



INFORMATION REPORT
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DEVELOPMENT & INFRASTRUCTURE SERVICES – INFORMATION REPORT # 2015-41

TO: Mayor and Members of Council
SLT/OLT

SUBJECT: Consultant Services – Parkland Dedication By-law Peer Review

ORIGIN: Office of the Chief Administrative Officer/Development & Infrastructure Services

The purpose of this Information Report is to advise Council of staff's intention to hire a consultant to carry out a peer review of the Town's draft Parkland Dedication By-law in consideration of comments received from the development industry, Bill 73 (proposed amendments to the Planning Act and Development Charges Act), and the Town's interest in marketing and promoting development of Yonge Street and Davis Drive in support of the Secondary Plan.


In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming Committee of the Whole agenda for discussion through the Clerk.

COMMENTS

Council will recall that earlier this year staff presented a proposed parkland dedication by-law intended to facilitate the acquisition of parkland as contemplated in the Secondary Plan to support the intended growth in the corridors over the next 30-40 years. The proposed by-law, which would establish the maximum Planning Act standard of 1 ha of parkland per 300 units or cash-in-lieu thereof, was predicated on the Council endorsed Parks Policy Development Manual, which established certain parkland standards for the Town based on park type (i.e. community parks, neighbourhood parks, etc).

The proposed by-law was circulated for comment to the development industry over the summer, resulting in a number of submissions including one from BILD (the Building Industry and Land Development Association) as well as other individual land owners and developers.

Staff has been reviewing the comments received, which consistently request that the Town revisit the proposed parkland standard and engage the development industry in a more fulsome dialogue related to parkland dedication, housing affordability, proposed amendments to the Planning Act, and the marketability/development of the corridors.



Based on the comments received, staff intends to hire a consultant (Mark Conway, Senior Partner, N. Barry Lyon Consultants) to conduct a peer review of the proposed by-law, conduct one or more stakeholder sessions with the development industry, and ultimately make recommendations to the Town as it relates to parkland dedication, its potential impacts on housing affordability, the development of the corridors, the ability of the Town to achieve its parkland standards, and related Council strategic priorities.

N. Barry Lyon Consultants is a real estate consulting firm that specializes in market research, financial analysis, real estate advisory services, and land use planning. Staff is currently using the services of this firm to provide advice to the Town as it relates to the development proposal for the 693 Davis Drive and Hollingsworth arena properties.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Establishing a parkland dedication by-law that helps achieve the Town's goals in terms of park and corridor development supports the *Well-equipped & managed* branch of the Town's Strategic Plan by implementing policy and processes that reflect sound and accountable governance.

HUMAN RESOURCE CONSIDERATIONS

Not applicable to this Information Report.

BUDGET IMPACT

The peer review is expected to cost a maximum of \$3000.00 (plus HST).

CONTACT

For more information on this report, contact R. Nethery, Director of Planning & Building Services (rnethery@newmarket.ca), 905-953-5321, ext. 2451.


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