

Building Industry and Land Development Association (BILD)

(Note - The original question or comment submitted is presented below in **bold font**, while the Town's response is provided in standard (non-bolded) font.)

Questions and Comments - CBC Study

- 1. How were the CBC-eligible share of high-density housing units determined in Table 2-2 of the CBC Study?**

The CBC eligible share of high-density units in Table 2.2 was determined by reviewing recent and active high-density development applications (including registered, draft-approved, and proposed) and identifying those buildings that meet the C.B.C. criteria (i.e., five or more storeys and 10 or more residential units). Within the Town's active development applications, C.B.C.-eligible apartment buildings represent about 66% of all high-density units. Applying this ratio, it is assumed that 66% of the Town-wide high-density housing units over the 2025-2051 period will be C.B.C. eligible.

- 2. Can the Town share the appraisal report referenced on page 2-9 that supports the value of \$11.12 million per hectare for high-density land and \$5.68 million per hectare for low-density land?**

The supporting appraisal report has been posted separately on the [Town's Let's Talk Milton project page](#).

- 3. Has the Town undertaken a Parks Plan to estimate the extent to which their current parkland inventory may be surplus or in deficit relative to the parkland service provision target of 1.75 hectares per 1000 persons?**

A Parks Plan was undertaken in 2021 that established the 1.75 hectares per 1,000 population target. The Town is currently undertaking a Parks and Recreation Master Plan that will review the service standard; however, the report is not yet available. Per the level of service inventory for parks and recreation, the Town's provision of parkland totaled 605.81 acres, or 245.16 hectares, in a combination of community parks, district parks, neighbourhood parks and village squares. A total of 261.65 hectares of parkland would be required to achieve the parkland provision target to support the 2024 population of 149,516 persons. As a result, the current parkland inventory is in a deficit position of 16.5 hectares, or 0.11 hectares per 1,000 population. Although other parkland classifications on the level of service inventory provide passive recreation opportunities, they are not included as contributing to the parkland provision target as they are not suitable for active outdoor recreation facilities and park needs.

- 4. Can the Town clarify what the approach would be for situations where a developing landowner would provide parkland that exceeds the 10% cap from the Planning Act**

as an in-kind contribution towards the CBC payable? For example, if a landowner provided 14% of its site area as parkland, it would suggest that the developer can meet both its parkland requirements towards the 10% cap and the full CBC at the 4% cap.

The draft Community Benefits Charge By-law does not apply to any development where the Town has entered into a parkland agreement for the dedication of parkland or cash-in-lieu payments that are in addition to the requirements under section 42 or 51 of the Act. Each situation will require an evaluation by Town staff at the time of the specific development application to determine if the incremental parkland dedication (over and above the Planning Act requirements) proposed for the development supports the Town's provision of park amenities and outdoor recreation facilities. If the Town determines the proposed additional parkland aligns with the Town's parkland needs, the Town will enter into a parkland agreement for the additional land and the CBC By-law will no longer apply to the subject development.