

- Replace the Prospect Park wading pool with a water play feature.
- Develop one new water play facility in Georgetown.

Since the SAP, the Town has added 2 splash pads, one of which has replaced the former wading pool at Prospect Park in Acton. The other splash pad was added at Dominion Gardens in Georgetown.

Updated Strategies

The direction to discontinue provision of outdoor pools continues to be supported in favour of providing waterplay facilities instead. The current supply of splash pads will be sufficient until the year 2026 (assuming the current proportion of children aged up to 14 remains constant) after which 1 new splash pad will be required.

	SAP Standard	Equivalent Supply	Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 4,000 children (up to age 14)	3	3.2	(0.2)	4.6	(1.6)
<i>Georgetown Urban Area portion</i>		2	2.2	(0.2)	3.5	(1.5)

Potential Implications for Southwest Georgetown

Southwest Georgetown’s population will generate the need for 1 new splash pad. Given the proximity of the area to the Gellert Centre (which already contains a splash pad), ***further discussions will be required with Town Staff and the rest of the SWGIPP Consulting Team to determine if the provision of this new splash pad is best suited within or external to the Southwest Georgetown boundary.***

Skateboard Parks

The SAP recommended the following actions with respect to the supply of skateboard parks:

- Expand the Georgetown Skatepark (at Mold Masters SportsPlex).
- Add smaller scale skate elements (skate zones) at new or rejuvenated parks.

Since the SAP, the Town has added the 3 Musketeers Skate Park in Acton to its inventory. It is also worth noting that the Youth Needs Study⁹ recommended a skateboard park be developed at the Gellert Centre to serve youth residing in Georgetown South.

Updated Strategies

The recommendations contained in the SAP and Youth Needs Study remain relevant in the current population context whereby the Town should consider expanding the Mold Masters SportsPlex skatepark (to serve youth in Georgetown North) and construct a new skateboard park to serve youth in Georgetown South.

⁹ Town of Halton Hills. December 2011. *Youth Needs Study*.

	SAP Standard	Equivalent Supply	2021		2031	
			Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 5,000 youth	2	1.9	0.1	2.8	(0.8)
<i>Georgetown Urban Area portion</i>		1	1.3	(0.3)	2.1	(1.1)

Potential Implications for Southwest Georgetown

Southwest Georgetown’s anticipated youth population at build-out (assuming the current proportion of youth stays constant) will generate the need for about 20% of future skateboard park needs (amounting to about 0.6 skateparks). This demand will be effectively serviced if proceeding with the construction of a skateboard park at the Gellert Community Centre Park.

Playgrounds

The SAP recommended the following actions with respect to the supply of playgrounds:

- Provide playgrounds within walking distance of major built-up residential areas, using a 500 metre radius as the basis for assessment (unobstructed by pedestrian barriers).
- Develop a fully accessible playground in Georgetown.

Updated Strategies

While the 500 metre service radius remains appropriate, to assist in the updated needs assessment a 1 playground per 1,500 population service level has been used; this per capita service level is appropriate as a high level assessment technique to assess the number of playgrounds required in a given community but will need to be rationalized by a distribution analysis.

	SAP Standard	Equivalent Supply				
			Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 1,500 pop.	51	42.9	8.1	61.3	(10.3)
<i>Georgetown Urban Area portion</i>		42	29.4	12.6	46.1	(4.1)

The supply of playgrounds, from the perspective of quantity (i.e. not geographic distribution), is projected to suffice until the year 2026 after which 10 new playgrounds are required. Geographic distribution should determine the number of parks through which these playgrounds are required (i.e. 10 separate parks with playgrounds may or may not be required, as multiple playground sets could be located in fewer parks as is current practice of the Town). Geographic distribution will also necessitate construction of playgrounds prior to the year 2026, superceding the quantitative standard that suggests additional provision, as newly developing residential areas will require access to playgrounds.

Potential Implications for Southwest Georgetown

Southwest Georgetown’s anticipated build-out population generates the need for 13 playgrounds. As mentioned above, this does not necessarily imply that 13 parks are required with playground sets within them; the number of playground sets per park should be determined after understanding their

distribution/walkability to future residential areas located within the secondary plan area. The timing of playground construction should coincide with the timing of residential development phases in the secondary plan area.

Other Recreation Facilities

The SAP also made recommendations to the following other parks based facilities:

- BMX Challenge Parks
- Off leash dog areas;
- Sand volleyball courts;
- Track and field facilities;
- Outdoor ice skating rinks;
- Public gardens;
- Special event areas.

The SAP's recommendations associated with these facilities continue to remain relevant and generally direct the Town to investigate their provision on an individual basis as requests are brought forward by the community (service level standards were not recommended for these facilities). Where appropriate and feasible, such facilities may be considered in Southwest Georgetown provided needs are justified at that future time and can be reasonably accommodated within the Town's capital and operating budgets.

Parkland Assessments

Policy Basis

The Parks & Recreation Strategic Action Plan (SAP) articulates a two-tier parkland hierarchy consisting of Local and Non-Local Parkland; these classifications are further subdivided, with Local Parkland consisting of Parkettes and Neighbourhood Parks, while Non-Local Parkland consists of Community Parks and Town-wide Parks. Building off Section F7.2.3 of the Town of Halton Hills Official Plan (2008), the SAP recommends that the Town target:

- Local Parkland at a rate of 1.2 hectares per 1,000 residents.
- Non-Local Parkland at a rate of 2.5 hectares per 1,000 residents.

The amount of parkland that the Town may receive through parkland dedications set out through the *Planning Act* amounts to 5% of residential land to be conveyed and 2% for all other developed lands to be conveyed, or cash-in-lieu thereof. Alternatively, the Town may require parkland dedication at a rate of 1 hectare per 300 dwelling units, or cash-in-lieu thereof, which is useful in higher density scenarios. Sections F7.2.6 to F7.2.10 of the Town of Halton Hills Official Plan specify these, and other, permissions for parkland dedication.

The Town should recognize that *Planning Act* dedications alone are highly unlikely to meet outdoor recreational facility needs of future populations, and thus it is critically important that the Town mandate acceptance of only high quality tableland/parkland through dedication (in terms of size, unencumbered by natural or built constraints, etc.). The implications of not doing so are such that the Town will be responsible for finding suitable parklands on its own to meet the needs of the future

In meeting future parkland deficits, there are presently 2.6 hectares in draft-approved parkland sites¹¹ that will slightly contribute towards meeting the stated needs. The greatest opportunity, however, is the potential acquisition of the 43 hectare Acton Quarry lands along with the previously mentioned 2.8 hectares associated with the Gellert Phase 2 (though the latter may be consumed in part by indoor facility space). The Acton Quarry lands could also reconcile a sizeable portion of future sports field demands as Town staff estimate that the site could accommodate up to 10 soccer fields and 4 ball diamonds.

Based on the above, along with projected Local Parkland contributions received through the SWGIPP (see next subsection), the forecasted 140 hectare parkland deficit for the year 2031 could be reduced to about 68 hectares.

Parkland Deficit (2031)	140 ha
Less: Draft Approved Parkland	2.6 ha
Less: Potential Acquisitions	45.8 ha
Less: Assumed Minimum Contribution of Local Parkland from SWGIPP	24 ha
Potential Parkland Shortfall	67.6

Southwest Georgetown Park Needs

Utilizing the Official Plan parkland targets as a preliminary point of departure in assessing needs within Southwest Georgetown, at the time of build-out the parkland requirements would be as follows:

Local Parkland –	24 hectares
Non-Local Parkland –	50 hectares
Total Parkland –	74 hectares

As this Background Report represents a starting point for subsequent assessment, it should be noted that attaining the full requirement set out through the Official Plan standard may or may not be achievable due to a variety of considerations. As such, the 74 hectares identified above is not intended to be a rigid amount, but should be reconfirmed and/or adjusted pending future outcomes as the SWGIPP process unfolds.

Upon advancement of the SWGIPP process through work completed by MBPC, Meridian and the rest of the Consulting Team, we will be in a better position to understand the amount of land that can be expected to receive from *Planning Act* dedications after the mix of residential and other land uses is conceptualized. Subsequently, the Consulting Team will need explore ways to best to address any difference between parkland dedication receipts and the Official Plan parkland targets at that time. Accordingly, any adjustments to the overall 74 hectares of parkland targeted through Official Plan policy will be examined.

¹¹ Consists of West Branch Park (1.7 ha), Fernbrook Ph. 3 Parkette (0.3 ha), Upper Canada College Parkette (0.2 ha) and Maple Creek Park Ph. 2 (0.4 ha), all of which comprise Local Parkland. It is assumed that the other future expansion areas of Norval and Stewarttown will not contribute significantly to parkland areas in this timeframe.

4. Findings

Indoor Facility Needs

Based on its 2021 population forecast of 70,000 residents, the 2007 Strategic Action Plan (SAP) recommended an expansion to the Gellert Community Centre, which is located at 10241 Eighth Line and sits immediately adjacent to the Southwest Georgetown secondary plan area boundary. The updated needs assessments, using adjusted forecasts for 2021 and 2031 of 64,400 and 91,885 persons, respectively, confirm this direction and support the addition of a gymnasium, youth and seniors space, and an enlarged fitness centre at the Gellert Community Centre. While the SAP originally envisioned this expansion to take place by the year 2016, the Town is investigating alternative financing arrangements given certain constraints to funding this capital project; accordingly, the timing may be pushed back which is supported by the updated needs assessments given that the Region of Halton anticipates population growth to remain relatively modest until the year 2021.

Projection methodologies also forecast the need for two new ice pads between 2021 and 2031, contingent upon current capture rates remaining constant. It is noted, however, that Halton Hills has experienced a 10% decline in ice sport registrations since 2006 and therefore the provision of future ice pads must be reconfirmed between 2016 and 2021 prior to construction of a new arena, or expansion of an existing arena. Should ice participation rates remain constant or revert to previous highs, it is plausible that two ice pads would suffice in Georgetown with the Southwest area generating about two-thirds of Town-wide demand by the year 2031. Accordingly, a parcel of land large enough to accommodate such a facility should at least be a consideration in the Integrated Planning Project, even if it is for the purposes of land-banking (i.e. the Town could dispose of this land in the future, or potentially utilize it for other recreational purposes if needed, should arena demands not materialize).

As such, **there is no indication that future indoor facility needs will result in a significant land requirement within Southwest Georgetown** apart from a potential parcel of land to bank for a twin pad arena given the ability of the existing Gellert Community Centre site to meet non-arena needs.

Outdoor Facility Needs

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 need 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**. Potential options to consider may include one or a combination of the following options:

- creating a new sports field complex or determining whether fields can be added to an existing sports complex (e.g. Trafalgar Sports Park, the Gellert Community Centre Park or the Acton Sports Park, recognizing the latter will be a fairly lengthy distance from Southwest Georgetown);
- the aforementioned land banking option for an arena could serve as a location for a sports field complex as well, should arena-related needs not materialize; and/or

- intensifying new and existing sports fields to expand their utilization (e.g. lighting, irrigation, artificial turf, etc.) which can allow for extended usage of sports field and thereby reduce the number of unlit equivalents required (although at a higher cost to construct).

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).

While there appears to be some opportunity for additional facilities in other park locations (e.g. Trafalgar Sports Park, Acton Quarry - if acquired), much of these opportunities would serve a more local population and not the SWGIPP area.

Parkland Needs

At this early stage in the SWGIPP planning process that has not yet had the benefit of community engagement or establishment of comprehensive land assessments, the actual amount of parkland required cannot be definitively determined. On this basis, we have used the Official Plan parkland target (contained in Section F7.2.3) as a preliminary point of departure in which the process of determining park needs can commence. Application of the Official Plan parkland targets to Southwest Georgetown's build-out population of 20,000 residents generates a parkland requirement of 74 hectares, consisting of 24 hectares of Local Parkland and 50 hectares of Non-Local Parkland.

A degree of flexibility is required in determining the ultimate parkland requirements of the Study Area. At a minimum, the Town should maximize the amount of parkland that it is entitled to under Sections 42 and 51.1 of the *Planning Act*. To reconcile any outstanding parkland requirements beyond dedicated parkland, the following considerations will be further explored through subsequent assessments of the SWGIPP process:

- The overall vision for the SWGIPP
- Consultations with residents and stakeholders to determine the type and function of parks that they would like to see in their individual neighbourhoods and in their general community (which would be the Study Area).
- A pragmatic mix of Local versus Non-Local Parkland within the Study Area, using the Official Plan target (Section F7.2.3) as a guide recognizing that it is a Town-wide target. For example, it is plausible that the Town will want to adhere to the Local Parkland target of 1.2 hectares per 1,000 within the Study Area but recognize that a degree of Non-Local Parkland may be addressed in other areas of Halton Hills.

- The ability of the Town to build in programmatic flexibility into its park designs should current trends or demographic profiles change in the future, thus requiring parks to be re-adapted/redesigned to respond to future change in their usage profile.
- The extent and ability of natural heritage lands and its buffer areas to meet a degree of passive recreational demands.
- Confirmation of the number of sports fields to be located within and/or external to the Southwest Georgetown boundary (e.g. Trafalgar Sports Park, Acton Quarry - if acquired, etc.), in order to gain a better sense of how outdoor facility requirements will impact the amount of parkland required in the Study Area.
- The existence or planned addition of any non-municipal parkland or recreational facilities (e.g. through other public agencies, such as conservation authorities, or private landowners) within the Study Area.

5. Conclusion

The Background Report for the Parks & Recreation Component of the Southwest Georgetown Integrated Planning Project (SWGIPP) represents a point of departure for subsequent work. The core emphasis of assessments to date is to proceed with the expansion of the Gellert Community Centre and determine the extent that sports field needs of the 20,000 Southwest Georgetown residents can be met within, and external to, the secondary plan area boundary. In addition, it is important that land banking or land securement opportunities be considered as part of the SWGIPP to ensure the Town can respond to future arena and/or Local/Non-Local Parkland needs.

APPENDIX:

Parks and Outdoor Facility Inventory, 2012

Table 2: Non-Local and Local Park Inventory

NON-LOCAL PARKLAND: COMMUNITY AND TOWN WIDE PARKS

Name	Address	Total Area (ha)	Useable Area (ha)
Acton Sports Park	415 Queen Street East	6.27	4.75
Cedarvale Park	181-185 Main Street South	16.32	4.05
Croatian Social & Cultural Centre	9118 Winston Churchill (leased)	7.05	7.05
Dominion Gardens Park	135 Maple Avenue	4.00	3.12
Old Seed House Garden			
Georgetown Fairgrounds	1 Park Avenue	9.28	8.4
Gellert Community Park	10200 Main Street S.	30.19	13.27
Glen Williams Park	509 Main Street (portion leased)	10.90	2.74
Hornby Park	12790 Steeles Avenue	5.20	4.57
Limehouse Park	12169 Sixth Line (leased)	5.90	2.65
Mold-Masters SportsPlex	221 Guelph Street	4.54	2.28
Prospect Park	30 Park Avenue	6.99	6.16
Trafalgar Sports Park	11494 Trafalgar Road	39.97	35.72
Summary		146.61	94.76

Source: Town of Halton Hills Recreation & Parks Department, 2013

LOCAL PARKLAND: PARKETTES AND NEIGHBOURHOOD PARKS

Name	Address	Total Area (ha)	Useable Area (ha)
Acton Rotary Park	24 Elizabeth Drive	3.69	3.69
Ainley Trail Parkette	12 Ainley Trail	0.26	0.26
Barber Drive Park	271 Barber Drive	1.34	1.34
Barber Mill Park	75 River Drive	0.73	0.33
Berton Boulevard Park	40 Berton Boulevard	2.24	2.05
Birchway Place Parkette	73 Birchway Place	0.09	0.09
Bovis Park	31 Wallace Street	1.52	0.62
Calvert Dale Parkette	27 Cotswold Court	0.17	0.17
Danby Road Park	14395 Danby Road	1.76	1.76
Danville Park	76A Danville Avenue	0.60	0.22
Dayfoot Park	45 Dayfoot Drive	0.23	0.23
Delrex Parkette	317 Delrex Boulevard	0.49	0.49
Dr. Charles Best Parkette	2 Arborglen Drive	0.28	0.15
Durham Street Parkette	46 Durham Street	0.34	0.34
Eaton Street Park	41 Eaton Street	1.47	1.47
Emmerson Park	52 Carruthers Road	1.01	1.01
Ewing Street Park	59 Ewing Street	3.70	0.21
Greenore Park	66 Greenore Crescent	0.81	0.21
John Street Park	64 John Street	0.58	0.45
Joseph Gibbons Park	77 Weber Drive	2.22	2.22
Jubilee Woodlot		3.76	0.8
Kinsmen Parkette	5 Byron Street	0.16	0.16
Lions Club Park	11 Dayfoot Drive	0.58	0.07
Maple Creek Park	14 Watson Road	1.72	1.72

Name	Address	Total Area (ha)	Useable Area (ha)
Maple Creek Parkette	41 Gooderham Drive	0.16	0.16
Mary Street Park	30 Mary Street	0.17	0.17
McNab Park	Part Lot 11, Con 11	0.53	0.53
McNally Street Park	12 McNally Street	1.72	1.72
Meadowglen Boulevard Park	29 Meadowglen Boulevard	1.26	1.12
Meadowlark Parkette	24 Meadowlark Drive	0.26	0.26
Miller Drive Park	87 Miller Drive	3.15	2.85
MSB Park	52 Churchill Road North	2.67	2.67
Morden Neilson Parkette	14 Morden Neilson Way	0.21	0.07
Norval Park	477 Guelph Street	1.53	1.39
Remembrance Park	29 James Street	0.49	0.39
Rennie Street Park	32 Rennie Street	2.00	2
Shelagh Law Parkette	75 Main Street	0.15	0.15
Sir Donald Mann Park	58 Mowbray Place	2.00	0.73
Smith Drive Parkette	75 Smith Drive	0.32	0.32
Standish Street Parkette	70 Standish Street	0.15	0.15
Tanners Drive Park	45 Tanners Drive	0.85	0.85
Tolton Park	11134 22 Side road	0.90	0
Wallace Street Park	150 Wallace Street	3.00	1.37
Willow Park Ecology Centre	463 Guelph Street (leased)	2.11	1.57
Summary		53.38	38.53

Source: Town of Halton Hills Recreation & Parks Department, 2013

	Total Area (ha)	Useable Area (ha)
TOTAL NON-LOCAL & LOCAL PARKLAND	199.99	133.29

Table 3: Outdoor Recreation Facility Inventory

	YEAR 2012																		
PARK NAME	PARK ID	SIGN	PLAYGROUND	SPLASHPAD	BASEBALL LIT	BASEBALL UNLIT	SOCCER LIT	SOCCER UNLIT	TENNIS LIT	BLEACHERS	TRAILS (m)	BRIDGES	BANDSTAND/GAZEBO	LIGHTING (NOT FIELDS)	MAILBOX KIOSK	FENCING (FT)	SITE FURNISHINGS	PARKING STALLS W/O FACILITY	OTHER
3 Musketeers Skate Park	1								1								6	50	skatepark
Acton Rotary Park	1						1		2	630	1					290	30		Max MacSween garden
Acton Sports Park - Phase 1&2	1					2			2									90	
Barber Drive Park	1	1					1			330				5		390	20		basketball
Barber Mill Park	1	2											2				14		basketball
Berton Boulevard Park - Phase 1	1	2					1			260				9			20		
Birchway Place Parkette	1	1											1		100	6			
Bovis Park	1	1								160						680	20		
Calvert Dale Park	1	1													70	6			
Cedarvale Park	1	2				1			6	810	2	1	6			280	90		
Croatian Centre (leased property)	1						6											250	
Danby Road Park - Phase 1	1	2								300				1			14		basketball
Danville Park	1	1								100			1			170	14		
Dayfoot Park	1	1													120	6			
Delrex Parkette	1	1											3		330	14			
Dominion Gardens Park	1	2	1							789		2	25			220	40	20	
Dominion Gardens : Old Seed House	1									330	1	1	16				14	40	
Dr. Charles Best Parkette	1	1								90				1		70	6		
Durham Street Parkette	1	1								190			6		230	8			
Eaton Neighbourhood Park	1	2			1					450			7		290	18			
Emmerson Park	1	2						2	2	130			3		120	16			
Ewing Street Park	1	1											3		650	28			
Fairgrounds Park	1	1		3	4					25			8		1800	54	60		bat cage
Gellert Community Park	1	2	1	3		1	1	6	10	1730	2		30		1000	100	75		rugby field
Glen Williams Park	1	1		2						160		1			300	60	90		
Greenore Park	1	1													200	16			
Hornby Park	1	1		2	1					7			1		400	24	30		concession
John Street Park	1	1													350	14			
Joseph Gibbons Park	1	1			1			2	1	380			4		600	22			
Jubilee Woodlot	1									620					760	26			
Kinsmen Park	1	1													150	6			
Limehouse Park	1			1	1				6				2			40	85		
Lions Club Park	1	0													180	14			
Maple Creek Park - Phase 1	1	2			1					100			2		190	20			
Maple Creek Parkette	1	1											1		130	6			
Mary Street Park	1														120	6			
McKenzie Smith Bennett School Park	0				2		2		2							6			
McNab Park	1														110	14			
McNally Street Park	1	2					1			350			10	2	130	20			
Meadowglen Park	1	1					1			300		1	8		213	10			basketball
Meadowlark Parkette	1	1								45					29	6			
Miller Drive Park	1	2					2			340			10		320	26			
Mold-Masters SportsPlex Park	1					1			3						620	34			skatepark
Morden Neilson Parkette	1	1											1		90	6			
Norval Park	1	1			1				1	240		1	1		500	18			
Prospect Park	1	1	1	2	1			4	19	850		3	5		500	46			
Remembrance Park	1									100		1	8		150	14			cenotaph
Rennie Street Park - Phase 1	1	1					1								40	6	30		
Shelagh Law Parkette	1												1			6			
Sir Donald Mann Park	1	1			1								1		820	22			
Smith Drive Parkette	1	1													140	6			
Standish Street Parkette	1	1											1		120	6			
Tanners Drive Park	1	1											1		50	6			
Trafalgar Sports Park	1			1		3	8		18				19		280	65	683		
Wallace Street Park - Phase 1&2	1	1					1			190			6		140	26	30		
Willow Park Ecology Centre	1									800	1	1				22			
TOTAL	55	51	3	14	14	8	27	14	113	10774	7	13	205	5	14442	1163	1533		

Source: Town of Halton Hills, 2013