Parkland Conveyance By-law General Committee Presentation

June 15, 2022



- Recent changes to Planning Act require
 City to have a Parks Plan, and pass new
 by-law by September 18, 2022.
- The Parks Plan was approved by Council on March 23, 2022, and provides the basis for the new by-law. The Parks Plan established 76.3 ha (188.5 ac) as parkland required to support the demand created by new growth.
- If approved by Council, the new by-law will come into effect on June 23, 2022.

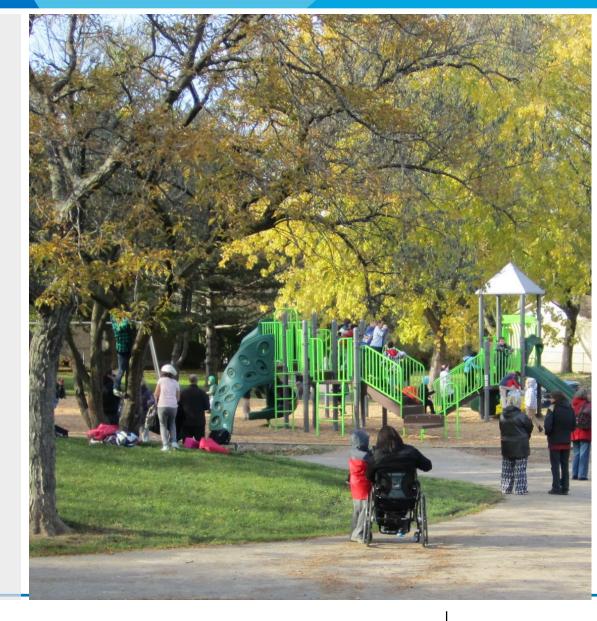




- Consultation with school boards and stakeholders in development industry to meet *Planning Act* requirements for Parks Plan and to inform the by-law
- Six meetings held with broader industry stakeholders on growth-related funding tools, Parks Plan and by-law
- One technical meeting held with consultants from BILD to refine assumptions
- Written correspondence to stakeholder feedback
- Benchmarking with other municipalities on by-law methodology

- Mississauga's current Alternative Rate is the Fixed Unit Rate (FUR)
 - Currently \$11,370, charged to medium and high-density residential units
 - Represents the majority of the CIL revenue
 - FUR has not kept pace with rising land values and will not allow the City to achieve parkland objectives set out in the Parks Plan.
- CIL Capped Rate (\$25,112)
 - Reflects anticipated cost of acquiring parkland where it is needed
 - Not every medium and high density development will pay the CIL Capped Rate
- CIL Capped Rate represents policy decision to cap costs to higher value developments
- CIL Capped Rate has been revised over course of project based on revised Parks Plan, land value assumptions, and staff and stakeholder feedback.

- Office development requirement reduced from 5% to 2% (consistent with other nonresidential uses)
- Increasing credit rate for land dedications from Medium & High Density projects to incentivize parkland dedication. Parkland credits will be provided for unencumbered land.
- Expansion of exemptions to reflect feedback from stakeholders and implementation review
- **Bill 109**, More Homes for Everyone Act:
 - Currently there are no Transit Oriented Communities (TOCs) in Mississauga
 - Bill 109 may impact by-law in future
 - TOCs are subject to reduced parkland requirements
 - By-law will be in full effect until TOCs are designated (Planning Act will automatically override by-law).



- Gradual rate phase in to August of 2023 to mitigate impacts to in-stream developments
- Rate increases would maintain existing index / DC increase schedule
- 4% semi-annual index **reflects middle ground** between historic index (3%) and land value increases over past five years (5-6%)
- Comprehensive rate review to be undertaken every five years (alongside DC study)

At Passage	1 August 2022	1 February 2023	1 August 2023 Full Implementation	Every 6 Months
Current FUR	30% Implementation	60% Implementation		Semi-annual Index
\$11,370 / unit	\$15,493 / unit	\$19,615 / unit	\$25,112 / unit	4% scheduled increase

- CIL Capped Rate meets the Planning Act requirements, and is in line with rates proposed by other comparable municipalities.
- Parks are essential to complete and connected communities, need to be prioritized, well-planned, and consistently funded.
- Setting CIL rates that do not reflect the costs of acquiring enough parkland would mean reducing service levels and/or increasing property taxes.
- As Mississauga continues to grow and intensify, this by-law ensures the City can deliver enough parks to meet the demand created by new growth.

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