

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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Community Services Department
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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

<div><div>BRAMPTON</div><div>Community Services Parks Maintenance & Forestry</div></div>				
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 - <i>INIL</i>		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 - <i>Insert Blocks</i>		0.000 ha		
2% of Commercial Area		0.000 ha		
INDUSTRIAL				
Industrial Area - <i>Insert Blocks</i>		0.000 ha		
2% of Industrial Area		0.000 ha		
INSTITUTIONAL (Exempting Public and Catholic School Boards)				
Institutional Area - <i>Insert Blocks</i>		1.194 ha		
2% of Institutional Area		0.024 ha		
TOTAL PARKLAND DEDICATION REQUIREMENT		0.160 ha		
		0.396 ac		
PARKLAND				
Gross Parkland Provided (<i>Park Block 61</i>)		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) <i>(1.104)</i>			\$	(1,338,115.24)
COMPENSATION BY CITY			\$	(1,338,115.24)
Block(s) not included in these calculations: <i>NIL</i>				