



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 18, 2019

FROM: Commissioner of Community Services, Commissioner of Community Development, and Commissioner of Corporate Services

DATE: February 19, 2019

SUBJECT: **Population Forecasts for Ward 7 and Factors Required to Establish Need for Facilities**

LOCATION:

WARD: 7

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RECOMMENDATION:

That the report from Community Services, Community Development, and Corporate Services Commissions dated February 19, 2019 entitled *Population Forecasts for Ward 7 and Factors Required to Establish Need for Facilities*, be received.

KEY FACTS:

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

- There is a formalized process to identify community needs through the development of a Parks, Recreation and Library Master Plan.
- Provision targets are used to establish facility needs which are based on market driven factors such as demographics, demand and trends. In addition, public input, municipal benchmarks, geographic distribution of existing assets, and past and current circumstances in Oakville are also considered.
- The 2012 provision target set for community centres town-wide was reaffirmed in 2017 as 1 per 45,000 population. The town is currently exceeding that target and will continue to do so in the near term with the recent introduction of new facilities at Trafalgar Park and the opening of South East Community Centre in 2020.
- There are a number of factors that influence the timing and construction of a new facility in the community:
 - Current population levels and growth projections;
 - Availability of funding, land, internal resources;
 - Capacity rates in existing facilities already serving the community; and
 - Future operating impact.

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- The population forecast for North Oakville (Ward 7 and the northern portion of Ward 6) is projected to reach approximately 30,000 people over the next five years (by 2025).
- Recreation programming is provided at 30 indoor and outdoor facilities across the town. The recreation system as a whole is currently operating at 74% capacity, with capacity available in the three northern community centres. With the introduction of Trafalgar Park in 2018, and South East Community Centre in 2020, additional capacity for users is and will be available.
- The 2017 Five Year Review of the 2012 Parks, Recreation and Library Facilities Master Plan confirmed the need for a Sixteen Mile community centre in the future.

BACKGROUND:

During the 2019 budget deliberations, Council directed Planning Services and the Commissioner of Community Services to report back to the March 18, 2019 Planning and Development Council on the population projections made for Ward 7, the actual population today, the projected population growth for the next 5 years and the trigger points required to establish additional facilities in Ward 7.

There is a formalized process to identify community needs through the development of a Parks, Recreation and Library Master Plan. This work is updated every five years. Provision targets are established as part of the Master Plan, based on market driven factors such as demographics, demand and trends. In addition, public input, municipal benchmarks, geographic distribution of existing assets, and past and current circumstances in Oakville are also considered.

There are a number of factors that influence the timing and construction of these identified facilities in the community:

- Current population levels and growth projections;
- Capacity rates in existing facilities already serving the community;
- Expected participation rates;
- Availability of funding, land, internal resources;
- Future operating impact.

The 2012 provision target set for community centres town-wide was reaffirmed in 2017 as 1 per 45,000 population. The town is currently exceeding that target and will continue to have capacity room with the introduction of new facilities at Trafalgar Park and the former hospital lands.

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COMMENT/OPTIONS:

Current and Future Population Forecasts for Ward 7

The Town's Growth Tracking Model is based on a residential forecast study by Watson and Associates, who were retained by the town to assist with forecasting population growth as part of the Livable Oakville Official Plan review in 2015. This forecast is periodically updated by staff using real time building permit data and is automatically adjusted in the model. The population that is shown in Figure 1 includes real time building permit activity to December 31, 2018. The resulting residential forecast from the Town's Growth Tracking Model will vary slightly from other residential forecast studies, such as the DC Background Study. The DC Study follows the methodology prescribed in the Development Charges Act, 1997.

The current estimated population for North Oakville at the beginning of 2019 is 15,320 people. While this estimate is for all of North Oakville, including Ward 7 and the northern portion of Ward 6, growth in North Oakville up to this time has occurred predominantly in Ward 7. This estimate is based on 2016 Statistics Canada Census data plus estimated population growth anticipated from approved residential building permits in North Oakville since that time. The population of North Oakville is expected to grow to approximately 30,000 over the next five to six years.

Figure 1 shows the catchment area of North Oakville for the purpose of this report. Table 1 and Figure 2 illustrate the anticipated population growth for North Oakville up to the year 2025. Figure 3 illustrates the historical population rate tracked to the opening of each community centre.

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Figure 1: Map of North Oakville (shaded area represents “North Oakville”)

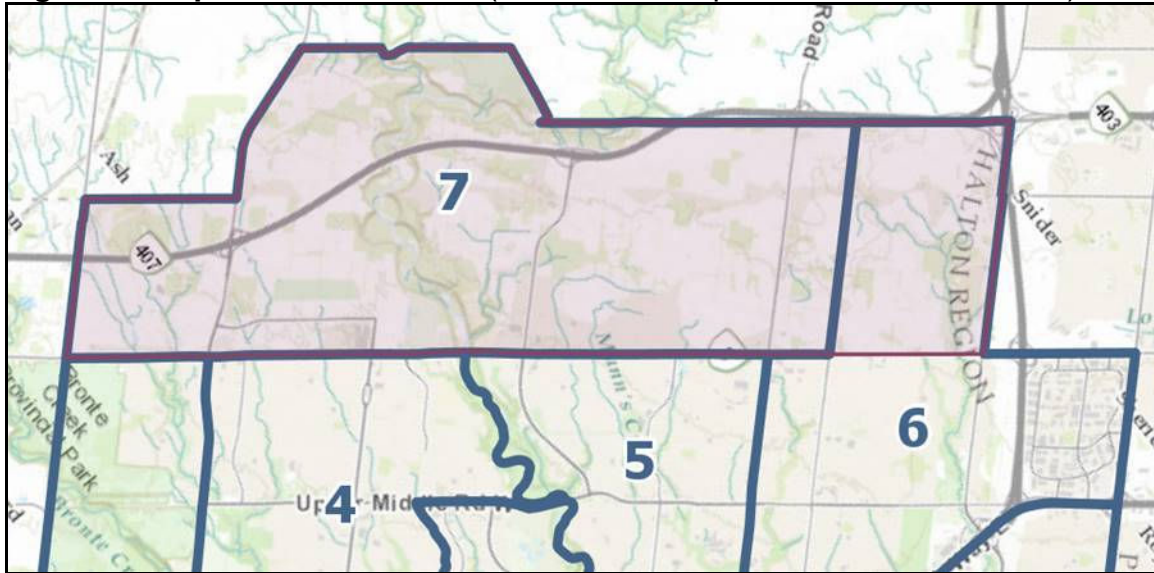


Table 1: Population Forecast for North Oakville

Year	Estimated Population (at beginning of year)
2019 (current population)	15,320
2020	17,700
2021	20,070
2022	22,600
2023	25,280
2024	27,950
2025	30,630

Figure 2: Population Forecast for North Oakville, 2019 to 2025

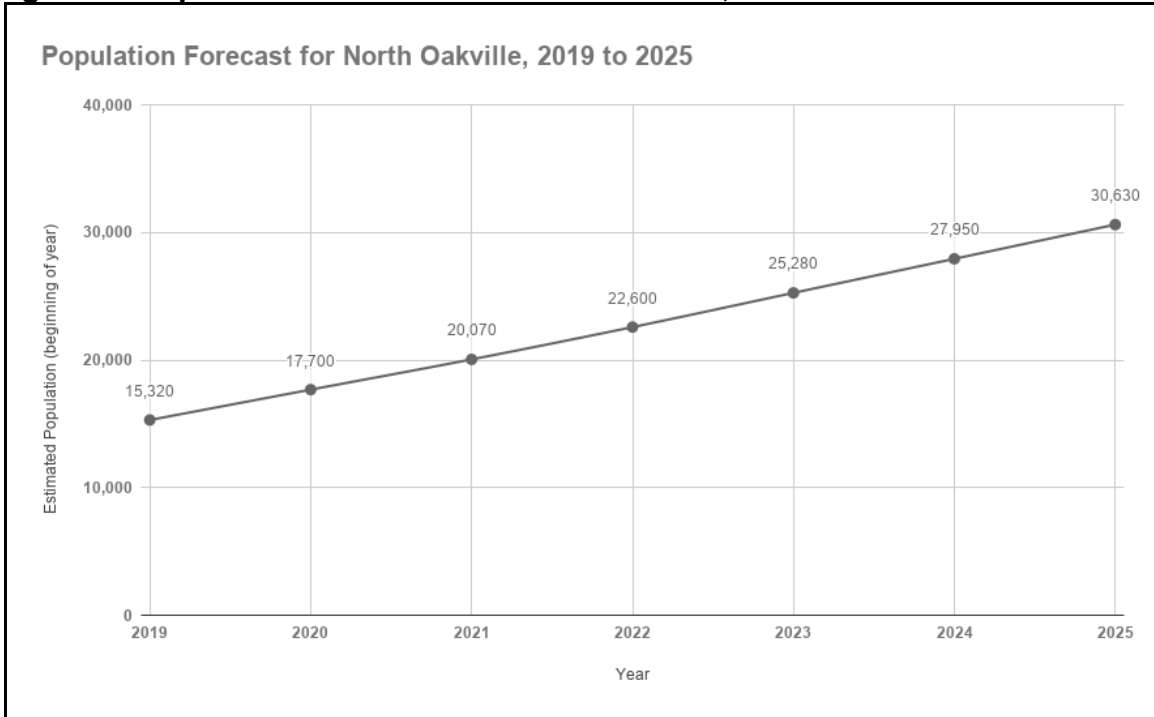
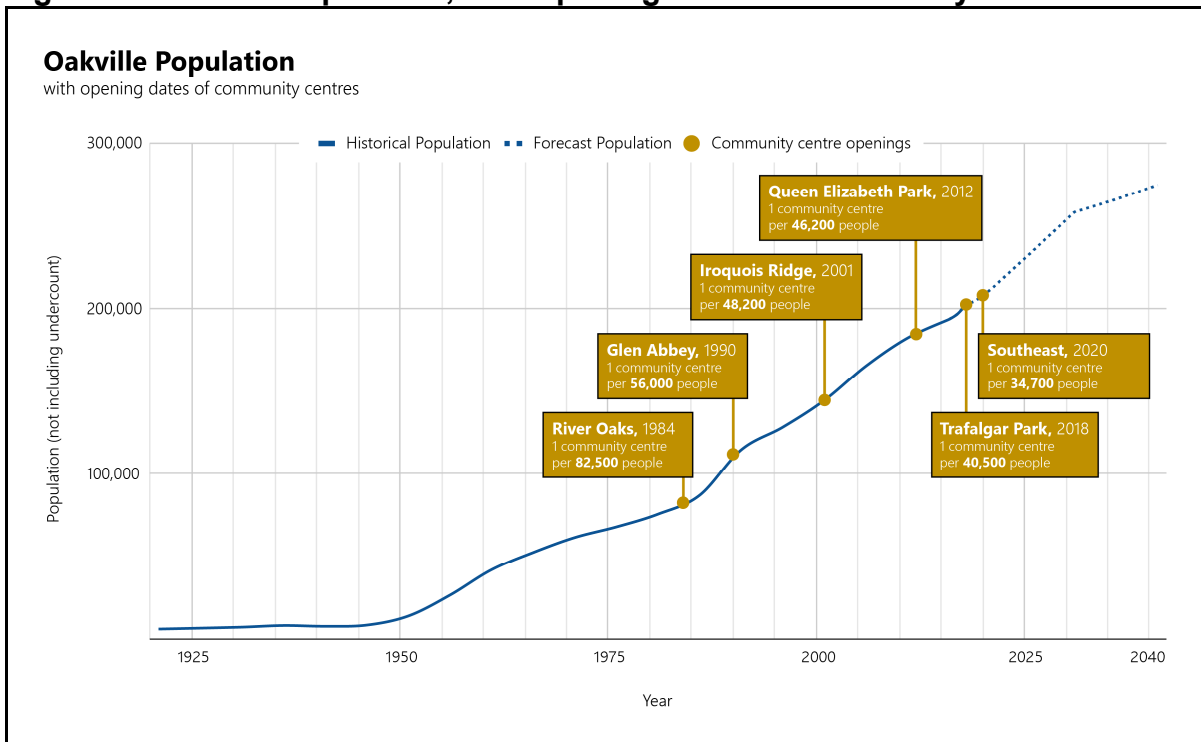


Figure 3: Oakville Population, with opening dates of community centres



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Availability of Funding

The 2018 Development Charges (DC) Background Study identified the Sixteen Mile community centre as a growth related project to be funded 90% from DC's in 2025 – 2026.

The following datasets were referenced to determine the timing and funding availability for the project:

- Halton Region Official Plan (ROP), January 13, 2016
- Halton Region June 2011 Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031;
- Town of Oakville Urban Structure Review, Growth Analysis and Accommodation Overview Report, May 4 2017;
- Town of Oakville Employment and Commercial Review, October 2016;
- 2001, 2006, 2011 and 2016 residential Census data;
- historical residential and non-residential development activity over the past 10 years; and
- 2001, 2006 and 2011 Census employment data.

The projected population increase between 2017 and 2026 in the Development Charges Background Study is 42,360 with new housing units totaling 17,240 over the same timeframe.

The town annually compares actual housing units generating DCs to the projection in the DC Background Study to ensure that there is adequate cash flow available to fund growth projects. Based on analysis done for the 2019 capital budget and forecast, it was determined that there was a shortfall of 2,441 units in 2017 and 2018 when compared to the background study projections. Based on the shortfall to date and the housing projections over the remainder of the time period, it was determined that there would not be sufficient funds available to keep the project timing in line with the DC Study. As a result, construction of the facility was projected for 2028 – 2029 with funds for design in 2027.

The Parks and Recreation DC reserve fund balance is currently negative due to the heavy demand to build parks and recreation facilities to service new residents throughout the town. Development Charges are collected on a town wide basis and are not area specific. They are used to fund growth related projects throughout the municipality based on demands identified in master plans. Funds for each service can only be used to fund projects within that service (i.e. only Parks and Recreation DC's can be used to fund parks and recreation infrastructure). Based on the current capital forecast, the Parks and Recreation DC reserve fund remains in a negative position until 2027. Should population and housing starts increase at a faster rate than currently anticipated, there will be opportunity to review the timing of the

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project. If growth continues to slow, current timing of the project will also need to be adjusted accordingly.

Capacity Rates at Other Facilities

Recreation programming is provided at 30 indoor and outdoor facilities across the town. The recreation system as a whole is currently operating at 74% capacity. There are a number of factors that will influence users on where they will register for programs:

- Geographic location;
- Convenience of schedule to accommodate needs;
- Program and amenity offerings;
- Specific instructors;
- Availability of parking;
- Previous experience; and
- Recommendations from friends.

It must also be noted that there is still capacity room at each of our facilities to accommodate additional users in the near term. Trafalgar Park numbers were not included in this analysis as the community centre opened in the fall of 2018 with limited program offerings. South East Community Centre will be opening in 2020 which will also increase available capacity.

2018 Registered Program Overview

Location	Registrations	Overall Course Capacity	Aquatics Capacity	Camps Capacity	Children's Program Capacity
Glen Abbey Community Centre	9,200	76%	74%	86%	86%
Iroquois Ridge Community Centre	10,500	77%	83%	82%	74%
River Oaks Community Centre	3,200	70%	n/a	78%	77%

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Sixteen Mile Sports Complex	2,300	83%	n/a	63%	90%
QEPCCC	11,500	78%	72%	90%	73%
White Oaks Pool	1,300	63%	63%	n/a	n/a

Attached to this report as Appendix A are Community Centre Heat Maps which highlight where residents who visit each community centre reside within all parts of Oakville. This information demonstrates that residents are regularly using facilities beyond their immediate neighbourhood.

CONSIDERATIONS:

(A) PUBLIC
N/A

(B) FINANCIAL
This report is to be received. There are no financial impacts.

(C) IMPACT ON OTHER DEPARTMENTS & USERS
The Recreation and Culture, Planning and Financial departments collaborated in the development of this report.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS
This report addresses the corporate strategic goal to:
• provide outstanding service to our residents and businesses
• be accountable in everything we do
• be the most livable town in Canada

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APPENDICES:

Appendix A – Heat Maps of Registered Participants at each Community Centre

Submitted by:

Commissioner of Community Services
Commissioner of Community Development
Commissioner of Corporate Services