

Memorandum

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| To | Amanda Knutson |
| Cc: | Tami Kitay, Phil Cristi, Margaret Josipovic |
| From | Gary Scandlan, Managing Partner, Watson & Associates Economists Ltd. |
| Date | August 29, 2022 |
| Re: | Parkland Dedication and Payment-in-lieu of Parkland Analysis |

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This memorandum is being provided to summarize Watson & Associates Economists Ltd. (Watson)'s review and analysis of the City of St. Catharines's (City) parkland dedication and payment-in-lieu of parkland policies.

1. Introduction

Watson was retained by the City to undertake a review and analysis of the City's current policies with respect to parkland dedication and payment-in-lieu of parkland. This memo outlines the relevant legislation, the City's current policies, analysis of alternative policies, and next steps/considerations for City staff. Summary information along with the City's draft by-law are provided in the appendices.

2. Legislative Overview

The Planning Act provides municipalities with the authority to impose conditions on development and redevelopment to receive parkland or payment-in-lieu of parkland. Section 42 of the Planning Act provides for the rules with respect to conveyance of land for park purposes (to be imposed by by-law) and Section 51.1 provides the rules for the conveyance of parkland imposed as a condition of approval of a plan of subdivision. The following outlines the relevant paragraphs of Section 42. Note: the rules under Section 51.1 are similar except for the date of determination of value for payment-in-lieu of parkland, which is noted below. Additionally, no by-law is required to impose the base dedication provisions under Section 51.1.



Parkland Dedication

Section 42 (1) provides that the municipality may require land be conveyed in the amount of 2 per cent for industrial and commercial development and 5 per cent for all other development (i.e. residential and institutional):

“42 (1) As a condition of development or redevelopment of land, the council of a local municipality may, by by-law applicable to the whole municipality or to any defined area or areas thereof, require that land in an amount not exceeding, in the case of land proposed for development or redevelopment for commercial or industrial purposes, 2 per cent and in all other cases 5 per cent of the land be conveyed to the municipality for park or other public recreational purposes. R.S.O. 1990, c. P.13, s. 42 (1).

(2) A by-law passed under this section comes into force on the day it is passed or the day specified in the by-law, whichever is later. 2020, c. 18, Sched. 17, s. 2 (2).”

Alternative Parkland Dedication Rate

For residential development or redevelopment, the municipality may also impose an alternative requirement to the 5 per cent dedication based on a rate of one hectare for each 300 dwelling units, as follows:

“(3) Subject to subsection (4), as an alternative to requiring the conveyance provided for in subsection (1), in the case of land proposed for development or redevelopment for residential purposes, the by-law may require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed or at such lesser rate as may be specified in the by-law. R.S.O. 1990, c. P.13, s. 42 (3).”

Requirement for a Parkland Dedication By-law

To use the residential alternative requirement of one hectare for each 300 dwelling units, a municipality must have the policy in their Official Plan document and pass a by-law which outlines parkland dedication (and payment-in-lieu of parkland) requirements. As of the passage of Bill 73 (Smart Growth for our Communities Act) in 2015, Section 42 of the Planning Act was amended to include a requirement to complete a Parks Plan prior to including the use of the alternative rate provisions in an Official Plan. Note: as the City already has the alternative provisions included in their Official Plan, it would not appear that a Parks Plan is required. If a Parks Plan was required, Section 42 (4.1) and (4.2) denote the requirement for a Parks Plan and the need for consultation with school boards and other persons as the municipality considers appropriate. There is no prescription as to the contents of the Parks Plan.



To impose the alternative rate under Section 42 or 51.1 of the Planning Act, the City must pass a by-law. Section 42 (3.1) and (4.4) to (4.24) provide for the rules/requirements to pass a by-law with the inclusion of the alternative rate. A brief summary of the subsections is as follows:

- **Consultation:** the municipality shall consult with persons and public bodies as the municipality considers appropriate;
- **Notice of Passage:** the municipality shall give written notice of the passing of the by-law within 20 days of passage and identify the last day for appealing the by-law (40 days after passage). Details of the notice requirements are set out in O.Reg. 509/20 and are provided in Appendix A;
- **Appeal of By-law to the Ontario Land Tribunal:** A by-law may be appealed. The Clerk has certain duties on appeal which are listed in subsection 4.10. The Tribunal has various powers to dismiss the appeal or direct the municipality to amend the by-law.

Although a by-law is required to impose any parkland dedication under Section 42 of the Planning Act, the notice and consultation requirements do not appear to apply if the by-law does not include provision for the alternative rate.

Payment-in-lieu of Parkland

The municipality may receive payment-in-lieu of parkland based on the value of the land otherwise to be conveyed. Further, if the municipality has authorized the use of the alternative rate for parkland dedication, payment-in-lieu may be received instead, at a rate of one hectare for each 500 dwelling units.

“(6) If a rate authorized by subsection (1) applies, the council may require a payment in lieu, to the value of the land otherwise required to be conveyed. 2015, c. 26, s. 28 (4).”

“(6.0.1) If a rate authorized by subsection (3) applies, the council may require a payment in lieu, calculated by using a rate of one hectare for each 500 dwelling units proposed or such lesser rate as may be specified in the by-law. 2015, c. 26, s. 28 (4).”

Determination of Value of Parkland

The value of the land for payment-in-lieu of parkland purposes shall be determined as of the day before the building permit is issued.

“(6.4) For the purposes of subsections (4.19), (6), (6.0.1) and (6.2), the value of the land shall be determined as of the day before the day the building permit is issued in respect of the development or redevelopment or, if more than one building permit is required for the development or redevelopment, as of the day



before the day the first permit is issued. 2006, c. 23, s. 17 (1); 2015, c. 26, s. 28 (8); 2020, c. 18, Sched. 17, s. 2 (5).”

Note, for parkland conveyed as a condition of a plan of subdivision, the value shall be determined as of the day of approval of the draft plan of subdivision. Section 51.1 (4) provided for the following:

“(4) For the purpose of determining the amount of any payment required under subsection (3) or (3.1), the value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision. 1994, c. 23, s. 31; 2015, c. 26, s. 32 (3).”

Special Account and Reporting Requirements

All money received by the municipality for the purposes of payment-in-lieu shall be paid into a special account and spent only for the following purposes:

- acquisition of land to be used for park or other public recreational purposes;
- erection, improvement or repair of buildings; and
- acquisition of machinery for park or other public recreational purposes.

Subsection 42(17) of the Planning Act provides that a council that passes a by-law under Section 42 shall provide the reports and information as prescribed in the regulation. Ontario Regulation 509/20, Section 7 identifies the information that shall be provided to the public each year (for the previous year):

1. Statements of the opening and closing balances of the special account and of the transactions relating to the account.
2. In respect of the special account referred to above, statements identifying,
 - a) land and machinery acquired during the year with funds from the special account,
 - b) buildings erected, improved or repaired during the year with funds from the special account,
 - c) details of the amounts spent, and
 - d) for each asset mentioned in subparagraphs i and ii, the manner in which any capital cost not funded from the special account was or will be funded.
3. The amount of money borrowed from the special account and the purpose for which it was borrowed.
4. The amount of interest accrued on any money borrowed from the special account.



3. Current Practice and Analysis

3.1 Overview of Guiding Documents

Section 13.1: Parkland and Open Space of St. Catharines's Official Plan (O.P.) sets out policies with respect to parks and open space along with policies regarding parkland dedication. This section discusses a variety of topics including the types of parks, where they may be located, requirements for parks and recreational facilities, and parkland dedication guidelines. Section 13.1 Part 4 notes that parkland dedication may be required at the rates of 2% for commercial and employment (industrial) development and 5% for all other purposes. Additionally, the City may require residential development to dedicate parkland based on the following density parameters:

- Up to 40 units per hectare of land - Alternative rate may be requested of up to one hectare for each 300 dwelling units proposed;
- Between 40 units and 80 units per hectare of land - Alternative rate may be requested of up to one hectare for each 400 dwelling units proposed; and
- Exceeding 80 units per hectare of land - Alternative rate may be requested of up to one hectare for each 500 dwelling units proposed.

It also notes that the City may accept payment-in-lieu of parkland dedication at a rate of one (1) hectare per 500 units. Finally, this section notes that "Land conveyed to the City as parkland dedication will be expected to meet standards for location, size, drainage, grading, topography, and other criteria as outlined in the Parks Policy Plan and the policies of the Plan".

In 2005, the City undertook a detailed Parks Policy Plan. This plan undertook a review of Municipal policies with respect to parks and recreation, identified the current inventory of parks, and identified the potential need for future parks. As part of this analysis, staff undertook a review and updated the inventory data.

The City's parkland dedication by-law (74-72), and its amendments (75-273 and 77-90), set out the relevant policies related to parkland dedication and payment-in-lieu, and provide the authority to impose parkland dedication and payment-in-lieu as a condition of development or redevelopment.

The City's Zoning provides definitions for public parks, community centres, and commercial outdoor recreation facilities.

A review of the City's 2021 Development Charge (D.C.) Background Study was undertaken. The D.C. study sets out the inventory of parkland, amenities, vehicles, and recreation facilities over the previous 10-year period. The study also sets out the growth-related capital needs for parks and recreation services (except purchase of parkland) that are to be recovered through D.C.s, as well as the anticipated growth forecast.



Finally, a review of the City's 2022 Community Benefits Charge (C.B.C.) Strategy was undertaken. This report provided recent assumptions on high-density land values as well as additional growth and development assumptions.

3.2 Current Parkland Dedication and Payment-in-Lieu Policies

The O.P. provides the overarching policies with respect to parkland dedication and payment-in-lieu of parkland and notes that additional details may be provided by the Parks Policy Plan. Further, the City's parkland dedication by-law (74-72) outlines the parameters for dedication of land for park purposes or payment-in-lieu of dedication.

3.2.1 Parkland Dedication

Overview

The policies with respect to parkland dedication in the O.P. allow for the requirement of land dedication at a rate of 2% for commercial and employment (industrial) developments and 5% in all other cases. Additionally, the City may utilize the alternative residential rate as follows:

- one (1) hectare of land for each 300 dwelling units for developments with up to 40 units per hectare;
- one (1) hectare of land for each 400 dwelling units for developments with between 40 and 80 units per hectare; and
- one (1) hectare of land for each 500 dwelling units for developments exceeding 80 units per hectare.

The alternative residential rate is not currently utilized as it is not included in the City's parkland dedication by-law. Additionally, the parkland dedication requirements for non-residential development have not been applied.

Alternative Rate Requirement for Parkland Dedication

As provided in the O.P., for residential development, the City may require parkland be dedicated using an alternative residential rate, as indicated above. This may be used as an alternative to the requirement of 5% of the land area. The guidance in the O.P. is to take whichever amount is greater. To maximize parkland dedication, the City should clearly define when it is appropriate to use the 5% rate and when it is appropriate to use the alternative rate(s). This can be done by analyzing the density of development at the breakeven point (i.e. where both rates provide the same land dedication).

To calculate the breakeven point of density, if we assume there is a 20-hectare development, the parkland dedicated at the 5% rate would yield a dedication of one (1) hectare. If we utilize the alternative rate of one (1) hectare for 300 dwelling units, this would imply that to get the same amount of land dedication, there would need to be a density of 300 units on the 20 hectares of development. This equates to a density of 15



units per hectare or 6 units per acre. If density exceeds this breakeven point, the City would receive more land by using the alternative rate. As the City provides for discounted alternative rates depending on density, the following table shows the breakeven density analysis for each rate:

Table 3-1
Summary of Breakeven Density
Based on Discount Alternative Rates

| Description | 1 ha for 300 units | 1 ha for 400 units | 1 ha for 500 units |
|---------------------------------------|--------------------|--------------------|--------------------|
| Breakeven Density (units per hectare) | 15 | 20 | 25 |

Analysis

Based on the above the City would receive more land through use of the alternative rate for all development where the density is 15 units per hectare or greater. As a result, the City may consider updating their O.P. and include in a parkland dedication by-law to provide guidance on when to utilize the alternative rate. Note that recommendations regarding the discounted alternative rates are provided in Section 5 of this memo.

3.2.2 Quality of Land Received Through Dedication

The O.P. provides direction with respect to the suitability of the land to be dedicated for park purposes. Section 13.1(4) provides the following:

- “e) Land conveyed to the City as parkland dedication will be expected to meet standards for location, size, drainage, grading, topography, and other criteria as outlined in the Parks Policy Plan and the policies of this Plan.
- f) The municipality will generally not accept the conveyance of lands for parkland dedication that are designated Natural Area or zoned for environmental protection, or that are to be designated Natural Area or zoned for environmental protection as part of the development approval process.
- g) Land conveyed to the City as parkland dedication in the Downtown will be taken, where suitable, to increase landscaped areas along the street front to enhance pedestrian circulation, opportunities for streetscape amenities, and to extend or establish special urban parks and active transportation routes.
- h) Lands conveyed to the City as parkland dedication on properties adjacent to the Lake Ontario waterfront will be taken, where suitable, as the lands on that portion of the property adjacent to the waterfront.
- i) Lands conveyed to the City as parkland dedication on properties within the GO Transit Station Secondary Plan (GTSSP) Area will be taken, where suitable, to



support potential new public spaces and public space improvements as identified on Schedule E6/7 - C (Public Realm & Active Transportation Plan), and as set out in Section 15.3.3 GO Transit Station Secondary Plan (GTSSP) and the approved GTSSP Urban Design Guidelines.

- j) The municipality encourages the provision of indoor and outdoor recreation and amenity space in the design of medium and high-density residential developments. The provision of private open space and recreational and amenity space in medium and high-density developments will be in addition to the requirements for parkland dedication.”

The City’s D.C. background study includes a Local Service Policy (Appendix E of the City’s 2021 D.C. background study). This policy establishes what costs would be the responsibility of a developer versus what costs are included in the D.C. study for recovery through the D.C. by-law. Through a review of the City’s Local Service Policy, the following section is provided for parkland development:

“8 Parkland Development

Parkland - Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as per the parks standards as developed, as a local service provision.

Program facilities, amenities, and furniture, within parkland are included in D.C.s.”

Analysis

The Official Plan and Local Service Policy are not prescriptive with respect to the specific requirements for the dedication of the land. Other municipalities include a more detailed description of the state of the land to be dedicated (e.g. seeded, sodded, graded, fencing, etc.). The City may seek to update their Local Service Policy to outline the specific requirements.

3.2.3 Payment-in-Lieu of Parkland

Overview

With respect to policies regarding payment-in-lieu of parkland, the O.P. states that the City may accept payment-in-lieu of parkland dedication if it is determined that:

- required dedication of land would render the remainder of the site unsuitable or impractical for development or redevelopment; or
- required dedication of land fails to provide an area of suitable shape, size, location or other criteria, including priority for land acquisition as set out in Section 13.1.3 of this Plan, and in the Parks Policy Plan.”



Alternative Rate Requirement for Parkland Dedication

The Planning Act allows for use of the alternative rate for payment-in-lieu of dedication, however, the rate at which the value is determined is based on one (1) hectare for each 500 dwelling units. Similar to parkland dedication, the City should clearly define when it is appropriate to use the alternative rate relative to the 5% rate. This can be estimated by analyzing the density of development at the breakeven point (i.e. where both rates provide the same payment-in-lieu of dedication).

To calculate the breakeven point of density, if we assume there is a 20-hectare development, the payment-in-lieu would be based on dedication at the 5% rate and would yield an equivalent dedication of one (1) hectare. If we utilize the alternative rate of one (1) hectare for 500 dwelling units, this would imply that to get the same amount of equivalent land dedication, there would need to be a density of 500 units on the 20 hectares of development. This equates to a density of 25 units per hectare or 10 units per acre. If density exceeds this breakeven point, the City would receive more payment-in-lieu by using the alternative rate.

Analysis

To maximize receipt of payment-in-lieu of parkland dedication, the City may consider including guidance, in a parkland dedication by-law, on the use of the alternative rate requirement (i.e. when development equals or exceeds a density of 25 units per hectare or 10 units per acre).

As a result, the City may consider utilizing the alternative rate for all medium and high-density developments and reviewing the density of each low-density development on a case-by-case basis.

Per Lot Rate

Many municipalities across the Province utilize a per lot rate for residential severances and consents, rather than imposing the 5% rate. This provides the property owner with a flat fee, rather than requiring the property owner to get a property appraisal, which in some cases, may cost more than the per lot rate. The City does not currently utilize a per lot rate but may want to consider using one for residential severances and consents.

As the Planning Act states that the rate to be imposed on residential development and redevelopment can be no higher than 5% of the value of the land or the value of one (1) hectare of land for every 500 dwelling units, the per lot rate cannot be higher than these rates. To estimate a potential per lot rate, a review of land values in the City was undertaken. For the C.B.C. strategy, estimates of the value of land in the City were analyzed based on land appraisals completed by various appraisers such as Ridley & Associates Appraisal Services Limited, IGL Appraisal Group, Antec Appraisal Group, Colliers International, etc. A summary table of the vacant properties reviewed is provided in Appendix C. The estimated land value per hectare for single-detached units



is \$3.30 million per hectare. As utilized in the analysis presented in Section 4, the average density for single detached units is 27 units per hectare. This equates to an assumed value per lot of \$122,000. At 5% of the value of the lot, the estimated per lot fee would be \$6,100.

Table 3-1
City of St. Catharines
Per Lot Equivalent Value Calculations

| Residential Lots | Calculated Charge Based on Land Values |
|---------------------------------------|--|
| Average price per Hectare | \$3,300,000 |
| Assumed Density per Hectare | 27 |
| Assumed Value per Lot | \$122,000 |
| P.I.L. Parkland Charge per Lot | \$6,100 |

Analysis

The City may consider imposing a per lot fee for residential severances and consents. This will assist property owners by not requiring an appraisal which may cost more than the per lot fee itself. It is recommended that the City include this fee in their parkland dedication by-law with provision for annual indexing. Note that if a homeowner disagrees with the per lot fee, they may get a property appraisal and pay at the 5% rate.

With respect to the non-residential rates per lot, it is unclear as to a typical lot size as properties vary depending on the nature of the business. As a result, it would be recommended that the City require an appraisal be undertaken and the 2% dedication rate be applied.

3.3 Current Recoveries from Development Charges

3.3.1 Overview of Parks vs. Recreation

The Development Charges Act (D.C.A.) allows for the recovery of growth-related capital costs. Section 2(4) of the D.C.A. lists the services for which recovery of capital costs are eligible; this includes parks and recreation services. There is an exception however, with respect to land for parks which is outlined in Section 2.1 of Ontario Regulation 82/98. Ineligible parkland includes land for woodlots and land that is acquired because it is environmentally sensitive. Land for an enclosed structure used throughout the year for public recreation and land that is necessary for the structure to be used for that purpose, including parking and access to the structure is eligible for inclusion in a D.C. background study and by-law.

In summary, land for park purposes is not eligible for inclusion in a D.C., however, land for recreation is eligible. The distinction between parkland and land for recreation



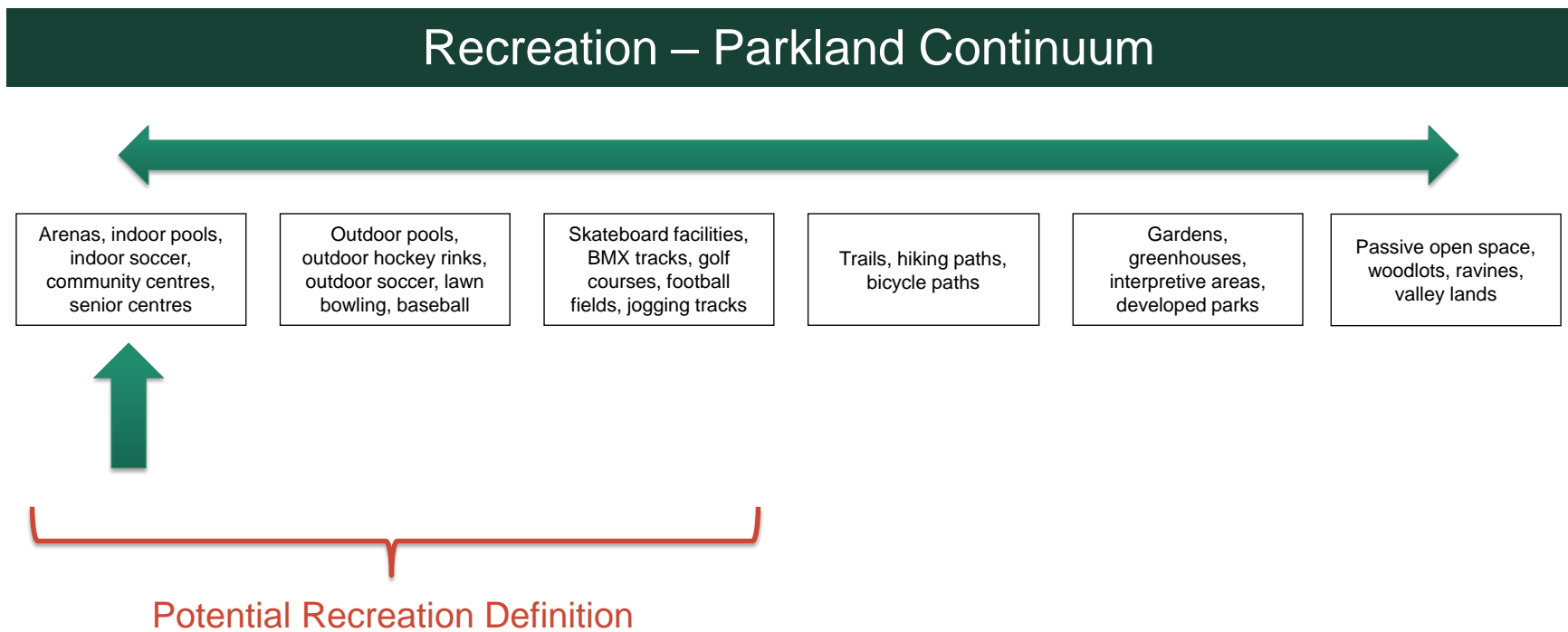
purposes is important in determining which lands may be recovered from new development through D.C.s as this will help maximize the recovery of costs.

Recently, the City has imposed a new D.C. by-law. Through this by-law the City has identified recovery of costs for land for indoor recreation facilities (e.g. arenas, community centres, etc.) through D.C.s and all other parkland was to be acquired through dedication or paid with funds collected from payment-in-lieu of parkland. However, a consideration of “recreation” may be undertaken. For example, an indoor soccer field built inside of an air supported structure would be considered an indoor facility and the land for the facility may be funded with D.C.s. If the soccer field was constructed outside, the land would be funded from the parkland reserve. In both cases, the use of the “facility” is the same, however, the funding is different. If soccer facilities (both indoor and outdoor) were defined as “recreation” in all of the City’s policies (e.g. O.P., parks and recreation master plans, zoning by-law, etc.) there is the potential for the City to recover the cost of the land from D.C.s.

Figure 3-1 provides for a continuum of parks and recreation uses. These range from indoor facilities such as arenas to open space parkland. The green arrow on the left denotes the current definition of recreation utilized by the City (i.e. for which land is included in the D.C. study). There is a potential for the recreation definition to be expanded to include outdoor recreation uses such as pools, outdoor hockey rinks, outdoor soccer, lawn bowling, baseball diamonds, skateboard facilities, BMX tracks, golf courses, football fields, and jogging tracks.



Figure 3-1
City of St. Catharines
Recreation to Parkland Continuum





3.3.2 Current Definitions in St. Catharines Documents

To assess and confirm the City's current definitions of parkland and recreation land, Watson undertook a review of the following documents:

- City of St. Catharines Official Plan (consolidated 2018);
- City of St. Catharines Zoning By-law (2013);
- City of St. Catharines Parkland Dedication by-law (74-72) and its amendments (75-273 and 77-90);
- City of St. Catharines Recreation Facility and Programming Master Plan (2015); and
- City of St. Catharines Parks Policy Plan (2005).

Through a review of these documents, each reference to parks and/or recreation was noted to ascertain the City's assumed definition of each term. The O.P. utilizes the terms in various contexts as a result, the delineation between parkland and recreation land is not clear. For example, in the Section 13.1: Parkland and Open Space, some areas speak to parks as providing active and passive recreation opportunities, implying recreation occurs on parkland.

In general, the terminology between parks and recreation implies they occur on the same land, thereby not clearly delineating the two lands as distinct.

Table B-1 in Appendix B provides for a list of all of the relevant instances of the term parks and recreation in the above listed documents, along with notes on the implication of the definitions/references.

3.3.3 Opportunities for Maximizing Recoveries

The City may seek to maximize recovery of costs for recreation land by utilizing recovery through D.C.s as much as possible. To achieve this, the City must first update their existing policy documents to clearly define land for parks versus land for recreation. These refined definitions should be consistent between all policy documents. Should the City wish to proceed with this approach, sample definitions can be provided for the City's consideration.

4. Impacts of Current Practice vs. Alternative Approaches

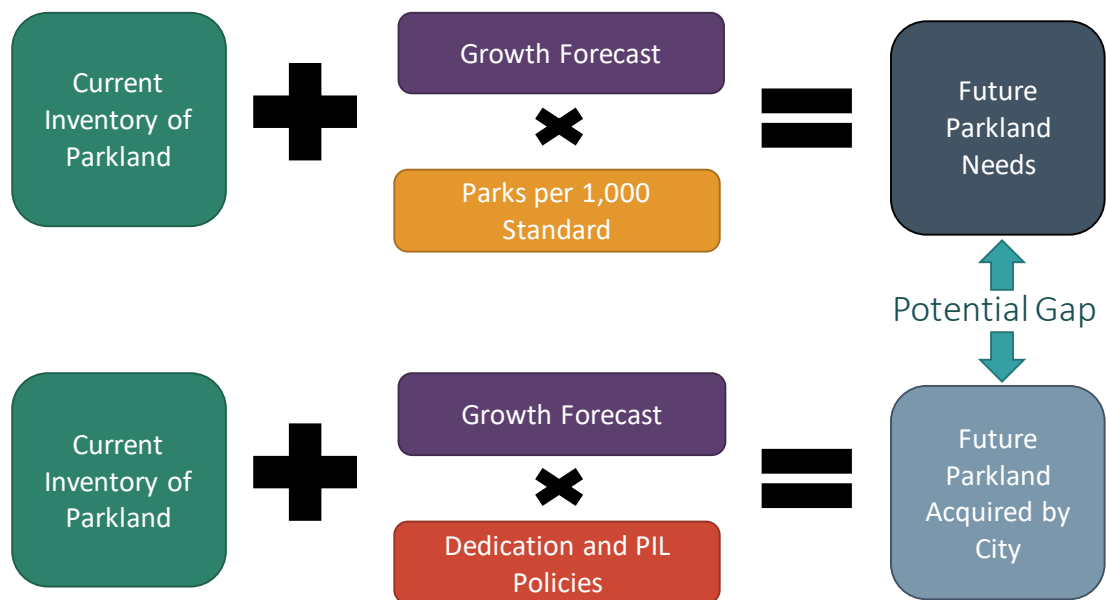
4.1 Approach to Analysis

To quantify the impacts of the various approaches on the City's ability to receive and purchase parkland, the following section provides for the anticipated parkland dedication and payment-in-lieu of dedication, calculated by using the City's 2021 D.C. background study growth forecast, and the various rates described above.



Figure 4-1 provides an overview of the analysis. To estimate the future parkland needs, the current parkland inventory is added to the parkland needs arising from new development. This analysis is presented in section 4.2. To estimate the potential future parkland received and/or payment-in-lieu of parkland received, various dedication and payment-in-lieu policies are applied to the anticipated growth and added to the current inventory of parkland. Once the anticipated parkland/ payments received analysis is complete, the potential gap in parkland/funding may be identified.

Figure 4-1
City of St. Catharines
Parkland Needs Analysis



4.2 Current Inventory of Parkland and Future Need

4.2.1 Summary of Current Inventory

Staff identified the current inventory of parks in the City. The City currently has 220.45 hectares of neighbourhood and special urban parks, 54.68 hectares of district parks and 218.41 hectares of City-wide/Regional parks, for a total of 493.54 hectares of parkland. This is presented in Table 4-1.



Table 4-1
City of St. Catharines
Inventory of Parkland (2022)

| Parkland Category | Current Parkland (Hectares) |
|---------------------------------|-----------------------------|
| Neighbourhood and Special Urban | 220.45 |
| District | 54.68 |
| City-wide/Regional | 218.41 |
| Total | 493.54 |

As part of the 2005 Parks Policy Plan, recommended service levels of 1, 0.5, and 1.5 hectares of parkland per 1,000 residents were identified for neighbourhood, district, and City-wide parks, respectively.

The anticipated parkland needs to 2041 were identified based on these service levels and the anticipated population (as provided in the 2021 D.C. background study). The calculations provide that the City would require 491.61 hectares of parkland by 2041. This implies that the City currently has more parkland than required in 2041. However, when each park category is analysed relative to its service level, the City would require an additional 27.25 ha of district parks and 27.40 ha of City-wide/Regional parks by 2041. In total the City would require 54.65 ha of parkland to accommodate the anticipated growth to 2041. This information is presented below in Table 4-2.

Table 4-2
City of St. Catharines
Required Parkland by 2041 as per Recommended Service Level and Anticipated Growth

| Parkland Category | Current Parkland (Hectares) | Parkland Required in 2041 (Hectares) | Additional Parkland Needed in 2041 (Hectares) |
|---------------------------------|-----------------------------|--------------------------------------|---|
| Neighbourhood and Special Urban | 220.45 | 163.87 | 0.00 |
| District | 54.68 | 81.94 | 27.25 |
| City-wide/Regional | 218.41 | 245.81 | 27.40 |
| Total | 493.54 | 491.61 | 54.65 |



4.2.2 Analysis

Parkland Inventory

In reviewing the inventory from the 2021 D.C. study staff provided updated inventory data wherein parkland was categorized into four (4) categories including Neighbourhood, District, City-wide/Regional and Special Urban parks.

4.3 Parkland Dedication

4.3.1 Current Approach (5% Residential 0% Non-residential)

With respect to parkland dedication, currently the City receives parkland dedication in the amount of 5% of the land area for residential developments only. Through discussions with staff, parkland dedication requirements have not been imposed on non-residential development.

The current inventory was measured as of 2021. As a result, the growth forecast period utilized for this analysis is based on growth from 2021 to 2041. When defining the need for parkland based on the total population of the City, St. Catharines appears to have sufficient parkland. However, when analysing parkland needs based on each category's service level, the City would require an additional 54.65 hectares of parkland by 2041.

Table 4-3 provides for a summary of the anticipated residential units to be constructed over this time period and the anticipated parkland dedication to be received. Through discussions with staff, the anticipated density of future development is 27 units per hectare for low density development and 42 units per hectare for medium density development. With respect to high-density development (e.g. apartments), information from the 2022 C.B.C. strategy was utilized. As a result, assumed densities ranging from 124 units per hectare to 371 units per hectare were assumed. This analysis provides for a total developable land area of 175.93 hectares (434.72 acres). At a parkland dedication rate of 5%, the total parkland to be dedicated would be 8.80 hectares (or 21.74 acres).



Table 4-3
City of St. Catharines
Residential Parkland Dedication at 5%

| Unit Type | Anticipated Units (2021 to 2041) | Density Assumption (units/hectare) | Total Hectares of Developable Land Area | Total Hectares Dedicated at 5% |
|--------------------------------------|-------------------------------------|---------------------------------------|---|--------------------------------|
| Singles | 1,349 | 27 | 49.63 | 2.48 |
| Towns | 2,621 | 42 | 62.39 | 3.12 |
| Apartments | | | | |
| Downtown | 555 | 371 | 1.50 | 0.07 |
| Merritton | 745 | 136 | 5.48 | 0.27 |
| Glenridge and Surrounding Area | 679 | 124 | 5.50 | 0.27 |
| Western Hill | 750 | 124 | 6.07 | 0.30 |
| Port Dalhousie | 899 | 235 | 3.83 | 0.19 |
| Queenston, Haig and Surrounding Area | 2,089 | 136 | 15.37 | 0.77 |
| Other Areas | 3,232 | 124 | 26.16 | 1.31 |
| Total | 12,919 | | 175.93 | 8.80 |

4.3.2 Residential and Institutional (5%) and Commercial and Industrial (2%)

The Planning Act allows municipalities to require parkland dedication at a rate of 2% of land for commercial and industrial development and 5% for all other development (i.e. residential and institutional).

The calculation for residential parkland dedication is the same under this approach. Therefore the total parkland to be dedicated from residential development is anticipated to be 8.80 hectares (or 21.74 acres).

Table 4-4 provides for a summary of the anticipated non-residential development to be constructed over the 2021 to 2041 time period. Based on the D.C. growth forecast, there is approximately 12,000 employees that will be added. Utilizing the sq.ft. per employee assumptions from the D.C. study, the anticipated floor space totals approximately 7.84 million sq.ft. Assuming the industrial buildings have a lot coverage of 25% and the institutional/commercial buildings have a lot coverage of 30%, the total land area for non-residential development is approximately 28 million sq.ft. or 259.75 hectares. At the 2% dedication rate for industrial and commercial developments, and 5% for institutional developments, this would provide the City with a total of 5.19 hectares over the forecast period.



Table 4-4
City of St. Catharines
Non-Residential Parkland Dedication
2% for Industrial and Commercial, 5% for Institutional

| Type | Anticipated Employment (2021 to 2041) | Sq.ft. per Emp | Anticipated Sq.ft. (2021 to 2041) | Assumed Lot Coverage | Total Sq.ft. of Land Area | Total Hectares of Land Area | Total Hectares Dedicated at 2%* |
|---------------|---------------------------------------|----------------|-----------------------------------|----------------------|---------------------------|-----------------------------|---------------------------------|
| Industrial | 2,467 | 1,100 | 2,713,700 | 25% | 10,854,800 | 100.84 | 2.02 |
| Commercial | 5,786 | 450 | 2,603,700 | 30% | 8,679,000 | 80.63 | 1.61 |
| Institutional | 3,717 | 680 | 2,527,560 | 30% | 8,425,200 | 78.27 | 1.57 |
| Total | 11,970 | - | 7,844,960 | - | 27,959,000 | 259.75 | 5.19 |

*Note: Institutional calculated at 5%

In total, this approach would yield the City approximately 14 hectares of parkland if every property provided parkland dedication.

4.3.3 Alternative Residential Rate (Discounted Approach)

Although the Planning Act allows for the use of an alternative residential dedication rate of one (1) hectare of land for each 300 dwelling units, the City's O.P. provides for discounted alternative residential rates varied by density as follows:

- up to 40 units per hectare of land, park dedication will be calculated based on 1 hectare of land for every 300 dwelling units;
- between 40 units and 80 units per hectare of land, parkland dedication will be calculated based on 1 hectare of land for every 400 dwelling units;
- exceeding 80 units per hectare of land, parkland dedication will be calculated based on 1 hectare of land for every 500 dwelling units.

Table 4-5 provides for a summary of the anticipated residential units to be constructed over the 2021 to 2041 time period and the anticipated parkland dedication to be received at each discounted rate.



Table 4-5
City of St. Catharines
Alternative Residential Rate (Discounted Approach)

| Unit Type | Applicable Density (Units per ha.): | | 0-40 | 41-80 | 81+ |
|--------------------------------------|-------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| | Anticipated Units (2021 to 2041) | Density Assumptions (Units per ha) | One Hectare per 300 dwelling units | One Hectare per 400 dwelling units | One Hectare per 500 dwelling units |
| Singles | 1,349 | 27 | 4.50 | | |
| Towns | 2,621 | 42 | | 6.55 | |
| Apartments | | | | | |
| Downtown | 555 | 371 | | | 1.11 |
| Merritton | 745 | 136 | | | 1.49 |
| Glenridge and Surrounding Area | 679 | 124 | | | 1.36 |
| Western Hill | 750 | 124 | | | 1.50 |
| Port Dalhousie | 899 | 235 | | | 1.80 |
| Queenston, Haig and Surrounding Area | 2,089 | 136 | | | 4.18 |
| Other Areas | 3,232 | 124 | | | 6.46 |
| Total | 12,919 | | 4.50 | 6.55 | 17.90 |

At the varied rates, this approach would provide the City with a total of 28.95 hectares over the forecast period for residential parkland dedication. Adding the non-residential dedication from the previous approach, the total dedication anticipated would be 34.14 hectares.

4.3.4 Alternative Residential Rate (as per the Planning Act)

With respect to use of the alternative rate for parkland dedication of one (1) hectare for every 300 dwelling units (i.e. without discounting), the non-residential dedication would remain the same at 5.19 hectares. However, if the City were to utilize the alternative rate for residential developments (without discounting), the City would receive 43.06 hectares from residential dedication for a total of 48.26 hectares of parkland. Table 4-6 provides for the anticipated hectares of parkland dedication based on the residential growth forecast from the D.C. study and the alternative rate.



Table 4-6
City of St. Catharines
Residential Parkland Dedication at One Hectare for Each 300 Dwelling Units

| Unit Type | Anticipated Units (2021 to 2041) | One Hectare per 300 dwelling units |
|---|-------------------------------------|---------------------------------------|
| Singles | 1,349 | 4.50 |
| Towns | 2,621 | 8.74 |
| Apartments | - | - |
| Downtown | 555 | 1.85 |
| Merritton | 745 | 2.48 |
| Glenridge and Surrounding Area | 679 | 2.26 |
| Western Hill | 750 | 2.50 |
| Port Dalhousie | 899 | 3.00 |
| Queenston, Haig and Surrounding Area | 2,089 | 6.96 |
| Other Areas | 3,232 | 10.77 |
| Total | 12,919 | 43.06 |

4.3.5 Summary of Analysis

Table 4-7 provides for a comparison of the approaches to parkland dedication for residential development (5% vs. varied alternative rate vs. one hectare for 300 dwelling units) and non-residential development (currently policy vs. 2% for industrial/commercial and 5% for institutional).

Table 4-7
City of St. Catharines
Summary Comparison of Current vs. Alternative Rate Approaches

| Scenario | Current Practice (only residential) | 5% for Residential and Institutional and 2% for Commercial and Industrial | Residential Using Varied Alternative Rate, Institutional at 5% and Commercial and Industrial at 2% | Residential Using 1 Hectare for 300 Dwelling Units Institutional at 5% and Commercial and Industrial at 2% |
|------------------------------------|--|---|--|--|
| Residential Ha | 8.80 | 8.80 | 28.95 | 43.06 |
| Non-residential Ha | - | 5.19 | 7.54 | 5.19 |
| Total | 8.80 | 13.99 | 36.49 | 48.26 |
| Ha required (classification basis) | 54.65 | 54.65 | 54.65 | 54.65 |
| Deficit/(Surplus) | 45.85 | 40.66 | 18.16 | 6.39 |



Based on the hectares of parkland required by 2041 as presented in Table 4-2 (54.65 hectares), the current approach would provide a deficit of 45.85 hectares. If the full provisions of the Planning Act were utilized, the anticipated deficit would reduce to 6.39 hectares.

4.4 Payment-in-Lieu of Parkland

With respect to Payment-in-Lieu of Parkland, there are three approaches to imposing these fees on development and redevelopment in the City:

1. **Current Policy:** impose the equivalent value of 5% of the land area for residential development;
2. **5%/2% Rates:** impose the equivalent value of 5% of the land area for residential development and the equivalent value of 2% of the land area for non-residential development; and
3. **Alternative Rate:** impose the equivalent value of one (1) hectare of land for each 500 dwelling units.

Similar to the analysis with respect to parkland dedication, the D.C. growth forecast was used to estimate the amount of development in the City from 2021 to 2041. Refinements to identify various areas for high-density development were provided based on the C.B.C. strategy.

For the C.B.C. strategy, estimates of the value of land in the City were analyzed based on land appraisals completed by various appraisers such as Ridley & Associates Appraisal Services Limited, IGL Appraisal Group, Antec Appraisal Group, Colliers International, etc. A summary table of the vacant properties reviewed is provided in Appendix C. Based on the properties appraised in the C.B.C. strategy, the average sales price, per hectare, of vacant land is estimated as follows:

- Singles (low-density) - \$3,300,000;
- Towns (medium-density) - \$3,600,000;
- Apartments:
 - Downtown - \$14,300,000
 - Merritton - \$2,800,000
 - Glenridge and Surrounding Area - \$7,600,000
 - Western Hill - \$7,000,000
 - Port Dalhousie - \$11,200,000
 - Queenston, Haig and Surrounding Area - \$2,100,000
 - Other Areas - \$7,000,000

For non-residential land values, additional appraisals were reviewed. A review of these properties provided an average price per hectare of \$7.10 million. As appraisals were not available for industrial or institutional properties, the values utilized in this analysis



for all non-residential land is based on the average price per hectare for commercial lands.

As discussed with parkland dedication, based on the total population and parks standard per 1,000 people, by 2041 the City would require an additional 54.65 hectares of parkland. At a City-wide average land value estimate of \$4.60 million per hectare, the total revenue required would be approximately \$251.38 million.

4.4.1 Current Policy - 5% for Residential and 0% for Non-residential

Similar to parkland dedication, the Planning Act allows municipalities to require payment-in-lieu of parkland dedication at a rate of 2% for commercial and industrial development and 5% for all other development (i.e. residential and institutional). Note, the City does not currently impose the 2% requirement for commercial and industrial developments or the 5% for institutional developments. Similar to the calculations presented in Table 4-3, Table 4-8 provides for a summary of the anticipated residential units to be constructed to 2041. The total acres of residential development lands equal 71.19 hectares (or 175.93 acres) based on the following assumed densities:

- Low-density – 27 units per hectare;
- Medium-density – 42 units per hectare;
- Apartments:
 - Downtown – 371 units per hectare;
 - Merritton – 136 units per hectare;
 - Glenridge and Surrounding Area – 124 units per hectare;
 - Western Hill – 124 units per hectare;
 - Port Dalhousie – 235 units per hectare;
 - Queenston, Haig and Surrounding Area – 136 units per hectare; and
 - Other Areas – 124 units per hectare.

At the land values identified above, the total value of the developable lands would be approximately \$310.67 million. At a rate of 5% of the land value, the City would receive approximately \$15.53 million in payment-in-lieu.



Table 4-8
City of St. Catharines
Anticipated Payment-in-Lieu of Parkland Dedication Revenues – 5%

| Unit Type | Anticipated Units (2021 to 2041) | Density Assumption (units/ hectare) | Total Hectares | Value of Land per Hectare | Total Value of Developable Lands | 5% of the Total Value |
|--------------------------------------|----------------------------------|-------------------------------------|----------------|---------------------------|----------------------------------|-----------------------|
| Singles | 1,349 | 27 | 20.08 | 3,300,000 | 66,278,113 | 3,313,906 |
| Towns | 2,621 | 42 | 25.25 | 3,600,000 | 90,898,671 | 4,544,934 |
| Apartments | | | | | | |
| Downtown | 555 | 371 | 0.61 | 14,300,000 | 8,665,122 | 433,256 |
| Merritton | 745 | 136 | 2.22 | 2,800,000 | 6,211,386 | 310,569 |
| Glenridge and Surrounding Area | 679 | 124 | 2.22 | 7,600,000 | 16,902,475 | 845,124 |
| Western Hill | 750 | 124 | 2.46 | 7,000,000 | 17,195,952 | 859,798 |
| Port Dalhousie | 899 | 235 | 1.55 | 11,200,000 | 17,357,655 | 867,883 |
| Queenston, Haig and Surrounding Area | 2,089 | 136 | 6.22 | 2,100,000 | 13,062,671 | 653,134 |
| Other Areas | 3,232 | 124 | 10.59 | 7,000,000 | 74,101,509 | 3,705,075 |
| Total | 12,919 | | 71.19 | 58,900,000 | 310,673,554 | 15,533,678 |

4.4.2 5% and 2% Rates as per the Planning Act

Utilizing the base provisions of the Planning Act, the City may impose a rate of 2% for commercial and industrial developments and 5% for all other development. As a result, for residential development, the anticipated payment-in-lieu of dedication would remain the same as presented in Table 4-8 (\$15.53 million).

With respect to non-residential development, Table 4-9 provides for a summary of the anticipated non-residential development to be constructed over the 2021 to 2041 time period. Based on the D.C. growth forecast, there is approximately 12,000 employees that will be added. Utilizing the sq.ft. per employee assumptions from the D.C. study, the anticipated floor space totals approximately 7.84 million sq.ft. Assuming the industrial buildings have a lot coverage of 25% and the institutional/commercial buildings have a lot coverage of 30%, the total land area for non-residential development is approximately 27.00 million sq.ft. This equates to a total land area of 259.75 hectares. At a value of \$7.10 million per hectare, the total value of the developable lands would be approximately \$1.84 billion. At a rate of 2% of the land value for industrial and commercial development and 5% for institutional development, the City would receive approximately \$53.56 million.

Table 4-9
City of St. Catharines
Anticipated Payment-in-Lieu of Parkland Dedication Revenues
2% for Industrial/Commercial and 5% for Institutional

| Type | Anticipated Employment (2021 to 2041) | Sq.ft. per Employee | Anticipated Sq.ft. (2021 to 2041) | Assumed Lot Coverage | Total Sq.ft. of Land Area | Total Hectares of Land Area | Value of Land per Hectare | Total Value of Developable Lands | 2% of the Total Value* |
|---------------|---------------------------------------|---------------------|-----------------------------------|----------------------|---------------------------|-----------------------------|---------------------------|----------------------------------|------------------------|
| Industrial | 2,467 | 1,100 | 2,713,700 | 25% | 10,854,800 | 100.84 | \$7,100,000 | \$715,995,875 | \$14,319,918 |
| Commercial | 5,786 | 450 | 2,603,700 | 30% | 8,679,000 | 80.63 | \$7,100,000 | \$572,477,448 | \$11,449,549 |
| Institutional | 3,717 | 680 | 2,527,560 | 30% | 8,425,200 | 78.27 | \$7,100,000 | \$555,736,490 | \$27,786,824 |
| Total | 11,970 | 2,230 | 7,844,960 | | 27,959,000 | 259.75 | | \$1,844,209,812 | \$53,556,291 |

*Note: Institutional calculated at 5%



In total, this approach would provide for an estimated \$69.09 million in parkland dedication revenues.

4.4.3 *Alternative Residential Rate*

With regard to receipt of payment-in-lieu of dedication the Planning Act allows the use of an alternative rate to the 5% rate for residential development, however the alternative rate is the value of the land equal to one (1) hectare for each 500 dwelling units.

If the City were to utilize the alternative rate for residential developments, the City would receive approximately \$142.80 million. Table 4-10 provides for the anticipated payment-in-lieu of parkland based on the residential growth forecast from the D.C. study and the use of the alternative rate.

Table 4-10
City of St. Catharines
Residential Payment-in-Lieu of Dedication at One Hectare for Each 500 Dwelling Units

| Unit Type | Anticipated Units (2021 to 2041) | 1 Hectare per 500 dwelling units | Value of Land per Hectare | Total Value of Developable Lands |
|---------------------------------|----------------------------------|----------------------------------|---------------------------|----------------------------------|
| Singles | 1,349 | 2.70 | \$3,300,000 | \$8,903,400 |
| Towns | 2,621 | 5.24 | \$3,600,000 | \$18,871,200 |
| Apartments | | | | |
| Downtown | 555 | 1.11 | \$14,300,000 | \$15,873,000 |
| Merritton | 745 | 1.49 | \$2,800,000 | \$4,172,000 |
| Glenridge and Surrounding Area | 679 | 1.36 | \$7,600,000 | \$10,320,800 |
| Western Hill | 750 | 1.50 | \$7,000,000 | \$10,500,000 |
| Port Dalhousie | 899 | 1.80 | \$11,200,000 | \$20,137,600 |
| Queenston, Haig and Surrounding | 2,089 | 4.18 | \$2,100,000 | \$8,773,800 |
| Other Areas | 3,232 | 6.46 | \$7,000,000 | \$45,247,034 |
| Total | 12,919 | | | \$142,798,834 |

In addition to the non-residential payment-in-lieu of dedication of \$53.56 million presented in Table 4-9, this approach would provide for a total payment-in-lieu of dedication of approximately \$196.36 million.

4.4.4 *Summary of Approaches*

Table 4-11 provides for a comparison of the approaches to payment-in-lieu of parkland for residential development (5% vs. one hectare for 500 dwelling units) and non-residential development (0% vs. 2% for industrial and commercial and 5% for institutional).



Table 4-11
City of St. Catharines
Summary Comparison of Current vs. Alternative Rate Approaches

| Summary | 5% for Residential and 0% for Non-residential | 5% for Residential, 2% for Commercial and Industrial, and 5% for Institutional | 1 Hectare for 500 Dwelling Units, 2% for Commercial and Industrial, and 5% for Institutional |
|---|---|--|--|
| Residential Recovery | \$15,533,678 | \$15,533,678 | \$142,798,834 |
| Non-residential Recovery | \$0 | \$53,556,291 | \$53,556,291 |
| Total | \$15,533,678 | \$69,089,969 | \$196,355,125 |
| Dollars required (classification basis) | \$251,383,041 | \$251,383,041 | \$251,383,041 |
| Deficit/(Surplus) | \$235,849,363 | \$182,293,072 | \$55,027,916 |

The current approach provides for a deficit of approximately \$235.85 million when compared to the value of parkland required to meet the service level targets. If the City were to utilize the full provisions of the Planning Act, this deficit would be reduced to approximately \$55.03 million.

5. Observations and Comments

The Regional Municipality of Niagara is currently undertaking an update to their Official Plan and the City of St. Catharines is anticipated to update their Official Plan in 2023. Based on the analysis and discussion above, the following provides a summary of our observations and potential recommendations for the City's consideration in preparing a parkland dedication by-law and updating their Official Plan.

1. **Parkland Categories and Service Levels:** The service standards currently outlined in the 2005 Parks Policy Plan along with the categories of parkland should be reviewed in a new parks and recreation master plan (or parks policy plan update). Based on these categories, service levels, and the anticipated growth in the City, it appears the City may not be able to meet these requirements without funding from the tax base.
2. **Parkland Dedication:** The City's current approach for imposing parkland dedication is to impose the 5% dedication requirement on residential development only. The City should consider the following:
 - a. Impose 2% dedication requirements on commercial and industrial developments;
 - b. Impose 5% dedication requirements on institutional developments;



- c. Use the alternative rate for residential development (where the alternative rate provides for more dedication). As stated, this is when development density is 15 units per hectare or greater.
 - d. Update the O.P. to remove the discounted land dedication approach to the alternative rate and use the one (1) hectare for 300 dwelling units for all densities.
 - e. Incorporate the above into the parkland dedication by-law. Note that if the parkland dedication by-law is passed prior to update of the O.P., then the discounted alternative rate should be incorporated in the initial by-law.
3. **Payment-in-Lieu:** The City's current approach for imposing payment-in-lieu of dedication is to impose the 5% of the value of the land on residential development only. The City should consider the following:
- a. Impose payment-in-lieu of dedication at a rate of 2% of the value of the land on commercial and industrial developments;
 - b. Impose payment-in-lieu of dedication at a rate of 5% of the value of the land on institutional developments;
 - c. Use the alternative rate for residential development (i.e. the value of the land equivalent to one (1) hectare for each 500 dwelling units) and identify when to use the alternative rate vs. the 5%. This is when development density is 25 units per hectare or greater.
 - d. Impose a per lot fee for residential severances and consents. This fee may be imposed at \$6,100 per lot.
 - e. Incorporate the above into the parkland dedication by-law. Note that if the parkland dedication by-law is passed prior to update of the O.P., then the discounted alternative rate should be incorporated in the initial by-law.
4. **Local Service Policy:** Consider updating the City's Local Service Policy as part of the next D.C. study process to ensure alignment with the O.P. This policy states the level of parkland development required by the developer when dedicating land to the City for park purposes.
5. **Parkland vs. Recreation Land:** To maximize recovery of costs for parkland and recreation land, the City may consider refining definitions in the Official Plan, Parks Policy Plan, Zoning By-law, and other policy documents to clearly delineate parkland vs. recreation land. This will allow for more land to be recovered through D.C.s, freeing up the dedication and payment-in-lieu funds to be used for parkland.



6. Next Steps

With respect to next steps, City staff may consider the observations provided in the above section. The City may incorporate these observations into a parkland dedication and payment-in-lieu of parkland by-law. Sample by-laws will be provided with this draft memo for the City's consideration. A draft by-law may be included as an appendix to the final memo.

We trust that the information provided in this memo is useful and we would be happy to discuss further.



Appendix A

Parkland Dedication By-law Passage Notice Requirements



APPENDIX A: PARKLAND DEDICATION BY-LAW PASSAGE NOTICE REQUIREMENTS

Section 4(2) of O.Reg. 509/20 provides the following notice requirements:

- 2) Notice shall be given,
 - a) by personal service, fax, mail or email to,
 - i) as determined in accordance with subsection (3), every owner of land in the area to which the by-law applies,
 - ii) every person and organization that has given the clerk of the municipality a written request for notice of the passing of the by-law and has provided a return address,
 - iii) in the case of a by-law passed by the council of a lower-tier municipality, the clerk of the upper-tier municipality that the lower-tier municipality is in, and
 - iv) the secretary of every school board having jurisdiction within the area to which the by-law applies; or
 - b) by publication in a newspaper that is, in the clerk's opinion, of sufficiently general circulation in the area to which the by-law applies to give the public reasonable notice of the passing of the by-law.
- 3) For the purposes of subclause (2) (a) (i), an owner is any person who is identified as an as owner on the last revised assessment roll, subject to any written notice of a change of ownership of land the clerk of the municipality may have received.
- 4) A notice given by mail to an owner shall be mailed to the address shown on the last revised assessment roll or, if applicable, to the address shown on the notice of a change of ownership of land received by the clerk.
- 5) Notice shall contain the following information:
 - (1) A statement that the council of the municipality has passed a community benefits charge by-law or a by-law under section 42 of the Act, as the case may be, and the statement shall set out the number of the by-law and the date on which the by-law passed.
 - (2) A statement that any person or organization may appeal the by-law to the Local Planning Appeal Tribunal under subsection 37 (17) or 42 (4.9) of the Act, as applicable, by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons supporting the objection.
 - (3) The last day on which the by-law may be appealed.



- (4) In the case of a notice of the passing of a community benefits charge by-law, an explanation of the community benefits charges imposed by the by-law.
 - (5) In the case of a notice of the passing of a by-law under section 42 of the Act, an explanation of the parkland and payment in lieu requirements imposed by the by-law.
 - (6) A description of the lands to which the by-law applies, a key map showing the lands to which the by-law applies, or an explanation why no description or key map is provided.
 - (7) The location and times during which persons may examine a copy of the by-law.
- 6) For the purposes of subsection 37 (16) and 42 (4.8) of the Act, the prescribed day is,
- a) if the notice is by publication in a newspaper, the first day on which the publication is circulated;
 - b) if the notice is given by fax, the day that the notice is faxed;
 - c) if the notice is given by mail, the day that the notice is mailed; or
 - d) if the notice is given by email, the day that the notice is emailed.



Appendix B

Parkland vs. Recreation Definitions Review



Table B-1
City of St. Catharines
Parkland vs. Recreation – Review of Definitions in Current Policy Documents

| Document | Document Reference | Wording Included in Document | Notes/Observations |
|---------------|--|--|---|
| Official Plan | 2.3. Managing Growth and Change 2.3.1 Municipal Planning Structure 2) Settlement Pattern Page 5 | Settlement Pattern: The City was incorporated in 1876 and developed early as a centre of industry, commerce and agriculture. Over the last 50 years, the City has grown as a typical suburban community, moving away from the traditional street grid pattern neighbourhoods that promoted walkable and bikeable communities, and towards expansive development of low density residential neighbourhoods over viable agricultural lands, major activity centres located out of Downtown, and an extensive vehicular transportation network. Today the City is comprised of an Urban Area that encompasses approximately 7060 hectares of land and 70 % of the municipal planning area. This area is characterized by stable residential communities; traditional, distinct and suburban neighbourhoods; employment, commercial, recreational , institutional and mixed use activity centres; an extensive system of community and neighbourhood parks, open space and natural areas ; and an historic downtown within the central core area of the City, affording direct linkage and connection with all parts of the City. | This section speaks to the City having an "extensive system of community and neighbourhood parks, open space, and natural areas. Recreation is not included in this sub-list of spaces, implying that recreational uses occur on parkland. To clarify the distinction between recreation land and park land, recreation land may be listed separately from parks and open space. |
| Official Plan | 2.3.3 Accommodation of Growth 4 (vi) - intensification Areas Page 9 | Intensification Areas are set out on Schedule D 'Municipal Structure', and are to be planned to support: i) minimum housing densities that are generally higher than surrounding areas together with a range and mix of commercial, employment, institutional, recreational and cultural uses primarily intended to serve the local area neighbourhood; | Recreation is noted; however, parks and open space are not implying that recreational uses may occur on park land. |
| Official Plan | 2.3.3 Accommodation of Growth 5 - Housing Page 10 | All types of new housing will be provided in a manner not to compromise, but to accentuate and enhance the character, structure, function and accessibility of established residential neighbourhoods and other activity areas; cultural and heritage landscapes, buildings and identities; and the City's network of parks, open space and natural areas, and public realm opportunities. | This section speaks to parks, open space and natural areas but does not identify recreation or recreation lands as distinct from parks and open space. To clarify the distinction between recreation land and park land, recreation land may be listed separately from parks and open space. |
| Official Plan | 2.3.3 Accommodation of Growth 6 - Employment Page 11 | iii) Employment Lands are designated to accommodate a full range and scale of business and industrial employment uses, office, subordinate retail and service commercial, recreation and institutional uses, and major large scale institutional and recreation uses which by virtue of scale, size, function and operation cannot appropriately locate in the Urban Growth Centre or other land use designations. | Recreation is noted; however, parks and open space are not implying that recreational uses may occur on park land. |
| Official Plan | 4.6 The Public Realm Page 23 | The public realm – the streets, parks , squares, public buildings, and open spaces , is a critical component of city life, drawing people together and providing the setting for festivals, cultural events, and recreational and leisure activities , as well as for daily casual contact. They create strong social bonds and help establish our public identity. | This section speaks to recreational activities occurring in parks, squares, open spaces etc. which implies that recreational uses occur on parkland. This may be clarified by noting recreation land separate from park land. |
| Official Plan | 8.2 General Policies Page 44 | New Medium and High Density development sites may be permitted in the Neighbourhood Residential designation by way of zoning by-law amendment, provided: ... b) the subject lands are located on arterial or collector roads, in close walkable proximity and accessibility | This section appears to identify community facilities separate from parks. This can be further clarified by including recreation land |



| | | | |
|----------------------|---|--|--|
| | | to commercial centres, community facilities and parks , are well served by public transit and should most appropriately be located adjacent to or in close proximity to existing medium or high density residential sites; | or recreation facilities in the list of items. |
| Official Plan | 8.3 Ancillary Uses Page 45 | The Neighbourhood Residential designation also permits elementary and secondary schools, places of worship and other local public serving institutional uses, neighbourhood commercial uses, home based business, parks and open space uses . 1. Parkland and open space uses are permitted by way of zoning by-law amendment where they are compatible with the residential environment. ... 3. a) Local Neighbourhood Convenience Commercial Centres cater to the day-to-day convenience needs of nearby local residents and may include small scale retail and service commercial, office, institutional and indoor recreation uses , and residential dwelling units. | Recreation is not listed in section 1. Recreation land may be identified separate from parkland by adding recreation land and/or recreation facilities to the list. With respect to local neighbourhood convenience commercial centres, indoor recreation is listed as a use, however, it is unclear as to the definition |
| Official Plan | 9. Commercial Page 46 | The Commercial land use designation, as set out on Schedule D1 'General Land Use Plan' is primarily intended to provide concentrations of retail and service commercial uses to accommodate local resident needs, as well as to provide significant employment opportunities. Other uses permitted may include institutional, recreation , cultural, civic, office, and residential. | Recreation is listed as a permitted use on commercial lands, however, no definition is provided to define how a recreation use on commercial land may differ from recreation uses on "recreation lands" provided by the City. |
| Official Plan | 11. Downtown & 12. Mixed Use Page 54 to 59 | 11.1. The Downtown land use designation, as set out on Schedule D1 'General Land Use Plan' is intended to provide the highest concentration, density, range and mix of office, commercial, entertainment, civic, government, institutional, recreational , creative and cultural employment uses and residential accommodation within the municipality. 12. MIXED USE The lands designated Mixed Use on Schedule D1 'General Land Use Plan' are intended to provide for a broad array and mix of medium and higher density housing, work live accommodation, commercial, local office, institutional, indoor recreation , and cultural uses intended to primarily serve the immediate neighbourhood and community population. | Recreation is listed as a permitted use in the Downtown and on mixed use lands, however, no definition is provided to define how a recreation use on these lands may differ from recreation uses on "recreation lands" provided by the City. |
| Official Plan | 13: Green Space Page 59 and 60 | The City enjoys a variety of green spaces including parks, open spaces, and trail systems , as well as many natural areas and features such as the Niagara Escarpment, Martindale Pond, Fifteen Mile Creek, Twelve Mile Creek, the Lake Ontario shoreline, wetlands, woodlots, forests, and other valleylands. Together they contribute to the City's green infrastructure. Green spaces are recognized as having a direct and significant impact on our quality of life and a healthy landscape, both in the traditional role of providing recreational and quiet places, and in providing essential self-sustaining ecosystem services such as pollution reduction, water absorption, and biodiversity habitats. The policies of this Plan promote a diverse and connected system of parks, open spaces and trails that make the most efficient use of resources, encourage stewardship, and provide the most benefit and enjoyment for all St. Catharines residents and visitors, while also conserving, protecting and enhancing an integrated, connected and sustainable network of the City's natural heritage resources for the benefit of future generations. The policies of this Section are to be read in conjunction with Part C, Section 6 'Achieving a Sustainable City' and other applicable policies of this Plan. Green spaces are designated on Schedule D1 'General | In this section Green Spaces are defined as Parkland and Open Space or Natural Area. In these land use designations, recreation uses are identified. This implies that recreation occurs on parkland and that recreation land is not distinct from recreation land. To make the distinction between parkland and recreation land, a separate land use designation may be considered for recreation land. Then in the subsections, recreation uses (e.g. facilities, outdoor courts, fields, etc.) may be identified for uses on recreation lands. |



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| | | <p>Land Use Plan' and on District Plans in Part E under the following two land use designations:</p> <ul style="list-style-type: none"> - Parkland and Open Space - Natural Area | |
| <p>Official Plan</p> | <p>13: Green Space</p> <p>13.1 Parkland and Open Space</p> <p>Page 60</p> | <p>The Parkland and Open Space designation is intended to provide opportunities for a variety of active and passive recreational opportunities, to provide relief from the built environment, and to support opportunities for conservation and enhancement of cultural and natural heritage.</p> <p>Parkland and Open Space is designated on Schedule D1 'General Land Use Plan' and on District Plans in Part E.</p> <p>Schedule F1 'Parkland and Major Trails' of this Plan also identifies public parkland, and existing and proposed major trails.</p> <p>For the convenience of mapping, not all parkland and open space may necessarily be shown on the Schedules of this Plan, primarily where they are small in size such as small trails and special urban parks. Specific reference should be made to the City's Parks Policy Plan and the Recreation Master Plan.</p> | <p>In the introduction to this section, it is noted that parkland and open space are intended to provide active and passive recreational opportunities. This means that recreation uses occur on parkland.</p> <p>To delineate these concepts, a new land use designation and section may be considered which speaks to recreational uses on recreation lands.</p> |
| <p>Official Plan</p> | <p>13: Green Space</p> <p>13.1 Parkland and Open Space</p> <p>1. Permitted Uses</p> <p>Page 60</p> | <p>1. Permitted Uses</p> <p>Permitted uses include:</p> <ul style="list-style-type: none"> i) private and public parks, and open space linkages; ii) cemeteries; iii) active or passive indoor and outdoor recreational facilities; iv) cultural heritage; v) essential operations for service infrastructure and utilities. <p>a) Permitted uses may be allowed provided that:</p> <ul style="list-style-type: none"> i) the use of land does not conflict with the policies in this Plan related to natural hazard lands, natural heritage or cultural heritage resources; ii) the design minimizes or eliminates any potential instability of slopes; iii) all structures, parking areas and active playing fields are attractively designed and landscaped in order to enhance their appearance, and are appropriately setback and buffered between adjacent properties. <p>b) Ancillary uses may be permitted where they provide complementary services and facilities to the main use, and will be limited in size subject to zoning bylaw regulation.</p> | <p>Permitted uses for parks and open space include active or passive indoor and outdoor recreational facilities. To delineate parkland versus recreation land, this may be separated out into a new land use category.</p> |



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| <p>Official Plan</p> | <p>13: Green Space</p> <p>13.1 Parkland and Open Space</p> <p>2. Parks Classification</p> <p>Page 60 and 61</p> | <p>2. Parks Classification</p> <p>a) In order to effectively match resources with the parks and recreational needs of City residents, parkland is organized under the following classifications:</p> <ul style="list-style-type: none"> i) <u>Neighbourhood Parks and Playgrounds</u> - designed primarily for children’s activities and passive recreation; ii) <u>District Parks and Playfields</u> - primarily designed with emphasis on facilities for organized and non- organized active outdoor playing fields, with opportunities for passive recreational use and provision for public art and cultural expression; iii) <u>City-Wide Parks and Regional Open Spaces</u> - designed for opportunities that may include passive and active indoor and/outdoor recreation, social, and cultural activities, and promotion and preservation of natural and cultural heritage amenities, cultural expression and public art, and may include multi purpose or specialized facilities; iv) <u>Linear Parks</u> - walking and cycling trails to support a connected network of active transportation linkages within and between other parkland, open space, natural areas, downtown, residential, employment, commercial and mixed use neighbourhoods, community facilities and other activity use areas. The level of development of linear parks can range from minimal to, and may include trailhead parking, restroom, pavilion, public art and other amenities; v) <u>Special Urban Parks</u> - smaller specialized parks, such as parkettes, urban squares or plazas suitable to fit within higher density urban areas such as the Downtown or other higher use activity centers and nodes, or to support the acquisition and development of smaller parks within under served areas where the acquisition of larger parks is not possible. These park settings are intended to serve as interesting public spaces for passive social, cultural and leisure activities and should emphasize opportunities for the provision of public art and cultural expression. <p>b) The classification of parkland and criteria related to the establishment, size, purpose, function, service and development of parkland shall have regard for the policies more specifically set out in the Parks Policy Plan and the Recreation Master Plan.</p> | <p>Similar to the comments above, recreational uses are noted on parkland. A clear distinction between recreation land and parkland should be considered</p> |
| <p>Official Plan</p> | <p>13: Green Space</p> <p>13.1 Parkland and Open Space</p> <p>3. Park Acquisition</p> <p>Page 61 and 62</p> | <p>3. Park Acquisition</p> <p>Parkland acquisition to achieve the objectives of the Parks Policy Plan and the Recreation Master Plan may occur through purchase, donation, bequest, expropriation, and dedication,</p> <ul style="list-style-type: none"> i) the City should establish incentive programs, including preferred or beneficial zoning, to encourage acquisition of parkland. <p>a) Priorities for Acquisition</p> <p>Parkland acquisition priorities that should be implemented on an opportunity basis include:</p> <ul style="list-style-type: none"> i) lands to link, connect and extend the City’s Green Space and cultural heritage landscapes and routes, and link together with other local municipal and upper tier government or agency parkland, open space, natural and cultural heritage areas and corridors; ii) lands to complete gaps in the trail system along the Lake Ontario waterfront, increasing public access to the waterfront, and improve waterfront parkland; iii) lands to establish special urban parks to support the creation of parkettes, urban squares and plazas in urbanized core areas and at nodes; iv) lands to establish, and link to, greened gateway initiatives and opportunities at key entrance | <p>Parkland acquisition priorities include land for playing fields to accommodate recreational demand. This implies that these uses occur on parkland. The City may consider noting that parkland acquisition will be used to obtain parkland and include a definition (e.g. open space, play areas, non-programmable play fields, etc.). A separate section on recreation land may note that recovery of costs for these lands will occur through the D.C. background study and by-law to the extent possible.</p> |



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| | | <p>locations into the City's urban fabric, the Downtown, and residential, employment, commercial and mixed use neighbourhoods;</p> <p>v) lands to establish, extend and link active transportation connections between the City's Green Space, the Downtown, residential, employment, commercial and mixed use neighbourhoods, community facilities and other activity use areas;</p> <p>vi) lands to support streetscape improvements;</p> <p>vii) lands for playing fields to accommodate recreational demand.</p> | |
| Official Plan | <p>13: Green Space</p> <p>13.1 Parkland and Open Space</p> <p>4. Parkland Dedication</p> <p>Page 63</p> | <p>4. Parkland Dedication</p> <p>a) The City will, as a condition of development, redevelopment or subdivision of land, require that land in an amount not exceeding, in the case of land proposed for commercial and employment purposes, 2 % and in all other cases 5 % of the land proposed for development, redevelopment or subdivision be conveyed to the municipality for parks or other recreational purposes, pursuant to the provisions of the Planning Act.</p> | <p>This section states that parkland dedication be used for land for parks and recreational purposes. The City may consider including additional wording that states that the City will seek to recover the cost of recreation lands through the D.C. study to the extent possible.</p> |
| Official Plan | Definitions | N/A | <p>No definitions for parkland or recreation land are provided. Including definitions for both will help clarify the difference between the two types of land. Parkland would be defined to include the uses on the spectrum the City would deem parkland (e.g. passive parks, open space, playgrounds, etc.) whereas recreation land may be defined as including indoor facilities, outdoor facilities such as baseball diamonds, soccer fields, etc.</p> |
| Official Plan | <p>13.2 Natural Area</p> <p>13.2.2 General Policies</p> <p>Page 67</p> | <p>1. Permitted Uses</p> <p>vi) passive small scale recreation features such as trails, walkways, and bicycle paths that will have no significant negative impact on natural features or ecological functions</p> | <p>Passive recreation is defined as trails, walkways, and bicycle paths, however, to make a clear distinction between parkland and recreation land, the City may consider revising this statement to remove the reference to "recreation features" as these items may be included in the "parkland" definition rather than recreation land.</p> |
| Official Plan | <p>Woodlands</p> <p>Page 130</p> | <p>Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.</p> | <p>This statement notes that recreational activities occur on woodlands rather than on recreation lands. This mixed the two concepts as discussed above. The City may consider refining this section to remove the reference to recreation activities</p> |



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| Zoning By-law | Section 4: Establishment of Zones Page 23 to 28 | Zones: G1 - Conservation / Natural Area G2 - Minor Green Space G3 - Major Green Space | Outdoor recreation facilities are permitted in green space (and institutional) categories. The City may consider including a separate land use for recreation land and identify outdoor recreation separately from parkland |
| Zoning By-law | Section 12: Definitions - Page 69 to 73 | <p>Amenity Space: means an area for outdoor recreation or leisure and does not include a parking area.</p> <p>Recreation Facility: means a premises used for participatory and/or spectator-oriented recreation and entertainment uses, and may include ancillary office, restaurant, retail and service commercial uses</p> | No definition for park/parkland in the zoning by-law. The City may consider including definitions for "parkland" and "recreation land" as noted above. |
| Recreation Facility & Programming Master Plan (2015) | Entire document | <p>The master plan analyses the need for indoor and outdoor recreation facilities.</p> <p>This implies that the following uses are indoor recreation; arenas, indoor aquatic centres, indoor artificial turf fields, gyms, fitness space, community centres, older adult centres, and youth centres.</p> <p>The following uses are identified as outdoor recreation facilities; rectangular sports fields, ball diamonds, splash pads, outdoor pools, tennis courts, multi-use courts, skateboard parks, playgrounds, golf courses, leash-free dog parks, and parks, beaches, and trails.</p> | As a result, it appears that parks, beaches and trails have been defined as outdoor recreation. The City should consider (for future updates to the master plan) separating parks, beaches, trails, leash-free dog parks, playgrounds and other categories into a "parkland" category. This would make a distinction between outdoor recreation which would occur on recreation land versus what would be included on parkland. |
| Parks Policy Plan (2005) | Section 5 - page 20 | <p>Facilities/Activities at Neighbourhood Parks and Playgrounds - backstop for children's ball, junior-sized soccer field/playfield, playground equipment, paved areas for informal games/ basketball, shaded areas for passive recreation, parking areas if appropriate</p> <p>Facilities/Activities at District Parks and Playfields - regulation-sized soccer fields, softball and baseball diamonds, football fields, tracks, swimming pools, arenas, community centres, parking facilities, etc.</p> <p>Facilities/Activities at City-Wide Parks and Regional Open Spaces - multi-purpose or specialized - golf courses, museums, art galleries, bicycle trails, major sports facilities, etc.</p> | <p>Based on the description, it appears recreational facilities and amenities are included as part of parkland.</p> <p>This may be clarified by identifying a separate class of park which may be called "recreation land", for example. The uses that would be considered for inclusion as part of the recreation land definition (i.e. land would be funded from the D.C.) may be identified for this category.</p> |



Appendix C

Survey of Vacant Sales Prices



Table C-1
City of St. Catharines
Land Appraisals

| Year of Valuation | Source | Community Name | Address | Sale Date | Land Use/ Zoning | Type | Total Land Area (acres) | 2022 Indexed Value | 2022 Value per Acre |
|-------------------|------------------------|--|----------------------------------|----------------|---|--------------|-------------------------|--------------------|---------------------|
| 2016 | Colliers International | S of Lakeshore | 3 Avalon Place | Oct. 4, 2016 | Community Commercial | Commercial | 0.11 | \$565,536 | \$4,976,716 |
| 2016 | Colliers International | S of Lakeshore | 5 Avalon Place | Oct. 4, 2016 | Community Commercial | Commercial | 0.11 | \$424,152 | \$3,732,537 |
| 2021 | Ridley & Associates | SE of Haig | 125A Russel Ave. | Jan. 7, 2020 | Local Convenience Commercial with Approved Minor Variance | Commercial | 0.04 | \$168,961 | \$4,120,992 |
| 2020 | Colliers International | S of Grapeview | 300 4th Ave. | Jul. 7, 2011 | Major Commercial | Commercial | 6.20 | \$1,310,168 | \$211,488 |
| 2020 | Ridley & Associates | Downtown Core | 57 Carlisle St. | Mar. 31, 2021 | Downtown Commercial Core | Commercial | 0.29 | \$949,872 | \$3,275,421 |
| 2019 | Ridley & Associates | Glendale | 295 Glendale Ave | Aug. 1, 1973 | Community Commercial | Commercial | 0.21 | \$181,544 | \$845,205 |
| 2021 | Colliers International | Port Dalhousie | 104 Lakeport Rd | Nov. 1, 2021 | Community Commercial | Commercial | 0.97 | \$4,956,179 | \$5,109,463 |
| 2017 | n/a | Port Dalhousie | 61 & 63 Lakeport Rd. | Jun. 1, 2017 | Community Commercial | Commercial | 1.86 | \$9,643,071 | \$5,184,447 |
| 2019 | n/a | Port Dalhousie | 57 Lakeport Rd | Jan. 18, 2019 | Community Commercial | Commercial | 0.54 | \$4,087,425 | \$7,569,305 |
| 2019 | n/a | Port Dalhousie | 16 Lock St. & 12 Lakeport Rd | Mar. 4, 2019 | Community Commercial | Commercial | 1.11 | \$10,503,645 | \$9,462,743 |
| 2021 | Colliers International | Queenston neighbourhood - Central St. Catharines | 59 Niagara St. | Jun. 7, 2021 | Mixed High Density Residential/Commercial | High Density | 0.23 | \$188,898 | \$818,502 |
| 2021 | Colliers International | Port Dalhousie | 40 Woodburn Ave & 50 Herrick Ave | Sept. 24, 2019 | High Density Residential | High Density | 3.87 | \$9,236,516 | \$2,386,697 |
| 2022 | Colliers International | Merritton | 47 Hastings St. | Aug. 17, 2021 | Multi Residential | High Density | 1.11 | \$1,850,000 | \$1,666,667 |
| 2019 | Ridley & Associates | Western Hill | 10 Nash St. | Sept. 17, 2019 | Low Density Residential (R2) | Low Density | 0.12 | \$363,089 | \$3,096,016 |
| 2018 | Ridley & Associates | Western Hill | 70 Churchill St. 7 | Oct. 12, 2018 | Low Density Residential (R2B) | Low Density | 0.11 | \$146,678 | \$1,352,236 |
| 2020 | Ridley & Associates | Merritton | 1 Ball Avenue | Nov. 3, 2020 | Low Density Residential (R2) | Low Density | 0.09 | \$196,525 | \$2,292,005 |
| 2019 | Ridley & Associates | Queenston neighbourhood - Central St. Catharines | 23 Lincoln Ave | Sept. 6, 2019 | Low Density Residential (R2) | Low Density | 0.09 | \$155,610 | \$1,648,432 |



| Year of Valuation | Source | Community Name | Address | Sale Date | Land Use/ Zoning | Type | Total Land Area (acres) | 2022 Indexed Value | 2022 Value per Acre |
|-------------------|------------------------|--|--------------------------|----------------|---|----------------|-------------------------|--------------------|---------------------|
| 2018 | Ridley & Associates | Western Hill | 176 Pelham Rd. | Nov. 22, 2018 | Low Density Residential (R2) | Low Density | 0.08 | \$166,680 | \$1,970,308 |
| 2021 | Ridley & Associates | Facer | 57 Cosby Ave. | Feb. 2, 2021 | Low Density Residential (R2) | Low Density | 0.08 | \$225,281 | \$2,657,973 |
| 2020 | Ridley & Associates | Western Hill | 106 Powerview Ave. | Apr. 23, 2021 | Low Density Residential (R2) | Low Density | 0.09 | \$150,669 | \$1,643,666 |
| 2021 | Colliers International | Queenston neighbourhood - Central St. Catharines | 105 Westchester Crescent | Nov. 1, 2018 | Low Density Residential | Low Density | 1.02 | \$1,019,396 | \$999,408 |
| 2018 | Colliers International | Queenston neighbourhood - Central St. Catharines | 80 Argyle Cres. | Nov. 1, 2018 | Low Density Residential | Low Density | 0.10 | \$666,720 | \$6,593,637 |
| 2020 | Colliers International | Grapeview | 1076 Vansickle Rd. N | 04-Jun-15 | Low Density Residential | Low Density | 1.02 | \$766,055 | \$751,035 |
| 2020 | Colliers International | Western Hill | 13 Valley Rd. | | Low Density Residential | Low Density | 0.11 | \$366,847 | \$3,280,834 |
| 2020 | RCE Appraisals | Glenridge | 44 Riverview Blvd. | 19-Jun-20 | Low Density Residential & Conservation/Natural Area | Low Density | 0.38 | \$310,510 | \$821,455 |
| 2020 | Colliers International | Grantham | 3 Clifford St. | Mar-20 | Low Density Residential | Low Density | 0.16 | \$228,885 | \$1,456,393 |
| 2021 | Ridley & Associates | Secord Woods | 34 Greenwood Ave. | Feb. 11, 2021 | Low Density Residential | Low Density | 0.08 | \$50,688 | \$621,976 |
| 2020 | Colliers International | Grantham | 389 Grantham Ave. | Sept. 30, 2016 | Low Density Residential | Low Density | 0.14 | \$229,279 | \$1,613,735 |
| 2020 | IGL Appraisal Group | Port Weller | 43 Grandview Dr. | | Low Density Residential | Low Density | 0.07 | \$197,835 | \$2,847,606 |
| 2021 | Ridley & Associates | Queenston neighbourhood - Central St. Catharines | 48 Haynes Ave. | Apr. 22, 2021 | Low Density Residential | Low Density | 0.53 | \$754,691 | \$1,423,848 |
| 2021 | RCE Appraisals | Port Weller | 59A Jarrow Rd. | Jan. 29, 2021 | Low Density Residential | Low Density | 0.20 | \$225,281 | \$1,155,107 |
| 2020 | Ridley & Associates | Queenston neighbourhood - Central St. Catharines | 7 Lancaster Ave. | Apr. 16, 2021 | Low Density Residential | Low Density | 0.09 | \$131,017 | \$1,506,267 |
| 2020 | Antec appraisal | Merritton | 75 Oliver Lane | | Medium Density Residential | Medium Density | 5.12 | \$6,236,402 | \$1,218,047 |
| 2021 | Colliers International | Port Dalhousie | 8 & 10 Paxton Ave. | Apr. 1, 2002 | Low Density Residential | Low Density | 0.50 | \$153,191 | \$307,612 |
| 2020 | Ridley & Associates | Secord Woods | 108 Park Ave. | Nov. 17, 2020 | Low Density Residential | Low Density | 0.07 | \$508,377 | \$7,295,495 |



| Year of Valuation | Source | Community Name | Address | Sale Date | Land Use/ Zoning | Type | Total Land Area (acres) | 2022 Indexed Value | 2022 Value per Acre |
|-------------------|------------------------|--|-----------------------------------|---------------|--|----------------|-------------------------|--------------------|---------------------|
| 2020 | Colliers International | Glenridge | 192 & 194 Glendale Ave. | Aug. 1, 2019 | Low Density Residential & Conservation/Natural Area | Low Density | 0.81 | \$1,002,279 | \$1,240,110 |
| 2022 | Ridley & Associates | Glenridge | Marlene Drive | | Low Density Residential (R1) | Low Density | 0.08 | \$35,000 | \$445,409 |
| 2020 | Ridley & Associates | Western Hill | Lot 22 Rykert St. | Mar. 3, 2020 | Medium Density Residential (R3) | Medium Density | 0.06 | \$131,017 | \$2,304,965 |
| 2021 | Colliers International | Downtown Core | 170 Church St. | Nov. 10, 2016 | Medium Density Mixed-Use | Medium Density | 0.21 | \$1,222,149 | \$5,777,817 |
| 2021 | antec appraisal | Queenston neighbourhood - Central St. Catharines | 19 Beard Place | Feb. 15, 2018 | Medium Density Residential | Medium Density | 3.44 | \$1,858,567 | \$540,281 |
| 2020 | Colliers International | Old Port Dalhousie Commercial Core | 23-25 Michigan Ave. | | Medium Density Residential | Medium Density | 0.97 | \$2,011,108 | \$2,064,793 |
| 2021 | Colliers International | Queenston neighbourhood - Central St. Catharines | 29 Riordon St. | Oct. 1, 1995 | Medium Density Mixed-Use | Medium Density | 0.77 | \$867,331 | \$1,126,404 |
| 2018 | Ridley & Associates | Lancaster | 320 Geneva St. | | Medium Density Residential | Medium Density | 3.90 | \$3,773,637 | \$967,599 |
| 2021 | Ridley & Associates | Haig | 50 Woodland Ave. | 13-May-20 | Medium Density Residential | Medium Density | 0.14 | \$73,216 | \$540,291 |
| 2019 | Ridley & Associates | Downtown Core | 6-8 Academy St | Dec. 1, 1990 | Mixed Use - Medium/High Density | Medium Density | 0.30 | \$894,755 | \$2,982,516 |
| 2020 | Humphreys Appraisal | Western Hill | 150 Westland St. | Jul. 30, 2021 | Medium Density Residential | Medium Density | 1.06 | \$2,140,168 | \$2,019,027 |
| 2021 | Ridley & Associates | Western Hill | 1024-1030 Vansickle Rd. N | | Medium Density Residential | Medium Density | 2.05 | \$3,640,539 | \$1,775,873 |
| 2021 | Colliers International | Merritton | 100 Oakdale Ave. | Dec. 16, 2021 | Medium Density Residential (R3) | Medium Density | 2.49 | \$3,942,415 | \$1,583,299 |
| 2021 | Colliers International | Western Hill | 83 Louth St. | Oct. 12, 2021 | Medium Density Residential (R3) | Medium Density | 0.50 | \$1,013,764 | \$2,027,528 |
| 2021 | Colliers International | Western Hill | 42 St. Paul St. W | Aug. 18, 2021 | Medium Density Mixed-Use (M1) | Medium Density | 0.23 | \$450,562 | \$1,958,964 |
| 2021 | Colliers International | Facer | 222 Niagara St, 13 & 15 Facer St. | 02-Jul-21 | Medium Density Mixed-Use (M1) and Low Density Residential (R2) | Medium Density | 1.02 | \$1,830,407 | \$1,794,517 |
| 2021 | Colliers International | Merritton | 8 Merritt St. | Mar. 25, 2021 | Medium Density Residential (R3) | Medium Density | 0.36 | \$664,579 | \$1,846,052 |
| 2021 | Colliers International | Queenston neighbourhood - | 23, 25, 27 Hartzel Rd. | Mar. 19, 2021 | Medium Density Mixed-Use (M1) | Medium Density | 0.57 | \$794,115 | \$1,393,184 |



| Year of Valuation | Source | Community Name | Address | Sale Date | Land Use/ Zoning | Type | Total Land Area (acres) | 2022 Indexed Value | 2022 Value per Acre |
|-------------------|------------------------|------------------------|---------------------------|---------------|---------------------------------|----------------|-------------------------|--------------------|---------------------|
| | | Central St. Catharines | | | | | | | |
| 2021 | Colliers International | Western Hill | 1024 - 36 Vansickle Rd. N | Nov. 29, 2019 | Medium Density Residential (R3) | Medium Density | 2.06 | \$4,787,219 | \$2,323,893 |
| 2021 | Colliers International | Western Hill | 141 Louth St. | Jun. 5, 2018 | Medium Density Residential (R3) | Medium Density | 0.76 | \$2,055,688 | \$2,704,853 |



Appendix D

Draft Parkland Dedication By-law



THE CORPORATION OF THE CITY OF ST. CATHARINES

By-law Number XX-2022

**BEING A BY-LAW TO PROVIDE FOR THE DEDICATION OF PARKLAND OR
THE PAYMENT OF CASH IN LIEU THEREOF AS A CONDITION OF
DEVELOPMENT OR REDEVELOPMENT**

Provided under separate cover.