



City of St. Thomas
Official Plan Amendment No. 66 to the
City of St. Thomas Official Plan

APPENDIX XI

Urban Area Expansion Study – Recreation & Leisure
Infrastructure Requirements Dated August 2009 Prepared by
Monteith Brown Planning Consultants

St. Thomas Urban Area Expansion Study

RECREATION & LEISURE INFRASTRUCTURE REQUIREMENTS

Prepared by Monteith Brown Planning Consultants
August 2009 (revised)

A. Purpose & Scope

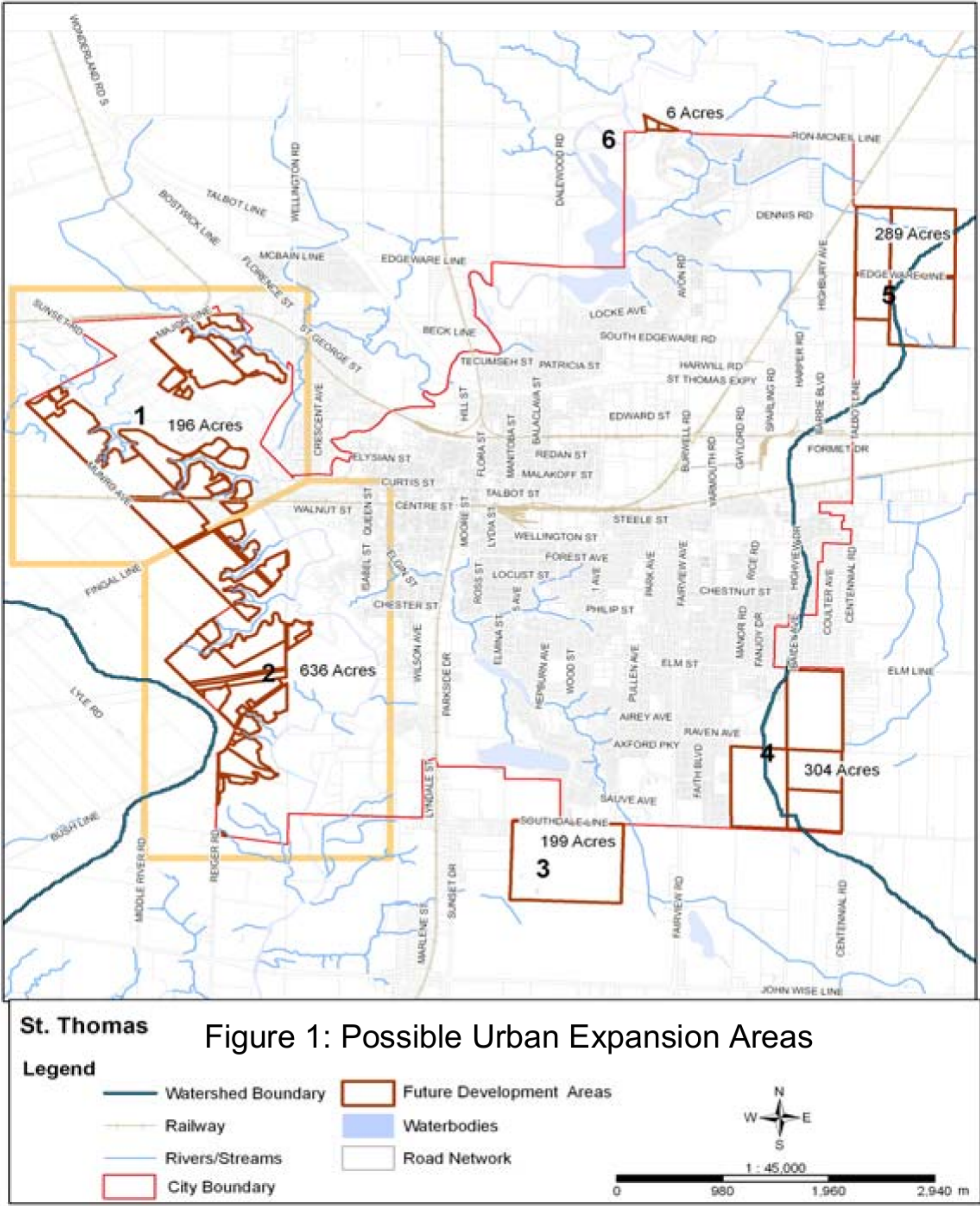
To inform the City's Official Plan Review (Urban Area Expansion, Phase 2), this report identifies the indoor and outdoor recreational infrastructure requirements for the City's proposed residential growth areas (Areas 3, 4 and 6, as identified in the St. Thomas Urban Area Expansion Phase 1 and 2 Reports). This assessment is required to ensure that the existing or planned infrastructure and public service facilities are suitable for the proposed development.

The analysis and findings of this report are based on the participation rates and population-based levels of service established in the City of St. Thomas Recreation, Leisure & Parks Master Plan (RLPMP), February 2008. The RLPMP acts as a guide for the municipality's provision of recreational and leisure facilities, parks, and programming to 2016 and beyond. The Master Plan was prepared by a consulting team consisting of Monteith Brown Planning Consultants and Tucker-Reid and Associates. Although the RLPMP also contains recommendations pertaining to internal management and operational matters, these service delivery aspects are not directly addressed in this report.

The primary focus of this assessment is on park facilities and amenities, rather than overall park supplies (although some commentary is provided on the latter). The identification of trail systems and environmental lands are outside the scope of this analysis as both trails and parks infrastructure are the focus of the review being undertaken on the City's Trails and Parks Master Plan (TPMP). The TPMP proposes a city-wide network of on and off-road trail facilities, guides locations and configurations of new park development, and provides a set of comprehensive planning and design guidelines for both trails and parks. As the TPMP concentrates largely on park design and connectivity rather than parks requirements, there is consistency and common ground with the RLPMP.

B. Context

As part of the City’s Official Plan Review (Urban Area Expansion), there is a need to identify preliminary requirements for several infrastructure items, including recreation and leisure. The Phase 1 Report of the Urban Area Expansion Study identified three areas (referred to as Area 3, 4, and 6) as the preferred areas for further detailed assessment in Phase 2 of the Study. These three areas – combined with vacant and under-utilized lands within the City’s existing urban area – are expected to be sufficient to accommodate the City’s anticipated 20-year residential/population growth. The results of the complete Phase 2 review will form the basis for the preparation of an Official Plan Amendment to redesignate the recommended growth areas to a residential designation in the Official Plan.



Proposed Urban Expansion Area	Net land area (hectares)	Projected Population	Primary Form of Development	Anticipated Timing of Development
Area 3	80.5	2,853	low density residential	tbd
Area 4	123	4,362	low density residential	tbd
Area 6	2.4	74	low density residential	tbd
Total	205.9 ha	7,289 pop.		

Source: St. Thomas Urban Area Expansion - Phase 2 Status Report, December 2008; Dillon Consulting Limited

The following is a description of each proposed urban expansion area, as excerpted from the Phase 2 Status Report (December 2008):

Area 3

Area 3 is 80.5 hectares (199 acres) of Agricultural designated land comprised of one property, located at the south end of the City, south of Southdale Line. The lands are adjacent to residential development to the north and residential development to the west. Area 3 is primarily used for farming, with a portion of the lands in woodlot.

It is estimated that Area 3 could accommodate a population of approximately 2,853 based on low density residential development and the woodlot being netted out.

Area 4

Area 4 is 123 hectares (304 acres) of Agricultural designated land comprised of four properties, located at the south-east side of the City, north of Southdale Line and east of Fairview Avenue. The lands are adjacent to developing residential lands to the west. Area 4 is primarily used for farming, with a portion in woodlot.

It is estimated that Area 4 could accommodate a population of approximately 4,362 based on low density residential development and the woodlot netted out.

Area 6

Area 6 is 2.4 hectares (6 acres) of Agricultural designated land comprised of two properties, located at the north end of the City, south of Ron McNeil Line. Specifically, Area 6 contains two small remnant parcels that each contain a residential dwelling and is adjacent to developing residential lands to the south.

It is estimated that Area 6 could accommodate a population of approximately 74 based on low density residential development.

It is our understanding that there are no publicly-owned recreational lands or assets in any of the proposed urban expansion areas and all areas are Class 2 agricultural lands consisting of a generally flat terrain with several opportunities for park development suitable for sports fields and other facilities requiring tableland and good drainage. It is also understood that these lands can be adequately and efficiently serviced with water supply, sanitary sewers and stormwater management facilities, as well as arterial road access and transit service.

C. Key Demographic Considerations

In planning for outdoor recreational needs, much of which is based on the application of per capita ratios, it is critical to have an expectation as to how large the future population will be and what the age breakdowns could be. The following points illustrate the assumptions for growth used in this report.

- The City's 2006 population was listed as 36,110 in the Census of Canada. Population projections (prepared for the City of St. Thomas by Lapointe Consulting Inc. in May 2007) indicate that the City is forecasted to grow to 49,063 by 2031 (an increase of 12,953 people; 36% greater than the City's 2006 population). With a potential to house nearly 7,300 people, the three proposed urban expansion areas could accommodate a significant portion of the City's population growth over the next twenty years.
- Between 2006 and 2026, the number of pre-school age children (0-4), children (5-14), teens (15-19), young adults (20-44), and mature adults (45-64) will all increase by 20 to 30%. The greatest change will occur in the senior age group (age 65+), which will see growth of nearly 60%. [Source: St. Thomas Population, Housing and Employment Projections, 2006-2026 (May 2007), Lapointe Consulting Inc.]
- For the purposes of this analysis, the following table estimates the general age ranges of future residents in the three proposed urban expansion areas. These forecasts are highly speculative, but will be useful in the analysis of future recreational needs as the demand for many facilities is a function of the number of people in a specific age group.

Extrapolation of Age Cohort Projections to the Proposed Urban Expansion Areas

Age Group	%	Area 3	Area 4	Area 6	Total
0-4 (preschool)	6%	185	280	5	470
5-14 (children)	13%	375	575	10	960
15-19 (teens)	6%	170	265	5	440
20-44 (young adults)	34%	970	1,485	25	2,485
45-64 (mature adults)	25%	710	1,085	120	1,810
65+ (seniors)	16%	440	675	10	1,130
Total	100%	2,853	4,362	74	7,289

Notes: Totals may not add due to rounding.

Population/age percentage is based on the year 2016. Source: St. Thomas Population, Housing and Employment Projections, 2006-2026 (May 2007), Lapointe Consulting Inc.

Forecasts are preliminary and to be used for the purposes of this report only. Type of housing and several other factors could impact the number and age of people that chose to reside in each urban expansion area.

D. Key Leisure Trends & Issues Identified in RLP Master Plan

In addition to demographic trends, understanding how sport and activity participation is changing (as well as the factors leading to these changes) is essential to projecting future needs. A few of these key trends – as identified in the RLPMP – are identified below.

Trends – Activity Level and Preferences	
Physical Inactivity	High levels of obesity (due in part to busy lifestyles and popularity of sedentary activities) are being identified, especially amongst children and youth; providing additional opportunities and incentives to exercise may improve physical health
Lack of Free Time	The number one stated barrier to participation for youth & adults is "lack of time"; longer activity hours and flexibly scheduled recreation opportunities may help to address this
Polarization of Income Groups	Less affordable recreation opportunities can limit participation; increasing pressure for affordable municipally-provided recreation and subsidy programs
Active Seniors	Aging populations shifting away from traditional seniors' activities and are engaging in more active recreation opportunities; growing expectations for recreation and parks services that provide quality wellness and active living opportunities
Participation in Organized Sports	Stable to declining in participation in many organized sports (with some exceptions, i.e., soccer), which are giving way to informal, drop-in, and self-scheduled activities
Emerging Activities	Growing emphasis on non-traditional and non-structured recreation and leisure activities (e.g., skateboarding)
Trends – Facility and Parks Provision	
Multi-use Indoor facilities	Communities are moving away from single-purpose stand-alone facilities; many are being replaced with multi-use facilities that integrate numerous activities in flexible spaces while also offering economies of scale
Multi-use Parks	Increasing demand for multi-field parks (especially for soccer) and higher expectations of quality for ancillary amenities
Community Trails	Walking for leisure ranks as the most popular activity, increasing demand for the establishment and expansion of trails
Parks Design	Parks are valued by all ages, especially for unstructured activities (not just field provision); integrating natural features that promote/enhance ecological function is a growing expectation
Public Spaces	Rising demand for quality urban spaces for socialization and passive or unscheduled recreation

E. Analysis of Recreation & Leisure Requirements

Environmental Scan

The following table contains a review of the public parks in closest proximity to the proposed urban expansion areas.

	Closest Community Park	Closest Neighbourhood Park(s)
Area 3	<ul style="list-style-type: none">• Douglas J. Tarry Sports Complex (0.3 km) – 5 lit ball diamonds, 1 soccer field, playground• Central Elgin Soccer Fields (0.3 km) to the south of the study area, but no direct access) – 4 full size soccer pitches (8 minis); leased by the City from the ORC	<ul style="list-style-type: none">• Centennial Sports Club Diamonds (0.3 km) – 6 ball diamonds• Tarry Subdivision Park (0.3 km) – not yet developed• Lake Margaret Park (0.5 km) – passive park
Area 4	<ul style="list-style-type: none">• Douglas J. Tarry Sports Complex (0.5 km) – 5 lit ball diamonds, 1 soccer field, playground, and 1.6 acre stormwater management pond (naturalized, used for educational classes)	<ul style="list-style-type: none">• Applewood Subdivision Park (0.2km) – playground, remainder of park not yet developed• Eastwood Park (0.4km) – passive park with playground; <i>note: owned by Municipality of Central Elgin</i>• Oldewood Park (0.6km) – passive park with playground• Centennial Sports Club Diamonds (1.0 km) – 6 ball diamonds• Tarry Subdivision Park (1.0 km) – not yet developed
Area 6	<ul style="list-style-type: none">• Waterworks Park (~4.5km) – playground, wading pool (to be replaced with splash pad), disc golf course	<ul style="list-style-type: none">• Greenway Park (adjacent) – under development (graded and seeded); to include playground• Burwell Road Park (1.0km) – 1 ball diamond, playground, basketball court, woodlot• In close proximity to major KCCA recreational areas

Standards established in the Recreation, Leisure and Parks Master Plan

The City's 2008 Recreation, Leisure and Parks Master Plan identified current deficiencies and future needs through the examination of both the total provision of facilities and geographic distribution (for neighbourhood-serving facilities). Provision standards were established as a measure of future demand for indoor and outdoor recreation facilities and are used as targets for facility provision in the context of the City's proposed urban expansion areas. In cases where there are no recommended standards of provision, geographic distribution and local demand will ultimately dictate requirements.

The following table summarizes the recommended provision standards and capital requirements identified through the RLPMP for the period between 2008 and 2017.

Recommended Provision Standards and 10-year Capital Requirements, as identified in the City's 2008 Recreation, Leisure and Parks Master Plan

Facilities	Recommended Provision Standard	Existing Municipal Facility Inventory	Additional Requirements (City-wide, 2008-2017)
Arenas	1 ice pad : 700 registered participants	3 ice pads	-
Indoor Aquatics	1 indoor pool : 30,000 residents	YMCA (1 pool); no City facilities	tbd (explore with YMCA)
Meeting Rooms & General Activity Space	n/a	3 meeting rooms	tbd (explore options for medium-sized activity rooms)
Gymnasiums	1 gymnasium : 50,000 residents	1 City gymnasium; multiple schools	-
Senior Centres	n/a	1 seniors centre (City)	tbd (possible expansion, but no stand-alone additional facilities)
Youth Centres	n/a	non-profit provider; no dedicated City facilities	tbd (continued facilitation)
Fitness Facilities	n/a	private sector providers; no City facilities	-
Soccer Fields	1 field (unlit equivalent) : 80 participants	18 fields (10 municipal, 4 leased, 4 school)	9-10 fields (unlit equivalents) through lighting of fields and new field development
Ball Diamonds	1 field (unlit equivalent) : 90 participants	23 diamonds (unlit equivalents)	2 adult diamonds
Football Fields	n/a	2 fields, all shared with other sports (1 municipal, 1 school)	no dedicated fields, but design one future to be used for both soccer and football
Outdoor Pools	n/a	1 outdoor lane pool; 1 outdoor wading pool	-
Waterplay Facilities	1 waterplay facility : 2,500 children aged 0-14 years	1 waterplay facility	3 waterplay facilities
Basketball Courts	1 full court : 750 youth	5 full courts	2 courts (full court equivalents)
Tennis Courts	1 court : 4,000 residents	9 courts	2 courts
Skate & Bike Parks	1 skate park: 5,000 youth, plus smaller scale facilities; 1 community-level BMX park	1 skate park	2-3 skate zones & 1 BMX park
Playgrounds	500 metre radius in residential areas	~18 playgrounds	as required to serve new growth & address geographic gaps
Off-leash Dog Parks	n/a	no facilities	1-2 dog parks
Disc Golf Facilities	n/a	2 disc golf facilities	-

Facilities	Recommended Provision Standard	Existing Municipal Facility Inventory	Additional Requirements (City-wide, 2008-2017)
Community Gardens	n/a	no municipal facilities	tbd (facilitation role)
Golf Courses	n/a	no municipal facilities; private sector providers in surrounding area	tbd (explore partnerships)

Recreation and Leisure Requirements

The following analysis draws heavily from the findings and recommended provision targets established in the Recreation, Leisure and Parks Master Plan.

Note: With an estimated population of 74 persons, **Area 6 is not of a sufficient size to require its own municipal park.** A future neighbourhood park (Greenwood Park) located directly adjacent to this area across Sutherland Line will provide service to the surrounding area and there is also an opportunity to consider linkages to Conservation Area trails in the vicinity. Cash-in-lieu of parkland should be pursued for Area 6, rather than the dedication of land.

Indoor Facilities (Community Centres, Arenas, Indoor Pools, Gymnasiums, etc.)

Indoor recreation facilities, such as arenas and community centres, are major investments that are intended to serve a large number of residents. The City recently developed the Timken Community Complex to complement its inventory of other major indoor facilities (consisting of Memorial Arena and the St. Thomas Seniors Centre). Non-municipal providers also have a role to play in the provision of indoor activity and rental space, including the YMCA, local schools, the public library, and the private sector.

The RLP Master Plan did not find a need for additional arenas or municipal fitness centres and gymnasiums over the next ten years. In terms of aquatic centres, senior centres, and youth centres, it was recommended that the City consider additional investments at existing and/or centralized locations.

It is recognized that the three proposed urban expansion areas are expected to accommodate a total population of nearly 7,300 (equivalent to about one-fifth of the City's current population), which will generate additional demand for indoor recreation facilities and activities. The findings of the RLPMP, however, suggest that much of these future needs can be accommodated at existing facilities or through future investment at sites that are less peripheral to the community than Areas 3, 4, and 6.

- **No indoor recreation facilities are recommended for Areas 3, 4, or 6.**

Outdoor Sports Fields

The popularity of soccer is on the rise and there is significant demand for fields in the area. Local players use a combination of municipal fields, school fields, and fields leased from the Province at the Central Elgin Soccer Complex. As identified in the 2008 RLPMP, the St.

Thomas Soccer Club has seen a substantial increase in membership, especially amongst adult recreational players, and has enforced a cap on the number of players due to field shortages.

The RLPMP recommended a number of strategies to mitigate the current deficit (5 fields) and address future needs (4.5 new fields between 2008 and 2017), including the enhancement of existing fields and development of new fields.

Current soccer participation rates for youth (ages 5-19) are approximately 20.7% and 2.0% for adults (ages 20-54); with adult participation on the rise, this rate should be increased slightly (e.g., to 2.5%) when making future projections. Application of these participation rates to the future populations of Areas 3, 4, and 6 results in an estimated 375 new soccer players. Using the provision standard of 1 soccer field for every 80 players recommended in the RLPMP, this translates into a need for 4.7 soccer fields (this is generally equivalent to 3 unlit fields and 1 lit field, and lit fields can accommodate additional play) to serve new growth.

- **Provide four soccer fields (three unlit and one lit) to serve population growth in Areas 3 and 4. Consideration may be given to designating one field as being multi-use to accommodate other sports such as football.**

Participation in baseball and softball remains strong in St. Thomas, especially amongst adult players, and continued demand is expected. Current ball participation rates for youth (ages 5-19) are approximately 8.1% and 6.3% for adults (ages 20-54). Application of these participation rates to the future populations of Areas 3, 4, and 6 results in an estimated 325 new ball players. Using the provision standard of 1 ball diamond for every 90 players recommended in the RLPMP, this translates into a need for 3.6 ball diamonds (this is generally equivalent to 2 unlit diamonds and 1 lit diamond, and lit fields can accommodate additional play) to serve new growth.

The RLPMP identified a need for two additional diamonds by 2016; however, it should be noted that: (1) the urban expansion areas will see population growth beyond 2016; and (2) there may be some existing capacity within the current inventory of diamonds that would allow for greater usage by the growing number residents within the current urban boundary.

It also bears noting that Areas 3 and 4 are in close proximity to about half of the City's total supply of ball diamonds (at the Tarry Complex and Centennial Sports Club) and several soccer fields (primarily those at the Central Elgin Soccer Park). This is not a significant concern as, for the most part, sports fields that are used for organized play are considered "community-level" facilities and their proximity to a specific area (particularly in a mid-sized community such as St. Thomas) is not the primary determinant in establishing a location. Ball fields and soccer fields are best provided in multiples so as to accommodate league and tournament play; the overlap of ball and soccer fields is strongly discouraged.

- **Provide three ball diamonds (two unlit and one lit) to serve population growth in Areas 3 and 4.**

Other Park Amenities

The RLMP recommends that a municipal playground be located within 500 metres of every residential area, without crossing a major barrier; this is approximately equivalent to a 10 minute

walking distance and recognizes the importance of providing these basic community assets on a neighbourhood-level.

To a large degree, the ultimate number and location of parks within Areas 3 and 4 will dictate the number of playground structures. Area 3 has a length of 1.0km and a width of 0.8km. If one park was situated in the middle of this area, one playground may be sufficient; if there are two or more parks in this area, a second playground may be required.

Area 4 has a length of 1.6km and a width that varies from 0.5km to 1.0km. Given this area's size – and even accounting for the location of the playground at the nearby Applewood Park – there will be a need two playground locations (and possibly three, depending on the location and size of the park parcels).

As mentioned earlier, Area 6 is too small to warrant the provision of any parkland; it is expected that a playground will be included in Greenwood Park directly to the south of the area and opportunities to connect to Conservation Area trails could also be considered.

- **Provide one to two playgrounds in Area 3 and a minimum of two playgrounds in Area 4. The ultimate number and location of parks within Areas 3 and 4 will dictate the number of playground structures**

The City has a provision standard of one waterplay facility (i.e., splash pad) for every 2,500 children aged 0-14 years. With approximately 1,430 children projected within the three urban expansion areas, this may not be enough to justify the development of a spray pad. However, the RLMP found that waterplay facilities are not adequately geographically distributed (there is one at Pinafore Park and the wading pool at Waterworks Park will soon be replaced with a splash pad) and that they should be provided as a neighbourhood level service. It was recommended that the City develop a splash pad in the City's east end; a specific park or area was not identified. Area 4 would be a good candidate for the development of a splash pad (as would Applewood Park, directly to the west of Area 4), with the intent of the splash pad serving the southeast corner of the City.

- **Provide one splash pad within or near Area 4.**

The RLPMP established a provision standard of 1 basketball court for every 750 youth (ages 10-19). With an estimated youth population of approximately 900 (ages 10 to 19) in Areas 3 and 4, there is anticipated to be sufficient demand for an outdoor basketball court. With three existing courts being somewhat proximate to the north end of Area 4 (at Optimist and Rosethorn Park), the location of a court in Area 3 is recommended.

- **Provide one outdoor basketball court within Area 3. A court design that can accommodate other activities such as ball hockey or winter skating (not artificial ice) should be considered.**

The RLMP recommended a provision standard of one tennis court for every 4,000 residents. With nearly 4,300 residents in the three urban expansion areas, there is sufficient population to support one tennis court; however, from a park design and customer service perspective, the development of a single court is not recommended at this time (they should be ideally provided in multiples; i.e., two or more). The RLMP found that there is a need to develop two courts to serve residents in the City's north end and that the City's south and east is generally well served

by the courts at Pinafore and Rosethorn Parks. Land for a tennis court should be reserved, however, and consideration be given to developing a court in the long-term should sufficient demand exist.

- **While there is sufficient population to justify the provision of one tennis court in one of the urban expansion areas, this is not recommended at this time due to other nearby opportunities and a preference for multi-court complexes; an option should be left open to develop a court in the longer-term, based on demand.**

The City has one major skateboard park (located downtown) and the RLPMP did not recommend any additional facilities of that scale given the provision standard of one skate park for every 5,000 youth (ages 10-19).

With teens being the predominant user group of skate parks and many not having good access to the park downtown, the Master Plan recommended that two to three smaller scale, introductory (minor) skate parks be provided at the neighbourhood level, distributed throughout the City. From a distribution perspective, the provision of a minor skate park in each the City's southeast, west, and north ends would be an appropriate strategy. As such, the development of one minor skate park either within Area 3 or 4 – or at an existing park in proximity to these areas – is recommended.

A BMX/bike park was also recommended, however, a site evaluation process is required and it would be premature to speculate on the applicability of locating a bike park in one of the urban expansion areas.

- **Provide one minor skate park (or “skate zone”) within or near Areas 3 and 4.**

The RLPMP found considerable public interest in the development of a designated off-leash dog park (there are presently no such facilities in the City). The Master Plan recommended the development of an off-leash park in the City's north end and, once established for a period of time, the need for a second facility would be studied. As such, it is premature to state whether an off-leash dog park will be a requirement in the City's urban expansion areas.

- **The development of an off-leash dog park in the urban expansion area is not recommended at this time, but may be re-evaluated in the future as the demand for such facilities becomes better known and understood.**

Other park facilities and amenities, such as pathways, benches, support buildings, picnic areas, parking lots, etc. may be required to support the recommended facilities. Trails and passive lands (e.g., woodlots, unstructured open space, corridors, etc.) are outside the scope of this analysis, but may be considered as part of the park development strategy in the urban expansion areas.

Parkland Requirements

There are several ways to determine the parkland requirements for the urban expansion areas. Please note that this analysis focuses on active parkland needs only and excludes open space and woodlots.

First, through the *Planning Act* the City is able to require that 5% of developable land be dedicated to the City as public parkland; land for trails and transportation corridors may also be required and are over and above this amount. 5% of the land in proposed expansion areas 3, 4, and 6 (206ha or 509ac) is 10.3ha (25.5ac) of parkland. With an estimated population total of 7,289, this translates into 1.4ha/1000 population (a total of 10.3ha), significantly lower than the current City-wide provision level of 5.3ha/1000 (see the following table). This approach is not likely to yield sufficient parkland to meet the needs of the proposed expansion areas.

Proposed Urban Expansion Area	Net land area (hectares)	Projected Population	5% parkland dedication (ha)	ha/1000
Area 3	80.5	2,853	4.03	1.4
Area 4	123	4,362	6.15	1.4
Area 6	2.4	74	0.12	1.6
Total	205.9 ha	7,289 pop.	10.3 ha	1.4 ha/1000

Second, the City's Official Plan and TPMP recommends a provision standard of 1.8 hectares per 1,000 residents of active parkland (1.0ha/1000 for Community Parks and 0.8ha/1000 for Neighbourhood Parks), with an overall goal of 5.0ha/1000 for municipally-owned parkland (the balance – 3.2ha/1000 – would generally consist of regional parks such as Pinafore and Waterworks Parks). These standards are merely targets and may or may not be achieved in future developments. The City's current level of provision is approximately 5.3ha/1000 and, given the relatively modest growth projected for the City, it is likely that the City should be able to maintain a similar (although slightly lower) level of provision into the future. Application of the 1.8 hectares of active parkland per 1,000 residents target yields a total requirement of 13.1ha in the proposed urban expansion areas (see table below); the 5.0ha/1000 target translates into 36.4ha.

Proposed Urban Expansion Area	Projected Population	Community parkland needs (based on OP target 1.0ha/1000)	Neighbourhood parkland needs (based on OP target 0.8ha/1000)	Total parkland Requirements (ha)
Area 3	2,853	2.85	2.28	5.14
Area 4	4,362	4.36	3.49	7.85
Area 6	74	0.07	0.6	0.13
Total	7,289 pop.	7.29	5.83	13.1 ha

Totals may not add due to rounding

The third – and preferred approach – is to examine parkland needs based on the outdoor recreational facility requirements. The following table identifies the land requirements based on the preceding analysis.

Facility Requirements	Area per Facility (ha), including setback to account for ancillary features, parking and safety	Total Area required (ha)
Soccer fields (3 unlit and 1 lit)	1.9 to 2.5	8.8
Ball diamonds (2 unlit and 1 lit)	2.0 to 3.6	7.0
Playgrounds (3-4)	0.5	1.75
Splash pad (1)	0.25 to 0.5	0.25
Outdoor basketball court (1)	0.65	0.65
Minor skate park (1)	0.5	0.5
Tennis court (1 – tbd)	0.45	0.45
Off-leash dog park (1 – tbd)	2.0	2.0 (tbd)
Total		19.4 to 21.4 ha

Source of “Area per Facility”: Cosburn Giberson Landscape Architects

Based on the needs-based approach, 19.4 to 21.4 hectares of active parkland will be needed to serve the three proposed urban expansion areas. This results in a target of 2.7 to 2.9 hectares per 1,000 population. The 5% parkland dedication under the Planning Act will provide for about one-half of this requirement (generally the “Neighbourhood Park” needs), while the other half will need to be acquired by the City through alternate means (e.g., negotiation, land swap, purchase, etc.).

With up to 21.4 hectares of parkland required for the proposed urban expansion areas, consideration should be given to the size and number of proposed parks. The City’s Official Plan recommends that Community Parks be 8-12ha in size (intended to serve the whole community; amenities may include major playgrounds, tennis courts, senior level softball diamonds and soccer fields, washrooms and concession area, and picnic facilities) and Neighbourhood Parks be 3-3.9ha in size (amenities may include playgrounds, tennis courts, outdoor ice rink, junior level softball diamonds and soccer fields). Both park types should accommodate a variety of active and passive recreation opportunities, as well as trail connections, wherever possible. Parkettes are not appropriate for new development. Furthermore, the TPMP recommends that all residential of the community be within a 500-metre service radius of park facilities and amenities and the RLPMP states that “an emphasis should be placed on providing larger, community-level park sites”.

Based on these principles, it is recommended that Area 3 contain two (2) Neighbourhood Parks of approximately 3 to 4 hectares each, while Area 4 should contain one (1) Community Park (approximately 10 to 12 hectares in size) and one (1) Neighbourhood Park (approximately 3 hectares in size), for a total of approximately 21 hectares.

F. Summary

The purpose of this analysis is not to design the future parks within the urban expansion areas, but rather to identify at a high level the expected needs of those residents that will live within these areas. The City has the discretion to deviate from these recommendations and may consider locating some recommended facilities at parks within the current urban boundary (and vice versa).

It is important to note that the municipality is not required by any legislation to provide the infrastructure needs identified in this report; rather, these needs are based on an assessment of a variety of factors identified in the City's Recreation, Leisure & Parks Master Plan, including existing service levels, population characteristics, distribution and accessibility of existing facilities; trends in leisure participation, expressed public opinion, funding considerations, etc. This analysis, while providing sufficient basis for the preliminary identification of recreational requirements, will be subject to further refinement as park blocks are established and designed and funding is made available for the recommended improvements.

Most of the recreation and leisure facilities identified in this report are eligible to receive partial funding through the Development Charges (DC) Act, which covers 90% of growth-related capital based on historic service levels. The remaining 10% would typically be financed by the municipality through a combination of reserve funds and/or tax dollars, although private contributions are also an option. A portion of the recommended new facility development may be non-growth related and Development Charges would not apply to these circumstances.

From our understanding of the growth forecasts for proposed urban expansion areas 3, 4, and 6, and through the application of the principles and targets established in the City's 2008 Recreation, Leisure and Parks Master Plan, the following is a summary of the projected needs and recommendations for the urban expansion areas:

1. No indoor recreation facilities are recommended for Areas 3, 4, or 6.
2. Provide four soccer fields (three unlit and one lit) to serve population growth in Areas 3 and 4. Consideration may be given to designating one field as being multi-use to accommodate other sports such as football.
3. Provide three ball diamonds (two unlit and one lit) to serve population growth in Areas 3 and 4.
4. Provide one to two playgrounds in Area 3 and a minimum of two playgrounds in Area 4. The ultimate number and location of parks within Areas 3 and 4 will dictate the number of playground structures
5. Provide one splash pad within or near Area 4.
6. Provide one outdoor basketball court within Area 3. A court design that can accommodate other activities such as ball hockey or winter skating (not artificial ice) should be considered.
7. While there is sufficient population to justify the provision of one tennis court in one of the urban expansion areas, this is not recommended at this time due to other nearby

opportunities and a preference for multi-court complexes; an option should be left open to develop a court in the longer-term, based on demand.

8. Provide one minor skate park (or “skate zone”) within or near Areas 3 and 4.
9. The development of an off-leash dog park in the urban expansion area is not recommended at this time, but may be re-evaluated in the future as the demand for such facilities becomes better known and understood.
10. 19.4 to 21.4 hectares of active parkland will be needed to serve the proposed urban expansion areas. The 5% parkland dedication under the Planning Act will provide for about one-half of this requirement (generally the “Neighbourhood Park” needs), while the other half will need to be acquired by the City through alternate means (e.g., negotiation, land swap, purchase, etc.).
11. Area 3 should contain two (2) Neighbourhood Parks of approximately 3 to 4 hectares each, while Area 4 should contain one (1) Community Park (approximately 10 to 12 hectares in size) and one (1) Neighbourhood Park (approximately 3 hectares in size), for a total of approximately 21 hectares.