

Amendment to Municipal Code, Alternative Parkland Dedication

Date:	June 13, 2008
To:	Parks and Environment Committee
From:	Brenda Librecz, General Manager, Parks, Forestry and Recreation
Wards:	Ward 8 – York West
Reference Number:	

SUMMARY

This report recommends amending Municipal Code Chapter 415, Development of Land, Article III, Conveyance of Land for Park Purposes, Schedule “A”, Maps 1(a), A-1 & A-4, to include an area in the vicinity of Black Creek, Finch Avenue and Keele Street that was mistakenly omitted from the 2007 by-law.

RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation recommends that the City Solicitor be authorized to introduce a Bill to amend Municipal Code, Chapter 415, Development of Land, Article III, Conveyance of Land for Park Purposes, Schedule A, Maps 1(a), A-1 & A-4, to include the area in the vicinity of Black Creek, Finch Avenue and Keele Street as shown on Attachment 1.

Financial Impact

The Alternative Parkland Dedication By-Law allows the City to require additional parkland dedication on applicable residential developments in identified areas of the city, including cash-in-lieu of parkland dedication payments. Financial impacts relate to cash-in-lieu parkland dedication payments through the alternative rate structure. The magnitude of this financial impact is being assessed and will be included in a report to the Parks and Environment Committee in the fall of 2008.

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

DECISION HISTORY

At its meeting of December 11, 12 and 13, 2007, City Council adopted Parks and Environment Committee Item 11.3 which recommended the enactment of a by-law to create a higher (alternate) rate of parkland dedication in identified areas of the city.

By-law No. 1420-2007, being a by-law “to amend Municipal Code Chapter 415, Development of Land, to provide an alternate rate for the conveyance of land for park purposes as a condition of residential development” was enacted on December 13, 2007 to implement PE11.3.

At its meeting of April 28 and 29, 2008, City Council adopted the following motion: “The General Manager, Parks, Forestry and Recreation, be requested to report on recommendations with respect to the area bounded by Murray Ross Parkway to the north, Black Creek Ravine to the west, Finch Avenue to the south, and Keele Street to the east, to the Parks and Environment Committee for its meeting of July 4, 2008, as it relates to the alternate parkland dedication rate by-law.”

COMMENTS

Staff have reviewed the area bounded by Murray Ross Parkway to the north, Black Creek Ravine to the west, Finch Avenue to the south, and Keele Street to the east.

The review has identified that this area was to have been identified as a parkland acquisition priority area on the map that formed part of report PE 11.3 and the related by-law adopted by City Council in December, 2007. The omission of this area (and some additional lands to the north) was a mapping error.

Attachment 1 to this report shows the area that should have been included as a parkland acquisition priority area.

The 2007 staff report identified parkland acquisition priority areas across the City for the application of the alternative parkland dedication rate. The staff report outlined the process for the identification of such areas, which included a combination of both a “top down” approach based on the Official Plan’s outlook on urban structure and growth areas and a “bottom up” review of anticipated development and associated population change within each of the City’s districts with Community Planning staff in the City Planning Division. Parkland acquisition priority areas were identified through mapping as well as through textual references (e.g., Avenues as defined by the Official Plan).

This area was to have been included on the basis that anticipated growth of residential population appears sufficient to impact existing parkland service levels, i.e. local parkland provision levels will be pushed into one of the two lowest local parkland provision levels relative to the rest of the city. The area was omitted from the original map by mistake.

This omission should be corrected through an amendment to the maps 1(a), A-1 & A-4 attached as Schedule “A” to Municipal Code Chapter 415. Including this area is consistent with the intent, process and findings of the work undertaken to identify parkland acquisition priority areas for the Alternative Parkland Dedication Rate By-law (By-law #1420-2007).

This will affect the lands located north of Finch Avenue and west of Sentinel Road which are the subject of a current rezoning application. The intensification proposal by El-Ad Group is to add 1,116 residential units.

NEXT STEPS

The City Solicitor be authorized to introduce a Bill at City Council to amend Municipal Code, Chapter 415, Development of Land, Article III, Conveyance of Land for Park Purposes, Schedule A, Maps 1(a), A-1 & A-4, to include the area in the vicinity of Black Creek, Finch Avenue and Keele Street as shown on Attachment 1.

CONTACT

Neil Zaph, Director, Strategic Services, Tel: 416-395-6065, Fax: 416-392-8565, Email: nzaph@toronto.ca

Brian Rutherford, Manager, Strategic and Service Planning, Strategic Services, Tel: 416-392-8179, Fax: 416-392-3355, Email: brutherf@toronto.ca.

SIGNATURE

Brenda Librecz,
General Manager, Parks, Forestry and Recreation

ATTACHMENTS

Attachment 1– Proposed Amendment to Parkland Acquisition Priority Areas

ATTACHMENT 1

Area to be subject of amendment to Municipal Code, Chapter 415, Development of Land, Article III, Conveyance of Land for Park Purposes, Schedule A, Maps 1(a), A-1 and A-4.

