

Special Development Services Committee Minutes

Meeting Number: 6
February 15, 2022, 1:30 PM - 4:30 PM
Live streamed

Roll Call	Mayor Frank Scarpitti	Councillor Reid McAlpine
	Deputy Mayor Don Hamilton	Councillor Karen Rea
	Regional Councillor Jack Heath	Councillor Andrew Keyes
	Regional Councillor Joe Li	Councillor Amanda Collucci
	Regional Councillor Jim Jones	Councillor Khalid Usman
	Councillor Alan Ho	Councillor Isa Lee
Regrets	Councillor Keith Irish	
Staff	Andy Taylor, Chief Administrative Officer	Darryl Lyons, Manager, Policy
	Arvin Prasad, Commissioner, Development Services	Stephen Lue, Acting Senior Development Manager
	Morgan Jones, Commissioner, Community Services	Hristina Giantsopoulos, Election & Committee Coordinator
	Claudia Storto, City Solicitor and Director of Human Resources	Mary-Jane Courchesne
	Biju Karumanchery, Director, Planning & Urban Design	Parvathi Nampoothiri, Senior Manager, Urban Design
	Bryan Frois, Manager of Executive Operations & Strategic Initiatives	Lawrence Yip, Senior Planner, Urban Design
	Francesco Santaguida, Assistant City Solicitor	Marty Chan, Senior Planner, Urban Design

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1. CALL TO ORDER

INDIGENOUS LAND ACKNOWLEDGEMENT

We begin today by acknowledging the traditional territories of Indigenous peoples and their commitment to stewardship of the land. We acknowledge the communities in circle. The North, West, South and Eastern directions, and Haudenosaunee, Huron-Wendat, Anishnabeg, Seneca, Chippewa, and the current treaty holders Mississaugas of the Credit peoples. We share the responsibility with the caretakers of this land to ensure the dish is never empty and to restore relationships that are based on peace, friendship, and trust. We are committed to reconciliation, partnership and enhanced understanding.

In consideration of the ongoing public health orders, this meeting was conducted electronically to maintain physical distancing of participants. With the passage of the COVID-19 Economic Recovery Act, 2020 (Bill 197), municipal Council Members are now permitted to meet remotely and count towards quorum.

The Special Development Services Committee convened at 1:32 PM with Regional Councillor Jim Jones presiding as Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were none disclosed.

3. COMMUNICATIONS

There were no communications.

4. EDUCATION & TRAINING SESSION

4.1 EDUCATION SESSION - PARKLAND ACQUISITION (10.0)

Arvin Prasad, Commissioner, Development Services, addressed the Committee to advise that today's Education Session is a follow up from the February 2, 2022 Development Services Committee Meeting regarding the Parkland Acquisition Study. He noted that today's session will provide information on the calculation of parkland requirements for future developments in response to Bill 197, Covid-19 Economic Recovery Act 2020. Mr. Prasad indicated that the information will also be used to form the new Development Charges By-Laws that are to take effect by September 18, 2022.

Parvathi Nampoothiri, Senior Manager, Urban Design, addressed the Committee and indicated that today's session will provide background information on the Parkland Acquisition Study and provide an opportunity for questions from the Committee. Staff and the consultants will continue to work together to form the parkland strategy, dedication rates, and accompanying by-laws which will be reported back to Development Services in June 2022.

Adam Mattinson, Consultant, Hemson Consulting, addressed the Committee and facilitated the, Parkland Acquisition Study - Education Session, that provided an

overview of the Parkland dedication policies, the legislation requirements, what has been done so far and the required next steps.

The Committee discussed the following in relation to the presentation:

- The rationale for the change from 1 he per 300 units in land to 1 he to 500 units in Cash-In-Lieu;
- The difference between standard and alternative rates for parkland dedication;
- The effect on parkland dedication amount in relation to the rate per unit, the number of people per unit, and property types;
- An inquiry regarding the people per unit ratio and how it is determined;
- The benefits of the cash-in lieu option and the purchasing of land options;
- The reaction of developers to the parkland dedication calculation and if it will increase their costs;
- Concerns that the current rate is high and that the calculation will present financial difficulties for developers and possibly deter them from building high density projects in the City;
- That there is a shortfall of parkland in the Langstaff area;
- A comparison to the Cash-In-Lieu calculations in the City of Toronto to those of Markham;
- The negative opening balances for 2016 and 2017 with respect to Cash-In-Lieu Reserve Funds;
- The varying revenue amounts over the years in relation to the population growth in the City;
- That the City consider purchasing land with the current reserve to protect against rising land prices;
- The current number of applications and the cost of parkland dedications or cash-in-lieu amounts;
- The type of land that can be dedicated and whether there are conditions to its suitability in terms of usability or development in the future;
- That there be consideration to treat high density developments at a more favourable rate to assist the developer and provide affordable housing units;

- That there be considerations made specific to the community to promote fairness;
- The importance of greenspace or parkland in every development;
- Concerns with Transit Oriented Community development area and ensuring the developers pay for parkland in those areas;
- That any building that occurs over rail tracks should be charged to transit operations; and,
- That land within the greenbelt be considered to be accounted for as parkland instead of Cash-In-Lieu provided parkland is close to the actual development.

Mr. Mattinson provided remarks regarding legislative requirements and that new developments are required to contribute land for parks or pay a cash-in-lieu equivalent and that the parkland dedication calculations should include consideration to equitable assignments due to the potential for appeals and may impact future development in the City. He advised that the inclusions need to be clearly defined and that flexible land uses may increase interpretation.

Staff advised that previous land purchases made in advance of collecting cash-in-lieu funds resulted in previous deficits until the funds were collected, which preserved the City's purchasing power as land values increased. Additionally, the collection of the cash-in-lieu funds is not always in line with the population growth and is related to building permit approval which may take one to two years depending on the development. It was further advised that it is difficult for developers to predict parkland requirements using the people per unit ratio and that cash-in-lieu -can be more attractive to the developers but presents challenges for the City. Staff also noted that undevelopable land cannot be considered against the parkland dedication calculation.

The Committee suggested that there be careful consideration made in relation to ensuring adequate park space in new developments as the use of parks by residents has significantly increased and looks forward to the next report.

Moved by Councillor Amanda Collucci
Seconded by Councillor Isa Lee

That the presentation, Parkland Acquisition Study - Education Session, be received.

Carried

5. HOUSING AFFORDABILITY TASK FORCE UPDATE

5.1 ONTARIO HOUSING AFFORDABILITY TASK FORCE UPDATE PRESENTATION

Mayor Scarpitti requested the Committee permit the addition of a brief presentation to the agenda in relation to the Ontario Housing Affordability Task Force Update.

Darryl Lyons, Senior Manager, Policy & Research, addressed the Committee and provided timely information in relation to the recent Ontario Housing Affordability Task Force recommendations and highlighted the key target areas identified in the report:

- Focus on getting more homes built;
 - Making land available to build;
 - Cut the red tape so we can build faster and reduce costs;
 - Reduce the costs to build, buy and rent; and,
 - Support and incentivize scaling up housing supply.

There was a brief discussion on the following:

- The number of units that have been approved by the City and that have not yet been built; and,
- The number of applications submitted to the City.

This matter will be placed on a future development services meeting agenda for consideration.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea

That the Development Services Committee consent to the addition of the Housing Affordability Task Force Update Presentation, to the agenda.

Carried by Two Thirds Vote

Moved by Mayor Frank Scarpitti
Seconded by Councillor Karen Rea

That the Housing Affordability Task Force Update Presentation, be received.

Carried

6. ADJOURNMENT

M: Keyes

S: Lww

4:52

Moved by Councillor Andrew Keyes

Seconded by Councillor Isa Lee

That the Special Development Services Meeting adjourn at 4:52 PM.

Carried