



REPORT

REPORT TO: Chair and Members of the Community Affairs Committee
REPORT FROM: Tara Buonpensiero, Senior Planner-Policy
DATE: June 17, 2016
REPORT NO.: PI-2016-0071
RE: Amendment to the Town of Halton Hills Community Improvement Plan – Recommendation Report
File: D18 CO

RECOMMENDATION:

THAT Report No. PI-2016-0071, Amendment to the Town of Halton Hills Community Improvement Plan – Recommendation Report, dated June 17, 2016 be received;

AND FURTHER THAT Council pass the By-law to approve the Amendment to the Town of Halton Hills Community Improvement Plan (attached as Schedule A) pursuant to Section 28(4) of the Planning Act.

BACKGROUND:

On April 12, 2010, Halton Hills Council approved the Town's Comprehensive Community Improvement Plan (CIP). The purpose of the Town's CIP is to encourage significant rehabilitation, development and land-use change in the Town with the ultimate goal of increasing the Town's tax base.

The Town of Halton Hills Comprehensive CIP identifies the entirety of the Town as a Community Improvement Project Area and identifies eight sub-areas, each with tailored financial incentive programs and municipal leadership strategies.

This report recommends amendments to the Town's CIP related specifically to brownfield sub-areas which include the Georgetown GO Station area, the South Acton Special Study Area (former Beardmore Tannery site), and other brownfield sites within Georgetown and Acton.

The Statutory Public Meeting for the proposed Amendment to the Town of Halton Hills Community Improvement Plan (CIP) was held on May 30, 2016. At the Council meeting on June 20, 2016, Council adopted the recommendations of the Statutory Public Meeting Report (Report PI-2016-0054) as follows:

THAT Report PI-2016-0054 dated May 20, 2016, regarding a Proposed Amendment to the Town of Halton Hills Community Improvement Plan – Statutory Public Meeting Report be received;

AND FURTHER THAT all comments received from agencies and the public be referred to staff for a further report to be considered by Council regarding the final disposition of the Amendment to the Town of Halton Hills' Community Improvement Plan.

The purpose of this report is to:

- Summarize the results of the Statutory Public Meeting on the draft Comprehensive CIP Amendment;
- Summarize the results of the agency circulation on the draft Comprehensive CIP Amendment; and,
- Outline the next steps required for adoption of the Amendment to the Town of Halton Hills Comprehensive CIP.

COMMENTS:

Consultation

Statutory Public Meeting

With respect to consultation on the Town of Halton Hills draft Comprehensive CIP Amendment, the Statutory Public Meeting was held on May 30, 2016. A formal presentation was given by Town staff which provided background on the Town's Community Improvement Plan and outlined the proposed Amendments related to brownfield sub-areas. Following the presentation, there were no oral submissions made by members of the public. The Minutes of the Statutory Public Meeting are before Council for approval on the Council Agenda for June 20th, 2016.

Agency and Public Comments

Circulation of the proposed Amendment to the Town of Halton Hills Comprehensive CIP was undertaken in accordance with the requirements of the *Planning Act*. The draft Comprehensive CIP Amendment was made available to the public on May 10, 2016. In response to the agency circulation, to date only Conservation Halton has provided comments, which advised that they have no objections on the proposed Comprehensive CIP Amendment. The Ministry of Municipal Affairs and Housing (MMAH) have advised that they will be providing comments but are awaiting internal approval before the comments are provided to the Town. Through discussions with Ministry staff, the comments are expected to be minor in nature and are being provided for the Town's consideration to provide clarification to applicants. Therefore, the report is being advanced to Council with the intent that when MMAH comments are received, a memorandum be prepared for Council's consideration.

Proposed Amendment to Town of Halton Hills Comprehensive CIP

The proposed Amendment to the Town's CIP have not been changed from the version presented at the Statutory Public Meeting which includes the following:

1. Amend the eligibility requirements for the existing Brownfields Parkland Dedication Reduction Program applicable within the GO Station Lands Sub-Area and the South Acton (Beardmore) Sub-Area to remove the requirement that projects must be eligible for the Brownfields Tax Assistance Program and/or the Brownfields Redevelopment Grant Program.

Since eligibility will no longer be based on the criteria for the Brownfields Tax Assistance Program and/or the Brownfields Redevelopment Grant Program, the amendment proposes to introduce specific eligibility requirements for the Brownfields Parkland Dedication Reduction Program within the GO Station Secondary Plan Area and the South Acton (Beardmore) Sub-Area. These proposed eligibility criteria are consistent with the eligibility criteria for the other brownfield incentive programs.

2. Amend the existing Brownfields Parkland Dedication Reduction Program applicable within the South Acton (Beardmore) Sub-Area to extend eligibility to include medium density residential developments, as currently the program only applies to high density residential developments.
3. Extend the Brownfields Parkland Dedication Reduction Program to the Other Brownfields Sub-Area which will encompass all brownfield sites within Acton and Georgetown. Program details are proposed as follows:
 - Grant equal up to 50% of parkland dedication fees paid for a high density residential development within the Georgetown Urban Boundary
 - Grant equal up to 50% of parkland dedication fees paid for a medium or high density residential development within Acton Urban Boundary
 - Program duration is proposed to be 5 years (as a full update to the Town's Community Improvement Plan is included in the 2021 Capital Forecast)

The By-law outlining the final proposed Amendment to the Town of Halton Hills Comprehensive CIP is attached to this report as Schedule A.

Next Steps

The By-law to adopt the Amendment to the Comprehensive Community Improvement Plan is attached to this report as Schedule A. Upon Council adoption of the Community Improvement Plan Amendment, a notice of decision must be provided in accordance with the requirements of the Planning Act and a 20-day appeal period commences. At the end of the appeal period, if there is no appeal to the Ontario Municipal Board, the Amended CIP comes into effect.

RELATIONSHIP TO STRATEGIC PLAN:

The Strategic Plan sets out a broad vision for the community contained in nine strategic directions. The proposed Amendment to the Town's CIP relates to the following Strategic Directions:

- Foster a Healthy Community
- Foster a Prosperous Economy
- Achieve Sustainable Growth

In June 2015, through Report PDS-2015-0035, Council endorsed a Strategic Action Plan, containing a 'Top Eight' list of priorities to focus on for the 2014-2018 Council term. The proposed Amendment to the Town's CIP relates to Priority #3 – Planning for Growth, by encouraging appropriate intensification on brownfield sites within the built up areas of Georgetown and Acton.

FINANCIAL IMPACT:

There are no immediate financial implications associated with this report.

Upon receipt of Brownfield Parkland Dedication Reduction applications, staff would prepare a report for Council's consideration which would assess the financial implications of each application.

COMMUNICATIONS IMPACT:

Notice of the Statutory Public Meeting was published in the Independent and Free Press and the New Tanner on May 5, 2016. The notice advised that the proposed amendment to the Town of Halton Hills CIP have been available on the Town's website and at the Civic Centre since May 10, 2016.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills.

The recommendations of this report advance the implementation of the Community Sustainability Strategy, specifically supporting the Environmental Health, Economic Prosperity and Social Well-being pillars.

One of the objectives of the brownfield programs in the Town's Community Improvement Plan is to encourage clean-up of brownfield sites to be redeveloped for residential infill. Implementation of this program would improve environmental health by cleaning up sites that were previously contaminated. Redevelopment for residential uses will result in the provision of new housing stock within the existing built up areas of Georgetown and Acton and promotes economic prosperity through new construction in the Town as well as additional population to support local businesses.

Overall, the alignment of this report with the Community Sustainability Strategy is very good.

CONSULTATION:

In accordance with the requirements of the Planning Act, notification of the Statutory Public Meeting as well as copies of the proposed Amendment to the Community Improvement Plan have been provided to agencies and posted on the Town’s website.

Notice of adoption of the By-law approving the Amendment to the Town of Halton Hills Comprehensive CIP will be in accordance with the provisions of the Planning Act.

CONCLUSION:

This report has summarized the results of the Statutory Public Meeting held for the proposed Amendment to the Town of Halton Hills CIP. Since no objections or revisions have been proposed through consultation with the public or agencies, no changes have been made to the Amendment to the Town’s Comprehensive CIP. Upon receipt of the comments from MMAH, Town staff will prepare a memorandum to Council making recommendations regarding these comments for Council’s consideration. This report recommends the By-law amending the Town’s Comprehensive CIP be adopted by Council.

Respectfully submitted,

Tara Buonpensiero, MCIP, RPP
Senior Planner – Policy

Reviewed and Approved by,

John Linhardt, MCIP, RPP
Executive Director of Planning and
Chief Planning Official

Chris Mills, P. Eng.
Commissioner of Planning &
Infrastructure

Brent Marshall
Chief Administrative Officer & Fire Chief



BY-LAW NO. 2016-

A By-law to adopt an Amendment to the Town of Halton Hills Community Improvement Plan regarding Brownfield Sub-Areas as Identified in the Town's Community Improvement Plan.

WHEREAS on _____, 2016, Council for the Town of Halton Hills approved Report No. PI-2016-0071, dated June 17, 2016, in which certain recommendations were made related to an Amendment to the Town of Halton Hills Community Improvement Plan;

AND WHEREAS Council of the Corporation of the Town of Halton Hills approved the Town of Halton Hills Community Improvement Plan through By-law 2010-0029.

AND WHEREAS the Council of the Corporation of the Town of Halton Hills has fulfilled the requirements of Section 28 of the *Planning Act* R.S.O. 1990, c.P. 13;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That the Amendment to the Town of Halton Hills Community Improvement Plan attached is hereby adopted.
2. That this By-law shall come into force and take effect on the day of the final passage thereof in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

BY-LAW read and passed by the Council for the Town of Halton Hills this day of _____, 2016.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

Proposed Amendment to the Town of Halton Hills Community Improvement Plan

Part A – The Preamble

1. Purpose of the Amendment

Due to the risks of developing brownfields, related to the uncertainty of the costs associated with site clean-up, Council directed staff to initiate the process to amend the Community Improvement Program criteria such that:

- The incentive programs within the “Other Brownfield Sub-area” are revised to include the Brownfields Parkland Dedication Reduction Program; and,
- Other eligibility requirements and program details be amended as may be necessary to enable to the Town the flexibility to extend the program provisions on a case-by case basis to worthy candidate projects.

2. Location

This Amendment will encompass all brownfield sites within the Georgetown Urban Boundary and the Acton Urban Boundary, including some minor amendments to the Brownfield Parkland Dedication Program applicable to the GO Station Lands Sub-Area in Georgetown and the South Acton (Beardmore) Sub-Area.

A brownfield is defined as an “undeveloped or previously developed property that may be contaminated. Brownfields are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.”

3. Basis of the Amendment

Section 28 of the *Planning Act*, allows municipalities with enabling provisions in their Official Plans to prepare and adopt Community Improvement Plans.

Section G7 of the Town of Halton Hills Official Plan provides the enabling policies, as required by Section 28 of the *Planning Act*, related to Community Improvement Plans. Section G7 states that:

G7 COMMUNITY IMPROVEMENT PLANS

G7.1 PURPOSE OF COMMUNITY IMPROVEMENT PLANS

Community Improvement Plans identify the specific projects that need to be carried out in a particular area to improve the quality of life and the built

environment in an area. Community Improvement Project Areas may be established by Council and designated by by-law, in accordance with the provisions of the Planning Act if:

- a) a number of the non-residential land uses conflict with residential uses in a predominantly residential area; or,
- b) a number of incompatible land uses conflict with commercial or industrial uses in a commercial or industrial area; or,
- c) the area contains a number of buildings in need of maintenance, repair or rehabilitation; or,
- d) there are deficiencies in the sanitary sewer, water or stormwater systems in the area; or,
- e) there are deficiencies in the road network and associated infrastructure in the area; or,
- f) there is a lack of appropriate parkland and other recreational facilities within the area; or,
- g) the potential exists to achieve economic growth in an area as a result of building improvement, repair and/or replacement; or,
- h) a number of environmental problems such as soil contamination exist in the area; or,
- i) there are a number of screening, buffering or landscaping deficiencies in the area; or,
- j) there are cultural heritage resources in an area warranting protection and/or enhancement; or,
- k) the area contains a number of vacant lots, vacant retail space or underutilized properties.

Based on the criteria outlined above, Council can designate a portion or the entire municipality as a Community Improvement Project Area.

G7.2 COMMUNITY IMPROVEMENT PLAN AREAS

On the basis of Section G7.1, and in accordance with the Town of Halton Hills Community Improvement Plan, this Plan establishes the entirety of the Town of Halton Hills as a Community Improvement Project Area, with the following eight Community Improvement Project Sub-Areas:

- Georgetown Community Node Sub-Area as shown on Schedule A5 to this Plan;
- Georgetown Downtown Sub-Area as shown on Schedule A4 to this Plan;
- Acton Downtown Sub-Area as shown on Schedule A7 to this Plan;

- GO Station Lands Sub-Area which includes lands within the GO Station Study Area Boundary on Schedule A3 to this Plan;
- South Acton Sub-Area which includes the lands designated as South Acton Special Study Area on Schedule A6 to this Plan;
- Agricultural Sub-Area which includes lands designated as Agricultural Area, Niagara Escarpment Plan Area, and Protected Countryside Area on Schedule A1 to this Plan;
- Acton Industrial Park Sub-Area which includes lands designated as General Employment Area on Schedule A6 to this Plan; and,
- Georgetown Industrial Park Sub-Area which includes lands designated as General Employment Area on Schedule A3 to this Plan.

Council may establish other Community Improvement Project Sub-Areas, as appropriate, in accordance with Section G7.1 of this Plan.

G7.3 COMMUNITY IMPROVEMENT PLAN IMPLEMENTATION

Council will utilize Community Improvement Plan programs at the appropriate time and circumstances to implement the policies of this Plan. In implementing the Town of Halton Hills Community Improvement Plan, Council will seek participation of the Region of Halton.

Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text, constitutes Amendment No. 1 to the Halton Hills Comprehensive Community Improvement Plan.

Details of the Amendment

The Halton Hills Comprehensive Community Improvement Plan is hereby amended as follows:

1. That Figure 5.1 Summary of Incentive Programs is amended by:

- a) Revising Section 5.6 Brownfield Sub-Areas, A) 5.6 GO Station Lands Sub-Area, A5.6.4 as follows:

Project Area/Program	Summary Description	Recommended Program Duration	Recommended Phasing	
			Upon CIP Approval	Within a few years of CIP Approval or when servicing become available
A) 5.6 GO Station Lands Sub-Area				
A 5.6.4 Brownfields Parkland Dedication Reduction Program (owner only)	<ul style="list-style-type: none"> • Grant equal up to 50% of parkland dedication fees paid for a high density residential development. approved under the Brownfields Tax Assistance Program and/or the Brownfields Redevelopment Grant Program. 	4 years		X

- b) Revising Section 5.6 Brownfield Sub-Areas, B)5.6 South Acton (Beardmore) Sub-Area, B5.6.4 as follows:

Project Area/Program	Summary Description	Recommended Program Duration	Recommended Phasing	
			Upon CIP Approval	Within a few years of CIP Approval or when servicing become available
B) 5.6 South Acton (Beardmore) Sub-Area				
B 5.6.4 Brownfields Parkland Dedication Reduction Program (owner only)	<ul style="list-style-type: none"> • Grant equal up to 50% of parkland dedication fees paid for a medium or high density residential development. approved under the Brownfields Tax Assistance Program and/or the Brownfields Redevelopment Grant Program. 	4 years		X

- c) Adding a new program in C) 5.6 Other Brownfield Sites Sub-Area, after C 5.6.3 as follows:

Project Area/Program	Summary Description	Recommended Phasing		
		Recommended Program Duration	Upon CIP Approval	Within a few years of CIP Approval or when servicing become available
C) 5.6 Other Brownfield Sites Sub-Area				
C 5.6.4 Brownfields Parkland Dedication Reduction Program (owner only)	<ul style="list-style-type: none"> Grant equal up to 50% of parkland dedication paid for: <ul style="list-style-type: none"> a high density residential development project in the Georgetown Urban Area; or for a medium or high density residential development project in the Acton Urban Area. 	4 years	X	

2. That Section A5.6 GO Station Lands Sub-Area is amended by:

- a) Amending Section A5.6.4 **Brownfields Parkland Dedication Reduction Program** as follows:

A 5.6.4.1 Purpose

The purpose of the Brownfields Parkland Dedication Reduction Program is to reduce parkland dedication/ cash in lieu requirements to encourage the redevelopment of brownfield sites for high density development in built up areas that already have an adequate supply of parkland or where the applicant provides on-site parkland facilities.

A 5.6.4.2 Description

Section 42.(1) of the *Planning Act* allows the Council of a local municipality to establish a by-law that requires no more than 2% of the land proposed for industrial or commercial development or redevelopment, and no more than 5% of the land proposed for all other types of development or redevelopment, be conveyed to the municipality for park or other public recreational purposes. Section 42.(6) of the *Planning Act* allows the local municipality to require payment of money to the value of the land otherwise required to be conveyed in lieu of the conveyance.

The Parkland Dedication Reduction Program will provide an incentive in the form of **up to** a 50% reduction of the parkland dedication/cash-in-lieu requirements for any high density redevelopment project **on a brownfield site within the GO**

~~Station Lands Sub-Area that has been approved under the Brownfields Tax Assistance Program and/or the Brownfields Redevelopment Grant Program~~ where it is determined by the Town that adequate parkland exists in the area of the project to service both existing and planned residential development or the applicant is providing adequate parkland facilities on site.

Recommended program duration is 5 years, with an option to extend the program for up to another 5 years.

A 5.6.4.3 Requirements

~~Applicants with an approved Brownfields Tax Assistance and/or Brownfields Redevelopment Grant application are automatically eligible for the Parkland Dedication Reduction Program.~~ Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following specific program requirements, and subject to Council approval: However, the Town will determine if there is adequate parkland/parkland dedication reserve available to permit a parkland dedication reduction at the time of approval of the Brownfields Tax Assistance/ Brownfields Redevelopment Grant.

- a) Confirmation from Recreation and Parks that there is sufficient parkland in the area or in the case of a condominium, the applicant is providing adequate on-site parkland facilities, and therefore that cash-in-lieu of parkland is acceptable for the subject development;
- b) The property requires environmental remediation and/or risk assessment/management to permit the proposed use
- c) In no instance will the parkland dedication reduction exceed the eligible costs incurred
- d) A grant application must be submitted to the Town prior to the start of any rehabilitation works to which the grant will apply;
- e) Such application shall include reports, plans, estimates, contracts and other details as may be required to satisfy the Town with respect to the eligible costs and conformity of the project with the CIP;
- f) If the application includes costs for environmental remediation, the application must be accompanied by a Phase II ESA, Remedial Work Plan or Risk Assessment Plan prepared by a qualified person that contains:
 - i) an estimate of the cost of actions that will be required to reduce the concentration of contaminants on, in or under the property to permit a record of site condition (RSC) to be filed in the Environmental Site Registry under Section 168.4 of the Environmental Protection Act; and
 - ii) a work plan and budget for said environmental remediation, and/or risk management actions;
- g) As a condition of the grant application, the Town may require the applicant to submit a Business Plan, with said Plan to the Town's satisfaction;

- h) The property shall be rehabilitated such that the amount of work undertaken is sufficient to at a minimum result in an increase in the assessed value of the property;
- i) The total value of the grant provided under this program shall not exceed total eligible costs. This includes the costs of:
 - i) a Phase II ESA, Designated Substance and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not covered by any other CIP Program;
 - ii) environmental remediation, including the costs of preparing a RSC, not covered by any other CIP Program;
 - iii) placing clean fill and grading not covered by any other CIP Program;
 - iv) installing environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not covered by any other CIP Program;
 - v) monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not covered by any other CIP Program;
 - vi) environmental insurance premiums not covered by any other CIP Program;
 - vii) the following Leadership in Energy and Environmental Design (LEED) Program Components:
 - i. base plan review by a certified LEED consultant;
 - ii. preparing new working drawings to the LEED standard;
 - iii. submitting and administering the constructed element testing and certification used to determine the LEED designation;
 - iv. increase in material/construction cost of LEED components over standard building code requirements to a maximum of 15% of total construction costs;
 - viii) demolishing buildings (excluding permit fees);
 - ix) building rehabilitation and retrofitting works (excluding permit fees);
 - x) upgrading on-site infrastructure, including water services, sanitary sewers and stormwater management facilities; and,
 - xi) constructing/upgrading off-site infrastructure including roads, water services, sanitary sewers, stormwater management facilities, electrical and gas utilities, where this is required to permit remediation, rehabilitation and/or adaptive reuse of the property that is subject of the application.

The applicant will pay the parkland dedication payment in lieu amount at the time of registration of the plan of subdivision/condominium or at building permit issuance. The Town would then provide a grant in the form of a onetime payment of **up to 50%**

of the payment in lieu amount paid by the applicant upon completion of the project and building occupancy.

3. That Section B5.6 South Acton (Beardmore) Sub-Area is amended by:

a) Amending Section B 5.6.4 **Brownfields Parkland Dedication Reduction Program** as follows:

B 5.6.4.1 Purpose

The purpose of the Brownfields Parkland Dedication Reduction Program is to reduce parkland dedication/ cash in lieu requirements to encourage the redevelopment of brownfield sites for **medium or** high density development in built up areas that already have an adequate supply of parkland or where the applicant provides on-site parkland facilities.

B 5.6.4.2 Description

Section 42.(1) of the *Planning Act* allows the Council of a local municipality to establish a by-law that requires no more than 2% of the land proposed for industrial or commercial development or redevelopment, and no more than 5% of the land proposed for all other types of development or redevelopment, be conveyed to the municipality for park or other public recreational purposes. Section 42.(6) of the *Planning Act* allows the local municipality to require payment of money to the value of the land otherwise required to be conveyed in lieu of the conveyance.

The Parkland Dedication Reduction Program will provide an incentive in the form of **up to** a 50% reduction of the parkland dedication/cash-in-lieu requirements for any high density redevelopment project **on a brownfield site within the South Acton (Beardmore) Sub-Area** ~~that has been approved under the Brownfields Tax Assistance Program and/or the Brownfields Redevelopment Grant Program~~ where it is determined by the Town that adequate parkland exists in the area of the project to service both existing and planned residential development or the applicant is providing adequate parkland facilities on site.

Recommended program duration is 5 years, with an option to extend the program for up to another 5 years.

B 5.6.4.3 Requirements

~~Applicants with an approved Brownfields Tax Assistance and/or Brownfields Redevelopment Grant application are automatically eligible for the Parkland Dedication Reduction Program.~~ **Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following specific program requirements, and subject to Council approval:** ~~However, the~~

~~Town will determine if there is adequate parkland/parkland dedication reserve available to permit a parkland dedication reduction at the time of approval of the Brownfields Tax Assistance/ Brownfields Redevelopment Grant.~~

- a) Confirmation from Recreation and Parks that there is sufficient parkland in the area or in the case of a condominium, the applicant is providing adequate on-site parkland facilities, and therefore that cash-in-lieu of parkland is acceptable for the subject development;
- b) The property requires environmental remediation and/or risk assessment/management to permit the proposed use
- c) In no instance will the parkland dedication reduction exceed the eligible costs incurred
- d) A grant application must be submitted to the Town prior to the start of any rehabilitation works to which the grant will apply;
- e) Such application shall include reports, plans, estimates, contracts and other details as may be required to satisfy the Town with respect to the eligible costs and conformity of the project with the CIP;
- f) If the application includes costs for environmental remediation, the application must be accompanied by a Phase II ESA, Remedial Work Plan or Risk Assessment Plan prepared by a qualified person that contains:
 - i) an estimate of the cost of actions that will be required to reduce the concentration of contaminants on, in or under the property to permit a record of site condition (RSC) to be filed in the Environmental Site Registry under Section 168.4 of the Environmental Protection Act; and
 - ii) a work plan and budget for said environmental remediation, and/or risk management actions;
- g) As a condition of the grant application, the Town may require the applicant to submit a Business Plan, with said Plan to the Town's satisfaction;
- h) The property shall be rehabilitated such that the amount of work undertaken is sufficient to at a minimum result in an increase in the assessed value of the property;
- i) The total value of the grant provided under this program shall not exceed total eligible costs. This includes the costs of:
 - i) a Phase II ESA, Designated Substance and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not covered by any other CIP Program;
 - ii) environmental remediation, including the costs of preparing a RSC, not covered by any other CIP Program;
 - iii) placing clean fill and grading not covered by any other CIP Program;

- iv) installing environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not covered by any other CIP Program;
- v) monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not covered by any other CIP Program;
- vi) environmental insurance premiums not covered by any other CIP Program;
- vii) the following Leadership in Energy and Environmental Design (LEED) Program Components:
 - i. base plan review by a certified LEED consultant;
 - ii. preparing new working drawings to the LEED standard;
 - iii. submitting and administering the constructed element testing and certification used to determine the LEED designation;
 - iv. increase in material/construction cost of LEED components over standard building code requirements to a maximum of 15% of total construction costs;
- viii) demolishing buildings (excluding permit fees);
- ix) building rehabilitation and retrofitting works (excluding permit fees);
- x) upgrading on-site infrastructure, including water services, sanitary sewers and stormwater management facilities; and,
- xi) constructing/upgrading off-site infrastructure including roads, water services, sanitary sewers, stormwater management facilities, electrical and gas utilities, where this is required to permit remediation, rehabilitation and/or adaptive reuse of the property that is subject of the application.

The applicant will pay the parkland dedication payment in lieu amount at the time of registration of the plan of subdivision/condominium or at building permit issuance. The Town would then provide a grant in the form of a onetime payment of up to 50% of the payment in lieu amount paid by the applicant upon completion of the project and building occupancy.

4. That Section C5.6 Other Brownfield Sites Sub-Area is amended by:

a) Adding a new section after C 5.6.3 as follows:

“C 5.6.4 Brownfields Parkland Dedication Reduction Program

C 5.6.4.1 Purpose

The purpose of the Brownfields Parkland Dedication Reduction Program is to reduce parkland dedication/ cash in lieu requirements to encourage the redevelopment of brownfield sites for medium and high density residential development in built up areas that already have an adequate supply of parkland or where the applicant provides on-site parkland facilities.

C 5.6.4.2 Description

Section 42.(1) of the *Planning Act* allows the Council of a local municipality to establish a by-law that requires no more than 2% of the land proposed for industrial or commercial development or redevelopment, and no more than 5% of the land proposed for all other types of development or redevelopment, be conveyed to the municipality for park or other public recreational purposes. Section 42.(6) of the *Planning Act* allows the local municipality to require payment of money to the value of the land otherwise required to be conveyed in lieu of the conveyance.

The Parkland Dedication Reduction Program will provide an incentive in the form of up to a 50% reduction of the parkland dedication/cash-in-lieu requirements for any high density redevelopment project within the Georgetown Urban Area, and for any high or medium density redevelopment project within the Acton Urban Area. In both areas it must be determined by the Town that adequate parkland exists in the area of the project to service both existing and planned residential development or the applicant is providing adequate parkland facilities on site.

Recommended program duration is 5 years, with an option to extend the program for up to another 5 years.

C 5.6.4.3 Requirements

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following specific program requirements, and subject to Council approval:

- a) Confirmation from Recreation and Parks that there is sufficient parkland in the area or in the case of a condominium, the applicant is providing adequate on-site parkland facilities, and therefore that cash-in-lieu of parkland is acceptable for the subject development;
- b) The property requires environmental remediation and/or risk assessment/management to permit the proposed use
- c) In no instance will the parkland dedication reduction exceed the eligible costs incurred

- d) A grant application must be submitted to the Town prior to the start of any rehabilitation works to which the grant will apply;
- e) Such application shall include reports, plans, estimates, contracts and other details as may be required to satisfy the Town with respect to the eligible costs and conformity of the project with the CIP;
- f) If the application includes costs for environmental remediation, the application must be accompanied by a Phase II ESA, Remedial Work Plan or Risk Assessment Plan prepared by a qualified person that contains:
 - i) an estimate of the cost of actions that will be required to reduce the concentration of contaminants on, in or under the property to permit a record of site condition (RSC) to be filed in the Environmental Site Registry under Section 168.4 of the Environmental Protection Act; and
 - ii) a work plan and budget for said environmental remediation, and/or risk management actions;
- g) As a condition of the grant application, the Town may require the applicant to submit a Business Plan, with said Plan to the Town's satisfaction;
- h) The property shall be rehabilitated such that the amount of work undertaken is sufficient to at a minimum result in an increase in the assessed value of the property;
- i) The total value of the grant provided under this program shall not exceed total eligible costs. This includes the costs of:
 - i) a Phase II ESA, Designated Substance and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not covered by any other CIP Program;
 - ii) environmental remediation, including the costs of preparing a RSC, not covered by any other CIP Program;
 - iii) placing clean fill and grading not covered by any other CIP Program;
 - iv) installing environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not covered by any other CIP Program;
 - v) monitoring, maintaining and operating environmental and engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not covered by any other CIP Program;
 - vi) environmental insurance premiums not covered by any other CIP Program;
 - vii) the following Leadership in Energy and Environmental Design (LEED) Program Components:
 - i. base plan review by a certified LEED consultant;
 - ii. preparing new working drawings to the LEED standard;

- iii. submitting and administering the constructed element testing and certification used to determine the LEED designation;
- iv. increase in material/construction cost of LEED components over standard building code requirements to a maximum of 15% of total construction costs;
- viii) demolishing buildings (excluding permit fees);
- ix) building rehabilitation and retrofitting works (excluding permit fees);
- x) upgrading on-site infrastructure, including water services, sanitary sewers and stormwater management facilities; and,
- xi) constructing/upgrading off-site infrastructure including roads, water services, sanitary sewers, stormwater management facilities, electrical and gas utilities, where this is required to permit remediation, rehabilitation and/or adaptive reuse of the property that is subject of the application.

The applicant will pay the parkland dedication payment in lieu amount at the time of registration of the plan of subdivision/condominium or at building permit issuance. The Town would then provide a grant in the form of a onetime payment of up to 50% of the payment in lieu amount paid by the applicant upon completion of the project and building occupancy.

5. That Figure 6.1 Monitoring Program is amended by:

- d) Revising the Brownfields Parkland Dedication Reduction Program as follows:

Program By Type (refer to Section 5.0)	Monitoring Variables
Brownfields Parkland Dedication Reduction Program A 5.6.4 (GO Station Sub-Area) B 5.6.4 (South Acton (Beardmore) Sub-Area) C 5.6.4 (Other Brownfield Sites Sub-Area)	Value of parkland dedication fees reduced Density of residential development Amount of on-site parkland provided by applicant