

Building Parkland in Midtown

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What is a park?

Public Park



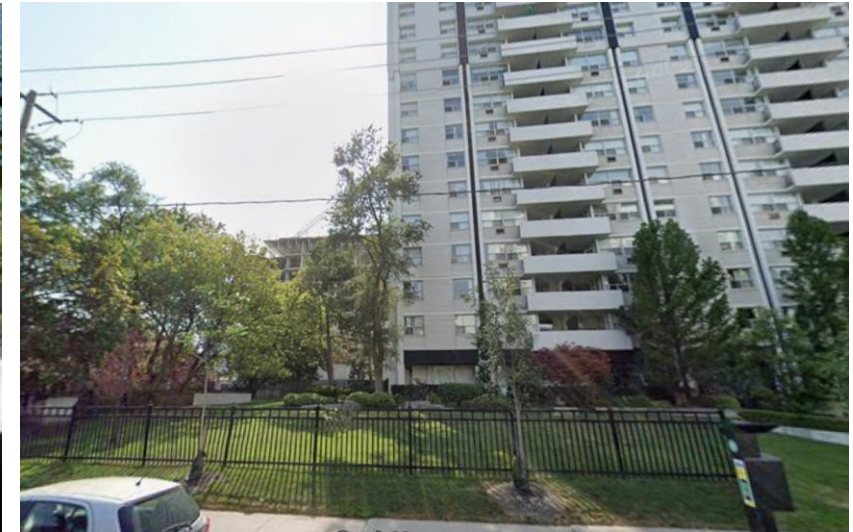
Grange Park

Privately Owned Publically-accessible Spaces (POPS)

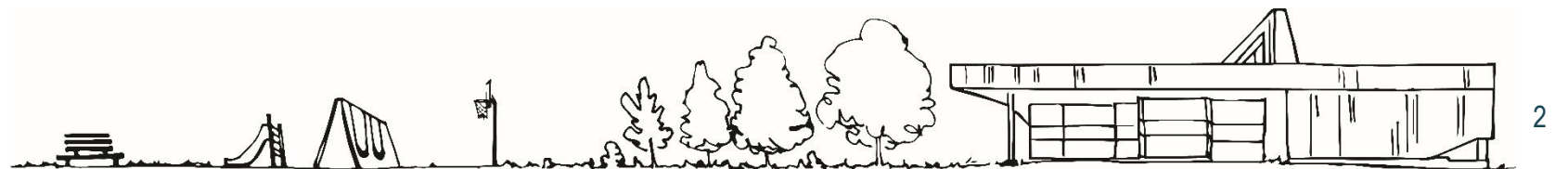


Rose Garden,
Four Seasons

Open Space



'Tower In A Park'
Brownlow Ave



Policy Framework

Provincial
Legislation

Implemented
through...

Municipal
Plans &
By-laws

The Planning Act

As part of the redevelopment of land, Section 42 of the *Planning Act* gives municipalities the authority to require that land be conveyed for parkland, or for cash to be paid in lieu of land if the site is not suitable for parks.

Toronto Official Plan

Provides goals, objectives and policies to manage and direct physical change within the city. Development must conform the policies of the Official Plan.

Section 3.2.3 Parks and Open Spaces, establishes:

- Actions to enhance the expand the parkland network
- Factors to consider when considering strategies for parkland dedication or acquisitions
- Priority for receiving physical land over cash-in-lieu

Section 4.3 Parks and Open Space Areas, establishes:

- Development criteria within *Parks and Open Space Areas*
- Direction on disposal of public lands within *Parks and Open Space Areas*

Secondary Plans

Plans that provide more detailed local development policies to guide growth and change in a defined area. These often establish priorities for growing and improving the local parks network. (E.g. Yonge Eglinton Secondary Plan).

Toronto Municipal Code

By-laws which apply to City of Toronto including:

Chapter 415: Development of Land – Article III, establishes:

- the parkland dedication rates for Toronto
- the criteria for and allocation of cash-in-lieu of parkland
- the conditions for parkland conveyance
- which sites are exempt from parkland dedication

Parkland Dedication

- As a condition of Section 42 of the *Planning Act*, parkland is secured through the development application process (i.e. Official Plan Amendments, Zoning By-law Amendments, Draft Plan of Subdivision, Site Plan Control).
- The *Planning Act* establishes base parkland dedication rates and allows municipalities to establish an 'alternative rate' to serve growing areas with parkland need. It establishes a maximum alternative rate for both parkland dedication and cash-in-lieu (CIL), and set caps based on development site area.


Base Rate:

- 2% of site area for commercial and industrial purposes
- 5% of site area for all other uses including residential and institutional

Alternative Rate for Parkland Dedication

- 0.4 ha of parkland per 600 dwelling units for land and
- 1.0 ha of parkland per 1,000 dwelling units for CIL
- Both rates are subject to the following caps:
 - 10% of site area for sites less than 5 hectares
 - 15% of site area for sites greater than 5 hectares

Majority of residential development applications in Toronto are on sites less than 5 ha.



Recent and Potential Future Policy Changes

Maximum Caps on Parkland Dedication Rates – Bill 23

- Properties less than 5 hectares are subject to a 10% cap (previously 15% for sites 1 to 5 hectares and 10% for sites less than 1 hectare)
- Properties more than 5 hectares are subject to a 15% cap (previously 20%)

Development Types Exempt from Parkland Dedication

- The types of development units that are exempt from parkland dedication have substantially increased, including: previously existing units, affordable units, City rental programs, and buildings with 6 or less residential units

Potential future regulations from Bill 23

- The developer will have increased power to identify the location & configuration of an on-site parkland dedication
- Attainable units (not yet defined) would be exempt
- The City will have to accept the following types of land as parkland: encumbered land/strata parks, Privately-Owned Publicly Accessible Spaces (POPS)

S37 Benefits to Community Benefits Charge

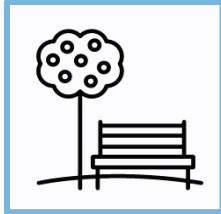
- Previous S37 Benefits provided for density above and beyond as of right replaced with Community Benefits Charge (CBC) capped at 4% of land value

Priorities and Decision Making

Official Plan Policy 3.2.3.5 g)

"to maximize opportunities to obtain parkland, the dedication of land is preferred to a dedication of cash-in-lieu, especially on sites 1 hectare or greater in size"

More
Preferable



1) On-Site Parkland

Considerations:

- Would the parkland be a reasonable size and configuration (generally > 400 m²)?
- Would the parkland be publicly accessible?
- Could it expand existing parkland adjacent to the site?
- Would the parkland be unencumbered (free of structures above and below ground)?



2) Off-Site Parkland

Considerations:

- Is there a piece of land in the vicinity (~800m radius) that could be acquired to expand existing parkland, and/or improve access to the park?



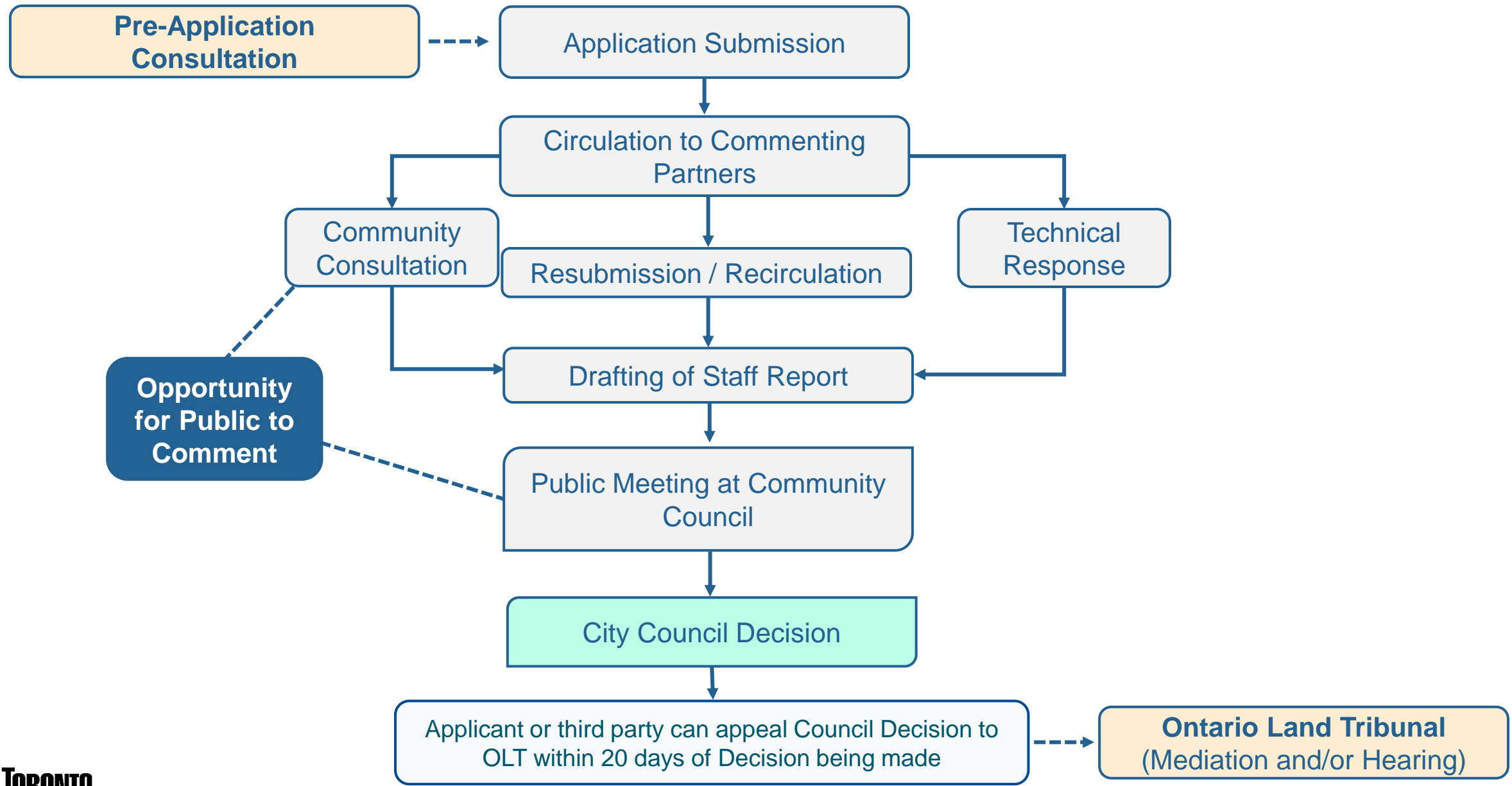
3) Cash-In-Lieu (CIL)

Considerations:

- Would on-site parkland be too small (generally < 400 m²)?
- Would on-site parkland have a location/configuration that isn't suitable for parks programming (e.g. no public access, abnormal shape/slope)?

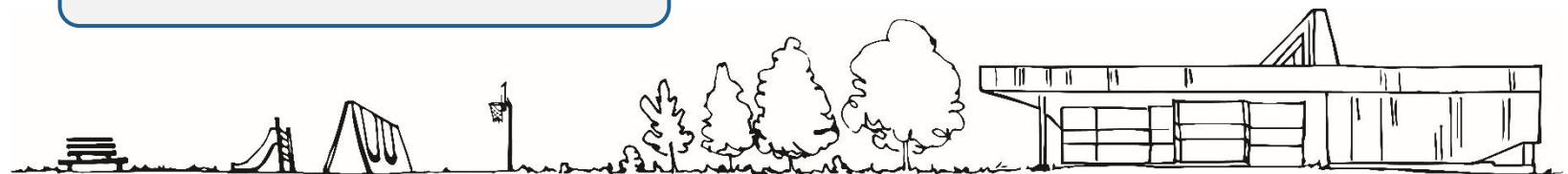
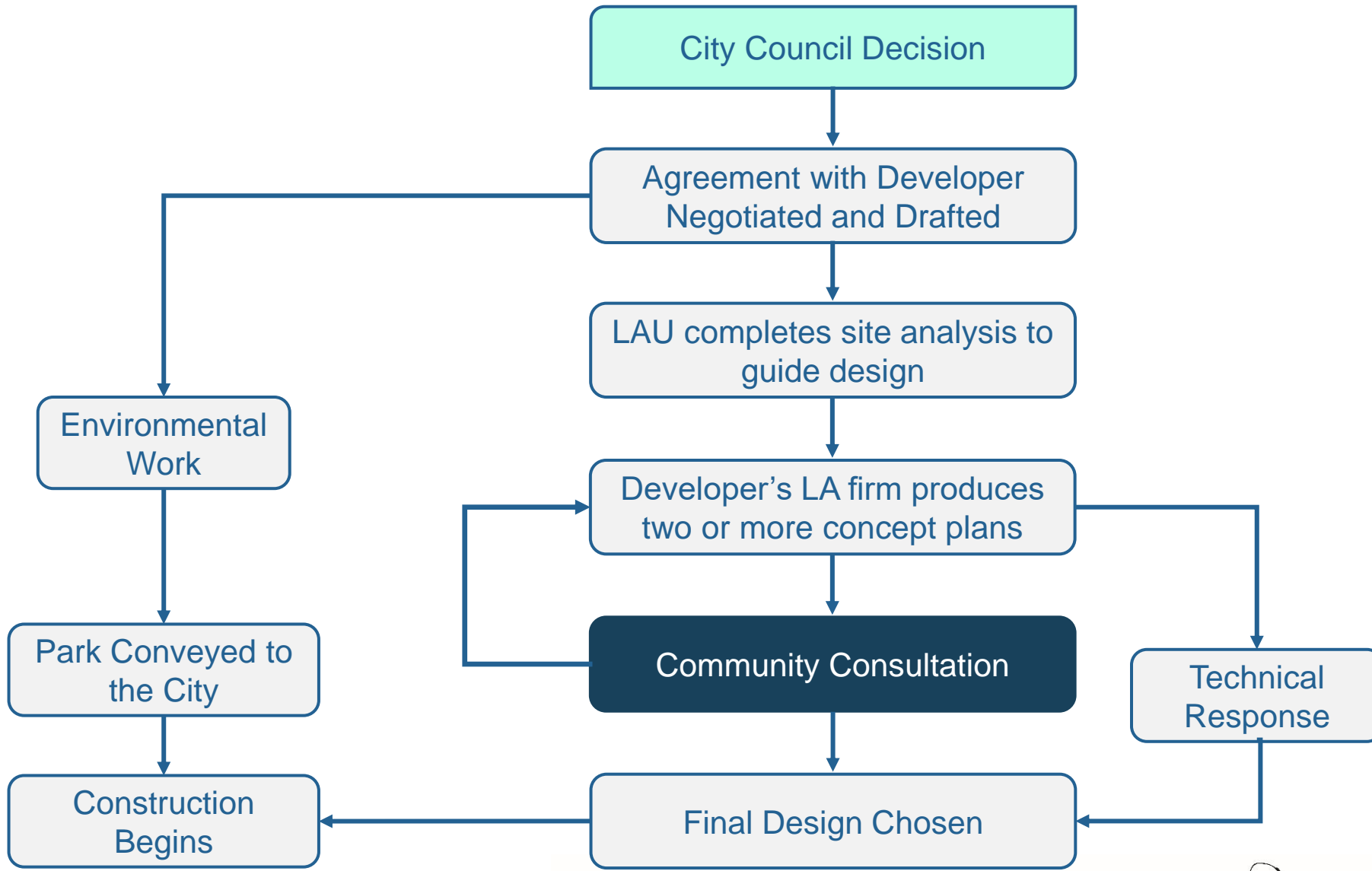
Less
Preferable

Development Review Process



Opportunity for Public to Comment

Process to Build out a Park



How has this impacted Midtown?

Park Network 2015

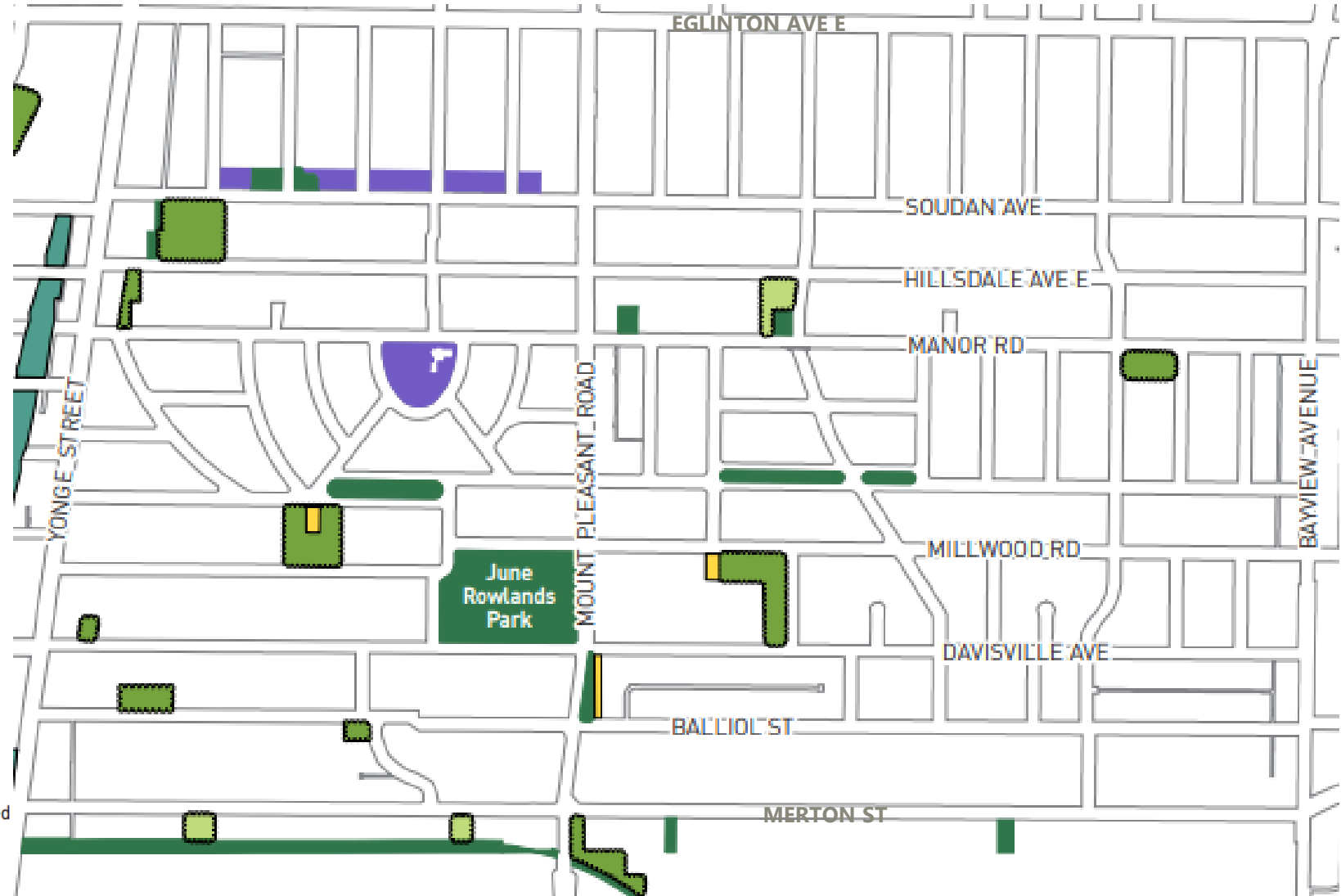
Existing Parks: 9

Making up **42,756** square metres of parkland



Midtown In Focus 2012-2018

Proposed the creation of 10 new parks and two priority park areas



What We Have Achieved

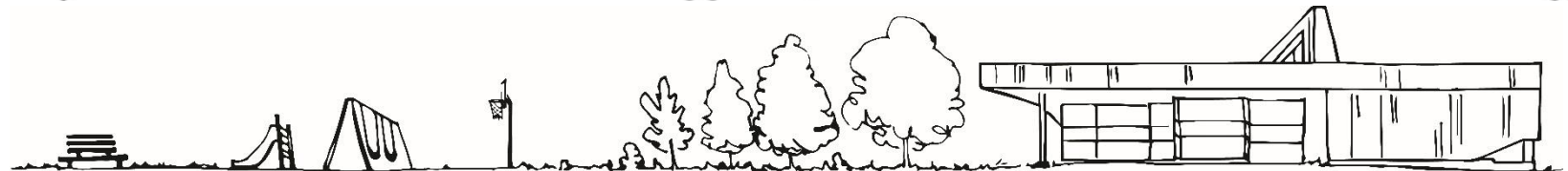
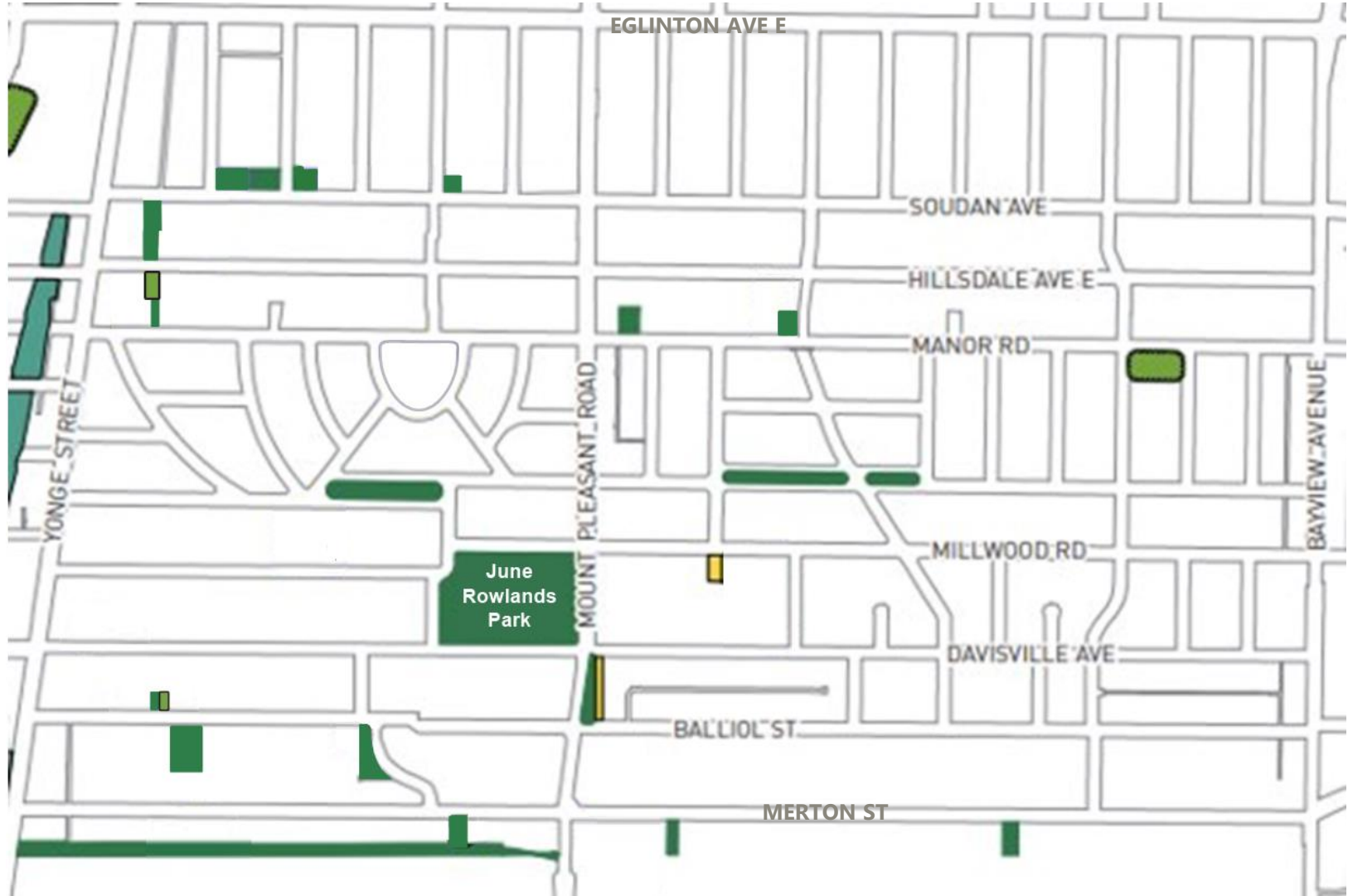
Existing Parks: 9

New Parks: 7

Making up **52,475** square metres of parkland

Added **9,719** square metres of parkland

- Existing/Approved Public Parks
- Ravines/Natural Areas
- Priority Park Area
- City-Owned Opportunity Sites
- Proposed Public Parks
- Park Expansion Areas
- Decking - Further Study Required



The Creation of a Park through Development

33 Holly Street

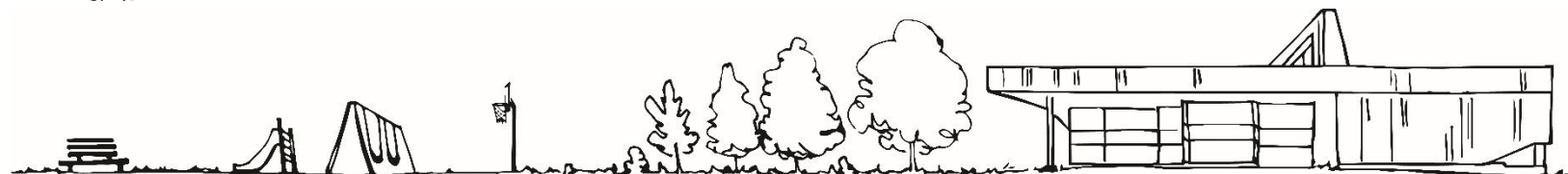
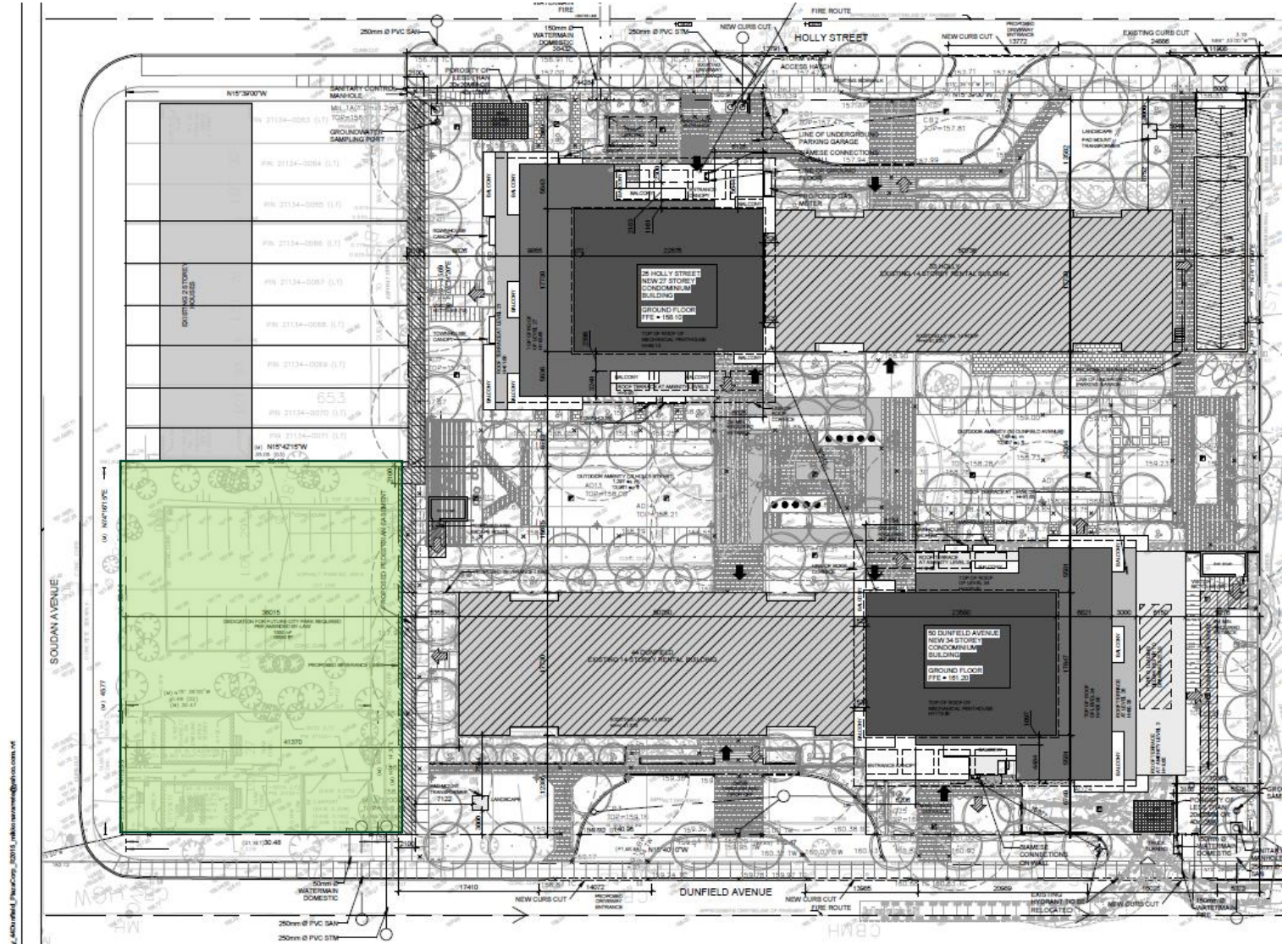
2013
OZ application

2016
Mediation

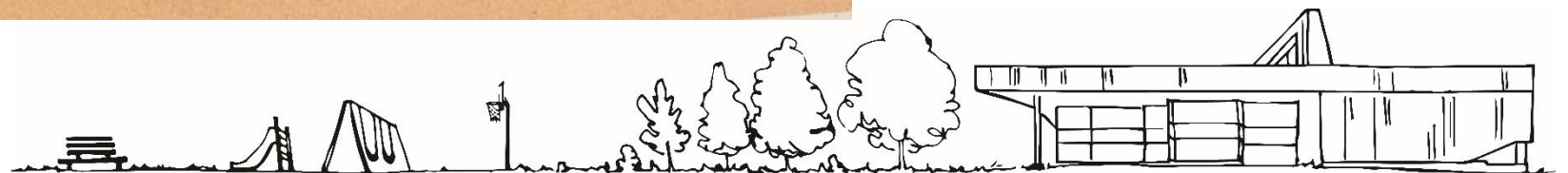
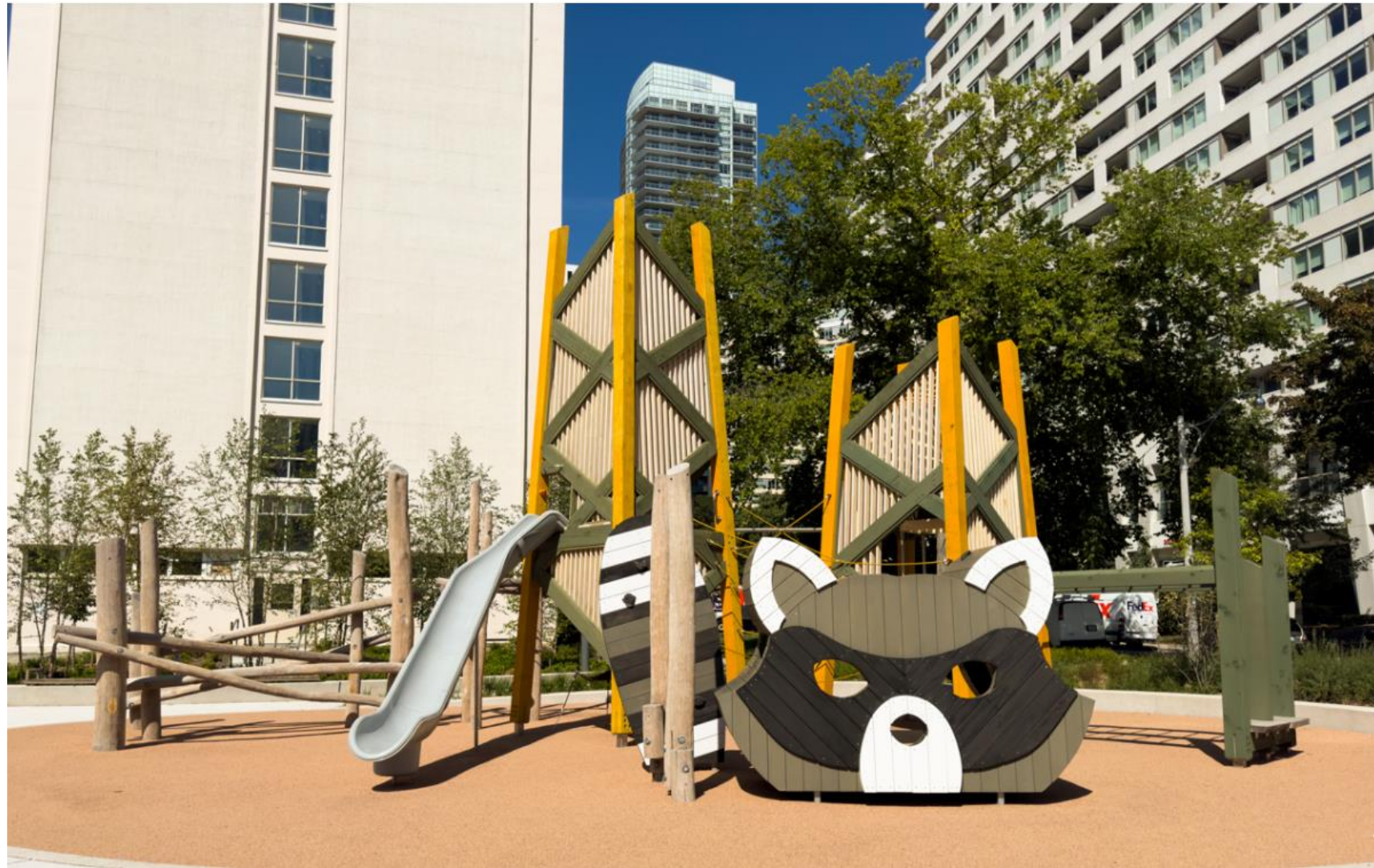
2017
Approval and Agreement

2019
Park Conveyed to City

2024
Park Open to Public



33 Holly Street – after 11 years!



Expanding Raccoon Park

55 Broadway Ave

710 m²

Secured in 2018

Conveyed in 2024

1951 Yonge St

545 m² (**S37**)

Secured in 2022

Conveyed in 2025

33 Holly St

1,606 m²

Secured in 2017

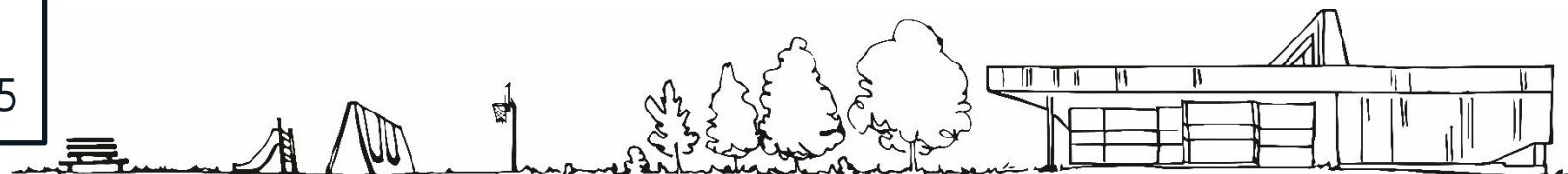
Conveyed in 2019

1951 Yonge St

354 m²

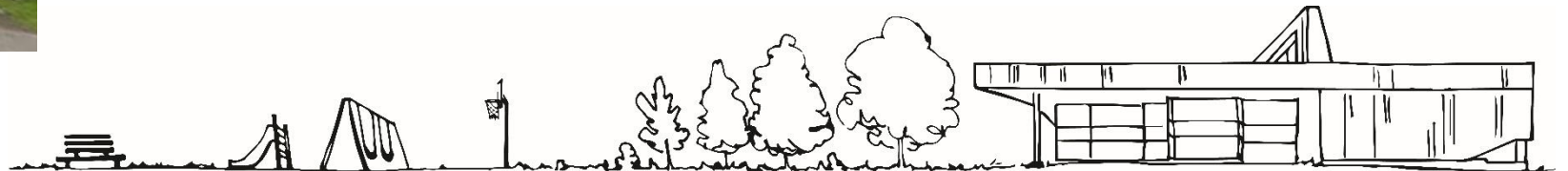
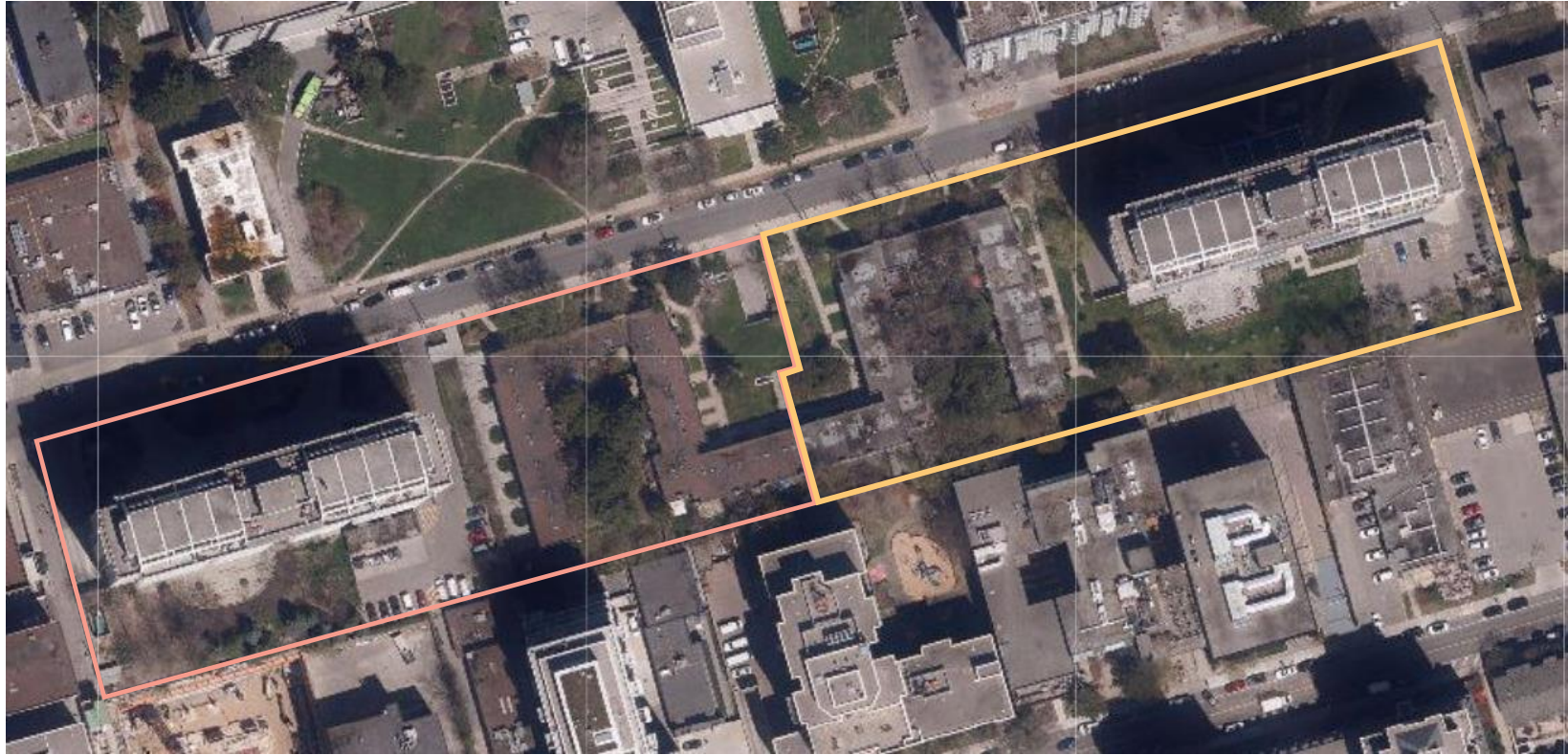
Secured in 2018

Conveyed in 2025



Creative Ideas to Expand Parkland

Mirrored Sites – 57 and 155 Balliol Street

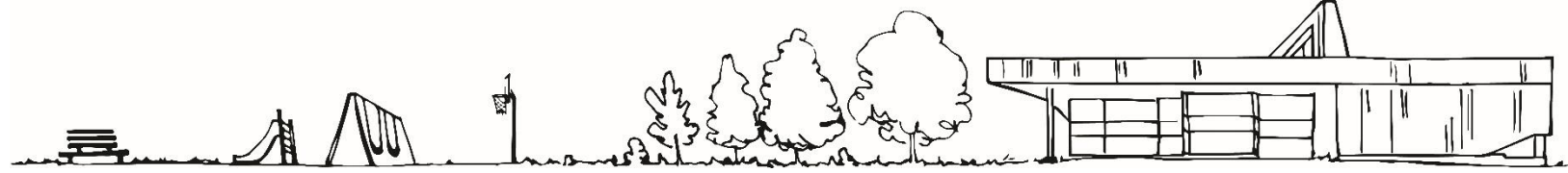
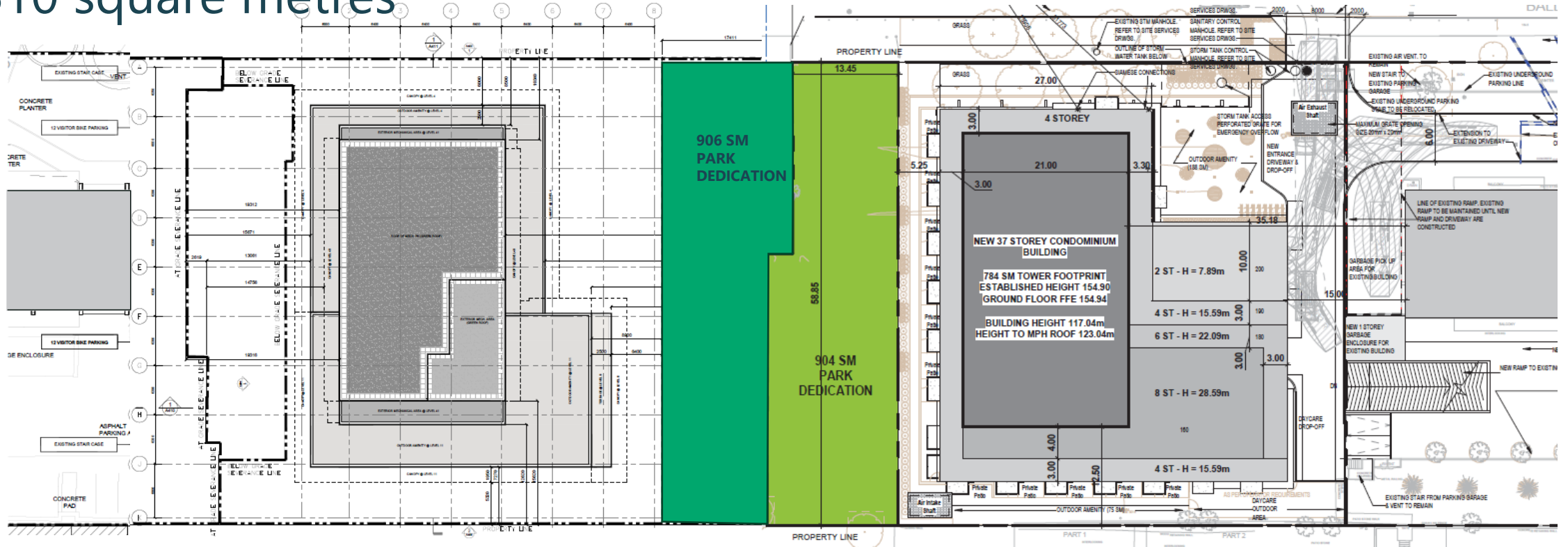


Mirrored Sites – 57 and 155 Balliol Street

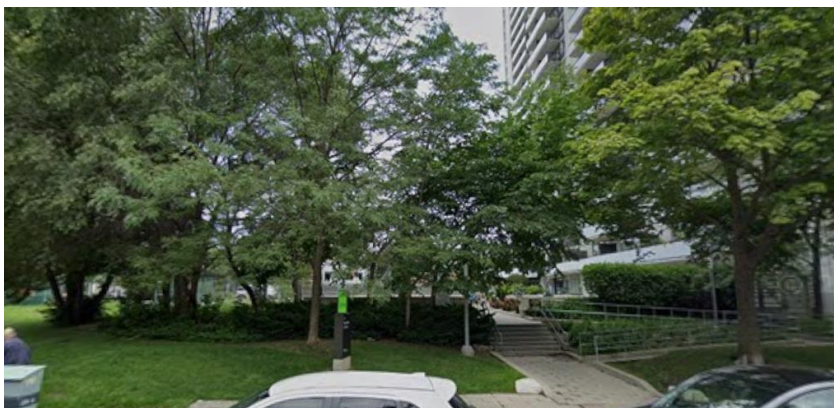
2 Different owners

2 Park blocks secured

1,810 square metres

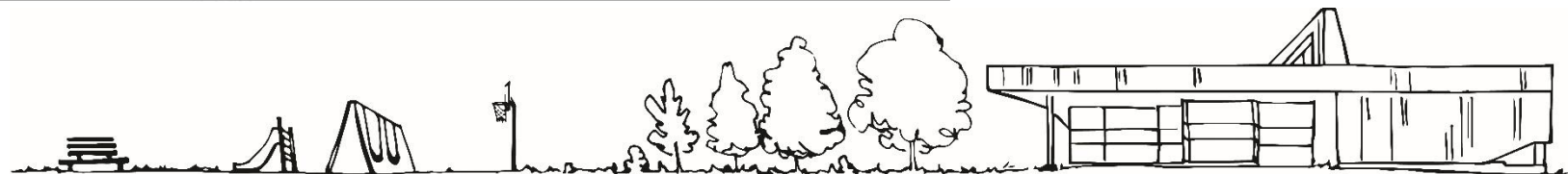
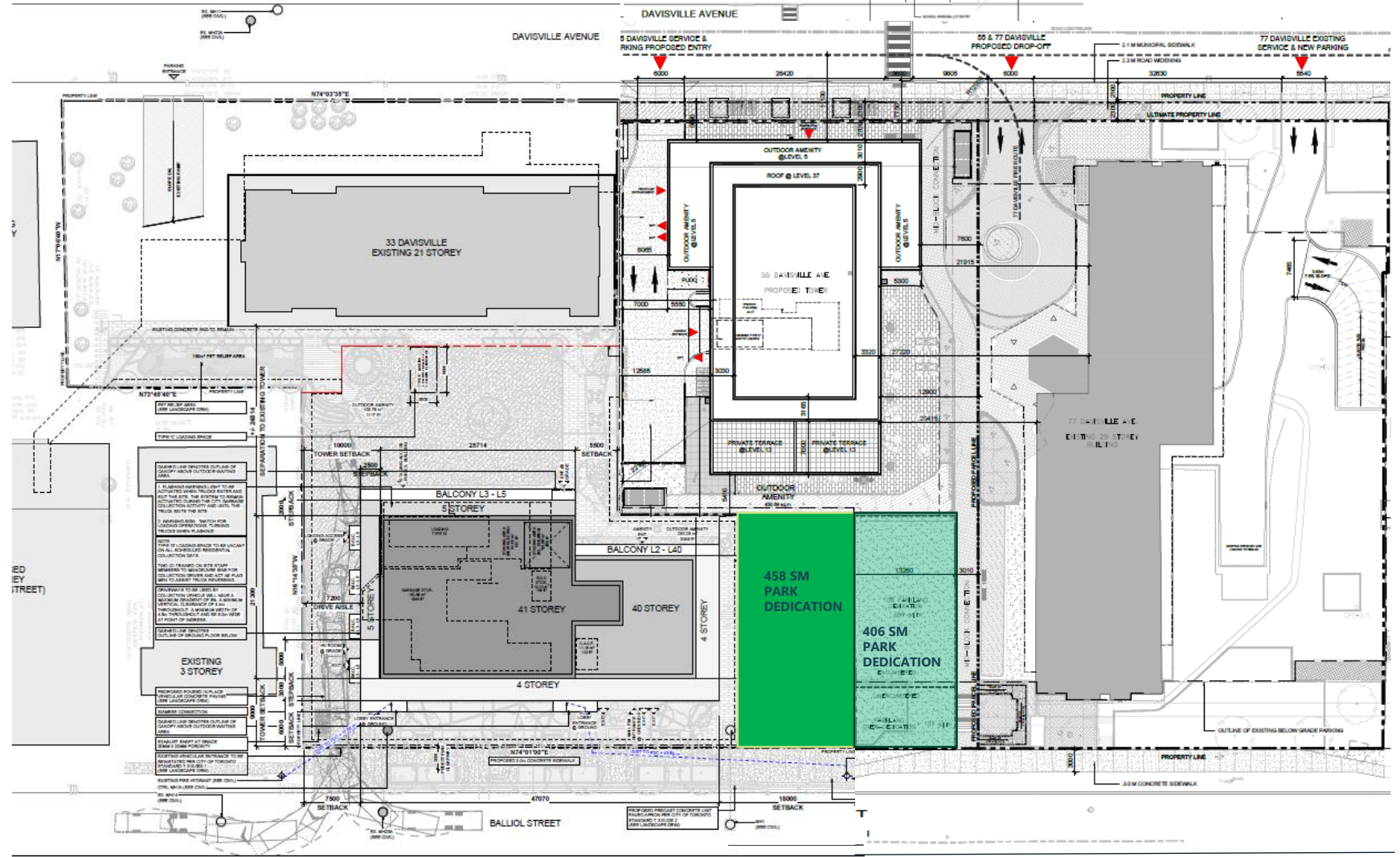


Adjacent Sites – 33 and 77 Davisville Avenue



Adjacent Sites – 33 and 77 Davisville Avenue

- 2 Different owners
- 1 Park block secured
- 1 Still under negotiations
- 864 square metres



Coming in the next few years...

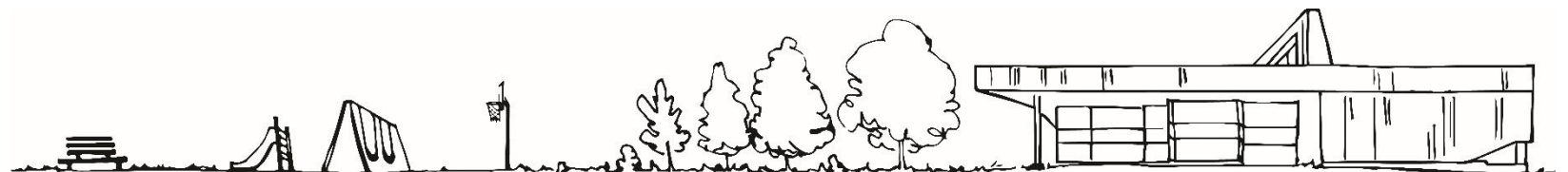
Coming Soon to Davisville



Davisville Aquatic Centre
Under construction
Open early 2027



Raccoon Park Expansion
Design starting in 2026
Construction starting in 2027



Thank you

Further Questions?

Contact

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