

August 2, 2016

NOTICE

**Re: Updated 2016 Land Valuation Rates for the calculation of
Cash-in-Lieu of Parkland Dedication
(Effective August 2, 2016)**

The purpose of this Notice is to advise of the annualized adjustments that have been made to the land values used by the City of Brampton when calculating cash-in-lieu of parkland (CIL) requirements for new development.

A. Development Pursuant to Section 51.1 and Section 53

The City of Brampton's [Parkland Dedication By-law 283-2013](#) ("the Bylaw") details how parkland dedication requirements are calculated on new development. In instances where a development is processed pursuant to Section 51.1 or Section 53 of the Planning Act, and where a combination of parkland and CIL is required to meet the total requirements of the development, the CIL requirements are calculated based on standard, city-wide land value rates.

Per the By-law, values are established for all types of development (see Table 1) and are reflect a City-wide, average land value, established for each land use type, valued at the day prior to draft plan approval. These values are established with the assistance of an externally-commissioned appraisal, which is undertaken annually. To establish the 2016 land values, the appraisal was undertaken in late November to mid-December, 2015 and submitted to the City on December 15, 2015 ¹.

- The updated 2016 land values are noted on pp. 3 (Table 1)
- The values apply to all development for which CIL is required as a condition of subdivision approval or a severance, pursuant to Sections 51.1 or 53 of the Planning Act and the By-law.
- The 2016 land values are effective January 1, 2016 through December 31, 2016
- The 2016 land values apply to all draft plans of subdivision that are draft approved on or after January 1, 2016 ²

¹ The 2016 Land Values' exercise was undertaken by Metrix Realty Group, for the City of Brampton.

² Plans of Subdivision that were draft approved prior to January 1, 2016 shall be subject to the rates in effect at the time the plan was draft plan approved.

- Parkland dedication calculations (parkland and CIL) are made by the *Parks and Facility Planning Section* (Engineering and Development Services Division, Planning and Infrastructure Services Department) and noted in the respective Subdivision Agreement for the development
- Payment of CIL in connection with development processed pursuant to Section 51.1 or Section 53 of the Planning Act is made through the *Capital and Development Finance Section* (Corporate Services Department), and is payable prior to the release of the plan for registration.

B. Development Pursuant to Section 42

CIL requirements for development that is being processed pursuant to S. 42 of the Planning Act shall be:

- Based on site-specific land valuations, valued at the day before building permit issuance
- Calculations shall be made by the *Realty Services Section* (Public Services Department) and payment is made through the *Capital and Development Finance Section* (Corporate Services Department), prior to the release of the application for building permit issuance.³

There are further provisions under 7(c) of the By-law associated with multi-family residential development processed pursuant to section 42 that cap the total CIL payable. Applicants are encouraged to review the Parkland Dedication By-law and speak directly with Realty Services directly regarding these forms of development.

C. High Density

In accordance with the provisions of the by-law, there is a cap on High Density Residential Units. Realty Services provide an update twice annually (February 1st and August 1st of each year ⁴) as per Clause 16 of the By-law.

Having regard for this, the current rate is **\$3,650.50/unit** and is applicable on all HD units, as per the by-law.

³ For plans of subdivision where parkland is not being sought, the By-law allows the municipality to defer the collection of parkland dedication, and collect CIL pursuant to the provisions of S. 42. In these cases, the methodology set out in Section 'B' above, applies.

⁴ Therefore, this rate will be revaluated on February 1 and August 1, 2016.

Questions?

Should you have any questions concerning Section 'A' (above) please contact John Spencer, Manager, Parks and Facility Planning Section at (905) 874-3954 or john.spencer@brampton.ca

Should you have any questions concerning Section 'B' (above) please contact Vicki Wong, Acting Manager, Realty Services at (905) 874-3449 or vicki.wong@brampton.ca

Should you have any questions concerning the payment of CIL prior to plan registration (Section 'A') or prior to building permit issuance (Section 'B') please contact the Capital and Development Finance Section Admin.Development@brampton.ca. **Please allow at least four hours prior to arriving at our service counter to make a payment**, to avoid processing delays.

Table 1
Land Values for Development - 2016
Pursuant to Section 51.1 and 53 of the Planning Act

NOTE:

These land values (below) are used only for the purposes of calculating CIL requirements on draft plans of subdivision, pursuant to Section 51.1 and 53 of the Planning Act and pursuant to S. 7 (a.) of the [Parkland Dedication By-law](#).

For specific calculations pertaining to all plan of subdivision application, please contact the Parks and Facility Planning section via parksplanning&development@brampton.ca or (905) 874-3448.

	Land Values Day before Draft Plan Approval (\$ / Acre)
Single Detached/ Semi Detached	\$700,000
Rowhouse	\$1,300,000
Apartment	\$1,600,000
Commercial	\$1,350,000
Institutional	\$800,000
Industrial	\$850,000

FOR ALL OTHER forms of development, including plans of subdivision being processed pursuant to Section 42 of the Planning Act and S. 7(c.) of the [Parkland Dedication By-law](#) please contact the Realty Services Section at (905) 874-3449 or vicki.wong@brampton.ca.