



Newmarket Parkland Dedication By-law

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May 25, 2015

Presentation Overview

1. Town's Current Parkland Requirements
2. *Planning Act* and Official Plan provisions
3. Town Standard for Parkland
4. Methodology for Calculating the Recommended Parkland Dedication
5. Recommended Parkland Dedication
6. Other Provisions of the By-law

Town's Current Parkland Dedication Requirement

Residential

- 5 % of the land or cash in lieu

Commercial and Industrial

- 2% of the land or cash in lieu



Planning Act and Official Plan Provisions

Planning Act (1990)

Authorizes Official Plans to provide for an Alternative Residential Parkland Dedication of up to:

- 1 ha per 300 units; or
- a lesser rate as may be established in a Parkland Dedication By-law

Official Plan Amendment # 7 (Approved 2012)

Incorporated the alternative residential rate of up to 1ha per 300 units

Proposed Parkland Dedication By-law

Implements the Planning Act and the OPA # 7 policy

Richmond Hill Official Plan Appeal to OMB

Appealed of the Official Plan Provisions – There is no authority to appeal to OMB the Parkland Dedication Bylaw

Bill 73 – Draft Planning Act Proposed Changes

Proposing 1ha per 500 units – Not approved and subject to 2nd and 3rd reading

Town Standard for Parkland

Parks Policy Development Manual prepared by Monteith & Brown (approved by Council Nov. 2012)

- 1.2 ha per 1000 residents (Community and Neighbourhood Parks)
- 2.2 ha per 1000 residents (Town-wide Parks, Community and Neighbourhood Parks)

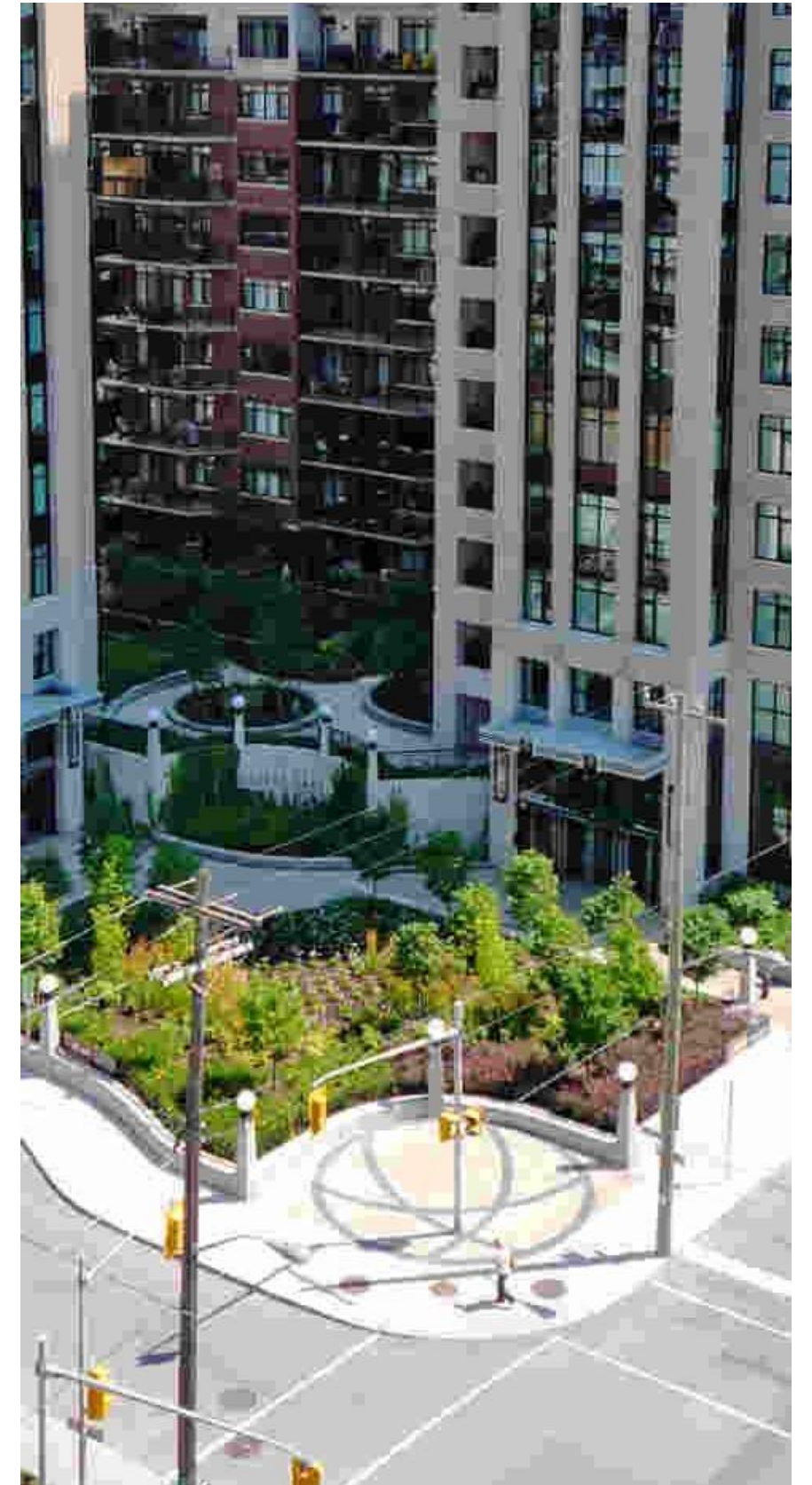
Methodology for Determining Parkland Dedication By-law

- Projected new population
- 1.2 ha per 1000 residents (Community and Neighbourhood Parks)
- Parkland shortfall of **9.2 ha** identified by Monteith & Brown modified to take into account recent dedications (e.g., Mosaik)
- the cost of design and construction of the Neighbourhood Parks within the Urban Centres Secondary Plan (\$18.755 million) not funded by Development Charges

Recommended Parkland Dedication Standard

1 ha per 300 units, applied Town wide - phased in over three years

- Before January 1, 2016 - **0.6 hectares / 300 units**
(1 ha per 500 dwelling units)
- Before January 1, 2017 - **0.8 hectares/300 units**
(1 ha per 375 dwelling units)
- After January 1, 2017 - **1.0 hectares/300 units**



Parkland Shortfall to meet 2.2 ha per 1000 Residents

- 45 ha shortfall to meet the Town standard of 2.2 ha per 1000 residents.
- This shortfall **cannot** be achieved through the Parkland Dedication Bylaw
- Need to be funded through other mechanisms including but not limited to, increased taxes to be dedicated to parkland reserves, donation, land exchanges, etc.



Other Provisions of the By-law

Parkland Credits

- 10 % credit for land dedicated to Town for Underground Hydro
- 20 % credit for private/public outdoor space
- 20 % credit for conservation of designated heritage properties and properties within the Historic Downtown Heritage Conservation District

Process for Determining Value

Eligible Projects for Parkland

Exemptions from Parkland

- Town of Newmarket
- Region of York
- Provincial or federal governments
- Boards of Education
- A college, university or school
- Newmarket Tay Power and related subsidiaries
- Newmarket Library Board or similar local Boards
- Southlake Regional Health Centre
- Not for profit palliative care facilities



Next Steps: Notice in Town Page (June 3, 2015)
Notice to Stakeholders (June 3, 2015)

Questions?