

2009/2010
Parkland Dedication By-law Review

Greenfields Area Discussion Paper



March 2010

(Amended and Updated in November 2011)

Fall 2011 Disclaimer

This paper was originally prepared in 2009. It has been selectively edited for the purposes of it being made available for public review.

The edits made to this paper have been limited to the exclusion of information that was deemed prejudicial to current or future property negotiations. The edits were minor and few. Where possible, additional updates have been noted.

It should also be noted that some of the directions identified in the concluding remarks do not necessarily reflect current thinking. The discussion papers were prepared to provide an overview and prompt thought and discussion. The direction staff will recommend to Council for consideration in implementing changes to the Parkland Dedciaton By-Law or changes to collection methodology have been further benefited from dialogue and feedback with Council, the development community (BILD) and through internal staff discussions.

Therefore, the sole purpose in the release of these Discussion Papers at this time is to provide additional context to assist the reader in understanding what has influenced staff's recommended positions.

Greenfields Area Discussion Paper

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A. INTRODUCTION:

A.1. Purpose

This Discussion Paper was prepared to provide a basis for understanding the potential needs and demands on the parkland dedication and cash-in-lieu of parkland (CIL) program with a focus on the largely undeveloped areas of the City we will refer to as the “Greenfields” area. With the benefit of this information, recommendations will then be brought forth on proposed revisions to the existing Parkland Dedication By-law and related policy and standard operating procedures (SOP).

The paper does discuss some issues that are relevant to all three study areas (Greenfields, Central Area and the Urban Area¹) as well. These will be identified as they are presented. There is also some overlap in this paper with another document that has been prepared addressing Service Levels and Cash Flows. As such, this paper should be read in conjunction with the Service Level and Cash Flow paper.

A.2. Parkland Dedication / Cash-in-Lieu (CIL) Review

Following Council’s direction at the end of 2008, staff from the Planning, Design, and Development Department in conjunction with staff from Community Services, Corporate Services, Buildings and Property Management, Economic Development, and City Solicitors Office, initiated a review of the City’s Parkland Dedication By-law.

In support of this review, staff undertook a variety of work, including the preparation of a series of discussion papers to better understand anticipated demands on the City’s parkland dedication and CIL program over the next 10 years, and further beyond this period, to assess potential impacts to ‘build-out’. This is one of two (2) papers that will address the geographic zones described as (see Figure 1):

- The ‘*Central Area*’ – encompassing the Downtown and Queen Street Corridor
- The ‘*Greenfields Area*’ – encompassing the outlying and still developing areas of the City

These discussion papers are intended to assess the level of demand that will be placed on future parkland and CIL collections for the two geographical areas.

A 3rd. geographic-based Discussion Paper was originally contemplated for the so called “*Urban Area*” situated between the *Greenfields Area* and the *Central Area*, but later dropped given that most of the issues facing this area are cash-flow based, and as such, could be represented in the *Service Levels and Cash Flow Paper*.

¹ *Fall 2011 Update – A discussion paper on the “Urban Area” was subsequently not prepared.*

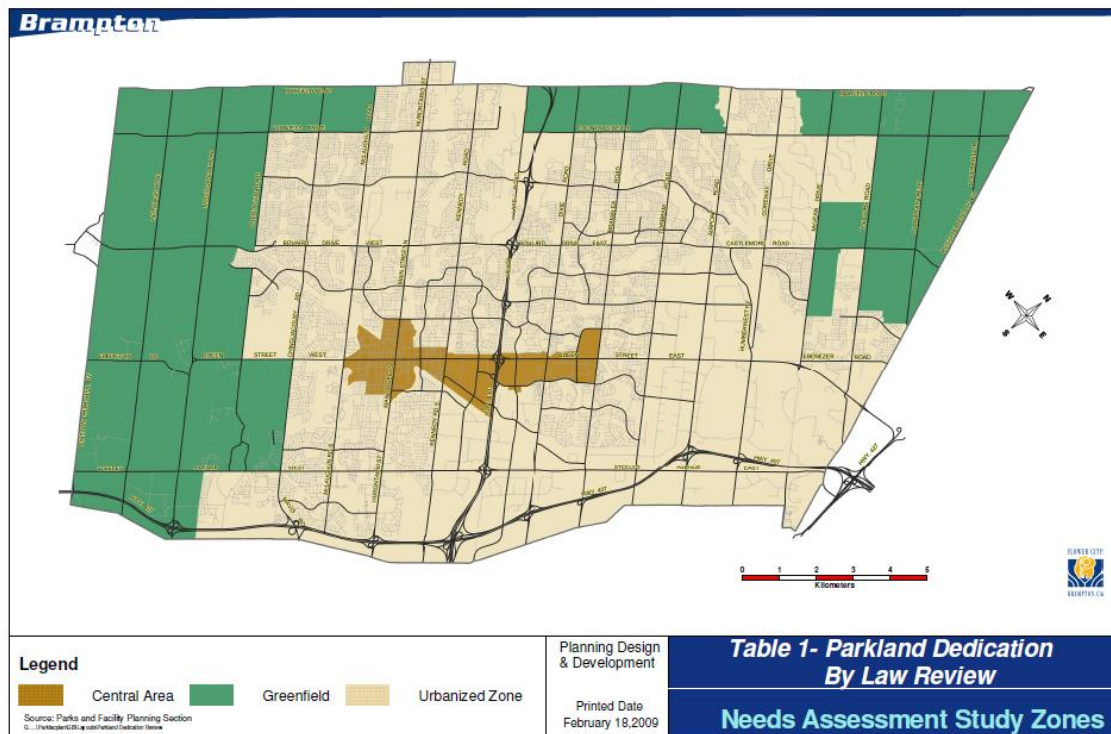


Figure 1: Parkland Dedication By-law Review Study-Zones

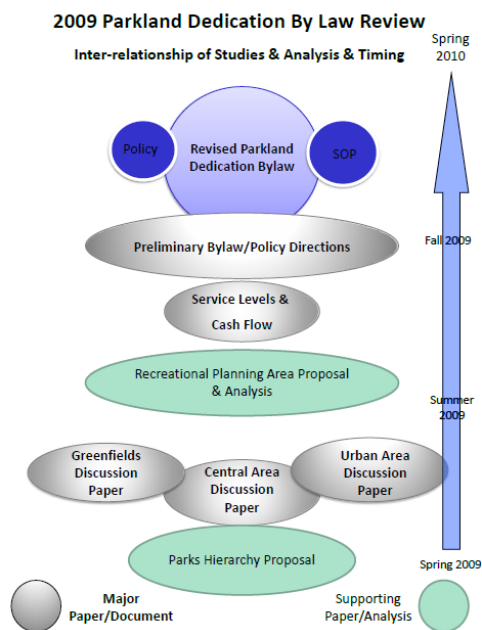
For the purposes of this Discussion Paper, the areas identified as the “Greenfield” area (the Green Area in Figure 1) represents those areas of the City that are currently:

- Partially or largely undeveloped.
- Have generally not yet contributed any parkland dedication requirements, in the form of land conveyed for park purposes or CIL
- Areas where the City has not typically assembled land yet for park purposes

Therefore, for the purpose of undertaking a cash flow analysis of future parkland dedication and CIL receipts², these areas can be represented in both the projected receipts table (in anticipation of their contributions to future parkland conveyance and/or CIL) and in terms of projected expenditures (where the City is anticipated to expend capital dollars on lands for parks purposes).

² A separate *Service Levels and Cash Flows Discussion Paper* has been prepared.

Figure 2: Parkland Dedication By-law Review Process:



The Parkland Dedication By-law Review (commencing in early 2009) consists of an amalgamation of work that includes the following: *(Reading from the bottom up on the graphic to the left):*

A review and revision of the current **Park Hierarchy** - A related exercise to define the kinds of parks and open spaces desired in the City. Ultimately this will prompt a review of the current Official Plan policies.

The **Discussion Papers** for the Central Area and Greenfields Area - Highlighting issues and challenges in each that might influence the by-law/policy or SOP³.

Recreational Planning Area (RPA) Proposal – Designed to evaluate supply of major parklands across the City by dividing the City up into homogenous geographic districts. This will be discussed more fully in the Service Levels discussion paper.

Service Level and Cash Flow Paper – Consolidating the observations stemming from the geographic zone discussion papers and quantifying them using the RPA work along with projecting cash flows so demand for CIL can be better understood.

Preliminary By-law/Policy Directions – Building on the background work and recommending direction, for Council’s and the development industry’s assessment and comment, before the actual by-law and accompanying work is authored.

Finally, a new **By-law** accompanied with a supporting **Policy** and **SOP**. For reference, here is what is intended by those terms:

- **By-law** – A revised and updated by-law that specifies, generally how parkland dedication calculations will be made with reference to the enabling legislation.
- **Policy** – A document that would provide an overview and detail the objectives strived for in the collection of parkland dedication.
- **Standard Operating Procedure (SOP)** – A detailed description of the steps required in the calculation of parkland dedication for all forms of development application types, ensuring compliance with the By-law and the Planning Act.

³ As noted in the previous section, the proposal to prepare a Discussion Paper for the so called “Urban Area” (the area situated between the Greenfields zone and the Central Area zone) was dropped in late 2009, reasoning that the cash flow and service level paper could adequately reference the expenditures envisaged for this area.

Therefore this discussion paper represents but one part in this amalgam of work that will lead to the delivery of a new by-law, combined with a supporting Policy document and SOP.

A.3. Parkland Acquisition Strategy (2007-2008)

In 2007, as part of the Parks, Culture, and Recreation Master Plan and in relation to several land assembly projects that were being contemplated at the time, staff undertook an assessment of identified future parkland assemblies. The purpose of this exercise was to more fully understand the impacts of planned assemblies as they related to existing CIL reserves and forecasted receipts. The exercise also undertook to identify, in a preliminary sense, other competing future capital expenditures, to give a fuller picture of projected long-term CIL reserve balances.

This exercise revealed existing short-term (3-10 year) challenges, based on planned expenditures and projected receipts. The biggest challenge came from the assembly of several Community Park parcels over that period, in anticipation of projected growth and the associated need for recreational services in several of the Greenfields areas of the City. Acquisition of such parcels often must come at, or near, the commencement of development in these areas, prior to the receipt of future CIL revenues, unless alternative arrangements can be made with the developers in those areas.⁴

The undertaking of this exercise was helpful, in that it was a first attempt at quantifying known CIL-eligible expenditures with an assessment of revenue and projecting the timelines for each. This assessment of our cash flows allows us to examine our needs and quantify those needs so as to assist staff and Council in understanding what it needs to achieve through a redrafted Parkland Dedication By-law.

⁴ *The City has achieved some success in deferring payment for large parkland assemblies and tying payment to CIL receipts. An example is the Community Park at the northwest corner of Queen and Chinguacousy Road. The payment of this purchase is occurring over time, commensurate with CIL receipts accumulated from the Credit Valley SPA, by way of a special agreement.*

B. POLICY BACKGROUND:

This section presents a review of the planning policies that influence the demand for parks and open space within the Greenfields Area of the City.

B.1. City of Brampton Strategic Plan

Like the Central Area Discussion paper, Brampton's Strategic Plan provides a foundation for what we are attempting to do in the fulfillment of parkland and related recreational facility development in the Greenfields areas of the City. The effort is reinforced in multiple statements found under the respective "Pillars" that make up the City's Strategic Plan. These include:

- **Pillar Three: Protecting Our Environment, Enhancing Our Community:**
Brampton is committed to conserving and protecting significant environmental features for the citizens of Brampton to enjoy. We shall build a community that preserves our heritage and achieves a high standard of civic design for the whole city.

3.1 Protecting Our Natural Environment

Brampton strives to be an effective partner in environmental stewardship to ensure our rich natural resources are conserved for future generations. Brampton follows best practices in an ecosystem approach to land use planning so that new development protects, and is sensitively integrated with, the natural environment whenever practical.

3.2 Conserving Our Heritage

Brampton shall conserve our natural and architectural heritage for future generations to enjoy and appreciate.

3.3 Building Attractive Communities

...The City shall continue to be a municipal leader in developing attractive, useful pathways and open spaces to serve the recreational needs of residents, including themes focused on Brampton's Flower City initiatives.

3.4 Conserving Woodlots and Wetlands

Council is committed to conserving significant environmental features such as woodlots, forests, wetlands, marshes, [and river] and tributary systems within the City.

- **Pillar Five: Community Lifestyle:**
Achieve a higher level of service excellence related to the attributes Brampton residents are most proud of, namely: parks, recreation and sports; fire and emergency services; cleanliness; multiculturalism; arts and culture; and Brampton's rich history.

5.3 Recreation and Sports Excellence

Brampton will be a leading community that promotes healthy lifestyles of leisure, wellness, sports excellence, and offers a remarkable range of recreational activities, programs and facilities.

5.4 Enjoyment of Public Open Spaces

Brampton will be a community where all residents can use our parks and open spaces for family outings and other leisure activities.

- **Pillar Six: Excellence in Local Government:**

To be a leader in the efficient and effective delivery of services that the community values most.

6.5 Strong Financial Management

Apply long-range financial strategies to maintain a competitive level of municipal taxation and user fees.

The City of Brampton is contemplating the creation of a new Strategic Plan for the City which will ultimately deliver new directives and reinforce existing directives. Suffice to say, that these hallmark statements will continue to be represented in some form or another, and therefore continue to aid us in the scoping of what the requirements are for the Greenfields area and ultimately influencing by-law and policy decisions.

B.2. Official Plan

The Official Plan, which Council approved in October 2006, states that the City of Brampton shall strive for a diversity of parks and open spaces to meet the needs of the residents of the municipality. The Official Plan establishes park provision targets and a parkland hierarchy that will provide for a variety of active and passive recreational opportunities. The plan speaks to the distribution of open space and of its varied forms.

B.3. Secondary Plans

Through the creation of new secondary plans for the City in areas such as Springdale North (Countryside Villages), Northwest Brampton, and Highway 427 Industrial Corridor, staff have continued to incorporate the service level targets identified in the Parks Culture and Recreation Master Plan. This has influenced recommendations that will see additions to Community or City Parks, and/or the creation of new Community Parks in anticipation of projected future populations in these areas. Through subsequent work done at the next level of planning — Block Planning — the areas and configurations for these parks is further refined, along with the identification and location of Neighbourhood Parks to match the Service Level target.

Through further analysis, and using tools like the Recreational Planning Area (RPA) concept (discussed at length in the Service Levels Paper), the City will be able to further project its parkland demands. This will serve as part of the analysis undertaken as part of this review and will be referenced more fully, below.

B.4. Parks, Culture and Recreation Master Plan (PC&RMP)

In 2005, the City of Brampton commenced the development of a long-term strategic plan for the delivery of parks, culture and recreation services. The creation of this plan included widespread public consultation with individuals and groups, including sporting and recreational associations. Ultimately, the Plan delivered a series of strategic directions and associated action plans for facilities, programming, parks and open space, and organization. The Plan was received by City Council in 2008 and referred to staff for their ongoing and future reference.

Among the recommendations in this plan was the establishment of revised service level targets for the delivery of land use plans for the City. The targets identified were as follows:

Community & City Parkland (combined):	0.8 ha (1.98 ac.) /1000 persons
Neighbourhood Parkland:	0.5 ha (1.23 ac.) /1000 persons
Open Space:	0.4 ha (0.98 ac.) /1000 persons

The targets have regard for historical service level provision in the City. However, a more significant influence was the evaluation of provisions within the Planning Act, relating to permissions given to municipalities for parkland dedication and collecting CIL. Municipalities in Ontario only have the means provided under the Planning Act (s. 42 and 51 respectively) as a funding source and mechanism upon which parklands are assembled.

It should also be noted that the PC&RMP did not provide specific recommendations on how these service levels should be achieved, (i.e. on a ward basis, a secondary plan area basis, a block plan area basis, etc.) In other words, these are aggregate numbers that the City should strive to achieve on citywide basis. The Plan did however reference ongoing efforts the City was making in the establishment of a revised Parkland Hierarchy and the concept of using a Recreational Planning Area model (RPA) for the purposes of parks planning. Both of these concepts will be explored further in the Service Level and Cash Flow Discussion Paper. It is staff's opinion that both these elements have to be considered in an effort to bring enhanced rationality to the planning of parks within new areas of the City, and in reviewing existing areas of the City where infill and intensification pressures are anticipated. Ultimately, these targets and hierarchy standards should be referenced in the Official Plan to provide further prescription and endorsement.

B.5. Supporting Practices

Regulatory documents such as the Official Plan and Secondary Plans prescribe what the City is striving for in terms of its parks and open space services. These documents are 'informed' by way of separate studies like the Parks, Culture and Recreation Master Plan, with its analysis of trends and the creation of service targets. The means by which the City of Brampton achieves these targets is through implementation-based tools, such as its Parkland Dedication By-law.

For the last dozen years the City of Brampton has supplemented its parkland and open space supply through other means of assembly. Select tableland woodlots, identified through the secondary planning processes and reaffirmed through the block plan process, have been required to be conveyed to the City, at no charge. The development community has largely

cooperated with the City in its request for conveyance under these terms. The development community's response to the City's requirement for gratuitous conveyance of woodlots has been to incorporate the value of these woodlots into their community cost-share agreements and thereby distribute the cost of their conveyance along with other 'community' elements, equally and proportionately amongst developers over a specified geography – typically a block plan area. The requirement to incorporate identified tableland woodlots is reflected in the City's criteria for the establishment of cost share agreements.

The City believes that this continued inclusion is fundamental if it hopes to protect these environmental assets. This process represents the only feasible means that the municipality has to protect these areas. This is due to the absence of available revenue and tools to purchase such lands. Brampton, like many municipalities, used to acquire woodlands through Development Charge receipts. The Province eliminated parks and open space as an eligible charge for DC collection in the late 1990's. In essence, what the City demands through its cost share agreement requirements are the acceptance by the developers in a defined area to maintain a semblance of an area-specific development charges. However, under this model, it's a charge that is shared amongst all landowners in the cost share agreement, and the municipality is the benefactor.

B.6. Summary

The policies and directives established in the above documents, and the supplementary practices that the City deploys with respect to parks and open space assembly have implications on the demand for parks and open spaces across the Greenfields areas. As the City grows and intensifies, the demands on the parks and open space system will naturally increase.

In the Greenfields areas, it is typical to identify and incorporate new open space targets into the secondary planning process. Challenges occur when the type and amount of open space is perceived to conflict with the overarching development objectives for a given area. For example, locating a large, active Community Park (with indoor and outdoor components) in the middle of a residential community may be seen as detrimental to the fulfillment of residential intensification objectives.

Therefore, this Discussion Paper and the accompanying Service levels and Cash Flows Paper, we hope to answer a number of questions. These include:

- 1. What does the City need in terms of major open space (Community and City Parklands) in these developing Greenfields areas in order to meet identified service level targets?***
- 2. What is currently identified in terms of projected supply in these areas?***
- 3. Are additional lands required in order to meet specified service level targets?***
- 4. What are the impacts, from a financial perspective, and does the City need to adjust its overall parkland dedication by-law to meet Greenfield service level targets and cash flow demands?***

5. ***How can all these park and open space lands be provided in such a way that they complement overall Greenfields development objectives, in the respective areas?***

C. FUTURE PLANNED PARKLAND IN THE GREENFIELDS AREA:

In the interest of brevity, these sites are listed briefly below. They are also referenced in the Service Level and Cash Flow Paper, so there may be some duplication between this paper and the Service Level Paper.

All acquisitions require a financial commitment on the part of the City. In most cases the amount of financial commitment for each park that the City will need to provide is unclear given that there is no formal agreement or arrangement by which a developer must agree to a particular price. This will be discussed more fully in the discussion of cash flows and will be a consideration in determining how the parkland dedication by-law should be rewritten.

a) Future Parks – City Owned with Development Pending:

The following are Community or City park sites that the City owns but has not yet developed. The fact that they are already purchased means that there is no further impact on the CIL reserve. They are presented merely to identify the fact that they are still to be developed and contribute favourably to the overall supply of parkland in the City.

- Park # F30 - Mississauga/Bovaird Community Park (24 ac.)
- Park # F27 - Bram East Community Parkland Campus (89 ac.)⁵
- Park # F22 - McVean/Castlemore City Park (44 ac.)
- Park # F29 - Heritage/Bovaird City Park (Siemens) (56 ac.)
- Park # F57 - Springdale Central Community Park (23 ac.)⁶

With the aforementioned parkland fully developed, the City would increase its City and Community tableland parkland totals by approximately 236 ac⁷.

⁵ *Fall 2011 Update: Development on this park has subsequently commenced*

⁶ *Fall 2011 Update: Development on this park has subsequently commenced*

⁷ *The areas represented are net of any valleyland or undevelopable areas.*

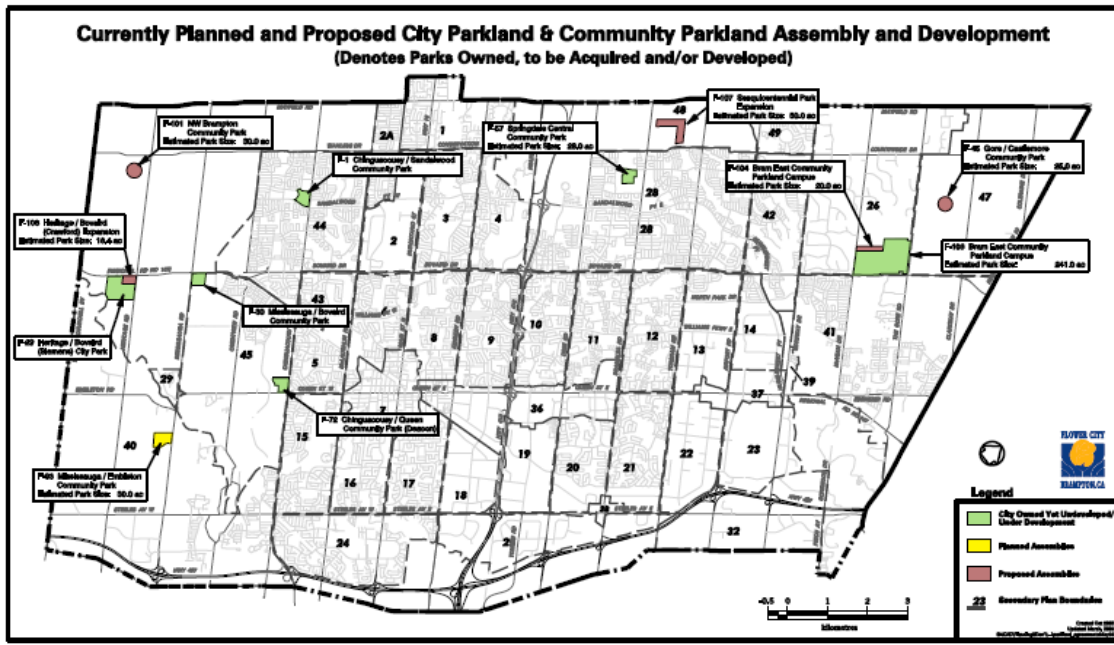


Figure 3: Currently Planned and Proposed City/Community Parks (2009)

b) Future Parks – Agreement for Purchase Secured or “Ongoing” Purchase:

The following is the only Community or City park site that the City is in the process of acquiring, and remains undeveloped.

- Park # F72 - Chinguacousy/Queen (“Deacon”) Community Park (24.7ac.)

With the aforementioned parkland acquired and fully developed, which is expected by the end of 2010, the City would increase its City and Community tableland parkland totals by approximately 24.7ac.

c) Future Parks – No Agreement for Purchase Exists To Date:

The following is a list of Community or City Park sites and are identified on an approved or proposed secondary plan, which the City is contemplating or pursuing assembly but for which no agreement has yet been secured or for which no discussions have formally taken place with regards to securement.

- Park # F104 - Mississauga/Embleton Community Park (28 ac.)
- Park # F132 - Gore/Castlemore Community Park (30 ac.)
- Park # F120 - Addition to Sesquicentennial Park (Countryside Villages SPA) (37 ac.)

With the aforementioned parkland acquired and fully developed the City would increase its City and Community tableland parkland totals by approximately 95 ac.⁸

⁸ All numbers are estimates pending ratification of final plans.

d) Potential Park Assemblies – No Conclusion for Purchase Exists to Date:

The following are Community or City park sites, which the staff have suggested could be explored, as a means of supplying parkland needs.

- Park # F134 - Addition to Siemens (16)
- Park # F125 - NW Brampton (50 ac.)

If the City were to acquire and fully develop the above “potential” assemblies, there would be an increase in City and Community tableland parkland totals of approximately 66 ac.

e) Other:

There exist other potential land assemblies in the Greenfields area that have not yet been formally identified but may necessitate some expenditure of funds in the future.⁹ Most of these would not contribute to increasing the supply of active facility development, but their pursuit would be nonetheless, desirable for other reasons including environmental protection. These include:

- *Credit River Valley Land*
- *Humber West Valley*
- *Tableland Woodlands*
- *Wetlands*
- *Lands for an additional Municipally Owned Golf Course*

These lands are referenced merely to identify that there are, and will continue to be, lands that the City will desire to acquire. In time, other initiatives and opportunities will present themselves. Having the financial means to consider these opportunities, or in the case of tableland woodlands, the requirement to respond to challenges, suggests that the Parkland Dedication By-law needs to be flexible enough and generate sufficient revenues to permit the City to respond.

⁹ *The Service Level and Cash Flow Paper identifies several properties that fit under this category, and identifies selected ‘Greenlands’ as desirable for purchase solely for environmental reasons.*

D. PARKLAND DEDICATION BY-LAW/POLICY ISSUES IN THE GREENFIELDS AREA & PRELIMINARY POLICY RECOMMENDATIONS:

The Corporate Report submitted to Council in December 2008 to commence the review of the Parkland Dedication By-law identified that, in the course of administering the current Parkland Dedication By-law, a number of issues have arisen that warrant consideration and discussion before formulating policy decisions that will then be used to prepare a revised by-law. Many of these issues pertain to the Greenfields area.

The section that follows will briefly discuss the issues associated with the Parkland Dedication By-law, or its administration, which are most prevalent in Greenfield Area. Staff have concluded with a position on each issue that they feel, should be considered as a new by-law and policy are prepared. Some of these issues overlap with the other Study Areas. This is not intended to be an exhaustive list of all the issues— only those which are most relevant to the Greenfield Study Area. There may be other development scenario issues that will ultimately need to be addressed through revisions to the draft Parkland Dedication By-law and its accompanying policy/SOP.

D.1. Current Standard Rate (\$290K/ac.) for CIL Collection and Land Compensation

Issue:

The land value rate applied to CIL collection for draft plans of subdivision throughout much of the City¹⁰ is equivalent to \$290K/ac. This rate has been the fixed, per acre valuation rate used for CIL calculations for all draft plans of subdivision since the late 1990s. Its creation was based on an average land value of the day, and represented a “flow through” cost that was arrived at with the consent of the development industry, i.e., the rate at which CIL is collected would be equivalent to the rate at which the development industry would “charge” the City on purchases and over-dedications.

There is concern with the current \$290K collection rate from both the development industry and the City. The development industry feels the rate no longer reflects the market value of developable lands in Brampton. Using the \$290K rate for calculating CIL creates a disparity under their Cost Share Agreements, where the standard land value rates used for internal compensation between developers is typically much higher. Further, under such agreements, the City’s insistence on using the rate as the basis for compensation on parkland purchases and over-dedication compensations back to the developer(s) has met with resistance.

Over the last 3 years developers and their Trustees (those who administer the cost share agreements) have argued that compensations made by the City for Community Parkland purchases should be higher, regardless of the “flow through” principle.

¹⁰ CIL collected for draft plans of subdivision in the Credit Valley Secondary Plan Area is calculated at a rate of \$350K/ac., by way of special agreement in exchange for compensation by the City on parkland over-dedications at that same rate.

From the City's perspective, since the flat \$290K rate is used for all plans of subdivision, both in and out of cost-share agreements, the City can be detrimentally affected in situations where the \$290K/ac. rate has been used for CIL collection, but where market value figures are demanded.

Discussion:

The \$290K/ac. rate has been useful from the perspective of standardizing the rates at which CIL is collected for plans of subdivision and, where there is agreement from the development industry's perspective, standardizing compensation on parkland over-dedications. However, as noted above, there is increasing dissatisfaction with this rate.

An alternative to the current flat CIL rate to consider is simply increasing the base amount to something that would be more relevant to today's market value in Brampton, with intent to review and potentially amend this rate annually. This approach could be beneficial from the perspective that it would increase CIL receipts, and provide the City with greater flexibility in terms of what it acquires and the rate to which it provides as compensation. Developers may feel more receptive to accepting the amended standard rate as compensation offered them (on purchases and over-dedications), if the rate was something more approaching market value.

The standardization of this number would not however, respond to the concerns expressed by some in the development community whom feel that, when the City compensates for land, there should be some consideration given to the full pool of CIL receipts paid on various land uses in a given area. That is to say, that where certain developments have paid CIL at rates that exceed the 'standard' \$290K rate (or whatever that rate might be), for example on a commercial block, that this should somehow influence the compensation rate paid by the City on a purchase.

Staff believes that there is no requirement in trying to link the rates at which CIL is calculated and the rates at which compensation is offered to the development community for purchases and over-dedications. The Planning Act is silent to this issue, only providing detail as to when and how CIL shall be valued.

It is of staff's opinion that the solution lies in decoupling the two compensation calculations. The methodologies used today for the processing of developments subject to the site plan process (i.e. for commercial, institutional and multi-family) would essentially be the same model that would be applied to plan of subdivision calculations.

Section 51 of the Planning Act allows municipalities to value the land the day prior to draft plan approval. Alternatively, the City has an option to defer the taking of CIL to a later date in the development process and collect as a condition of development under Section 42 of the Planning Act. This will be discussed further, below. Notwithstanding this option, the calculation of the value of land, the day prior to draft plan approval, is something that through an in-house staff appraisal, the City is capable of undertaking. The appraised value of land would typically be in excess of the \$290K/ac. rate charged today, and may vary from one area of the City to another. Calculating on a plan-by-plan basis would produce a more accurate and responsible basis for CIL collection and be more in step with the provisions of the Act.

To remain consistent with the above noted approach, the model used to determine the compensation amount for lands that the City must purchase or compensate an applicant on, should be similar. This is discussed below.

In situations where the conveyance of a park block at registration results in a parkland over-dedication, compensation should be valued using equivalent principles to that of the CIL collection approach – valued on the day before draft plan approval, based on market value, and thereby reflected in the respective Subdivision Agreement. Compensation would therefore be somewhat variable, depending on the area in which the park is being conveyed, but the approach remains consistent with CIL collection principles.

In instances where a large Community Park block has been identified, the typical scenario is that the conveyance is in the context of a broader cost share agreement, usually as part of a block plan. The processes by which such lands are transferred to the City are variable. In most cases, a special agreement is made between the City and the respective landowner(s) or with the trustee for a cost share area. In the future, it is recommended that in all cases, the entering into of some form of a special parkland conveyance agreement that ties into the cost share agreement should be pursued as a condition of Stage 2 Block Plan Approval. The principles of how compensation should be provided should be consistent with the principles noted above. Value should be predicated on the time of transfer, unless there have been negotiations for some other special arrangement.

Based on the above discussion, the following are the principle policy recommendations which staff feel should be considered in the preparation of an amended by-law and accompanying policy:

Potential Policy Directions:

1. *Formally ‘decouple’ the current valuation methodology of CIL calculations on plans of subdivision with the valuation ascribed to compensation for parkland over-dedications and purchases.*
2. *Calculate CIL requirements on plans of subdivision in a manner that is consistent with the provisions of the Planning Act. i.e., in instances where parkland dedication in the form of land is provided and a parkland under-dedication exists:*
 - a. *The value of the balance of CIL owing to the City will be determined as of the day before the granting of draft approval of the subdivision. The value will be determined in conjunction with in-house appraisals supplied by the Realty Services Section;*
 - b. *The City will undertake market valuations of the land for the purposes of determining CIL contribution value.*
 - c. *Where there is a conflict or disagreement with the assignment of the land value upon which the CIL is levied, an external appraisal may be commissioned at the landowner’s expense, and submitted to the City for consideration.*

3. *In circumstances where parkland over-dedications result in compensation requirements from the City to an applicant, the value of the land should be determined as of the day before the granting of draft approval of the subdivision, and reflected in a clause in the respective Subdivision Agreement.*
4. *Under circumstances where a large park block (e.g. a Community Park) is sought from an area (such as a Block Plan), as a condition of Stage 2 Block Plan approval, there should be a requirement that the developers group enter into a Parkland Conveyance Agreement to establish the terms around the park's conveyance, including resolution on compensation valuation methodology. This methodology should have regard for the principles upon which CIL calculations for the respective plans of subdivision are made in the respective area, but not necessarily be the same value.*

D.2. Deferral of CIL Calculations (S. 42)

Issue:

The timing of CIL collection is a derivative of the discussion around the \$290K/ac. CIL rate.

In instances where no parkland is being taken on a plan of subdivision, some municipalities defer the calculation and collection of CIL to building permit issuance, under the provisions offered under S. 42 of the Planning Act. This deferral means that, rather than valuing land at the time of draft approval, CIL is based on a valuation of the land the day before building permit issuance. This naturally results in a significantly higher CIL receipt. To a degree, Brampton does this on projects being processed under site plan approval – deferring the collection of CIL on medium-density and high-density residential projects, and on commercial and industrial projects, until the building permit issuance stage. Brampton does not however, use actual the market value of the lands (day prior to building permit issuance) in the determination of CIL-payable.

Discussion:

In instances where plans of subdivisions are not providing parkland contributions in the form of land, the deferral of CIL collection to building permit issuance would contribute favorably to the City's CIL revenues. Typically, land values at building permit stage are often more than double that of the valuation at draft plan approval stage.

The application of an approach where the City treats one application one way, such as not requiring the conveyance of land and deferring CIL collection to building permit, with that of a neighbouring application (where the conveyance of land for park purposes is sought and remittance of a CIL balance is based on draft plan approval land values) could be administratively challenging though it is permitted under the Act.

In the normal practice of processing plans of subdivision, there are comparatively few draft plan applications that do not convey some amount of parkland. Further, the act of demanding some of the parkland 'yield'¹¹ in the form of land means that the collection of any residual under-

¹¹ 'Yield' in this case means the amount of parkland (or cash in lieu equivalent) required to be conveyed from the application of either the 1 ha/300 dwelling units factor, 5% of net developable area or 2% factor on commercial development, within a plan of subdivision.

dedication as CIL means that it must be collected based on valuation the day before draft plan approval.

Notwithstanding, the ability and the option for the municipality to take advantage of the permissions provided under the Planning Act should be considered.

Potential Policy Directions:

5. *With Plans of Subdivision where there is no conveyance of parkland sought in fulfillment of parkland dedication requirements, the municipality should consider the deferral of the collection of CIL to building permit issuance, under the permissions provided under S. 42 of the Planning Act.*

D.3. Reintroduction of 5% Collection Method

Issue:

The current by-law offers no provision for the application of the 5% factor for residential projects, despite the permissions afforded to municipalities under the Planning Act. The fact that the City does not have provisions within its by-law for the use of 5% (deferring exclusively to the use of the 1 ha/300 dwelling unit factors) means, in some situations, that the City loses the opportunity to collect at a higher rate.

Discussion:

The nature of residential development, and the corresponding densities that are being developed in the City of Brampton are such that, normally the use of the 1 ha/300 dwelling unit factor is preferred to that of the 5% calculation as it results in a higher net parkland yield. Nevertheless, there are circumstances where this is not the case. Since the last amendment to the Parkland Dedication By-law in 2004, the Parks and Facility Planning Section has tracked instances where the 5% would have resulted in a preferred return on yield and the availability of the alternative would have resulted in a significant gross increase. This alternative is a right provided to the City by the Planning Act and should be present in the by-law.

Potential Policy Directions:

6. *Reincorporate the permissions for the use of the 5% parkland dedication calculation factor into the by-law when assessing parkland requirements for residential plans of subdivision.*
7. *Establish a practice of calculating the parkland requirements on residential draft plans using both methodologies (5% and 1 ha/300 dwelling units), and selecting the higher of the two.*

D.4. Standard High Density Unit Rate

Issue:

Since 2004, a standard unit rate for CIL has been applied to all high-density residential development projects, collected at the time of building permit issuance. This rate equates to

\$3,300/unit, which is derived from using the 1ha/300 dwelling unit factor and applying a fixed land value of \$400,000/ac. The \$400 K value was arrived at in 2004 and, under the wording of the by-law reflected the 'average value of medium density lands'. The calculation of the rate is as follows:

Parkland Requirement = 1 ha, or 2.47 acres, per 300 dwelling units

Fixed Land value = \$400,000 per acre

Cash-in-lieu of parkland for 300 units = \$988,000 (2.47 acres x \$400,000)

Cash-in-lieu of parkland per unit = \$3,300 (as rounded) (\$988,000 ÷ 300)

This unit rate has not been updated since 2004 and does not reflect current 'market value' rates. Ideally, the unit rate should be reviewed on a regular basis and adjusted accordingly, to reflect changes in the market value of land rate. By comparison, although Mississauga uses a similar form of standard rate calculations, they continuously update their rates to follow increases in market value rates. This rate was \$3,700/unit in 2004, but has since risen to \$6,700/unit (2008)¹². For the same reason, application of a standard rate to medium density development proposals should also be considered.

Discussion:

The use of a flat rate for high density development provides for an equitable approach to the assessment of CIL for high density projects, whether it is in a Greenfields setting or elsewhere in the city.

The alternative approach could be to levy the assessment of CIL at building permit issuance utilizing a value equivalent to the day prior to building permit issuance. Doing so would result in excessive CIL collection requirements, which would in most cases, render the project uneconomical and would not proceed.

A flat rate based on an average medium density land value rate is a reasonable and consistent way of valuing CIL requirements for high-density projects, although the rate must be adjusted periodically to reflect the actual value of such lands in the city.

Potential Policy Directions:

8. *Continue the current policy of valuing total CIL payable on high density projects based on the use of a flat, per unit rate.*
9. *Establish a protocol, reflected in the by-law, which indicates the land value upon which the flat unit rate is derived from will be reviewed annually as part of the review of the Fees and Charges By-law, or other.*

¹² Fall 2011 Update: Mississauga's CIL collection rate on High Density residential is now \$7800/unit (November 2011)

D.5. Site Plan Calculations

Issue:

The Realty Services Section manages the calculation of CIL payable for non-plan of subdivision developments through the site plan and consent processes. Realty Services generally estimates the market value of the land on the day prior to building permit issuance (as per Planning Act provisions) and calculates the CIL payable¹³. The amending by-law and its implementation should look at the feasibility of formalizing an appeal process for instances where there is a dispute over land value rates.

Discussion:

Should an applicant dispute the market value assessment used in the valuation of CIL payable on their project the applicant can provide an appraisal prepared by an accredited professional appraiser, at their expense. These appeals are rare. Staff will consider the opinion of the 2nd appraisal and recalculate the CIL –payable amount if deemed appropriate, in light of the supplementary appraisal. So as not to delay issuance of a building permit pending verification of the CIL payment through this process, the applicant has the ability to make the CIL payment under protest. It would be advantageous to formalize this appeal process in the by-law or the SOP.

Potential Policy Directions:

10. In the creation of an SOP in support of the parkland dedication by-law, there should be reference to how an applicant may challenge the City's assessment of CIL owing.

D.6. Institutional Parkland Requirements

Issue:

In 2009, at the commencement of this review, the by-law was silent to the calculation methodology for institutional uses (schools, colleges, Region of Peel projects, and places of worship, etc.) It was identified that the amending by-law and implementation policy should arrive at a suitable collection methodology, consistent with the Planning Act.

Discussion:

Elementary, secondary school and other institutional blocks (like places of worship) are normally identified as part of plan of block plan/subdivision process. Up until early 2010, the City was obliged to assess a parkland dedication requirement of 5% of the developable area. To even out the application of parkland dedication requirements across all development scenarios, a determination of the merit in applying the 2% parkland dedication charge against schools, places of worship and other institutional uses was considered in late 2009. Institutional uses, such as places of worship and schools, are generally non-profit organizations. In light of this, it was deemed appropriate to impose a parkland conveyance requirement of two percent (2%) for

¹³ The exception to this is on Medium and High Density Residential where flat rates have been in effect since 2004, resulting in per unit charges that are effectively below market value.

institutional uses. This would make the parkland conveyance requirement equal to that imposed for commercial and industrial developments.

The number of institutional development projects is nominal relative to other forms of development and as such, the amendment did not have an insignificant impact on the overall obtainment of parkland or CIL, as a condition of land development.

With regard to Regional facilities (pumping stations, police headquarters expansions/developments, etc.), the levying of parkland dedication charges is directly detrimental to the taxpayer and therefore, such projects should not be demanded to contribute parkland or CIL payments. This however requires a further amendment to the by-law

Potential Policy Directions:

11. Incorporate into a new by-law, an exemption for regionally constructed projects (e.g. pumping stations, regional office centres, police headquarters, etc.) so that they are exempt from parkland dedication requirements.

D.7. Mixed Use Developments

Issue:

The current by-law is not explicit on the application of parkland dedication/CIL requirements on mixed-use developments. Given that “live work” and mixed-use developments are increasingly prevalent, some definition would be desired.

Discussion:

As noted, the current by-law is not explicit in terms of how to handle mixed-use calculations. Likewise, the Planning Act is not specific. Within a plan of subdivision, live-work units are not levied a separate 2% parkland dedication for the commercial portions of the units. Instead, the application of the basic 1 ha/300 du rate has been applied.

Even more complicated is a mixed use building within an urban setting, such as a high-rise residential project with ground floor commercial units? In this scenario, the project is typically calculated at the site plan stage, whereby the residential component is levied a CIL charge based on the flat unit rate (currently \$3,300 per unit) and the commercial component is valued separately. To value the commercial portion, the Realty Services Section assumes that the area required to construct the proposed gross area of commercial development is equivalent 4 times the proposed square footage. From that, a 2% parkland calculation is made, and the land is valued at an average land value rate. In practice, the calculation looks like this:

Example based on 790 residential units and 8,000m² of commercial uses

Residential Calculation:

- 790 units x the Current High Density per unit CIL rate of \$3,300/unit = \$2,607,000

Commercial Calculation:

- $8,000\text{m}^2 \times 4 = 32,000\text{m}^2$ or $7.9 \text{ ac.} \times 2\% = 0.158 \text{ ac.}$
- $0.158 \times \text{an average commercial land value of } \$750,000/\text{ac.} = \$118,500$

Total Payable

- $\$2,607,000 + \$118,500 = \$2,725,500$

The assumptions and protocol used in the calculation of CIL payable under such a scenario is not currently documented anywhere. The approach used is considered reasonable and equitable but should be documented in the Standard Operating Procedures that will accompany the by-law.

Potential Policy Directions:

12. *Maintain the current practices used for calculating CIL payable on mixed-use developments and document in the Standard Operating Procedure (SOP) that will be developed in conjunction with the revised Parkland Dedication By-law.*

D.8. Partial Lots

Issue:

The current by-law is not explicit on the calculation methods used for partial lots on a plan of subdivision. In its absence, staff has adopted their own methods for calculating parkland requirements for partial lots when using the 1ha/300 dwelling unit factor, but it's not explicitly documented in the by-law or any policy statement. Defining the methodology for calculating part lots in both the by-law and the implementing policy document should be explored.

Discussion:

Partial lots represent those lands that will form future lots when additional land assembly is undertaken. Usually they exist in situations where the lotting of a plan of subdivision depends on the future lotting from an adjacent plan of subdivision. In order to capture the parkland dedication charge for a plan of subdivision which has a part lot(s), staff undertakes an assessment. The sum of the area of all the part lots on the plan is taken, and that area is divided by the average lot size from lots in the most immediate vicinity of the part lots to come up with a unit total. That lot total is added to the remainder of the unit counts (for the whole lots) and the 1 ha/300 dwelling unit factor is levied. This approach is considered reasonable and fair and has not received objection by the development community. Its absence in terms of defining the practice in a Standard Operating Procedure is the primary concern.

Potential Policy Directions:

13. *Maintain the current practices used for calculating parkland dedication requirements on partial lots and document them in the Standard Operating Procedure (SOP) that will be developed in conjunction with the revised Parkland Dedication By-law.*

D.9. CIL Payable on Phased Projects

Issue:

Projects developed in a phased manner (e.g. large commercial plazas) create challenges in terms of calculating CIL payable. Documentation of the areas covered under each respective phase is often absent, making CIL calculation difficult. Developers of large parcels are also reticent to pay the full CIL payable on the parcel, when developing the first phase. A clear protocol on managing scenarios like this is required to ensure consistency of application and fairness.

Discussion:

Currently, CIL payments required in connection with phased site plan developments are calculated and paid in phases prior to building permit issuance for each phase if a plan is available to clearly demark the geographic areas of the phases of the development. Phased levying of the CIL payment has the advantage of permitting the applicant to proceed with the first phase of development on payment of a CIL amount less than the CIL owing on the entire site. The disadvantage is that land values will typically increase over time and the applicant could end up paying more in total, through phased CIL payments. A fair and consistent approach would be to allow the applicant the option of paying CIL calculated on the entire site area prior to development on the first phase, or paying CIL prior to each phase.

Potential Policy Directions:

14. *Build into the supporting SOP, language that describes the process by which phased developments are assessed CIL requirements and the options available to an applicant – either 1 x upfront payment or phased payment.*

D.10. Parkland “Over Dedications”

Issue:

Parkland over-dedications (where the City is requesting the conveyance of land for park purposes from an applicant which exceeds what they are legally obligated to provide) are an uncommon occurrence in Brampton. When they do occur, the City normally works in a cooperative fashion with the landowner to arrive at a suitable conveyance and compensation arrangement. There is nothing in the by-law/policy that speaks to how this should occur. The amended by-law and implementing policy/standard operating procedure should seek to address the absence of documentation on how over-dedications are managed across the City.

Discussion:

Parkland over-dedications normally occur with smaller plans of subdivision where the lot yield is nominal, but where the conveyance of a park may be desired for reasons of overall parkland deficiency in an area. This situation occurred 3 years ago in Brampton in an area near Hurontario Street, south of Mayfield Road. The applicant rejected the City’s standard “flat” rate of \$290K/ac. as compensation, arguing that the land, at time of transfer (registration) would be worth much more than the standard rate. The City could not justify the higher rate from an overall parkland compensation/cash-flow perspective and the park was neither dedicated nor acquired.

The adequacy of compensation from City to applicant, in these circumstances, relates to the issue of compensation from applicant to City as noted in section “D1” (above). In other words, in the case of valuing over-dedications, the value of the land used to value the gross over-dedication value, should be determined as of the day before the granting of draft approval of the subdivision, and reflected in a clause in the respective Subdivision Agreement. Should there be disagreement in this principle, or the value of the compensation offered in this regard, the City should provide an independent external appraisal for the purpose of valuing the over-dedication.

This recommendation will have the effect of increasing the amount of compensation for parkland over-dedications but it is more consistent with the principle of using the market value of land instead of applying a flat “standard” rate, and therefore, should be more agreeable to the development industry.

Conclusion

15. (See Conclusion # 3.)

D.11. Summary

The description of the issues noted above and the preliminary conclusions and recommendations represent those issues most prevalent to the Greenfields area. The consideration of how these issues are dealt with is based upon staff’s interpretation of what the municipality is permitted to do under the Planning Act. It is also grounded under the principles of trying to improve the equity of the application of the Parkland Dedication By-law, and its interpretation, while elevating the by-law and an accompanying Standard Operating Procedure to one that is slightly more ‘maximizing’ in its general approach.

E. CONCLUSIONS:

Development in the Greenfields areas of the City will continue for many years to come. The assembly of parks and open space to satisfy the new populations that will reside and work in these areas should continue to be a focus of the Planning Design and Development and Community Services Departments. Projected growth, matched against planned expansion of major parklands (specifically Community Parklands) is not anticipated to meet historical service levels. This is explored more fully in the Service Level paper. Opportunities to assemble supplementary lands, where feasible, should be considered. The assembly of such lands will need to take into account the increased pressures to 'urbanize' such areas to meet, among other things, Provincial Growth targets. Creative solutions to meeting the needs of denser population, combined with the perceived conflicts that come from the locating of major parks in such communities (lighting, noise, size, etc.) will need to be found. The City has already experienced challenges in some areas where the concept of major park expansion in the context of an urbanizing community has been met with resistance.

The processing of development applications in Greenfields communities has also revealed a number of issues with respect to the way the current by-law reads or what may be absent from it. The mechanisms to correct this, as noted, are either through refinement of the by-law and/or the addition of a policy document and standard operating procedure. The introduction of the latter two components would enhance clarity and transparency to the parkland dedication calculation process.

The policy based conclusions presented above (following each discussion point) will be consolidated with those found in the other two discussion papers and presented in a Proposed Policy Framework report. This will be prepared at the conclusion of the writing of each of these discussion papers.

F. NEXT STEPS:

Before staff concludes on a series of recommendations that can be presented to Council, staff is suggesting that the material found in this and other discussion papers be tabled for information and comment. Feedback received from the public and the development community can be used as part of the creation of final recommendations on both the draft policy and by-law, and finally, the Standard Operating Procedures (SOP). The details of this process will be referenced in the Corporate Report that accompanies the presentation of this material to Council.¹⁴

¹⁴ *Fall 2011 Update – The 'Next Steps' identified in this document changed slightly when a decision was made that these Discussion Papers would be used for internal discussion only. Subsequently, through consultation with Council and the development community through BILD, there was a request that the documents be made available.*

Prepared by:

*Parks and Facility Planning Section, Community Design, Parks Planning and Development
Division, Planning Design and Development Department (March 2010) and Amended for Public
Review in the fall, 2011*

APPENDIX 1

**Extract from 2007 Parkland Acquisition Strategy
(Internal document)
Updated for 2009 Information**

A. FUTURE PARKS – CITY OWNED WITH DEVELOPMENT PENDING:

The following are Community or City park sites, which the City owns but has not yet developed.

i. Mississauga/Bovaird Community Park

- Site purchased in 2005 as one of two Community Parks identified to serve the Credit Valley community.
- Site also included portions that will be sold to Peel District School Board for assembly of a planned secondary school for district
- Facility program remains TBD
- No further CIL impacts – referenced only because park area totals are typically not represented in supply totals until park is developed.
- Development currently identified for 2012

ii. Bram East Community Parkland Campus

- Western portion of current site purchased in 2000 as part of a multiple securement exercise for sports field and or recreation centre development in a natural setting
- Acquired at favourable rate with realization that site had development restrictions and a total tableland area thought at the time to be around 2/3 of the overall size
- Due diligence conducted in 2005 revealed restrictions on development because of regulatory fill lines as defined by TRCA as well as access limitations created by Castlemore and McVean Road widening, which combined to reduce the usable tableland to less than half the site, split into isolated pockets.
- Even before the above was revealed, investigations into securing additional access and utility of site had been contemplated, and lands (to the north) to improve amounts were included in the capital budget for investigation and purchase.
- Investigations into combining the existing site with additional lands to the east commenced in 2006 (re: Fitzpatrick property) to enhance utility and expand focus of park to a Community orientation as well.
- Fitzpatrick purchase conditionally agreed upon in late 2008 and closed in Spring 2009
- The Fitzpatrick portion was purchased utilizing “future” CIL receipts from Castlemore Crossing Block Plan area as detailed in the overall parkland purchase agreement.
- Program and development pending, however branch library and phase one of park and recreation centre plans have advanced and are scheduled to initiate construction in 2010

iii. Heritage/Bovaird City Park (Siemens)

- Site was acquired in early 2000's (separate from the other City Park purchases)
- Program for site remains TBD, although a portion is currently used as a Parks Operations Depot.
- Site is limited by proximity to Credit Valley and servicing restrictions.
- Contemplated expansion to improve site utility would have a direct CIL impacts

iv. Springdale Central Community Park

- Park assembly is complete as of March 2009 via two separate draft plans (Metrus and Medallion)
- Program will include sports fields' development (soccer) within close proximity of Public Secondary School, along with multipurpose play courts, tennis, and playground.

B. FUTURE PARKS – AGREEMENT FOR PURCHASE SECURED OR PENDING:

The following are Community or City park sites, which the City is in the process of acquiring, and are also undeveloped.

v. Chinquacousy/Queen ('Deacon') Community Park

- Park Assembly by way of parkland agreement reached in conjunction with Credit Valley Landowners Cost Share
- Site to be developed commencing in 2010 and completed in 2011 and is expected to include 2 lit baseball diamonds, cricket pitch, splash pad, multi-purpose play courts, playground, and satellite park depot/comfort station.
- Referenced because purchase is linked to future CIL receipts and therefore will have an impact on forecasted receipts for the Credit Valley Area.

C. FUTURE PARKS – NO AGREEMENT FOR PURCHASE EXISTS TO DATE:

The following are Community or City park sites, which the City is contemplating or pursuing assembly but for which no agreement has yet been secured or for which no discussions have formally taken place with regards to securement.

vi. Mississauga/Embleton Community Park

- Park assembly identified in Bram West Secondary plan for area
- Site is flanked to the west by a planned Public Secondary school – thus identified as having reasonable opportunity for shared use possibilities provided timing of respective facilities can be aligned
- Program anticipates sports fields and recreation centre to service the Bram West Community and beyond.
- The site will be reconciled through the ongoing Block Plan exercise, but is currently identified as being 28 acres in size.

- Landowner (Great Gulf) has raised concerns around terms governing the parkland's acquisition, which must be resolved prior to Stage 2 block plan approval while having regard for the approved Secondary Plan policies.

vii. Gore/Castlemore Community Park

- Secondary Plan exercise for this area has only recently commenced (427 Industrial Area) and as such, lands are only conceptually identified in anticipation of additional residential/employment lands development. (The current population forecast suggests that approximately 40 acres of Community Parkland should be assembled for this Secondary Planning Area.)
- No official facility development scheme identified to date nor has there been any terms or arrangements identified for the park's assembly

viii. Addition to Sesquicentennial Park (Countryside Villages SPA)

- Through the ongoing preparation of the Countryside Villages Secondary Plan, a recommendation was put forth that would see the existing City park expanded in support of additional sport field development, and to enhance overall parkland supply to this community and the City at large.
- Approximately 50 ac was been identified to the northeast of the existing park, flanking the valley through this area. The park would complement the existing park operations and the planned catholic high school to the south and east.
- The program for this site is TBD
- Metrus are principle land owners in area coordinating the secondary plan however multiple land owners exist in the area where the park expansion is identified
- Support through the cost share agreement and cooperation amongst participating land owners will be required in order to secure an acquisition agreement for the park's assembly.

D. POTENTIAL PARK ASSEMBLIES – NO CONCLUSION FOR PURCHASE EXISTS TO DATE

The following are Community or City park sites that staff has suggested could be explored as a means of supplying parkland needs

ix. Addition to McVean/Castlemore

- A 20 ac. parcel has been identified to the north of the currently owned yet undeveloped McVean/Castlemore site that would serve to improve access possibilities for the combined Bram East Community Campus site and enhance field development

x. Addition to Siemens

- It has been suggested that the City look to acquiring two separate parcels at the southwest corner of Bovaird and Mississauga road to enhance servicing and access capabilities of the Siemens site.

xi. NW Brampton (Heritage Heights)

- Lands are in early stage of secondary plan development with preliminary studies being commissioned.
- Park and open space requirements will be formally assessed but it is generally anticipated that at least one additional Community Park will be required to meet residential development demands. (Current population forecasts suggest that CIL for approximately 50 acres of community parkland will be dedicated in this Planning Area, and does not include the adjacent Mount Pleasant Secondary Plan Area, which has no Community parkland.)

E. OTHER¹⁵

There exist other land assemblies that have not yet been formally identified but may necessitate some expenditure of funds in the future. Most of these would not contribute to increasing the supply of active facility development, but their pursuit would be, nonetheless, desirable. These include:

- *Credit River Valley Land:*
 - Much of the lands below top of bank and associated with the Credit Valley can be expected to come into City ownership through gratuitous conveyance at time of plan of subdivision registration. It may be prudent to develop a land securement forecast for those lands that are not likely to come to the City via that route, so as to establish a consistent land assembly to allow for full conservation efforts and trail development. In this regard, both the Credit Valley Conservation Authority and the Region of Peel's Land Securement programs may be of some assistance to Brampton.
- *Humber West Valley*
 - Comparable to Credit Valley program
- *Woodlands*
 - As noted in the body of this Discussion Paper, it's been customary for the City to seek gratis conveyance of woodlands. Should there be resistance to this approach to land assembly from the development community in the future, the City would have to reassess its position and adjust its policies accordingly.
- *Public Golf Course*
 - The Parks, Culture & Recreation Master Plan discussed the merit of securing land for an additional publicly owned golf course. It basically said that while there may be merit from an overall public recreational amenity perspective, its provision would have to be substantiated on the basis of a full business case evaluation. Since this would include the evaluation of the impacts of land assembly as part of this exercise, it's generally believed that the feasibility to achieve this would be limited. At the very least, it may be

¹⁵ *Fall 2011 Update: A further item that has come up since the authoring of this report in 2010 is the identification of so called 'Greenlands' – environmentally sensitive lands that would be desirable for conservation purposes. The region of Peel has initiated a program to supply matching funds for priority areas. Some earmarking of funds (presumably CIL) would be needed to respond to this program. The Service Levels and cash Flow Paper subsequently responded to this by including an allocation of funds in cash flow projections related to the CIL Reserve.*

purely opportunity driven and should not be explicitly identified in parkland assembly projections at this time.

- *Additional Public Cemetery*
 - Internal discussion involving Community Services staff has suggested that they may wish to pursue securing land for an additional public cemetery. No formal work has commenced in this regard and therefore, like the golf course concept, it may be purely opportunity driven and should not be explicitly identified in parkland assembly projections at this time.