

January 2014

**Subject: City of Brampton's Parkland Dedication By-law 283-2013
Updated 2014 Land Valuation Rates in Connection with
Development Approved as a condition of an approval or consent
Pursuant to Sections 51.1 or 53 of the *Planning Act*
(Effective January 1, 2014)**

This Notice is to advise of the annualized adjustments to land valuation rates which the City shall use to calculate cash-in-lieu of parkland (CIL) on development in the City of Brampton in 2014.

Development Pursuant to Section 51.1 and Section 53:

The City of Brampton's Parkland Dedication By-law (283-2013) requires that development processed pursuant to Section 51.1 or 53 of the *Planning Act* and which is required to pay CIL as partial payment towards satisfying the parkland dedication requirements associated with an application, shall have the CIL calculated based on a standard, city-wide land value rate commensurate with the proposed use. In accordance with the by-law, the City annually commissions an external appraisal to establish the land values that will be used in the calculation of CIL requirements.

- The updated 2014 land values are depicted on the following page (Table 1);
- The land values are effective January 1, 2014 through December 31, 2014 and apply against all development for which CIL is required as a condition of subdivision approval or a severance (Sections 51.1 or 53 of the Act);
- The land values apply to all draft plans of subdivision that are draft approved on or after January 1, 2014¹.

Development Pursuant to Section 42:

Under the new by-law, adopted in late 2013, CIL requirements for Residential, Commercial, Industrial and Institutional land uses processed outside of a plan of subdivision, under Section 42 of the *Planning Act*, will be based on site-specific land valuations and payable prior to building permit issuance (as depicted on Table 2 on the following page). There are also provisions under 7 (c.) of the by-law associated with multi-family residential development processed pursuant to section 41, that cap the total payable. Applicants are encouraged to speak directly with Realty Services on these calculations.

Should you have any questions concerning the above, please contact John Spencer, Manager, Parks Planning and Development. John can be reached at (905) 874-3954 or at john.spencer@brampton.ca or alternatively, please contact Ann Pritchard, Manager, Realty Services at (905) 874-2131 or at ann.pritchard@brampton.ca

• ¹ *Plans of Subdivision that were draft approved prior to January 1, 2014 shall be subject to the rates in effect at the time the plan was draft plan approved.*

Table 1
Average Land Values
For Development Pursuant to Section 51.1 and 53
(For the purposes of calculating CIL-payable on draft plans of subdivision)

	Land Values (Day before Draft Plan Approval) \$ '000 / Acre	
	2013	2014
Single Detached/ Semi Detached	\$550	\$575
Rowhouse	\$850	\$875
Apartment	\$400	\$1,575
Commercial	\$1,000	\$1,100
Institutional	\$600	\$625
Industrial	\$575	\$650

Table 2
Land Values
For Development Pursuant to Section 42
(For the purposes of calculating CIL-payable for development other than draft plans of subdivision)

	Land Values (Day before Building Permit Issuance) \$ '000 / Acre	
	2013	2014 ²
Single Detached/ Semi Detached	\$550	Based on a Site Specific Appraisal
Rowhouse	\$850	"
Apartment	\$400	"
Commercial	Based on a Site Specific Appraisal	"
Institutional	Based on a Site Specific Appraisal	"
Industrial	Based on a Site Specific Appraisal	"

² Applicants are encouraged to contact the Realty Services Section at (905) 874-2131 for further information. Site specific values and transitional measures for the first year of the new by-law's implementation (October 24, 2013-October 23, 2014) may apply.