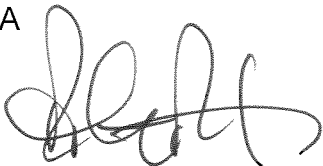


Hamilton

CITY OF HAMILTON
PUBLIC WORKS DEPARTMENT
Corporate Assets and Strategic Planning Division

TO:	Chair and Members Public Works Committee
COMMITTEE DATE:	February 27, 2017
SUBJECT/REPORT NO:	Roxborough Park Redevelopment – 70 Reid Avenue North, Hamilton (PW17012) (Ward 4) (Outstanding Business List Item)
WARD(S) AFFECTED:	Ward 4
PREPARED BY:	Cynthia Graham Manager, Landscape Architectural Services (905) 546-2424, Extension 2337
SUBMITTED BY:	Robert Norman, BLA, OALA, CSLA Director, Strategic Planning Public Works Department
SIGNATURE:	

RECOMMENDATION

- (a) That the Roxborough Park Redevelopment Design Project at a cost of \$91,000 be approved;
- (b) That the 2017 Roxborough Park Redevelopment Design Project be funded from the existing McQuesten Urban Fitness Trail Capital Project (4401656615) for \$60,000 and from the Ward 4 Area Rating (108054) fund for the remaining \$31,000;
- (c) That staff be directed to investigate options with Corporate Finance and the Ward Councillor for the construction costs for the Roxborough Park Redevelopment project as part of a future Capital Budget process for Council's consideration; and
- (d) That this item Roxborough Park Redevelopment be removed from the Outstanding Business List.

EXECUTIVE SUMMARY

At Public Works Committee on October 31, 2016, the following motion was carried:
 WHEREAS a public-private partnership is being envisioned for the Roxborough neighbourhood; and,
 WHEREAS this plan will be transformative in creating a mixed-income community with buildings of various designs, densities and heights; and,
 WHEREAS this project will have an impact on the use of parkland in the area.

THEREFORE BE IT RESOLVED:

- (a) That staff be directed to report to the Public Works Committee on the opportunities for revitalizing Roxborough Park; and
- (b) That the feasibility study include cost estimates and funding sources for the Roxborough Park redevelopment project as well as identify required resources necessary to complete the project and analyse how to balance this project against the current work plan.

The purpose of this report is to respond to the above Council direction.

Staff has reviewed Roxborough Park and support the design review to reflect changes in neighbourhood priorities related to the proposed housing development on the former school board property, and to address aging park amenities.

To undertake the design of a park masterplan, staff recommends the approval of \$91,000 to hire consultants to complete the work required related to landscape architecture, engineering, geotechnical, and archaeology. The redevelopment of Roxborough Park will be coordinated closely with the development of the former school lands and adjacent lands for mixed income housing. This type of project will be very consultative in nature, inclusive of coordinating with the consultant, in-house staff including Planning and Economic Development, Environmental Services, Community and Emergency Services, and City Housing Hamilton. As this project applies additional pressure onto the existing work plan, any further assistance would be considered within the approved Corporate Budgeted Control Policy No. CBP-1.

Alternatives for Consideration – See Page 6

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The project will require a consulting assignment for the design of the master plan at Roxborough Park. The estimated cost for this assignment is \$91,000 including landscape architecture for design and public consultation, geotechnical investigation, archaeological investigation, and engineering services related to spray pad operations, and staff recovery. Staff required to support this project will be considered under the Corporate Budgeted Complement Control Policy CBP-1.

The cost for redevelopment construction of the park is preliminarily estimated at \$600,000 at this time. This estimate will be refined during the conceptual design process, and brought forward during a future capital budget process.

Table 1 – Projected Costs for 2017

Description	Costs	Funding Source	Notes
Design in 2017	2017: \$91,000	2017 - \$60,000 from 4401656615 McQuesten Urban Fitness Trail and \$31,000 from Ward 4 Area Rating 108054.	Costs for consulting fees associated with design of the master plan including consultation and associated studies such as geotechnical and archaeology

Staffing: If temporary staff resources are required to deliver this project within the 2017 work plan, this will be addressed under the Corporate Budgeted Complement Control Policy CBP-1 and charged to the project capital account.

Legal: N/A

HISTORICAL BACKGROUND

In the fall of 2016, staff became aware of an initiative to redevelop the former school lands that are adjacent to the park. The Ward Councillor expressed an interest in having the parkland redeveloped as part of a new Affordable Housing initiative.

On October 31, 2016, at Public Works Committee, the Ward 4 Councillor presented the motion that prompted this report, as noted in the Executive Summary of Report (PW17012).

Subsequently, on December 7, 2016, Report PED16236 was brought to General Issues Committee regarding the Affordable Housing Initiative. This report recommended:

- (a) That staff be directed and authorized to examine and report back to General Issues Committee (GIC) on the feasibility of a package of direct and indirect financial incentives to support the provision of affordable housing, including but not limited to Development Charge and Parkland Dedication reductions applicable to both market and affordable residential units, on the basis of a 'Demonstration Project' within a portion of the McQuesten neighbourhood, consisting of a mixed income housing development intended to stimulate neighbourhood renewal;
- (b) That staff be directed and authorized to develop in coordination with Roxborough Development Inc., and City Housing Hamilton staff a Letter of Intent regarding the potential purchase of all or a portion of the City Housing Hamilton owned lands in the McQuesten Neighbourhood, to the satisfaction of the City of Hamilton and City Housing Hamilton;
- (c) That upon implementation of the approval the item regarding review of extending the Community Improvement Plan Area be removed from the Planning Committee Outstanding Business List.

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Report PED16236, approved at GIC on December 7, 2016 also included the following excerpt, from pages 12 and 13:

“Park Enhancement – The demonstration project provides the opportunity to co-ordinate park enhancements. Understanding the importance of shared public space in successful mixed income developments, in addition to fact that the current park immediately adjacent the subject lands is in need of some enhancement, efforts to co-ordinate the timing and implementation of these improvements will be made. A park masterplan and design process is currently underway and in the early planning stages. As details are formulated, they will be incorporated into the precinct plan discussed below.”

Current condition and amenities of the park were provided by Environmental Services and Community and Emergency Services staff, and are summarized below:

- Roxborough Park is 1.45 ha in size, and is categorized as a Neighbourhood Park.
- The park contains two baseball diamonds, free play area, creative play structure, spray pad, a concrete block storage building and accessible sun shelter. Some winters the park has an ice rink.
- The spray pad was constructed in 1999 and is still in working condition; however the concrete pad is slowly deteriorating with age.
- There are operational concerns related to the proximity of the spray pad to the playground due to the wood fibre surfacing clogging the drains on the spray pad daily in the summer. A redevelopment of the park could address this ongoing problem.
- The park hosts a Supie program (a recreational program where a summer student staff member attends the park during the summer and runs games and activities for kids). Any redevelopment plans would need to coordinate with this program to minimize impacts.
- One of the ball diamonds at Roxborough Park is not booked by sports groups. A request in 2015 through the Ward 4 Councillor’s office proposes to use the space for a swing set. The other ball diamond is occasionally booked by the Stoney Creek Optimist Little League.
- The adjacent former school board lands contain a basketball court. With the redevelopment of those lands, there may be a need for a multi-use court at Roxborough Park to fill the recreational opportunities lost with the school site development.

The redevelopment of Roxborough Park in conjunction with the redevelopment of the former school board lands and adjacent lands can clearly contribute to the success of the mixed-income housing initiative, by providing common places for all neighbours to

gather. The park will become a unifying element in the neighbourhood by engaging the community, developer, and city housing staff at the onset of park redevelopment.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The McQuesten Community Planning Team has published their 2012-2017 work plan, which includes some Goals and Objectives that relate to parkland development. More specifically, Goal D, "Strengthen Neighbourhood Pride and Promote Community Beautification":

- Objective 1: Support and Promote Neighbourhood Beautification
 - Action D.1.1: Continue to improve and grow the neighbourhood flower gardens and green spaces

The Roxborough Park redevelopment aligns with the McQuesten Community Planning Team's goal and objective (above).

Human Resources Policy CPB-1: Budgeted Complement Control Policy, Terms and Conditions section states: 2) iii) – Increasing complement, of Temporary complement for the duration of less than twenty four months, is at the discretion of the General Manager providing that adequate financial resources are available (cannot create an unfavourable budget variance).

The proposed funding for the Roxborough Park redevelopment, as noted in the Financial – Staffing - Legal Implications Section on page 2 & 3 of this report, aligns with Human Resources Policy CPB-1 by not creating an unfavourable budget variance.

RELEVANT CONSULTATION

The following groups have been consulted related to this initiative:

Ward 4 Councillor

Community and Emergency Services - Recreation Planning

Community and Emergency Services – Neighbourhood Action Strategy

Public Works - Parks and Cemeteries

Corporate Services - Corporate Finance

Planning and Economic Development - Development Planning

City Manager's Office - Human Resources

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Staff acknowledges the opportunity presented with the redevelopment of the school site and adjacent land, to redevelop the park to respond to the new community planned in that location. It is evident from the analysis of the existing facilities that the park is underutilized and there are likely amenities desired in the neighbourhood that are more responsive to the existing and future residents. In particular, the loss of basketball facilities at the school property has created a gap in servicing the neighbourhood that can be accommodated at the park.

In addition, the amenities at the park are aging and will require lifecycle replacement in the near future. The spray pad was constructed in 1999 and while still functioning, has

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

required many repairs with the concrete pad showing evidence of cracking with weeds growing in those cracks. The play structure was installed in 2004, so by the time the redevelopment occurs, will be only 6 years away from an expected life cycle replacement in 2024. The redevelopment of the park gives an opportunity to address these aging facilities and reduce the maintenance burden and safety risks that occurs with older amenities.

In the presentation of Report PED16236 on December 7, 2016 at General Issues Committee, Planning and Economic Development staff referred to the importance of parkland to supporting the affordable housing project in this area, as parkland gives space to allow for the free interaction of residents between socio-economic groups. Parkland creates spaces for social gathering which fosters a sense of community, and is critical for the success of mixed-income developments.

ALTERNATIVES FOR CONSIDERATION

If the proposed recommendations are not approved, an alternative would be to not redevelop Roxborough Park at this time. This option would have no staffing or financial implications. Staff does not recommend this option, as it would not address the changing needs of the community and the affordable housing project in the McQuesten Neighbourhood.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state of the art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

APPENDICES AND SCHEDULES ATTACHED

Appendix A – Roxborough Park Existing Conditions