



INFORMATION REPORT
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May 25, 2015

REPORT – INFORMATION REPORT 2015 - 24

TO: Mayor and Members of Council
SLT/OLT

SUBJECT: Parkland Dedication - Impact of Phasing on Parkland Dedication

ORIGIN: Development & Infrastructure Services Commission – Planning and Building
Services – Planning Services

PURPOSE OF THIS REPORT

The purpose of this report is to provide a sample calculation of the effect of the phasing of the Parkland Dedication By-law as proposed in the Staff Report - Development & Infrastructure Services Commission – Planning and Building Services – Planning Report 2015-11 on parkland dedication received by the Town.

COMMENTS

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

The staff report - Development & Infrastructure Services Commission – Planning and Building Services – Planning Report 2015-11 recommended the following phasing of the implementation for the residential component of the Parkland Dedication By-law:

- Before January 1, 2016 - **0.6 hectares / 300 units** (1 ha per 500 dwelling units)
- Before January 1, 2017 - **0.8 hectares/300 units** (1 ha per 375 dwelling units)
- After January 1, 2017 - **1.0 hectares/300 units.**

The following chart illustrates the effect on parkland dedication based on two (2) sample scenarios.

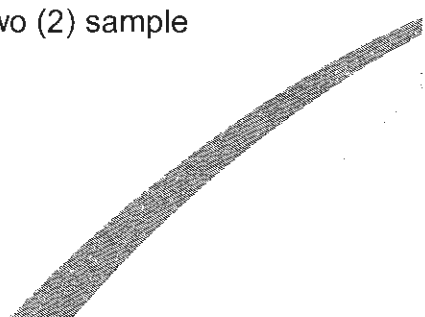


Table 1		
Sample Scenarios of Implementation of a Phased in Parkland Dedication Bylaw		
Sample 1	Estimated Parkland Dedication based on an Estimated price of \$4 mill. Per hectare¹	Difference
360 Units		
360 units @ 0.6 ha /300 units	\$2,880,000	
		\$960,000
360 units @ 0.8 ha/300 units	\$3,840,000	
		\$960,000
360 units @ 1ha/300 units	\$4,800,000	
Sample 2		
40 Units		
40 units@ 0.6 ha /300 units	\$320,000	
		\$106,666
40 units @ 0.8 ha /300 units	\$426,666	
		\$106,664
40 units @ 1 ha /300 units	\$533,333	

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The Parkland Dedication By-law reflects the following Strategic Directions and Mission Statements:

Strategic Directions:

- **Living well** – means emphasis on active lifestyles and recreational opportunities

¹ The estimated price of \$ 4 million per ha is an estimate for the purposes of this sample calculation. The Draft Parkland Dedication By-law contains a provision for valuation of property for the parkland dedication by qualified appraisers and the estimate contained herein is not meant to supersede or influence that process.

- **Well Balanced** - means providing recreational facilities and services
- **Well equipped & managed** – means:
 - implementing policy and processes that reflect sound and accountable governance
 - Clear vision of the future and align corporate/business plans
- **Well Planned and Connected** – means:
 - Long term strategy matched with a short term action plan(s)
 - Improving interconnectivity and interaction amongst neighbours and neighbourhoods
 - Walking and biking trails, paths and lanes
- **Well Respected** – means discovering innovative and creative solutions for future well-being.

Mission

- Implementing forward-looking plans, policies and by-laws

CONSULTATION

Not applicable.

HUMAN RESOURCE CONSIDERATIONS

- a) Not applicable to this report.

BUDGET IMPACT

Operating and Capital Budget may be impacted if development is delayed.

CONTACT

For more information on this report, contact: Jason Unger, Assistant Director of Planning at 905 953-5300 x 2452 or at junger@newmarket.ca.


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Director of Planning & Building Services


Commissioner of Development &
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