

2022 Community Benefits Charge Strategy

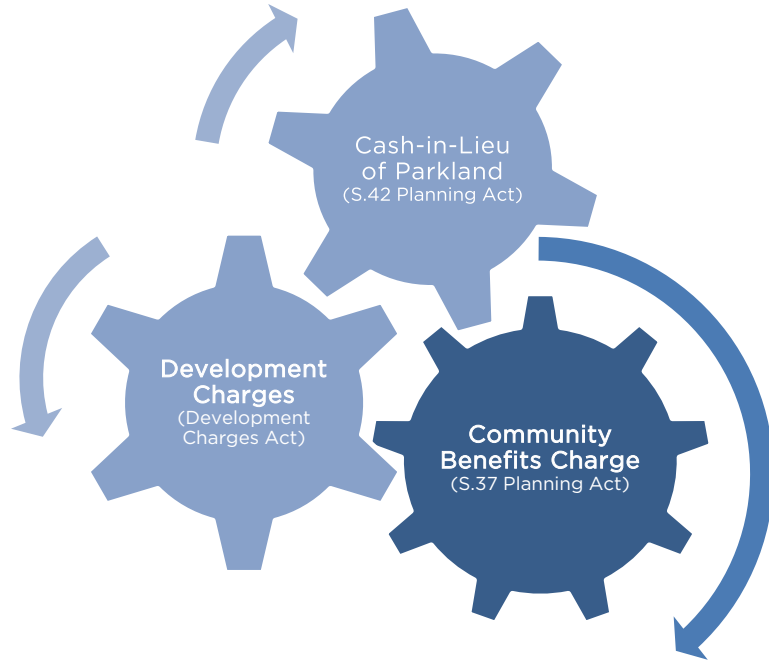
Project Update

General Committee

November 17, 2021



Community Benefits Charge: A New Tool to Fund Growth



Bill 108: More Homes, More Choice Act, 2019



Bill 197: Covid-19 Economic Recovery Act, 2020



Section 37 of Planning Act Rewritten

Changes to Section 37 of the *Planning Act*

	'Old' S.37 Density Bonusing	'New' S.37 CBC
Trigger for Charge	Rezoning through planning approvals	Condition of Building Permit issuance
Amount of Charge	Based on land value uplift of increased height/density	Capped at 4% of appraised development land
Funding Parameters	Broad ability to fund various costs based on density bonusing by-law	Capital costs required due to (re)development; cannot use CBC to overlap funding with DCs or CIL Parkland
Policy Framework	Density bonusing by-law supported by enabling Official Plan policies	CBC by-law supported by CBC Strategy
Appeal	No specific appeal authority for density bonusing by-laws	CBC by-law can be appealed to the Ontario Land Tribunal
Exemptions	No statutory exemptions	Long-term care and retirement homes, universities, colleges, Indigenous institutes, Royal Canadian Legion buildings, non-profit housing
Decision-Making Process	Negotiation during planning approvals	Prioritization during annual budget with Council input

Approach to CBC Strategy & By-law

- Flexible Capital Funding
 - CBC Strategy identifies broad service categories addressing a variety of capital needs
- City-Wide Application
 - CBC revenues can be used for projects across the City
- By-law Timeframe
 - No legislated expiry of the Strategy or By-law

Draft CBC Capital Program – Eligible Projects

Urban Parks



Public Realm & Road Safety



Active Transportation



Community Facilities



Civic Administration



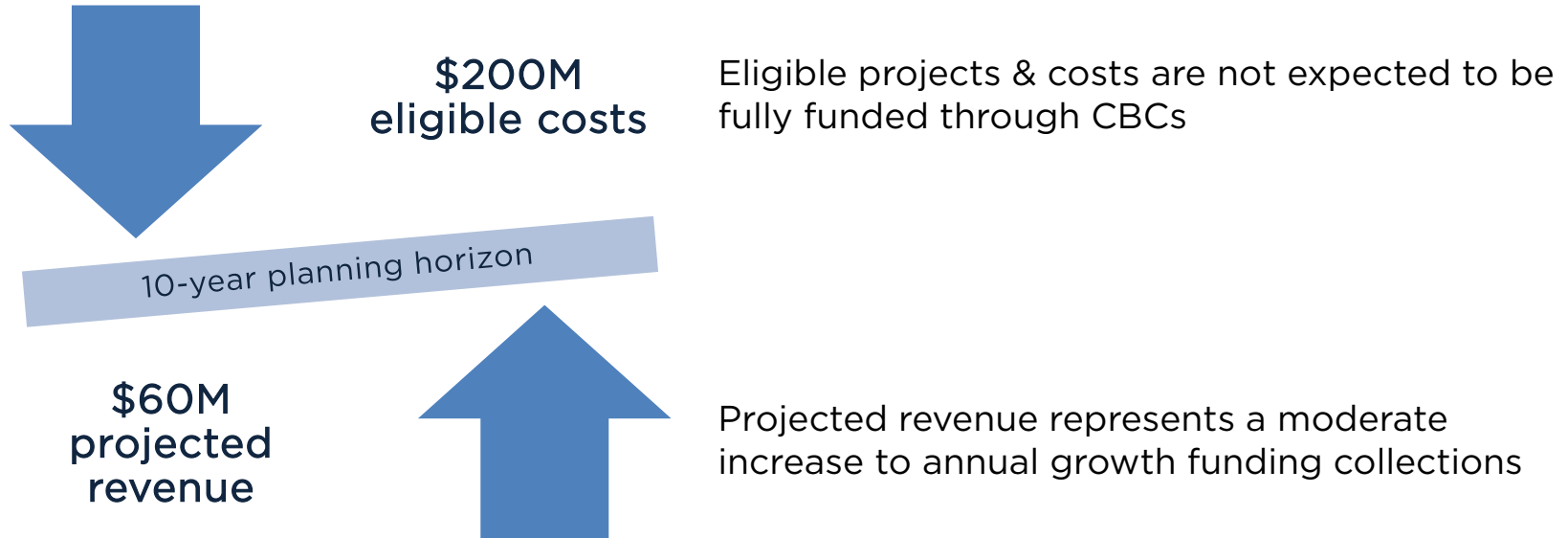
Housing



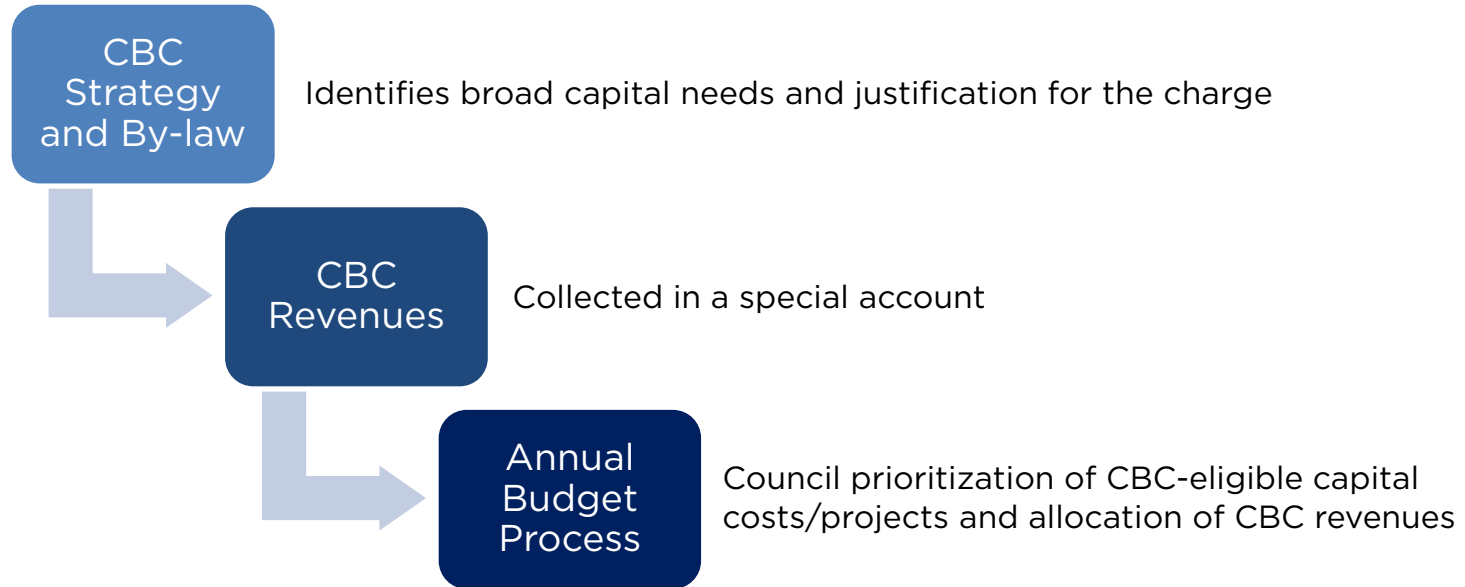
Parking



Draft CBC Capital Program – Funding Potential



CBC Implementation & Administration



Project Timeline & Next Steps

