

Public Meeting

Official Plan Amendment for Parkland Dedication Policies

July 15, 2025



Background

- City initiated Official Plan Amendment to update the Parkland Dedication policies.
- Planning Act allows municipalities to require land (or payment) for parks as a condition of development.
- Bill 23 changed the Planning Act to reduce the alternative parkland dedication rate and cash-in-lieu of parkland rates.
- To use alternative rates, must have enabling policy in the Official Plan.

Purpose and Effect

- Ensure that the City's Official Plan is in conformity with the Planning Act.
- Policy 7.8.1 of the Official Plan is proposed to be deleted and replaced with a new Policy 7.8.1 to enable the use of the alternative rate and update the parkland dedication rates.
- The OPA applies City-wide.

Existing Official Plan Policy

The *City* will require parkland dedication from *development* applications in accordance with the Planning Act and the following formulae:

- a) 5% of the residential *development* application lands are to be dedicated for park or other recreational purposes, or at the rate of one hectare for each 300 dwelling units, whichever is greater;
- b) 2% of land proposed for *development* for commercial or industrial purposes; and
- c) cash-in-lieu of parkland dedication may be required to the value of the land otherwise required to be conveyed.
- d) When cash-in-lieu of parkland dedication is required for residential *development*, the value is based on a maximum rate of 5% or one hectare per 500 dwelling units, whichever is greater.

Proposed Official Plan Policy

In accordance with the Planning Act and the City's Parkland Dedication By-law, the City will require the conveyance of land for park or other public recreational purposes, or payment in lieu of such conveyance, as a condition of *development* or redevelopment, subdivision approval or consent at the rate of:

- a) For residential purposes, the greater of the following shall be conveyed to the City for parkland:
 - i) a portion of the land area not exceeding 1 hectare per six hundred (600) net residential units proposed as part of the *development* or redevelopment; or
 - ii) five-percent (5%) of the total area of the land.

Proposed Official Plan Policy

(continued)

- b) For residential purposes, in lieu of the conveyance of land, the City may require a payment-in-lieu of a land dedication equivalent to the value of 5% of the land area, or the alternative rate as set out in the Planning Act for cash in lieu payments;
- c) For commercial or industrial purposes, a portion of the land and/or payment in lieu equivalent to the amount not exceeding 2% of the total area of the land being developed.

Next Steps

- Comment review
- Recommendation to City Council Fall 2025