

**Southwest Georgetown Integrated Planning Project**

**Parks & Recreation Component:  
BACKGROUND REPORT**

**FOR DISCUSSION PURPOSES ONLY**

**February 13, 2014**

**Provided to:  
Meridian Planning Consultants**

**Prepared by:**



## Executive Summary

Monteith Brown Planning Consultants has initiated a high level review of the parks and facilities assessments contained in the Recreation & Parks Strategic Action Plan (2007). Our review is based on our understanding of the Terms of Reference and email correspondence provided by Meridian Planning Consultants, directing our efforts to contribute to a Phase 1 Background Paper for the Southwest Georgetown Integrated Planning Project (SWGIPP) through:

- undertaking a review of the Parks & Recreation Strategic Action Plan in light of ROPA 38 population projections;
- based on the above, determining if changes to Strategic Action Plan are required;
- completing a high level facilities assessment for the study area/community; and
- preparing a paper summarizing the assessment.

This Background Report has been prepared in the absence of consultations to be conducted as part of the SWGIPP, nor has it been based upon any initial outcomes or directions from other initial assessments conducted by other members of the Consulting Team. While this Background Report focuses solely on parks and recreation facilities, the final study will be a comprehensive Community Infrastructure Plan is intended to be provided by the Consulting Team that includes a broader scope of institutional services. This Report should be viewed as a point of departure for evaluating high-level requirements of the Study Area, and is subject to revision pending further assessments that consider subsequent directions arising from the SWGIPP planning process as it unfolds. Accordingly, please be advised that this Background Report does not constitute our final conclusions or direction.

The following is a brief summary of our initial findings.

### Updated Indoor Facility Needs

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 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. One of these ice pads will be reconciled if the Town proceeds with the construction of a new ice pad as part of the planned expansion of the Acton Arena & Community Centre that is slated for 2015. It is noted, however, that Halton Hills has experienced a 10% decline in ice sport registrations since 2006 and therefore the provision of any subsequent ice pads should be reconfirmed between 2016 and 2021. Should ice participation rates remain constant or revert to previous highs, it is plausible that two ice pads would suffice in Georgetown as the Southwest area is expected to generate the majority 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.

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

- creating a new sports field complex (e.g. the Acton Quarry lands) or determining whether fields can be added to an existing sports field 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).

### Updated 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.

We emphasize at this time 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 acreage 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, and by considering the following factors:

- The overall vision for the SWGIPP and how resulting residential and non-residential land balances will affect the amount of parkland that the Town of Halton Hills is entitled to received under Sections 42 and 51.1 of the Planning Act.
- 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).
- The 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 lands 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.

Upon advancement of the SWGIPP process through work completed by the rest of the Consulting Team, with guidance provided by the Town's Technical Advisory Committee, we will be in a better position to understand the amount of land that can be expected to receive from *Planning Act* dedications. 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.

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**Appendix: Parks & Outdoor Facility Inventory, 2012**

# 1. Introduction

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It is the intent of this Background Report to inform the Integrated Planning Project through determining potential land requirements arising from facility (both indoor and outdoor) and park needs in Southwest Georgetown. This analysis will subsequently form the basis of the Parks and Public Facilities Master Plan subcomponent of the Community Infrastructure Plan, the latter of which is a deliverable required through the Terms of Reference for the SWGIPP. While this Background Report focuses solely on parks and recreation facilities, the final study to be provided by the Consulting Team will be a comprehensive Community Infrastructure Plan that includes a broader scope of institutional services.

## 2. Context

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### Study Context

In 2007, the Recreation & Parks Strategic Action Plan (SAP) was presented to Town of Halton Hills Council for consideration. The SAP contains comprehensive assessments on recreation facility and parkland needs, as well as a review of the way in which services are provided by the Recreation & Parks Department. A total of 107 recommendations were developed to guide decision-making with respect to Halton Hills' recreation and parks system.

This Update to Parks and Facility Assessments contained in the 2007 Recreation & Parks Strategic Action Plan ("the Update") forms a part of the Southwest Georgetown Integrated Planning Project (SWGIPP) and focuses on facilities and parkland. The Update is primarily necessitated by the need to consider updated population forecasts that have been developed in the time since the SAP was prepared. In the years following the SAP:

- Data from the 2011 Census and National Household Survey was (and continues to be) released.
- The *Growth Plan for the Greater Golden Horseshoe* was passed and establishes population targets throughout the GTA, which in the case of Halton Hills has been reflected through ROPA 38 which contains updated set of population projections.

The analysis/update of recreation and park-related facility needs forms part of the Southwest Georgetown Integrated Planning Project, considered in tandem with a wide range of other municipal service needs through an integrated secondary planning exercise. The purpose of this Update is to reconsider and adjust, where necessary, the recreation facility and park assessments in light of ROPA 38 and other relevant population forecasts. Other elements of the Strategic Action Plan, such as the service delivery assessments, have not been revised.

It is our understanding that Town is planning for development in Southwest Georgetown to begin in 2021 with build-out being December 31, 2030. Accordingly, high-level assessments will be taken with respect to determining needs of Southwest Georgetown between the 2021 and 2031 planning horizon.

## Population Basis

The Recreation & Parks Strategic Action Plan prepared by Monteith Brown Planning Consultants in 2007 utilized population projections up to 2021. The SAP identified a Town-wide population of 70,000 by the year 2021 based on forecasts prepared by the Region of Halton.

ROPA 38 forecasts a population of 94,000 (including Census undercount) in Halton Hills by the year 2031. As ROPA 38 does not specify population forecasts for years prior to 2031, the Town's projections contained in the Development Charges Background Study are used as the basis for this Update.<sup>1</sup> These population figures (exclusive of Census undercount) are presented as follows.

**Table 1: Population Forecasts, Town of Halton Hills, 2011-2031**

	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
<b>Halton Hills Total</b>	<b>59,008</b>	<b>62,661</b>	<b>64,392</b>	<b>77,003</b>	<b>91,885</b>
Georgetown (Urban Area)	40,150	42,207	44,093	55,252	69,089

*Note: Georgetown population is derived from proportional allocation from the Region's Best Planning Estimates (2011) and applied to population forecast contained in the Development Charges Background Study (2012)*

*Source: Statistics Canada Census, 2011; Region of Halton, Best Planning Estimates (June 2011); Halton Hills Development Charges Background Study, 2012.*

Based on the Development Charges Study (that aligns with Regional estimates), growth in Halton Hills will remain fairly moderate between the years 2011 and 2021 when the Town's population is expected to be 64,400 residents; this population forecast is about 7% less than originally projected during the preparation of the SAP. After the year 2021, population growth will accelerate considerably and it is at this time when Southwest Georgetown is expected to commence development. As shown above, the 2031 population for the Town as a whole is forecasted to reach 91,885 (noting that inclusion of the Census undercount could add upwards of 2,000 additional persons).

With respect to the Georgetown urban area, the 2031 population is anticipated to be 69,100. Correspondence with the Planning, Development & Sustainability Department indicates that Town Staff are of the view that a population of 20,000 for Southwest Georgetown should be used for the purposes of the SWGIPP. At this time, we do not have a breakdown on the timing of growth for the Southwest Georgetown secondary plan area by five-year time increments (as such, they are not reflected in the table above).

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<sup>1</sup> Town of Halton Hills. May 2012. *Development Charges Background Study*. Table A.4.

### 3. Assessments

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The 2007 SAP was developed with park and facility service level targets that were built upon local demographics, trends and consultations with the community and municipal representatives. While a comprehensive consultation program and trend assessment is not in the purview of this Update, the SAP's service level targets are applied in the context of the Town's new growth projections.

Attaining service target thresholds contained in the SAP were intended to represent a point of departure for the Town to consider further justification and priority of additional investment in certain facilities. As such, the Town should consider a number of criteria (e.g. current market conditions, availability of funding, etc.) prior to developing new facilities and parks. The Recreation & Parks Department undertook a five year review of progress<sup>2</sup> made on implementing the SAP, and in another five years it is expected that the Town will initiate a comprehensive update to the SAP (which will again employ a more comprehensive consultation programme and examination into service delivery practices, in relation to future market conditions).

The following section examines the need for recreation facilities and parkland in the context of the updated population growth projections and noting population and facility requirements based on the Georgetown Urban Area portion. It is noted that the total population expected to be accommodated within the Southwest Georgetown area is 20,000, however, as the time frame for this growth is not presently available, the assessments below provide a separate section for potential implications associated with this new secondary plan area.

#### Ice Pads/Arenas

##### **Relevant Directions from the 2007 Strategic Action Plan**

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

- Evaluate the Georgetown Memorial Arena to determine its future viability.
- Undertake a site selection study to determine a location for a new twin pad arena.
- Re-assess the need for a sixth municipal ice pad around the year 2016.

Since the SAP, Georgetown Memorial Arena has been decommissioned and two new ice pads have been added to the Mold Masters SportsPlex; this has resulted in a net gain of one ice pad and the municipal supply now stands at 5 full size ice pads and 1 leisure/mini pad, equating to an effective supply of 5.25 ice pads.<sup>3</sup> In addition, the Town has planned to add one new ice pad to its supply in 2015 that will be achieved through an expansion to the Acton Arena & Community Centre.

Based on the capture rates and population forecasts at the time, the SAP anticipated ice-sport registrations increasing to reach about 4,300 arena users in 2011. Based on registration data from the Town, registration has actually decreased by 400 participants and stands at about 3,750 participants. This decrease has been experienced in certain GTA communities (nationally, participation in hockey

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<sup>2</sup> Town of Halton Hills. 2012. *Five Year Report Card: Recreation & Parks Strategic Action Plan*.

<sup>3</sup> In line with the SAP, the small leisure pad at the Acton Arena is reflected in the supply as the equivalent of one quarter (0.25) of an ice pad.

peaked in 2008) though the effects are notable in Halton Hills given that it remains a relative young and growing municipality.

### Updated Strategies

Due to a considerable decrease in ice-sport registrations (a decline of 10% since 2006), the capture rate for arena users has been adjusted downwards. The following table indicates the need for ice pads using the adjusted capture rate in relation to the revised population forecasts. With an ice sport registration of 3,750, the Town would require 5 ice pads to meet present needs if providing the level of service targeted in the SAP and the modest growth expected to 2021 would result in a similar level of demand.

	SAP Standard	Equivalent Supply	2021		2031	
			Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 750 registrants	6.25*	5.3	0.95	7.6	(1.35)
<i>Georgetown Urban Area portion</i>		4	3.6	0.5	5.7	(1.8)

\*includes the addition of one new ice pad planned for construction in 2015 at the Acton Arena & Community Centre

By the year 2031, one new ice pad is forecasted to be required (assuming that the Acton Arena is twinned in 2015 as planned). ***A major caveat, however, is the five year decline in participation rates among arena users in Halton Hills which if continues to persist, will reduce the demand for ice pads stated in the table above.*** At present time, Halton Hills is not expected to require the new ice pad until sometime between 2026 and 2031; preferably if developed as an addition to an existing arena as the construction of single pad arenas is strongly discouraged (twin pad arenas are the minimum recommended template for new facility construction due to their capital and operating efficiencies).

***Prior to committing to constructing new ice pads, the Town should undertake a comprehensive review of arena needs around the year 2016*** through a specific study or as part of the Update to the Parks & Recreation Strategic Action Plan. This review is critical to determine whether ice sport participation rates continue to decline, stabilize, or grow between now and that future time, as well as to assess if the population growth projections employed today have deviated in any way. However, annual participation ice participation trend tracking should be undertaken annually by the Town to ensure that Halton Hills is able to respond to changing market conditions.

### Potential Implications for Southwest Georgetown

With 20,000 residents forecasted to reside in Southwest Georgetown at that time, this population will generate the majority of future arena needs (equivalent to about 1.8 ice pads). While this level of need could plausibly justify the provision of a twin pad arena in Southwest Georgetown, the Town (as noted above) should confirm demand as part of a future comprehensive arena review particularly since a twinned Acton Arena & Community Centre, along with the other existing arenas in Halton Hills, are anticipated to serve a Town-wide role in meeting needs.

Nevertheless, a parcel of land large enough to accommodate a twin pad arena should 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). With a planned Phase 2 expansion of the Gellert Community Centre incorporating a gymnasium, youth centre, seniors centre, and outdoor amenities, there is no information to suggest that the Gellert Community Centre is a plausible candidate for a twin pad arena.

# Indoor Aquatics

## Relevant Directions from the 2007 Strategic Action Plan

The SAP recommended the following actions with respect to the supply of indoor aquatic centres:

- Do not construct indoor pools, provided community access to existing facilities is maintained;
- Continue to work with the Halton Board of Education to ensure public access to secondary school pools.
- Subject to confirmation through separate study, consider functional improvements to the secondary school pools to enhance amenity and quality of experience to aquatic users.

It is our understanding that the Town continues to actively utilize all three indoor pools in its supply, including the two located at the secondary schools in Georgetown and Acton.

## Updated Strategies

The Town’s current supply of three indoor aquatic centres is forecasted to be sufficient to meet forecasted needs beyond the year 2031, assuming that access is maintained to all three facilities and that capital replacement/lifecycle costs are not prohibitive to maintaining each existing aquatic centre over this period. As such, no new indoor aquatic centres are anticipated to be required thereby reconfirming the directions proposed in the SAP.

	SAP Standard	Equivalent Supply	2021		2031	
			Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 40,000 pop.	3	1.6	1.4	2.3	0.7
<i>Georgetown Urban Area portion</i>		2	1.1	0.9	1.7	(0.3)

## Potential Implications for Southwest Georgetown

Future residents to utilize capacity within the existing indoor aquatic system.

# Community Centres

## Relevant Directions from the 2007 Strategic Action Plan

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

- Initiate a Phase 2 expansion of the Gellert Centre to include a gymnasium, youth space and seniors space.

With respect to expansion of the Gellert Centre, it is our understanding that the Town is investigating the merits of a buy/lease/partnership alternative given the municipality’s financial constraints associated with fully financing the construction of the space on its own.<sup>4</sup> The Town has already secured a seven acre portion of the parcel adjacent to the Gellert Community Centre.

<sup>4</sup> Town of Halton Hills. Report ADMIN-2012-0026: Realization of Gellert Phase II (Gymnasium, Georgetown Seniors Centre, Georgetown Youth Centre) Acton Seniors Centre Expansion and Acton Youth Centre. June 29, 2012.

## Updated Strategies

The directions from the SAP remain relevant in the context of the updated population forecasts. Assessments carried out as part of this Update suggest that the Town should continue to pursue the addition of a gymnasium, youth space and seniors centre at the Gellert Community Centre. While provision of these facility components will fulfill many recreational needs to the 2016 timeframe articulated in the SAP, the fiscal realities of such a major capital initiative are recognized and may require that the Town defer construction to a later date. With development of the Southwest Georgetown area expected to be initiated around the year 2021, it is plausible that the Town target this timeframe if necessary to do so due to fiscal constraints given the growth forecast between 2013-2021 is not expected to generate a large volume of new residential growth.

## Potential Implications for Southwest Georgetown

Expansion of the Gellert Community Centre is recommended between 2016 and 2021. The Town has purchased a seven acre parcel adjacent to the existing community centre site which can be used to accommodate the community centre expansion.

## Seniors Centres

### Relevant Directions from the 2007 Strategic Action Plan

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

- Provide seniors space at the Gellert Community Centre.
- Develop a plan to expand the amount of seniors space at the Acton Seniors Recreation Centre.

In 2009, the Town completed an analysis of seniors space requirements that culminated in a number of recommendations, including expansion of the Acton seniors space and relocation of the Georgetown seniors centre. The analysis calls for a 12,000 square foot seniors space integrated as part of a larger community centre, such as the Gellert Community Centre.<sup>5</sup>

It is our understanding that the Town of Halton Hills has recently retained an architectural firm to prepare detail design drawings and cost estimates for the redesign and expansion of the Acton Seniors Centre. This project is tentatively estimated for completion by November 2014.<sup>6</sup> As mentioned in the Community Centres assessment, the provision of seniors space in Georgetown is being contemplated as part of an expansion to the Gellert Centre.

## Updated Strategies

The directions from the SAP remain relevant in the context of the updated population forecasts. Inclusion of dedicated seniors space as part of an expansion to the Gellert Community Centre will maximize Departmental cross-programming opportunities as a seniors space could benefit from co-located aquatics and fitness facilities presently onsite.

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<sup>5</sup> Town of Halton Hills. December 2009. *Seniors Centre Space Requirements and Recommendations Report*.

<sup>6</sup> Town of Halton Hills. Report R-2013-0021: *Acton Seniors Centre Re-design and Expansion Project*. April 10, 2013.

## Potential Implications for Southwest Georgetown

If the Town of Halton Hills proceeds with the expansion of the Gellert Community Centre, inclusion of dedicated or priority-based programming space for older adults and seniors is recommended.

## Youth Space

### Relevant Directions from the 2007 Strategic Action Plan

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

- Provide youth space at the Gellert Community Centre.
- Renovate space at the Mold Masters SportsPlex to accommodate drop-in youth activities.
- Pursue the provision of space in Acton to accommodate drop-in youth activities.

The Town's Youth Needs Study, prepared in 2011, reinforces the need to provide dedicated space for youth in Halton Hills. This Study reinforced the suitability of the Gellert Centre as a location for youth space as well as providing space at the Acton Arena and Community Centre.<sup>7</sup>

As mentioned in the Community Centres assessment, the provision of youth space in Georgetown is being contemplated as part of an expansion to the Gellert Centre. It is our understanding that the Town is looking at a youth space that will be separate from the Acton Arena and Community Centre as a downtown location is now favoured.<sup>8</sup>

### Updated Strategies

The directions from the SAP remain relevant in the context of the updated population forecasts. Inclusion of dedicated youth space as part of an expansion to the Gellert Community Centre will maximize Departmental cross-programming opportunities as a youth space could benefit from co-located gymnasium (proposed) and fitness facilities onsite, as well as the outdoor amenities (e.g. hard surface courts, sports fields, splash pad) located at the adjacent Gellert Community Centre Park.

Furthermore, there is potential for drop-in youth activities at the newly expanded Mold-Masters SportsPlex, and a planned expansion to the Acton Arena & Community Centre (in 2015) will consider programmable space as well. The Town has also secured a portion of the Acton Town Hall through lease, and design/engineering for the space is scheduled to begin in 2014 whereby youth needs will be explored.

## Potential Implications for Southwest Georgetown

If the Town of Halton Hills proceeds with the expansion of the Gellert Community Centre, inclusion of dedicated or priority-based programming space for youth is recommended.

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<sup>7</sup> Town of Halton Hills. December 2011. *Youth Needs Study*.

<sup>8</sup> Town of Halton Hills. Report *ADMIN-2012-0026: Realization of Gellert Phase II (Gymnasium, Georgetown Seniors Centre, Georgetown Youth Centre) Acton Seniors Centre Expansion and Acton Youth Centre*. June 29, 2012.

## Gymnasiums

### Relevant Directions from the 2007 Strategic Action Plan

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

- Continue to work with School Boards to maintain/improve existing agreements to access their gyms.
- Include a gymnasium as part of an expanded Gellert Community Centre.

As mentioned in the Community Centres assessment, the provision of a municipal gymnasium in Georgetown is being contemplated as part of an expansion to the Gellert Centre.

### Updated Strategies

Application of the SAP's gymnasium standard continues to reinforce the need for one new municipal gymnasium, though extending the forecast out to 2031 necessitates that a second (potentially smaller) gymnasium be provided. With Georgetown's population expected to generate over three quarters of Town-wide needs (equivalent to 1.4 gyms), the strategy of including a gymnasium at the Gellert Community Centre remains appropriate. The Town is presently exploring partnership opportunities as part of the Gellert Phase 2 review that could include an option to acquire 2.8 hectares. Provision of a gym at this facility would lend itself extremely well to the existing aquatics and fitness centre, as well as proposed youth and seniors space.

	SAP Standard	Equivalent Supply	2021		2031	
			Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 50,000 pop.	0	1.3	(1.3)	1.8	(1.8)
<i>Georgetown Urban Area portion</i>		0	0.9	(0.9)	1.4	(1.4)

Given land constraints and the fact that the updated indoor assessments do not call for a new multi-use community centre (apart from potentially a twin pad arena), there is merit in constructing a slightly larger gymnasium (e.g. FIBA regulation size of 15 metres by 28 metres plus buffers, at a minimum) at the Gellert Centre. In doing so, the Town ensures that it can accommodate any future latent demand (i.e. the 0.4 gym equivalent that is forecasted to remain after construction of one gym) and it will also achieve economies of scale in construction and operation. As this strategy would not involve provision of a municipal gym outside of Georgetown South, maintaining relationships/agreements to access to school gyms is essential. The alternative of constructing a second (albeit smaller) municipal gym should only be considered after undertaking future study (such as a comprehensive Update to the SAP) to understand long-term market needs and the degree of access afforded through school gyms at that time.

### Potential Implications for Southwest Georgetown

If the Town of Halton Hills proceeds with the expansion of the Gellert Community Centre, inclusion of a gymnasium is recommended (potentially constructed as a double gym to reconcile all demands associated with the year 2031 population).

## Fitness Space

### **Relevant Directions from the 2007 Strategic Action Plan**

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

- Include an expanded fitness space as part of an expansion to the Gellert Community Centre.
- Continue to develop appropriate partnerships with community-based fitness providers.

### **Updated Strategies**

The directions from the SAP remain relevant in the context of the updated population forecasts. Inclusion of an expanded fitness centre as part of an expansion to the Gellert Community Centre will maximize Departmental cross-programming opportunities as a fitness space could benefit from the existing aquatics centre and the proposed gymnasium, youth and seniors space onsite.

### **Potential Implications for Southwest Georgetown**

If the Town of Halton Hills proceeds with the expansion of the Gellert Community Centre, inclusion of an expanded fitness centre is recommended.

## Indoor Turf Facilities

### **Relevant Directions from the 2007 Strategic Action Plan**

The SAP recommended the following actions with respect to the supply of indoor turf facilities:

- Facilitate the development of an indoor sports centre with the Acton Agricultural Society.
- The development of a second indoor turf facility is not recommended.

Shortly after the SAP was finalized, an indoor turf facility known as the Dufferin Centre was opened at Prospect Park, built by the Acton Agricultural Society with assistance provided by the Town of Halton Hills.

### **Updated Strategies**

With the Dufferin Centre recently surpassing its fifth full year of operation, the directions of the SAP remain relevant in the context of the updated population forecasts. At this point in time, there is no information that suggests a second indoor turf facility is warranted in Halton Hills.

### **Potential Implications for Southwest Georgetown**

Future residents to utilize capacity at the Dufferin Centre.

## Soccer Fields

### Relevant Directions from the 2007 Strategic Action Plan

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

- Construct the equivalent of 5 unlit fields by the year 2016

The SAP conducted its assessments based on a supply of 37 (38.5 unlit equivalent) fields, including 12 non-municipal fields. The supply now consists of 27 municipal fields, 6 leased fields at the Croatian Club, and 5 school fields. After considering the number of lit and artificial fields, the effective supply is considered to be 44 unlit equivalent fields.

### Updated Strategies

Utilization of the SAP's service level target for soccer to the 4,680 registered players results in the need for about 52 fields at present time, placing the Town in a current deficit situation of 8 fields. Application of a similar capture rate results in a total of about 10 new fields required by 2021 growing to 27.5 new unlit equivalents by 2031.

	SAP Standard	Equivalent Supply	2021		2031	
			Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 90 registrants	44	53.7	(9.7)	76.6	(32.6)
<i>Georgetown Urban Area portion</i>		27	36.7	(9.7)	57.6	(30.6)

### Potential Implications for Southwest Georgetown

Southwest Georgetown's forecasted build-out population of 20,000 residents will generate over 20% of future soccer field needs, translating into about 15.5 unlit equivalent fields (also equivalent to about 10 lit natural fields or 5 artificial turf fields). Recognizing the challenges in obtaining this quantum of land, or financing more intensive fields (e.g. lit and/or irrigated fields, artificial turf, etc.), ***further discussions will be required with Town Staff and the rest of the SWGIPP Consulting Team to determine the degree of field requirements to be addressed within and/or external to the Southwest Georgetown boundary.*** For example a full size soccer field can occupy a land area of anywhere between 1 to 2.5 hectares of land (depending upon setback buffers, circulation areas, the number and configuration of fields within a park, etc.) while artificial turf fields can cost upwards of \$1 million to construct.

## Ball Diamonds

### Relevant Directions from the 2007 Strategic Action Plan

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

- Provide 5 new ball diamonds by 2016, at least 2 of which should be designed for hardball.

The SAP conducted its assessments based on a supply of 33.5 unlit equivalent diamonds, including 2 school diamonds. Since the SAP, the Town has added 1 lit softball diamond (at Trafalgar Sports Park) to its inventory. The effective supply of diamonds now stands at 35 unlit equivalents.

## Updated Strategies

The number of players registered in local ball leagues has remained similar to that in 2006 (adding only 30 players, or 1%), despite the increase in population. The capture rate has thus been slightly adjusted downwards while the targeted level of service remains the same as proposed in the SAP.

	SAP Standard	Equivalent Supply	Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 100 registrants	35	31.6	3.4	45.0	(10.0)
Georgetown Urban Area portion		17.5	21.6	(4.1)	33.9	(16.4)

The current supply of diamonds is expected to be sufficient until after the year 2021. By the year 2031, a total of 10 new unlit equivalents will be required. Although the table above shows a greater deficit in Georgetown than the Town-wide needs, this is attributed to the fact that there is often a need to rely on facilities located in other areas of a given community to meet needs since sports fields are land intensive facilities (i.e. it is expected that users will have to drive to some sports fields).

Furthermore, we do not have any information to suggest that the SAP's direction to construct two new hardball diamonds is no longer relevant. As a result, it is recommended that two of the future diamonds be constructed for hardball unless otherwise directed through a comprehensive study (including a consultation component) for softball and baseball (e.g. as would be undertaken through the SAP Update). As previously discussed, sports fields occupy a considerable land base with a major softball diamond consuming a land area of between 1.5 hectares and 3.0 hectares, and hardball diamonds requiring larger areas (depending upon setback buffers, circulation areas, the number and configuration of fields within a park, etc.).

## Potential Implications for Southwest Georgetown

Approximately 20% of future needs (about 10 diamonds) are associated with the build-out population of Southwest Georgetown. Recognizing the challenges in obtaining this quantum of land, ***further discussions will be required with Town Staff and the rest of the SWGIPP Consulting Team to determine the degree of diamonds to be addressed within and/or external to the Southwest Georgetown boundary.***

## Tennis Courts

### Relevant Directions from the 2007 Strategic Action Plan

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

- Develop a new four-court tennis facility in South Georgetown.
- Future courts should be developed in multi-court pods rather than single courts.

Since the SAP, the Town has added 6 courts at the Gellert Centre (having removed and relocated the Mold Masters SportsPlex courts) and 1 court at Prospect Park to its inventory. The current supply stands at 14 tennis courts in total.

## Updated Strategies

By the year 2031, the Town will require 9 new tennis courts, 7 of which should be provided in Georgetown. The direction to group a minimum of two court pods remains appropriate.

	SAP Standard	Equivalent Supply	2021		2031	
			Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 4,000 pop.	14	16.1	(2.1)	23.0	(9.0)
<i>Georgetown Urban Area portion</i>		10	11.0	(1.0)	17.3	(7.3)

## Potential Implications for Southwest Georgetown

A total of 5 tennis courts would be required to serve Southwest Georgetown's anticipated build-out population. As recommended in the SAP, these courts should be constructed in pods of at least two courts.

## Basketball Courts

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

- Develop a total of 3.5 full court equivalent basketball courts

Since the SAP, the Town has added 1 half basketball court (at Meadowglen Park) to its inventory. The supply of basketball courts is presently 2.5 full court equivalents across four parks.

## Updated Strategies

By the year 2021, the Town will require 4 new full court equivalents growing to a need for about 6.5 full court equivalents by the year 2031.

	SAP Standard	Equivalent Supply	2021		2031	
			Supply Required	Surplus (Deficit)	Supply Required	Surplus (Deficit)
Town-Wide Needs	1 : 1,500 youth (full court equiv.)	2.5	6.4	(3.9)	9.2	(6.7)
<i>Georgetown Urban Area portion</i>		1.5	4.4	(2.9)	6.9	(5.4)

## Potential Implications for Southwest Georgetown

Assuming the current proportion of youth stays constant, Southwest Georgetown's forecasted build-out population will necessitate 2 full court equivalents by the year 2031. Maximizing geographical distribution and ensuring walkability for youth users is encouraged through the secondary plan area.

## Outdoor Aquatics

The SAP recommended the following actions with respect to the supply of outdoor aquatic facilities:

- No new outdoor lane or wading pools are recommended.

- 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 Study<sup>9</sup> 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.

<sup>9</sup> 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

population, something that can be extremely costly considering the quantum of land required by sports fields and other land-intensive facilities. Alternative acquisition methods advanced by the SAP, including negotiated acquisition through agreements with landholders, is essential to achieving a sustainable and fiscally-appropriate approach to providing future parkland.

### Town-Wide Park Needs

The Town’s inventory of parkland comprises 200 hectares across 12 Non-Local Parks and 44 Local Parks, exclusive of passive open spaces and the natural heritage system (see Appendix B). This quantum achieves a service level of 3.3 hectares per 1,000 residents (based on an estimated 2013 population of about 60,000), which is slightly lower than that specified in the Halton Hills Official Plan and the SAP.<sup>10</sup> Of the total supply of parkland, about two-thirds (133 hectares) is considered to be “useable” for most recreational activities as the remainder is typically associated with non-tableland or encumbered areas within individual parks. Accordingly, the “useable” service level is 2.2 hectares per 1,000 residents.

There is a considerable deviation between the parkland figures provided through the SAP and the current supply numbers. The SAP noted that a total of 33.5 hectares of additional Local Parkland and 72 hectares of Non-Local Parkland would be required by 2016 (a total of about 105 hectares). As a result, the considerable deficits projected in the SAP are not as significant as originally thought (in the next ten years) when looking at the updated assessments contained in the following table.

	2021	2026	2031
<b>Projected Population</b>	<b>64,392</b>	<b>77,003</b>	<b>91,885</b>
Local Parkland Supply (hectares)		53.4*	
Local Parkland – Needs @ 1.2 ha/1,000	77.3	92.4	110.3
<b>Local Parkland – Deficit (hectares)</b>	<b>23.9</b>	<b>39.0</b>	<b>56.9</b>
Non-Local Parkland Supply (hectares)		146.6	
Non-Local Parkland – Needs @ 2.5 ha/1,000	161.0	192.5	229.7
<b>Non-Local Parkland – Deficit</b>	<b>14.4</b>	<b>45.9</b>	<b>83.1</b>
<b>TOTAL PARKLAND SUPPLY (hectares)</b>		<b>200*</b>	
<b>TOTAL PARKLAND NEEDS @ 3.7 ha/1,000</b>	<b>238.3</b>	<b>284.9</b>	<b>340.0</b>
<b>TOTAL PARKLAND DEFICIT (hectares)</b>	<b>38.3</b>	<b>84.9</b>	<b>140.0</b>

*\*based on the 2013 supply of parkland (chart will need to be updated as future parks are developed and are assumed by the Town of Halton Hills)*

*Note: acreage of parkland supplies provided by the Town of Halton Hills.*

With the updated population and parkland supply numbers, the Town of Halton Hills will need to obtain 38 hectares by the year 2021 to achieve its Official Plan standard. With the subsequent growth in population, a total of 140 hectares of new parkland will be required by the year 2031 approximately 57 hectares of which is attributable to Local Parkland and the remaining 83 hectares should consist of Non-Local Parkland.

<sup>10</sup> By comparison, the 2007 SAP inventory recorded 146 hectares across 54 parks. With only 2 new parks added since that time, it appears as though the acreages contained in the SAP are understated and may be a function of deviations in parkland accounting practices.

In meeting future parkland deficits, there are presently 2.6 hectares in draft-approved parkland sites<sup>11</sup> 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.

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

### 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
<b>Total Parkland –</b>	<b>74 hectares</b>

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.

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<sup>11</sup> 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

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### 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

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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

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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
<b>Summary</b>		<b>146.61</b>	<b>94.76</b>

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
<b>Summary</b>		53.38	38.53

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

	Total Area (ha)	Useable Area (ha)
<b>TOTAL NON-LOCAL &amp; LOCAL PARKLAND</b>	<b>199.99</b>	<b>133.29</b>

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		
<b>TOTAL</b>	<b>55</b>	<b>51</b>	<b>3</b>	<b>14</b>	<b>14</b>	<b>8</b>	<b>27</b>	<b>14</b>	<b>113</b>	<b>10774</b>	<b>7</b>	<b>13</b>	<b>205</b>	<b>5</b>	<b>14442</b>	<b>1163</b>	<b>1533</b>		

Source: Town of Halton Hills, 2013