



Parkland Dedication By-law & Marketing the Corridors

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Why do we need a Parkland Dedication By-law?



1. The Town does not currently have a Parkland Dedication By-law. The Town currently relies on an Official Plan policy that references the 2% or 5% Planning Act requirement, and provides for an alternative parkland conveyance of 1 ha:300 dwelling units. **Staff typically apply the 5% requirement or cash-in-lieu (CIL) equivalent.**
2. The enactment of Bill 73, which introduced a lower maximum “alternative requirement” for parkland CIL, being calculated at 1ha:500 units as opposed to the current 1ha:300 units as per the Town’s Official Plan policy.
3. Within the Urban Centres, the By-law introduces an appropriate tool to recognize and collect different forms of parkland that are more urban-focused.

Comparison: Parkland Dedication Approaches



Parkland Conveyance based on a 350-unit apartment development on a 1 hectare site with a land value of \$5 million per hectare:

Conveyance Option	5% of Land	1ha:300 Units	Areas outside Urban Centres ↓ 1ha:500 Units	Areas inside Urban Centres ↓ 0.7ha per 1,000 residents, capped at 25%
Land	0.05 ha	1.2 ha	1.2 ha (still based on 1ha:300 units)	0.25 ha
Notes	Status Quo	Recommended Outside Secondary Plan Area	Not Recommended	Recommended Inside Secondary Plan Area
Cash-in-Lieu (CIL)	\$250,000	\$5,833,333	\$3,500,000	\$1,250,000
Notes	Status Quo	"Alternative Rate" as per Planning Act. Not Recommended	Recommended Outside Secondary Plan Area (reduced from Bill 73)	Recommended inside Secondary Plan Area

Outside the Urban Centres



- The proposed By-law includes the requirement of an amount of land at a rate of 1ha per 300 dwelling units, and a CIL rate of 1ha per 500 dwelling units (as opposed to the previous 1ha:300 units). This is consistent with the requirements of Bill 73.
- Therefore, Bill 73 does not effect the amount of physical land dedicated, but it **does effect (reduce) the amount of CIL that the Town receives.**
- This generally impacts high density development the most, because high density development typically opts for CIL option (a product of land availability and dense development).
- It would only effect developments if a developer opts to pay CIL rather than a physical land contribution.



Inside the Urban Centres

- We know that we need to find ways of incentivising development along our corridors (NBLC, BILD, industry feedback, Council’s Strategic Priority). This can be done by reducing “soft costs” such as parkland dedication requirements/fees.
- As part of the “Marketing the Corridors” initiative, the proposed By-law is a sophisticated tool which *“provides an incentive to facilitate, or at least not frustrate, new, higher density forms of residential development within the identified Urban Centres in in order to achieve the objectives of Town, Regional and Provincial policy objectives and directives”*.
– The Planning Partnership memorandum, March 29/16
- This “Marketing the Corridors” strategy involves three main elements:
 - reducing** the amount of parkland required by the municipality,
 - capping** the amount of parkland conveyed to the municipality per application, &
 - accepting** more urban forms of parkland that previously would not have accepted: urban squares/plazas, pocket parks, sliver spaces and pedestrian mews.



Urban Square (strata)



Pocket Park



Sliver Space

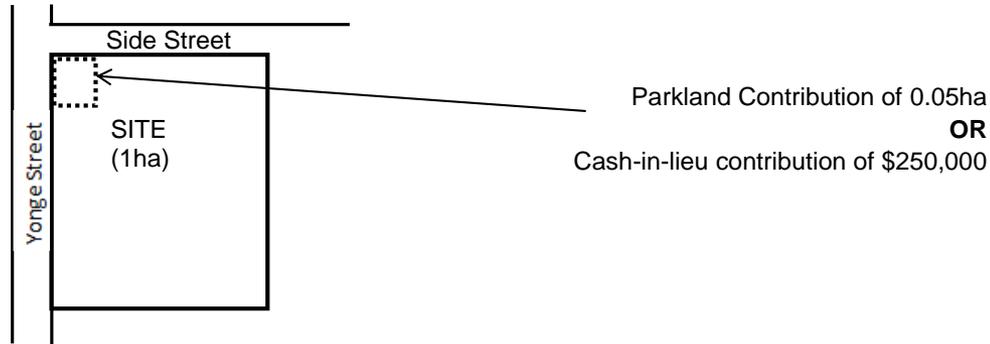
Inside the Urban Centres

Target and cap

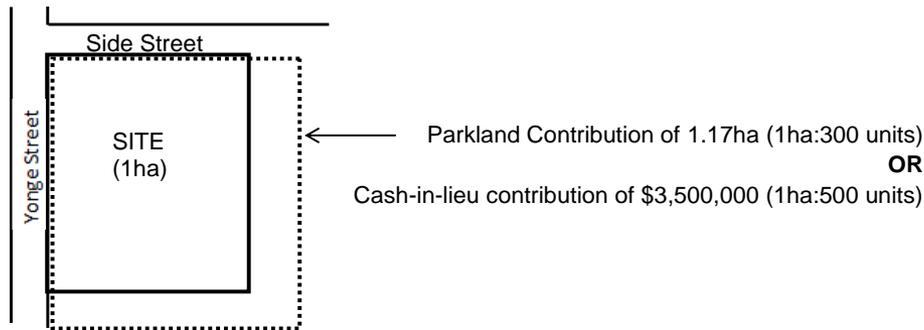


- This “Marketing the Corridors” strategy requires a parkland contribution calculated at **0.7ha per 1000 people**, but introduces a **cap of 25%** of the development lands.
- This is an accepted target found in other urban contexts.
- Provides an appropriate **balance** of physical land for an urban parks system and collects a competitive level of CIL that encourages intensification.

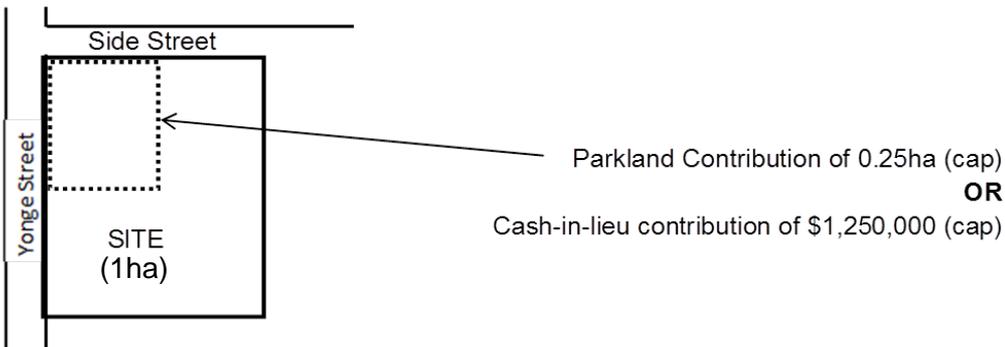
Comparison of Approaches within the Urban Centres



1. Land Dedication or Cash-in-Lieu at 5% of Developed Land (Status Quo)



2. Land Dedication at 1ha:300 units, or Cash-in-Lieu at 1ha:500 units

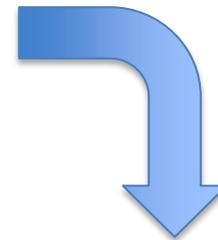
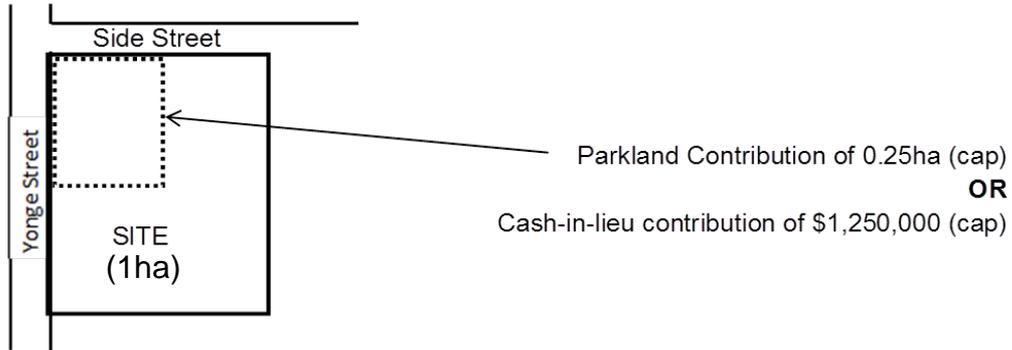


3. Land Dedication Rate at 0.7 hectare per 1000 people, capped at 25% ("Marketing the Corridors")

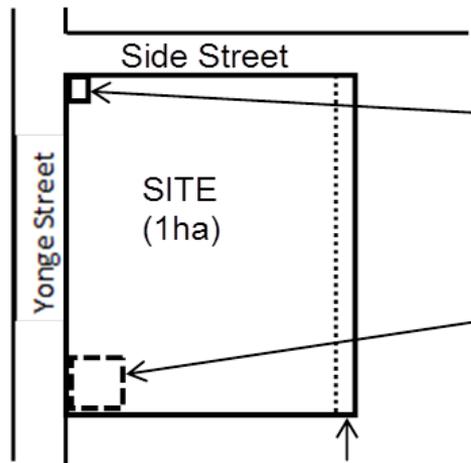
Marketing the Corridors: A Case Study



This case study involves a 350 unit apartment development proposal on a 1 hectare site in the Urban Centres with a land value of \$5 million per hectare.



How is the physical land expressed on a site?



Use i – Urban Square or Plaza & CIL

Urban Square or Plaza, Pocket Park or Sliver Open Space with a minimum frontage of 7.5m and a minimum area of 75 sq m. Would also require \$1,245,625 representing the difference between the 25% capped area and the land conveyed for the 75 sq m small urban park.

Use ii – 7.5% Neighbourhood Park & CIL

7.5% of total developable site (750 sq m). Would also require \$875,000 representing the difference between the 25% capped area and the land conveyed for the 750 sq m Urban Park.

Use iii – 6m wide Pedestrian Mews & Possible CIL

Pedestrian Mews having a minimum width of 6m. If the total area conveyed for the mews is at least 2,500 sq m, no CIL is required. If it is below 2,500 sq m, CIL is required for the difference.

Also, \$CIL to cover the balance.

Parkland Shortfall & Need for Review



- From a quantitative perspective, it is acknowledged that there will be a Town-wide 10.5ha deficiency in parkland by 2031 (as per the Parks Policy Development Manual and Secondary Plan) and the By-law relies on residents within the Urban Centres also being served by Community & Town Parks located outside the Urban Centres.
- From a qualitative perspective, a smaller, well positioned and properly designed park can have more positive community impact than an underutilized larger park space. The proposed By-law provides for these opportunities.
- The By-law provides an **incentive-based** approach within the Urban Centres, and therefore proposes to review the portions of the By-law that are specifically subject to the Urban Centres Secondary Plan every 3 years.

Overall Financial Comparison: Status Quo vs. Marketing the Corridors Approach



10-Year Parkland Dedication Contribution Forecast:

5% rate (Status Quo)	0.7ha:1,000 residents, capped at 25% (Marketing the Corridors)
\$3,321,472	\$16,607,359

Other Important Sections of the Draft By-law



In addition to providing a more appropriate approach regarding parkland dedication, the new draft By-law provides:

- i. a provision for issuing parkland credits;
- ii. a process for determination of value;
- iii. a framework for eligible projects for cash in lieu; &
- iv. exemptions from parkland dedication.

Previous Parkland Dedication By-law



A previous draft By-law was prepared in May, 2015 which proposed a gradual phasing in of a 1ha:300 dwelling units parkland standard on a Town-wide bases, as per the Planning Act maximum.

However, it did not:

- speak to the various specific park typologies found in urban contexts;
- provide a means of accepting such typologies as parkland;
- address the requirements of Bill 73.

The currently proposed By-law addresses these issues.

Proposed Next Steps



June 20, 2016 (today) – Committee of the Whole adopt recommendation for staff to post the draft By-law on the Town’s website for 30 days to receive public and stakeholder comments.

June 27, 2016 – Council approve minutes of June 20 Committee of the Whole.

June 28 to July 28 – Draft By-law posted on Town’s website.

August 29, 2016 – Staff report back to Committee of the Whole with a final parkland dedication By-law for Council’s consideration.