



CITY OF HAMILTON
PUBLIC WORKS DEPARTMENT
Environmental Services Division

TO:	Chair and Members Public Works Committee
COMMITTEE DATE:	May 14, 2018
SUBJECT/REPORT NO:	Waterford Park Redevelopment – 10 Waterford Crescent, Hamilton (PW18040) (Ward 11)
WARD(S) AFFECTED:	Ward 11
PREPARED BY:	Louise Thomassin Landscape Architect, Landscape Architectural Services (905) 546-2424, Extension 1303
SUBMITTED BY:	Craig Murdoch, B.Sc. Director Environmental Services Public Works Department
SIGNATURE:	

RECOMMENDATION

That the remaining funds of \$241,545.93 (\$147,159.59 - Levy, \$94,386.34 - DC) from Trillium Gardens Park Capital Project (4401256516) be transferred to a new Waterford Park capital project to fund consulting services required to complete the studies and design of the park in 2018.

EXECUTIVE SUMMARY

The purpose of this report is to seek authorization to transfer funding and staff resources to the redevelopment of Waterford Park and to preserve the woodlot at Trillium Gardens.

The site characteristics present at Trillium Gardens Park and the corresponding legislative requirements are limiting the area that can be developed as well as the type of site features that can be implemented. Redeveloping Waterford Park with amenities typical of a neighbourhood park supplemented by features that are needed in Lower Stoney Creek will better service the residents that would have benefitted from Trillium Gardens as well as the broader Lower Stoney Creek community.

Alternatives for Consideration – See Page 5

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.

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: Available funds of \$241,545.93 from Trillium Gardens Park capital project ID 4401256516 are recommended to be redirected to a new capital project ID for Waterford Park.

Additional funds for construction of the proposed park redevelopment at Waterford Park would be required, and would be shown as part of the 2019 Capital Budget request for Council consideration and approval.

Staffing: No additional staffing is required.

Legal: There are no legal implications.

HISTORICAL BACKGROUND

In the 2012 Capital Budget and Financing Plan funds were allocated to Trillium Gardens to complete the Park design and associated studies.

In 2013, Natural Heritage Planning staff identified that Trillium Gardens is classified as a Linkage in the Urban Hamilton Official plan and staff identified the need to complete a Linkage Assessment Report. As a result, in 2013 Landscape Architectural Services staff retained Dillon Consulting Limited to complete a Linkage Assessment Report and provide development recommendations for the Neighbourhood Park. The assessment concluded that the Trillium Gardens woodlot fulfils two Significant Woodland criteria and that the status of the site should be elevated to a Core Area in the Urban Official Plan.

Development recommendations were as follows:

- That development is restricted to the South-East corner of the site to limit the impact on the existing vegetative community as shown in Appendix “A” attached to Report PW18040.
- That the park is programmed with passive uses such as trails rather than active uses to limit the impact on existing wildlife.

The Linkage Assessment report was submitted to Natural Heritage Planning staff in 2014 and the recommendations were approved.

In 2014, funds were requested to proceed with the design and construction of Trillium Gardens Park. A budget of \$95,000.00 was approved for design in the 2015 Capital Budget followed by \$200,000.00 for construction in the 2017 Capital Budget.

In 2017 Landscape Architectural Services staff retained a Geotechnical Consultant to complete soils investigations and Dillon Consulting to complete the detailed design. The consultants identified the following site limitations at the onset of their investigations:

- That the site is wet and would require fill material to be imported to the site to raise the grade.
- That since the initial Linkage Assessment Report in 2014, the Ministry of Natural Resources implemented new Endangered Species legislation that would require bat monitoring to be conducted at Trillium Gardens Park prior to any detailed design work.

In 2017, Cultural Heritage Staff identified that Trillium Gardens has Archaeological Potential and that a Stage I and Stage II Archaeological Assessment would need to be undertaken as required by the Ministry of Tourism, Culture and Sport. It was also flagged by Cultural Heritage Staff that assessments completed in the neighbourhood directly surrounding Trillium Gardens necessitated a Stage III Assessment due to the discovery of artifacts and that Trillium Gardens Park could follow a similar route depending on the Stage II findings.

In 2017, Landscape Architectural Services staff presented to the Ward Councillor the increasing study requirements, the physical site constraints and the limited opportunity to include amenities typical in a Neighbourhood Park development. The following is a summary of the main points:

- Bat monitoring and a potential Stage III Archaeology Assessment are required by Provincial legislation.
- Recommendations in the Linkage Assessment Report limit the developable area and restrict park users to a portion of the site that is undesirable.
- Recommendations in the Linkage Assessment limit the type of park features to passive uses and that park features expected in a typical Neighbourhood Park, such as swings, a multi-use court, a sun shelter, asphalt pathways etc. could not be provided.
- The existing woodlot and associated removals/replacement costs along with the fill material that would be required due to the wet soils for the construction of items typical in a neighbourhood park, limit the financial potential to invest in park amenities.

- The existing woodlot is serving an important ecological function as one of the few migratory species habitats in the area and significant development would impact its integrity.

The constraints affecting the development of Trillium Gardens Park are significant and the development opportunities are limited. For this reason, Landscape Architectural Services staff are recommending funds be allocated to Waterford Park, to allow redevelopment of a park within an 800m walking distance for the residents that would have been served by Trillium Gardens Park.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Capital Projects' Budget Appropriation and Work-in-progress Transfer Policy states that "any appropriations that do not conform to the Policy must be specifically approved by the City of Hamilton Council". In this case, there is no approved project to transfer the funds to, so a new Project ID is required, and Council approval of a new capital project is required.

RELEVANT CONSULTATION

The following internal groups were consulted and are in support of the recommendations:

- Ward 11 Councillor
- Natural Heritage Planning – Planning and Economic Development
- Cultural Heritage Planning – Planning and Economic Development
- Zoning Examiner – Planning and Economic Development
- Planning Policy and Zoning By-Law Reform – Planning and Economic Development
- Recreation – Community and Emergency Services
- Forestry and Horticulture – Public Works
- Parks Operations – Public Works
- Real Estate – Planning and Economic Development

The following external groups were consulted to provide context and information to support the recommendations:

- Hamilton Conservation Authority
- Dillon Consulting Limited (Ecology and Landscape Architecture)
- Historic Horizons (Archaeology)
- EXP Services (Geotechnical)
- Hamilton-Wentworth District School Board

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Trillium Gardens should not be developed and should be protected for the following reasons:

- The site conditions and related policy implications at Trillium Gardens limit the opportunity to develop a park in a suitable location on the site and with amenities typical of a neighbourhood park.
- The financial and schedule implications to conduct the required studies and remedy unfavourable site conditions are not typical of a neighbourhood park and will not result in an equal added service to the community.
- The woodlot is significant and is one of the few viable greenspaces for migratory birds in the area. The protection of the woodlot runs parallel with the City's strategic initiative to balance natural and urban spaces.

Waterford Park was selected as an alternative site with potential for redevelopment because it offers the ability to service the residents that would have benefited from a neighbourhood park at Trillium Gardens by achieving the following:

- Waterford Park is located within a 10-minute walk (800 meters) from Trillium Gardens Park as shown in Appendix "B" attached to Report PW18040.
- The site amenities at Waterford Park are at or nearing the end of their lifecycle and will require replacement. This presents an opportunity to redevelop the park with amenities that would serve the needs of the community that would not have been achievable at Trillium Gardens.

ALTERNATIVES FOR CONSIDERATION

Provide no parkland improvements in this planning area as the community is currently served by the existing parkland. This is not recommended as many of the amenities at Waterford Park have reached the end of their life cycle and are in need of replacement. Additionally, redeveloping Waterford Park presents an opportunity to include new amenities that have been identified as a need for Lower Stoney Creek in the Outdoor Recreation Facilities and Sports Field Provision Plan.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement & Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community.

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” – Trillium Gardens Developable Area

Appendix “B” – Waterford Park Location Map