



Parkland Dedication By-law Review
Large Scale Intensification, Multi-storey Residential
Developments

Planning Committee Meeting

May 15, 2018

Item 8.1, PED18105

- Purpose of Review
- Background and Guiding Principles
- Recommended Rates for Residential Uses
- Comparison to Other Municipalities
- Housekeeping Amendments to By-law and Procedure

Review of Parkland Dedication rates and associated Official Plan Policy and By-law changes undertaken in two phases:

- Phase I – Ground related housing and heritage buildings and Bill 73 (*Planning Act*) changes
 - Approved by Council March 2017
- **Phase II – Parkland dedication rates for large scale intensification and multi-storey residential**
 - Rates for townhouses and multiple dwellings
 - Downtown Community Improvement Project area
 - Parkland dedication procedures

Current cash-in-lieu of parkland dedication rates for residential uses

Unit Type / Density	Method of Calculation
Singles, semis, duplexes	5% of net land area
Less than 20 units/ha	5% of net land area
20 to 120 units/ha	1 ha per 500 units
Greater than 120 units/ha	0.5 ha per 300 units

Guiding Principles of Phase II Review

1. Equity
2. Certainty
3. Consistency
4. Ease of administration
5. Relationship to market value of land
6. Satisfy demand for parkland
7. Transparency

Assessed alternative approaches to cash-in-lieu of parkland dedication for townhouses and multiple dwellings

- Current density-based rates
- Maximum rate allowable (1 ha per 500 units)
- Fixed rate (dollar amount) per unit
- Current density-based rates with cap
- Maximum rate with cap

Rates by Area

- Analyzed three areas to account for variations in land value across the City of Hamilton
1. Ancaster, Dundas, Westdale, Flamborough
 2. Lower Hamilton (Downtown CIPA)
 3. Hamilton Mountain, Stoney Creek, Glanbrook
- Also reviewed the Downtown CIPA



Recommended Rates

Recommendation – Townhouses

- Dedication rate of 1 ha per 500 units (max. per *Planning Act*), subject to the following caps:

Area	Recommended Per Unit Cap	Current Average Per Unit
Ancaster, Flamborough, Dundas, Westdale	\$10,000	\$8,976
Lower Hamilton (outside of Downtown CIPA)	\$9,000	n/a
Hamilton Mountain, Stoney Creek, Glanbrook	\$8,000	\$9,167

- Financial impact:
 - \$51,000 reduction on annual basis
 - 0.45% reduction in CIL collected based on 2017 figures

Recommended Rates

Recommendation – Multiple Dwelling Units

- Fixed dollar amount per unit:

Area	Recommended Fixed Rate Per Unit	Current Average Per Unit
Ancaster, Flamborough, Dundas, Westdale	\$8,000	\$9,733
Lower Hamilton (outside of Downtown CIPA)	\$7,000	\$8,714
Hamilton Mountain, Stoney Creek, Glanbrook	\$6,000	\$6,283

- Financial impact:
 - \$108,000 reduction on annual basis
 - 0.96% reduction in CIL collected based on 2017 figures

Recommended Rates

Recommendation – Downtown CIPA

- Recommend phasing out the Downtown reduction and introducing a fixed rate per unit, as follows:

Effective Date	Dedication Rate / Fixed Rate Per Unit
Date of Passing of By-law	5% of net land area
April 1, 2020	\$2,000
April 1, 2021	\$3,500
April 1, 2022	\$5,000
April 1, 2023	To be determined as part of 5 year review of all rates

Recommended Rates

Downtown CIPA – Financial Impact

Dedication Rate	Downtown Cash-in-Lieu (1 yr avg.)	Average Per Unit / Fixed Rate Per Unit	% Collecting Compared to Max.	% Impact (1 year)	% Impact on Total 2017 CIL
Current Dedication Rate (5%)	\$263,790	\$1,161	3.7%	-	-
Maximum Collectable (1 ha / 500 units)	\$7,201,794	\$20,689	100.0%	-	-
Fixed Rate Per Unit - Step 1	\$598,667	\$2,000	8.3%	127%	3.0%
Fixed Rate Per Unit - Step 2	\$1,047,667	\$3,500	14.5%	297%	6.9%
Fixed Rate Per Unit - Step 3	\$1,496,667	\$5,000	20.8%	467%	10.9%

Recommendation – Downtown CIPA Heights Exceeding Zoning By-law

- Cash-in-lieu for multiple dwelling units within a portion of a development that exceeds the heights permitted per Schedule F – Figure 1 of Zoning By-law 05-200 be calculated at the rate of 1 ha per 500 units

Indexing of Fixed Rates or Caps

- Recommend increasing fixed rates and caps annually (with exception of Downtown CIPA rates)
- Teranet-National Bank House Price Index for Hamilton
 - updated monthly and is publicly available
- Values and rates to be comprehensively reviewed every 5 years

Comparison to Other Municipalities

- Burlington
 - Low density: 5% of net land area
 - Medium-high density: 1 ha per 500 units
 - Caps for medium and high density:
 - Medium density: \$6,500 per unit
 - High density: \$5,500 per unit
- Brantford
 - Low/medium density: 5% of net land area
 - High density: 1 ha per 500 units

Comparison to Other Municipalities

- **Waterloo**
 - Less than 100 units/ha: 5% of land
 - Greater than 100 units/ha: 0.15 ha per 300 units
 - Uptown Area, greater than 100 units/ha: 0.1 ha per 300 units with cash-in-lieu capped at 15% of value of land
- **Mississauga**
 - Low density: 5% of net land area
 - Medium/high density: \$8,710 per unit (as of Feb. 2018)
 - Cash-in-lieu policy currently under review

Housekeeping Amendments

Parkland Dedication By-law:

- Updated definitions consistent with Zoning By-law
- Separate sections for land dedication and cash-in-lieu
- Existing use = legally established use per City's Building Division records
- Offsetting (credit) examples moved to Procedure
- Updated rates for accessory/ancillary dwelling units and additional units in heritage designated buildings (indexed as of April 1, 2018)
- First building permit = foundation permit

Housekeeping Amendments

Parkland Dedication Procedure:

- Clarified requirements for conveyance of parkland
- Park credits
 - Remaining park credits after all phases of a subdivision have been registered shall be paid by the City at the time of registration of the final phase (subject to approval of funding)
- Calculating park requirements for subdivisions
 - If the number of residential units is unknown for certain Blocks within the plan, minimum densities will be assumed
- Activities and status of the Parkland Reserve Fund shall be reported on annually

Questions?