

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 non-residential 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 <i>Current FUR</i>	1 August 2022 30% Implementation	1 February 2023 60% Implementation	1 August 2023 Full Implementation	Every 6 Months 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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