

Legislation Text

File #: 17-G-162, Version: 1

CASH-IN-LIEU OF PARKLAND REVIEW (17-G-162)

1. That the draft By-law attached as Appendix “C” to Staff Report FIN016-17 be enacted and By-law 89-341, as amended by By-laws 90-168, 91-31 and 96-62, being a By-law to provide for the dedication of land for park purposes for development or redevelopment of residential, commercial or industrial land, be repealed.
2. That the following Cash-in-Lieu of Parkland policies be approved, effective July 1, 2017:
 - a) Establish a unit rate per dwelling unit for medium and high density developments of \$5,000 per unit;
 - b) Establish a unit rate to be applied to in-fill development of single family units in the former City Boundaries, of \$5,000 per dwelling unit;
 - c) That, for greenfield development of low density units, land dedication at a rate of one hectare per 300 dwelling units be the preferred form of parkland dedication, however, in the case that land cannot be dedicated, Cash-in-Lieu of Parkland will be required based on the market value of serviced developable land at a rate of one hectare per 500 dwelling units;
 - d) That the unit rates be indexed annually at the same rate as the City-wide Development Charges, i.e. by the percentage change during the preceding year as recorded in the Statistics Canada’s Construction Cost Index (non-residential building) (CANSIM table 327-0043), as may be amended or replaced from time to time;
 - e) That the Cash-in-Lieu of Parkland rates undergo a full review at least every five years, in conjunction with the review of the City of Barrie’s Development Charges;
 - f) That Cash-in-Lieu of Parkland for institutional land be at a rate of 5% of the market value of serviced land for the proposed development; and
 - g) That Cash-in-Lieu of Parkland for other non-residential land (i.e. industrial and commercial land) be at a rate of 2% of the market value of serviced land for the proposed development.
3. That staff in the Planning and Building Services and Finance Departments report back to General Committee in the Fall with cash-in-lieu financial incentive options to include in the Built Boundary Community Improvement Plan (CIP) to support the development of affordable housing including emergency shelter, transitional housing, rent-geared-to-income housing, affordable rental, and non-profit “sweat equity” homeownership. (FIN016-17) (File: F00)