

Parkland Standards

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Recommended by:	General Manager of Growth and Infrastructure
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Report Summary

This report provides information regarding the new Parkland Standards Development Review Manual, funded by the Province's Streamline Development Approvals Fund.

Relationship to the Strategic Plan, Health Impact Assessment and Community Energy & Emissions Plan (CEEP)

This report is most closely aligned with Section 1.5 of Council's Strategic Plan, which strives to demonstrate innovation and cost-effective service delivery. It is anticipated that the Parkland Standards Development Review Manual will help streamline residential development approvals.

This report refers to operational matters and has no direct connection to the Community Energy & Emissions Plan.

Financial Implications

Costs associated with developing the Parkland Standards Development Review Manual were funded through the Streamline Development Approvals Fund.

Background

In 2022, the City of Greater Sudbury successfully applied to the Province's Streamline Development Approvals Fund (SDAF). The fund was geared towards improving development approval processes. The SDAF parameters specified that the funding be used for eligible projects generally within four streams:

- 1) consulting fees related to process and/or policy improvements targeting residential development approvals and as of right residential zoning,
- 2) costs associated with implementing E-permitting systems, including software and hardware,
- 3) improving data, workflow or online guidelines that help streamline residential development approvals,

and

- 4) diversity internships in building and planning departments.

The City received \$1.75 million and used the funds on a variety of initiatives including:

- 1) the housing as-of-right zoning review,
- 2) the population, household and employment projections (to 2051),
- 3) the housing supply and demand analysis,
- 4) species at risk area scoping, and
- 5) hardware upgrades to support e-permitting implementation (See References 1 and 2).

Another project funded by the SDAF was the Parkland Standards Development Review Manual. The Parkland Development Standards Review Manual was developed to define, standardize, and improve the park development process for both City-built and Developer-built projects in the City of Greater Sudbury, as a complement to the City's Subdivision Guide. This manual serves as a reference tool to guide City staff, external stakeholders, the development community and their consultants in the development of parks and provides details of the park delivery process.

The document was developed through workshops and input from City departments (e.g., Leisure Services Division and Parks Services staff, Planning staff, Drainage Engineering staff, Environmental Planning staff) and external stakeholders, including the City's Accessibility Advisory Panel, Older Adults Advisory Panel, Development Liaison Advisory Panel, and Rainbow Routes Association. Following the engagement session with the Development Liaison Advisory Panel, City staff initiated several one-on-one interviews with representatives of the development community. The feedback from the various groups was incorporated in the Parkland Standards Development Review Manual.

The Parkland Standards Development Review Manual is intended to aid internal and external stakeholders in identifying:

- How much parkland should be pursued based on the context of development, the existing supply of parkland found in the area, and the City's service standards,
- Where to distribute parkland, trails, and public open space within subdivisions, based on existing context, servicing potential, and site conditions,
- The type(s) of parks that would be most appropriate for the subdivision based on parkland dedication requirements, the surrounding context, and the natural topography and features of the site, and
- How to design neighbourhood, community, and linear parks and open spaces, creating new standards for smaller, more urban linear parks.

The Parkland Development Standards document will act as a primary tool in the subdivision review process, with guidelines and conceptual examples for design and implementation.

Summary and Next Steps

The City successfully applied to the Province's Streamline Development Approvals Fund and used the funds to undertake projects that would improve development review processes. The work on the Parkland Standards Development Review Manual is now complete and will improve the park development process for both City-built and Developer-built projects in the City of Greater Sudbury.

Parkland Dedication By-law

Currently, the City's parkland dedication requirements are established in the Official Plan. Other municipalities have established a separate Parkland Dedication By-law for this purpose as it allows changes to the requirements to be made without the need for an Official Plan Amendment. On June 26th, 2023 Planning Committee passed motion PL2023-106 directing staff to develop a Parkland Dedication By-law

which will include exemptions for situations where lots have “merged on title” and require a consent.

Staff will return in late Q3, 2024 with a draft Parkland Dedication By-law for the Committee’s review. The intent of the by-law would be to enable the conveyance of parkland or cash-in-lieu as part of development or redevelopment applications. The by-law would also establish a framework for when and how the City accepts parkland conveyance. This framework is currently in the City’s Official Plan. As mentioned, moving the framework to a by-law would facilitate and expedite future reviews or required modifications of the by-law.

Resources Cited

1. “Streamline Development Approvals Fund”, report presented at the March 29, 2022 Finance and Administration Committee Meeting,
<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=43654>
2. “Streamline Development Approvals Fund Update”, report presented at the July 10, 2023 Finance and Administration Committee Meeting,
<https://pub-greatersudbury.escribemeetings.com/filestream.ashx?DocumentId=50011>