

June 7, 2021

Mr. Curt Benson
Director of Planning Services and Chief Planning Official
Halton Region
1151 Bronte Road
Oakville, Ontario M7A 2J3

RE: Regional Official Plan Update – Parkland Requirements

Dear Mr. Benson:

I am writing to you again to raise a matter that the Town of Halton Hills has been working on for a number of years related to the Town's future parkland needs, as related to your presentation to Town Council on May 3, 2021 regarding the Regional Growth Options being considered to 2051.

The Town has been undertaking a Parkland Acquisition Study since 2015, which is intended to identify the Town's parkland needs to 2031. In May 2019, Council approved various recommendations related to Parkland Policies in and practices in the Town, as it related to the Parkland Acquisition Study. The full report, along with appendices can be viewed [here](#).

A key outcome of this study update is that the Town will need to look outside of the current urban boundaries in order to acquire and construct suitable parkland to meet the community's needs into the future. This is even further highlighted based on the Region's Growth options being considered as part of the Region's OPA review.

As part of the recommendations to Council the Town is implementing policies intended to allow maximum flexibility in dealing with parkland in existing urban intensification areas (i.e. strata parks, off-site dedication, etc.) however there will be a significant need for additional parkland generated by the growing population to 2031, and additional needs for further population growth to 2051.

In total, it is expected that there will be deficit of 57.43 ha (141.91 acres) of land to meet parkland needs to 2031 even after Council's approval of a reduced parkland provision standard of 2.2ha per 1,000 persons. Based on the availability of developable tablelands in the existing Urban Areas, it is not practically feasible to obtain the size and quantity of parcel required for a major community/Town-wide park.

To that end, we are again requesting that the Region consider clearly permitting major public park uses in areas outside of the existing or proposed Urban Areas, in recognition of the scarcity and limitations of land within the existing urban areas. We understand that similar considerations may be required for school boards related to

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potential secondary school sites as well as for potential expansion uses for the Georgetown Hospital. Parks are a critical infrastructure and service provided by the Town, as evidenced through the COVID-19 pandemic, when parks have seen dramatic increases in use.

The additional estimated population growth of 27,900 to 92,690 would result in a parkland need of 61ha-204ha of additional parkland based on current Town standards. Based on the experience with Vision Georgetown, the development of approximately 430ha of land resulted in an estimated parkland dedication of 20ha based on Planning Act Provisions. With a proposed area varying from 730ha to 2,080ha, we expect that only from 34ha to 97ha of parkland would be acquired through the planning process. This would still leave the Town with a significant shortfall of parkland to meet the community's needs. Further, with some of the options being considered there is a higher proportion of intensification through apartment units versus ground level units. Those types of apartment units will have an even higher need for adequate parkland to due to the practicality of implementing public and private outdoor amenity space in this type of development.

The Town has begun identifying/assessing potential park sites for acquisition, and consideration of this request is key for the Town to advance this review.

Please feel free to contact me if you have any questions.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Warren Harris". The signature is written in a cursive, flowing style.

Warren Harris, OALA, PMP
Commissioner of Recreation and Parks
Town of Halton Hills

cc:

Chris Mills, Acting CAO, Town of Halton Hills

John Linhardt, Commissioner of Planning and Sustainability, Town of Halton Hills

Kevin Okimi, Director of Parks and Open Space, Town of Halton Hills