

Information Report



Service Area	Corporate Services
Date	Friday, May 15, 2020
Subject	2019 Parkland Dedication Reserve Fund Statement

Executive Summary

Purpose of Report

The purpose of this report is to provide a Treasurer's Statement for the collective 2019 Parkland Dedication Reserve Funds. This is a requirement under Section 42 of the Planning Act, resulting from the proclamation of the Smart Growth for Our Communities Act (Bill 73).

Key Findings

Cash-in-lieu of parkland dedication collections totaled \$1.3 million in 2019, which was a six per cent decrease from 2018 collections. The City also received 0.14 hectares of land as parkland dedication.

There were no parkland purchases in 2019.

A \$221,000 contribution through Section 37 of the Planning Act (increased height and density), was allocated to the Downtown Parkland Dedication Reserve Fund (301) to fund a future parkland purchase in the downtown.

Financial Implications

There are no financial implications associated with this report. The information relates specifically to adhering to the legislated reporting requirements outlined throughout this report.

Report

Details

Municipal treasurers are required by legislation to provide Council with annual statements relating to special accounts (reserve funds) that have been created under Section 37 (increased height and density) and Section 42 (cash-in-lieu of parkland dedication).

Under section 42 of the Planning Act, a municipality may require, as a condition of development, that land be conveyed to the municipality for park or other public recreational purposes. Section(s) 51.1 and 53 of the Planning Act also grant municipalities authority to seek parkland dedication as an approval condition of the plan of subdivision or consent to sever application received through a Committee of

Adjustment application. Alternatively, Council may require a payment-in-lieu of the value of the land otherwise required to be conveyed.

Those funds must be held in special accounts (reserve funds) and may be invested, allocated interest and spent only for the acquisition of land to be used for parks or other recreational purposes.

This report serves to meet the reporting requirements for cash-in-lieu of parkland dedication funds under Section 42 of the Planning Act that include a financial statement and both public and provincial submission.

2019 Treasurer's Statement – Parkland Dedication Reserve Funds

The City of Guelph has been collecting cash-in-lieu of parkland funds since 2001 and has been maintaining two dedicated reserve funds to record and track the use of those funds.

The cash-in-lieu of parkland collected in 2019 was down six per cent from 2018 and totaled \$1,333,688. The City also received 0.14 hectares of land as parkland dedication. The categorized transactions for both reserve funds are detailed in Table 1.

There were no expenditures from either Parkland Dedication Reserve Fund in 2019.

Section 37 of the Planning Act authorized municipalities to grant increases in height and density of development, in return for provision of "facilities, services or matters". In 2019, the City received a provision under section 37, of \$221,000 for a development at 71 Wyndham Street which is earmarked for future parkland in the downtown. For this reason, the funds were transferred to the Downtown Parkland Dedication Reserve Fund (301).

In 2018, downtown cash-in-lieu funds were used to purchase a property intended to be converted to parkland in accordance with the Downtown Secondary Plan costing \$1,526,804. This acquisition put the Downtown Parkland Dedication Reserve Fund into a deficit position that is to be offset by the balance in the City-wide Parkland Dedication Reserve Fund until collections from downtown development rebuild the reserve fund to a positive position.

Table 1: 2019 Parkland Dedication Reserve Fund Activity

	Parkland Dedication Reserve Fund (300)	Downtown Parkland Dedication Reserve Fund (301)
Opening balance	\$5,137,525	\$(917,142)
Cash-in-lieu collected	\$1,320,288	\$13,400
Section 37 provision for Height and Density collections		\$221,000
Interest earned	\$142,043	\$(19,599)

	Parkland Dedication Reserve Fund (300)	Downtown Parkland Dedication Reserve Fund (301)
Closing balance	\$6,599,856	\$(702,340)

There are several applications that trigger the calculation of parkland dedication. The Parkland Dedication By-law permits the City to seek parkland dedication at building permit, and this is permitted under the Planning Act in section 42. The Planning Act also allows a municipality to seek parkland dedication as a condition of the approval of a subdivision or severance of land, as outlined in section(s) 51.1 and 53 of the Planning Act. Table 2: 2019 Parkland Dedication Revenue provides detail of the development types in 2019 that required payment of cash-in-lieu of parkland dedication.

Table 2: 2019 Parkland Dedication Revenue

Approval Type	Planning Act Section	Number of Approvals	Amount of cash in lieu
Consent for severance	53	6	\$127,500
Residential building permit	42	12	\$103,572
Multi-unit residential building permit	42	1	\$448,000
Subdivision registration	51.1	1	\$66,129
Industrial/commercial building permit	42	10	\$588,487
Height and density	37	1	\$221,000

Financial Implications

There are no financial implications associated with this report. The information relates specifically to adhering to the new legislated reporting requirements outlined throughout this report.

Consultations

Luke Jefferson, Manager Open Space Planning

Strategic Plan Alignment

Reporting annually on the status and activity of the City's Parkland Dedication Reserve Funds supports the Strategic Plan's Working Together for our Future pillar through maintaining a fiscally responsible local government.

Attachments

None

Departmental Approval

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