

Draft Community Benefits Charge Strategy Service Categories

Housing

The City is a key stakeholder in the delivery of affordable housing, working collaboratively with the Region of Peel who has the primary service-delivery responsibility as Housing Service Manager. The affordable housing need has been established through the Region's 2018 Housing Strategy and *Home For All*, Housing and Homelessness Plan 2018-2028.

This service area includes capital costs associated with providing a mix of affordable housing to the growing population in the city. The need for affordable housing increases as a municipality's population grows, develops, and intensifies. The City has limited tools available to address housing affordability and CBCs are one mechanism to obtain additional funding to support the delivery of affordable housing units. The City has used bonus zoning agreements under the 'old' Section 37 of the *Planning Act* to support various affordable housing initiatives, and would be continuing with a similar approach of identifying affordable housing as a community benefit.

Public Realm and Road Safety

This service area includes items such as geometric road safety improvements (e.g. traffic calming, raised pedestrian crossings, etc.), road speed mitigation measures, enhanced urban design (landscaping, wayfinding, seating, wider pedestrian walkways etc.), and public art.

These types of infrastructure improvements are especially important in areas of higher density development/redevelopment to ensure safe, functional, and liveable communities due to the more concentrated level of pedestrian, active transportation, and overall, activity and interaction. The City has used bonus zoning agreements under the 'old' Section 37 of the *Planning Act* to secure and fund a range of public realm and community safety facilities and measures.

Community Facilities

Community facilities include items such as theatres, culture hubs, community centres, libraries, and other facilities for the delivery of programming in the City.

As the City continues to grow, largely through redevelopment and intensification, there is a need to construct new community facilities and expand existing facilities. Some of these needs are funded from Development Charges (DC), such as libraries. However, the DC Act has limitations on the amount that can be recovered through DCs, and some community facilities are not eligible for DC funding, notably theatres, art galleries, and other cultural facilities. CBCs can assist in funding certain shares of the costs of development-related community facilities not able to be funded from other growth-funding tools.

Active Transportation

This service area includes various capital costs related to active transportation infrastructure within roads right-of-way, in greenspaces, and other areas. Infrastructure included in this service relates to multi-use pathways, trails, cycling infrastructure, and others.

The City has been investing significantly in a comprehensive plan to expand active transportation infrastructure across Mississauga. Much of the City's growth is achieved through redevelopment and intensification, and these land uses display lower utilization of single-occupancy motorized vehicles and higher utilization of walking and biking. Some of these needs are funded from Development Charges, however, the increased needs arising from high density are not fully fundable from DCs and CBCs are a tool that can be used to fund a share of these additional development-related capital costs.

Urban Parks

This service area includes costs related to the development of various types of park space across the City, including urban parks, privately-owned public spaces (POPS), and park infrastructure enhancements.

As the City continues to intensify and as development densities increase, the need and demand for public greenspace also increases as many new households in high-density areas do not have access to private outdoor space. Furthermore, urban parks are more expensive than traditional suburban parks both in terms of parkland acquisition and development costs. Other growth funding tools, such as DCs and Cash-in-lieu of Parkland, will not fully meet the parkland needs arising from high density residential development; CBCs provide a mechanism to fund a share of the increased development-related need.

Parking

This service area includes capital costs related to on-street parking and parking structures in the City's urban areas. Investment in parking infrastructure improvements is very important to maintain accessibility and usability of the transportation network, particularly in these denser neighbourhoods.

Prior to the legislative changes from Bills 108 and 197, Parking was a service previously included in the City's Development Charges By-law since 2009. CBCs can be used to fund development-related Parking costs recognizing the recent removal of Parking as a DC-eligible service.

Civic Administration

This service area includes the cost of developing the CBC Strategy, as enabled under the Planning Act, and also includes the implementation of the Strategy. Costs related to land valuations, disputes, and other capital costs related to CBC administration are included.