

Staff Report



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| To | Committee of the Whole |
| Service Area | Public Services |
| Date | Monday, February 3, 2020 |
| Subject | 238 Willow Road Application |
| Report Number | PS-2020-01 |

Recommendation

That the Cash-in-Lieu of parkland dedication requirement with respect to Building Permit Number 19 005894 pursuant to Bylaw (2019)-20366 be calculated based on the addition of the two new units being developed as part of that permit application.

Executive Summary

Purpose of Report

This report provides Council with information to support a decision to calculate the cash-in-lieu of parkland dedication requirement (CIL) with respect to Building Permit Number 19 005894 (the Building Permit) based on the addition of the two new units being developed as part of that permit application and using their discretion as set out in subsection 33(i) of Bylaw (2019)-20366 (the Parkland Dedication Bylaw). Council should direct that calculation of CIL is to reflect only the increase in density of the new units being proposed for the affordable housing Building Permit application submitted for 238 Willow Road by Guelph Independent Living. The Building Permit proposes that an existing residential recreation room be converted into two residential dwelling units.

Key Findings

The City is supportive of providing affordable housing opportunities as a community benefit. Subsection 33(i) of the Parkland Dedication Bylaw allows Council to apply discretion in the application of the CIL requirement where it is deemed to be desirable by Council. Guelph Independent Living is a non-profit agency seeking to increase affordable housing opportunities for the citizens of Guelph. Ensuring that CIL requirements reflect the increase in density of the proposed development will help ensure these residential units can be built without being burdened by fees that are typically associated with commercial enterprises and for profit housing inventory. Applying the fees to the increase in density only and not the entirety of the property will help ensure that these housing units can proceed and will still contribute to the parkland acquisition fund in an appropriate manner.

Financial Implications

CIL will be collected for the two residential units being proposed for development and not retroactively for the entirety of the developed property. This will reduce the

potential CIL that could be collected on this redevelopment pursuant to the strict reading of the Parkland Dedication Bylaw, however, it retains the City's right to collect CIL in the future if more development were to occur on this site. The CIL amount will be calculated based on an appraisal submitted by the applicant and will reflect the actual increase in density proposed by the redevelopment.

Report

On August 27, 2019 the Building Permit application was submitted on behalf of Guelph Independent Living for the address 238 Willow Road. The Building Permit application was submitted to convert a residential recreation room to two residential dwelling units within an existing 83 unit building. The Building Permit proposes the addition of one or more residential dwelling units; therefore, parkland dedication is required in accordance with the Parkland Dedication Bylaw.

The location of the redevelopment is already constructed; therefore, land cannot be conveyed to the City in satisfaction of the parkland dedication requirement. The building currently exists, and there is no evidence that parkland dedication was taken by the City when previous development applications were submitted for this site. The Parkland Dedication Bylaw requires that CIL be calculated based on the total assessed value of the entire 83 unit site and is not limited to the increase in density created by the conversion of a recreation room into two residential dwelling units.

In this case, Council can use their discretion set out in subsection 33(i) of the Parkland Dedication Bylaw to reduce the CIL requirement for this site to reflect the increase in density proposed by the permit only. Applying Council's discretion in this manner will ensure that this development is contributing to the City's CIL fund while reflecting the anticipated increase in park needs caused by the increase in density of the development. This will reduce the financial burden on a publicly funded non-profit social housing development with fees that are typically associated with commercial and for profit development applications.

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Consultations

Staff received correspondence from Guelph Independent Living on November 12, 2019 formally requesting an exemption or reduction in the CIL requirement set out in the Parkland Dedication Bylaw. Wellington County staff were copied on the letter.

Building Services

Finance

Legal, Realty and Court Services

Strategic Plan Alignment

Building our future – help increase the availability of housing that meets community needs.

Attachments

None

Departmental Approval

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Approved By

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