



855 & 927 Victoria Road South

Parkland dedication

Additional population for this development:

- ▶ 497 units
- ▶ Average Guelph household size (Statistics Canada): 2.5 residents
- ▶ Anticipated population:
1,243 people.
- ▶ Official Plan requirements for parkland: 3.3 ha/1,000 people.
- ▶ 4.1 ha of parkland are required to accommodate the recreational needs of the people who will be living in this development.

Comparative parkland dedication for 497 units: 855 & 927 Victoria Rd. S.

Dedication regime	Formula	Land calculation	% of 4.1 ha Official Plan requirement	Shortfall from Official Plan Requirement
Official Plan	3.3 ha/ 1000 people	4.1 ha	100%	
Planning Act - Land	1 ha/ 300 units	1.66 ha	40%	60%
Planning Act - Cash-in-lieu	1 ha/ 500 units	.99 ha	24%	76%
Current By-law 30% Cap	Cap 30% of 4.83 ha	1.45 ha	28%	72%

Total Parkland needed to serve projected growth to 2051:

230 hectares

Projected parkland:

58 hectares

Shortfall

174 hectares

Conclusion

- ▶ Demand that conveyance of on-site parkland be part of this development.