



TO:	CHAIR AND MEMBERS BUILT & NATURAL ENVIRONMENT COMMITTEE MEETING ON NOVEMBER 14, 2011
FROM:	PAT MCNALLY EXECUTIVE DIRECTOR of PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES
SUBJECT:	PARTNERSHIP ARRANGEMENTS WITH OLD OAK PROPERTIES INC. for SUGAR CREEK PARK AND ADJACENT ROADS
RECOMMENDATION	

That, on the recommendation of the Executive Director of Planning, Environmental and Engineering Services, regarding several partnership arrangements within Sugar Creek Park and the adjacent roads, the following actions **BE TAKEN**:

- a) The City acquire Part 14, 33R-16823, as shown on the plan in Appendix B, to complete the park acquisition process, utilizing future cash-in-lieu payments from Old Oak Properties Inc. (Old Oak) for the lands at 572-580 Beaverbrook Avenue (south side of Sugarcreek Trail), subject to providing an easement in favour of Old Oak for existing storm and sanitary sewer crossing the park;
- b) The City reimburse Old Oak \$155,000 for the construction of Sugar Creek Park, as per the attached Source of Financing, Appendix C;
- c) The City credit Old Oak for the remainder of the park development costs of approximately \$285,000 utilizing future cash-in-lieu payments from Old Oak for the lands at 572-580 Beaverbrook Avenue (south side of Sugarcreek Trail);
- d) The City enter into an adopt-a-street agreement with Old Oak to permit Old Oak to maintain Old Oak's upgrades to Sugarcreek Trail;
- e) The City enter into an adopt-a-park agreement with Old Oak for the maintenance of the public plaza area and adjacent plantings in Sugar Creek Park;

PREVIOUS REPORTS PERTINENT TO THIS MATTER

October 10, 2010 Board of Control Report on Sugar Creek Trail Exchange of Lands with Old Oak Properties

BACKGROUND

Within the Beaverbrook Planning District, an "Area Plan" concept was developed in 1991 for lands south of Proudfoot Lane and west of Beaverbrook Drive to ensure that the many small parcels of land would develop in a coordinated way and provide for proper road and servicing alignments and a park central to the Area (see Appendix A for the Concept Plan). Over the last 10 years, development has progressed parcel by parcel, almost exclusively by Old Oak as they acquired the parcels.

The Sugar Creek road allowance was acquired by the City in pieces and recently the road construction was completed from Proudfoot through to Beaverbrook as per the concept plan. At the same time, the City acquired various pieces of Sugar Creek Park as parcels developed.



Old Oak has been very cooperative during this process and has gone above “standard requirements” in many ways to work with the City in the design and construction of the neighbourhood, the street and the park. Old Oak has fully embraced the latest urban design principles for their building design and streetscape design and installed a roundabout with many design amenities not found elsewhere. They have also worked with the City towards a new approach to the creation of active urban spaces along the streetscape. Their community centre sits adjacent to the park and includes a café that will utilize private and public lands for outdoor patio use.

Prior to the parkland development project, the City and Old Oak also established an agreement to link this neighbourhood to private trails within other Old Oak lands further west and to the City’s planned pathway system that will link the whole Beaverbrook Area to downtown.

DETAILED DISCUSSION

a) Land Acquisition

Sugar Creek Park was acquired in seven pieces over the last 10 years through various development processes. Some were acquired through the required parkland dedication if the parcel contained a piece of the park and some park pieces were acquired using cash in lieu of dedication for parcels surrounding the future park. The remaining piece, Part 14, 33R-16823 (see Appendix B) has been valued based on a previous Council approved rate for residential land and is worth \$79,685. The City will acquire this parcel by use of a credit to Old Oak Inc. against future cash-in-lieu owed for the development planned at 572-580 Beaverbrook Avenue (south side of Sugarcreek Trail). This proposed development comprises five 3-5 story buildings and at this time, it is estimated that the development will contain 296 units. Using the required parkland dedication rate of 1 Ha per 300 units, this equals 0.987 Ha of land and is valued at \$365,823, using the Council approved parkland rate. The remaining estimated future cash-in-lieu owed by Old Oak Inc. would be \$286,147.

b) Park Construction Cost Reimbursement

Through 2009, the City worked with Old Oak and the community to design Sugar Creek Park. The park is considered to be an “urban park” and as such contains different amenities than a typical suburban neighbourhood park. The 0.96 Ha park contains a multi-use court, play area, plaza space, gazebo, walking path, benches and trees transplanted in from adjacent development lands. Refer to Appendix D for the park plan.

The total park construction cost is estimated at \$440,000 and has been paid for by Old Oak up front in order to expedite construction and delivery of the park to the community. The majority of the park works were tendered by Old Oak in a similar process that is used for parks in new subdivisions that are built by developers. Work was supervised by Development Engineering and Ron Koudys Landscape Architects and meets all City standards. A portion of the funding for Sugar Creek Park was identified in our capital budget in 2009 and 2011(\$155,000) and is available to reimburse Old Oak as identified in the Source of Financing attached as Appendix C.

c) Park Construction Cost Cash-lieu Credit

To complete the full reimbursement of Old Oak’s costs to construct the park on behalf of the City ahead of schedule, an arrangement was made to use future cash-in-lieu owed by Old Oak as described above in Section a). The remaining estimated owed cash-in-lieu is \$286,147 will be credited to Old Oak as dedicated towards park upgrades. When the development proceeds at 572-580 Beaverbrook Avenue (south side of Sugarcreek Trail), Old Oak will not have to pay cash-in-lieu of parkland. If, when the total development is complete, the total number of units is greater or lesser than the estimated 296 by more than 10 units, Old Oak and the City will reconcile the difference in the cash-in-lieu payment made to fund the park construction.

d) Adopt-a-Street Agreement

Sugar Creek Trail has been upgraded to suit the City’s place-making guidelines and includes an enhanced roundabout and amenities such as planters and banners. Old Oak sees the benefit in

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enhancing their community with these amenities. The City will be working with Old Oak to finalize an Adopt-a-Street agreement that will see Old Oak maintain these features, picking up litter and watering street trees.

e) Adopt-a-Park Agreement

Similarly, Old Oak sees value in the unique design of the park / café plaza and will be taking on maintenance of the plaza, including supplying and maintaining plaza furniture, emptying garbage and recycling containers, sweeping and power-washing the plaza as required and maintaining the adjacent shrub and flower beds. In addition, Old Oak will also be providing dog-litter bags and disposing of them. This agreement allows this park to have these upgraded facilities, when current Operating budgets do not permit this level of maintenance. Old Oak will also be programming events in the park accessible to the general public.

This report was completed with the assistance of Julie Michaud, Parks Project Coordinator, with input from our Legal and Finance Divisions.

The scope of this type of public-private partnership is new to London. Old Oak’s willingness to exceed basic design standards and take on additional maintenance responsibilities demonstrate their commitment to their community and supports the value of enhance urban design.

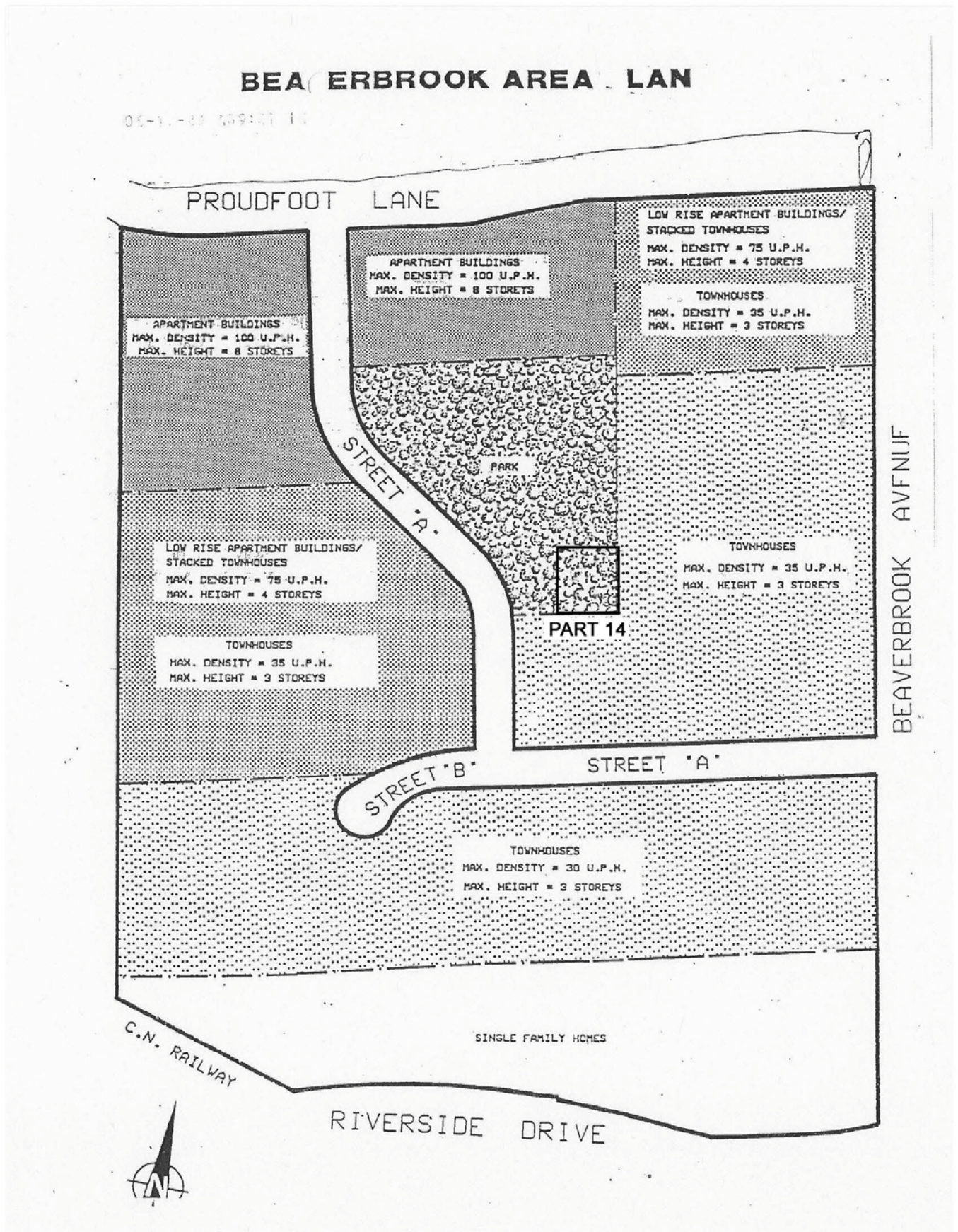
PREPARED BY:	SUBMITTED BY:
ANDREW MACPHERSON MANAGER PARKS PLANNING & DESIGN	JOHN FLEMING DIRECTOR LAND USE PLANNING & CITY PLANNER
RECOMMENDED BY:	
PAT MCNALLY EXECUTIVE DIRECTOR- PLANNING, ENVIRONMENTAL & ENGINEERING SERVICES	

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- Attachments:
- Appendix A - Beaverbrook Area Plan
 - Appendix B - Survey Plan
 - Appendix C - Source of Financing
 - Appendix D - Sugar Creek Park Plan

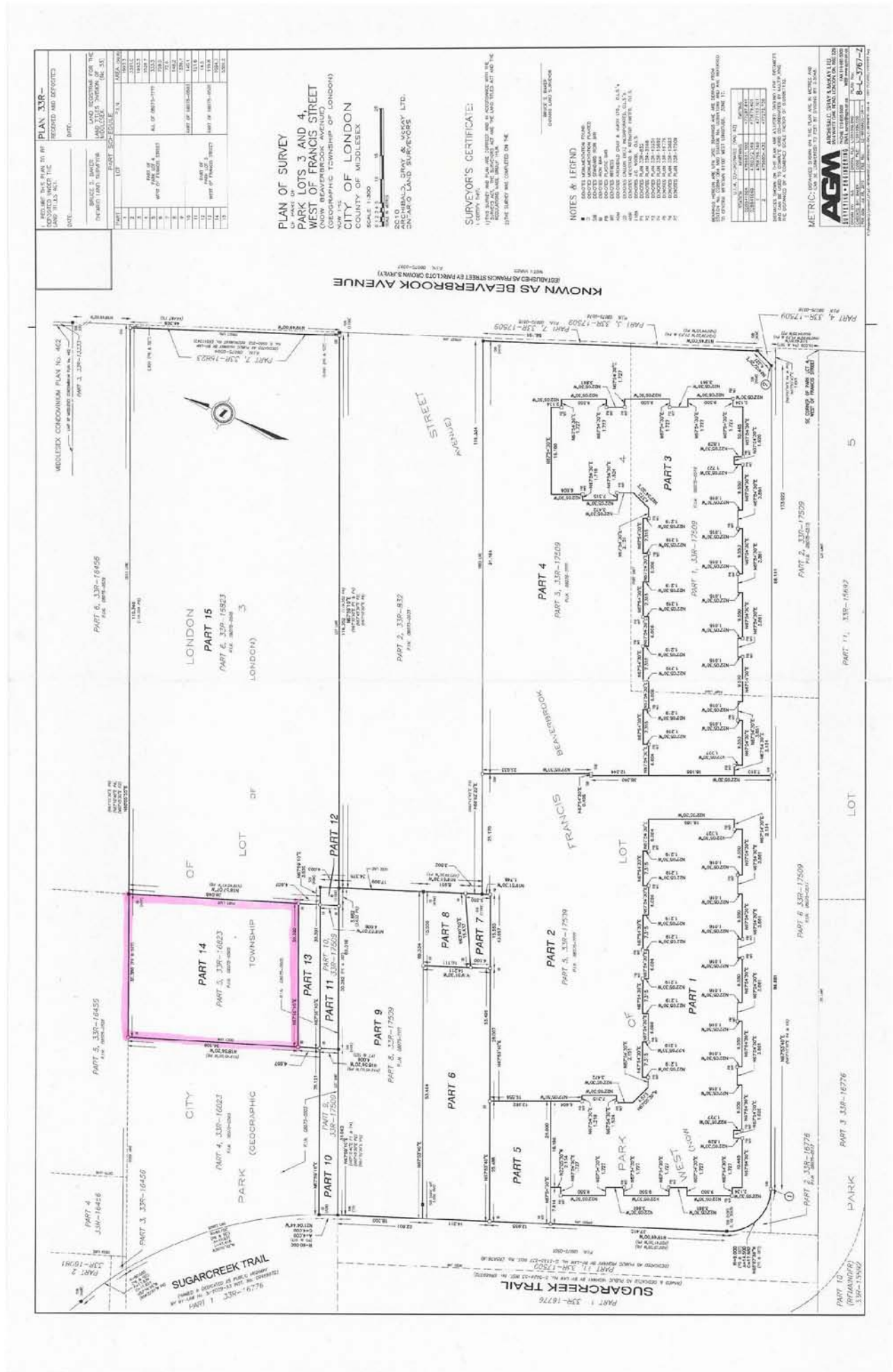


Appendix A - Beaverbrook Area Plan





Appendix B - Survey Plan





APPENDIX 'C'

Chair and Members
Built and Natural Environment Committee

#11166
November 4, 2011

RE: Partnership Arrangements with Old Oak Properties Inc. for Sugar Creek Park & Adjacent Roads
Capital Project PD1382 - 2010 New Neighbourhood Parks
Capital Project PD1382-11 - 2011 New Neighbourhood Parks
Capital Project PD2165-11 - 2011 Civic Spaces
Old Oak Properties Inc. - \$155,000.00

FINANCE DEPARTMENT REPORT ON THE SOURCES OF FINANCING:

Finance Department confirms that the cost of this project can be accommodated within the financing available for it in the Capital Works Budgets and that, subject to the adoption of the recommendation of the Executive Director of Planning, Environmental and Engineering Services, the detailed source of financing for this project is:

<u>ESTIMATED EXPENDITURES</u>	<u>Approved Budget</u>	<u>Committed To Date</u>	<u>This Submission</u>	<u>Balance For Future Work</u>
PD1382-2010 New Neighbourhood Parks				
Construction	\$357,900	\$224,557	\$70,000	\$63,343
City Related Expenses	2,100	2,060		40
	<u>360,000</u>	<u>226,617</u>	<u>70,000</u>	<u>63,383</u>
PD1382-11 - 2011 New Neighbourhood Parks				
Construction	260,000		50,000	210,000
PD2165-11 - 2011 Civic Spaces				
Construction	150,000		35,000	115,000
NET ESTIMATED EXPENDITURES	<u>\$770,000</u>	<u>\$226,617</u>	<u>\$155,000</u>	<u>\$388,383</u>
SUMMARY OF FINANCING:				
PD1382-2010 New Neighbourhood Parks				
Capital Levy	\$107,700	\$67,796	\$33,530	\$6,374
Drawdown from City Services - Parks & Rec Reserve Fund (Development Charges)	1) 252,300	158,821	36,470	57,009
	<u>360,000</u>	<u>226,617</u>	<u>70,000</u>	<u>63,383</u>
PD1382-11 - 2011 New Neighbourhood Parks				
Capital Levy	117,800		23,950	93,850
Drawdown from City Services - Parks & Rec Reserve Fund (Development Charges)	1) 142,200		26,050	116,150
	<u>260,000</u>	<u>0</u>	<u>50,000</u>	<u>210,000</u>
PD2165-11 - 2011 Civic Spaces				
Capital Levy	150,000		35,000	115,000
TOTAL FINANCING	<u>\$770,000</u>	<u>\$226,617</u>	<u>\$155,000</u>	<u>\$388,383</u>

NOTES:

- 1) Development charges have been utilized in accordance with the underlying legislation and the Development Charges Background Studies completed in 2009.
- 2) The total park construction cost is \$440,000 and has been paid by Old Oak Properties Inc. up front in order to expedite construction and delivery of the park to the community. A portion of the funding for Sugar Creek Park was identified in our capital budget in 2010 and 2011 (\$155,000) and is available to reimburse Old Oak Properties Inc. To complete the full reimbursement of Old Oak's cost to construct the park on behalf of the City ahead of schedule, an arrangement has been made to use future cash-in-lieu owed by Old Oak as a credit towards dedicated park upgrades.

EH


 Alan Dunbar
 Manager of Financial Planning & Policy



Appendix D - Sugar Creek Park Concept Plan

