



Appendix C

Parkland Implications of More Homes Built Faster Act, 2022 (Bill 23)















November 18, 2022



BUILDING MARKHAM'S FUTURE TOGETHER

2020 – 2023 Strategic Plan

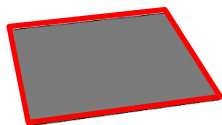


Markham Parkland By-Law, Acquisition Strategy and Parks Plan Principles	Bill 23 Implications
 Maintain city wide parkland provision target of 1.2 ha / 1000 people	 New maximum parkland rates will result in parkland provision dropping below 1.2 ha / 1000 people over time
 Parkland dedication rate should be tied to population	 No longer applies to stacked townhouses, midrise and highrise developments, as incremental units above 10% cap will receive no additional parkland
 Parkland dedication rates should ensure delivery of recreational facilities identified in Integrated Leisure Master Plan to serve future growth	 There will be a significant shortfall of parkland from the 108 ha (Markham Parks Plan and Parkland Acquisition Strategy) that is needed to achieve the goals of the ILMP and maintain existing service levels
 Target 0.4 ha / 1000 people of local parkland in Intensification Areas	 There will be a significant shortfall in the provision of local parkland within Intensification Areas, dropping to less than 0.1 ha / 1000 people. Represents an ~80% reduction from what was is being planned in current Secondary Plans
 Collect additional CIL from IAs to reallocate to other areas of the City to make up for the shortfall of parkland within IAs	 There will be no CIL available to reallocate outside of IAs and supplement parkland supply due to 10% site cap
 The identification of suitable park blocks or provision of CIL is at the City's discretion	 Identification of park blocks is now at the discretion of landowners who can identify any lands, including blocks that may be undersized blocks, encumbered and unprogrammable, or in private ownership (POPS). Eligible for 100% credit and refusal by City is appealable to OLT
 Park system will be planned comprehensively to include a variety of park types, including the larger parks	 The City's will lose discretion to identify recommended park blocks which limits the ability to assemble larger park parcels and implement secondary plans

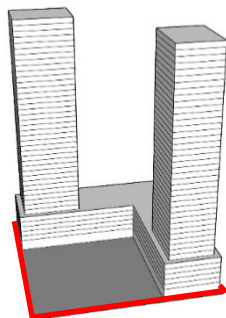


Parkland Dedication Rate Comparison

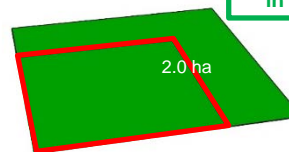
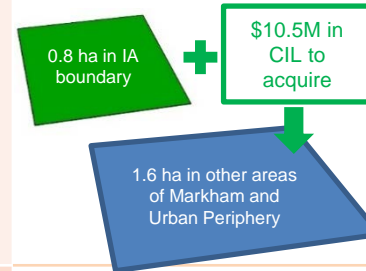

Typical High Density Development



- 1 hectare of land



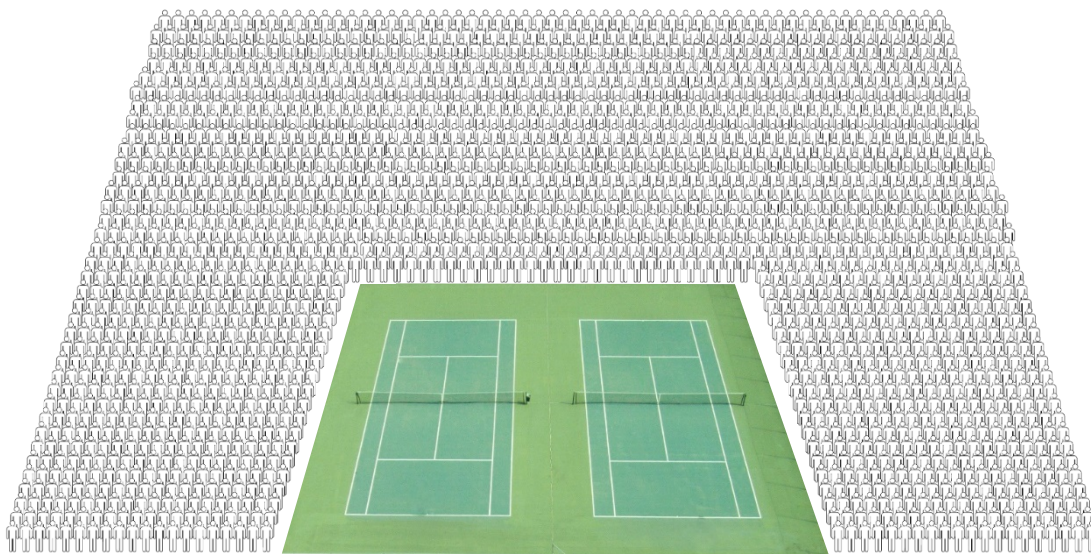
- 2 x 43 storey towers
- 6 storey podium
- 1,000 units
- 2,000 residents

Parkland Standard	Parkland Dedication Rate	Parkland Generate
Existing Planning Act Maximum CIL Alternative Rate	1 ha / 500 units	 <p>2.0 ha</p> <p>OR \$70M in CIL</p>
Markham Parkland Acquisition Strategy & Parkland By-Law Rate (2022)	0.55 ha / 500 units	 <p>0.8 ha in IA boundary</p> <p>+\$10.5M in CIL to acquire</p> <p>1.6 ha in other areas of Markham and Urban Periphery</p>
Bill 23 Site Cap	10% of site area	 <p>0.1 ha</p> <p>OR \$3.5M in CIL</p>
Bill 23 = 90% loss of parkland		-1 ha of parkland; or -\$35M in CIL



Implication of 10% Site Cap on Typical High Density Site

2000 people in relation to 0.1 ha park = 0.05 ha/1000 people



Reduced quality of life

**Inequities in parkland
across existing and new
communities**

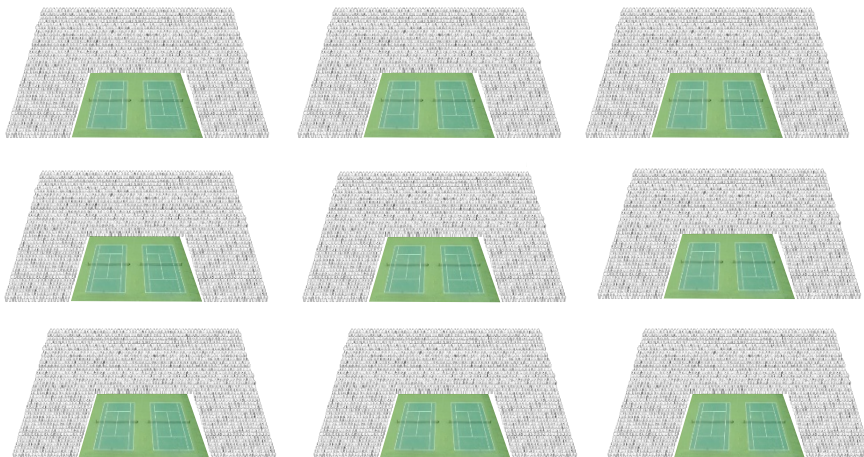
**No ability to offset loss
of recreation elsewhere**

**Less desirable and
healthy community with
reduced access to park
services**



Implication of 10% Site Cap + Loss of Discretion by City to Identify Park Sites

18,000 people in relation to 9 x 0.1 ha parks = 0.05 ha/1000 people



Limited ability to
assemble useable parks

Parks will be
unconnected and
unprogrammable

Individual parks will be
undersized and do not
align with OP policies



Markham Centre Secondary Plan – Full Buildout

Parkland Standard	Parkland Dedication Rate	Anticipated Parkland
Markham Parkland Dedication By-Law Rate (2022)	0.55 ha / 500 units	~32 ha of new parkland + ~\$479M CIL
Bill 23 Site Cap	10% of developable sites	~5.8 ha of new parkland ~20.2 ha of total parkland
Bill 23 = 82% loss of future IA parkland & loss of \$479M CIL for off-site parks		-26.2 ha of land
Funds needed from taxation to maintain level of service		\$1.4B



MC Preferred Demonstration Plan

Markham Parkland By-Law at Buildout

~48.4 ha of total parkland for 106,000 people
= 0.46 ha per 1000 people*

Bill 23 Impact at Buildout

~20.2 ha of total parkland for 106,000 people
= 0.19 ha per 1000 people*

*Provision rate at buildout includes existing and secured parks

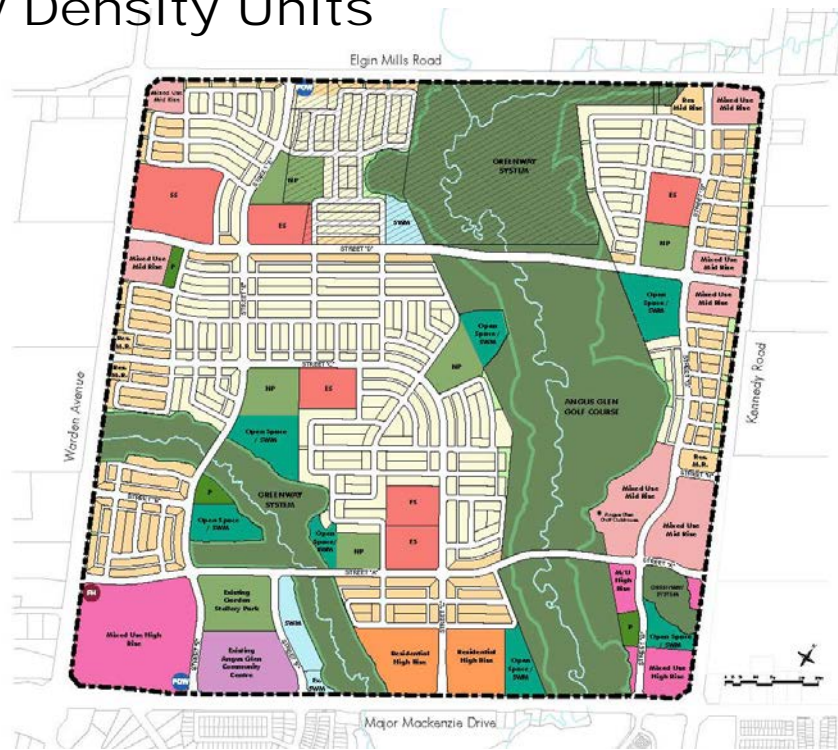


Greenfield Community Scenario– Low Density Units

Parkland Standard	Parkland Dedication Rate	Anticipated Parkland
Markham Parkland Dedication By-Law Rate (2022)	1 ha / 300 units (low rise units)	11.67 ha
Bill 23	1 ha / 600 units (low rise units)	5.83 ha
Bill 23 = 50% loss of parkland		-5.83 ha
Funds needed from taxation to maintain level of service		\$46.6M

-6 ha

Equals the size of one community park



Angus Glen Demonstration Plan

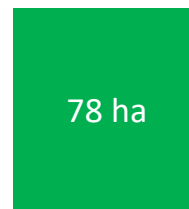


Bill 23 – Impacts to Integrated Leisure Master Plan

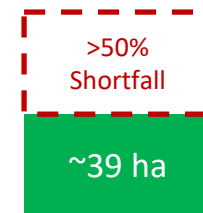
Approximate City Wide Land Need for ILMP Park Facilities

ILMP Park Facility	Number of Facilities Remaining to 2031	Estimated Parkland Needed
Soccer Fields	9	11.7 ha
Baseball Diamonds	30	49.2 ha
Cricket Pitches	2	4.4 ha
Tennis Courts	15	4.6 ha
Waterplay Facilities	4	1.4 ha
Skate Zones	1	0.8 ha
Off-Leash Dog Areas	5	3.4 ha
Total Land Area Needed to Accommodate Facilities		~75.5 ha

1. The City will not be able to secure enough land to deliver all the ILMP park facilities.



Parks Plan



Bill 23

2. The City will lose discretion to assemble adequately sized park blocks to fit ILMP facilities due to 10% cap and the reduced alternative rate.



Parks Plan



Bill 23

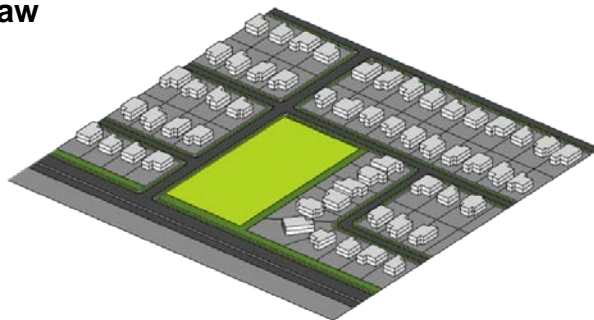


Bill 23 – Implications of Encumbered Parkland + Loss of Discretion by City to Identify Park Sites

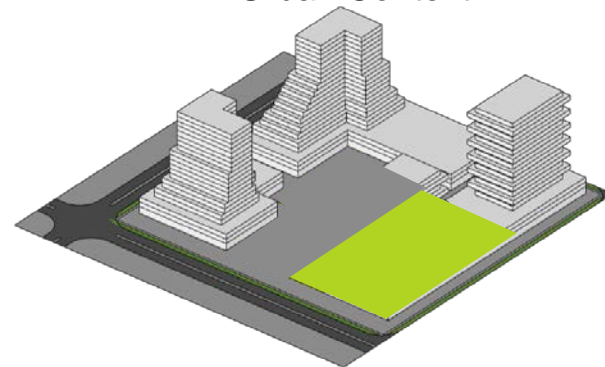
Markham Parkland Dedication By-Law

- Suitable land for park facilities
- Safe and accessible
- Minimal programming restrictions

Suburban Context

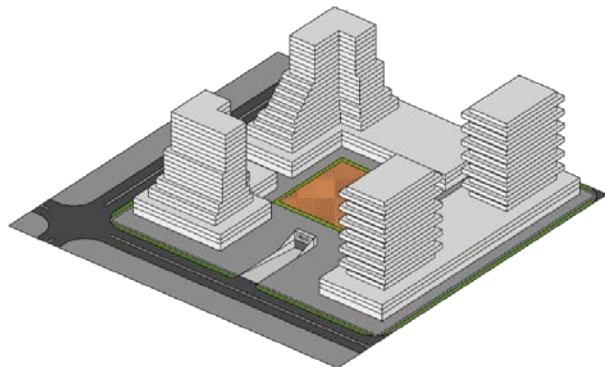
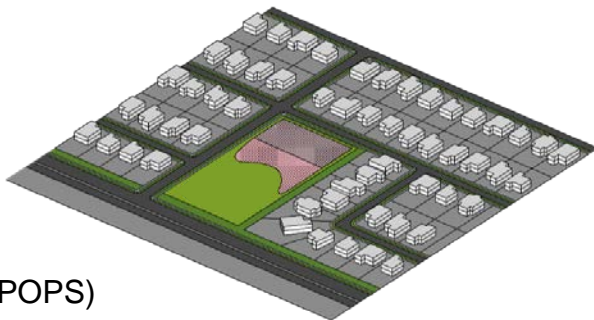


Urban Context



Bill 23

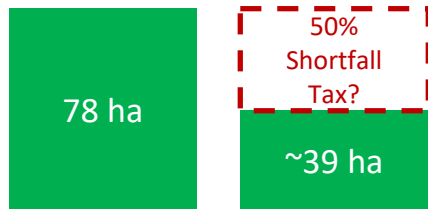
- Unsuitable land for park facilities
- Surface infrastructure conflicts
- Reduced tree canopy and health
- Wind/shade impacts
- Potential loss of public access
- Increased lifecycle costs
- Potential loss of public ownership (POPS)





Key Impacts of Bill 23

1. Sufficient land to meet the goals of the Parks Plan, Acquisitions Strategy and ILMP cannot be secured by development applications alone.

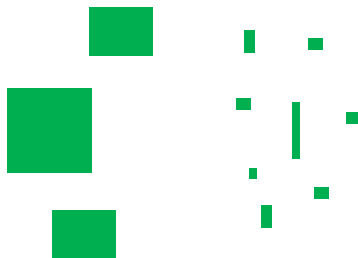


Parks Plan

Bill 23

Bill 23 proposes to lower parkland dedication rates

2. The ability to implement a comprehensive park system in key growth areas is lost

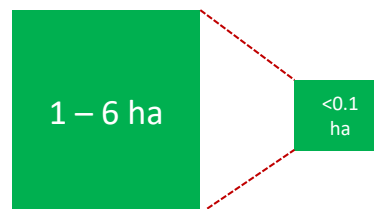


Parks Plan

Bill 23

Bill 23 proposes to permit applicants to identify any part of their site as parkland, no regard for overall park system / secondary plans

3. The ability to secure and assemble individual park blocks that are large enough to be programmed is lost

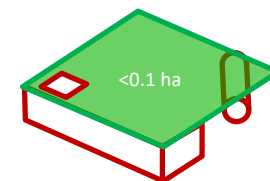


Parks Plan

Bill 23

Bill 23 proposes to allow applicants to identify any size of park and does not need to meet OP policies

4. Limited discretion oversight on when encumbered parks may be accepted, reducing programmability and adding cost.



Bill 23

Bill 23 proposes to require municipalities to accept encumbrances within park blocks and provide credit for private open spaces