



The Corporation of the Town of Milton

Report To:	Council
From:	Jill Hogan, Commissioner, Development Services
Date:	June 20, 2022
Report No:	DS-057-22
Subject:	Town Initiated Official Plan Amendment - Park and Recreation Strategy
Recommendation:	<p>THAT Report DS-057-22, with respect to Town Initiated Official Plan Amendment - Park and Recreation Strategy, be received.</p> <p>AND THAT staff be authorized to bring forward Official Plan Amendment No. 78 in accordance with the draft Official Plan Amendment attached as Appendix A to Report DS-057-22 for Council adoption.</p>

EXECUTIVE SUMMARY

- This report presents a Town initiated Official Plan Amendment for Council approval.
- The purpose of the amendment is to incorporate various updates to the Town of Milton's Official Plan to reflect the revised Park and Recreation Strategy and expand the use of the alternative land conveyance rate to apply to low-density development.

REPORT

Background

On March 22, 2021, through report COMS-002-2021, Milton Council approved an updated Park and Recreation Hierarchy and provision target that will assist the Town in planning for the full spectrum of the community's needs.

The strategy includes a provision target of 1.75 hectares of land per 1000 population for outdoor recreation facilities and park amenities, and will allow the Town to focus on acquiring unencumbered tablelands that are available for a range of uses. The target was confirmed to be reasonable through:

- Review of the Town's provision targets and outdoor facility service levels relative to comparator municipalities;

Background

- Review of targets relative to the Town's past and existing inventory;
- Review and verification of outdoor facility sizes and associated lot coverage factors; and,
- Modelling the outdoor facility needs based on population projections.

The strategy also includes an updated Park and Recreation Hierarchy that allows a range of distinct outdoor uses to be available for existing and future residents. This is especially important in communities like Milton where there is extensive growth within the urban boundary and an increase in intensification projects. The Park and Recreation Hierarchy is intended to strike a balance between providing adequate distribution for new intensification areas while providing adequate facilities and amenities to meet the Town's overall needs. This hierarchy includes lands developed primarily by the Town, such as Community, District and Neighbourhood Parks, as well as Village Squares.

As noted in COMS-002-21 - Park and Recreation Strategy, the proposed Official Plan Amendment (OPA) is required to ensure a consistent policy framework that distinguishes the land requirements for outdoor recreation facilities from other outdoor public uses and passive activities such as active transportation networks, natural heritage systems, urban design features and/or public infrastructure/servicing.

On April 12, 2021, the proposed OPA was presented for public comment at a statutory public meeting. No members of the public attended or provided comment. Staff intended to present the amendment for Council consideration shortly thereafter in May 2021. This date was subsequently delayed to allow for additional stakeholder consultation.

Discussion

The proposed OPA provides for consistency with the updated Park and Recreation Strategy described above and supports the need for suitable, developable lands within the Park and Recreation Hierarchy. The proposed amendment enforces the community benefits made available by other lands for open space and passive, outdoor use by the public through separate provisions.

The proposed amendment also incorporates an updated Park and Recreation Continuum:

- Recreation facilities would consist of those areas that are programmed for the purposes of organized activity (community centres, arenas, baseball diamonds, soccer fields, etc.) including the areas required to support related activities such as parking, services and setbacks.
- Park amenities would include playgrounds, spray pads and skate parks, among other items, that are available for residents' physical activity and social needs.
- When combined with the trail network and open space system features, the continuum as envisioned would provide for the spectrum of the community's needs.



Discussion

Given the infrequency of Official Plan (OP) updates and their associated processes, the draft amendment allows for specific policies, provisions and standards to be established through future updates to the Park and Recreation Strategy. This would give the Town more flexibility in adjusting provision goals and requirements in tandem with intensification and other land use trends.

The amendment also expands the use of the alternative land conveyance rate for low-density residential development, as permitted by the *Planning Act* to be either five percent of the proposed land or one hectare for every 300 dwelling units, whichever is greater. The existing OP already provided for use of the alternative rate for medium and high density. The inclusion of low density as well will provide the Town further flexibility in ensuring the legislated tools available can be utilized to support the standards established by the community.

It should be noted that the Town's broader and more comprehensive update process to the OP (We Make Milton) continues concurrent to this OPA. Town Staff are now exploring and actively engaging on policy options for the "Living in Milton" phase of the project.

Financial Impact

Land acquisition in support of the uses described in the OPA presented in Appendix A can be funded from several potential funding sources depending on the utilization of that land. This can include conveyances under the Planning Act, purchase of property with funds received through the payment-in-lieu of land conveyance, development charges, community benefit charges, or alternate sources as approved through the annual capital budget process, donated lands or lease agreements.

For land conveyance through the *Planning Act*, the Town currently utilizes the alternative rate of 1 hectare per 300 units when the net residential density is greater than 15 dwelling units per hectare. The proposed amendment to the OP to allow for the expanded use of this rate in low density areas (in addition to medium and high density areas) will provide the Town greater flexibility as growth in the Town continues and housing types and design evolve.

Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact:
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Attachments

Appendix A - Official Plan Amendment No. 78

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.