



November 4, 2024

Mayor Rob Burton and Members of Council  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON  
L6H 0H3

Sent via email to [townclerk@oakville.ca](mailto:townclerk@oakville.ca)

RE: **Special Council – November 5, 2024**  
**Item 5.1 | Parks, Recreation and Library Master Plan**

---

The Building Industry and Land Development Association (BILD) acknowledges receipt of Item 5.1, the Parks, Recreation, and Library Master Plan, scheduled for presentation at the Special Council meeting on November 5. On behalf of our Halton members, BILD submits the following comments for consideration.

For this review, BILD engaged Ira Kagan of Kagan Shastri DeMelo Winer Park LLP and Daryl Keleher of Keleher Planning & Economic Consulting (KPEC) to assess the Parks, Recreation, and Library Master Plan. Enclosed, please find a memorandum from KPEC outlining questions and comments on the draft.

BILD notes with some disappointment that we became aware of the Parks, Recreation and Library Master Plan release only through our review of the municipal council agenda, allowing us just two business days to prepare our response. With additional time, we could have provided a more comprehensive submission, with more productive dialogue. We continue to emphasize to Town staff the mutual benefits of early engagement and consultation. As active participants in prior parkland reviews in Oakville, BILD values its role as a key stakeholder and hopes to be consistently included in future discussions. Nonetheless, we appreciate the opportunity to submit these comments. We respectfully request that Council provide us the opportunity to discuss these comments with staff and look forward to their response.

Please feel free to contact the undersigned with any questions or further discussion points.

Kind regards,

Victoria Mortelliti, MCIP, RPP.  
Senior Manager, Policy & Advocacy

CC: BILD Halton Members  
BILD's Review Team

\*\*\*

*The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders'*

*Association. It's 1,200 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.*

November 3, 2024

Memorandum to: Victoria Mortelliti  
BILD

From: Daryl Keleher, MCIP, RPP, Principal  
Keleher Planning & Economic Consulting Inc.

**Re:** Oakville Parks, Recreation and Library Master Plan  
**Our File:** P1090

---

Keleher Planning & Economic Consulting Inc. was retained by BILD to review the Town of Oakville's Parks, Recreation & Library Master Plan, dated October 2024. This memorandum presents questions and comments from my review:

- 1) The Town's 2031 Parks Plan mentioned 1,116 hectares of passive parkland, but the Town's 2051 Parks Plan refers to the Town only having 1,030 hectares of passive parkland. What is the basis for the difference?
- 2) Action #80 of the 2051 Parks Plan considers that the Town could expand the definition of active parkland to "include unconstrained and publicly-accessible lands within the NHS" – is there an indication of how much of the future active parkland needs could be addressed through the inclusion of these lands and what candidate sites may be under consideration?
- 3) The Town's 2031 Parks Plan mentioned 576.22 hectares of active parkland, while the 2051 Parks Plan only identifies 565 hectares. What is the basis for this difference?
- 4) Does the Town have an inventory available for the 179 hectares of secured parkland that is not yet publicly accessible?
- 5) Can a detailed inventory of active, passive and 'secured' parkland by location be provided?
- 6) As the lease for Deerfield ends at year-end 2025, does the Town have information regarding the financial performance of the existing golf course to understand the financial implications from potentially ending the lease?
- 7) Does Deerfield Golf Course count towards active or passive parkland inventory?
- 8) At 565 hectares, the Town's current provision of active parkland (against 2021 population) is 2.64 hectares per 1000, significantly above its target of 2.2 hectares/1000. How has the Town accounted for the 94.7-hectare surplus/excess capacity that exists in the Town in assessing the need for future parkland from growth?
- 9) Does the Town have an anticipated funding source for projects such as the re-imagining of single-pad arenas (page 52)? The Needs to 2051 (page 79) indicate that 2 single-pad arenas will be repurposed, which would imply that two of Kinoak, Maple Grove or Trafalgar Park will be repurposed. Has the Town undertaken a study regarding which sites will be repurposed?

- 10) Action #45 on page 62 of the 2051 Plan identifies that some library branches may be part of multi-stakeholder sites or condominium buildings. Are these expected to be Town leases of retail/commercial space in newly constructed buildings, or would the Town be anticipating another source of obtaining space in new developments (CBCs, etc.)?
- 11) Page 66 (Action #56) shows the Town's planning target for tennis courts, and references "public, club or multi-lined" courts.
  - a) Does the Town have an inventory of publicly available courts and courts available in private clubs?
  - b) Have private clubs been accounted for in establishing that there is a 'sufficient supply of courts south of Dundas Street'?
- 12) Does Action #57 (removal of courts through attrition or conversion) conflict with the suggestion in Action #56 that there is a sufficient supply of courts in South Oakville?