

# Parkland Dedication Bylaw Exemptions

September 9, 2025

# Parkland Dedication Bylaw update

- The Parkland Dedication Bylaw (“PDBL”) was designed to ensure that as the city grows, the park system grows with it.
- A comprehensive update to the bylaw has been initiated and will be presented to Council in Q1 2027.
- In advance of the comprehensive update, staff are recommending two immediate and straightforward exemptions to the bylaw:
  1. An amendment to the bylaw that refines the definition of development so as to remove additions or alterations to residential buildings from the scope of development.
  2. A project-specific exemption for the addition of one unit to the existing apartment building at 671 Woolwich Street.

# Residential expansions exemption

- Residential expansions that increase the gross floor area (“GFA”) by 50 per cent or more are subject to parkland dedication.
- In 2024 the average cash-in-lieu (“CIL”) fee for residential expansions that increased the GFA by more than 50 per cent was \$25,400.
- The proposed bylaw amendment will exempt all residential additions and alterations from parkland dedication and CIL requirements, provided that they do not create new dwelling units and do not change the use of the building.
- This exemption will not apply retroactively, will not apply to the creation of new dwelling units, and will not apply to commercial and industrial additions and alterations.

# 671 Woolwich Street exemption

- One additional dwelling unit is proposed in the existing apartment building at 671 Woolwich Street.
- The estimated CIL fee for the additional unit is \$112,000.
- A fee of this magnitude is typically triggered by a more substantial, multiple-unit development.
- Given the unique circumstances, a project-specific exemption is recommended.

# Financial impacts of exemptions

## **Residential expansions exemption**

- CIL revenue varies based on land values and the number of development applications received. The City's average annual CIL revenue from residential expansions since January 2022 is \$149,900.
- Through the PDBL update, the project team will thoroughly explore the long-term financial impacts of retaining the change to the scope of the bylaw, or other alternatives such as introducing a capped fee.

## **671 Woolwich Street exemption**

- The estimated CIL fee for the additional unit at 671 Woolwich Street is \$112,000.