

KEVIN OKIMI
TOWN OF HALTON HILLS
Ontario Municipal Board Hearing
Eden Oak (Creditview Heights) Inc.

**Application to Amend Zoning Bylaw No. 74-51 and
Proposed Plan of Subdivision, Town of Halton Hills**

February 10, 2017

OMB File Nos. PL150128, PL150129

WITNESS STATEMENT OF KEVIN OKIMI, BLA, OALA, CSLA

The following witness statement is submitted by:

Kevin Okimi, BLA, OAL, CSLA

Manager of Parks and Open Space, Town of Halton Hills

1 Halton Hills Drive, Halton Hills, Ontario L7G5G2

Telephone 905-873-2601 ext 2274

Email: Kevino@haltonhills.ca

BACKGROUND AND QUALIFICATIONS:

1. I am a Registered Landscape Architect, Full Member of the Ontario Association of Landscape Architects (with seal) and full member of the Canadian Society of Landscape Architects. I have been employed by the Town of Halton Hills since August 2007. My Curriculum Vitae is attached to this Witness Statement which outlines my 17 years of experience in design and planning in the Recreation and Parks field.
2. In March 2008 the Town of Halton Hills received a Zoning Bylaw Amendment Application (D14ZBA08.004) to amend Zoning Bylaw 74-51, as amended, and a proposed Plan of Subdivision (file D12SUB08.001 or 24T-08001/H) to facilitate the development of a residential plan of subdivision with 33 lots for single detached homes.
3. I have coordinated the review of this file for matters pertaining to the Recreation and Parks Department since November 2015 and authored related Recreation and Parks Department correspondence and commentary on the files since that date .
4. I am familiar with the contents of Town of Halton Hills planning report PI-2017-0012 that was approved by Town of Halton Hills Council on January 24, 2017.
5. My witness statement is being prepared in response to 2 specific issues raised by the Glen Williams Community Association, as indicated in their email dated: February 6, 2017:
 - a. *GWCA Issues #17 – Trails & Pathways*
 - b. *GWCA Issue #18 – Parkland*

These issues and my response are outlined in the following sections.

Issue #17 Trails and Pathways

6. *GWCA Issue #17 - Is the proposed single pathway connection from the Rail Trail through the Stormwater Management Pond area to Credit St. sufficient as the subdivision's trail system or should additional trail connections to the rest of the hamlet be provided in this development? Is there legal provision in place for the proposed pathway to access Credit St.?*
7. Response: It is my opinion that sufficient trail connections are included in the proposed subdivision to serve the new subdivision, improve access for the surrounding neighbourhoods to the Wildwood Rail Trail, and provide a connection to/from the Lower Glen as evidenced by the following:
- In reviewing the need for Trail Connections in a proposed Subdivision, Town staff review the relevant policies in the Official Plan and Secondary Plan, and the Town's Trails and Cycling Master Plans.
 - In this case, the Glen Williams Secondary Plan identifies a proposed trail linkage from the Lower Glen to the existing Wildwood Trail to serve as a connecting link. Refer to Schedule H4-1 Glen Williams Land Use Plan Attachment #1 .
 - No further trail connections are identified in either the Cycling or Trails Master Plans.
 - The trail which is included in the current development proposal (refer to Attachment #2 Land Use / Neighbourhood Plan) and draft conditions is within 250m of all of the proposed residential lots and centrally located in the subdivision.
 - The proposed walkway block provides central access for the new development to the existing Wildwood Trail. The trail through the SWM pond provides access to Credit Street.
 - These connections allow residents of the new development to access the Lower Glen to the north, the Wildwood Road area to the west along the Wildwood Trail, the Georgetown Urban area to the east along the Wildwood Trail, as well as providing secondary access to the Georgetown Urban area to the south via the emergency access blocks at Ann Street and Academy Road.

With respect to legal provision for the proposed pathway to Credit St, the Town has a trail easement across the existing private property at Credit Street

as detailed in Instrument HR653556, over Parts 14 and 15 of Reference Plan 20R-14709. Please refer to Attachment #3 – Trail Easement Documents.

Issue #18 Parkland

8. *GWCA Issue #18. Is the provision of parkland and green space in this subdivision appropriate for the use and enjoyment of the residents of this and adjacent neighbourhoods of Glen Williams?*
9. When considering the provision of parkland for a new development, Recreation and Parks staff consider the requirements of Section F7 of the Town's Official Plan regarding Parkland (refer to Attachment #4 *Town of Halton Hills Official Plan Section F7: Parkland*) and the Recreation and Parks Strategic Action Plan - 2007 (refer to Attachment #5 *Parkland Standards from Recreation and Parks Strategic Action Plan - 2007*).

It is my opinion that the Subdivision is adequately served by existing parkland as evidenced by the following:

- No local parkland was identified through the Glen Williams Secondary Plan (F 7.3.4). Refer to Attachment #1 Schedule H4-1 Glen Williams Land Use Plan)
- Meadowglen Neighbourhood Park is within 800m of all areas of the development (F 7.3.4.2). Refer to Attachment #6 – Parkland Analysis
- Meadowglen Park is large enough to serve the population of the existing neighbourhood, and the proposed development, and provide the required 1.2ha of local parkland per 1000 residents (F 7.2.3 and F 7.3.4, Recreation and Parks Strategic Action Plan)
- The new development is accessed from an extension of Gamble Street, which integrates the new development with the existing neighbourhood where Meadowglen Park is located.
- In addition to accessing the park via the sidewalk system, Meadowglen Park can be accessed directly from the Wildwood Trail minimizing the need to walk within the vehicular ROW.

It is my opinion that the adjacent neighbourhoods in Glen Williams are adequately served with parkland as evidenced by the following:

- Glen Williams Park is a Community Park intended to serve all of the Hamlet of Glen Williams, regardless of distance, and provide a Community Focal Point. (F 7.3.5.1)

- It is not the Town's standard practice to require parks in Rural/Hamlet developments, where lots are larger than typical urban developments.
- The majority of residential lots within an 800m radius of the subdivision are also within 800m of Glen Williams Park or Meadowglen Park. Many of the lots noted are actually larger than any contemplated parkland would be. (refer Attachment #6 Parkland Analysis).

Conclusion

10. In conclusion, it is my opinion that Issues #17 and #18 have been satisfactorily addressed by Town of Halton Hills planning report PI-2017-0012, including the associated conditions of draft plan approval.

Dated 10th day of February, 2017



Kevin Okimi

