



OAKVILLE

## REPORT

SOUTH CENTRAL PUBLIC LANDS STUDY COUNCIL SUBCOMMITTEE

MEETING DATE: NOVEMBER 6, 2012

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**FROM:** Planning Services Department

**DATE:** October 31, 2012

**SUBJECT:** Information Report - Preliminary Directions for Land Use Options and Process for Study Completion

**LOCATION:**

**WARD:** Wards 2 and 3

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### RECOMMENDATION:

1. That the report from the Planning Services Department, dated October 31, 2012, and entitled *Information Report – Preliminary Directions for Land Use Options and Process for Study Completion*, be received.
2. That comments from the Subcommittee regarding this report be referred to the staff technical committee as input into the completion the South Central Public Lands Study.

### KEY FACTS:

The following are key points for consideration with respect to this report:

- The Parks, Recreation and Library Facilities Master Plan was approved in principle by Council on October 29, 2012. It identifies a number of new recreation amenities for south central Oakville.
- The location of the majority of those recreation amenities (i.e., those that cannot be accommodated on existing parks) will be determined through the South Central Public Lands Study.
- At the meeting of October 29, 2012 Council also approved that a single pad arena be retained at Trafalgar Park, and that options be developed for renovating or replacing Oakville Arena at Trafalgar Park. The Oakville Arena site will be the subject of more detailed heritage and architectural reviews.

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- With the retention of the arena there are few opportunities to consider other communities facilities, with the exception of a relocated and expanded Oakville Seniors' Recreation Centre on the Trafalgar Park site.
- Pending community consultation through the South Central Public Lands Study, further consideration of facility fit will be assessed as part of the preliminary architectural concepts to be undertaken in 2013/14.
- Due to its size, the Oakville-Trafalgar Memorial Hospital site is the most appropriate location for the new community centre, pool, and associated outdoor recreation facilities.
- The three town-owned surplus school sites are not required for any recreation facilities recommended by the final Parks, Recreation and Library Facilities Master Plan. However, the study will also consider "no net loss" of playground facilities, and the protection of trees.
- With the finalization of the Parks, Recreation and Library Facilities Master Plan and its identification of facilities to be accommodated, staff is seeking input from the Subcommittee on an expanded public consultation program to be undertaken over the next few months. The program is designed to inform the creation, evaluation and recommendation of land use options for the five sites in the South Central Public Lands Study. The public consultation program will provide opportunities to gather detailed responses at stakeholder meetings, and to gather a broader range of input on options through public events.
- Staff has also consulted with community stakeholders in the development of the public consultation program.

## **BACKGROUND:**

The South Central Public Lands Study (SCPLS) is a comprehensive land use study focused on three surplus school sites (i.e., Brantwood, Chisholm and Linbrook Public Schools), the Oakville-Trafalgar Memorial Hospital site, and the Oakville Arena site, including the surrounding Trafalgar Park.

The purpose of the study is to:

- determine the ability to fit any recreational needs established in the final Parks, Recreation and Library Facilities Master Plan on the sites;
- identify other public or community needs that may be accommodated on the sites; and,

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- define a preferred land use option for each of the sites included in the study.

Public consultation for the SCPLS and the Parks, Recreation and Library Facilities Master Plan, as it relates to Wards 2 and 3, was coordinated in May and June, 2012. A Study Information Night about both projects was hosted on June 21, 2012. The South Central Survey, which was also about both projects, was launched the same night.

Over 550 people submitted responses to the South Central Survey on behalf of their households. The responses to the questions related to the Parks, Recreation and Library Facilities Master Plan were provided to the team responsible for that project. The responses to the questions related to the South Central Public Lands Study are contained in the South Central Survey Findings report, which is available on the study web page (<http://www.oakville.ca/business/south-central-public-lands.html>).

### **COMMENTS/OPTIONS:**

Planning Services staff has received hundreds of suggestions regarding the future use of the sites in the South Central Public Lands Study. Now that the needs for new recreation amenities for south central Oakville are known (as identified in the final Parks, Recreation and Library Facilities Master Plan), we are able to proceed with discussions about land use options.

The scale of each of the needed new recreation amenities, and the desired co-location (or clustering) of specific amenities, provide strong direction about where they may, or may not, be located.

### ***Oakville Arena / Trafalgar Park***

At the meeting of October 29, 2012 Council approved retaining a single ice pad at Trafalgar Park, either by renovating or replacing the existing building. A supplementary report about Oakville Arena was presented to the Community Services Committee with the Master Plan on October 23, 2012. Subsequently, Council approved the Oakville Arena report, which directed staff to report back to the Community Services Committee in early 2014 to provide more detailed analysis, including a heritage impact assessment and the creation of preliminary architectural design concepts for either option.

The Master Plan recommends that the existing Oakville Senior Citizen's Recreation Centre (263 Kerr Street; see Figure 1, below) be expanded and possibly relocated within the Kerr Street corridor, preferably co-located with another community facility. As part of the South Central Public Lands Study, staff will seek input regarding its possible relocation to the Oakville Arena site.

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If there is support within the community – particularly among the users of the existing Senior Citizen's Recreation Centre – to investigate the feasibility of this option, staff recommend that it be done in conjunction with the preliminary architectural design concepts mentioned above. Following the completion of that work, if any surplus lands are identified their long-term use will be assessed in the context of the Livable Oakville policies.

The existing outdoor facilities at the Oakville Arena / Trafalgar Park site are to be maintained (i.e., baseball diamonds, Lions Pool, tennis courts, basketball court, playground and community garden).

### ***Oakville-Trafalgar Memorial Hospital Site***

Only the Oakville-Trafalgar Memorial Hospital (OTMH) site is large enough to accommodate the new 25,000-30,000 sq. ft. community centre recommended by the Parks, Recreation and Library Facilities Master Plan, and the outdoor recreation amenities that would normally be associated with such a facility. A playground, skateboard park, and possibly a basketball court, are recommended to be located in conjunction with the community centre.

It is also staff's opinion that the pool (6-lane, 25 m) recommended to replace Centennial Pool, and combined with another community facility, would only fit with the new community centre on the OTMH site.

Planning Services staff intends to engage members of the community in a hands-on exercise regarding community preferences for land uses on the OTMH site, including where on the site to locate the new community centre, associated parkland and parking, and redevelopment of the remaining lands. The site is identified as a potential residential redevelopment area in the Livable Oakville Plan. The heritage designation applying to the southern portion of the property, which contains the former Oakville Trafalgar High School, will also be discussed.

Specific to health care uses, staff understands that the Province, through the Local Health Integration Network (LHIN), has not identified any public health care uses for this site. In addition, Halton Region has not identified any public uses that would be suitable for this site. The community has consistently requested that health-related uses be located on this site. Given that no public health care facilities have been identified, staff will, through further consultation, explore the potential for private medical uses. However, it is noted that this type of use would require an amendment to the Livable Oakville Plan.

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### ***Surplus School Sites (Brantwood, Chisholm & Linbrook)***

Neither the town nor Halton Region has any facilities or services that could be suitably located on any of the three town-owned surplus school sites. The sites are not required for any recreation facilities recommended by the final Parks, Recreation and Library Facilities Master Plan. However, Recreation and Culture has recommended that consideration be given to “no net loss” of playground facilities. The existing playground on the Brantwood school site could be relocated adjacent to the new community centre at the OTMH site. The existing playground on the Chisholm school site could be relocated on-site or to another park.

For the surplus school sites, staff will be seeking public input in response to staff-prepared redevelopment options that are consistent with the existing policies and permissions of the Livable Oakville Plan. The heritage attributes of the Brantwood and Linbrook properties, which are designated under the *Ontario Heritage Act*, will also be discussed.

### ***Proposed Work Flow for Completion of Study***

Planning Services staff intends to host events to engage the community in the creation and evaluation of land use options for the study sites. The proposed work flow may be found in Appendix 1.

There is a high level of public interest in this study. About 170 people attended the Study Information Night in June, and about 600 people are on the study contact list.

To provide opportunities for the most informative input and public engagement, staff proposes to hold meetings with a smaller group of stakeholders representing Wards 2 and 3 to receive input about preferences related to land use options for the study sites. We will also host extended public drop-in events (i.e., with afternoon and evening sessions) so that all interested persons have the opportunity to provide input into the land use options.

### **Stakeholder Meeting – November 2012**

A stakeholder meeting – dubbed a “think tank” – will be held in mid-November to discuss the recommendations contained in the final Parks, Recreation and Library Facilities Master Plan, and the contents of this report. The goals for the evening will be to:

- receive input about the potential relocation of the Oakville Seniors’ Recreation Centre to the Oakville Arena site, and other objectives that

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may be considered through the preliminary architectural design concepts to be undertaken in 2013;

- review and evaluate land use options for the surplus school sites; and,
- conduct a hands-on exercise regarding community preferences for the arrangement of land uses on the OTMH site

An update regarding the November stakeholder meeting will be provided to the Council Subcommittee at its meeting on December 4, 2012. Plans for the public open house scheduled for December 5, 2012 will also be presented.

#### Public Open House – December 5, 2012

This will be an extended, drop-in, event providing a range of opportunities to gather input from the many participants in this study. Both afternoon and evening sessions are proposed (e.g., 1:30-5 p.m. and 6:30-9 p.m.).

There will not be a formal staff presentation at either session; the format will be largely self-guided. A series of information panels and images of land use options for the study sites will be displayed. Staff also intend to post this information on the study web page in advance of the open house, which will be promoted in the event invitations and notices.

The goals for this event will be largely the same as for the November stakeholder meeting. There will be interactive opportunities to evaluate staff- and stakeholder-prepared land use options for the study sites. Individuals who wish to prepare their own land use option for the OTMH site will also have that opportunity. Staff will be on-hand to answer questions and encourage participation in the interactive elements.

#### Technical Analysis to Final Recommendations

After the December open house, there will be a period of technical analysis, including an assessment of the financial implications of the various land use options, and “facility fit” analyses for the Oakville Arena and OTMH sites.

As outlined in the proposed workflow in Appendix 1, a follow-up stakeholder meeting would be held in early 2013 to review and give feedback regarding the preferred land use option for each site, and their implications and costs.

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A staff report regarding the draft proposed recommended land use option for each of the study sites would then be presented to the Council Subcommittee.

A second drop-in open house would be held prior to the presentation of a staff report with final recommendations to Planning and Development Council.

### **CONCLUSION:**

Staff recommends that this report be received and that comments from the Subcommittee regarding this report be referred to the staff technical committee as input into the completion the South Central Public Lands Study.

### **CONSIDERATIONS:**

#### **(A) PUBLIC**

Staff will continue to invite and encourage the involvement of residents in the South Central Public Lands Study, particularly those living in Wards 2 and 3 in proximity to the study sites.

#### **(B) FINANCIAL**

There are no financial implications related to this report. Future facilities development plans arising from the Parks, Recreation and Library Facilities Master Plan and the South Central Public Lands Study will be subject to more detailed financial analysis and considered as part of the 10 year capital forecast process scheduled for completion in early 2013. Any revenue generated through the sale and/or redevelopment of the surplus sites would need to be considered in the town capital forecast.

#### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The Planning Services and Recreation and Culture departments are working cooperatively on the South Central Public Lands Study, and the implementation of the final Parks, Recreation and Library Facilities Master Plan, as it relates to south central Oakville.

#### **(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- continuously improve our programs and services
- be accountable in everything we do
- be innovative in everything we do

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**(E) COMMUNITY SUSTAINABILITY**

Future land use options will be reviewed to ensure compliance with the Town's sustainability objectives.

**APPENDICES**

Appendix A – Proposed Work Flow for Completion of Study

Prepared by:  
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# South Central Public Lands Study

Proposed Work Flow for Completion of Study  
Q4 2012 → Q1 2013

