

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MAY 16, 2016

FROM: Community Development Commission
Community Services Commission
Corporate Services Commission

PD-016-537

DATE: April 29, 2016

SUBJECT: Proposed HDSB High School – Neyagawa Blvd. and Dundas Street West

LOCATION: Dundas St. and Neyagawa Blvd

WARD: 5

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RECOMMENDATION:

That Town staff be authorized to enter into negotiations with the Halton District School Board with respect to the disposition of approximately 2.4 ha of North Park lands to the School Board.

KEY FACTS:

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

- The Halton District School Board has identified the need to develop a High School at the north-west corner of Dundas Street West and Neyagawa Blvd, in accordance with the North Oakville East Secondary Plan;
- The School Board and Town staff have worked extensively together to identify development options that satisfy the objectives of the School Board, NOESP, and the North Park Master Plan;
- The School Board has indicated that they wish to proceed with the purchase of the 3.8 ha parcel of land owned by the Serbian Church.
- The School Board has also indicated that they will need to acquire approximately 2.4 ha of land from the Town's North Park site, in order to accommodate the proposed High School sportsfield.

BACKGROUND:

The North Oakville East Secondary Plan (NOESP), on Figure NOE 2 – Land Use Plan, identifies the lands at the north-west corner of Dundas Street West and Neyagawa Blvd. with an 'Secondary School Site' symbol. This symbol is overlaid on the Dundas Urban Core Area designation. The corresponding policies related to schools in the NOESP are found under subsection 7.7.7, being within Section 7.7 –

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Community Services Strategy. The School policies stipulate that the general locations of school sites are identified on Figure NOE2 - Land Use Plan, and that the Town shall encourage the location of such schools adjacent to parks or other recreation facilities to allow for shared use of facilities.

In 2005, the Town of Oakville retained the services of MJM Architects and PMA Landscape Architects to prepare a master plan for the North Park property. This master plan included the provision of a full community centre with four ice surfaces, aquatic facility, library and meeting rooms. The plan also included for several outdoor sports fields and an on-site stormwater management facility. This master plan formed the basis for the eventual construction of the Sixteen Mile Sports Complex (opened September 2010). In 2010, the Town also completed the installation of two full-size lit soccer fields on the property. Since that time, there have been no other park improvements.

In 2013, the Parks and Open Space Department retained the services of the MBTW Group to assist with the development of a renewed park master plan that would look beyond the park boundaries and develop an appropriate park/school campus to be shared with the planned secondary school.

Over the past 2-3 years, a number of external agencies have approached the Town regarding possible partnerships for both indoor and outdoor recreational amenities. The possible partnerships have included discussions around the following: indoor competitive and recreational aquatic facilities, community centre space, fitness centres, gymnastic facilities, indoor and outdoor soccer facilities, and shared space (indoor and outdoor) with a public secondary school site.

Based on the existing and anticipated growth within North Oakville, the Halton District School Board has identified the need to construct a Public Secondary School in the location of Dundas St. and Neyagawa Blvd., in accordance with the NOESP. The School Board has identified a need to acquire a total of approximately 6.2 ha (15 acres) of land in order to construct a Public High School, associated outdoor playing fields and required parking. In order to fulfil their land need, the Board has indicated that they wish to acquire the entire 3.8 ha parcel of lands owned by the Serbian Diocese, and in addition approximately 2.4 ha of lands from the Town's North Park facility.

The identified location is strategically located next to the Town's North Park, so as to allow for the potential for a school/park campus at North Park. As such, the Town has been working closely with the School Board during the preparation and review of this proposal. The School Board anticipates the school to open in September, 2021.

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The following Figure 1 illustrates the portion of the Town owned North Park lands that would be required by the Halton District School Board.



Figure 1: North Park and Serbian Church lands to be acquired by Halton District School Board.

COMMENT/OPTIONS:

In accordance with Section 7.7.7 (b) of the North Oakville East Secondary Plan, Town staff from the Planning, Parks and Open Space and Recreation and Culture departments have worked closely with the School Board in the evaluation of various development options as to how best to locate a high school and implement the Secondary Plan objectives for this area. A key objective of the Secondary Plan and the North Park Master Plan is to create a campus of community activities that would mutually serve and benefit the High School student population and the general public.

In the evaluation of the various development options with School Board staff, Town staff have been trying to achieve an objective that would allow the High School to locate on a campus with the Arena and fields. As the town does not have sufficient land to accommodate the high school within the north park site, the School Board

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has identified the need to acquire the entirety of the Serbian Church lands as their only viable option. Other factors such as the limitation on the location of the lit outdoor field, concerns with a High School being located at the corner of Dundas St. and Neyagawa Bld., and the ability to achieve a land use that is in conformity with the secondary plan for any lands beyond the school are contributing factors resulting in the School Board deciding upon their final option (refer to Figure 2).

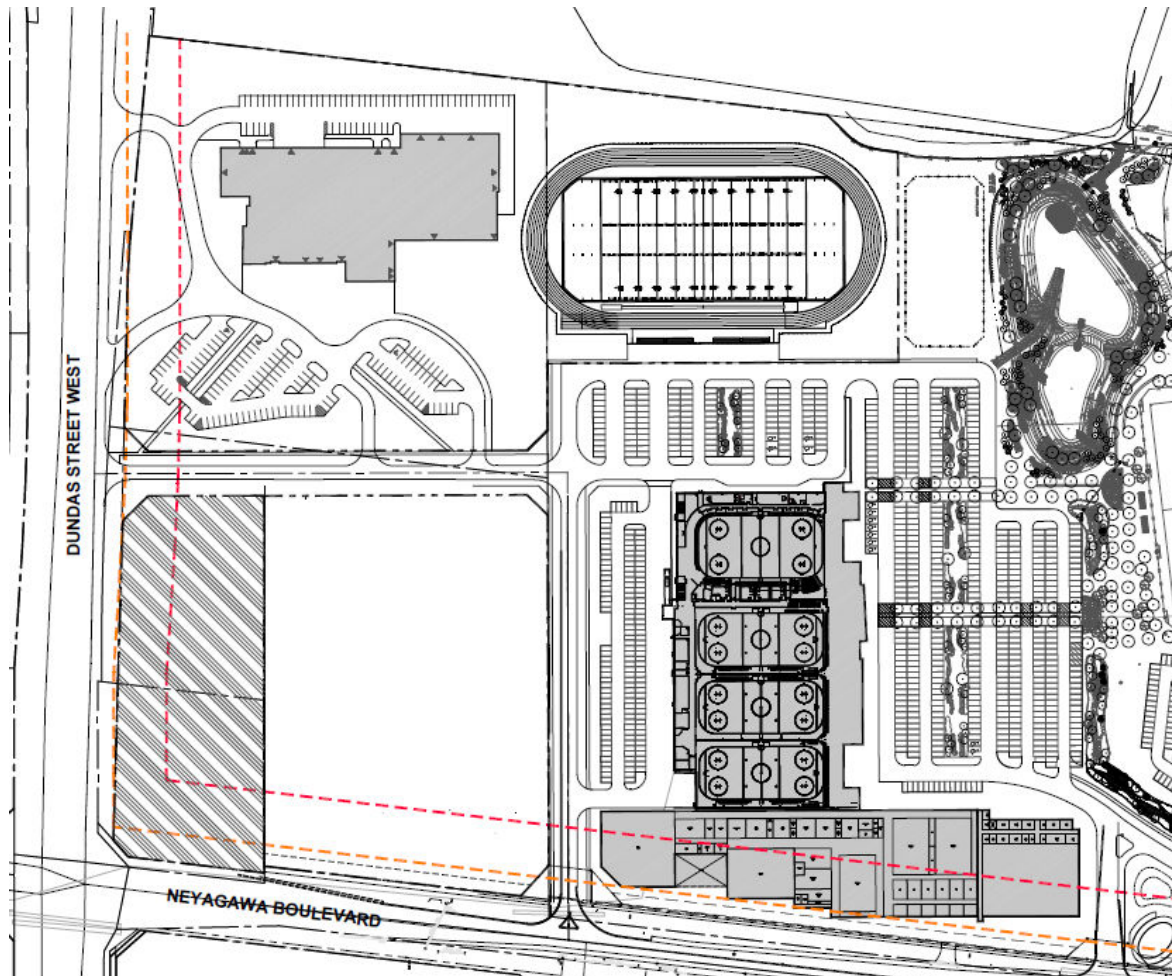


Figure 2: Preferred High School design option

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REQUIREMENTS FOR DEVELOPMENT OF PUBLIC SECONDARY SCHOOL

In order to facilitate the development of a Public Secondary School, the Halton District School Board would be required to undertake a number of initiatives, including:

- Upgrade the existing driveway into the Sixteen Mile Sports Complex off Neyagawa Blvd. to a dedicated public road;
- Design, construct and finance their proportionate share of a new roadway from Dundas St., along the easterly limit of the subject lands to accommodate a future public road with limited access to Dundas St.;
- Apply for and obtain zoning approval for the School site, including the necessary updates to the environmental and functional servicing study reports;
- Apply for and obtain the necessary Regional access/servicing permits.

CONCLUSION

The development of a High School by the Halton District High School at the north-west corner of Dundas Street West and Neyagawa Blvd. would implement the objectives of the North Oakville East Secondary Plan and the North Park Master Plan, and would allow for the development of a needed educational facility to service the growing population of North Oakville. The initiation of the development process by the School Board would require the lands to be rezoned and to go through the site plan approval process, which would address all development-related and infrastructure requirements, such as road construction, access issues and the provision of water and wastewater services. The acquisition of the requisite public and private lands will occur through the School Board's and the Town's land acquisition and disposal protocols.

CONSIDERATIONS:

(A) PUBLIC

The development of the High School site will be required to be rezoned, which is a public process.

(B) FINANCIAL

The disposition of the Town owned lands will be undertaken in accordance with the town's land disposition policies and procedures. It is noted that the Sixteen Mile Creek Sports Complex land was funded primarily through development charges and while the town had owned the land it was valued at highest and best use, being residential, and appropriate charged to development charges at that rate. It is the town's expectation that a sale to the HDSB would be consistent with this approach.

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(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Town's Parks and Open Space, and Recreation staff will continue to be involved in the design details of High School.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The proposed development conforms with the sustainability goals and objectives of the Livable Oakville Plan.

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