

# **Parkland Dedication By-law**

Committee of Council Meeting – December 5, 2012

## Background

- Parkland Dedication By-law Review formally initiated in 2008
- Initiated given concerns with adequacy of by-law to help meet long term parkland service levels
- ‘Phase 1’ completed in late 2011
- Amended by-law adopted in March 2012
- ‘Phase 2’ work began in Spring 2012
  - Further refinement of the by-law’s wording
  - Further updating of city-wide land values for CIL calculations

## Current Situation

- Staff have undertaken further benchmarking, drafted a new by-law and commissioned an updated appraisal (for CIL calc purposes)
- Report and presentation are intended to provide Council and stakeholders a basic overview, before initiating external consultation
- Recommendation report will follow in February 2013
- Target timelines:
  - Consultation December to early January 2013
  - Recommendation Report Early February
  - By-law Execution Early March

## Context

- By-law is virtually the exclusive tool with which Brampton assembles parkland (through dedication/CIL)
- Applicable to all forms of development/redevelopment
- The by-law and any amendments to it are governed by statute (Planning Act)
- Until 'Phase 1', most CIL rates had not been amended in 10+ years
- Current CIL Reserves are critically low – planned expenditures in 2013 would put the Reserve into a deficit situation

## By-law Overview

- By-law methodology generally reflects ‘Phase 1’ approach
- Thoroughly reformatted, for ease of interpretation
- Select sections have been expanded – e.g. Definitions
- Efforts made to align wording with existing by-laws (e.g. DC By-laws)
- Methodologies for most sections are consistent with current by-law, subject to rewording
  - Timing of conveyances/CIL payments, condition of lands conveyed, deferral of collection (CIL) on ICI development, use of ‘stock’ city-wide land values for CIL collections, etc.

## By-law Overview (continued...)

- CIL collections for plan of subdivision-based development would continue to be based on externally commissioned appraisal values

	2012 (Current)		2013 (Proposed)	
	\$/Acre (Day before Draft Plan Approval)	CIL \$/Unit	\$/Acre (Day before Draft Plan Approval)	CIL \$/Unit
<b>Single-Detached</b>	\$450 K/ac.	\$3,706	\$550 K/ac.	\$4,530
<b>Semi-Detached</b>				
<b>Rowhouse</b>	\$750 K/ac.	\$6,177	\$850 K/ac.	\$7,000
<b>Apartment</b>	\$400 K/ac.	\$3,300	\$1,575 K/ac.	\$5,190 <i>(with 60% reduction)</i>
<b>Commercial</b>	\$850 K/ac.	n/a	\$1,000 K/ac.	n/a
<b>Institutional</b>	\$550 K/ac.	n/a	\$600 K/ac.	n/a
<b>Industrial</b>	\$550 K/ac.	n/a	\$575 K/ac.	n/a

## By-law Overview (continued...)

- Land values would be applicable on a city-wide basis, using defined building types instead of densities (which vary across the City's many secondary plans)
- Proposed approach for CIL collection on Apartments:
  - Proposal would see a 60% discount applied to moderate the per unit rate
  - Applying the discount reduces the per-unit rate to \$5,190, instead of a possible \$13,000/unit

*(The per unit residential rate is calculated by taking the parkland dedication factor of 1 ha/300 dwelling units (or 2.471 ac/300 dwelling units) and applying the per/ac. rate X 2.471/300 – e.g. \$550,000 x 2.471/300=\$4,530/unit for Singles/Semis)*

## Next Steps

- As in 'Phase 1', staff will meet with interested stakeholders (e.g. BILD)
- Proposed amendments will be posted on the City's website
- Inputs will be considered and the by-law adjusted as necessary
- Recommendation Report will be prepared and tabled for Council's consideration in February 2013
- Ratified by-law in place by early March



# Comments and Questions