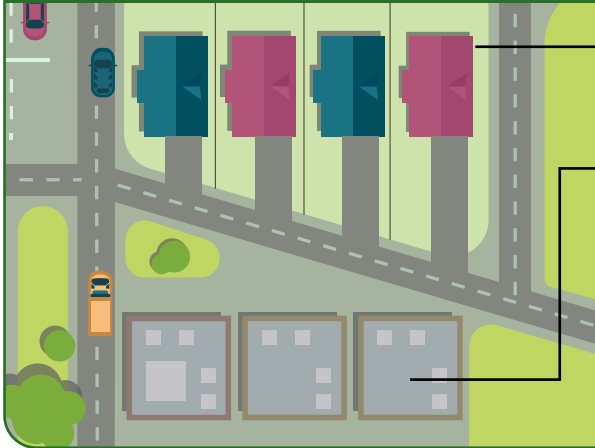


How do we determine what we charge for parkland?

Different revenue sources pay for parks in the city. The two below make up the majority of this revenue, with subdivision making up the highest portion. Developments pay either the Parkland Dedication Bylaw rate or the Subdivision rate; the City does not charge twice for the same property unless the density increases on the site.

Subdivision rate

The subdivision rates collected to pay for parks, under section 51.1 of the Planning Act, are applied when someone is subdividing or creating lots from a plot of land.



Low density residence

Charged five per cent of the land value.

High-density residence

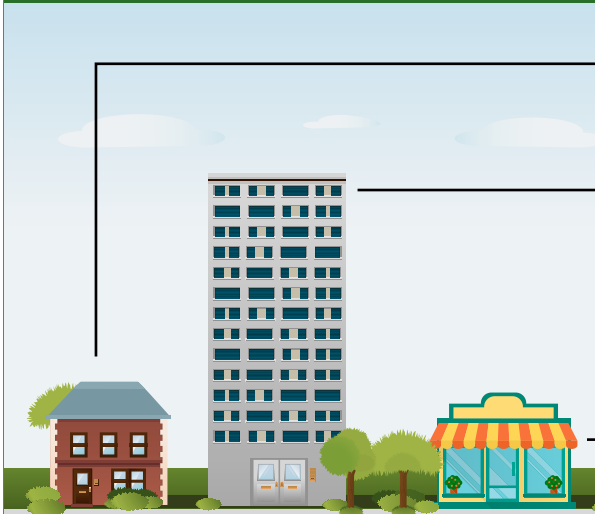
Charged an alternative rate based on whether they are giving land to be used for parks, or cash-in-lieu of land.

Land: 1 hectare of land for every 300 units.

Cash in lieu: 1 hectare of land value for every 500 units.

Parkland Dedication Bylaw rate

The Parkland Dedication Bylaw rate, under section 42 of the Planning Act, is applied when someone is applying for a building permit to build a structure.



Low density residence

Charged five per cent of the land value.

High-density residence

Charged an alternative rate based on whether they are giving land to be used for parks, or cash-in-lieu of land.

Land: 1 hectare of land for every 300 units or every 500 units for downtown.

Cash in lieu: 1 hectare of land value for every 500 units.

Commercial or industrial

Charged two per cent of the land value.

Applying the cap to high-density

The cap is calculated based on land value, which is set at 20 per cent of land value for Downtown developments and 30 per cent of land value for the rest of Guelph. The City calculates both the parkland dedication alternate rate (based on the details in the diagram above) and the cap. The development pays either the alternate rate or the cap, whichever rate is lower.