

Parkland Dedication By-law No. 2009-95, Part III -- Money in-Lieu (bolding added)

10. Despite Sections 3 and 9 above, the City may, in the following circumstances require the payment of money in-lieu of accepting a conveyance of land:
- where there is **no land** that is either usable or functional on the site for parkland or recreational purposes;
 - where the conveyance of parkland from the site would reduce the number of dwelling units or the floor space of the development or redevelopment to the extent that the **development or redevelopment is unfeasible**;
 - where the City has identified **land in a more appropriate or accessible location** and that has been or is to be acquired by the City;
 - where the area being developed or redeveloped is **already well served** with parkland; or
 - for a rural severance.
11. The decision whether or not to require a conveyance of land, payment of money in-lieu of accepting a conveyance or combination therein, will be made by the General Manager at the time of granting a planning approval.

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(Clause 12 = Valuation and No Construction until payment is made)

(Clauses 13 & 14 = long lists of exemptions)

(Part IV = Administration, incl. the 40/60% rule city-wide/ward)

Question: Would it be worthwhile to request a breakdown according to (a)-(e) above? Especially reason (b) would seem to require a lot of judgment that could suggest a bias in favour of developers.

If so, Catherine McKenney may be the Councillor most interested in championing this Inquiry.

Background:

- Revenues from CIL are reported in the budget papers, e.g., from the 2015 Budget (\$x'000):

	31Dec2014 Closing balance	less commitments = 2015 Opening balance	+ Contributions - Transfers = Projected closing balance
CIL Parkland -City-wide	8,955	3,573	3,288
CIL Parkland -by Ward	16,695	9,526	12,726
Total	25,650	13,199	16,014

- 7 July / 25 August 2015 Policy Amendments incl. life cycle renewal now qualifies.

- Bill 73 reduces the cash equivalent from the value of 1 ha per 300 units to 1 per 500 units. Intended as an incentive to accept less CIL deals. Q: In force?