

Report to Council



Date: May 8, 2017
File: 1840-01
To: City Manager
From: Parks & Buildings Planning Manager
Subject: Parks Development - underdeveloped, undeveloped and future park sites

Recommendation:

THAT Council receives for information, the report from the Parks & Building Planning Manager dated May 8, 2017, with respect to Parks Development – underdeveloped, undeveloped and future park sites;

AND THAT Council directs staff to report back to a future meeting of Council with options to revise Development Cost Charges that would be used for parks development funding;

AND THAT Council directs staff to report back to a future meeting of Council with an anticipated schedule of commercial leases and land sales that may be used for parks development funding;

AND THAT Council directs staff to report back to a future meeting of Council with a recommendation on strategies to increase parks development funding through the City's partnership programs;

AND THAT Council directs staff to report back to a future meeting of Council with a recommendation on an increase in parks development funding through general taxation;

AND THAT Council directs staff to report back to a future meeting of Council with a recommendation on an increase in City-wide parks development funding through the hotel tax;

AND THAT Council directs staff to report back to a future meeting of Council with an identified portfolio of high priority park projects that may be considered for a parcel tax via referendum;

AND FURTHER THAT Council directs staff to report back to a future meeting of Council with a Temporary Usage Plan for acquired parkland currently not in public use.

Purpose:

To provide a comprehensive summary of all underdeveloped, undeveloped and future parks in each of the different park classifications. Further, to provide an outline list of potential funding options to

address this backlog, in order that Council may identify which options should be considered in more detail by staff for further discussion.

Background:

The City of Kelowna provides a wide variety of parkland for the enjoyment of all residents and visitors. Neighbourhood parks provide close, convenient 'green family rooms' for all residents across the City. Community parks provide recreational amenities including recreational courts and fields, community gardens and dog parks. The City's recreational parks promote active living and well-being through a multitude of different sports facilities to suit a wide variety of user groups and ages. Our linear parks and natural areas preserve and promote native flora and fauna, while providing a strong network of pedestrian and cycling connections across the City. Our City-wide parks highlight the very best locations within our park system for both residents and tourists to enjoy the Okanagan.

The City acquires land for park use based on long-term planning strategies following the Parkland Acquisition Guidelines. Land is either dedicated at the time of subdivision or rezoning, or purchased using DCC and taxation funding. It is apparent however, park development has not progressed in line with the City's aspirations. Many parks remain underdeveloped with only the first phases of the design complete. Many others lie fallow or with interim tenants as undeveloped parks. The Official Community Plan Future Land Use Map identifies further future parks to be added to the inventory of acquired parkland in the foreseeable near future as part of the City's growth strategy.

Council directed staff to prepare a report to schedule the shortfall in underdeveloped, undeveloped and future parkland, in order to clearly identify the shortfalls in park development funding. This report includes this data as a series of report cards for each park classification.

The report also provides a broad list of funding options that may be combined in order to address this backlog of development. For the benefit of full discussion, the list is intended to be extensive, including options staff do not recommend for further consideration, or offer only limited benefit. This list is an outline only, with the objective to determine on which options Council will direct staff to report back in more detail.

Specifically, the revision of Development Cost Charges to generate park development funds was considered by a previous Council in 2010, and the report from that time is attached as an appendix to the Parks Development Report. However, this report is now dated, and if this option is to be pursued further, it would need to be updated.

Finally, the report identifies there are a number of acquired park sites which are currently not accessible for residents' use. Security, maintenance, appearance, interim costs and temporary uses becoming inferred long-term demands are the most common concerns for not making the land accessible. A Temporary Usage Plan is proposed to consider which of these sites may be made accessible as an interim measure, and address the concerns in doing so. The intent is to avert frustration, and develop public confidence in the long-term future development of the site, while preserving the land for future development of the park's masterplan.

Financial/Budgetary Considerations:

The report considers nine options to increase park development funding for discussion:

- Development Cost Charges
- Revenues

- Lease or land sale
- Partnerships
- Grants
- Community Amenity Contributions
- General taxation
- Tourism taxation
- Parcel taxation

Of these, some partnerships and grants are currently being pursued. Revenues currently contribute to general funding or dedicated to other sectors, therefore to dedicate them to park development would be to the detriment of other City services. Community Amenity Contributions are related to the City's development application review process, and staff may consider this tool as part of the upcoming Official Community Plan review process.

The following items: Development Cost Charges, lease or land sale, partnerships, general taxation, tourism taxation, and parcel taxation, are proposed for further deliberation by Council.

Internal circulation:

Deputy City Manager
Divisional Director, Infrastructure
Divisional Director, Community Planning
Divisional Director, Financial Services
Divisional Director, Active Living & Culture

Considerations not applicable to this report:

Personnel implications:
Existing Policy:
Legal/Statutory Authority:
Legal/Statutory Procedural Requirements:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation:

Submitted by: R. Parlane, Manager, Parks and Buildings Planning

Approved for inclusion:



Alan Newcombe, Infrastructure Divisional Director

Attachment 1 – Parks Development Report

cc: Deputy City Manager
Divisional Director, Infrastructure
Divisional Director, Community Planning
Divisional Director, Financial Services
Divisional Director, Active Living & Culture
Infrastructure Operations Dept Manager

Infrastructure Engineering Manager
Infrastructure Delivery Dept Manager
Director, Strategic Investments
Urban Planning Manager
Community Engagement Manager
City Clerk