

Alternative Parkland Dedication Rate - Supplementary Report

Date: July 11, 2022

To: Executive Committee

From: General Manager of Parks, Forestry and Recreation and Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

At its meeting on July 12, 2022, Executive Committee will consider a report related to the Alternative Parkland Dedication Rate. The report includes recommended amendments to the City of Toronto Municipal Code and the Parkland Dedication By-law as well as associated amendments to the Official Plan.

The report recommends a phased approach to the implementation of a new alternative parkland dedication framework, including interim re-enactment of the City's current alternative parkland dedication by-law in 2022, continued analysis and engagement through early 2023 and presentation of final recommendations in the second quarter of 2023.

This supplementary report recommends modified amendments to the Official Plan that add a new policy required to address the parkland rates for lands designated transit-oriented communities as required by the recent legislative changes in Bill 109. The remainder of the parkland policies in the Official Plan remain in their current form.

RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation and Chief Planner and Executive Director, City Planning recommend that:

1. City Council amend the Official Plan substantially in accordance with Official Plan Amendment 588 City-wide Alternative Parkland Dedication Rate, in Attachment 1 to this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Parkland Dedication By-law as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from this report.

DECISION HISTORY

In November 2017, Council adopted a report 'Parkland Strategy: Preliminary Report', which provided an overview of the Strategy and the preliminary analysis undertaken to improve the methodology for measuring park provision across the Toronto.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX29.3>

In November 2017, Council adopted a report 'Review of the City's Alternative Parkland Dedication Rate under Section 42 of the Planning Act', which provided background analysis and rationale for updating the City's alternative parkland dedication framework to better respond to the realities of development trends in Toronto.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX29.4>

In November 2019, Council adopted the Parkland Strategy as Toronto's parks planning framework and directed staff to report back on the advancement of the Parkland Strategy every five years, and to use the Parkland Strategy to inform the development of local-level parks plans, prioritization of land acquisition for parks, the review of development applications and preparation of planning studies, and strategic partnerships to support the parks system.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX10.3>

In June 2021, Council received a report 'Bill 197 and Growth-Related Funding Tools Update'. The report provided an update on the City's approach to the legislative requirements set out in Bill 197 for municipal growth funding tools and outlined a work plan to deliver updated City bylaws for Council consideration in Q2 2022.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX24.4>

In July 2021, Council received the report 'Planning Act (Section 42) Reserve Funds Statement, 2016-2019', which provided documentation of contributions, spending and financial activity associated with cash-in-lieu of parkland dedication payments secured through Section 42 of the *Planning Act* for the fiscal years 2016 to 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX25.24>

In May 2022, Council received the report 'City of Toronto Review of Bill 109: More Homes for Everyone Act, 2022', which provided commentary and recommendations with respect to the legislative changes introduced in Bill 109. City Council expressed its concerns that Bill 109 received Royal Assent before the stated commenting period of April 29, 2022 expired and requested further consultation with the Province such that

the City can fully understand and analyze the impact of any proposed changes comprehensively, including the cumulative financial impacts.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH33.11>

COMMENTS

The Province of Ontario has introduced legislative changes to the *Planning Act* which require the City to review and update three of its growth-related funding tools, including the Alternative Parkland Dedication Rate.

Late in the process of developing and consulting on the updated alternative parkland dedication framework, the Province introduced legislation, Bill 109, *More Homes for Everyone Act*, which made further changes to the parkland dedication legislative framework in the *Planning Act*.

At its meeting on July 12, 2022, Executive Committee will consider a report related to the Alternative Parkland Dedication Rate. The report recommends the interim re-enactment of the City's current alternative parkland dedication by-law in 2022 in anticipation of further analysis and consultation and presentation of a new parkland dedication framework in the second quarter of 2023. In accordance with provincial legislation, the City must adopt a parkland dedication by-law before September 18, 2022, to be able to apply an alternative parkland dedication rate.

This supplementary report recommends a modified Official Plan Amendment (OPA) to ensure a scoped re-enactment of the current alternative parkland dedication policy framework. The draft OPA in Attachment 1 to this report includes one new policy to implement the parkland dedication requirements for lands designated transit-oriented communities pursuant to the Transit-Oriented Communities Act, an addition required to reflect Bill 109's changes to the *Planning Act*. The remainder of Official Plan policy related to alternative parkland dedication will be unchanged at this stage.

A parkland dedication approach that more directly links growth with parkland provision, linking people with parks, is needed. Subsequent to City Council's consideration of these reports, staff will undertake further analysis and consultation and will present a recommended new parkland dedication framework in 2023.

CONTACT

Paul Farish, Manager, Planning, Parks Development & Capital Projects, Parks, Forestry and Recreation Division, 416-392-8705, Email: Paul.Farish@toronto.ca

SIGNATURE

Janie Romoff
General Manager

Parks, Forestry and Recreation

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment 588

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Provided under separate cover