

August 1, 2019

NOTICE

**Re: Updated 2019 Land Valuation Rates for the calculation of
Cash-in-Lieu of Parkland Dedication
Plans of Subdivision
(Effective January 1, 2019)**

The City of Brampton's [Parkland Dedication By-law 283-2013](#) ("the By-law") details how parkland dedication requirements are calculated on new development. Where parkland dedication requirements are fulfilled, in whole or in part, through the payment of cash-in-lieu of parkland (CIL), land values are used as a basis for the calculation of CIL payable – and valued at either 'the day before draft plan approval', or 'the day prior to building permit issuance' depending on when the CIL is collected.

The purpose of this Notice is to advise of **annualized adjustments** that have been made to the land values used by the City of Brampton when calculating cash-in-lieu of parkland (CIL) requirements, as applicable.

A. Development Pursuant to Section 51.1 and Section 53

In instances where a development is processed pursuant to Section 51.1 or Section 53 of the Planning Act, **and** where a combination of parkland **and** CIL is required to meet the total requirements of the development, the CIL requirements are calculated based on standard, citywide land value rates, in accordance with the By-law.

Values are established for all types of development (see Table 1) with the assistance of an externally-commissioned, annual appraisal. City-wide, average land values for each land use type are identified and are valued at '**the day prior to draft plan approval**'. To establish the land values that will be used in 2019, an appraisal was undertaken in late 2018 and concluded in early 2019¹.

- (i). The updated 2019 land values are noted on pp. 3 (Table 1);
- (ii). The Table 1 values apply to all development for which CIL is required as a condition of subdivision approval or a severance, pursuant to Sections 51.1 or 53 of the Planning Act and the By-law.
- (iii). The 2019 land values are effective January 1, 2019 through December 31, 2019, except where noted.

¹The 2019 Land Values' exercise was undertaken by Avison Young Valuation & Advisory Services, for the City of Brampton.

- (iv). The 2019 land values apply to all draft plans of subdivision that are draft approved on or after January 1, 2019.²
- (v). As per subsection A (ii) above, the parkland dedication calculations for parkland and CIL are prepared by the *Parks Planning & Development Section* (Environment & Development Engineering Division, Public Works & Engineering Department) and are detailed in the Subdivision Agreement for all subdivision approvals.
- (vi). Payment of CIL in connection with development processed pursuant to Section 51.1 or Section 53 of the Planning Act is made through the Finance Division, Corporate Services Department, and is payable prior to the release of the plan for registration or prior to the issuance of a severance certificate.

B. Development Pursuant to Section 42

CIL requirements for development that is being processed pursuant to Section 42 of the Planning Act, **inclusive of development that is being processed via a plan of subdivision and where parkland dedication is being deferred and collected at building permit issuance, shall be:**

- Based on site-specific land valuations, valued at the day before building permit issuance
- Calculations shall be carried out by the *Realty Services Section* (Community Services Department) after a third party appraisal of the site is procured by the Applicant carried out by an accredited appraiser whom meets the credentials outlined in the new "[CIL Collections for Plans of Subdivisions](#)" section of the City website. Payment are made through the *Finance Division*, (Corporate Services Department), prior to the release of the application for building permit issuance.

There are further provisions under 7(c) of the By-law associated with multi-family residential development processed pursuant to Section 42 that cap the total CIL payable. Applicants are encouraged to review the Parkland Dedication By-law and speak directly with the Realty Services Section regarding these forms of development.

C. High Density

In accordance with the provisions of the By-law, there is a cap on High Density Residential Units. Realty Services provide an update twice annually (February 1st and August 1st of each year) as per Clause 16 of the By-law.

Having regard for this, **the current rate is \$4,060/unit (effective August 1, 2019) or 10% of the value of the land, whichever is greater**, and is applicable on all High Density units, as per the By-law.

²Plans of Subdivision that were draft approved prior to January 1, 2019 shall be subject to the rates in effect at the time the plan was draft plan approved.

Questions?

Should you have any questions concerning Section 'A' (above) please contact Steve Bodrug, Senior Manager, Parks Planning and Development Section at (905) 874-2363 or Steve.Bodrug@brampton.ca

Should you have any questions concerning Section 'B' (above) please contact the Realty Services Section at CIL@brampton.ca

Should you have any questions concerning the payment of CIL prior to plan registration (Section 'A') or prior to building permit issuance (Section 'B') please contact the Finance Division, Corporate Services Department at Admin.Development@brampton.ca. Please contact us at least four hours prior to arriving at our service counter to make a payment in order to avoid processing delays.

Table 1
Land Values for Development - 2019
Pursuant to Section 51.1 and 53 of the Planning Act

Please note:

- These land values are used **only for the purposes of calculating CIL requirements on draft plans of subdivision.**
- For specific calculations, pertaining to your plan of subdivision application, please contact the Parks Planning and Development Section via parksplanning&development@brampton.ca or (905) 874-3954.

Land Use	Land Values Day before Draft Plan Approval (\$ Land Value per Acre)
Single Detached	\$1,300,000
Semi-Detached	\$1,500,000
Rowhouse (Street Townhomes)	\$2,250,000
Apartment (Block, Stacked & Back-to-Back Townhomes, Apartment)	\$2,750,000
Commercial (Retail, Office)	\$1,500,000
Institutional	\$1,100,000
Industrial	\$1,500,000

- **FOR ALL OTHER forms of development, please contact the Realty Services Section CIL@brampton.ca**