CURRENT COMMUNITY BENEFITS

Development Scenario for Illustrative Purposes
Land Area: 3 Ha
Proposed units: 1,100
Total Population\(^1\): 2,178
Dedicated parkland: 0.6 Ha
Parkland Provision: 0.28 Ha/1000 residents

Value of Parkland\(^2\): $8.9 Million
Payment in Lieu\(^3\): $7.8 Million
Height & Density Bonusing\(^4\): $2.0 Million
Total Value: $18.7 Million

PROPOSED BILL 108 COMMUNITY BENEFIT CHARGE
10% CAP COLLECTION RATE

Development Scenario for Illustrative Purposes
Land Area: 3 Ha
Proposed units: 1,600
Total Population\(^1\): 3,168
Dedicated Parkland: 0.3 Ha
Parkland Provision: 0.09 Ha/1000 residents

Value of Parkland\(^3\): $4.4 Million
Payment in Lieu: $0 Million
Height & Density Bonusing: $0 Million
Total Value: $4.4 Million

Notes:
1- Based on 1.98 persons per unit, Achieving Density Targets for New Communities in York Region, 2014
2- Land value assumed to be $14.8 Million/Hectare, 2018 Development Charge Background Study assumptions
3- Based on a collection rate of $8,500 per unit
4- Assumed collection value