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August 8, 2022

By E-mail townclerk@oakville.ca

Oakville Mayor and Council
Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Attention: K. Patrick, Acting Town Clerk

Honourable Mayor and Councillors:

**Re: Parks & Open Space Strategy: Parks Plan 2031 and Draft Parkland Dedication By-law
August 9, 2022 Council Meeting
Discussion Item 9.2**

We represent Distrikt Developments ("Distrikt"), owners of multiple landholdings within major transit station areas within the Town of Oakville that are encouraged for high density development, including:

- 217 – 227 Cross Avenue and 571 – 587 Argus Street, 3.12 ac, estimated 1750 dwelling units proposed (development applications filed with the Town);
- 166 Cross Avenue, 2.94 ac., estimated 1600 dwelling units proposed (development applications filed with the Town); and
- 3 other sites have been conditionally acquired, which represent another 6.55 acres and an estimated 2950 more dwelling units.

We are writing on behalf of Distrikt to express serious concerns with the proposed Parks & Open Space Strategy: Parks Plan 2031 ("Parks Plan") and the draft Parkland Dedication By-law ("Parkland By-law") that are before Council for consideration.

We understand that this proposed alternative parkland dedication standard in the Parks Plan and the Parkland By-law is not dissimilar to that which is currently in place, where existing policy is known to be one of the key impediments in Oakville to the development of high density residential.

Concerns

In the Appendices to the Parks Plan, Staff caution that the application of the alternative residential parkland dedication standard of the *Planning Act* of 1 hectare for every 300 units (or 1 hectare for every 500 dwelling units for cash-in-lieu) has a significant financial impact on higher density residential development projects – even in locations where that form of development is encouraged.

Without a reasonable cap on the alternative parkland dedication standard, the cost of cash-in-lieu of parkland dedication payable for high density development will quickly outstrip the value of the

development site itself. Alternatively, if the Town elects to take parkland rather than cash-in-lieu, the amount of dedication required for high density development may exceed the area of the development site.

For example, the alternative parkland dedication standard for residential development within “Strategic Growth Areas”¹ is proposed to be “the lesser of 1 hectare for each 500 dwelling units proposed or \$22,269.00 per unit”. Using Distrikt’s proposed development at Cross-Argus where 1750 dwelling units are proposed, applying this proposed alternative parkland dedication standard will require that Distrikt either:

- (i) convey 3.5 hectares to the Town for parkland - which is larger than the development site itself; or,
- (ii) pay cash-in-lieu of parkland at $\$22,269 \times 1750 \text{ units} = \$38,970,750$ - which is greater than the land value of the development site.

The current Parks Plan and the Parkland By-law are perceived as a tool for frustrating the development of high density residential housing in proximity to transit infrastructure.

The proposed Parks Plan and Parkland By-law do not conform with Provincial objectives in the Growth Plan which seek to achieve growth and intensification targets and undermine Official Plan and Secondary Plan policies in the Town of Oakville that are supportive of intensification, particularly in major transit areas. If both documents are adopted in their current form, the Town of Oakville will open itself to legal challenge.

What is needed is a balanced approach to parkland dedication that is supportive of high density development. The process for achieving that balance needs to be consultative and inclusive – because the Parks Plan and Parkland By-law process thus far has not included consultation with any directly affected landowners.

Requests

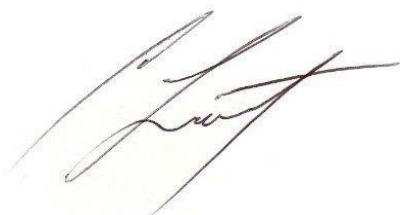
We ask that Council direct Staff to meet with our client and with other similarly affected landowners between now and the September 6th Council meeting date, and report back to Council at the September 6th Council meeting on an alternative parkland dedication standard that should be applied to high density residential development projects that is a more equitable parkland dedication approach that also supports the Town’s and the Province’s intensification policies and objectives.

We also ask to be provided with notice of any Council decision on the Parks Plan and the Parkland By-law and to be provided with notice of any up-coming Council or Committee meetings where such instruments will be considered.

¹ s. 1.3 of the Parkland By-law

Thank you for your attention to this matter. Should you have any questions or require additional information, please contact the undersigned.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Calvin Lantz', written in a cursive style.

Calvin Lantz
Partner

CL/

cc. Hon. Steve Clark, Minister of MMAH (steve.clark@pc.ola.org)
Gabe Charles, Oakville Director of Planning Services (gabe.charles@oakville.ca)
Emil Toma, Distrikt
Marcus Boekelman, Distrikt