



TOWN OF OAKVILLE PARKS PLAN – 2031

Presentation to Council

April 8, 2024



OAKVILLE

nblc

The Planning
Partnership

Questions from Council

1. **Does Metrolinx get an exemption from parkland Dedication?** As a Crown agency (pursuant to the *Metrolinx Act, 2006*) Metrolinx is exempt from the Town's parkland dedication requirements.
2. **How does the Community Planning Permit System deal with parkland dedication?** Through the Community Planning Permit System (CPPS), the CPPS By-law may include requirements for parkland dedication or cash-in-lieu of parkland in accordance with the *Planning Act*.

Added an Introduction to Chapter 4.0

Provides a Goal Statement:

The ultimate goal is for the Town to continue to achieve and expand upon its robust and successful "Campus of Parks", including both the traditional parkland hierarchy within its Established Neighbourhoods, as well as a more urban parkland hierarchy to be achieved within the Town's designated Strategic Growth Areas. It is the comprehensive "Campus of Parks" that creates an image of Oakville as a beautiful Town that accommodates a full range of contextual and recreational experiences for residents of all ages and abilities to enjoy throughout their lifetime.

Identifies the Purpose of Parks Plan-2031:

- > Understand the Town ability to continue to utilize and achieve the Town-wide Active Parkland Target of 2.2 ha per 1000 persons as an aspirational objective for planning and parkland acquisition to the horizon year of 2031;
- > Assess the Town's ability to acquire parkland through the development approval process, in accordance with Sections 42, 51.1 and 53 of the *Planning Act*;
- > Respond to changes in Provincial legislation, including Bills 73, 197, 102 and 23; and
- > Examine the need for parkland on a Town-wide basis which provides the basis/justification for the use of the maximum alternative parkland dedication/cash-in-lieu rates permitted under the *Planning Act*.

Added an Introduction to Chapter 4.0... continued

Recognizes that the Recommendations are highly interrelated and need to be read together as a comprehensive package

Identifies some of the things that Parks Plan-2031 does not include:

- > The identification of any particular sites where parks should be developed
- > The identification of the type, design, programming or maintenance of park spaces

Makes reference to the two key implementing documents:

- > The Parkland Dedication By-law
- > The Parkland Policy and Procedure

Reinforces the importance of Council's Role:

- > Council's role remains paramount, as it is Council's responsibility to make decisions about parkland dedication, as well as all of the other elements of park planning through the approval of the Official Plan and Secondary Plans, as well as through the various development approval processes that are focused on individual development applications.

Recommendation 5:

ISSUE: There was concern raised that the recommendation was worded too definitively. Clarified to ensure intended interpretive flexibility.

CURRENT: It is recommended that the Town **identify** the following urban parkland hierarchy...

PROPOSED: It is recommended that the Town **consider the identification of** the following urban parkland hierarchy...

Recommendation 17:

ISSUE: There was concern raised that the recommendation was worded too definitively. Clarified to ensure intended interpretive flexibility.

CURRENT: Land costs and population growth estimates within the Strategic Growth Areas **will require that the Town acquire parkland outside of the Strategic Growth Areas**, and may require that the Town utilize acquisition tools other than just those tools provided under the *Planning Act*.

PROPOSED: Land costs and population growth estimates within the Strategic Growth Areas **may** require that the Town **consider the acquisition of** parkland outside of the Strategic Growth Areas, and may require that the Town utilize acquisition tools other than just those tools provided under the *Planning Act*.

Recommendation 31:

ISSUE: There was concern raised that the recommendation implied that the decision was always a subject to a negotiation with the landowner/developer. Clarified to ensure that the Town is empowered to make a decision.

CURRENT: It is recommended that the Town continue to clearly empower itself to determine, **in consultation with the landowner/ developer**, when cash-in-lieu is an acceptable approach, and when a land contribution will be required. It is crucial that the Town's process for determining when cash-in-lieu is an acceptable approach, and when a land contribution will be required is open and transparent.

PROPOSED: It is recommended that the Town continue to clearly empower itself to determine **when cash-in-lieu is an acceptable approach, and when a land contribution will be required. The Town may consider this determination in consultation with the landowner/ developer.** It is crucial that the Town's process for determining when cash-in-lieu is an acceptable approach, and when a land contribution will be required is open and transparent.

This recommendation is made in recognition of pending changes to the Planning Act that may allow an applicant to identify lands to be conveyed. If the Town does not accept the applicant's proposal, the applicant may appeal that decision to the OLT.

Recommendation 32:

ISSUE: There was concern raised that the recommendation was only focused on SGAs. Clarified to ensure that the intended land dedication priority is established Town-wide.

CURRENT: For all development located outside a defined Strategic Growth Area, It is recommended that the Town identify 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 Town. Cash-in-lieu of land shall only be considered under the following circumstances:....

...Within Strategic Growth Areas it is recognized that there will likely be a combination of a land dedication and/or a cash contribution.

PROPOSED: For all development located outside a defined Strategic Growth Area It is recommended that the Town identify 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 Town. Cash-in-lieu of land shall only be considered under the following circumstances:...

~~Within Strategic Growth Areas it is recognized that there will likely be a combination of a land dedication and/or a cash contribution.~~

Recommendation 52:

ISSUE: There was concern raised that the recommendation implied that Council was to delegate too much decision-making authority to staff. Clarified Council's ultimate decision-making responsibility.

CURRENT: It is recommended that the Town delegate to the Treasurer and the Director of Planning in collaboration with the Director of Parks and Open Space and the Manager of Realty Services the administration of the Parkland Dedication By-Law. The Treasurer and the Director of Planning, in collaboration with the Director of Parks and Open Space and the Town Solicitor shall be authorized to:

- Negotiate parkland dedication and/or cash-in-lieu for each development application, in accordance with the provisions of the Town's Parkland Dedication By-Law and the policies of the Official Plan; and,
- Maintain 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 shall be reported to the Town Treasurer.

Recommendation 52:... continued

PROPOSED: It is recommended that the Town delegate to the Treasurer and the Director of Planning in collaboration with the Director of Parks and Open Space and the Manager of Realty Services the administration of the Parkland Dedication By-Law, **and that they be authorized to:**

- Continue to maintain 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 shall be reported to Council and made available to the public on a yearly basis; and,
- Negotiate parkland dedication and/or cash-in-lieu for each development application, in accordance with the provisions of the Town's Parkland Dedication By-Law, Parkland Policy and Procedure and the policies of the Official Plan.

Notwithstanding the potential delegation of the identified negotiation of parkland dedication and/or cash-in-lieu for each development application, it remains Council who will make the final decision through the development application approval process.