

MEMORANDUM

To: Town of Halton Hills
From: Nick McDonald
Date: June 28, 2018
Re: Community Infrastructure Strategy

INTRODUCTION

Section 77(5) p) of the Regional Official Plan states that the Region will:

Require the Local Municipalities to prepare Area-Specific Plans or policies for major growth areas, including the development or redevelopment of communities. The area may contain solely employment lands without residential uses or solely an Intensification Area. Such plans or policies shall be incorporated by amendment into the Local Official Plan and shall demonstrate how the goals and objectives of this Plan are being attained and shall include, among other things:

p) A community infrastructure plan, based on Regional guidelines, describing where, how and when public services for health, education, recreation, socio-cultural activities, safety and security and Affordable Housing will be provided to serve the community, ...

The purpose of this memorandum is to provide the information required on how community infrastructure will be established on the Vision Georgetown lands. In preparing this memorandum, regard was had to the Regional Official Plan Guideline on the topic.

On the basis of the above, this memorandum provides information on:

1. The nature and type of schools to be provided within the Secondary Plan area;
2. The amount and location of proposed public parkland;

3. The other public service facilities that may be provided, such as a library and community centre; and,
4. How affordable housing will be provided.

The expected population and number of dwellings by type anticipated on the Vision Georgetown lands is below:

	Units	Population
Low Density	2,925	9,519
Medium Density	2,705	6,669
High Density	1,016	1,759
Total	6,646	17,946

SCHOOLS

Both the Halton Catholic District School Board (HCDSB) and the Halton District School Board (HDSB) have been active participants in the Vision Georgetown planning process. In this regard, letters from both school boards dated May 18, 2018, and which are appended to this memorandum summarize their requirements with respect to the Vision Georgetown lands.

In an earlier letter from the HCDSB dated October 22, 2015, it was indicated that the HCDSB requires two sites for 601-700 pupil place elementary schools. Each of these sites would need to be 6 acres if located adjacent to a park and 7 acres if they were not adjacent to a park, as permitted under Ontario Regulation 20-98 of the Education Act. The HCDSB also requires one site for a 600-700 pupil place secondary school as well. Through discussions with the HCDSB it has been agreed that the required secondary school would be combined with one of the required elementary schools.

In order to achieve these requirements, a combined secondary school/elementary school for the HCDSB has been identified in the southern portion of the Secondary Plan area and is located on the northeast corner of Street A and the 10th Sideroad. It is anticipated that the high school would occupy the corner of Street A and the 10th Sideroad and that the elementary school would be located closer to the intersection of Street A and Street D. A neighbourhood park has also been located adjacent to the combined secondary school/elementary school. It is noted that in a previous letter from the HCDSB dated July 7, 2014, that secondary schools should be located on arterial roads and that the preferred location for elementary schools is on collector roads.

The size of the combined secondary school/elementary school is 6.07 hectares, which represents a reduction in the amount of land required if the two schools were located on separate parcels of land. One other elementary school site has been located within the Secondary Plan Area and it has been co-located with a Neighbourhood Park having an approximate area of 1.6 hectares. The elementary school site will have an area of 2.40 hectares.

The HDSB has requested that a 1,200-pupil place secondary school site be provided within the Secondary Plan area. The requested secondary school has been centrally located within the Community Core. The approximate size of the school site is 5.56 hectares and it will be

located adjacent to an 8-hectare community park, a library/community centre and a Town Square Park. The Secondary Plan anticipates that all of the public uses will be jointly reviewed to determine how to best maximize efficiencies and provide for the sharing of services and facilities where possible. In this regard, Section H6.10.4 of the Secondary Plan indicates the following:

A secondary school and a community centre/library are planned in the Community Core. It is the objective of this Plan that:

- a) *The secondary school, the community centre/library and the neighbouring Town Square Park and Community Park be the subject of an integrated planning process that is undertaken in conjunction with the Community Core Plan required by Section H6.10.2 or through a separate public sector led process that ensures that all uses relate to each other, share space and land wherever possible and be designed in a manner where all uses complement each other;*
- b) *The secondary school and community centre/library incorporate the highest standard in architectural and sustainable design, with equal priority given to all visible building facades;*
- c) *The secondary school and community centre/library embody a distinct visual identity, while respecting the character of the Community Core and surrounding neighbourhoods through the complementary use of architectural styles;*
- d) *The library and community centre animate the two Collector Roads they front on, as well as the adjacent Town Square Park and Community Park, with active interior uses such as pools, gymnasiums, atriums, and cafeterias, where appropriate; and*
- e) *The secondary school and community centre/library promote safety and ease of access through well-defined entrances and windows facing the public streets and primary walkways.*

There is also significant potential for the public uses in the Community Core to form part of a Community Hub. In this regard, Section H6.10.3 of the Secondary Plan states the following:

- a) *The Town supports and encourages buildings and structures to be utilized to their fullest potential for the provision of programs and services, provided or subsidized, by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs or cultural services. When and where available these uses are encouraged to co-locate within the Community Core as a Community Hub.*
- b) *Community Hubs may offer school-community partnerships, respond to local service or recreational needs, and provide more efficient and sustainable services, improved access to services and a positive social return on the investment to the community.*

The HDSB also requires three 740-pupil place elementary school sites as well and these have been provided in central locations within the Secondary Plan area. Each of these school sites will also have a land area of 2.4 hectares. A neighbourhood park that has an approximate area of 1.6 hectares each is located adjacent to each of the elementary school sites.

Given the need to maximize efficiencies, the Town will work with the school boards through the development process to ensure that the school site sizes are appropriate. In this regard, the school boards have indicated that the Town can assist in reducing school site sizes by relaxing parking standards, locating parks adjacent to school sites and by permitting parking

in front of schools for pickup and drop off. It is anticipated that this will be reviewed further through the implementation process.

It is noted as well that the existing Stewarttown School is located on the Vision Georgetown Lands as well. It has been indicated by the HDSB that there are no plans to close this middle school. However, in the event this changes, the lands have been designated Mixed Use Gateway Area to provide for the development of primarily medium density uses.

PUBLIC PARKLAND

Monteith Brown Report

Early in the Secondary Plan process, the Town retained Monteith Brown Planning Consultants ('MBPC') to assess parks and recreation needs for the Vision Georgetown lands and their report is dated February 13, 2014 and is attached to this report as **Appendix A**.

With respect to outdoor facilities, the following was indicated in the MBPC report:

Southwest Georgetown's 20,000 build-out population is expected to generate the need for a significant quantity of sports fields, amounting to 15.5 unlit equivalent soccer fields and 10 unlit equivalent ball diamonds. As land intensive facilities, the quantum of land associated with these sports fields needs to be explored further after discussions with Town Staff and the rest of the Consulting Team in order to determine the degree of sports fields to be addressed within and/or external to the Southwest Georgetown boundary.

It was estimated that 15.5 soccer fields would require about 38.75 hectares and that 10 ball diamonds would occupy about 36 hectares. It was recognized early on that this was significant, since it was also estimated at the time that the Town would only be able to acquire about 24 hectares of land in total for parkland in accordance with the Planning Act.

Given the number of sports fields required, it is clear that this need cannot be met on the Vision Georgetown lands. On this basis, Town staff reviewed other options with one being the development of 3 additional soccer fields and 3 additional ball diamonds at the Trafalgar Sports Park. However, even after considering the Trafalgar Sports Park, there would continue to be a shortfall of land available for sports field development in Halton Hills and in new growth areas in particular. Given the Provincial requirement to make the most efficient use of urban land, it is very likely that this shortfall can only be addressed on lands outside of the current urban area.

The following was also recommended for other facilities by MBPC:

With respect to other facilities requirements generated by the anticipated build-out population in Southwest Georgetown, the following is proposed as a result of the updated assessments:

- *5 tennis courts and 4 half-court basketball courts, the latter especially of which should be distributed in a manner that achieves an appropriate degree of walkability from residential areas proposed in the secondary plan area.*
- *1 splash pad (subject to future confirmation based on walkability of future residential areas to the existing splash pad at the Gellert Centre).*

- *1 skateboard park on the basis that a skateboard park is not otherwise constructed at the nearby Gellert Centre.*
- *13 playground sets (the number of parks containing these playgrounds will be determined after assessing the walkability from residential areas proposed in the secondary plan area).*

With respect to the skateboard park at the Gellert Centre, it is noted that it was constructed since the writing of the MBPC report.

The need for the above facilities and their location will be assessed through the Secondary Plan implementation process.

Proposed Parkland in the Vision Georgetown Secondary Plan

The Town is entitled to acquire lands for parkland through the development approval process pursuant to the Planning Act. Based on these requirements, the Town can potentially acquire about 21 hectares of parkland. This amount of parkland is net of the parkland required when (and if) the smaller parcels of land, the lands within Ashgrove, the existing Stewarttown School and the Eighth Line Special Study area are developed. In these cases, it would be anticipated that cash in lieu of parkland would be required instead.

However, the Secondary Plan will require a Master Parks Agreement prior to considering individual applications for development. The purpose of the Master Parks Agreement is to facilitate Town acquisition of an optimal type and distribution of parkland throughout the entire Secondary Plan regardless of the size and location of the individual subdivision plans located therein. Rather than taking separate smaller pieces of parkland from each of the development interests, the Master Parks Agreement will allow the Town to acquire park parcels that provide for a range of park types, sizes and functions that will meet the needs of the new community. The agreement will enable the Town to acquire more parkland from some developers than would be required under the Planning Act and less from others in a quest to achieve a suitable distribution of the Community Park, Town Square Park, Neighbourhood Parks and Parkettes. This requirement for a Master Parks Agreement is set out in **Section H6.16.1** of the Secondary Plan.

In terms of the types of parks anticipated on the Vision Georgetown lands below is a brief description of each type:

The **Community Park** in the Community Core will incorporate recreational programming elements that target visitors from throughout Georgetown and the Town of Halton Hills, in addition to the neighbourhood residents. The design of the Community Park and the adjacent planned Secondary School will be coordinated in order to capitalize on opportunities for shared facilities and amenities, such as parking. It is anticipated that the Community Park will have an area of about 8.0 hectares.

Five **Neighbourhood Parks** having a land area of about 1.7 hectares are proposed, with each being located adjacent to an elementary school. Each of these parks will be situated in the centre of the neighbourhoods they serve, should front onto Local or Collector Roads, and should be accessible within a 500 metre walking distance of most residents. Neighbourhood Parks should also be framed on at least three sides by public streets (or other public uses

such as schools and/or the Natural Heritage System). Given that these parks will be adjacent to schools, the design of both entities will be coordinated in order to capitalize on opportunities for shared facilities and amenities, such as parking.

A number of parkettes will be situated centrally within individual neighbourhoods, and will be accessible within walking distance of most residents. Parkettes will be framed on at least two sides by public streets (or other public uses such as schools and/or the Natural Heritage System). The location of the parkettes will be determined through the preparation of the Block Plans required by the Secondary Plan.

One Town Square Park is also proposed and it will be located within the Community Core. Given its high profile location, it will be of the highest landscape and urban design and make a significant contribution to the character and identity of the community. It is anticipated that the Town Square Park will incorporate an appropriate range and variety of active and passive recreational uses. Such features may include patios, cafes, pergolas, event and gathering spaces, performing areas, fountains, and water features and skating rinks.

Section H6.16.3 of the Secondary Plan contains the following parkland siting criteria:

All public parkland shall:

- a) *Have as much street frontage as possible and be open to view on as many sides as possible to provide visibility from adjacent streets and promote safety;*
- b) *Maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities;*
- c) *Have direct and safe pedestrian access from adjacent residential areas or adjacent environmental areas where appropriate;*
- d) *Be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;*
- e) *Incorporate natural heritage features wherever possible into the design of the parkland;*
- f) *Be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features;*
- g) *Incorporate natural and built shade features;*
- h) *Incorporate appropriate lighting, seating, level pathways, walkways and entrances where appropriate to assist in creating a more accessible and inclusive environment; and,*
- i) *Be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility corridors and drainage systems.*

Natural Heritage System

About 71 hectares of land is proposed to be included in the Natural Heritage System. Permitted uses in the Natural Heritage System are limited to conservation uses and compatible passive recreation, which includes trails, where appropriate. Lands that are within the Natural Heritage System are encouraged to be dedicated to the Town or another public authority as appropriate.

The establishment of visual connections to the Natural Heritage System is a key objective of the Town. In this regard, every effort will be made to locate parks, community facilities and stormwater management ponds near the Natural Heritage System to allow for those linkages and connections to occur.

In addition, through the development approval process, efforts will be made to establish more than just connections at the ends of roadways into the Natural Heritage System. In this regard, opportunities to site single loaded roads to maximize access will be explored, where possible.

OTHER COMMUNITY FACILITIES

A 2.0-hectare block of land has been identified in the Community Core for a community centre/library. These lands have not been considered as part of the parkland dedication at the time of the writing of this memorandum, meaning that they would have to be acquired by the Town through other means.

Given expected population growth, the Town has determined that a 2,800 square metre facility containing youth space, senior's space and a single gymnasium would be required.

The Town of Halton Hills Public Library also retained MBPC to review library needs and their report on this matter is dated July 2015, which is attached to this report as **Appendix B**. In their report they noted the following with respect to library needs and complete communities:

In terms of library infrastructure, no specific requirements for Southwest Georgetown have been identified to date, although - as illustrated by the trends research in the next section - libraries are an essential component to complete communities. A public input session held for Vision Georgetown expressed a preference for a library and other civic buildings to be integrated into centrally located activity hubs. Overall, there was some support expressed for school/library partnerships (e.g., multi-use facilities). In particular, the public input session held with area youth found support for shared and co-located facilities, such as a satellite library in a future Secondary School. Currently, each preliminary concept plan provides for a number of elementary schools and one secondary school.

MBPC also stated the following with respect to libraries and community hubs:

Libraries are most effective when they are positioned to serve as community hubs for learning and community connections, supporting entrepreneurs and job seekers, building literacy skills, providing access to training, collecting and disseminating community information, preserving local history, and hosting community events. In keeping with the movement from consumption to creation and collaboration, there is growing demand for the "library as place" - an extension of the community that goes well beyond just a repository for books (e.g., community hubs and gathering spaces). As noted by library advocate David Lankes, "our collection is our community", which underscores the value of public interaction.

On the basis of a review of a number of factors MBPC concluded the following:

Based on the aforementioned trends, guidelines, and other pressures being placed on Halton

Hills Public Library, it is evident that additional space will be required to serve new residents and to ensure a proper spatial distribution. Although trends suggest a decline in the size of the physical collection size over time, the demands for flexible and community space are on the rise. With the vision for the modern library suggesting that more space will be needed, it is recommended that Halton Hills Public Library continue to pursue a minimum space provision target of 0.6 square feet per capita.

After considering the amount of library space that exists, it was determined that an additional 1,200 square metres of floor space for library purposes would be required. This means that a facility with a floor area of about 4,100 square metres for both the library and community centre will be required on the 2.0 hectare block of land set aside in the Community Core.

AFFORDABLE HOUSING

Section 86(6) of the Region of Halton Official Plan (ROP) indicates that at least 50% of the new housing units produced annually in the Region should be in the form of townhouses or multi-storey buildings and that at least 30% of new housing units produced annually in Halton be affordable or assisted housing.

In accordance with the 2016 State of Housing Report, the 5-year average of annual housing completions for apartments was 30.1% between 2012 and 2016. For townhouses in that same time period it was 27.6% and for single and semi-detached dwellings, it was 42.3%. It was also indicated in the 2016 State of Housing Report that 34.1% of new house sales and assisted units fell within Halton's affordability target.

Section 77(3) of the Region's Official Plan indicates the following:

"Require the local municipalities and encourage public agencies in Halton to adopt and use the population and employment forecast established under Section 77(1), as well as the population and employment distribution contained in Table 1, the targets contained in Table 2A, as the basis for their plans and provision of services."

In this regard, the Region's Best Planning Estimates ('BPE') (which implement the ROP) established a housing mix for the Vision Georgetown lands as per below:

- Low density - 62%
- Medium density - 21%
- High density - 17%

It is noted that while the ROP indicates that a minimum of 50% of the housing units produced in Halton be in the form of townhouses and apartments, the BPE indicates that the percentage in Halton Hills and in particular on the Vision Georgetown lands should be around 37%.

However, the requirement to protect lands within the natural heritage system from development and the need to ensure lands are set aside for roads, schools, parks and stormwater management has an impact on the amount of land actually available for development. In this regard, about 57% of the lands within the Vision Georgetown lands are

required for public purposes as shown on the table below:

PUBLIC LAND	
Schools	21.23
Library/Community Centre	2.00
Parkland (includes cemetery)	21.14
Roads	78.18
Stormwater Management	30.00
Natural Heritage System	71.40
Stormwater Conveyance Channel	11.00
TOTAL PUBLIC LAND	234.95
DEVELOPABLE LAND	
Low Density	112.50
Medium Density	40.67
High Density	9.68
Commercial	11.04
8th Line Special Study Area	3.30
TOTAL DEVELOPABLE LAND	177.19
TOTAL LAND AREA	412.14
PUBLIC LAND	57.01%
PRIVATE LAND	42.99%

The need to set aside 57% of the land area for public purposes, along with the requirement to plan for 60 residents and jobs per hectare as per the Growth Plan has had an impact on the housing mix established by ROPA 39 and the BPE. Firstly, below is an estimate of the number of housing units and people anticipated by this Secondary Plan:

	Units	Population
Low Density	2,925	9,519
Medium Density	2,705	6,669
High Density	1,016	1,759
Total	6,646	17,946

Secondly, the table below shows the actual housing mix proposed when compared to the BPE:

HOUSING MIX		
	Secondary Plan	BPE
Low	44.01%	62%
Medium	38.71%	21%
High	15.29%	17%
	6,646	100%

Given that about 55% of the proposed housing units will be in the medium and high-density categories, more intrinsic affordability is created as a consequence of the smaller unit sizes and reduced costs.

It is noted that there will also be permissions for accessory apartments in all low-density

dwelling units and based on past trends, the potential exists for accessory dwellings to be in about 10% of the single detached dwellings (potential is therefore 293 additional units). In addition to the above, the potential for residential development on the major commercial and local commercial mixed-use sites has not been factored into the analysis because such development is considered a longer-term prospect.

Notwithstanding all of the above, it is not possible for the Region or the Town to mandate that a certain number of housing units are affordable, since all housing units are sold in an open market. As a consequence, municipalities have established policies that reward developers and landowners with additional density if affordable housing is provided. However, this typically occurs in infill areas under the density bonus provisions of the Planning Act.

In addition to the above, Section H6.21 of the Secondary Plan includes the following policy:

Affordable housing, including both rental and ownership, is important to providing housing opportunities for current and future residents. Supporting opportunities and incentives for affordable and attainable housing will improve market accessibility for current and future residents. On the basis of the above, it is the objective of this Plan that:

- a) *A minimum of 30% of new housing units be affordable;*
- b) *Affordable housing units will include a mix and range of types, lot sizes, unit sizes functions and tenures to provide opportunity for all household types, including larger families, older adults, students and residents with special needs;*
- c) *The Town will encourage the provision of affordable and attainable housing through:*
 - i) *Working with the Region of Halton and the development community to consider progressive financial incentives to encourage and support the development of affordable housing;*
 - ii) *Supporting secondary suites;*
 - iii) *Considering innovative and alternative residential and community design standards that facilitate affordable housing; and,*
 - iv) *Encouraging the development of purpose built rental housing with a full mix and range of unit sizes.*

Lastly, Section H6.21 d) of the Secondary Plan requires the preparation of an affordable housing strategy as set out below:

- d) *An affordable housing strategy is required for the Secondary Plan Area that provides for the achievement of the affordable housing requirements of the Region. The affordable housing strategy will be initiated by the landowners and will involve the Region and the Town. The strategy will include:*
 - i) *Numerical targets by tenure and unit type, and by development parcel or phase;*
 - ii) *The proposed order of development within development phases and the identification of how the affordable housing will be delivered to ensure that affordable housing requirements are achieved prior to or at the same rate as development of the non-affordable housing units; and,*

- iii) Proposals to meet any of the affordable housing requirements through the conveyance of land to the Town.*