



City of  
**Peterborough**

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**TO:** Members of the Planning Committee

**FROM:** Ken Hetherington, Manager, Planning Division

**MEETING DATE:** June 11, 2012

**SUBJECT:** Report PLPD12-032  
Policies for Cash In Lieu of Parking  
Affordable Housing

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## **PURPOSE**

A report to evaluate the planning merits of amending the Official Plan to include policies in Section 5.11 Parking, to permit the payment of cash-in-lieu of parking for Affordable Housing Projects approved under the Affordable Housing Community Improvement Plan.

## **RECOMMENDATION**

That Council approve the recommendation outlined in Report PLPD12-032 dated June 11, 2012, of the Manager, Planning Division, as follows:

That Section 5.11 Parking of the Official Plan be amended to include provisions for cash-in-lieu of parking for Affordable Housing Projects approved under the Affordable Housing Community Improvement Plan and located within the Community Improvement Area delineated on Schedule 'H' – Community Improvement in accordance with the draft amendment attached as Exhibit 'A' to Report PLPD12-032.

## **BUDGET AND FINANCIAL IMPLICATIONS**

There are no direct budget or financial implications arising from the approval of this application. The City is able to collect cash-in-lieu of on site parking if an Official Plan policy is in place. This amendment would provide the opportunity for the City to collect cash-in-lieu of parking for Affordable Housing projects within a defined area and to allocate the funds to the creation and maintenance of public parking spaces.

## **RATIONALE**

Approval of this Official Plan Amendment is based upon the following:

The introduction of policies to extend the cash-in-lieu of parking provision to Affordable Housing Projects that are approved under the Affordable Housing Community Improvement Plan (CIP), furthers the intention of the CIP to provide programs or incentives to facilitate the development or redevelopment of the area for municipally approved Affordable Housing Projects.

The Municipal Incentive Program outlined in the CIP anticipates assistance in the form of refund or waiving of the fees for a Planning Approval. Cash-in-lieu provisions are specifically identified as a fee that can be waived as part of the Program Assistance.

With the introduction of this proposed policy, the City has the ability to review a proposed application and reduce the amount of on-site parking on lands proposed for long term Affordable Housing, consistent with the reduced demand for parking in Affordable Housing Projects where appropriate.

## **BACKGROUND**

The City has the authority, by way of Official Plan policy, to determine where cash in lieu of parking provisions are appropriate. The current policy restricts the use of cash-in-lieu of parking to the Central Area. This amendment proposes to expand the cash-in-lieu of parking area to include the Community Improvement Area lands for long term Affordable Housing projects approved by the City. The purpose of the amendment is to i) allow the City to accept cash-in-lieu of parking for Affordable Housing projects within the Community Improvement Area, and ii) facilitate a reduction in the cost of providing housing through the potential to waive fees associated with payment of cash in lieu of parking.

The City designated the Affordable Housing Community Improvement Project Area by way of By-Law #11-114 in September, 2011. The purpose of the Community Improvement Plan is to assist in the development of affordable housing in the City.

The financial implications of a proposed development, including fees for necessary planning approvals, development charges and increased tax rates are recognized as key obstacles to providing housing that is affordable. The City has introduced a Community Improvement Plan (CIP) to assist in the provision of affordable housing.

The Municipal Incentive Program was one of the programs established in the Affordable Housing Community Improvement Program and provides the City with the ability to waive municipal fees for affordable housing projects.

The Planning Act requires that Official Plan policies be in place to facilitate cash-in-lieu of parking. The City's Official Plan currently includes policies to provide cash-in-lieu alternatives for parking in the Central Area. The CIP related to Affordable Housing extends beyond the Central Area to lands within the Community Improvement Area as identified on Schedule 'H' of the Official Plan. Additional policies, therefore, are required to include these lands and to describe the parameters of their implementation.

## **SUMMARY**

Planning Staff have drafted an Official Plan Amendment to implement the intention of the CIP with regard to cash-in-lieu (attached as Exhibit 'A' to Report PLPD12-032).

Submitted by,

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Ken Hetherington,  
Manager, Planning Division

Prepared by,

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Caroline Kimble,  
Land Use Planner

Concurred with,

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Planning and Development Services

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Attachments:

Exhibit A – Draft Official Plan Amendment

Exhibit B – Schedule 'H' of Official Plan

THE CORPORATION OF THE CITY OF PETERBOROUGH

Exhibit 'A'

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BY-LAW NUMBER 12-

BEING A BY-LAW TO ADOPT AMENDMENT NO. TO THE OFFICIAL PLAN OF  
THE CITY OF PETERBOROUGH

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL  
THEREOF ENACTS AS FOLLOWS:

1. **Section 5.11 Parking** of the Official Plan of the City of Peterborough is amended by adding the following:

“5.11.5 Exemptions may be granted from all or part of the off-street parking required by a proposed Affordable Housing Projects approved under the Affordable Housing Community Improvement Plan and located within the Community Improvement Area, delineated on Schedule 'H' – Community Improvement, of this plan in exchange for the payment of cash-in-lieu of parking.”

By-law read a first, second and third time this                      day of                      , 2012.

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Daryl Bennett, Mayor

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John Kennedy, Acting City Clerk

**Exhibit 'B'**  
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