



BUILDING A GREATER GTA  
Building Industry and Land  
Development Association

June 17, 2013

Mayor Frank Scarpitti and Members of City Council  
City of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W3

Dear Mayor Frank Scarpitti and Members of City Council,

**RE: June 17<sup>th</sup> Council Meeting regarding Report No. 29 – June 11<sup>th</sup> DSC  
Item 6: Review of Parkland Dedication By-law, Policies and Practices – Final Recommendations**

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Thank you for the opportunity to submit comments for the City of Markham's review of its *Review of Parkland Dedication By-Law, Policies and Practices*. On behalf of the members of the Building Industry and Land Development Association, we kindly submit the following comments for your consideration at the June 17<sup>th</sup> City Council meeting.

BILD has been actively engaged in this review with City staff and we appreciate their commitment to our discussions. We strongly support the mechanism of a graduated approach for calculating parkland dedication/CIL as we believe it will help to encourage high density residential development projects. BILD believes this is a very progressive step, and we applaud the City in this regard. While the industry agrees on the mechanism of a graduated approach, we maintain our original position (as noted in our June 10<sup>th</sup> letter to DSC) that the graduated approach could be strengthened to be more reflective of the built form in Markham.

Our original suggestions are as follows:

1. The first category: would maintain that less than 2.5 FSI would utilize a rate of 1.2 ha/1000 people.
2. The second category: above 2.5 FSI would be revised to a 0.3ha/1000 people (*to a maximum savings of 38% overall or described as 0.75ha/1000 people*). *In no event shall Parkland Requirement be reduced beyond 0.75ha/1000 people or 38% overall.*

We believe the graduated approach provided above is more consistent with the land use patterns and anticipated development forms identified in the new Markham Official Plan and better addresses the industry's concerns with the out-of-date provincial parkland dedication policy.

Both Markham and the industry have been living with provincial parkland policies that are greatly out-of-date and the Province has left it up to the municipality to make appropriate reforms to suit their local needs. The City of Toronto, the City of Vaughan and the City of Brampton are a few municipalities where appropriate parkland reforms are completed or underway, and we work together with these municipalities as partners in prosperity.

At last week's DSC meeting, there were two deputations made by residents that challenged a few merits of staff and the consultant's extensive review for a graduated approach and made a number of false accusations of the building industry.

In response to their statements, it is essential for all members of the public and City Council to know that as an underscore principle; BILD members are firmly committed to providing parks in Markham and recognize the value of parks to the natural and social environment in new community areas. The industry only asks that the policies to bring these parks into the new community areas be fair and reasonable for existing and future residents.

Our members are heavily entrenched and committed in the future well-being, functionality and fiscal responsibility of development sites, as guardians for the new homebuyers in Markham. Development projects are built to last decades, sometimes centuries, and our members' seek a long-standing and credible reputation as community builders.

Secondly, the residents challenged the industry's claim that the existing provincial parkland dedication by-law has the ability to absorb the entire site if applied without any incentives. This industry assertion is completely accurate, and we would be happy to provide project examples as to how this occurs at anyone's request.

Again, we appreciate the opportunity to submit comments and we hope you will take our suggestions into consideration. Please feel free to contact the undersigned if you have any questions.

Sincerely,



Danielle Chin, RPP, MCIP  
Senior Planner, Policy & Government Relations

Cc: Paula Tenuta, Vice President, Policy & Government Relations  
Michael Pozzebon, York Chapter Chair  
BILD York Chapter Members

**Hau, Lucy**

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**Subject:** FW: Parkland Dedication

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**From:** Nick Pileggi [<mailto:npileggi@mgp.ca>]  
**Sent:** Monday, June 17, 2013 4:13 PM  
**To:** Hau, Lucy  
**Cc:** [hashem@timesgroupcorp.com](mailto:hashem@timesgroupcorp.com)  
**Subject:** Parkland Dedication

To Mayor and Members of Council,

I appeared before Development Services Committee on June 11, 2013 on behalf of Times Group Corporation with regard to the Parkland Dedication report.

Staff and their consultant presented two options for the parkland dedication by-law and recommended the 'complex' approach which provides a higher reduction for developments over 6.0 FSI. It was noted that the majority of development in Markham would receive no reduction and that only some developments (mostly in the Urban Centres) would qualify for higher reductions.

The other approach presented, titled the 'simple' approach, proposed a more meaningful reduction for development beginning at 3.0 FSI.

In our view, the 'simple' approach would be more in keeping with Markham's intensification and smart growth policies. Times Group has developed several high density communities (including Uptown, in Markham Centre and Galleria, Leitchcroft), in almost all cases, the development has achieved an FSI of 4-5. A threshold of 6.0 FSI for a reduction in parkland would, in our view, be a reduction on paper only, as this density is unlikely to be achieved, especially in the short term and perhaps only along a subway line.

We ask and recommend to Council that you endorse the 'simple' approach for parkland dedication and adopt a parkland dedication by-law which implements the reductions provided in the 'simple' approach.

Thank you,

**Nick Pileggi, MCIP, RPP**  
Principal

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