benefit of peripheral Victoria Park property, such as **86 Heins Ave (6)**, for local park use or improved local access;
- Improve pedestrian connections from the high density residential neighbourhood in the north-west corner of the community (7); and
- Continue to assess park acquisition opportunities in neighbourhoods with poor access to Victoria Park, including the southern and northern community boundaries (8).

Further detail will be explored in a dedicated topic under Places.

3,848

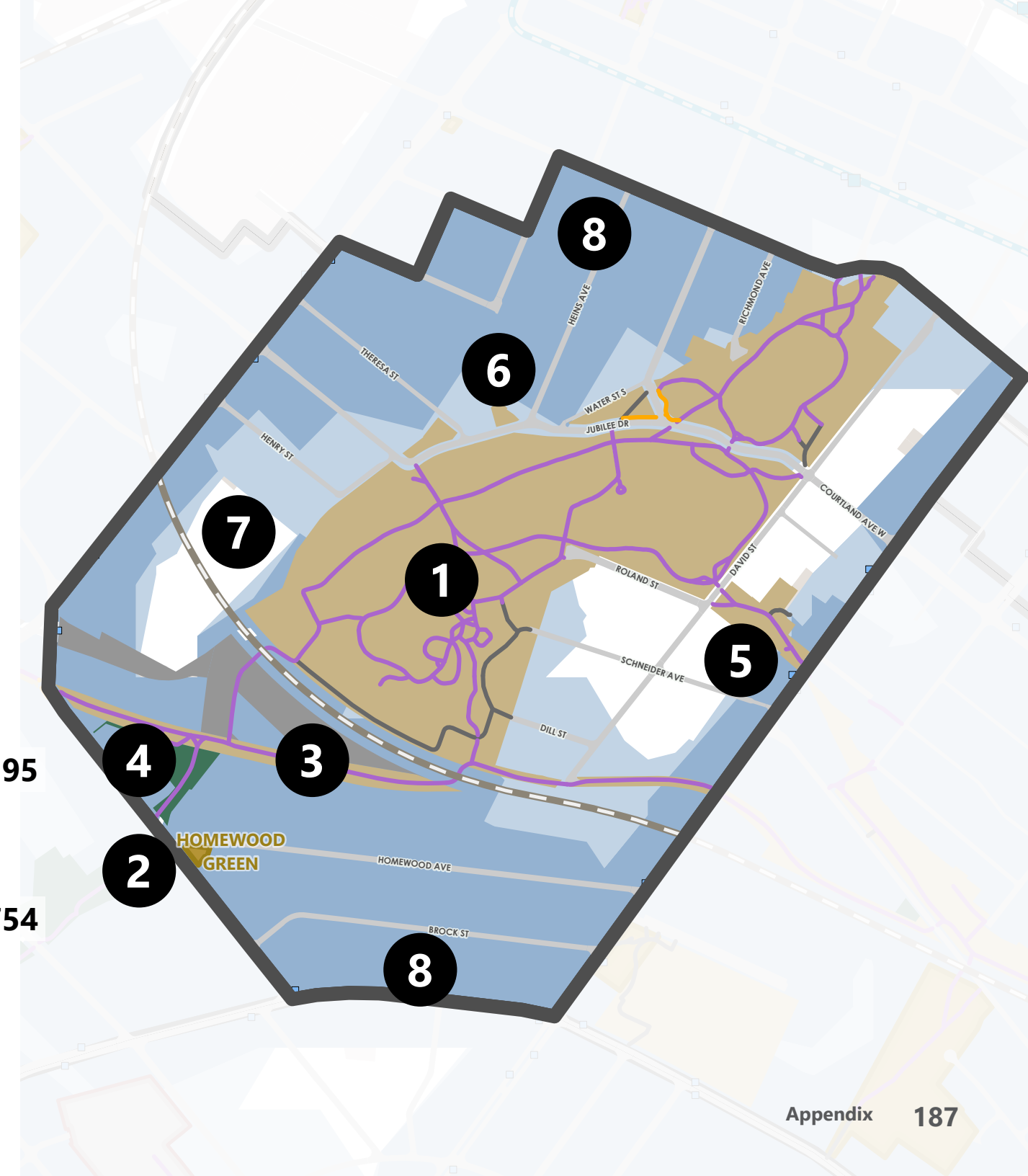
395 sq.m.

0.1 sq.m./person

$57,516

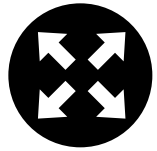
72%

	No.	Sq.m.
Natural Areas	0	
Planned Parks		
Passive	0	
Neighbourhood	1	395
Community	0	
City	0	
Legacy	1	186,754
School Grounds	0	
Other Open Space	1	



Critical Needs Areas

Westmount



Critical

High

Medium

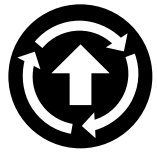
Low

None

Summary

Westmount community contains two local parks in **Westwood (1)** and **Argyle (2)** neighbourhood parks. The vast majority of the total area is within Westwood Park at approximately 23,000 sq.m. The community shares its boundary with the **Iron Horse Trail (3)** to further support recreational use, and **Westmount Public School campus (4)** as additional recreational opportunities. Central to the community is Westmount Golf Course (5), offering no recreational benefit as a privately owned and operated property.

Bordering community park **Gzowski (6)** is accessible for some of the southern neighbourhoods to offset the low park provision, with the CN rail line as the barrier for access for other neighbourhoods.



High

Medium

Low

Conclusion

To address the local park deficiency of Westmount, at least 20,000 square meters of local park space is required assuming no further population growth. Target areas should be in both the south-western and south-eastern neighborhoods to maximize park distribution and target higher density areas (7 & 8).

An acquisition strategy is recommended with the size of parkland(s) required, however staff should continue to evaluate development opportunities using the tool within this report.

4,987

26,214sq.m.

5.3sq.m./person

$71,020

51%

	No.	Sq.m.
Natural Areas	1	12,505
Planned Parks		
Passive	0	
Neighbourhood	2	26,214
Community	0	
City	0	
Legacy	0	
School Grounds	1	
Other Open Space	0	

