



## PLANNING AND BUILDING SERVICES MEMORANDUM

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**TO:** FINANCE AND CORPORATE SERVICES COMMITTEE

**FROM:** A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES  
A. BOURRIE, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT (ACTING)  
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE:** REDWOOD PARK TRANSITIONAL HOUSING PROJECT - 151 LILLIAN  
CRESCENT – REQUESTING RELIEF OF CASH-IN-LIEU OF PARKLAND  
REQUIREMENT (WARD 4)

**DATE:** MAY 1, 2019

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The purpose of this Memorandum is to provide members of the Finance and Corporate Services Committee with information concerning the request by Redwood Park Communities to consider relief from the requirement to pay cash-in-lieu of parkland for the proposed transitional housing development at 151 Lillian Crescent.

In June of 2018, Redwood Park Communities submitted a Site Plan Application (File: D11-010-2018) for 151 Lillian Crescent that would facilitate the development of a twelve (12) unit transitional housing building in addition to the existing Salvation Army Church and associated parking on-site. As a condition of Site Plan Approval, Redwood Park Communities is required to pay cash-in-lieu of parkland for the proposed development.

In accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland By-law 2017-073, as a condition of development or redevelopment of land for residential purposes, the City may require the payment of money for cash-in-lieu of Parkland. In this regard, Section 7.2 of By-law 2017-073 states that "in the case of residential development where it is proposed to use the alternative requirement of one hectare for each 500 dwelling units, the value of the land may be calculated at such value which is less than its market value in accordance with such formula as contained in any policy that may be approved by Council". In this regard, Council, through Motion 17-G-162, established a rate of \$5,000.00 per dwelling unit to be indexed annually. The indexed rate for 2019 is \$5,418.00. As a result, Redwood Park Communities is required to pay cash-in-lieu of parkland in the amount of \$65,016.00 for their proposed transitional housing development at 151 Lillian Crescent.

While the *Planning Act* and the City's Cash-in-Lieu of Parkland By-law use the wording "may require the payment of money for cash-in-lieu of Parkland" it has been the City's practice to exercise this option. Any deviation from standard practice has the potential to set a precedent and generate additional requests for relief. As such, should the Finance and Corporate Services Committee wish to make a recommendation, it is suggested that specific criteria be established for the types of development eligible for consideration (ie: affordable housing) and that any relief be in the form of a grant funded from an alternative reserve account in order to keep the Cash-in-Lieu of Parkland reserve whole.