

Summary of Changes to the Parkland Dedication Regime from Bill 23, *More Homes Built Faster Act, 2022*

- A requirement to exempt non-profit housing and inclusionary zoning units.
- A requirement to exempt affordable and attainable units (proclaimed to come into effect on June 1, 2024).
- A requirement to exempt up to two secondary dwelling units, one of which may be detached.
- A requirement to provide credit for existing gross floor area.
- Locking in the land value rate to be used at the date of the related site-plan or zoning specific site plan amendment application date, if applicable, for two years after the approval of that application.
- Reducing the alternative requirement of one hectare (ha) per 300 dwelling units to one ha per 600 dwelling units where land is being conveyed. Where the municipality imposes payment-in-lieu requirements, reducing the amount from one ha per 500 dwelling units to one ha per 1,000 net residential units.
- Capping the alternative requirement at 10% of the land area or land value where the land proposed for development or redevelopment is five ha or less and 15% of the land area or land value where the land proposed for development or redevelopment is greater than 5 ha.
- Allowing developers to contribute encumbered land (e.g. below grade infrastructure) and Privately-owned publicly accessible spaces, referred to as POPS, towards its parkland dedication requirements (not yet proclaimed into force).
- Requiring the City to spend or allocate 60% of its Parkland Dedication Reserve at the beginning of each year.