



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Warren Harris, Commissioner of Recreation and Parks

DATE: January 27, 2020

REPORT NO.: RP-2020-0005

RE: Disposition of a Portion of Hornby Park for Halton Region Police Service District 1 Facility

RECOMMENDATION:

THAT Report RP-2020-0005 dated January 27, 2020 regarding the disposition of a portion of Hornby Park be received;

AND FURTHER THAT the Mayor and Clerk be authorized to enter into a Purchase and Sale Agreement with the Region of Halton for a portion of Hornby Park as outlined in Report RP-2020-0005;

AND FURTHER THAT Council rename the Hornby Park diamond to remain as the "Howden Diamond", and to name one of the future diamonds at Trafalgar Sports Park after Hornby in recognition of the years of ball play at Hornby Park per the approved Park Naming Policy;

AND FURTHER THAT staff be directed to allocate funds resulting from the sale of a portion of Hornby Park to Phase I and II of the Trafalgar Sports Park Field of Dreams Project, Hornby Park upgrades, and Special Levy Infrastructure Reserve as outlined in Report RP-2020-0005.

BACKGROUND:

In December 2018, Council considered confidential report RP-2018-0026 regarding the disposition of a portion of Hornby Park at 12790 Steeles Avenue to facilitate development of the new Halton Region Police Service (HRPS) District 1 Station. Resolution 2018-0185 read in part:

AND FURTHER THAT staff be directed to report back to Council on the outcome of the public notice and draft terms of a Purchase and Sale Agreement with the Region of Halton for the sale of a portion of Hornby Park;

AND FURTHER THAT staff be directed to report back to Council on the outcome of the public notice regarding the intent to rename Hornby Park diamond to remain as the “Howden Diamond”, and to name one of the future diamonds at Trafalgar Sports Park after Hornby in recognition of the years of ball play at Hornby Park per the approved Park Naming Policy.

The CAO has been actively pursuing the location of the District 1 facility in Halton Hills, working closely with the senior management staff at both Halton Region and Halton Regional Police Services as part of the land assembly process. The location of the facility within Halton Hills would have a clear benefit to local residents, and contribute to the development of the Premier Gateway Secondary Plan area.

COMMENTS:

The purpose of this report is to advise Council on the outcomes of the public notice for the disposition of a portion of Hornby Park, confirm direction to staff to proceed with the Purchase and Sale Agreement, naming of ball diamonds at Hornby Park and Trafalgar Sports Park, and allocation of funds.

Hornby Park Context

Hornby Park was developed in the 1950s as a local park built for and by the local Hornby community. Hornby was identified as a Rural Cluster in the Town's first Official Plan. The Rural Cluster designation was intended to recognize smaller settlement areas located in the broader Agricultural/Rural context and only provided for limited development within existing boundaries.

The planning context for Hornby has been evolving over the last two decades commencing with the approval of OPA 94 and Zoning By-law 00-138 which designated and zoned the lands south of Steeles Avenue between James Snow Parkway and Winston Churchill Boulevard for employment uses (the Premier Gateway). A considerable amount of industrial and commercial floorspace has been constructed in the western part of the Premier Gateway, including the Toronto Premium Outlet Mall.

In 2009, Regional Council adopted ROPA 38, which among other matters incorporated lands on the north side of Steeles Avenue generally between the Sixth Line and Winston Churchill Boulevard into the Urban Area with an Employment Overlay. The Town subsequently adopted OPA 10 in 2010 and the Premier Gateway Phase 1B Secondary Plan (OPA 31A and 31 B) in 2018. Significant employment growth is planned to occur in the Phase 1B lands over the next decade.

In 2018, Council adopted the Vision Georgetown Secondary Plan (OPA32) for the Town's largest residential greenfield expansion area bounded by 15 Side Road, the Eighth Line, 10 Side Road and Trafalgar Road. It is anticipated that the Vision Georgetown lands will accommodate approximately 18,000 residents and 2,000 jobs. The Vision Georgetown lands have excellent proximity to a number of Town facilities, including the Trafalgar Sports Park. Consolidating active recreational facilities at the Trafalgar Sports Park adjacent to the Georgetown Urban Area offers a number of benefits including reduced travel times and greenhouse gas emissions as well as operational efficiencies.

As part of the Town's Parkland Acquisition Strategy staff are focusing on the provision of parkland in areas that are in close proximity to residential growth areas wherever possible, while continuing to protect open space lands per the objectives of the Official Plan.

Benefits of the Halton Region Police Services (HRPS) District 1 Site Plan

Halton Region staff have been coordinating with all owners in the area of the Hornby Park towards securing a total of 3.85ha (9.5 acres) in support of a future development for the Halton Region Police. To that end, the Region remains interested in securing the tableland portions of the Hornby Park property that includes the existing developable area of Hornby Park outside of Conservation Halton regulated area. The existing area below top of bank (one diamond, play area, and pavilion) would be retained as a passive park to service the local area and reference the historical use as Hornby Park. The future development options would allow for public access across the land holdings to the portion being retained by the Town.

A preliminary sketch of the lands to be transferred to the Region of Halton for the purposes of land assembly for the planned District 1 Station is shown in Appendix A.

The benefits of the proposed transfer of land for the purposes of land assembly include:

- Retention of a portion of the site 3.1 ha (7.6 ac) in size for continued use of a park space in Hornby, including heritage elements such as the pavilion, memorial tree, cairn and signage;
- Protection of environmentally sensitive open space lands in public ownership per Official Plan policies;
- Consolidation of development lands in coordination with adjacent landowners and compliance with the Premier Gateway Secondary Plan.

The construction of a new District 1 facility, plus a commitment to maintain or enhance public-facing police services, was viewed as being beneficial to the residents of Halton Hills.

Proposed Parkland Development and Improvements

On a preliminary basis, staff have identified the potential for approximately 2.2 ha or 5.36 acres of developable area to be available for the land assembly for a future HRPS facility.

Staff notes that in order to provide continuity in the provision of ball diamonds, staff are proposing to align funding with the joint capital Trafalgar Sports Park Field of Dreams project, approved by Council in April, 2018 to allow for the construction of three new major diamonds at Trafalgar Sports Park per the original Master Plan for the site. Completion of the remaining three major diamonds as well as the associated pavilion/concession/seating area would provide more opportunities for tournament play for youth and adults. The current project approved by Council did not include the second phase of the overall project being a pavilion and concession area, which is currently in the Capital Forecast for 2020 (Design and Engineering \$50,000) and 2021 at \$714,000.

The existing Capital Budget forecast (2022) includes provision for upgrades to the existing Hornby Park Shelter (King Pavilion) and park totaling \$300,000. Staff is recommending that the renovation and repairs of this facility also be funded from the sale of the surplus lands for the benefit of the existing park.

Staff recommends that these projects be funded from the revenue from the sale of the land rather than the Capital Reserve so that the works can be tied to the design and construction of the HRPS facility. Once the works have been tendered, and funds allocated to the capital projects, the remainder would be allocated to the Special Infrastructure Levy Reserve.

Park Naming Opportunities

Council approved Park Naming Policy CL-2012-001 in 2012 to provide guidance in the naming of parks or park elements.

In recognition of the historic use of the park, and the legacy of the community volunteers who helped in its construction and maintenance over the years, staff is recommending two naming opportunities associated with the potential disposition of a portion of Hornby Park:

- Renaming the remaining Diamond in Hornby Park to the “Howden Diamond” in recognition of the many years of service of Elva Howden, long time community volunteer;
- Naming one of the future ball diamonds at Trafalgar Sports Park – Field of Dreams Project as the “Hornby Diamond” in recognition of the legacy of ball play at Hornby Park and the financial contribution of funds derived from the sale of lands.

The proposals align with the criteria of the Park Naming Policy, specifically recognizing the historical significance of an area and honoring the significant contribution of an individual to the community posthumously.

As per the Policy, staff has circulated the intent of the ball diamond naming as part of the public notice.

Summary of Public Consultation

A public notice was issued to over two hundred local addresses based on the notice list prepared for the Phase 1B Premier Gateway Secondary Plan area. The mail out also captured properties within 120m of the subject lands per the standard public notice protocol. Notices were published in the Independent and Free Press and Tanner on November 28, 2019 and the Milton Champion on December 19, 2019 (see Appendix B) and also posted on the Town's website. A public notice sign board was placed on site near the community mailboxes on December 6, 2019.

To date, seven responses have been received (see Appendix C for full copies). The primary issues identified include:

- Rationale for the location of the HRPS station at this location
- Loss of Hornby legacy, allocation of funds elsewhere, and quality of park space to remain
- Need for parkland and displacement of current users

Location of the HRPS Station

The District 1 Station location was reviewed as part of the 1 District Facility Plan completed by HRPS in 2016. The location on the Steeles Avenue corridor met key location criteria to service the Milton and Georgetown area, such as access to major arterials, proximity to service areas, community visibility, and availability of the appropriately sized parcels.

Hornby Legacy; allocation of funds elsewhere and quality of park space to remain

It is recognized that the western portion of the site to be retained is primarily in the flood plain. As with Cedarvale, Glen Williams and Prospect Parks established areas of parkland may include flood plain lands that still offer beneficial passive use areas. The retention of the pavilion, playground area, and cairn are thought to retain some key elements of the historic Hornby Park. Some funds from the sale are being directed to Hornby Park improvements, while the majority is being used to construct adult level ball diamonds at Trafalgar Sports Park.

Need for Parkland and Displacement of Current Users

Staff has approached the Executive members of the Georgetown Slopitch and Halton Hills Minor Ball group to outline the potential loss of one diamond at Hornby Park. Given the offsetting benefit of the potential completion of the Field of Dreams complex at Trafalgar Sports Park, the impact to existing users would be lessened. Staff expects that the level of local use of the existing diamonds in the past two seasons (approximately 75% adult league ball) can be accommodated at Trafalgar Sports Park, and that monitoring of ball diamond usage and needs will be on-going. Approximately 2 acres (0.8ha) of the site (formally Ball Diamond 3) is currently unused for ball play due to limited diamond size and site conditions making the area unusable for active play. New diamonds at Trafalgar Sports Park would be adequately sized and lit for adult play, and the overall complex would be more conducive to tournament-level activities.

Details on the level of use for Hornby Park in 2019 are shown in Appendix **D**.

Staff feels that the community benefit of the addition of the HRPS District 1 Station in Halton Hills is positive, and that some elements of the historic Hornby Park are being retained for use by the public. The allocation of funds resulting from the sale to park improvements in Hornby and Trafalgar Sports Parks helps to improve the quality of adult level ball diamonds suitable for tournament play in town. Allocation of remaining funds to the Special Infrastructure Levy Reserve (SILR) is in keeping with the objectives of the Land Acquisition and Sale – Financing Strategy as approved by Council.

RELATIONSHIP TO STRATEGIC PLAN:

The content of this report is not directly related to the Corporate Strategic Plan

FINANCIAL IMPACT:

Staff recommends that the funds revenue (after any legal, survey and transfer costs) be directed as follows:

- Up to \$250,000 directed to the completion of Phase I of the Field of Dreams Project joint venture outlined in Report RP-2018-0015 (current budget shortfall);
- \$764,000 for Phase II of the Field of Dreams Project, a joint venture originally outlined in Report RP-2018-0015; this would allow for a full build out of the tournament level facility including concession/pavilion shown in the Trafalgar Sports Park Master Plan in 2021 (design and engineering in 2020);
- \$300,000 for existing Hornby Park and Shelter (King Pavilion) upgrades as identified in the Capital Budget forecast (2022);

Remaining funds directed to the Special Infrastructure Levy Reserve (SILR) to replenish cash balance in keeping with the objectives of the Land Acquisition and Sale – Financing Strategy Update approved in 2016 through Resolution 2016-0227. Higher reserve balances will allow the Town to leverage its financial resources more effectively and plan for the financing of future capital projects.

INTERNAL CONSULTATION:

Staff consulted with staff from Planning and Sustainability, Corporate Services and the Office of the CAO during the preparation of this report.

PUBLIC ENGAGEMENT:

The public has been advised of the intent to dispose of a portion of Hornby Park, and to name the Howden and Hornby Diamonds through a posting on site, the Town's website, local newspapers and by written notice to those Hornby area residents that have been engaged in the Premier Gateway Secondary Plan process and/or are within one hundred and twenty meters of the site. Residents who submitted comments were advised of the Council report contents and delegation process.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation. This report supports the cultural vibrancy and social well-being pillar(s) of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is Good.

COMMUNICATIONS:

Residents who have submitted comments on the disposition of a portion of Hornby Park will be advised of Council's decision. Current permit holders for park use will be advised of the development plans in advance of the transfer of the lands and initiation of site works.

CONCLUSION:

The sale of a portion of Hornby Park would allow for the land assembly required for the construction of the District 1 Halton Region Police Station, while retaining a portion of the site for existing park uses in recognition of the historic use of the Hornby area. Naming opportunities will recognize the legacy of Hornby Park and its community volunteers. Staff would continue to negotiate with the Region of Halton on the final terms of a Purchase and Sale Agreement. Revenue from the sale of the site would be directed to the Trafalgar Sports Park Field of Dreams Project, Hornby Park improvements, and the Special Infrastructure Levy Reserve in order to achieve Council objectives.

Reviewed and Approved by,

A handwritten signature in black ink, reading "Brent Marshall". The signature is written in a cursive, flowing style with a large initial "B" and "M".

Brent Marshall, Chief Administrative Officer