

Request for Decision

Playground Revitalization

Presented To: Finance and
Administration
Committee

Presented: Wednesday, Apr 12,
2017

Report Date Wednesday, Mar 22,
2017

Type: Managers' Reports

Resolution

Resolution #1:

WHEREAS the Finance and Administration Committee on September 20th, 2016 requested further information about playground revitalization in the City; and

WHEREAS an inventory review indicates that 58 of the 189 playground sites will require replacement within the next five years; and

WHEREAS in review of the Parks and Open Space Master Plan, 10 of the 58 playgrounds are located within the 400 metre radius buffer of another playground making them redundant with respect to master parks planning, and leaving a total of 48 sites to be revitalized; and

WHEREAS the total cost to bring these 48 playground sites up to current standards would be approximately \$1,920,000; and

THEREFORE BE IT RESOLVED THAT the City of Greater of Sudbury directs staff to develop a business case for the 2018 budget for capital upgrades of 48 playgrounds using HCI capital as the potential funding source.

Resolution #2:

THAT the City of Greater Sudbury approves the disposal of the 10 redundant playground sites as per the recommendations outlined in the Parks and Open Space Master Plan.

Finance Implications

If approved, staff will develop a business case for the 2018 budget with a financial impact of approximately \$2 Million.

Signed By

Report Prepared By

Tyler Campbell
Director of Social Services
Digitally Signed Mar 22, 17

Division Review

Tyler Campbell
Director of Social Services
Digitally Signed Mar 22, 17

Recommended by the Department

Catherine Matheson
General Manager of Community
Development
Digitally Signed Mar 22, 17

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 29, 17

Background

This report is a follow up to the report on the state of playgrounds in the City of Greater Sudbury (City) that was presented to the Finance and Administration Committee on September 20th, 2016. The state of the City's playgrounds were broken down by Ward and further ranked from "poor" to "good". Overall there were 58 playgrounds that were ranked in the poor category, meaning that replacement was needed in less than five years. A listing of the sites rated as "poor" is identified in Appendix A - Playgrounds in Poor Condition (attached). The report also contained an average cost estimate of \$40,000 per site to bring the "poor" playgrounds to the "good" category, a preliminary estimate of \$2,320,000 was provided for the 58 playgrounds.

Furthermore, 45 playgrounds were ranked in the satisfactory category, meaning some improvements were needed, with full replacement within the next ten years. The remaining 86 sites were in good condition, meaning they were replaced within the last 8 years.

The state of the City's field houses was also included in the report with the associated unfunded capital work of \$2,757,000 which was identified in building condition assessments (BCA) of 63 field house sites.

The Finance and Administration Committee asked for a review of possible finance options to fund the upgrades for the playground sites. The Committee further directed that a review of each Ward's playground assets be undertaken with individual Councillors to review overlapping park areas in each Ward based on recommendations from the Parks and Open Space Master Plan (POSMP).

A copy of the September 20th, 2016 Finance and Administration report can be found here:

<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&lang=en&id=973&itemid=1>

Process Review

Following the meeting on September 20th, the GIS section at the City was tasked with mapping all of the playground sites throughout the City. The mapping exercise allowed for the creation of a playground inventory list which will be useful for future planning in the Leisure Services Division. The maps that were generated showed where redundant playground sites are located based on the recommendations that were endorsed from the Parks and Open Space Master Plan. As noted in the original report "OMBI indicates that the City of Greater Sudbury has the most maintained parkland compared to the other benchmarked municipalities." (Master Plan). This information has led to the reduction in the number of playground sites that would need total replacement to 48 as opposed to 58. The other ten (10) sites would be redundant sites based on the 400 meter radius buffer that was identified in the POSMP. Based on the replacement figure of \$40,000 per site, the total amount needed for replacement would thus drop to approximately \$1,920,000.

In terms of the total budget identified in the Building Condition Assessments for the work on field houses, these estimates are defined as Class "C" estimates meaning that they are plus/minus 30%. Within the past year, the Percy Playground field house had considerable work completed on site and problems were identified with this project that led to change orders. Issues surrounding a structural element and a heating/ventilation problem were identified once the roof was exposed. Given that many of the field houses are of the same era, it would be prudent to add the full 30% to the total budget identified in the Building Condition Assessments. This would bring the total budget to \$3,584,100.

Financing Options

Based on a review of available options for financing the Committee could use the existing capital portion of the Healthy Communities Initiative (HCI) fund, with a value of \$450,000 per year or opt to use the municipal levy. Both options would require a more detailed business case for the 2018 budget and would involve

leveraging the total cost over the next five years with a conservative interest rate of 4%. The total present value of leveraging the HCI funds would be \$2,003,320 which would allow for approximate 5% contingency on the total value of \$1,920,000. The implications of using part of the HCI fund would mean a change to the HCI by-law in order to use the funds after the current 2017 requests are dealt with.

The alternative to using the HCI funds would be that a levy impact option would incur the same yearly payments; however those payments would be serviced annually through the Municipal levy.

Parkland Disposal

As mentioned, there are ten (10) playground structures that have been identified as being redundant based on the recommendations in the POSMP. A listing of the 10 sites can found in Appendix B - Playgrounds in Poor Condition Within 400m Overlap (attached). It is recommended that the City move forward with the disposal of these surplus spaces based on the Parkland Disposal Policy (Appendix C - By-Law 2010-158 Adopt a Policy for Disposal of Parkland - attached).

Next Steps

Upon approval from Council, the Leisure Services Division would work with necessary City departments to finalize a business case for the 2018 budget. Based on 2018 budget approval, a Parks Superintendent would be assigned to work on tender packages for the 48 sites with work starting in the summer of 2018.

Work would also begin over the next year to fulfill all of the requirements of the Parkland Disposal Policy for the 10 redundant sites that have been identified.

APPENDIX A - Playgrounds in Poor Condition

Ward	Location
1	Hillcrest Park
1	Participaction Tot Lot
1	Queen's Athletic Field Park
1	St. Charles Park
2	Black Lake Playground
2	Centennial Park (Campground)
2	Den Lou Playground
2	Lively 6th Avenue Playground
2	Meatbird Lake Park
2	Penage Road Community Centre Park
2	Simon Lake Park
2	VLA Playground
2	Whitefish Playground
3	Algoma Tot Lot
3	Cote Park
3	Gill Loop Tot Lot
3	Nickel Basin Tot Lot
3	Onaping Tot Lot
3	Pine & Fir Tot Lot
3	Russell Beaudry Skateboard Park
4	Birch Tot Lot
4	Selkirk Park
4	Shawn Tot Lot
5	Confederation Tot Lot
5	Daniel Tot Lot
5	Grandview Playground
5	MacMillan Tot Lot
5	Pinecrest Tot Lot
5	Ryan Heights Playground
6	Centennial Arena Park
6	Howard Armstrong Sports Complex
6	Lion's Tot Lot
7	Brighton Tot Lot
7	Central Lane Skateboard Park
7	Doug Mohns Sport Complex
7	Metcalfe Park
7	Parkinson Tot Lot
7	Penman Park
7	Pine Street Playground
7	Ravine Park
7	Saturn Tot Lot
7	Thomas Tot Lot
8	Don Lita Playground
8	Lebel Playground
8	Paquette Tot Lot

APPENDIX A - Playgrounds in Poor Condition

8	Place Hurtubise Playground
8	Rose Marie Playground
8	Summerhill Park
9	East Street Tot Lot
9	Long Lake Playground
9	Mountainview Park
9	Ray Street Tot Lot
9	Wahnapitae Community Centre Park
10	Lakeview Playground
11	Morel Family Foundation Park
12	Cedar Park Playground
12	Columbus Tot Lot
12	Eyre Playground

APPENDIX B - Playgrounds in Poor Condition Within 400m Overlap

Playground	Ward	400m Overlap
Participation tot Lot	1	Byng Tot Lot
Queen's Athletic Field	1	Marguerite & Gerry Lougheed Park
Pine & Fir Tot Lot / Gil Loop Tot Lot	3	Pine & Fir Tot Lot / Gil Loop Tot Lot / Onaping Community Centre
Shawn Tot Lot	4	Rick McDonald Complex / Spruce Meadows Tot Lot
MacMillan Tot Lot	5	Rose Court Tot Lot
Pinecrest Tot Lot	5	Carol Richard Playground
Ravine Park / Lion's Park	7	Lion's Park / Ravine Park
Paquette Tot Lot	8	Valleystream Playground / Lansing Playground
Rose Marie Playground / Place Hurtubise Playground	8	Rose Marie Playground / Place Hurtubise Playground / Twin Forks
Summerhill Park	8	Porter Park

BY-LAW 2010-158

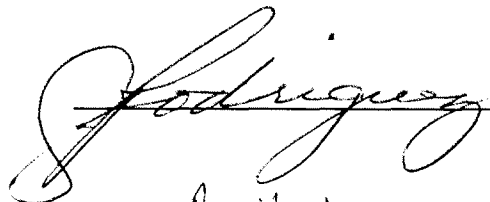
**A BY-LAW OF THE CITY OF GREATER SUDBURY TO
ADOPT A POLICY FOR THE DISPOSITION OF PARKLAND**

WHEREAS the Council of the City of Greater Sudbury deems it advisable to adopt a Policy for the Disposition of Parkland;


**NOW THEREFORE THE COUNCIL OF THE CITY OF GREATER SUDBURY
HEREBY ENACTS AS FOLLOWS:**

1. The Policy for the Disposition of Parkland attached hereto as Schedule "A" is hereby adopted.
2. This By-law shall come into force and take effect immediately upon final passage.

READ AND PASSED IN OPEN COUNCIL this 14th day of July, 2010.



Mayor



Clerk

SCHEDULE "A"
TO BY-LAW 2010-158

PAGE 1 OF 2

Park Land Disposal Policy

In determining whether or not a Park Land property shall be declared surplus and sold by the City, the following criteria and requirements shall apply:

Criteria

1. Consider parkland for disposal if site is deemed non-essential for current or future use, within the context of service area standards, and a balanced, connected parks system.
2. Consider parkland for disposal if there is ample supply and type of the same park and open space or facility in the neighborhood, ward, and community based on the adopted classification system, and service area standards.
3. Parkland disposal should conform to the policies of the Official Plan.
4. Waterfront properties owned by the municipality will not be offered for sale or disposal except in the case of municipal shore allowances
5. Other surplus Parks and Open Space lands may be considered for sale subject to:
 - a. There are overlapping service areas,
 - b. There are no facilities or site facilities are significantly underutilized,
 - c. There are no important ecological or environmental functions present, or no recognized natural heritage features,
 - d. The lands are located within an area that has an oversupply of existing and planned parkland, following the target of 4 ha per 1000 residents, within 800m of residential areas without crossing a major barrier. Generally, a neighbourhood should be served by both a neighbourhood park and natural park, based on the adopted classification system.
 - e. The lands are not needed for future parks as identified by the parks classification system or municipal infrastructure requirements.
6. Parkland should not be disposed if the site has an identified risk management function or liability or it protects significant municipal assets (i.e. well head protection).
7. Parkland should not be disposed where there are significant opportunities to add or link to existing green space or further create a more balanced parkland system.

SCHEDULE "A"
TO BY-LAW 2010-158

PAGE 2 OF 2

8. Proposed site for disposal should have low or limited recreation potential, conservation potential, or attractiveness/sense of place.

Other Requirements

9. Disposal is based on an appraisal of fair market value both for full or limited marketability sites.
10. Following internal circulation/review, proposed disposals should be circulated to the ward councilor, area CANs, playground and neighbourhood association, or other community groups known to represent area interests, for input, and to all property owners within a 200 metre radius, requesting written comments if any within 30 days of mail-out. Area mail out radii may be increased based on the significance of the disposal on the advice of the ward councilor, or for properties valued at greater than \$100,000. For these more significant disposals, a small, clearly worded notice may also be placed in the appropriate media.
11. A generic sign will also be posted on the site for 30 days. This sign will have contact information (phone and website) regarding this potential disposal. A copy of the area mail-out, and a clear notice of the cut-off date for comments will also be affixed to the sign. The notice will also be posted to the city website, linked by a clearly visible and clearly labeled 'button' on the 'residents' page.
12. All residents who have submitted written comments will be informed of the date of the Planning Committee meeting at which the matter will be considered for decision.
13. The staff report regarding the proposed disposal should include: the rationale for the sale of parkland, a map localizing the site, and the expected benefits to the City and ward parks system from the sale. The staff report should also include attached copies of all public comments received, and a section relating the staff recommendation to these comments.
14. Funds from the sale of surplus parkland would be deposited in the Parkland Reserve. Fifty percent of the funds from any particular sale will be directed towards acquisition of parkland based on the adopted priority list. The other fifty percent of the funds from any particular sale will be directed towards acquisition of parkland or park development in the ward in which the sale was made.