



MEMORANDUM

TO: Chair and Members of the Community and Corporate Affairs Committee

FROM: Kevin Okimi, Manager of Parks and Open Space

DATE: December 19, 2019

MEMORANDUM NO.: MEM-RP-2020-0001

RE: Parkland Dedication Bylaw Amendment

PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to advise Council of a proposed by-law amendment to implement the changes to the Parkland Dedication bylaw approved in April of 2019.

BACKGROUND:

In 2017, Council approved amendments to the Parkland Dedication Bylaw to bring it into conformance with changes made by the Province through Bill 73. This work was completed with Monteith Brown Planning Consultants and Thomson Rogers, the Town's legal counsel for development projects.

In November 2018, Council approved Bylaw 2018-0068 which implemented a temporary cap of \$11,000 per unit on Medium /High Density cash in lieu of parkland dedication rates for key intensification areas until the end of 2019, in order for staff to bring forward further recommendations from the results of the consultant study on medium and high density parkland dedication requirements.

In April 2019, Council approved the update to the Parkland Acquisition Study which included making the temporary cash in lieu (CIL) of parkland cap on Medium/High Density developments permanent, with the authority to review the cap on an annual basis delegated to the Commissioner of Recreation and Parks.

COMMENTS:

As part of the Parkland Acquisition Study Update in 2020, staff will be undertaking a more comprehensive review of the Official Plan, Parkland Dedication Bylaw and procedures based on the reports completed and approved by Council.

However, due to the changes made by the province through Bill 108, there remains uncertainty as to the new regulations for parkland dedication which have delayed the more comprehensive review. The current cap of \$11,000 per unit for Medium Density/High Density developments in the key infill and brownfield areas expired on December 31st 2019, meaning that any new developments would be charged the full amount of CIL of parkland. Staff feel that the current cap of \$11,000 per unit is still a reasonable rate given market conditions and other municipal comparators.

The final regulations regarding parkland dedication from the Province have not been issued at this time, and are expected to be released sometime in the first quarter of 2020. Once they are released, staff will need to time to review them in consultation with staff from Planning and Development and Corporate Services, as well as our legal counsel to determine what effect the new regulations will have on our existing policies. In light of the timing of this review, staff has prepared an amending bylaw to make the cap permanent as approved by Council in April of 2019. The amending bylaw will be brought forward to Council at the next Council meeting and is attached as Appendix A.

CONCLUSION:

Staff recommends that the current cap on CIL of parkland remain in place in the Parkland Dedication By-law first approved in 2018. Staff will report back on the next stages of the broader review of the Official Plan and bylaw when further details from the Province are known. The amendment of the current parkland dedication bylaw will implement Council's previous resolution until the detailed review can be completed.

Reviewed and approved by,

A handwritten signature in black ink, appearing to read "Warren Harris".

Warren Harris, Commissioner of Recreation and Parks

A handwritten signature in black ink, appearing to read "Brent Marshall".

Brent Marshall, Chief Administrative Officer