

Proposed Urban Hamilton Official Plan Text Amendments – Rationale

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Volume 1, Chapter B, Table 3.5.3.1	<table border="1"> <thead> <tr> <th>Park Classification</th> <th>Per 1,000 Population (Ratios)</th> <th>Minimum Service Radius/Walking Distance</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Parks</td> <td>0.7 ha/1000</td> <td>800 m 500 m</td> </tr> <tr> <td>Community Parks</td> <td>0.7 ha/1000</td> <td>2 km</td> </tr> <tr> <td>City-Wide Parks</td> <td>0.7 ha/1000</td> <td>n.a.</td> </tr> </tbody> </table>	Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius/Walking Distance	Neighbourhood Parks	0.7 ha/1000	800 m 500 m	Community Parks	0.7 ha/1000	2 km	City-Wide Parks	0.7 ha/1000	n.a.	<table border="1"> <thead> <tr> <th>Park Classification</th> <th>Per 1,000 Population (Ratios)</th> <th>Minimum Service Radius/Walking Distance</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Parks</td> <td>0.7 ha/1000</td> <td>500 m</td> </tr> <tr> <td>Community Parks</td> <td>0.7 ha/1000</td> <td>2 km</td> </tr> <tr> <td>City-Wide Parks</td> <td>0.7 ha/1000</td> <td>n.a.</td> </tr> </tbody> </table>	Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius/Walking Distance	Neighbourhood Parks	0.7 ha/1000	500 m	Community Parks	0.7 ha/1000	2 km	City-Wide Parks	0.7 ha/1000	n.a.	Implements short term action 2 e. of the Parks Master Plan, helping ensure that residents with limited mobility have access to neighbourhood parks.
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Volume 1, Chapter B, Policy 3.5.3.12	<p>B.3.5.3.15 Notwithstanding Policy B.3.5.3.11 and the standards contained in Table 3.5.3.1 - Parkland Standards:</p> <p>a) the City may consider a lower parkland standard where a Neighbourhood and Community Park may be feasibly combined on the same site-; and,</p> <p>b) a greater Minimum Service Radius/Walking Distance for a Neighbourhood Park may be deemed acceptable by the City where another park which provides an equivalent function to a Neighbourhood Park, as described in Policy B.3.5.3.4 b), is located within the 500 metre service radius.</p>	<p>B.3.5.3.15 Notwithstanding Policy B.3.5.3.11 and the standards contained in Table 3.5.3.1 - Parkland Standards:</p> <p>a) the City may consider a lower parkland standard where a Neighbourhood and Community Park may be feasibly combined on the same site-; and,</p> <p>b) a greater Minimum Service Radius/Walking Distance for a Neighbourhood Park may be deemed acceptable by the City where another park which provides an equivalent function to a Neighbourhood Park, as described in Policy B.3.5.3.4 b), is located within the 500 metre service radius.</p>	<p>With the reduction of the minimum walking distance to a Neighbourhood Park from 800 to 500 metres, the proposed policy provides some flexibility to recognize parks that function similar to a Neighbourhood Park within Secondary Plans when considering a minimum service radius.</p> <p>The policy is consistent with the</p>																								

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			<p>direction in the Parks Master Plan.</p>
<p>Volume 1, Chapter B, Policy 3.3.2.10</p>	<p>3.3.2.10 Streets shall be designed not only as a transportation network but also as important public spaces and shall include, where appropriate:</p> <p>a) adequate and accessible space for pedestrians, <i>active transportation</i>, as well as transit, other vehicles, and utilities; (OPA 167)</p> <p>b) continuous sidewalks;</p> <p>c) landscaping such as street trees and landscaped boulevards;</p> <p>d) pedestrian amenities such as lighting, seating, way-finding signage, and <i>urban braille</i>;</p> <p>e) on-street parking;</p> <p>f) public art; and,</p> <p>g) amenities and spaces that encourage social interaction, pedestrian activity and animate the streetscape such as public gathering places, patios and sidewalk cafés. (OPA 167); and,</p> <p>h) allowances for temporary and permanent road closures that support public gathering, open space programming and naturalization.</p>	<p>3.3.2.10 Streets shall be designed not only as a transportation network but also as important public spaces and shall include, where appropriate:</p> <p>a) adequate and accessible space for pedestrians, <i>active transportation</i>, as well as transit, other vehicles, and utilities; (OPA 167)</p> <p>b) continuous sidewalks;</p> <p>c) landscaping such as street trees and landscaped boulevards;</p> <p>d) pedestrian amenities such as lighting, seating, way-finding signage, and <i>urban braille</i>;</p> <p>e) on-street parking;</p> <p>f) public art;</p> <p>g) amenities and spaces that encourage social interaction, pedestrian activity and animate the streetscape such as public gathering places, patios and sidewalk cafés. (OPA 167); and,</p> <p>h) allowances for temporary and permanent road closures that support public gathering, open space programming and naturalization.</p>	<p>Implements short-term action 3 a. of the Parks Master Plan and will provide more flexible uses of public spaces that benefits the community, including potential climate mitigation in hotter areas of the city.</p>

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Volume 1, Chapter B, Policy 3.5.16	<p>B.5.3.16 Through the preparation of secondary plans or neighbourhood plans, the City shall determine the amount and type of park required based on the following considerations:</p> <p>a) the parkland standards in Policy B.3.5.3.11;</p> <p>b) projected population;</p> <p>c) the location of other parks in adjacent areas;</p> <p>d) the feasibility of locating parks near schools and Natural Open Spaces;</p> <p>e) the feasibility of providing a range of parkland spaces for all residents within a safe walking distance; and, (OPA 167)</p> <p>f) site characteristics (slope, natural features, frontage in a public road) as defined by the Parks and Open Space Development Guide, adopted by Council. (OPA 167); and,</p> <p>g) Social equity factors such as the proportion of-potential low-income households and consideration of the availability of private amenity space.</p>	<p>B.5.3.16 Through the preparation of secondary plans or neighbourhood plans, the City shall determine the amount and type of park required based on the following considerations:</p> <p>a) the parkland standards in Policy B.3.5.3.11;</p> <p>b) projected population;</p> <p>c) the location of other parks in adjacent areas;</p> <p>d) the feasibility of locating parks near schools and Natural Open Spaces;</p> <p>e) the feasibility of providing a range of parkland spaces for all residents within a safe walking distance; OPA 167)</p> <p>f) site characteristics (slope, natural features, frontage in a public road) as defined by the Parks and Open Space Development Guide, adopted by Council. (OPA 167); and,</p> <p>g) Social equity factors such as the proportion of-potential low-income households and consideration of the availability of private amenity space.</p>	<p>Implements short-term action 3 a. of the Parks Master Plan and provides a social-equity lens to parks planning at the secondary or neighbourhood plan level.</p>
Volume 1, Chapter F, Policy 1.18.1 (Parkland	<p>1 F.1.18.1 In considering any <i>development/redevelopment</i> proposal, plan of subdivision or consent to sever, Council shall determine whether to require the</p>	<p>F.1.18.1 In considering any <i>development/redevelopment</i> proposal, plan of subdivision or consent to sever, Council shall determine whether to require the</p>	<p>Under Bill 23 Maximum Parkland Dedication rates have now changed. Alternative rate</p>

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Dedication Policies)	<p>dedication of parkland or require cash-in-lieu of such dedication.</p> <p>a) Council shall require a parkland dedication in an amount not exceeding 5% for residential proposals, or alternatively, shall not exceed a rate of 1.0 hectare for each 300 600 dwelling units proposed where land is dedicated or 1.0 hectare for each 1,000 net dwelling units where cash-in-lieu of payment is provided.–The rate to be applied will be that which yields the greater amount of either land or cash-in-lieu), or a combination thereof for developments or redevelopment that contain a mix of residential densities. The maximum parkland dedication shall also include any reductions required by the Planning Act for affordable or attainable residential units or non-profit housing development.</p> <p>For the purposes of calculating parkland dedication on the basis of the number of units, the following rates shall apply to any dedication of parkland or cash-in-lieu as a condition of residential <i>development or redevelopment</i>:</p> <p>i) For land designated to permit residential development or redevelopment with a density less than 20 units per hectare, dedication of land not to exceed an amount of 5% of the net land areas to be developed.</p>	<p>dedication of parkland or require cash-in-lieu of such dedication.</p> <p>a) Council shall require a parkland dedication in an amount not exceeding 5% for residential proposals, or alternatively, shall not exceed a rate of 1.0 hectare for each 600 dwelling units proposed where land is dedicated or 1.0 hectare for each 1,000 net dwelling units where cash-in-lieu of payment is provided. The rate to be applied will be that which yields the greater amount of either land or cash-in-lieu), or a combination thereof for developments or redevelopment that contain a mix of residential densities. The maximum parkland dedication shall also include any reductions required by the <i>Planning Act</i> for <i>affordable</i> or attainable residential units or non-profit housing <i>development</i>.</p> <p>For the purposes of calculating parkland dedication on the basis of the number of units, the following rates shall apply to any dedication of parkland or cash-in-lieu as a condition of residential <i>development or redevelopment</i>:</p> <p>i) Notwithstanding Policy F.1.18.1 b), regardless of the density of development, a maximum land dedication of 5% of the net land area shall apply to developments of single or semi-detached lots, or duplexes.</p>	<p>cannot exceed 1 ha per 600 dwelling units for where land is dedicated and 1 ha per net 1,000 dwellings units where cash-in-lieu is provided.</p> <p>The recommended amendments institute this maximum, clearly stating that the City will apply either this maximum or 5% of the land value, whichever amount is greater.</p> <p>Bill 23 also states where the alternative rate is used, rates are also capped at 10% of the land area for sites 5ha or less, and 15% of the land area for sites greater than 5ha. This additional requirement is captured under proposed policy F.1.18.5.</p>

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	<p>ii) For land designated to permit residential development or redevelopment with a density of 20 to 75 units per hectare or, parkland shall be dedicated at a rate not to exceed 1 hectare for each 300 dwelling units proposed;</p> <p>iii) For land designated to permit residential development or redevelopment with a density of 75 to 120 units per hectare, parkland shall be dedicated at a rate not to exceed 0.6 hectares for each 300 dwelling units proposed;</p> <p>iv) Notwithstanding Policy F.1.18.1 a) and Policy F.1.18.1 a) ii) for land designated to permit residential development or redevelopment with a density of 20 to 75 units per hectare where cash in lieu payment applies, the rate for calculating parkland dedication shall not exceed a rate of 1.0 hectare for each 500 dwelling units proposed. (OPA 73)</p> <p>v) For land designated to permit residential development or redevelopment with a density greater than 120 units per hectare, parkland shall be dedicated at a rate not to exceed 0.5 hectares for each 300 dwelling units proposed.</p> <p>vi) i) Notwithstanding Policy F.1.18.1 b), regardless of the density of development, a maximum land dedication of 5% of the net</p>	<p>Bolded text = text to be added</p> <p>ii) In the case of lands to be developed for an individual single detached dwelling in a rural area, the parkland dedication shall be based on an amount not to exceed 2.5% of a 0.4 hectare lot. This policy is not applicable to designated Rural Settlement Areas.</p> <p>iii) Notwithstanding Policy F.1.18.1 a) i) and ii), Council may consider reducing the residential parkland dedication rate for: dwellings within specific geographic areas of the City; specific dwelling unit types; and, certain types of charitable, non-profit or social/affordable housing, as provided for in the Parkland Dedication By-law.</p> <p>F.1.18.5 Notwithstanding Policy F.1.18.1 a), the maximum alternative parkland dedication shall also be limited by any maximums required by the <i>Planning Act</i>.</p>	

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	<p>land area shall apply to developments of single or semi-detached lots, or duplexes.</p> <p>vii) ii) In the case of lands to be developed for an individual single detached dwelling in a rural area, the parkland dedication shall be based on an amount not to exceed 2.5% of a 0.4 hectare lot. This policy is not applicable to designated Rural Settlement Areas.</p> <p>viii) iii) Notwithstanding Policy F.1.18.1 a) i) to and ii), Council may consider reducing the residential parkland dedication rate for: dwellings within specific geographic areas of the City; specific dwelling unit types; and, certain types of charitable, non-profit or social/affordable housing, as provided for in the Parkland Dedication By-law.</p> <p>F.1.18.5 Notwithstanding Policy F.1.18.1 a), the maximum alternative parkland dedication shall also be limited by any maximums required by the <i>Planning Act</i>.</p>		

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Volume 1, Chapter B, Policy 3.5.3.9	<p>B.3.5.3.9 To ensure the provision of an adequate amount of parkland, the following standards shall be used in the determination of parkland needs:</p> <p>a) Rural Settlement Areas (as defined on Schedule D – Rural Land Use Designations, and Maps 1 to 19 in Volume 2 of this Plan)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 25%;">Park Classification</th> <th style="width: 25%;">Per 1,000 Population (Ratios)</th> <th style="width: 50%;">Minimum Service Radius/ Walking Distance</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Parks</td> <td>0.7 ha/1000</td> <td>800 m 500 m</td> </tr> <tr> <td>Community Parks</td> <td>0.7 ha/1000</td> <td>n/a</td> </tr> </tbody> </table> <p>i) Any park with an equivalent function to a Neighbourhood Park, as described in Policy B.3.5.3.4 a) and as determined by the City, shall satisfy the 500 metre Minimum Service Radius / Walking Distance standard established in Policy B.3.5.3.9 a).</p>	Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius/ Walking Distance	Neighbourhood Parks	0.7 ha/1000	800 m 500 m	Community Parks	0.7 ha/1000	n/a	<p>B.3.5.3.9 To ensure the provision of an adequate amount of parkland, the following standards shall be used in the determination of parkland needs:</p> <p>a) Rural Settlement Areas (as defined on Schedule D – Rural Land Use Designations, and Maps 1 to 19 in Volume 2 of this Plan)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 25%;">Park Classification</th> <th style="width: 25%;">Per 1,000 Population (Ratios)</th> <th style="width: 50%;">Minimum Service Radius/ Walking Distance</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Parks</td> <td>0.7 ha/1000</td> <td>500 m</td> </tr> <tr> <td>Community Parks</td> <td>0.7 ha/1000</td> <td>n/a</td> </tr> </tbody> </table> <p>i) Any park with an equivalent function to a Neighbourhood Park, as described in Policy B.3.5.3.4 a) and as determined by the City, shall satisfy the 500 metre Minimum Service Radius / Walking Distance standard established in Policy B.3.5.3.9 a).</p>	Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius/ Walking Distance	Neighbourhood Parks	0.7 ha/1000	500 m	Community Parks	0.7 ha/1000	n/a	<p>Implements short term action 2 e. of the Parks Master Plan, helping ensure that residents with limited mobility have access to neighbourhood parks.</p> <p>With the reduction of the minimum walking distance to a Neighbourhood Park from 800 to 500 metres, the proposed policy provides some flexibility to recognize parks that function similar to a neighbourhood Park within Secondary Plans when considering a minimum servicing radius.</p> <p>The policy is consistent with the</p>
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			<p>direction in the Parks Master Plan.</p>
<p>Volume 1, Chapter B, Policy 3.5.3.14</p>	<p>B.3.5.3.14 Through the review and preparation of Rural Settlement Area Plans, the City shall determine the amount and type of park required based on the following considerations:</p> <ul style="list-style-type: none"> a) The parkland standards in Section B.3.5.3.9; b) Projected population; c) The location of other parks in adjacent areas; d) The feasibility of locating parks near schools and Natural Open Spaces; and e) Site characteristics (slope, natural features, frontage in a public road) as defined by the Landscape Manual for Parks, adopted by Council. (OPA 5) (OPA 23); and, f) Social equity factors including proportion of potential low-income households and consideration of the availability of private amenity space. 	<p>.3.5.3.14 Through the preparation of Rural Settlement Area Plans, the City shall determine the amount and type of park required based on the following considerations:</p> <ul style="list-style-type: none"> a) The parkland standards in Section B.3.5.3.9; b) Projected population; c) The location of other parks in adjacent areas; d) The feasibility of locating parks near schools and Natural Open Spaces; e) Site characteristics (slope, natural features, frontage in a public road) as defined by the Landscape Manual for Parks, adopted by Council. (OPA 5) (OPA 23); and, f) Social equity factors including proportion of potential low-income households and consideration of the availability of private amenity space. 	<p>Implements short-term action 3 a. of the Parks Master Plan and provides a social-equity lens to parks planning at the secondary or neighbourhood plan level.</p>
<p>Volume 1, Chapter B, Policy 3.5.16</p>	<p>B.5.3.16 Through the preparation of secondary plans or neighbourhood plans, the City shall determine the amount and type of park required based on the following considerations:</p> <ul style="list-style-type: none"> a) the parkland standards in Policy B.3.5.3.11; 	<p>B.5.3.16 Through the preparation of secondary plans or neighbourhood plans, the City shall determine the amount and type of park required based on the following considerations:</p> <ul style="list-style-type: none"> a) the parkland standards in Policy B.3.5.3.11; 	<p>Implements short-term action 3 a. of the Parks Master Plan and provides a social-equity lens to parks planning at the secondary or</p>

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	<p>b) projected population;</p> <p>c) the location of other parks in adjacent areas;</p> <p>d) the feasibility of locating parks near schools and Natural Open Spaces;</p> <p>e) the feasibility of providing a range of parkland spaces for all residents within a safe walking distance; and, (OPA 167); and,</p> <p>f) site characteristics (slope, natural features, frontage in a public road) as defined by the Parks and Open Space Development Guide, adopted by Council. (OPA 167); and,</p> <p>g) Social equity factors including proportion of low-income households, proportion of unsuitable housing and availability of private amenity space (e.g. backyards) within the exiting housing stock.</p>	<p>b) projected population;</p> <p>c) the location of other parks in adjacent areas;</p> <p>d) the feasibility of locating parks near schools and Natural Open Spaces;</p> <p>e) the feasibility of providing a range of parkland spaces for all residents within a safe walking distance; and, (OPA 167);</p> <p>f) site characteristics (slope, natural features, frontage in a public road) as defined by the Parks and Open Space Development Guide, adopted by Council. (OPA 167; and,)</p> <p>g) Social equity factors including proportion of low-income households, proportion of unsuitable housing and availability of private amenity space (e.g. backyards) within the exiting housing stock.</p>	<p>neighbourhood plan level.</p>
<p>Volume 1, Chapter F, Policy 1.18.1 (Parkland Dedication Policies)</p>	<p>F.1.18.1 In accordance with the <u>Planning Act</u>, and in considering any <i>development/redevelopment</i> proposal, plan of subdivision or consent to sever, Council shall determine whether to require the dedication of parkland or require cash-in-lieu of such dedication.</p> <p>a) Council shall require a parkland dedication in an amount not exceeding 5% for residential proposals, or alternatively, shall not exceed a</p>	<p>F.1.18.1 In accordance with the <u>Planning Act</u>, and in considering any <i>development/redevelopment</i> proposal, plan of subdivision or consent to sever, Council shall determine whether to require the dedication of parkland or require cash-in-lieu of such dedication.</p> <p>a) Council shall require a parkland dedication in an amount not exceeding 5% for residential proposals, or alternatively, shall not exceed a</p>	<p>Under Bill 23 Maximum Parkland Dedication rates have now changed. Alternative rate cannot exceed 1 ha per 600 dwelling units for where land is dedicated and 1 ha per 1,000 net</p>

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	<p>rate of 1.0 hectare for each 300 600 dwelling units proposed where land is dedicated or 1.0 hectare for each 1,000 net dwelling units where cash-in-lieu of payment is provided. The rate to be applied will be that which yields the greater amount of either land or cash-in-lieu), or a combination thereof for <i>developments or redevelopment</i> that contain a mix of residential densities.</p> <p>The maximum parkland dedication shall also include any reductions required by the <u>Planning Act</u> for affordable or attainable residential units or non-profit housing development. For the purposes of calculating parkland dedication on the basis of the number of units, the following rates shall apply to any dedication of parkland or cash-in-lieu as a condition of residential <i>development or redevelopment</i>:</p> <p>i) In the case of lands to be developed for an individual single detached dwelling in a rural area, the parkland dedication shall be based on an amount not to exceed 2.5% of a 0.4 hectare lot. This policy is not applicable to designated Rural Settlement Areas.</p> <p>ii) Notwithstanding Policy F.1.18.1 a) i), Council may consider reducing the residential parkland dedication rate for: dwellings within specific geographic areas of the City; specific dwelling unit types; and, certain types of charitable, non-profit or social/<i>affordable</i></p>	<p>rate of 1.0 hectare for each 600 dwelling units proposed where land is dedicated at 1.0 hectare for each 1,000 net dwelling units where cash-in-lieu of payment is provided. The rate to be applied will be that which yields the greater amount of either land or cash-in-lieu, or a combination thereof for <i>developments or redevelopment</i> that contain a mix of residential densities. The maximum parkland dedication shall also include any reductions required by the <u>Planning Act</u> for <i>affordable</i> or attainable residential units or non-profit housing development. For the purposes of calculating parkland dedication on the basis of the number of units, the following rates shall apply to any dedication of parkland or cash-in-lieu as a condition of residential <i>development or redevelopment</i>:</p> <p>i) In the case of lands to be developed for an individual single detached dwelling in a rural area, the parkland dedication shall be based on an amount not to exceed 2.5% of a 0.4 hectare lot. This policy is not applicable to designated Rural Settlement Areas.</p> <p>ii) Notwithstanding Policy F.1.18.1 a) i), Council may consider reducing the residential parkland dedication rate for: dwellings within specific geographic areas of the City; specific dwelling unit types; and, certain types of charitable, non-profit or social/<i>affordable</i></p>	<p>dwellings units where cash-in-lieu is provided.</p> <p>The recommended amendments institute this maximum, clearly stating that the City will apply either this maximum or 5% of the land value, whichever amount is greater.</p> <p>Bill 23 also states where the alternative rate is used, rates are also capped at 10% of the land area for sites 5ha or less, and 15% of the land area for sites greater than 5ha. This additional requirement is captured under proposed policy F.1.18.5.</p>

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	<p>housing, as provided for in the Parkland Dedication By-law. (OPA 13)</p> <p>b) Council shall require a parkland dedication in the amount not exceeding 2% for commercial purposes except as exempted in the Parkland Dedication By-law.</p> <p>c) Council shall require a parkland dedication in an amount not exceeding 5% for institutional proposals, and all other land use proposals other than residential and commercial uses, subject to any exemption as set out in the Parkland Dedication By-law. (OPA 13)</p> <p>d) Council shall require a combination of dedication rates as defined in Policy F.1.18.1 applicable to specific use and/or density for any <i>development</i> including a subdivision containing lands proposed for a variety of land uses.</p> <p>e) Notwithstanding Policy F.1.18.1 a) and Policy F.1.18.1 a) i), the maximum alternative parkland dedication shall also be limited by any maximums required by the <i>Planning Act</i>.</p>	<p>housing, as provided for in the Parkland Dedication By-law. (OPA 13)</p> <p>b) Council shall require a parkland dedication in the amount not exceeding 2% for commercial purposes except as exempted in the Parkland Dedication By-law.</p> <p>c) Council shall require a parkland dedication in an amount not exceeding 5% for institutional proposals, and all other land use proposals other than residential and commercial uses, subject to any exemption as set out in the Parkland Dedication By-law. (OPA 13)</p> <p>d) Council shall require a combination of dedication rates as defined in Policy F.1.18.1 applicable to specific use and/or density for any <i>development</i> including a subdivision containing lands proposed for a variety of land uses.</p> <p>e) Notwithstanding Policy F.1.18.1 a) and Policy F.1.18.1 a) i), the maximum alternative parkland dedication shall also be limited by any maximums required by the <i>Planning Act</i>.</p>	