

Date: August 21, 2020
File: C03W17.007 & 21T-17001B
To: B. Mallon, Legal Services
From: C. Heike, Park Planning & Development
Subject: **REVISED Parkland Dedication Requirements**
Draft 'Final M-Plan' Circulation, Phase 1, Plan 1
Consultant: **KLM PLANNING PARTNERS INC.**
Applicant: **GB (ALLOA GREEN) INC.**
Location: Part of Lot 17, Concession 3, W.H.S.
Circulation Date: May 14, 2020
Ward: 6

The **Park Planning and Development Section** is in receipt of the Draft 'Final M-Plan' dated May 11, 2020 and the Surveyors Certificate dated May 8, 2020 for the above noted application. We would recommend the attached Schedule D be inserted into the Subdivision Agreement.

Comments:

Please note that this memo replaces our previous memo dated May 27, 2020. Revisions to the previous memo and the associated calculations are due to direction received from the City's Legal Services in regards to the application of the alternative rates as they pertain to over-dedications as interpreted by the applicant's legal counsel.

For reference, we have also attached the detailed parkland calculation summary.

Please contact the undersigned should you have any questions or concerns pertaining to the above.

Regards,

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Cc. Via email only – Development Admin (Admin.Development@brampton.ca), N. Mahmood, Paulo DaSilva (PDasilva@MelroseInvestments.com), S.Bodrug, R. da Cunha, W. Kuemmling, S. Wu, A. Huang

(Note: A digital copy has also been uploaded to Accela.)

Attachments:

- Draft Schedule D
- Parkland Dedication Calculation

Appendix A

SCHEDULE D (section 11)

PARKLAND REQUIREMENTS

1. Parkland Dedication Required – Phase 1 Plan 1

- 1.1. Parkland calculations are based on the Plan dated May 11, 2020 and Surveyor Certificate dated May 8, 2020.
- 1.2. The following Park Blocks shall be conveyed.

Plan No.	Block #	Hectares
1	61	0.607
Total		0.607 ha

- 1.3. Parkland Dedication requirements for the Plan are in accordance with the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.
- 1.4. The Plan yields a Parkland Dedication requirement of 0.160 ha (0.396 ac.) based on Section 51.1 of the Planning Act. The Developer shall convey Block 61 totaling 0.607 ha (1.499 ac.) in fulfillment of the Parkland Dedication requirements. This results in a parkland over-dedication of 0.447 ha (1.104 ac.) which the City agrees to provide compensation, at a land value rate of \$1,212,578.61/acre, in the amount of **One Million, Three Hundred, Thirty-Eight Thousand, One Hundred and Fifteen Dollars and Twenty-Four Cents** (\$1,338,115.24). Payment shall be made by the City following registration of the Plan and conveyance of the Park Block, upon receipt of a letter from the Developer requesting payment in accordance with this agreement.
- 1.5. The following Blocks have not been included in the calculation of Parkland Dedication requirements and will instead be collected as a condition of future development or redevelopment.

Plan No.	Block #	Land Use	Hectares
1	NIL	NIL	NIL
Total			NIL

Parks Maintenance & Forestry Division - Park Planning & Development
PARKLAND DEDICATION AND CASH IN LIEU OF PARKLAND REQUIREMENTS

Application:	21T-17001B
City File No:	C03W17.007
General Description:	Mount Pleasant SP, Block Plan Area 51-2, Phase 1, Plan 1
Owner:	GB (Alloa Green) Inc.
Consultant:	KLM Planning Partners Inc.
Date of Calculation	August 21, 2020
Date of Draft Plan Approval	January 3, 2019
Commenting Development Planner:	Nasir Mahmood

1 ha/300 Residential Units & 2% Comm/Ind/Inst. Calculation
RESIDENTIAL (1 ha. per 300 Residential Development Units)
LOW DENSITY

Number of Single-Detached Units -81	30.00 units
Total Singles Partial Lot Area - 93-103	0.409 ha
Average Singles Lot Size	0.038 ha
Number of Single "Part Lot" Units	10.87 units
Total Number of Single-Detached Units (including "Part Lot" units)	40.87 units

Number of Whole Semi-Detached Units - NIL	0.00 units
Total Semi's Partial Lot Area - INIL	0.000 ha
Average Semi's Lot Size	0 ha
Number of Semi "Part Lot" Units	0 units
Total Number of Semi-Detached Units (including "Part Lot" units)	0.00 units
Total Number of Low Density Units	
	40.87 units

MEDIUM DENSITY (Rowhouse)

Number of Whole Street Townhouse Units - 38	0.00 units
Total Street Townhouse Partial Block Area - 89-92	0.000 ha
Average Street Townhouse Lot Size	0 ha
Number of Street Townhouse "Part Block" Units	0 units
Total Number of Street Townhouse Units	0.00 units
Total Number of Medium Density Units	
	0.00 units

HIGH DENSITY (Apartment Units)

Number of Block Townhouse Units - 104 (Block, Stacked, Back-To-Back Townhomes)	0.00 units
Number of Apartment Units - nil	0.00 units
Total Number of High Density Units	
	0.00 units

Total Units 40.87 units
Total Residential Parkland Dedication Requirement 0.1362 ha
COMMERCIAL

Commercial Area - Insert Blocks	0.000 ha
2% of Commercial Area	0.000 ha

INDUSTRIAL

Industrial Area - Insert Blocks	0.000 ha
2% of Industrial Area	0.000 ha

INSTITUTIONAL (Exempting Public and Catholic School Boards)

Institutional Area - Insert Blocks	1.194 ha
2% of Institutional Area	0.024 ha

TOTAL PARKLAND DEDICATION REQUIREMENT 0.160 ha
0.396 ac
PARKLAND

Gross Parkland Provided (Park Block 61)	0.607 ha
Less (-) easement areas within parks:	0.000 ha
Net Parkland Provided	0.607 ha
	1.499 ac

UNDER-DEDICATION (0.447) ha
(1.104) ac
VALUATION

		%	
Low Density - Single Detached (Units)	@ \$1,300,000/acre	56.28931%	\$731,760.98
Low Density - Semi-Detached (Units)	@ \$1,500,000/acre	0.00000%	\$0.00
Medium Density Residential (Rowhouse - Street Townhomes)	@ \$2,250,000/acre	0.00000%	\$0.00
High Density Residential (Apartment - Block, Stacked & Back-To-Back Townhomes)	@ \$2,750,000/acre	0.00000%	\$0.00
Commercial (Retail, Office)	@ \$1,500,000/acre	0.00000%	\$0.00
Industrial (ha)	@ \$1,500,000/acre	0.00000%	\$0.00
Institutional (ha)	@ \$1,100,000/acre	43.71069%	\$480,817.63

Blended Value per Acre \$ 1,212,578.61
x Underdedication of (ac) (1.104) \$ (1,338,115.24)
COMPENSATION BY CITY \$ (1,338,115.24)

Block(s) not included in these calculations: **NIL**