

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 15, 2022

Item 1, Report No. 8, of the Committee of the Whole (Working Session), which was adopted, as amended, by the Council of the City of Vaughan on February 15, 2022, as follows:

***By approving the change of the wording in the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated February 9, 2022, from “subject to” to “taking into consideration”, to read as follows:***

1. ***That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated February 9, 2022, be approved taking into consideration the following amendments:***
  1. That Consideration 46 and Consideration 23 of the Parkland Dedication Guideline, as outlined in Attachment 1, be amended to clarify that the City supports dual uses on underground storm facilities whereby parks are located on the surface;
  2. That within Greenfield developments, such dual uses are not necessarily required to be transferred by way of condo plan as the City will likely own the asset through fee simple;
  3. That passive recreational uses such as trails and sitting areas approved by staff be given full parkland credit through the *Planning Act* dedication requirements;
  4. That Consideration 24 and Consideration 25 of the Parkland Dedication Guideline, as outlined in Attachment 1, be amended to state that Vaughan supports providing full parkland credits for POPS as well as Strata ownership; and
  5. That staff provide clear and measurable guidelines to assess these passive recreational amenities and POPS and Strata from a parkland dedication *Planning Act* perspective.

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#### 1. PARKLAND DEDICATION GUIDELINE STUDY

The Committee of the Whole (Working Session) recommends:

1. That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated February 9, 2022, be approved, subject to the following amendments:

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 15, 2022

#### Item 1, CW(WS) Report 8– Page 2

1. That Consideration 46 and Consideration 23 of the Parkland Dedication Guideline, as outlined in Attachment 1, be amended to clarify that the City supports dual uses on underground storm facilities whereby parks are located on the surface;
  2. That within Greenfield developments, such dual uses are not necessarily required to be transferred by way of condo plan as the City will likely own the asset through fee simple;
  3. That passive recreational uses such as trails and sitting areas approved by staff be given full parkland credit through the *Planning Act* dedication requirements;
  4. That Consideration 24 and Consideration 25 of the Parkland Dedication Guideline, as outlined in Attachment 1, be amended to state that Vaughan supports providing full parkland credits for POPS as well as Strata ownership; and
  5. That staff provide clear and measurable guidelines to assess these passive recreational amenities and POPS and Strata from a parkland dedication *Planning Act* perspective;
2. That the confidential recommendations of the Committee of the Whole (Closed Session) meeting of February 9, 2021, be approved;
  3. That confidential Communications C1 and C6, be received.
  4. That the staff presentation and Communication C2, presentation material, entitled “*Parkland Dedication Guideline Study*”, dated February 9, 2022, be received; and
  5. That the comments and communication of the following speaker be received:
    1. Ira Kagan, Kagan Shastri LLP, Upjohn Road, Toronto, representing BILD, and Communication C5, dated February 7, 2022.

#### Recommendations

1. THAT staff develop a new Parkland Dedication By-law using the considerations presented and discussed, and report back before the end of Q2 2022 with final recommendations and a new by-law for Council’s consideration and approval.

## Committee of the Whole (Working Session) Report

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**DATE:** Wednesday, February 9, 2022

**WARD(S):** ALL

**TITLE:** PARKLAND DEDICATION GUIDELINE STUDY

**FROM:**

Vince Musacchio, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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### **Purpose**

To present the results of the Parkland Dedication Guideline Study (the “Study”) prepared by staff and the project consultant, The Planning Partnership, for Council’s consideration as staff prepare a new Parkland Dedication By-law.

### **Report Highlights**

- Changes to the Planning Act regarding parkland dedication and the collection of community benefits (Section 37) require the City to have a new Parkland Dedication By-law in place by September 2022;
- The Parkland Dedication Guideline Study is a comprehensive project to support development of a new by-law and includes 54 considerations developed with input from internal and external stakeholders as well as a jurisdictional scan of GTA municipalities (Attachments 1 and 2);
- An on-line survey was conducted between April 19 to May 3, 2021 to engage Vaughan citizens with approximately 300 residents participating/responding;
- The Study will assist the City in achieving its parkland goals through a process that includes principles and objectives of fairness, equity, consistency and transparency; and
- Key items for consideration include: providing more certainty for parkland dedication through the development approvals process, prioritizing land dedication over payment of cash-in-lieu, permitting off-site parkland dedication at the City’s discretion; consideration of new park typologies, and new financial model for acquisition of land, park enhancements, and park redevelopment.

## **Recommendations**

1. THAT staff develop a new Parkland Dedication By-law using the considerations presented and discussed, and report back before the end of Q2 2022 with final recommendations and a new by-law for Council's consideration and approval.

## **Background**

### **Provincial legislative changes necessitate a review and update of current Parkland Dedication policy and procedures by September 2022**

Changes to the *Planning Act* relating to parkland and the new community benefits charge regime were initiated with Bill 108, the *More Homes, More Choice Act, 2019*, which received Royal Assent on June 6, 2019. The original amendments proposed through Bill 108 were subsequently amended through Bill 138, the *Plan to Build Ontario Together Act, 2019* and Bill 197, the *COVID-19 Economic Recovery Act, 2020*, with the Province giving municipalities until September 18, 2022 to implement the legislative and administrative changes necessary to transition to the new framework including a new Parkland Dedication By-law.

Section 42 of the *Planning Act* was amended to include the right to appeal the City's parkland dedication by-law or amendment that provides for an alternative rate. The legislative changes also include notice requirements for the passing of a parkland dedication by-law, the minimum interest rate that would apply to a refund provided by a municipality in the event of a successful appeal of an applicable by-law to the Tribunal, and requirements that a municipality provide reports to the public regarding the 'special account' for specific parkland revenues (cash-in-lieu of parkland). The City will continue to retain the ability to require that land be conveyed for park or other public recreational purposes as a condition of development and the amount of land to be conveyed will continue to be determined by applying a 'standard rate' or an 'alternative rate' of parkland provision to be included in the new Parkland Dedication By-law.

### **The City retained The Planning Partnership to lead the Study to provide a comprehensive analysis of existing policies and procedures, stakeholder consultations, and jurisdictional scans of other municipalities**

In May 2020, the City retained consulting firm The Planning Partnership to lead the Study process. The Study includes the review, research and analysis of the City's existing parkland conveyance policies and procedures, and presents a series of ideas and concepts for consideration which will assist the City in the implementation of a revised approach towards parkland dedication in an effort to meet the City's parkland objectives and planned urban structure to 2051.

The Study includes the following four goals:

1. To provide a **comprehensive document** for dedication, payment and use of cash-in-lieu;
2. To provide a **set of guidelines** for consideration that incorporate best practices for dedication, payment, and the use of cash-in-lieu;
3. To ensure that the **guidelines are responsive** to the needs of existing communities and areas of growth; and
4. To provide direction to **address long-term needs** with changes to land needs allowing for flexibility in parks design and use.

The Study builds upon the City's existing cash-in-lieu policies and by-laws and considers the use of community benefits associated with cash-in-lieu funding, dedication protocols, standards and best practices, conveyance requirements, valuation, credits, exemptions, and other matters of interpretation identified under Bill 108, 138 and 197. The Study is integrated with other Corporate projects and initiatives, and will inform the upcoming Community Benefit Charges Strategy and By-law and will have policy implications with respect to the upcoming Vaughan Official Plan Review.

**The Study was divided into 5 distinct tasks with the results being presented in this report for Council's consideration leading to development of a new Parkland Dedication By-law**

- **TASK 1: CURRENT STATE ANALYSIS – Q3 2020  
(COMPLETE)**
  - *Phase I – Background Review: Real Estate, Finance & Parks Planning Data*
  - *Phase II – Background Review: Planning and Corporate Documents*
  - *Phase III – Benchmark Study*
- **TASK 2: RESEARCH AND PRINCIPLE FRAMEWORK – Q4 2020  
(COMPLETE)**
  - *Phase I – Identification of Best Practices*
  - *Phase II – Analysis Study & Report*
  - *Phase III – Principle Framework*
- **TASK 3: FIRST DRAFT AND CONSULTATION STRATEGY - Q1 2021  
(COMPLETE)**

STAKEHOLDER CONSULTATION – Q2-Q3 2021  
**(COMPLETE)**
- **TASK 4: FINAL GUIDELINE REPORT AND PRESENTATION – Q4 2021  
(COMPLETE)**

- TASK 5: FINAL PRESENTATION – Q1 2022

A link to the final consultant's Study is appended as Attachment 1, and a tabular summary of the Study considerations and staff analysis is appended as Attachment 2.

### **Previous Reports/Authority**

[Committee of the Whole \(Working Session\) December 2, 2020](#)

[Staff Communication – Committee of the Whole \(2\) December 7, 2021](#)

### **Analysis and Options**

**Stakeholder and community consultation was conducted to provide input into the Study including consultation with the development industry, public consultation and survey, and discussions with Members of Council.**

The project team met with the York Chapter of the Building Industry and Land Development Association (BILD) on November 4, 2020, July 22, 2021, October 13, 2021 and November 23, 2021 to solicit input on the review of municipal best practices and current trends within the development industry and to provide an update on the progress and work completed to date on the Study. The themes, issues and feedback presented by BILD at these meetings and subsequently provided in writing to the project team are included in Section 3.3 of the Study (Attachment 1). Overall themes pertaining to the transparency, flexibility, fairness and predictability of the City's Parkland Dedication Process and Practices were identified as key priorities by the development community.

Following the Committee of the Whole (Working Session) held on December 2, 2020, staff prepared an on-line survey which ran from April 19 to May 3, 2021. Approximately 300 residents participated in the on-line survey. The City advertised the online workshop through City social media channels, digital signboards, Councilor e-letters and e-mail distribution. The results of the on-line survey, and the following public feedback are summarized in Section 3.2 of the Study. Overall themes of accessibility, connectivity, the desire for a variety of park types and sizes along with the need for parks within urban areas were identified by respondents.

Interviews with the Mayor and Members of Council were completed June 9 to June 28, 2021 to receive input on the current parkland dedication process, to identify existing issues or gaps being experienced with parkland dedication in the City and to identify potential approaches that could be considered by the project team in the Study. Overall, there was general agreement that the considerations and concepts in the Study need to be very clear and must find the right balance between achieving a great parkland system for Vaughan, and the financial feasibility of new development, both in a

traditional greenfield context, and within the City's identified Strategic Growth Areas. A summary of these discussions is included in Section 3.1 of the Study.

**To acquire the land needed to meet parkland targets for greenfield and intensification areas to 2051, the City will need to utilize alternative financial tools and other innovative approaches.**

The 2018 update to the Active Together Master Plan (ATMP), the City's strategic plan for parks, recreation and libraries, was approved by Council on May 23, 2018. The ATMP identifies a parkland provision rate of 2 hectares for every 1,000 residents which will be a challenge for the City to achieve based on current and anticipated population projections and existing tools in place for parkland dedication within the *Planning Act* alone.

Utilizing the 2 ha/1000 resident target rate, and with a projected population of approximately 569,000 residents (York Region projection for Vaughan to 2051), the City will require approximately 1,090 ha of parkland. Of the 1,090 ha of parkland required, 746 ha is existing parkland, leaving an additional 344 ha of parkland need to meet the City's parkland objectives. Of this amount, approximately 212 ha of city-wide parkland and 41 ha of urban parkland within Strategic Growth Areas will need to be acquired, with approximately 91 ha to be conveyed through the development approval process for Traditional Residential/Greenfield Communities. A map showing Vaughan Growth and Intensification Areas is appended as Attachment 3.

**The Study includes 54 considerations for developing a new Parkland Dedication By-law that will assist the City in achieving its parkland goals**

The following themes are identified in the Study for the City to consider while developing a new Parkland Dedication By-Law and for providing more certainty through the development approvals process with regard to parkland dedication requirements. A complete tabular listing of all 54 considerations is included in Attachment 2 along with City staff analysis and rationale associated with each consideration. Approximately 90% of the 54 considerations are supported or partially supported by staff with the remaining 10% of considerations not recommended for consideration at this time.

Key themes emerging from the Study include:

- **Broadening the Definition of Parkland**  
Refining the definition of parkland to include both active and other non-intensive recreational activities, including lands for passive recreation and the appreciation/enjoyment of nature (e.g. trails) will assist in meeting the ATMP parkland target to provide sufficient parkland for the City's residents up to 2051. A more fulsome list of recreational opportunities and the associated land base

requirements for passive recreation and activities for the enjoyment and appreciation of nature should be considered as contributing towards parkland dedication for the City, subject to certain criteria.

- **Off-Site Parkland Dedication Opportunities**

Off-site parkland dedication opportunities will help the City increase the supply of parkland city-wide which will assist in achieving the overall parkland target of 2ha/1000 residents. Situations where off-site dedication may be considered appropriate would be subject to certain criteria, including but not limited to:

- The land proposed for parkland dedication is considered acceptable, in accordance with City requirements
- The proposed parkland dedication is located within identified priority parkland locations, as established by the City
- The land value of the off-site dedication is equal to the on-site parkland dedication requirements, either in absolute per hectare land cost or the amount of land to be dedicated
- Other criteria to be established by the City

- **Parkland within the Greenbelt and Oak Ridges Moraine Area**

The City may also choose to consider the dedication or acquisition of unconstrained lands (located outside of the Natural Heritage System and/or lands considered Hazard Lands) that are within the Greenbelt or the Oak Ridges Moraine Area. This will require further consideration and updates to the policy framework with the City's current Official Plan and will require additional analysis including defining acceptable parameters and circumstances when dedication of these lands to the City may be deemed appropriate or desirable.

- **New Park Typologies in Greenfield Communities**

The City may want to consider additional types of park spaces to meet identified ATMP parkland needs and community interests, and to provide additional flexibility for parkland considerations during the policy planning and development approval stages. New park typologies to consider, subject to further review and criteria, include:

- Eco-Parks that support environmental education and nature-related recreation
- Parkettes to support the social fabric within traditional greenfield residential communities by providing parkland within a 5-minute walk from home

- **Parkland within Strategic Growth Areas**

Strategic Growth Areas within the City will accommodate higher and denser forms of development through significant residential intensification. In these locations, land area and development sites are limited in size which places land



at a premium and significantly more expensive than other locations. Parkland opportunities for consideration in Strategic Growth Areas, subject to further review and criteria, include:

- Designating a 20% Gross Land Area parkland requirement within a comprehensively planned intensification area
- Strata Parks where parkland dedication is provided to the City in a stratified ownership arrangement with appropriate considerations for the stratified land value, development/operational constraints and lifecycle cost implications
- POPS (Privately Owned Public Spaces) and other smaller public realm spaces that are currently outside of the City's consideration for parkland dedication credit but important to augment the urban parkland system

- **Financial Considerations and Cash-in-Lieu of Parkland**

It is suggested that the City require land dedication as the first priority to meet ATMP parkland objectives, with cash-in-lieu of parkland to be considered where no reasonable alternative exists, including the off-site dedication of land elsewhere in the City. The use of cash-in-lieu funding should be prioritized at the City's discretion to support the acquisition of additional land and/or the completion of park enhancements or park redevelopment to meet the City's parkland objectives. In addition, the City may consider:

- Establishing a Land Bank as a financial measure to ensure land is available for public parkland purposes as the City continues to urbanize and intensify over time
- Exemptions and/or Reductions in Parkland Dedication requirements for certain categories of land use or development, such as school sites, hospitals, seniors housing, affordable housing or other category of land use that would be defined as providing a public benefit
- Continuing to require parkland dedication for commercial and/or industrial land uses in the amount of 2% of Gross Land Area and for all other land uses (not including commercial, industrial or residential) in the amount of 5% of Gross Land Area, unless otherwise exempt

**A comprehensive financial review and analysis was undertaken by the consultant as part of the Study process and a draft financial model prepared as a mechanism for helping achieve the City's parkland objectives to 2051**

With an understanding of lands needs as the City grows to 2051, costs are distributed across the City's projections for new growth to determine an appropriate cash-in-lieu rate that will be required to achieve the City's parkland goals. The City's current Cash-in-Lieu of Parkland By-law 205-2012 last updated in 2012 includes a fixed cash-in-lieu of parkland alternative rate at \$8,500 per unit.

A key component of the study includes a review and consideration of the tools and mechanisms municipalities can use to achieve long-term parkland goals. A financial model will be proposed to explore opportunities for the use of cash-in-lieu of parkland for land acquisition, park enhancements, and park redevelopment. This financial model is being completed in alignment with the new Development Charge and Community Benefit Charge study currently underway by Finance. Based on the current \$8,500 fixed unit rate, approximately only 37% of parkland funding needs for land acquisition, enhancements and redevelopment would be met.

**The next steps for this project include development of a new Parkland Dedication By-law that will build upon existing parkland policies and input received from the results of this Study**

Staff from Legal Services, with support from a variety of City departments, will use the results of the Study to develop a draft Parkland Dedication By-law. The Province has given municipalities until September 18, 2022 to implement the legislative and administrative changes necessary to transition to the new policy framework including have a new Parkland Dedication By-law in place. Staff will plan to report back to Council before the end of Q2 2022 with final recommendations and a new by-law for Council's consideration and approval.

**Financial Impact**

The *Planning Act* contains provisions whereby a municipality can enact a by-law requiring, as a condition of development or redevelopment, the conveyance of land for park or other recreational uses or receive cash-in-lieu of a dedication of land. In addition to land acquisition, cash-in-lieu of parkland contributions can be used for other purposes permitted within the *Planning Act* such as site servicing, site development and in some instance's rehabilitation and repairs for parks or for other public recreational purposes, at the discretion of the City.

There is no financial impact as a result of this report. However, staff will review and propose and update to the per unit cash-in-lieu charge as part of the new Parkland Dedication By-law. The current fixed unit rate has not been updated since 2012 and is no longer sufficient to meet the City's parkland goals and objectives.

**Broader Regional Impacts/Considerations**

The Region of York Official Plan policies, which focus on the designated Centres and Corridors, directs that open spaces shall consist of active and passive spaces, meeting places/urban squares and areas for community gardening. These policies also require that the Regional Greenlands System be protected and enhanced to include pedestrian-accessible green spaces and passive parks, where appropriate, and requires that

secondary plans shall include provisions for an urban public realm, including passive and active parks and meeting places, such as urban squares, which incorporate art, culture, and heritage, and that contribute to a sense of place and clear identity.

## **Conclusion**

The results of the Study process will support the City in establishing a new Parkland Dedication By-law. The Study includes 54 considerations developed with input from internal and external stakeholders, including the larger community and the development industry, as well as a jurisdictional scan of GTA municipalities. Developing a new Parkland Dedication By-law by September 2022 is important for meeting Provincial requirements and to provide the City with clear and predictable tools for achieving the City's parkland goals to 2051. Final recommendations and a new Parkland Dedication By-law will be brought back for Council's consideration before the end of Q2 2022.

**For more information**, please contact: Martin Tavares, Manager, Parks and Open Space Planning, Extension 8882

## **Attachments**

1. [Parkland Dedication Guideline Study and Appendices](#) (linked due to size; Appendix I to Appendix VII on the Parkland Dedication page)
2. Tabular Summary of Study Considerations
3. Vaughan Growth and Intensification Areas Figure

## **Prepared by**

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Martin Tavares, Manager, Parks and Open Space Planning, Extension 8882  
Jamie Bronsema, Director, Parks Infrastructure Planning and Development, Extension 8858

## **In Consultation With**

Caterina Facciolo, Deputy City Solicitor, Planning and Real Estate Law, Extension 8662  
Nelson Pereira, Manager, Development Finance, Extension 8393  
Brianna Clace, Project Manager, Development Finance, Extension 8284  
Paul Salerno, Director, Real Estate Services, Extension 8473  
Nancy Tuckett, Director, Development Planning, Extension 8407  
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**Approved by**



Vince Musacchio,  
Deputy City Manager,  
Infrastructure Development

**Reviewed by**



Nick Spensieri, City Manager

**Tabular Summary of Considerations: Parkland Dedication Guideline Study**

	<b>Category</b>	<b>Consideration</b>	<b>Staff Recommendation</b>	<b>Staff Comments</b>
1	Meeting the City's Parkland Target of 2 ha/1000 people	<i>It is suggested that the City refine the definition for "Active Parkland" to include a more fulsome list of recreational opportunities, including non-intensive recreational activities, thereby including lands for passive recreational pursuits and the enjoyment of nature.</i>	Partial Support	This will provide additional flexibility and opportunities to meet parkland needs for the City and its future population. However, site specific considerations will be factored during review to ensure the City will not be receiving encumbered lands.
2	Meeting the City's Parkland Target of 2 ha/1000 people	<i>It is suggested that the City continue to utilize the Active Parkland Target of 2 hectares for every 1,000 people established in the Active Together Master Plan. To achieve that target the City consider utilizing the following acquisition tools:</i> <ul style="list-style-type: none"> <li>• <i>The Parkland Dedication/Cash-in-lieu provisions of the Planning Act;</i></li> <li>• <i>The Community Benefits provisions of the Planning Act;</i></li> <li>• <i>Public acquisition;</i></li> <li>• <i>Land exchanges;</i></li> <li>• <i>Donations, gifts, bequests;</i></li> <li>• <i>Lease arrangements with other public agencies; and</i></li> <li>• <i>Other methods, deemed appropriate by the City.</i></li> </ul>	Support	This will help to achieve future parkland needs. The current 2018 ATMP target of 2.0 ha/1000 residents is expected to be difficult to achieve based on current and anticipated population projections. The target will not be achievable solely through parkland dedication provisions in Section 42 of the <i>Planning Act</i> . This reality necessitates consideration of other tools as outlined in this Study in order to achieve the ATMP target.
3	Meeting the City's Parkland Target of 2 ha/1000 people	<i>On-site parkland dedication is the preference of the City, however, where an on-site land dedication is not feasible, it is suggested that the City consider off-site parkland dedication opportunities in order to augment its supply of parkland and as a way of achieving its parkland target. Where an off-site land dedication is considered appropriate by the City, the land area of the off-site parkland dedication should be subject to the following criteria:</i> <ul style="list-style-type: none"> <li>• <i>The City may consider an off-site dedication of land where the land proposed to be dedicated is acceptable as parkland dedication, in accordance with the City's requirements;</i></li> <li>• <i>The City should establish priority locations within the City that will be the focus for off-site parkland dedication opportunities;</i></li> <li>• <i>The Land Value identified for the required parkland dedication from the proposed development site is equal to the Land Value of the off-site land dedication site, either in absolute per hectare land cost, or the amount of land to be dedicated; and,</i></li> <li>• <i>An off-site parkland dedication should be to the satisfaction of the City.</i></li> </ul>	Support, subject to additional work and analysis	Staff support this consideration, subject to an update to the City's Official Plan, as well as the establishment of criteria and parameters where this may be permissible.
4	Meeting the City's Parkland Target of 2 ha/1000 people	<i>It is suggested that the City consider the dedication, or acquisition of unconstrained lands (not a natural heritage feature, or considered to be Hazard Lands) that are within the Provincial Greenbelt, or the Oak Ridges</i>	Support, subject to an update to the City's Official Plan	Staff support this consideration, subject to an update to the City's Official Plan as well as the establishment of criteria and parameters where this may be permissible.

	<u>Category</u>	<u>Consideration</u>	<u>Staff Recommendation</u>	<u>Staff Comments</u>
		<i>Moraine Area of the City for the purposes of public parkland. Parkland dedication of unconstrained lands within the Greenbelt and/or the Oak Ridges Moraine should be to the satisfaction of the City. It is recognized that this consideration may require an update to the City's park planning documents</i>		
5	Establishing a Context Appropriate Parkland System	<p><i>It is suggested that the City amend its park planning documents and incorporate the following Eco Park typology into its parkland hierarchy for implementation through off-site parkland dedications:</i></p> <ul style="list-style-type: none"> <li>• <b>Eco Park</b> &gt;3 ha Eco Park spaces support environmental education, interpretation and nature-related recreation. Eco Park spaces include opportunities for linear and passive recreation and provide an ecological relief from the more urban environments in Vaughan.</li> </ul> <p><i>Eco Park spaces may accommodate specialized events and amenities and will attract users from across the City. Where possible, Eco Parks should be considered to co-locate with other park opportunities that can more appropriately accommodate active recreation facilities. It is crucial to note that the Eco Park typology does not replace the need for a full suite of urban and more traditional suburban park typologies throughout the City. Eco Parks are an opportunity to augment the City's robust park hierarchy – not replace it.</i></p>	Support	Staff support this consideration, subject to the establishment of criteria including emphasizing co-locating eco-parks with tableland parks which can accommodate the necessary active recreational facilities that cannot be located within eco-park areas.
6	The Park Hierarchy for the Traditional Residential Communities	<p><i>It is suggested that the City amend its park planning documents and incorporate the following parkland hierarchy for implementation through the planning and development of its Traditional Residential Communities and Delineated Greenfield Residential Communities. It is expected that the majority of the Delineated Greenfield Areas will also be subject to, and implemented through comprehensive Secondary Plans:</i></p> <ul style="list-style-type: none"> <li>• <b>Regional Parks</b> &gt;15 ha Regional Park spaces support larger cultural, recreational and entertainment events, such as festivals and tournaments, as well as uses listed for District Park spaces. Regional Park spaces should accommodate specialized events and amenities and are expected to attract users from across the City.</li> <li>• <b>District Parks</b> &gt;5 ha District Park spaces support a variety of recreational and athletic interests with amenities, such as sports fields and courts, large skateboard parks, outdoor skating facilities, field houses,</li> </ul>	Support	This consideration, specifically, the establishment of a parkette park typology, will provide added flexibility to the provision of parkland spaces within traditional greenfield/residential communities.

	<u>Category</u>	<u>Consideration</u>	<u>Staff Recommendation</u>	<u>Staff Comments</u>
		<p>picnic shelters, off-leash dog areas and water play facilities. District Park spaces are typically co-located with Community Centres, where possible. District Park spaces may accommodate specialized events and amenities may attract users from across the City or District.</p> <ul style="list-style-type: none"> <li>• <b>Neighbourhood Parks</b> .75 to 5 ha Neighbourhood Park spaces support a balance of active and passive uses, such as playgrounds, skate zones, play courts, unlit sports fields and social gathering spaces. Neighbourhood Park spaces may be coordinated with school sites, where possible. Neighbourhood Park spaces serve a local community located within a 10-minute walk of the park space.</li> <li>• <b>Parkettes</b> .20 to .75 ha Parkette spaces are recommended for instances where a Neighbourhood Park space is not necessary, but local-level facilities (e.g., playground, waterplay, seating) are required to serve a nearby development. These spaces are not suitable for large features such as sports fields. Parkettes support the social and cultural fabric of the community located within a 5-minute walk of the park space.</li> </ul>		
7	The Urban Park Hierarchy for Strategic Growth Areas	<p>It is suggested that the City amend its park planning documents and incorporate the following Urban Parkland Hierarchy for implementation through the planning and development of its Strategic Growth Areas. It is expected that the majority of these Strategic Growth Areas will also be subject to and implemented through approved Secondary Plans:</p> <ul style="list-style-type: none"> <li>• <b>Public Commons</b> .75 to 2 ha Public Common spaces are the social and recreational focal points of a neighbourhood. They typically meet the needs of the local community, and in some instances, accommodate City-wide facilities. Public Common spaces support a balance of active and passive uses. Public Common spaces should be coordinated with school sites, where possible.</li> </ul> <p>Public Common spaces should accommodate special features that add visual interest and contribute to placemaking, including locations for public art. Public Common spaces are intended to serve community users who are generally within a 10-minute walking distance (approximately 800 metres).</p> <ul style="list-style-type: none"> <li>• <b>Urban Squares</b> .25 to 1 ha Urban Square spaces support neighbourhood-oriented social</li> </ul>	Partial support.	<p>Staff partially support portions of this consideration. The Public Commons Park typology warrants further consideration as it will add flexibility in public parkland spaces within Strategic Growth Areas.</p> <p>Urban Squares are deemed unnecessary as this is duplicating an existing park typology (Public Squares) which are currently permitted in VOP 2010. The minimum size of a Public Square is 0.20 ha.</p> <p>Promenades are only public realm open space elements that support active transportation functions. This typology is not parkland. As such, the provision of parkland dedication credit is not supported by staff, however, the provision of these spaces to offer connections between anchor public parks spaces is supported in order to create a comprehensive network of publicly accessible and publicly owned park spaces.</p>



	<u>Category</u>	<u>Consideration</u>	<u>Staff Recommendation</u>	<u>Staff Comments</u>
		<p>opportunities, as well as city-wide entertainment and cultural events depending on their size and location. Urban Square spaces may include public art, small outdoor game areas, seating areas and places to eat, as well as street-related activities such as vendor and exhibit space. Urban Square spaces are intended to serve community users who are generally within a 5-minute walking distance (approximately 400 metres).</p> <ul style="list-style-type: none"> <li>• <b>Promenade</b> Promenades are substantial linear spaces that are located between adjacent building facades and the adjacent road right-of-way. Promenades are between 5 and 25 metres in width, with an average width along its length of 15 metres. Promenades are typically used to enhance the pedestrian experience along with highly activated at-grade retail spaces. Promenades are typically only located along one side of the street, and are continuous along the length of the block. Promenades may include public art, small outdoor game areas, seating areas and places to eat, as well as street-related activities such as vendor and exhibit space.</li> </ul>		
8	The Urban Park Hierarchy for Strategic Growth Areas	<p>It is suggested that the City amend its park planning documents and add to the Urban Parkland Hierarchy a number of Other Urban Park Spaces. In addition, the City may consider recognizing these Other Urban Spaces as contributing to the required parkland dedication within any development proposal within the City's Strategic Growth Areas, subject to an understanding of their individual contribution to the overall urban parkland system. Other Urban Park spaces are described as follows:</p> <ul style="list-style-type: none"> <li>• <b>Connecting Link</b> A Connecting link is an outdoor or indoor walkway that may be lined with small stores, restaurants and cafés. A Connecting Link is a minimum of 4 metres in width, and may be substantially wider. When enclosed, the floor to ceiling height should be a minimum of 7 metres. Although a Connecting Link is intended to enable pedestrians to travel through the community quickly and easily, many are destinations unto themselves with seating, restaurant and retail frontages.</li> <li>• <b>Pocket Parks</b> .075 to .25 ha Pocket Park spaces support the social and cultural fabric of Vaughan's Strategic Growth Areas. They are destinations for day-to-day use and are</li> </ul>	Do not support	Staff do not support the provision of parkland credits for Connecting Links, Pocket/Sliver Parks as they offer negligible ability to accommodate required recreational facilities and in time, may exponentially increase operation and maintenance (O & M) and asset replacement costs by adding multiple dislocated park location. However, these spaces are well suited as privately owned publicly accessible spaces (POPS) which can supplement a base supply of public parkland areas in strategic growth areas.



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		<p><i>animated by their adjacent uses, such as cafés and shops. They are intended to serve a local community that is generally within a 2.5 to 5-minute walk (approximately 200 to 400 metres) of residents, visitors and businesses.</i></p> <p><i>Pocket Park spaces include primarily hard surface elements, but can also accommodate softer elements. Pocket Park spaces must be a minimum of 75 square metres in size and must be connected to, and have at least 7.5 metres of direct frontage along the public sidewalk system. Pocket Park spaces are designed to a very high standard to support more intensified use.</i></p> <ul style="list-style-type: none"> <li>• <b>Sliver Parks</b> <i>Sliver Park spaces are narrow linear spaces that often front restaurants, cafés and retail spaces. They create plazas or forecourts between the face of the adjacent building and the street right-of-way. They are effectively small scale extensions of the public sidewalk system. Sliver Park spaces are small and compact spaces that are designed to a very high standard to support more intensified use.</i></li> </ul>		
9	Achieving the Parkland System: Traditional Residential Communities	<i>It is suggested that the City of Vaughan, throughout its Traditional Residential Communities, and within its Delineated Greenfield Residential Communities apply a parkland dedication rate based on a rate of 5% of the Gross Land Area, or 1 hectare per 300 dwelling units, whichever generates the greater parkland dedication to the City.</i>	Support	This consideration is consistent with the rates outlined in the <i>Planning Act</i> .
10	Achieving the Parkland System: Small-Scale Residential Intensification with a Traditional or Greenfield Community	<i>It is suggested that the City identify that for Small-Scale Residential Intensification, where no Official Plan Amendment is required, the City establish a set fee per unit to cover parkland dedication for each additional unit created. As noted, the set fee should apply to the new units generated over and above the number of units being replaced.</i>	Support, subject to further review in line with OP Policies	Staff supports this consideration as it provides clarity with respect to small-scale residential intensification projects and addresses parkland demand generated from the additional units/residents. Further review will be required to ensure the set fee per unit for each additional unit created is justified in meeting VOP/New Official Plan Policies and higher Provincial policies.
11	Achieving the Parkland System: Small-Scale Residential Intensification with a Traditional or Greenfield Community	<i>It is suggested that the City identify that Additional Residential Units, as defined by the Province and permitted by the Official Plan and Implementing Zoning By-Law are exempt from any parkland dedication requirement.</i>	Support, subject to review and analysis	Staff support this consideration, subject to further review and analysis.
12	Achieving the Parkland System: Significant Residential	<i>It is suggested that the City, throughout its Traditional Residential Communities, and within its Delineated Greenfield Residential Communities where a significant intensification proposal is</i>	Support	Staff support this consideration and note that this is consistent with the rates outlined in the <i>Planning Act</i> .

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	Intensification within a Traditional or Delineated Greenfield Residential Community	<i>proposed, and not anticipated by the Official Plan (requiring an Official Plan Amendment) apply a parkland dedication rate of 5 percent of the Gross Land Area, or 1 hectare per 300 dwelling units, whichever generates the greater parkland dedication to the City.</i>		
13	Achieving the Parkland System: Residential/Mixed Use Development in Strategic Growth Areas	<p><i>It is suggested that the City prepare a financial package for achieving the parkland system within the Strategic Growth Areas. This value recognizes the need to generate both land and cash-in-lieu of land. It is also suggested that the City continue to consider the role of all of its financial tools in recognition that the City has the ability to generate land and/or cash for land acquisition or park improvements through:</i></p> <ul style="list-style-type: none"> <li><i>• The new Parkland Dedication By-Law that is focused on implementing Sections 42, 51.1 and 53 of the Planning Act;</i></li> <li><i>• The new Community Benefits Charge By Law (Section 37 of the Planning Act); and,</i></li> <li><i>• An updated Development Charges By Law may also have an important roles to play in assisting the City in achieving its Greenlands System objectives.</i></li> </ul>	For Council consideration	To be addressed in addendum closed session communication.
14	Achieving the Parkland System: Residential/Mixed Use Development in Strategic Growth Areas	<p><i>It is suggested that when preparing comprehensive plans (a Secondary Plan, for example), for the City's identified Strategic Growth Areas, that the City identify a minimum of 20% of the Gross Land Area of the defined Secondary Plan Area as identifiable parkland, and that the planned urban parkland system within a comprehensively planned Strategic Growth Area be:</i></p> <ul style="list-style-type: none"> <li><i>• Comprised of a full array of urban park space elements, with various scales, design characteristics and functional attributes; and,</i></li> <li><i>• Distributed throughout the Strategic Growth Area, such that all residents are within a maximum of a 2.5 minute walk (200 metres) from a defined urban park space element.</i></li> </ul>	Support, subject to additional work and analysis	Staff support this consideration, subject to additional analysis to ensure that the required recreational facilities can be accommodated within the Secondary Plan and proposed park spaces.
15	Achieving the Parkland System: Residential/Mixed Use Development in Strategic Growth Areas	<p><i>It is suggested that the City consider a mechanism that on large development sites within the Strategic Growth Areas, development proposals should include, at a minimum, a land contribution to the urban park system, that meet the following criteria:</i></p> <ul style="list-style-type: none"> <li><i>• An on-site land contribution of not less than 5% of the developable site area for any residential or mixed-use development that includes residential uses, or up to 5% of the developable site area for any office or mixed-use development that includes no residential dwellings, or 2% for</i></li> </ul>	Partially Support, subject to further review and analysis	Staff support the provision of parkland for large development sites within Strategic Growth Areas, subject to further review and determination of appropriate scale of development where a parkland contribution is warranted. However, staff do not support the provision of connecting links/promenades and/or pocket/sliver parks as standalone park elements as they do not offer opportunity for recreational programming. Rather, opportunities to leverage privately owned publicly owned spaces (POPs) which would to supplement and enhance

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		<p><i>any stand-alone retail commercial development;</i></p> <ul style="list-style-type: none"> <li><i>Urban Park Spaces provided on-site shall be connected to the public sidewalk system with a minimum frontage that is not less than 4 metres; and,</i></li> <li><i>Larger sites should include larger urban parkland elements, and/or multiple urban parkland system elements.</i></li> </ul> <p><i>Any difference between the on-site land contribution and the parkland dedication requirement will be made up through a cash-in-lieu payment and/or an off-site land contribution.</i></p>		adjacent or nearby public park spaces should be further explored.
16	Achieving the Parkland System: Residential/Mixed Use Development in Strategic Growth Areas	<i>It is suggested that the City also identify that for small development sites, the City may accept an off-site land contribution and/or cash-in-lieu of land.</i>	Support	Staff support this consideration, subject to the development of criteria where this may be considered (see Consideration No. 3).
17	Achieving the Parkland System: Mixed-Use Developments	<i>It is suggested that the City consider provisions for mixed-use development on sites within the Strategic Growth Areas identified of the Official Plan that identifies that for all mixed-use developments where the non-residential Gross Floor Area represents equal to or less than 20% of the Total Gross Floor Area, then the parkland dedication requirement for the non-residential component be waived as an incentive to achieving a mixed-use development project.</i>	Support, subject to further review and analysis	Staff partially support this consideration, subject to further review and analysis to determine impacts to parkland needs and/or cash-in-lieu.
18	Achieving the Parkland System: Mixed-Use Developments	<i>It is suggested that the City consider provisions for mixed-use development on sites within the Strategic Growth Areas of the Official Plan that identifies that for all mixed-use developments where the non-residential Gross Floor Area represents greater than 20% of the Total Gross Floor Area, then the parkland dedication requirement for the non-residential component should be based on a prorated Mixed-Use Formula, to be established by the City.</i>	Support, subject to additional technical analysis	Staff support this consideration, subject to additional technical analysis to determine the appropriate pro-rated Mixed Use Formula.
19	Achieving the Parkland System: Mixed-Use Developments	<i>It is suggested that where cash-in-lieu is considered appropriate by the City, it should be based on the cash equivalent of the application of the City's Mixed-Use Formula or the alternative cash-in-lieu of land provisions of the Planning Act.</i>	Support	Similar to Consideration No. 23 above, staff support this consideration, subject to additional technical analysis to determine the appropriate pro-rated Mixed Use Formula.
20	Achieving the Parkland System: Commercial and Industrial Land Uses	<i>It is suggested that the City require parkland dedication for commercial and/or industrial land uses in the amount of 2% of the Gross Land Area, unless otherwise identified as exempt from parkland dedication in the City's Parkland Dedication By-law, or by a decision of Council. It is also recommended that for the replacement of existing commercial and industrial uses, or the expansion of existing commercial or industrial land uses, that there be no additional parkland dedication requirement, unless there is an addition to the land area subject to the development.</i>	Support	This consideration is consistent with the rates outlined in the Planning Act.



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21	Achieving the Parkland System: All Other Land Uses	<i>It is suggested that the City require parkland dedication for all other land uses (not including commercial, industrial or residential) in the amount of 5% of the Gross Land Area, unless otherwise identified as exempt from parkland dedication in the City's Parkland Dedication By-law, or by a decision of Council. It is also recommended that for the replacement of existing uses, or the expansion of existing uses, that there be no additional parkland dedication requirement, unless there is an addition to the land area subject to the development.</i>	Support	This consideration is compliant with the maximum rate caps stipulated in the <i>Planning Act</i> .
22	Options for the Ownership of Parkland	<i>Where land is to be considered as a parkland dedication contribution under the Planning Act, it is suggested that the City require Fee Simple parkland dedication for all Regional Parks, District Parks and Neighbourhood Parks within the Traditional Residential Communities and Delineated Greenfield Residential Communities.</i>	Support, subject to revision	Staff support this consideration, subject to the revision where Fee Simple Parkland Dedication be considered for Neighbourhood Parks/Parkettes rather than Regional/District Parks, as these park typologies are generally acquired through the use of CIL.
23	Options for the Ownership of Parkland	<i>Where land is to be considered as a parkland dedication contribution under the Planning Act, it is suggested that the City require, as a first priority, the Fee Simple dedication for all parks within the Traditional Residential Communities and Delineated Greenfield Residential Communities. However, where there is an appropriate rationale, the City may consider a Strata Ownership arrangement, as permitted under the Ontario Condominiums Act, for parks within the Traditional Residential Communities and Delineated Greenfield Residential Communities, subject to an appropriate land area/land value discount, in recognition of life-cycle cost issues, to the satisfaction of the City.</i>	Support, subject to additional review and development of criteria/parameters	Staff support this consideration, subject to developing criteria and/or valuation for strata consideration.
24	Ownership Options for the Urban Parkland System within the Strategic Growth Areas	<i>Where land is to be considered as a parkland dedication contribution under the Planning Act, it is suggested that the City, as a first priority, require fee simple parkland dedication for all elements of the Urban Parkland System within the Strategic Growth Areas. However, where there is an appropriate rationale, the City may consider a Strata Ownership arrangement within the Strategic Growth Areas, subject to an appropriate land area/land value discount, in recognition of life-cycle cost issues, to the satisfaction of the City.</i>	Partially support	Staff support the provision that fee simple parkland dedication for Public Common and Urban/Public Squares be priorities. However, as noted above, Connecting Links/Promade would operate best as private spaces to supplement and enhance a base level of public parkland network.
25	Ownership Options for the Urban Parkland System within the Strategic Growth Areas	<i>It is suggested that it also desirable for the City continue to augment the Urban Parkland System within the Strategic Growth Areas with Privately Owned Public Spaces (POPS). To "incentivize" the important opportunity provided by POPS, the City may consider providing a partial parkland dedication credit, where the following criteria are met, to the satisfaction of the City:</i> <ul style="list-style-type: none"> <li><i>• It is an integral element, and is directly connected to the broader urban parkland system;</i></li> <li><i>• It can be defined only as an Other Urban Park element, and is not a Public Common, Urban Square, Promenade or Connecting Link;</i></li> </ul>	Do not support	Staff do not support the provision of parkland dedication credit for POPS. However, staff are supportive of the potential use of DCs/CBCs to enhance these spaces to ensure they meet required levels of servicing and facility servicing. All requests for POPS would need to be reviewed on a case-by-case basis to confirm the value provided by the proposed space with respect to the City's overall parks and recreation objectives outlined in the ATMP.  The City prioritizes efforts to ensure that adequate public park spaces and facilities are

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		<ul style="list-style-type: none"> <li><i>An appropriate legal agreement has been established between the owner and the City that guarantees that the space is designed, built and maintained to City standards, and is open and accessible to the public at all times; and,</i></li> <li><i>The land area of the POPS to be counted as parkland dedication be discounted in recognition of the City's lack of ownership and programing control, to the satisfaction of the City.</i></li> </ul>		established with POPs having the ability to provide an enhanced, supplementary role in some cases.
26	Private and Semi-Private Amenity Spaces	<i>It is suggested that the City consider including within the new Official Plan, the implementing Zoning By-Law and/or any applicable Design Guidelines the requirement for private and semi-private amenity spaces within all residential apartment buildings and mixed-use buildings that include residential apartments. Private and semi-private amenity spaces can include balconies/terraces linked to individual dwelling units, indoor community spaces, fitness facilities and swimming pools and outdoor roof top terraces, including opportunities for green roof infrastructure and dog stations. These private and semi-private spaces are not to be considered as part of the City's Parkland Dedication By-Law, or any parkland dedication credit.</i>	Support	Staff support this consideration.
27	Designing and Maintaining the Parklands System	<p><i>It is suggested that the City consider clarifying roles, responsibilities and protocols for ongoing maintenance of the City parkland system for each type of park within both the Traditional/Suburban and Urban Parkland Hierarchies. The objective is to ensure a commitment and an understanding of the levels of maintenance that are both necessary and desirable. Some of the key elements of a "memorandum of understanding" may be:</i></p> <ul style="list-style-type: none"> <li><i>To include parks maintenance staff in the review of the parks design and development process to ensure that there is a full understanding and, ultimately, a clear commitment to establishing the required maintenance protocols. The intent of a park design, program and facilities need to be clearly identified early in the process by staff to ensure consideration of issues related to their ability to maintain the plant materials, landscape surfaces and features over the long-term. Any special equipment or maintenance expertise should be identified before the park design is built;</i></li> <li><i>Where a decision to proceed with a complex (enhanced) design - particularly in an urban context - requiring enhanced</i></li> </ul>	Support	Staff support this consideration as this will provide a clear framework to understand roles and responsibilities and ensure that projects are have the necessary resources and support to be effectively implemented. The Project Management Office (PMO) can assist with ensuring that all departments are aligned in terms of scope of work, development, operational and lifecycle costs associated with development of parkland facilities.

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		<p><i>maintenance - must include agreement among the design group, the development group and the parks maintenance group that the park and all its component parts can, and will be maintained in accordance with required best practices; and,</i></p> <ul style="list-style-type: none"> <li><i>The increase in maintenance budget needs to be understood and agreed to by the City staff and disseminated to the front line staff as an agreed upon direction.</i></li> </ul>		
28	Designing and Maintaining the Parklands System	<p><i>The City should promote a more sustainable park space development approach that requires less maintenance over time. For example:</i></p> <ul style="list-style-type: none"> <li><i>Selection of plant species that are drought tolerant once their root systems are established is one example of reducing the maintenance requirements for water;</i></li> <li><i>Understanding the role of soil chemistry, soil volumes and soil types is also important to support lower maintenance plant material and must be specified in tandem with plant material; and,</i></li> <li><i>Pruning requirements of plant material can also be taken into consideration in the design process, to reduce maintenance.</i></li> </ul>	Support	Staff support this consideration. This is consistent with current practice including planting guidelines and requirements for soils to bring a park space to base condition prior to conveyance to the City.
29	Designing and Maintaining the Parklands System	<p><i>The City should consider exploring a full range of partnership opportunities to ensure the ongoing, high quality maintenance of the parkland system throughout the City.</i></p>	Support	Staff support this consideration as this aligns with key recommendations of the ATMP.
30	Administration of the Parkland Dedication By-Law	<p><i>It is suggested that the City clearly empower itself to determine, at its sole discretion, when cash-in-lieu is an acceptable approach, and when a land contribution will be required.</i></p>	Support	Staff support this consideration as per consultation/input with MMOC and to ensure ATMP objectives are met, the prioritization should be land dedication where feasible over CIL payments.
31	Administration of the Parkland Dedication By-Law	<p><i>It is suggested that the City state that land dedication always be the first priority, and that cash-in-lieu only be acceptable where no reasonable alternative exists, including the opportunity for an off-site land dedication elsewhere within the City. Cash--in-lieu of land should only be considered under the following circumstances:</i></p> <ul style="list-style-type: none"> <li><i>Where the application of the parkland dedication requirements would render the remaining portion of the development site unsuitable or impractical for development;</i></li> <li><i>Where the amount of parkland dedication generated by the development proposal is insufficient to accommodate a reasonable public park space;</i></li> </ul>	Support	Staff support this consideration, subject to the provision that the decision to require parkland or cash-in-lieu is at the discretion of the City, as not all proposed land dedications meet City requirements for parkland facilities and/or ATMP objectives.

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		<ul style="list-style-type: none"> <li>• Where existing public parkland is available and is deemed sufficient by the City in quantity and quality to accommodate further development within the defined neighbourhood; or,</li> <li>• Where more suitable parcels of land are available for acquisition for public parkland purposes in other locations within the defined neighbourhood.</li> </ul>		
32	Administration of the Parkland Dedication By-Law	<p><i>It is suggested that the City identify that where cash-in-lieu is considered appropriate by the City, it should be based on the cash equivalent of the applicable parkland dedication requirement.</i></p> <p><i>Notwithstanding that statement, for residential, or the residential component of a mixed-use development, under no circumstances will a cash-in-lieu equivalent exceed 1 hectare per 500 dwelling units.</i></p>	Support	Staff support this consideration. This rate is consistent with the Planning Act.
33	Administration of the Parkland Dedication By-Law	<i>It is suggested that the City establish the value of the land for which payment is being made in-lieu of a conveyance by way of an appraisal of the fair market value of the property by a certified professional appraiser of real estate, who is designated as an Accredited Appraiser by the Appraisal Institute of Canada with experience appraising all types of real property.</i>	Support	Staff support this consideration.
34	Administration of the Parkland Dedication By-Law	<i>It is suggested that the City ensure that all appraisals obtained should state the criteria used to determine the value within the appraisal. Further, an appraisal should remain current for a maximum period of 1 year from the date of the appraisal;</i>	Support	Staff support this consideration.
35	Administration of the Parkland Dedication By-Law: When is Cash-in-Lieu Calculated	<i>It is suggested that the City clearly identify that for development subject to Section 42 of the Planning Act, the value of the land or cash-in-lieu equivalent to be paid should be determined as the value of the land the day before the day that the building permit is issued, and if more than one building permit is required, the value should be calculated the day before the day that the first building permit is issued.</i>	Support	Staff support this consideration as it is consistent with the Planning Act.
36	Administration of the Parkland Dedication By-Law: What is the process for establishing land value?	<p><i>It is suggested that the City implement a land valuation process for the purposes of cash-in-lieu of parkland payments based on the relevant provisions of the Planning Act. In general, it has been suggested that the process for establishing land value be as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>The Planning Department circulates the Development Application to Real Estate for cash-in-lieu of parkland dedication comments; or</i></li> <li>• <i>Committee of adjustment circulates Consent Application to Real Estate for cash-in-lieu parkland dedication comments; and then,</i></li> <li>• <i>Real Estate submits a comment that, as a condition of development or re-development of lands, land and/or cash-</i></li> </ul>	Support	Staff support this consideration.



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		<p><i>in-lieu is required to be conveyed to the City for parks or other public recreational purposes. Where cash-in-lieu is considered appropriate by the City, the land value shall be calculated as follows:</i></p> <p><i>The owner shall submit an appraisal of the subject lands, prepared by an accredited appraiser for approval by the Director of the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. The owner shall pay to the City of Vaughan cash-in-lieu of the dedication of parkland equivalent in accordance with the Planning Act and the City's Parkland Dedication By-Law. The appraisal should be carried out to the satisfaction of the City, and be valid for a maximum of 1 year following the City's receipt of the appraisal.</i></p>		
37	Administration of the Parkland Dedication By-Law: What is the process for establishing land value?	<p><i>It is suggested that the City identify provisions that, in the event of a dispute between the City and the land owner on the value of land, either party may apply to the Ontario Land Tribunal to have the value determined. In addition, it is recommended that the City identify provisions that state that where a payment has been made to the City by the land owner under protest, the Ontario Land Tribunal may order that a refund be made to the land owner.</i></p>	Support	Staff support this consideration.
38	Administration of the Parkland Dedication By-Law: How will cash-in-lieu be used by the City?	<p><i>The City has established a special bank account for the receipt of all cash-in-lieu of land contributions accrued through the parkland dedication/cash-in-lieu of parkland process. It is suggested that the City clearly articulate that the accumulated cash-in-lieu may be used for the following priorities:</i></p> <ul style="list-style-type: none"> <li><i>• The first priority should be to fund the acquisition of local parkland and/or the improvement of existing City-owned parks in proximity (proximity to be defined by the City) to the development that generated the cash-in-lieu payment, where possible;</i></li> <li><i>• The second priority should be to fund the acquisition of parkland in Priority Areas (Priority Areas to be defined by the City);</i></li> <li><i>• The third priority should be to fund:</i> <ul style="list-style-type: none"> <li><i>-The acquisition of lands for local and City-wide recreational trails and associated infrastructure throughout the City, with a focus on missing links;</i></li> <li><i>- The erection, improvement or repair of buildings used for park or other public recreational purposes;</i></li> <li><i>and,</i></li> <li><i>- The acquisition of vehicles and machinery used for parks and other public recreational purposes.</i></li> </ul> </li> </ul>	Support, subject to identifying and establishing priorities.	Staff support this consideration, subject to further review, identification and establishment of priorities in consultation with internal stakeholder departments (e.g., Development Finance, Legal, Real Estate and Park Operations). This consideration will provide a clear framework for how CIL funding is utilized and to provide guidance for future decision-making.



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39	Administration of the Parkland Dedication By-Law: Is a Land Bank appropriate?	<i>It is suggested that the City consider the establishment of a Land Bank for public parkland purposes, either as a mechanism to counter-act the inflationary effects of the cost of land, or to ensure that land is available for public park purposes as the City continues to urbanize and intensify over time.</i>	Support, subject to further study	Staff support this consideration, subject to further study to determine implementation and impacts.
40	Administration of the Parkland Dedication By-Law: The Special Bank Account	<p><i>In administering the special bank account, it is suggested that the City identify the following provisions:</i></p> <ul style="list-style-type: none"> <li>• <i>Money in the special cash-in-lieu bank account may be invested in securities that the City is permitted to invest in under the Municipal Act, and any earnings derived from the investment should be paid into the special cash-in-lieu bank account;</i></li> <li>• <i>The Treasurer of the City should report on the activities and status of the account in an Annual Financial Statement relating to the special cash-in-lieu bank account. The Annual Financial Statement should include, for the preceding year, an accounting of the opening and closing balances of the special cash-in-lieu bank account and all of the transactions relating to the account, as well as statements identifying:</i> <ul style="list-style-type: none"> <li>- <i>Any land or machinery acquired during the year with funds from the special cash-in-lieu bank account;</i></li> <li>- <i>Any capital improvements carried out during the year with funds from the special cash-in-lieu bank account;</i></li> <li>- <i>Any building erected, improved or repaired during the year with funds from the special cash-in-lieu bank account;</i></li> <li>- <i>The details of the amounts spent;</i></li> <li>- <i>The amount of money borrowed from the special cash-in-lieu bank account and the purpose for which it was borrowed; and,</i></li> <li>- <i>The amount of interest accrued on any money borrowed from the special cash-in-lieu bank account.</i></li> </ul> </li> </ul>	Support	Staff support this consideration as this reflects current practices and part of the current legislation.
41	Administration of the Parkland Dedication By-Law: Developers/development forms that may be exempt from Parkland Dedication	<p><i>It is suggested that the City consider the following developers or development categories as exempt from any parkland dedication/cash-in-lieu requirement:</i></p> <ul style="list-style-type: none"> <li>• <i>Development of land, buildings or structures owned by, and used for the purposes of the Corporation of the City of Vaughan, or the Corporation of the Region of York;</i></li> <li>• <i>Development of land, buildings or structures owned by and used for the purposes of a Board of Education and/or a college, or</i></li> </ul>	Support, subject to further review and analysis	Staff support this consideration, with the addition of places to worship being exempt from parkland dedication/CIL requirement and subject to further review and analysis to determine the impact to CIL.

	<u>Category</u>	<u>Consideration</u>	<u>Staff Recommendation</u>	<u>Staff Comments</u>
		<p><i>university as defined in the Education Act;</i></p> <ul style="list-style-type: none"> <li><i>Development of land, buildings or structures owned and used by the Cortellucci Vaughan Hospital;</i></li> <li><i>The replacement of any building that is a direct result of destruction due to accidental fire or other accidental cause beyond the control of the owner, provided that no intensification or change in use is proposed, including but not limited to an increase in total dwelling unit count or total floor area;</i></li> <li><i>The enlargement of an existing single detached or semi-detached dwelling;</i></li> <li><i>Additional Dwelling Units permitted by the City's Official Plan and Implementing Zoning By-Law;</i></li> <li><i>The enlargement of an existing commercial, industrial, or institutional building or structure where the size of the subject site is unchanged; and,</i></li> <li><i>A temporary building or structure.</i></li> </ul>		
42	Administration of the Parkland Dedication By-Law: Developers/development forms that may be exempt from Parkland Dedication	<p><i>It is suggested that the City consider the following developers or development categories as being subject to a reduced parkland dedication/cash-in-lieu requirement:</i></p> <ul style="list-style-type: none"> <li><i>Development of land, buildings or structures that is a nursing home, as defined by the Long-Term Care Homes Act;</i></li> <li><i>Development of land, buildings or structures for affordable housing in accordance with the definition of affordable housing in the Provincial Policy Statement;</i></li> <li><i>Development of land being undertaken by a not-for-profit organization;</i></li> <li><i>Development of land within a designated Heritage Conservation District that is in substantial conformity with the policies and guidelines of the Heritage Conservation District Plan, the Official Plan and any applicable Secondary Plan.</i></li> </ul>	Support, subject for further review and assessment	Staff support this consideration as these developments have an overall public benefit and is in line with the City's position on social and long-term care housing. Further review on the impacts of the Heritage Conservation District will have to be assessed and reviewed further. Additional assessment and update to the Official Plan will be required to ensure alignment.
43	Administration of the Parkland Dedication By-Law: Developers/development forms that may be exempt from Parkland Dedication	<p><i>It is suggested that the City, notwithstanding the list of exemptions and reductions identified in Considerations 49 and 50 above, reserve the right to exempt, or reduce the parkland dedication/cash-in-lieu requirement for any land use, development project or specific development site, at the discretion of Council.</i></p>	Support, subject to further review	Staff support this consideration, subject to further review and establishment of mechanism to consider individual requests for exemptions/reduction.
44	Administration of the Parkland Dedication By-Law: Lands that should count/not	<p><i>It is suggested that the City of Vaughan identify the following as fully acceptable lands for parkland dedication:</i></p> <ul style="list-style-type: none"> <li><i>Lands in a condition satisfactory to the City and in accordance with the requirements of the</i></li> </ul>	Support, subject to further review and development of criteria and definitions	Staff support this consideration subject to further review and development of criteria and definitions including encumbrances

	<b>Category</b>	<b>Consideration</b>	<b>Staff Recommendation</b>	<b>Staff Comments</b>
	count for Parkland Dedication	<p><i>City's park planning policies and guidelines respecting the acquisition of land, including a Record of Site Condition pursuant to the Environmental Protection Act; and,</i></p> <ul style="list-style-type: none"> <li><i>Lands that are generally free of any/all encumbrances.</i></li> </ul>		
45	Administration of the Parkland Dedication By-Law: Lands that should count/not count for Parkland Dedication	<p><i>It is suggested that the City identify the following as potentially being acceptable lands for parkland dedication, (in addition to other forms of ownership/securement identified in previous Considerations) but at a reduced rate - to be determined by the City on a case-by-case basis, in recognition of the associated constraints of the land to accommodate recreational opportunities:</i></p> <ul style="list-style-type: none"> <li><i>Lands that are within the designated Greenbelt, or within the designated Oak Ridges Moraine, that are not also identified as being within a natural heritage feature or any associated ecological function (subject to an Environmental Impact Statement accepted by the City);</i></li> <li><i>Lands that include defined woodlands that are not included within the Natural Heritage System (subject to an Environmental Impact Statement accepted by the City);</i></li> <li><i>Lands that include slopes between 5% and 15%, that are not identified as being within a natural heritage feature or any associated ecological function (subject to an Environmental Impact Statement accepted by the City); and/or,</i></li> <li><i>Lands that include designated cultural heritage resources or cultural heritage landscapes.</i></li> </ul>	Support, subject to additional technical review and analysis	Staff support this consideration, subject to further review and analysis in order to determine acceptability criteria and appropriate rates of credit for proposed land dedications.
46	Administration of the Parkland Dedication By-Law: Lands that should count/not count for Parkland Dedication	<p><i>It is suggested that the City of Vaughan identify the following as not acceptable lands for parkland dedication:</i></p> <ul style="list-style-type: none"> <li><i>Lands that are part of a natural heritage feature or any associated ecological function (subject to an Environmental Impact Statement accepted by the City);</i></li> <li><i>Lands that are susceptible to flooding, have poor drainage, erosion issues, extreme slopes (greater than 15%) or other environmental or physical conditions that would interfere with the lands potential development or use as a public park;</i></li> <li><i>Lands that are required to accommodate storm water management facilities. And, where lands for parks purposes</i></li> </ul>	Support	Staff support this consideration as these lands are currently not acceptable under VOP 2010 and offer no programming opportunities for public benefit.

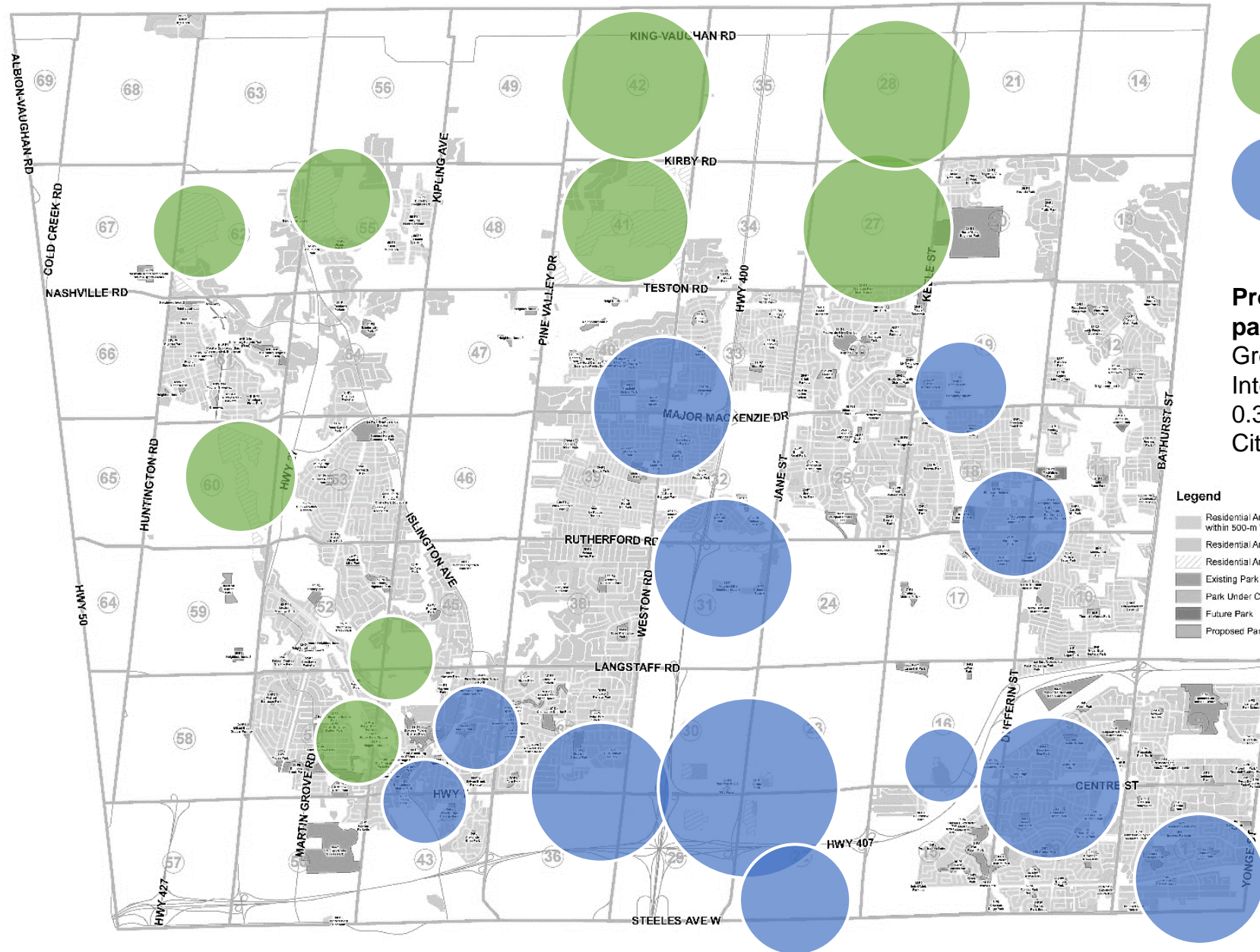
	<b>Category</b>	<b>Consideration</b>	<b>Staff Recommendation</b>	<b>Staff Comments</b>
		<p><i>include storm water management facilities, that portion of the land that includes a storm water management facility should not be included in the area calculation for parkland conveyance;</i></p> <ul style="list-style-type: none"> <li><i>Lands that are deemed to be contaminated in any way</i></li> <li><i>Lands used for utility corridors or any other infrastructure; and/or,</i></li> <li><i>Lands that are encumbered by easements or similar legal instruments that prohibit public use.</i></li> </ul>		
47	Administration of the Parkland Dedication By-Law: Lands that should count/not count for Parkland Dedication	<p><i>It is suggested that the City, notwithstanding the provisions of Consideration 55, consider accepting constrained lands for acquisition or securement, or as part of the required parkland dedication. Where the constrained lands are to be part of a required parkland dedication, the land area provided should be substantially discounted at a rate to be determined by the City in recognition of the associated constraints of the land to accommodate recreational opportunities.</i></p>	Do not support	Staff do not support these types of lands as being counted towards parkland dedication as they offer minimal opportunity for formal programming and/or accommodation of required recreational facilities.
48	Administration of the Parkland Dedication By-Law: Other Administrative Elements	<p><i>It is suggested that the City, in its Parkland Dedication By-law, state that the By-law applies to all lands within the corporate limits of the City of Vaughan, and that the Parkland Dedication Bylaw applies to all approved Secondary Plans, Block Plans and development applications pursuant to the Planning Act, which are submitted and deemed complete by the City. In addition:</i></p> <ul style="list-style-type: none"> <li><i>As a condition of development of land, the City should require a parkland dedication be conveyed to the City for park or other public recreational purposes; and,</i></li> <li><i>The required conveyance should be in the form of land, or a cash-in-lieu equivalent to the value of the land required, or a combination of cash and land, at the discretion of the City.</i></li> </ul>	Support	Staff support this consideration.
49	Administration of the Parkland Dedication By-Law: Other Administrative Elements	<p><i>It is suggested that the City, in its Parkland Dedication By-Law identify that where land has been previously been conveyed, or a payment of cash-in-lieu of such conveyance has been previously received by the City, no additional conveyance or payment in respect of the land subject to the earlier conveyance or payment may be required by the City in respect of subsequent development or redevelopment applications, unless:</i></p> <ul style="list-style-type: none"> <li><i>There is an increase in the number of dwelling units that would generate additional parkland dedication requirements (not including Additional Residential Units, as defined by the City - see Consideration 12);</i></li> <li><i>There is additional land area that is added to the original</i></li> </ul>	Support	Staff support this consideration.



	<u>Category</u>	<u>Consideration</u>	<u>Staff Recommendation</u>	<u>Staff Comments</u>
		<p><i>development parcel that would generate additional parkland dedication requirements; and/or</i></p> <ul style="list-style-type: none"> <li><i>Lands originally identified for development or redevelopment for commercial or industrial purposes are instead proposed for development or redevelopment for other purposes that generate a higher parkland dedication.</i></li> </ul> <p><i>Further, where such increase in dwelling units is proposed, or where a land use conversion is proposed, from a non-residential land use to a residential land use, or from a commercial or industrial land use to any other land use, the conveyance will be subject to the increase in density/dwelling units/land use proposed and the value determined at the time of the application.</i></p>		
50	Administration of the Parkland Dedication By-Law: Other Administrative Elements	<i>It is suggested that the City, in its Parkland Dedication By-law indicate that nothing in the By-law should be interpreted so as to frustrate, invalidate or supersede any existing agreements that have been previously executed between the land owners and the City with respect to area specific parkland dedication, delivery and funding arrangements, provided that the proposed development proceeds in a manner set out under such agreements.</i>	Support	Staff support this consideration.
51	Administration of the Parkland Dedication By-Law: Other Administrative Elements	<i>It is suggested that the City, in its Parkland Dedication By-law identify that parkland dedication credits may be considered by the City where a specified developer has over-provided a parkland dedication on one site, and then, subject to approval by the City, may reduce the required parkland dedication on another site in the vicinity of the development being developed by the same developer.</i>	Support, subject to further review and analysis	Staff support this consideration, provided adequate and satisfactory parameters/criteria are developed to guide implementation of this provision.
52	Administration of the Parkland Dedication By-Law: By whom, and how should the New By-Law be administered?	<p><i>It is suggested that the City delegate the administration of the Parkland Dedication By Law to senior staff, who should be authorized to:</i></p> <ul style="list-style-type: none"> <li><i>Negotiate parkland dedication and/ or cash-in-lieu for each development application, in accordance with the provisions of the City's Parkland Dedication By-Law and the policies of the Official Plan;</i></li> <li><i>Maintaining records of all lands and cash-in-lieu received and including all expenditures from the cash-in-lieu parkland reserve fund. The cash-in-lieu parkland dedication record and associated financial statements should be reported to the Treasurer of the City of Vaughan; and,</i></li> <li><i>Reviewing the Parkland Dedication By Law to determine its effectiveness both in terms of its regulatory context and in its consistent application. The review should include consultation with Council, other City staff and affected stakeholders within the City, in accordance with the requirements of the Planning Act.</i></li> </ul>	Support, subject to further consultation with internal stakeholder departments	Staff support this consideration, subject to confirmation with Senior Leadership over future roles and responsibilities.

	<b><u>Category</u></b>	<b><u>Consideration</u></b>	<b><u>Staff Recommendation</u></b>	<b><u>Staff Comments</u></b>
53	Administration of the Parkland Dedication By-Law: When should the new By-Law be reviewed?	<i>It is suggested that the City review the Parkland Dedication By-Law, at a minimum, in response to changes in Provincial planning policies and/or whenever the City reviews its applicable Official Plan policies. The By-Law should also indicate that it should be reviewed at a minimum of every 5 years, or at an earlier time as prescribed by Council.</i>	Support	Staff support this consideration.
54	Administration of the Parkland Dedication By-Law: When should the new By-Law begin to apply?	<i>It is suggested that the City apply the Parkland Dedication By-Law to all development applications pursuant to the Planning Act, which are submitted and deemed complete as of the Effective Date of the approval of the By-Law, or by September 18, 2022, whichever comes first. Further, it is suggested that the City consider the implications If any Section of the By-Law is determined by a Court or Tribunal, to be invalid, that specific portion of the By-Law should be considered to be severed from the balance of the By-Law, which will continue to operate in full force and effect.</i>	Support	Staff support this consideration.

# Vaughan Growth and Intensification Areas



- Greenfield Growth Areas
- Intensification Growth Areas

**Projected 2051 population and parkland distribution**  
 Greenfield: 44% (108 k) - 91 Ha  
 Intensification: 56% (136k)- 41 Ha at 0.3 Ha per 1000  
 City-wide parks: 212 Ha

- Legend**
- Residential Area - Served by a Park within 500-m Walking Distance
  - Residential Area - Under Served
  - Residential Area - Potential Growth Area
  - Existing Park
  - Park Under Construction
  - Future Park
  - Proposed Park