

**Attachment xxxx: Draft Official Plan Amendment**

Authority: Planning and Growth Management Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt an amendment to the Official Plan for the City of Toronto with respect to the alternative parkland dedication rate and associated sidebars and maps**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one open house and one special public meeting in accordance with sections 17 and 26 of the *Planning Act*:

The Council of the City of Toronto hereby enacts as follows:

1. The attached Amendment No. ~ to the Official Plan is hereby adopted.

Enacted and passed on ~, A.D. 2022.

Frances Nunziata  
Speaker  
(Corporate Seal)

Ulli S. Watkiss,  
City Clerk

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AMENDMENT NO. ~~~ TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

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**ALTERNATIVE PARKLAND DEDICATION POLICIES AND ASSOCIATED SIDEBARS AND MAPS**

The following text constitutes Amendment No. ~~~ to the Official Plan of the City of Toronto:

Section 3.2.3 Parks and Open Spaces is amended by:

1. Deleting the Types of Parks sidebar and replacing it with the following sidebar:

**“Park Types and Sizes**

Toronto's parks can be broadly categorized into two types of parks: planned and natural. Planned parks have been designed and developed for public use. Natural parklands, such as Toronto's valleys, ravines, and the natural parklands along the city's waterfront, are those that will be maintained primarily in a natural state while allowing for some compatible uses. Sometimes parks possess both planned and natural spaces. Parks offer a range of programming and amenities, all of which provide community and social health and well-being benefits. The particular combinations of planned and natural spaces and their associated programming and amenities can be grouped into three primary functions which describe the focus of the park:

- passive and ecological;
- sport and play; and
- community and civic.

Parks of all shapes and sizes contribute to Toronto's system of parks:

Parkettes – Frank Stollery Parkette, Fiona Nelson Parkette, Whitfield Parkette, Rosemary Parkette

Small parks – Ranee Park, Barbara Hall Park, Glebe Manor Square, Eden Valley Park

Medium parks – Maidavale Park, Fennimore Park, Banbury Park, Jimmie Simpson Park

Large parks – Sorauren Avenue Park, Iroquois Park, Firgrove Park, Finch-Islington Park

City parks – Bayview Village Park, Allan Gardens, Terry Fox Park, Thistletown Park

Legacy parks – Withrow Park, High Park, Warden Woods Park, Richview Park

While size is important – the larger the park, the more programming and utility it can offer – parks serve both local and city-wide needs by virtue of their design and location, not their size alone."

2. Inserting a new sidebar as follows:

#### **"Parkland Strategy**

The Parkland Strategy is a strategic park planning framework to guide the expansion and enhancement of Toronto's parks and open space system to meet the needs of a growing and evolving city. The Parkland Strategy is the "parks plan" required under Section 42 of the Planning Act and is an implementation plan for the purposes of the Official Plan. The Parkland Strategy:

- Provides a vision for the City's parks and open space system;
- Establishes methodology for measuring parkland provision and need;
- Identifies priorities for parkland acquisition and improvement;
- Informs future comprehensive parks planning for new and improved parks in an intensifying urban context; and
- Examines the need for parkland in the city as required by the Planning Act and as promoted by the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe."

3. Adding a new Policy between existing Policy 1 and existing Policy 2 as follows:

"The City will utilize a range of tools to address the need for parkland and help create complete communities in the city. The tools include:

- a) Parkland dedication under the Planning Act including the use of the alternative parkland dedication rate and cash-in-lieu of parkland dedication;
- b) Development Charges for improvements to new and existing parks associated with growth;
- c) Facilities, services or matters provided under the Planning Act;
- d) Land exchanges and purchases including jurisdictional transfers from other City agencies and divisions;
- e) Partnerships and/or leases; and
- f) Conservancies, sponsorships and philanthropic donations."

4. Amending existing Policy 2 by:

- i) deleting subsection (a) and replacing it with "parkland provision as described in the Parkland Strategy"; and
- ii) deleting the final paragraph which reads "The City's park planning areas are shown on Map 8(C). The information on Map 8(B) for these park planning areas will be used to require, wherever possible, that new parkland be provided when development occurs in areas of low parkland provision."

5. Deleting existing Policy 5 and replacing it as follows:

"In order to create complete communities and address the need for parkland in the city, an alternative parkland dedication rate of 0.4 hectares per 300 units will be applied to proposals for residential development, and for the residential portion of mixed use development in accordance with the parkland dedication bylaw as follows:

- a) for development with a residential density of 2.0 or less floor-space index (FSI), the parkland dedication will not exceed 15 per cent of the development site net of any conveyances for public road purposes;
- b) for development with a residential density of greater than 2.0 FSI, the parkland dedication will not exceed 15 per cent of the development site plus 1 per cent per 1.0 additional FSI calculated proportionately to the extent of the FSI increase beyond 2.0 net of any conveyances for public road purposes;
- c) in no case will the parkland dedication be less than 5 per cent or greater than 25 per cent of the development site net of any conveyances for public road purposes;
- d) despite the parkland dedication requirements described in (a) – (b) above, the parkland dedication on sites greater than 5 hectares will be a minimum of 20 per cent of the development site, net of any conveyances for public road purposes;
- e) where the size, shape or location of the parkland dedication is deemed by Council to be unsuitable for parks or public recreation purposes, Council may require cash-in-lieu of parkland dedication equal to the financial value of the land that would otherwise be required to be conveyed; and
- f) where the alternative rate applies, the maximum required payment of cash-in-lieu of land will be calculated using a rate of 1 hectare for each 500 dwelling units."

6. Deleting existing Policy 6 and replacing it as follows:

"The specific combination of land and/or cash-in-lieu of land will be determined by the City as part of the consideration of each specific proposal. The dedication of land will be prioritized over the payment of cash-in-lieu of parkland, particularly where:

- a) the resultant parkland dedication is of a suitable size, shape, and utility; or
- b) there is an opportunity to expand an existing park; or
- c) there is an opportunity to create a connection between existing parks."

7. Deleting existing Policy 7 and replacing it as follows:

“Where on-site parkland dedication is not feasible, an off-site parkland dedication may be substituted for an on-site dedication, provided that the off-site dedication:

- a) is equal to the financial value of the required on-site dedication or additional land is provided where land of a lesser value to the on-site dedication is proposed;
- b) is in proximity to the development site;
- c) results in parkland to the satisfaction of the City; and
- d) is agreed to by both the City and the applicant.”

8. Renumbering the policies appropriately.

Section 5.6 Implementation is amended by:

1. Deleting "8(C)" from Policy 2.

Chapter 6 Secondary Plans is amended as follows:

1. Scarborough Centre Secondary Plan is amended by deleting policy 6.3 and renumbering the subsequent policies accordingly.
2. North York Centre Secondary Plan is amended by deleting policy 6.5 and renumbering the subsequent policies accordingly.
3. Motel Strip Secondary Plan is amended by deleting policy 7.2 and renumbering the subsequent policies accordingly.
4. Etobicoke Centre Secondary Plan is amended by deleting policy 3.9.8 and renumbering the subsequent policies accordingly.

5. Warden Woods Secondary Plan is amended by deleting policy 2.4.4 and renumbering the subsequent policies accordingly.
6. Davenport Village Secondary Plan is amended by deleting policy 6.4 and renumbering the subsequent policies accordingly.
7. Central Waterfront Secondary Plan – Schedule C Port Lands Area Specific Policy is amended by deleting policy 5.13.

The Official Plan is amended by:

1. Deleting Maps 8B/C

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