

Attachment 6 – Comparison of Municipal Parkland OP Policies, Parkland Dedication By-laws, and Per Capita Parkland – SRPRS.19.022

Municipality	Official Plan Park Land Dedication Policy for Residential Land Uses	Park Land Dedication Bylaw	By-Law Parkland Dedication Rate (Residential)	By-Law Cash in Lieu Rate
York Region Municipalities				
Markham	<ul style="list-style-type: none"> • 5% of developable land • Alternate rate of up to 1 ha/300 units • Townhouse, stacked townhouse or small multiplex buildings containing 3 to 5 units, 1 ha/300 dwelling units or 1.2 ha/1,000 person, whichever is the lesser, provided that in no case shall the conveyance be less than 5 percent of land proposed for development or redevelopment; • Apartment buildings containing more than 6 units, 1.2 ha/1,000 persons, subject to any dedication adjustment permitted by an 	Bylaw 195-90	<ul style="list-style-type: none"> • 5% of developable land, or • Alternate rate of up to 1 ha/300 units 	Cash-in-lieu equivalent of 5% of developable land or 1 ha/500 units

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	implementing parkland dedication by-law, provided that in no case shall the conveyance be less than 5 percent of land proposed development or redevelopment.			
Vaughan	<ul style="list-style-type: none"> • The greater of 5% of developable land, or • Alternate rate of up to 1 ha/300 units <i>(currently under appeal)</i> 	Bylaw 205-2012	<ul style="list-style-type: none"> • 5% of developable land, or • Alternative rate of 1 ha/300 units 	<p>Cash-in-lieu equivalent of 5% of developable land or 1 ha/500 units, whichever is greater (City of Vaughan is by-law is being updated to reflect this requirement).</p> <p>High density: \$8,500/unit (under review)</p>
Town of East Gwillimbury	<ul style="list-style-type: none"> • The greater of 5% of developable land, or • Alternate rate of 1 ha/300 unit 	By-Law 2002-129	<ul style="list-style-type: none"> • The greater of 5% of developable land, or • Alternate rate of 1 ha/300 unit 	Cash-in-lieu equivalent of 5% of developable land or 1 hectare per 500 units, whichever is greater (By-law not amended re: 1 ha/500 units rate).
Town of Georgina	5% of the developable land	By-law 2001-0020	<ul style="list-style-type: none"> • 5% of developable land, or 	Cash-in-lieu equivalent of 5% of developable land or 1 hectare per 500 units, whichever is greater (By-law not amended re: 1 ha/500 units rate).

Municipality	Official Plan Park Land Dedication Policy for Residential Land Uses	Park Land Dedication Bylaw	By-Law Parkland Dedication Rate (Residential)	By-Law Cash in Lieu Rate
			<ul style="list-style-type: none"> • Alternate rate of 1 ha/300 unit 	
Township of King	<ul style="list-style-type: none"> • 5% of developable land • Alternate rate of 1 ha/300 units 	By-law 2016-10	<ul style="list-style-type: none"> • 5% of developable land, or • Alternate rate of 1 ha/300 units 	<p>Cash-in-lieu equivalent of 5% of developable land.</p> <p>For each additional lot created through consent for which a residential dwelling unit is or will be permitted: \$25,000.00 per unit or 5% of appraised value.</p>
Town of Newmarket	<ul style="list-style-type: none"> • 5% of developable land • Alternate rate of 1 ha/300 units or at such lessor rate 	By-Law 2017-56	<ul style="list-style-type: none"> • The greater of 5% of developable land, or • Alternate rate of 1 ha/300 unit 	<p>Outside Urban Centres</p> <ul style="list-style-type: none"> • Cash-in-lieu equivalent of the 5% or 1 hectare per 500 units, whichever is greater. <p>Inside Urban Centres</p> <ul style="list-style-type: none"> • 0.7 hectares per 1000 residents, or the alternative residential requirement of the Planning Act, whichever is less, up to a maximum of 25% of the developable area of any site; or cash-in-lieu equivalent.
Town of Whitchurch-Stouffville	<ul style="list-style-type: none"> • References Sections 42 and 51 of the Planning Act, does not include alternative rate policy. 	By-Law 2002-118-FI	<ul style="list-style-type: none"> • 5% of developable land, or • Alternate rate of 1 ha/300 unit 	Cash-in-lieu equivalent of 5% of developable land or 1 ha/ 500 units, whichever is greater (By-law not amended re: 1 ha/500 units rate).

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Aurora	<ul style="list-style-type: none"> 5% of developable land Alternate rate of 1 ha/300 units shall not be applied within the Aurora Promenade Specific Policies for the “Downtown Shoulder” and “Promenade General” designated areas for creating urban squares. 	By-law 4291-01.F	<ul style="list-style-type: none"> 5% of developable land, or Alternate rate of 1 ha/300 unit 	Cash-in-lieu equivalent of 5% of developable land or 1 ha/500 units, whichever is greater (By-law not amended re: 1 ha/500 units rate).
Other GTA Municipalities				
Brampton	<ul style="list-style-type: none"> The greater of 5% of developable land, or Alternate rate of up to 1 ha/300 units Council may offer reductions to encourage economic growth 	Bylaw 283-2013 Bylaw 220-2017	<ul style="list-style-type: none"> The greater of 5% of developable land, or Alternate rate of up to 1 ha/300 unit 	High density: <ul style="list-style-type: none"> CIL shall not exceed the great of 10% of the value of the land or \$4,053.
Mississauga	<ul style="list-style-type: none"> The greater of 5% of developable land, or Alternate rate not exceeding 1 ha/300 units 	Bylaw 0400-2006	<ul style="list-style-type: none"> The greater of 5% of developable land, or Alternate rate of 1 ha/300 unit 	Medium/high density: <ul style="list-style-type: none"> \$8,970 per unit (CIL for park purposes is currently under review which could result in changes to the rate and how CIL is applied to medium and high density residential developments. Singles and semis:

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				<ul style="list-style-type: none"> Cash-in-lieu equivalent of 5% of the market value of lands or 1 ha/300 units, whichever is greater.
Oakville	<ul style="list-style-type: none"> 5% of developable land Alternate rate of up to 1 ha/300 units 	Bylaw 2008-105	<ul style="list-style-type: none"> The greater 5% of developable land, or Alternate rate of 1 ha/300 unit 	Cash-in-lieu equivalent of 5% of developable land or 1 ha/500 units, whichever is greater (By-law not amended re: 1 ha/500 units rate).
Burlington	<ul style="list-style-type: none"> Low density > 15 units per net hectare - 5 % Low or medium density - 15 to 50 units per net hectare – 1 ha/300 units High density > 50 units per net hectare -1 ha/300 units 	Bylaw 57-2005	<ul style="list-style-type: none"> The greater of 5% of developable land, or Alternate rate of 1ha:300 unit 	<ul style="list-style-type: none"> Low density: 5% of the land value Medium density: Lesser of 1 ha/500 units multiplied by the land value or \$6,500/unit High density: Lesser of 1 ha/500 units multiplied by the land value or \$5,500/unit
Town of Ajax	<ul style="list-style-type: none"> 5% of developable land Alternate rate of 1 ha/300 units 	By-law 79-2006	<ul style="list-style-type: none"> The greater of 5% of developable land, or Alternate rate of 1ha:300 unit 	<p>The greater of 5% of developable land, or Alternate rate of 1 ha/300 unit calculated based of these values:</p> <ul style="list-style-type: none"> Single & Semi-Detached - \$2,800/front foot Townhouse - \$2,600/front foot High Density - Appraisal value

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City of Pickering	<ul style="list-style-type: none"> • The greater of 5% of developable land, or • Alternate rate of 1 ha/300 unit 	By-Law 5373-98	<ul style="list-style-type: none"> • 5% of developable land, or • Alternate rate of 1 ha/300 unit 	Cash-in-lieu equivalent of 5% of developable land or 1 ha/300 units
Township of Uxbridge	<ul style="list-style-type: none"> • The greater of 5% of developable land, or • Alternate rate of 1 ha/300 unit 	By-Law 2000-71	<ul style="list-style-type: none"> • 5% of developable land 	Cash-in-lieu equivalent of 5% of developable land
City of Toronto	<p>Conveyance of Land:</p> <ul style="list-style-type: none"> • 5% of developable land • Alternate rate 0.4 ha/300 units applied as follows: <ul style="list-style-type: none"> ○ The proposal is in a priority area and there is a need for parkland ○ Site area < 1 ha, parkland will not exceed 10% of the site ○ Site area is 1 to 5 ha, parkland will not exceed 15% of the site ○ Site area > 5 ha, parkland 	TORONTO MUNICIPAL CODE CHAPTER 415, DEVELOPMENT OF LAND – Article III	<ul style="list-style-type: none"> • For sites less than one hectare in size, the parkland dedication will not exceed 10 percent of development site, net of any conveyance for public road purposes; • For sites one hectare to five hectares in size, the 	<p>(1) that the value of the cash-in-lieu does not exceed:</p> <p>(a) Ten percent of the value of the development site, net of any conveyances for public road purposes, for sites less than one hectare in size.</p> <p>(b) Fifteen percent of the value of the development site, net of any conveyances for public road purposes, for sites one hectare to five hectares in size.</p> <p>(c) Twenty percent of the value of the development site, net of any conveyances for public road purposes, for sites over five hectares in size.</p> <p>(2) In no case, will the residential parkland dedication, cash-in-lieu or combination thereof, be less than 5 percent of the development site or the value of the development site, net of any conveyances for public road purposes.</p>

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	<p style="text-align: right;">will not exceed 20% of the site</p> <p>Cash-in-lieu:</p> <ul style="list-style-type: none"> • The value of CIL will not exceed: <ul style="list-style-type: none"> ○ Site area < 1 ha, CIL will not exceed 10% of the site value; ○ Site area is 1 to 5 ha, CIL will not exceed 15% of the site; ○ Site area > 5 ha, CIL will not exceed 20% of the site value 		<p>parkland dedication will not exceed 15 percent of the development site, net of any conveyances for public road purposes;</p> <ul style="list-style-type: none"> • For sites greater than five hectares in size, the parkland dedication will not exceed 20 percent of the development site, net of any conveyances for public road purposes. 	

Parkland Per Capita Comparison using DC Background Study data				
City		Existing Parkland (hectares)	Population (people)	Parkland per Capita (hectares/ 1,000 people)
Burlington	2011	514.9	175,779	2.93
	2013	592.6	178,413	3.32
Oakville	2011	827.6	182,520	4.53
	2014	833.6	188,193	4.42
	2016	851.1	193,832	4.39
Vaughan	2011	531.9	288,301	1.84
	2014	551.1	298,930	1.84
	2017	558.5	312,853	1.78
Markham	2011	651.7	301,709	2.16
	2014	676.5	317,779	2.13
	2016	689.2	328,966	2.10

Sources: City of Burlington, Town of Oakville, City of Vaughan and City of Markham Development Charge Background Studies