



UPDATE ON THE REVIEW OF PARKLAND DEDICATION BY-LAW, POLICIES AND PRACTICES

ADJUSTED PARKLAND DEDICATION OPTION APPLYING TO HIGHER
DENSITY DEVELOPMENTS

The Planning Partnership
with: Greenberg Consultants |
Integrus | NBLC | WeirFoulds

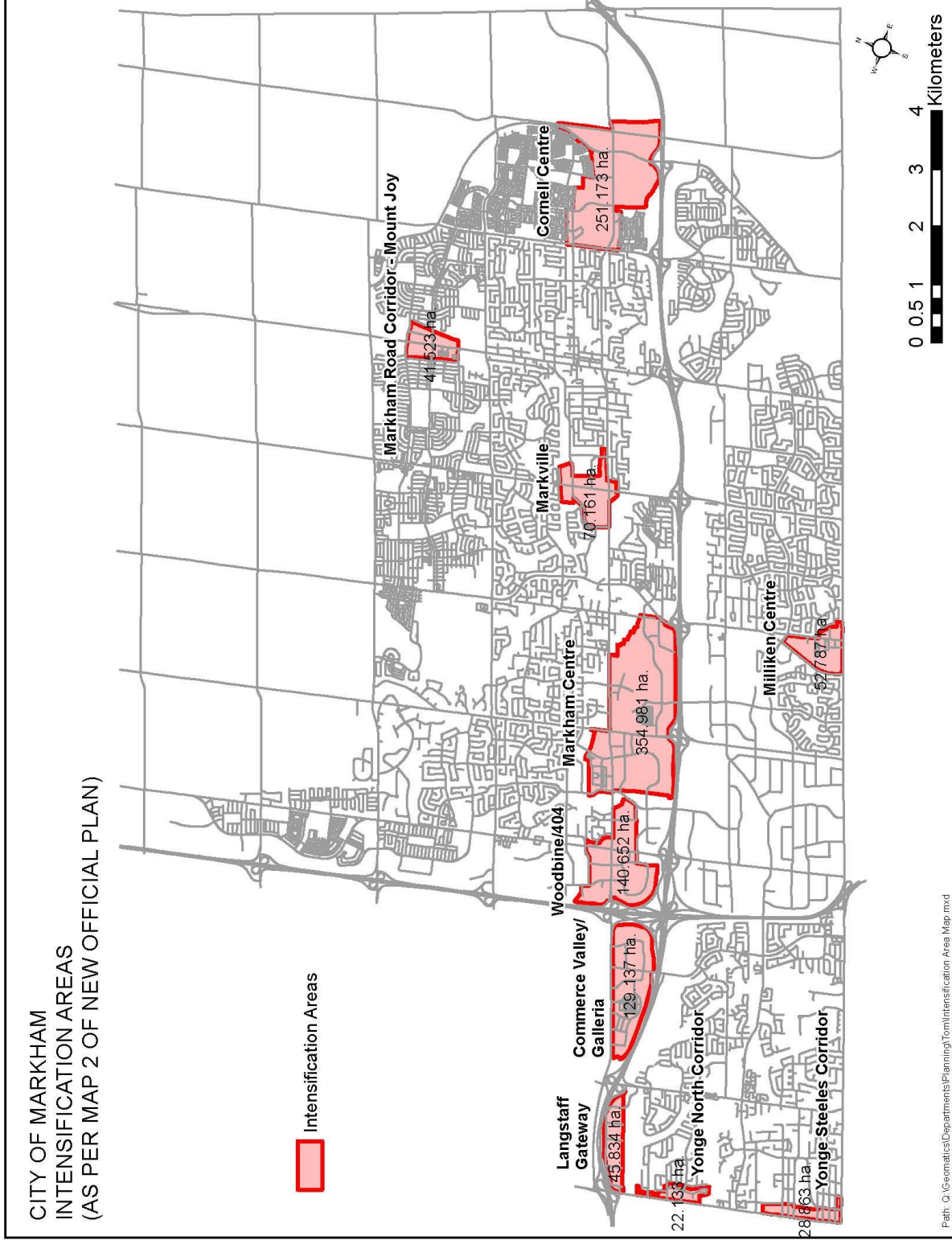
City of Markham

February 25, 2014

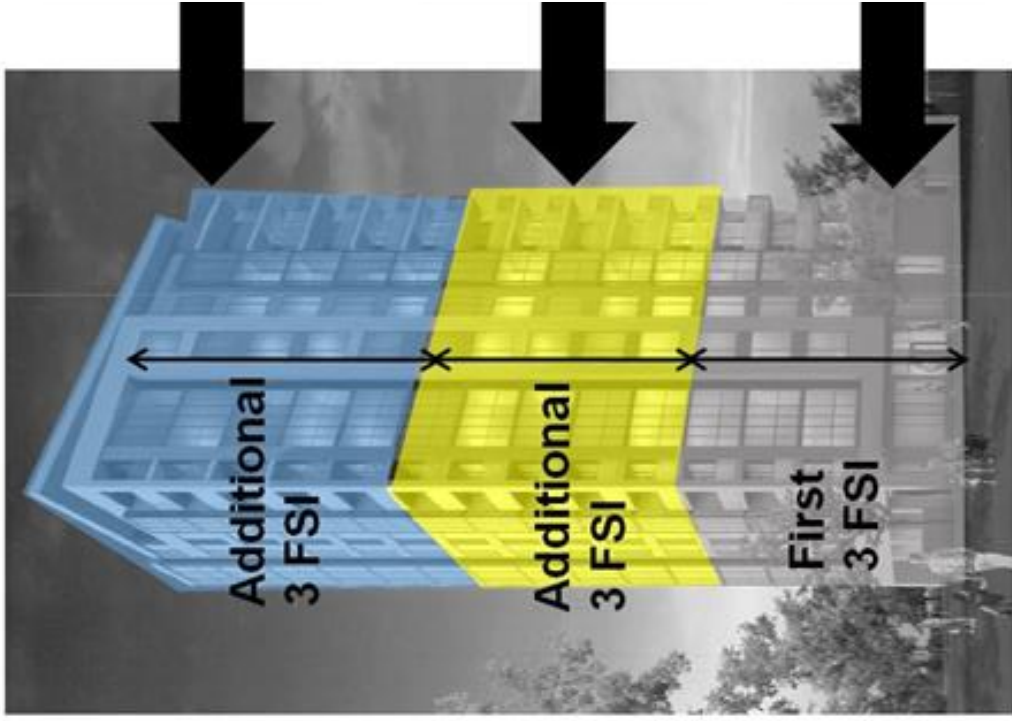
Purpose and Background

- The Planning Partnership was retained in 2011 to review existing Parkland Dedication By-law, policies and practices
- The protection of the City's environmental features are not impacted by the proposed Parkland Dedication By-law
- Parkland dedication remains the same as current Markham Standard throughout the City, except for developments at a density over 3.0 FSI, that are within the City's identified intensification areas
- Proposed Parkland Dedication By-law for higher density residential development in intensification areas is based upon adjustments tied to the density of development (FSI), and the land value differential

Intensification Areas Map (New Official Plan)



Calculations for Proposed Parkland Dedication By-law



Stage 3 (6.0 FSI and above) provides parkland dedication at 100% of the existing Markham Standard of 1.2ha/1,000 persons, with cash-in-lieu payable at 35% Urban Land Value and 65% Rural Land Value

= \$105,175.00
cash-in-lieu

Stage 2 (3.0 FSI to 6.0 FSI) provides parkland dedication at 100% of the existing Markham Standard of 1.2ha/1,000 persons, with cash-in-lieu payable at 70% Urban Land Value and 30% Rural Land Value

= \$181,985.00
cash-in-lieu

Stage 1 (up to 3.0 FSI) provides parkland dedication at 100% of the existing Markham Standard of 1.2ha/1,000 persons

= \$247,820.00
cash-in-lieu

\$534,980.00

Original Proposed Parkland Dedication By-law

- Dedication of land under a scenario below 3.0 FSI considered 100% of the existing Markham Standard of 1.2 ha/1,000 persons
- The alternative rate would only be implemented once the FSI was greater than 3.0 for a reduction in dedication

Table 1: Dedication rate as originally proposed per June 11, 2013 report

FSI	PROPOSED PARKLAND DEDICATION RATE	RESULTING DEDICATION
Portion below 3.0 FSI	1.2 ha/1,000 persons	No reduction
Portion between 3.0 - 6.0 FSI	0.84 ha/1,000 persons	70% of the normal requirement is payable whether as land or cash-in-lieu (for this component only)
Portion above 6.0 FSI	0.42 ha/1,000 persons	35% of the normal requirement is payable whether as land or cash-in-lieu (for this component only)

Proposed Parkland Dedication By-law

- Dedication of land under all FSI scenarios will be 100% of the existing Markham Standard of 1.2 ha/1,000 persons
- Amount of cash-in-lieu is adjusted based on the portion of FSI with a percentage valued at Urban Land and Rural Land values

Table 2: Dedication rate proposed per February 25, 2014 report

FSI	PROPOSED PARKLAND DEDICATION RATE IF PROVIDED AS LAND	PROPOSED PARKLAND DEDICATION RATE IF PROVIDED AS CASH-IN-LIEU
Portion below 3.0 FSI	1.2 ha/1,000 persons	100% valued at Urban Land Value
Portion between 3.0 - 6.0 FSI	1.2 ha/1,000 persons	70% valued at Urban Land Value and 30% valued at Rural Land Value
Portion above 6.0 FSI	1.2 ha/1,000 persons	35% valued at Urban Land Value and 65% valued at Rural Land Value

Proposed Parkland Dedication By-law

- Where cash-in-lieu is accepted, the land value differential may allow the City to achieve new parkland in excess of the 1.2 ha/1,000 person (12 m²/person) standard, depending on the location of the property to be purchased
- The Land Value Differential refers to the relative value of land in different contexts within Markham:
 - Urban Land = \$432.50 m²
 - Suburban Land = \$260.00 m²
 - Rural Land = \$49.50 m²

Proposed Parkland Dedication By-law

- Possible scenarios for how to utilize Cash-in-Lieu funds generated to acquire urban, suburban and rural lands for parks and open space
- Using the 9.0 FSI Building Example (\$534,980.00), the following scenarios identify the effect of the Land Value Differential:

Scenario 1	Scenario 2	Scenario 3
25% Urban Land: \$133,745.00/\$432.50 = 309.24 m ²	0% Urban Land: \$0/\$432.50 = 0.00 m ²	100% Rural Land: \$534,980.00/\$49.50 = 10,807.68 m ²
50% Suburban Land: \$267,490.00/\$260.00 = 1,028.81 m ²	50% Suburban Land: \$267,490.00/\$260.00 = 1,028.81 m ²	
25% Rural Land: \$133,745.00/\$49.50 = 2,701.92 m ²	50% Rural Land: \$267,490.00/\$49.50 = 5,403.84 m ²	
Total Land Area = 4,039.97 m²	Total Land Area = 6,432.65 m²	Total Land Area = 10,807.68 m²
Land Area/per person = 28.2 m²	Land Area/per person = 44.9 m²	Land Area/per person = 75.5 m²

Benefits of the Proposed Parkland Dedication By-law

- Recognizes that 100% on site parkland dedication is not possible in denser building typologies
- Where the total land area is dedicated on site, or within the intensification area, results in 100% land dedication
- Where cash-in-lieu is accepted, the City can easily exceed its own standard for parkland dedication per person (12.0 m²) through land purchases on lower value properties (suburban and rural areas)
- Recognizes that public parkland requirements are different in a highly urban context, than in a more traditional suburban context

Benefits of the Proposed Parkland Dedication By-law

- Promotes intensified development, planned urban structure and development of complete, compact and transit-supportive communities
- Is a fair and reasonable response to issues raised by the development industry, balanced with the public interest
- Overall, the proposed parkland dedication policy and By-law is appropriate, equitable and consistent

Alignment of Parkland Dedication Policy with Markham's Greenprint Plan

- The Greenprint Plan, is a 50 to 100-year sustainability plan created by the Markham Community containing a vision, priorities, a governance framework and a funding framework for a healthy, vibrant and sustainable community
- It is an overarching Plan to achieve an environmentally, economically, socially and culturally vibrant community
- The Greenprint is a plan for protecting and enhancing the natural environment, maintaining a high quality of life for Markham residents and providing fulfilling employment, life-long learning opportunities and affordable access to basic needs
- The proposed Parkland Dedication Policy:
 - Has no negative impact on the Greenprint Plan
 - Provides opportunity to maintain a high quality of life for Markham residents
 - Assists the City in the achievement of its planned urban structure, and enables a hierarchy of urban public parks