

August 1, 2017

## NOTICE

**Re: Updated 2017 Land Valuation Rates for the calculation of  
Cash-in-Lieu of Parkland Dedication  
Plans of Subdivision  
(Effective August 2017)**

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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 By-law") 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 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 2017 land values, the appraisal was undertaken in late November to mid-December, 2016<sup>1</sup>.

- (i). The updated 2017 land values are noted on pp. 3 (Table 1).
- (ii). 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.
- (iii). The 2017 land values are effective January 1, 2017 through December 31, 2017, except where noted.
- (iv). The 2017 land values apply to all draft plans of subdivision that are draft approved on or after January 1, 2017.<sup>2</sup>

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<sup>1</sup> The 2017 Land Values' exercise was undertaken by Avison Young Valuation & Advisory Services, for the City of Brampton.

<sup>2</sup> Plans of Subdivision that were draft approved prior to January 1, 2017 shall be subject to the rates in effect at the time the plan was draft plan approved.

- (v). As per subsection A(ii) above, the parkland dedication calculations for parkland and CIL are prepared by the *Parks Planning Section* (Policy Planning Division, Planning and Development Services Department) and are detailed in the Subdivision Agreement for subdivision approvals.
- (vi). Payment of CIL in connection with development processed pursuant to Section 51.1 or Section 53 of the Planning Act is made through the Finance Division, Corporate Services Department, and is payable prior to the release of the plan for registration or prior to the issuance of a severance certificate.

#### **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* (Community Services Department) and payment is made through the Finance Division, Corporate Services Department, prior to the release of the application for building permit issuance.<sup>3</sup>

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 the Realty Services Section 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 1<sup>st</sup> and August 1<sup>st</sup> of each year) as per Clause 16 of the By-law.

Having regard for this, **the current rate (as of August 1, 2017) is \$4,025/unit or 10% of the value of the land, whichever is greater**, and is applicable on all HD units, as per the By-law.

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<sup>3</sup> 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.

**Questions?**

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

Should you have any questions concerning Section 'B' (above) please contact Donn Bennett, Senior Manager, Realty Services at (416) 806-0240 or [donn.bennett@brampton.ca](mailto:donn.bennett@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 Finance Division, Corporate Services Department at [Admin.Development@brampton.ca](mailto:Admin.Development@brampton.ca). Please contact us 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 - 2017**  
**Pursuant to Section 51.1 and 53 of the Planning Act**

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*Please note:*

- These land values are used **only for the purposes of calculating CIL requirements on draft plans of subdivision.**
- For specific calculations, pertaining to plans of subdivision applications please contact the Manager, Parks & Facility Planning Section via [john.spencer@brampton.ca](mailto:john.spencer@brampton.ca) or (905) 874-3954.

	<b>Land Values Day before Draft Plan Approval (\$ / Acre)</b>
<b>Single Detached/ Semi Detached</b>	\$900,000
<b>Rowhouse</b>	\$1,350,000
<b>Apartment</b>	\$2,250,000
<b>Commercial</b>	\$1,350,000
<b>Institutional</b>	\$950,000
<b>Industrial</b>	\$1,000,000

- **FOR ALL OTHER forms of development, please contact the Realty Services Section at (416) 806-0240) or [donn.bennett@brampton.ca](mailto:donn.bennett@brampton.ca)**