

Parks and Environment Committee

Meeting No. 11
Meeting Date Wednesday, November 28, 2007
Start Time 9:30 AM
Location Committee Room 2, City Hall

Contact Dela Ting, Acting Administrator
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PE11.3	NO AMENDMENT			Ward: All
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Alternative Parkland Dedication By-law

City Council Decision

City Council on December 11, 12 and 13, 2007, adopted the following motion:

1. City Council authorize the City Solicitor to introduce a Bill to amend Municipal Code, Chapter 415, Development of Land, to provide for the Official Plan alternative parkland dedication rate of 0.4 hectares per 300 units that will be applied to proposals for residential development and for the residential portion of mixed-use development in the parkland acquisition priority areas identified in Attachment 1 to the report (November 14, 2007) from the General Manager, Parks, Forestry and Recreation, and in accordance with Official Plan policies.

(Staff Presentation)

(November 14, 2007) Report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

The Parks and Environment Committee recommends that Council:

1. authorize the City Solicitor to introduce a Bill to amend Municipal Code, Chapter 415, Development of Land, to provide for the Official Plan alternative parkland dedication rate of 0.4 hectares per 300 units that will be applied to proposals for residential development and for the residential portion of mixed use development in the parkland acquisition priority areas identified in Attachment 1 to the report (November 14, 2007) from the General Manager, Parks, Forestry and Recreation, and in accordance with Official Plan policies.

Financial Impact

The alternative Parkland Dedication By-law will have a financial impact through cash-in-lieu parkland dedication payments through the alternative rate structure. Details of this financial

impact are being assessed and will be included in a report to the Parks and Environment Committee after the first quarter of 2008.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Summary

The City of Toronto Official Plan introduced a new city-wide alternative parkland dedication policy in 2005. Although in effect, the alternative parkland dedication policy has not been applied to date in accordance with a two year transition period implemented at the time of approval to permit residential development applications in the “pipeline” ample opportunity to reach the building permit stage and to fulfil park levy obligations under the Official Plan terms of the former municipalities. The two year transition period expires at the end of 2007 and this report recommends the adoption of an Alternative Parkland Dedication By-law for January 1, 2008 to enact the Official Plan policy.

The Alternative Parkland Dedication By-law will apply to residential development in the residential portion of mixed use development in areas of the City where parkland acquisition priority areas have been identified.

Background Information

Staff Report from General Manager, Parks, Forestry and Recreation
(<http://www.toronto.ca/legdocs/mmis/2007/pe/bgrd/backgroundfile-8852.pdf>)
Attachment 1(a) Parkland Acquisition Priority Areas
(<http://www.toronto.ca/legdocs/mmis/2007/pe/bgrd/backgroundfile-8925.pdf>)

Additional Communication (City Council)

- (December 10, 2007) from Jason Park, Fraser Milner Casgrain LLP (PE11.3.1)

Speakers

Brian Rutherford, Manager, Parks and Recreation Planning
Paul Bain, Manager, Planning

Submitted Wednesday, November 28, 2007

Councillor Paula Fletcher, Chair, Parks and Environment Committee