

Downtown

Parkland Dedication Case Study

Comparative values for parkland dedication: Downtown

Development	What we got (Old By-law - 5%)	Planning Act Maximum cash-in-lieu	Current By-law (Capped at 20%)
Tricar Riverhouse	\$101,250	\$2,742,187	\$405,000
Tricar Rivermill	\$186,723	\$3,734,250	\$746,892
45 Yarmouth	\$61,500	\$1,618,421	\$246,000
Market Commons	\$104,963	\$ 982,921	\$418,000
Total	\$453,963	\$9,077,779 (\$8,623,817 lost revenue)	\$1,815,892 (\$7,261,887 lost revenue)

1888 Gordon

Parkland Dedication Case Study

Parkland requirements for 1888 Gordon

- ▶ Total number of units: 540
- ▶ Average household size in Guelph: 2.5
- ▶ Projected population in the 1888 Gordon development: 1,350 people
- ▶ Minimum parkland required according to OP ratio of 3.3 ha/1000 population:

4.45 hectares

Old Parkland Dedication By-law cash-in-lieu calculation

- ▶ *209-3 (b) (iv) for residential developments, with a net density of more than 100 units/hectare (40 units/acre), at a rate of up to 10 per cent of the land involved.*
- ▶ Area of 1888 Gordon site is 3.2 hectares. Cash-in-lieu was based on 10% of area:

0.32 hectares

Planning Act Alternative Rate for land

- ▶ *Section 43 (3)the by-law may require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed...*
- ▶ For 540 units, alternative rate of land to be conveyed:

1.8 hectares

This represents 40% of the 4.45 hectare minimum required for the projected population at 1888 Gordon according to Official Plan targets.

Planning Act Alternative Rate for cash-in-lieu

- ▶ *Section 42 (6.0.1)council may require a payment in lieu, calculated by using a rate of one hectare for each 500 dwelling units proposed.....*
- ▶ For 540 units, alternative rate of cash-in-lieu would be based on:

1.08 hectares

- ▶ This represents 24% of the 4.45 hectare minimum required for the projected population at 1888 Gordon according to Official Plan targets.

Current Parkland Dedication By-law

- ▶ *Land...with a total proposed density great than or equal to one hundred (100) Dwelling Units per 1 ha. :*
- ▶ *i. the equivalent Market Value of 1 hectare (1 ha) per five-hundred (500) Dwelling Units proposed...., but in no case to exceed 30% of the Market value of the Land, or;*
- ▶ *ii. 5% of the total area of the Land;*

- ▶ In the case of 1888 Gordon, this would represent:
- ▶ i. 0.96 ha (21% of the park land required)
- ▶ ii. 0.16 ha (3.5% of the park land required)

Clair-Maltby land values

Value per hectare of
1888 Gordon was
\$2,855,625

Comparative values for parkland dedication: 1888 Gordon

Dedication regime	Land calculation	% of 4.45 ha OP requirement	\$ Value (\$2,855,625/ha)
Old By-law - 10% What we got.	0.32 ha	7%	\$913,800
Planning Act - Land	1.8 ha	40%	\$5,140,125
Planning Act - Cash-in-lieu	1.08 ha	24%	\$3,084,075
Current By-law 10.(d) i. 30% cap	0.96 ha	21%	\$2,741,400
		Revenue lost from By-law delay	\$1,827,600

Variiances

- ▶ Variance between *land calculation* allowed under the Planning Act and current Guelph Parkland Dedication By-law cash-in-lieu

\$2,398,725

- ▶ Variance between *cash-in-lieu calculation* allowed under the Planning Act and current Guelph Parkland Dedication By-law cash-in-lieu

\$342,675

Parkland shortfall between OP and cash-in-lieu

- ▶ OP requirement based on projected population: 4.45 hectares
- ▶ Cash-in-lieu value conveyed based on old By-law: 0.32 hectares

Shortfall: 4.13 hectares

Old By-law provided Council with 7% of the capital required to purchase parkland to meet Official Plan minimums generated by projected population for 1888 Gordon.