

Date: June 1, 2022	Originator's files:
To: Chair and Members of General Committee	
From: Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer	Meeting date: June 15, 2022

Subject

2022 DC Background Study & CBC Strategy and Associated By-laws

Recommendation

1. That the following Development Charges recommendations related to the report entitled "2022 DC Background Study and Community Benefits Charge Strategy and the Associated By-laws" dated June 1, 2022, from the Commissioner of Corporate Services and Chief Financial Officer, be approved:
 - (a) That the present practices regarding the collection of development charges and by-law administration continue to the extent possible, having regard for the requirements of the *Development Charges Act, 1997* and its Regulations, collectively, referred to as "the DC Act."
 - (b) That the City continues its reporting policies consistent with the requirements of the DC Act.
 - (c) That as required under the rules of the DC Act, the application of the by-law and the exemptions are codified within the Development Charges By-law proposed for adoption.
 - (d) That the increase in the need for service is derived from the identification of growth and related need for services as set out in the City's Official Plan, capital forecasts and various City master plan documents, and as permitted in accordance with the rules of the DC Act.
 - (e) That the growth-related capital forecast for City services included in the 2022 Development Charges Background Study and its companion documents, subject to an annual review through the City's normal capital budget process be adopted.
 - (f) That the City of Mississauga 2022 Development Charges Background Study prepared by Hemson Consulting Ltd. and as amended through this report be approved.¹

¹ The draft 2022 DC Background Study can be found online at the following link:
<https://www.mississauga.ca/wp-content/uploads/2022/03/04100851/Development-Charges-Background-Study.pdf>

- (g) That the adoption of the growth-related capital forecast signifies Council's intention to ensure that the increase in services attributable to growth will be met as by section 5(1)(3) of the DC Act recognizing, however, that specific projects and project timing as contained in the study forecast may be revised from time to time at Council's discretion.
2. That the changes made to the proposed Development Charges by-law following the Public Meeting, held on April 6, 2022, be approved and that a further Public Meeting prior to the enactment of the City of Mississauga 2022 Development Charges By-Law is not required.
 3. That the City of Mississauga 2022 Development Charges By-law be approved, consistent with the draft by-law in Appendix 9, and brought forward to Council to be passed.
 4. That the following Community Benefits Charge recommendations related to the report entitled "2022 DC Background Study and Community Benefits Charge Strategy and the Associated By-laws" dated June 1, 2022, from the Commissioner of Corporate Services and Chief of Financial Officer, be approved:
 - (a) That the practices regarding the collection of Community Benefits Charges and By-law administration have regard for the requirements of the Planning Act and its Regulations, collectively, referred to as "the Planning Act."
 - (b) That the City address the required reporting requirements consistent with section 37 of the Planning Act and applicable Regulations.
 - (c) That the estimated increase in the need for facilities, services and matters attributable to the anticipated development and redevelopment to which the Community Benefits Charge By-law relates is derived from the identification of growth and related need for services as set out in the City's Official Plan, capital forecasts, various City master plan documents, and Provincial and Regional policies and as permitted in accordance with the rules of the Planning Act.
 - (d) That the growth-related capital forecast for City services included in the Community Benefits Charges Strategy be adopted, subject to an annual review through the City's normal capital budget process and consultation with Members of Council.
 - (e) That the City of Mississauga Community Benefits Charge Strategy prepared by Hemson Consulting Ltd. and as amended through this report be approved.²
 5. That the Community Benefits Charge Administration corporate policy attached as Appendix 13 to the corporate report dated June 1, 2022 from the Commissioner of Corporate Services and Chief Financial Officer entitled "2022 DC Background Study and Community Benefits Charge Strategy and the Associated By-laws" be approved.
 6. That the following changes be made with regard to specific reserve funds related to development charges, community benefits charges and Section 37 Bonus Zoning:

² The draft 2022 CBC Strategy can be found online at the following link: <https://www.mississauga.ca/wp-content/uploads/2022/03/04100904/Community-Benefits-Charge-Strategy.pdf>

- (a) Rename “DCA-Development-Related Studies-Discounted” (31357) to “DCA-Development-Related Studies”;
- (b) Transfer the balance of \$291,292.62 from “DCA-Development-Related Studies-Non-Discounted” (31358) to “DCA-Development-Related Studies” (31357) and close “DCA-Development-Related Studies-Non-Discounted” (31358);
- (c) Rename the existing DC Reserve Fund, “DCA-General Government” (31310) to “DCA-By-law Enforcement” (31310);
- (d) Rename the existing Reserve fund “S. 37 Bonus Zoning” (35220) to “CBC Reserve Fund”;
- (e) Transfer the balance of \$8,214,490.36 in DC Reserve Fund, Parking (31343) to the “CBC Reserve Fund” (35220), for future use of parking capital projects; and close DC Reserve Fund, Parking (31343);
- (f) Transfer the balance of \$398,394.90 from “2014 DC Appeal-Residential” (31354), to the appropriate DC reserve funds as shown in Appendix 15;
- (g) Close DC Reserve Fund, “2014 DC Appeal-Residential” (31354);
- (h) Transfer the balance of \$84,706.60 from “2014 DC Appeal-Industrial (31355) to the appropriate DC reserve fund as shown in Appendix 15;
- (i) Close DC Reserve Fund, “2014 DC Appeal-Industrial (31355);
- (j) Transfer the balance of \$286,819.46 from “2014 DC Appeal- Non-Industrial” (31356) to the appropriate DC reserve fund as shown in Appendix 15;
- (k) Close DC Reserve Fund “2014 DC Appeal- Non-Industrial” (31356)
- (l) Rename the “2019 DC Appeal-Residential” (31359) to “DC Appeal-Residential”;
- (m) Rename the “2019 DC Appeal-Industrial” (31360) to “DC Appeal-Industrial”;
- (n) Rename the “2019 DC Appeal-Non-Industrial” (31361) to “DC Appeal-Non-Industrial”;

Executive Summary

- Recent legislative changes have triggered the need to update the 2019 Development Charges (DC) Background Study and By-Law and implement a new Community Benefits Charge (CBC) Strategy and By-law.
- In accordance with the requirements of the DC Act, the City has completed a DC Background Study prior to the passing of a DC By-law. The 2022 DC Study was made available to the public on March 4, 2022 and the 2022 DC By-law was made available to the public on March 23, 2022. The City held one statutory Public Meeting on April 6, 2022 to provide the public with the opportunity to comment on the proposed 2022 DC Background Study and 2022 DC By-Law.
- The proposed DC rates have been revised since the April 6, 2022 Public Meeting. The draft By-law and revised detailed rates are provided in Appendix 9. The new 2022 DC rates will be effective for building permits issued on or after June 23, 2022.

- The residential DC rate will increase by 12 per cent from the current DC rate. A new residential rate category is proposed for Special Care Units. The industrial rate increase is 37 per cent from the current rates, and the non-industrial rate increase is 34 per cent from the current rates.
- In accordance with the requirements of the *Planning Act*, the City completed a CBC Strategy prior to passing a CBC By-law. The 2022 CBC Strategy was made available to the public on March 4, 2022. The City held a Public Meeting on April 6, 2022 to provide the public with the opportunity to comment on the proposed 2022 CBC Strategy.
- The proposed CBC rate is four per cent of appraised land value of eligible development and redevelopment applications.
- Staff have prepared a Community Benefits Charge Administration Corporate Policy that outlines the process for administration, collection and allocation of the CBCs (Appendix 13).
- This report also outlines the housekeeping changes required for the reserve funds related to DCs, CBCs and Section 37 (Bonus Zoning) as a result of the legislative changes and alignment to the draft by-laws.

Background

The City's last Development Charges (DC) By-law was approved in June 2019. As per the *Development Charges Act*, DC by-laws are required to be reviewed and updated every five years. The City's next review would have been completed by 2024, however, given the significant changes to legislation in 2020, the City needed to initiate an update to the Background Study and By-law in order to benefit from those changes. On July 8, 2020, the Province introduced an omnibus bill, the *COVID-19 Economic Recovery Act, 2020* (Bill 197), which included a number of changes to the *Development Charges Act* and *Planning Act*.

The *Planning Act* was amended to replace the Bonus Zoning (Section 37) provisions with a new growth-related revenue tool called the Community Benefits Charge (CBC). The 'new' Section 37 of the *Planning Act* replaces language in the previous Section 37 that gave municipalities the authority to grant increases in height and/or density in exchange for community benefits ('density bonusing'). The shift from a density bonusing regime to a City-wide CBC regime is intended to provide a more predictable environment for property developers to pay for, and municipalities to fund, growth-related infrastructure and services.

Statutory Requirements:

The proposed, draft 2022 DC Background Study and its supporting documents were made available to the public on March 4, 2022, meeting the 60-day requirement in the DC Act for background studies to be publically available for review and comment prior to the anticipated passage of a DC by-law. The DC by-law was made available to the public as of March 23, 2022 for consultation. The statutory Public Meeting was held on April 6, 2022 and notice of the meeting was given in the Mississauga News in accordance with the legislation.

The proposed, draft 2022 CBC Strategy was made available to the public on March 4, 2022 and the draft 2022 CBC By-law was made available to the public on May 16, 2022, although there is no statutory requirement to release the draft documents prior to passing a CBC By-law. The legislation does require public consultation in preparing the Strategy and as such, the City held a Public Meeting on April 6, 2022.

This report provides a summary of comments received to both the draft 2022 DC Background Study and by-law and CBC Strategy and by-law, and any subsequent changes made to the draft documents.

Comments

The following public submissions on the DC Background Study, CBC Strategy and related by-laws were received prior to the Public Meeting on April 6, 2022 (Appendices 1-7)³:

- Letter dated July 8, 2021 from Phil King, Orlando Corporation (Appendix 1)
- Letter dated November 24, 2021 from James Stevenson, HBNG Holborn Group (Appendix 2)
- Letter dated November 24, 2021, from Barry Stern, Pemberton (Appendix 3)
- Letter dated March 28, 2022, from David Bronskill, Goodmans (Appendix 4)
- Letter dated March 30, 2022 from Daryl Chong, Greater Toronto Apartment Association (Appendix 5)
- Letter dated March 30, 2022 from J. David Leighton, Urbantech (Appendix 6)
- Letter dated April 4, 2022 from Robert Howe, Goodmans, and letter dated March 31, 2022 from Daryl Keleher, Altus Group Economic Consulting on behalf of BILD (Appendix 7)
- Letter dated May 30, 2022

One written submissions was received after the Public Meeting from Michael Foderick, McCarthy Tetrault LLP (Appendix 8). Following the Public Meeting, staff met with stakeholders as requested on various issues. One deputation was made at the Public Meeting by Daryl Chong, President and CEO of the Greater Toronto Apartment Association.

Stakeholder Feedback

The Public Meeting report⁴ dated March 18, 2022 from the Commissioner of Corporate Services and Chief Financial Officer, outlined a number of issues identified at the time of the Public Meeting on April 6th. The following summarizes the most significant areas of stakeholder feedback since the Public Meeting report and the City's response to each.

³ Emails sent directly to staff have not been included in this report, however, any issues/concerns have been summarized in this report.

⁴ Public Meeting report entitled "2022 Development Charges and Community Benefits Charges Public Meeting", dated March 18, 2022 on the April 6, 2022 Council agenda can be found [here](#) (Item 11.1).

- **Incentives for market rental housing:** The Greater Toronto Apartment Association have requested incentives for market rental housing on a number of occasions through the consultation process. Staff have met with Mr. Chong and his associates to discuss the current rental market. His request is to provide financial incentives for all forms of rental housing. The Association emphasized that the need is beyond affordable housing and believe that market rental housing supply is an issue in Mississauga.
 - Staff Response: The City provides a number of financial incentives to support housing. The City implemented a zero per cent deferral interest rate for market rental and non-profit developments in 2021. The estimated cost of this on an annual basis is \$2.8M, which is paid for through property taxes. Any additional incentives would be at the discretion of Council and would most likely be funded by property tax revenue. On April 6, 2022, Council approved two grant programs. One related to grants for non-profit developments (i.e. non-profit long-term care homes, hospices, shelters and transitional housing) in the value of approximately \$16M over ten years. The other for eligible affordable rental housing in the value of approximately \$10M over five years.
 - The City recognizes the importance of providing a suite of housing types and tenures to accommodate existing residents and those looking to locate in Mississauga. The City is committed to looking at various programs and work with partners to increase housing supply and encourage more affordable housing in the city. Finance staff will continue to work with Planning staff on housing initiatives that require funding sources and can report back to Council on those incentives when programs are established.
 - Staff was requested to provide CBC appraisals with adjustments for rental development. Typically appraisals are conducted based on highest and best use on the site. Condominium developments are usually more profitable and thus garner a higher land value than rental developments. Staff have considered this request, however, it would be difficult to determine the tenure of the building at permit issuance and there would be no controls should a rental building convert to a condo building shortly after receiving their building permit. As well, instructions to appraisers to value developments at a rental valuation could result in inconsistent appraisal results. Also, it is intended that the CBC appraisal initiated by the City may also be used for appraisals required for the purposes of calculating Cash in lieu of Parkland, as such, adjustments to the appraisal methodology would not be appropriate.
 - Staff recommend that the DC and CBC by-laws not provide for “discounts” or exemptions for market rental developments. Proponents for this type of development are advised to continue discussions with staff to explore incentive opportunities outside of the by-laws that are comprehensive and lay out the financial impact for Council consideration. DC exemptions or discounts would be discretionary and would need to be funded by taxes. Reductions to CBC revenue would be considered lost revenue.

- **Exemptions for Peel Housing:** Region of Peel Housing staff have requested that Peel Housing Corporation (PHC) developments be exempt from paying DCs and CBCs. Regional staff have indicated that new, affordable housing developments on PHC sites are carried out and funded by the Region of Peel. As well, the Region of Peel is the sole shareholder and ultimate owner of PHC.
 - Staff Response: Development on land owned by the Region of Peel does not pay development charges pursuant to section 3 of the DCA. The draft 2022 DC By-law includes residential development owned by the Region of Peel within the existing exemption. The draft CBC by-law reflects a similar exemption.
- **Transition for DC and CBC By-laws:** The issue of transition provisions for the 2022 DC and CBC by-laws following Council passage has been raised. The industry has inquired if there will be a phase-in period for the new DC rates and CBC charge. The industry has also inquired about developments and redevelopments that are considered legacy Section 37 - Bonus Zoning properties and are exempt from paying CBCs as per the *Planning Act*.
 - Staff Response: Both the DC and CBC by-laws indicate an effective date of June 23, 2022. The 2022 DC By-law rates and 2022 CBC rate would apply to building permits issued on or after June 23, 2022 with no phase-in period. The increases to the City's DC rates are in line with increases that comparator municipalities in the GTHA are experiencing. Additionally, the City is waiving the semi-annual indexing of DC rates that would have occurred on August 1, 2022.
 - The CBC rate is prescribed by provincial legislation at a maximum of four per cent of the development land value and staff have not received any major concerns regarding the CBC rate. Property owners in the Downtown have requested that their properties be exempt from the new CBC regime, given the historical non-application of Bonus Zoning in the Downtown. The new CBC framework under section 37 of the *Planning Act* contemplates a City-wide growth-funding tool applicable to development or redevelopment that is greater than five storeys and contains (or adds) ten or more residential units. The criteria and purpose of the CBC is fundamentally different from the density bonusing provisions, which provided localized community benefits in exchange for increased height and density permissions. Staff are not proposing to exempt properties in the Downtown from the new CBC requirements.
 - Section 37.1 of the *Planning Act* provides transition for properties that were previously required to provide community benefits under the Bonus Zoning regime. The legislation states that, if a municipality has passed a zoning by-law under Section 34 of the *Planning Act* that included a requirement to provide a community benefits contribution prior to passing a CBC by-law, then the lands that are subject to the zoning by-law would continue to be subject to the previous density bonusing regime, unless the by-law is amended to remove the previous section 37 requirements or is repealed. These legacy provisions do not apply to zoning by-laws that were passed without a requirement to provide a community benefit contribution.

Changes to Draft DC Background Study and Draft CBC Strategy

DC Background Study

The DC rates have declined since the rates proposed at the April 6th Public Meeting, as a result of changes to the Roads capital program. The first reduction reflects actual property costs (versus the estimated costs previously reported in the background study) for various roads projects in the Downtown. The second reduction reflects a shift to post-period benefit for some other roads in the Downtown. The City is currently undertaking a study entitled the Downtown Movement Plan, to examine which roads will be required to meet the needs arising from development to 2041. Preliminary assessment suggests that some of the previously identified roads may not be required if there is a shift in the capital program to higher order transit projects. These transit projects may have significant components in the right-of-way that could be introduced in place of any removed roads project costs. As this study is still underway, a conservative approach was taken of applying a 50 per cent post-period benefit (PPB) to those affected roads.

These changes result in a decrease to the overall residential rates by four per cent from the Public Meeting proposed rates. The residential rate increase is 12 per cent from the current DC rate (except for the Special Care Unit rate, which compared to the Small Unit rate is decreasing by 25 per cent). A six per cent reduction to the industrial and non-industrial rates from those presented at the Public meeting. The industrial rate increase is 37 per cent from the current rates, and the non-industrial increase is 34 per cent from the current rates.

The DC Stormwater rate was reduced as a result of updating the 2022 opening Stormwater reserve balances. The proposed Stormwater DC rate is \$4,800 per hectare.

The revised draft 2022 DC By-law is attached as Appendix 9 and the amended tables to the 2022 DC Background Study can be found in Appendix 10.

CBC Strategy

Some minor revisions were made to the CBC capital program related to the allocation of post-period benefit shares for certain projects eligible for both DC and CBC funding. This change does not impact the proposed four per cent CBC rate.

The Housing service category in the strategy was updated to provide additional clarity related to the use and spending of CBC funds. This section was also updated to make reference to the City's recently announced DC grant program for eligible affordable rental developments.

The service category descriptions for Public Realm and Road Safety, Community Facilities, Active Transportation, and Urban Parks were all updated to provide more clarity on the relationship between anticipated growth in CBC-type developments and the estimate of need for the capital costs identified in the strategy. Additional details were also provided for the sources of specific capital costs and rationale for shares of capital costs related to the benefit to the existing community. An amended draft Chapter 4 of the 2022 CBC Strategy is attached as Appendix 11.⁵

The draft 2022 CBC By-law is attached as Appendix 12. No changes to the by-law have been made since it was released for public consultation.

Community Benefits Charge Administration Corporate Policy

A corporate policy (Appendix 13) to complement the CBC by-law has been prepared to provide an outline of the process for the administration, collection and allocation of the CBCs. The policy also outlines the dispute resolution process should a developer disagree with the CBC charge established by the City based on a land value appraisal.

The policy sets out the process for how spending of the funds will be determined. During the budget process, staff will provide Council with a report that details the CBC revenue by ward, percentage of CBC funds allocated to City-wide needs and recommendations for capital projects eligible for CBC funding by ward.

A number of divisions are involved in the administration of CBCs and the roles and responsibilities are outlined in the policy. The policy also makes clear that CBCs are not the same as developer contributions, and developers are still responsible for any works required and undertaken as part of the site plan approval process or other development-related agreements.

The draft policy has been reviewed by all departments, including Legal Services, Internal Audit and Risk Management and all issues have been addressed.

Housekeeping – Reserve Fund Changes

Staff are proposing a number of housekeeping changes to existing reserve funds and the creation of new reserve funds to accommodate the recent legislative changes for DCs, CBCs and Section 37 Bonus Zoning. Details of the reserve fund changes can be found in Appendix 14.

The allocation of the 2014 DC Appeal Reserve Balances is attached in Appendix 15.

Engagement and Consultation

⁵ The draft 2022 CBC Strategy may be further revised based on comments received after the drafting of this report and before Council consideration of the final 2022 CBC By-law.

Public Meeting

A statutory Public Meeting was held on April 6, 2022 to provide the public the opportunity to review and comment on the City's proposed 2022 DC Study and 2022 DC By-law, as required by the DC Act. Notices of the Public Meeting were given in accordance with Ontario Regulation 82/09 on March 10 and 17, 2022 in the Mississauga News, in compliance with the 20-day requirement under the DC Act prior to holding the Public Meeting.

In advance of the Public Meeting, staff held six stakeholder consultation sessions with the development industry to ensure a transparent and open public process.

Staff have carefully reviewed all comments and have responded to each letter in writing. Changes to either the DC Background Study, CBC Strategy or related by-laws have been made where appropriate and comments and changes are summarized in this report. Staff have also met with developers since the Public Meeting to discuss various issues.

Staff prepared a Communications Plan that outlined targeted media releases and includes a social media component to educate the public on growth funding tools and notify residents of the proposed rate changes. A new website has also been created for Growth Charges, which houses background information on DCs, CBCs and Parkland Conveyance and Cash-in-Lieu.

Financial Impact

Development Charges

The 2022 DC Background Study and By-law have been prepared with the objective of recovering the maximum allowable amount of growth-related costs as prescribed by the DC Act. The DC revenues are an important component of the City's capital budget for the construction of growth-related infrastructure.

The DC By-law is expected to recover \$581.2 million for General, Fire and Transit services in growth-related infrastructure over the ten-year period (2022-2031) based on the growth forecasted in the 2022 DC Study. The Roads and Related Infrastructure and Stormwater Management charge will recover \$1,146.8 million over the 20-year period (2022-2041). Once these assets have been constructed, their eventual replacement or rehabilitation will require funding from the tax base to maintain and deliver the necessary services for those who live and/or work in the City of Mississauga.

Table 1: Summary of Changes in DC Rates

DC Rate Category	Proposed 2022 DC By-law Rates ¹	Current DC Rates ²	Difference (Proposed vs. Current)	Percent Change - Increase (Decrease)	Public Meeting Proposed DC Rate - April 6, 2022 ³	Difference (Proposed vs. Public)	Percent Change - Increase (Decrease)
A. Residential Charge by Unit Type							
Singles & Semis	\$48,239	\$42,966	\$5,273	12%	\$50,082	(\$1,843)	-4%
Rows & Other Multiples	\$37,530	\$33,427	\$4,103	12%	\$38,963	(\$1,433)	-4%
Apartments Units	\$32,879	\$29,285	\$3,594	12%	\$34,135	(\$1,256)	-4%
Small Units	\$17,913	\$15,955	\$1,958	12%	\$18,598	(\$685)	-4%
Special Care Unit ⁴	\$11,986	\$15,955	(\$3,969)	-25%	\$12,444	(\$458)	-4%
B. Non-Residential Charge per Square Metre Total Floor Area							
Industrial	\$129.96	\$94.88	\$35.08	37%	\$137.88	(\$7.92)	-6%
Non-Industrial	\$157.27	\$117.57	\$39.70	34%	\$167.60	(\$10.33)	-6%
C. Storm Water Management DC Rate per Hectare							
	\$4,800	\$17,117	(\$12,317)	-72%	\$6,252	(\$1,452)	-23%

¹ Upon Council's approval of the 2022 DC By-law, the new DC rates will be effective for building permits issued on or after June 23, 2022.

² Rates as of February 1, 2022 to be levied as permitted under the DC Act.

³ Rates shown were presented to Council during the Public Meeting held on April 6, 2022.

⁴ The Special Care Unit is a new rate category. The Difference in Charge is based on comparing the current Small Unit DC rate to the proposed 2022 Special Care Unit DC rate.

CBC Revenue

The CBC Strategy establishes a CBC rate of four per cent to be charged against the land value of a property. CBC revenue is estimated to be approximately \$4-6M annually. The allocation of CBC funds will be determined annually through the budgeting process.

Conclusion

The DC Act requires that municipalities pass a DC By-law in order to continue collecting DC revenues. As outlined in this report, all legislated requirements have been met. The residential DC rate is increasing by 12 per cent from current rates (except for the Special Care Unit rate, which compared to the Small Unit rate is decreasing by 25 per cent), and increasing by 37 and 34 per cent for the industrial and non-industrial rates, respectively. Changes to the *Planning Act*, alter Section 37 formerly the bonus zoning provisions and replaces it with a new Community Benefits Charge, to be implemented by by-law. A four per cent CBC rate, the maximum rate permitted under the legislation, is proposed as justified by the supporting Community Benefits Charge Strategy.

Council is being requested to adopt the 2022 DC Background Study and its growth-related other studies, and to approve the 2022 DC By-Law on June 22, 2022, to come into effect on June 23, 2022. The last day for appeal of the City's 2022 DC By-Law would be August 2, 2022.

Council is being requested to adopt the 2022 CBC Strategy and to approve the 2022 CBC By-Law on June 22, 2022, to come into effect on June 23, 2022. The last day for appeal of the City's 2022 CBC By-Law would be August 2, 2022.

It is essential that the City collect Development Charges and CBCs to help pay for growth related capital costs. The collection of these revenues is used to construct new infrastructure in the City to support future growth-related services that residents and businesses have come to expect in an urban environment. It is important to ensure growth-related revenues are maximized to ensure that the service levels enjoyed by previous residents and businesses are maintained without burdening the property tax base.

This report also proposes a corporate policy to guide the administration, collection and allocation of the CBCs. Housekeeping changes for related reserve funds are proposed to align with the legislative changes and enable collection of the appropriate growth charges.

Attachments

- Appendix 1: Letter dated July 8, 2021 from Phil King, Orlando Corporation
- Appendix 2: Letter dated November 24, 2021 from James Stevenson, HBNG Holborn Group
- Appendix 3: Letter dated November 24, 2021, from Barry Stern, Pemberton
- Appendix 4: Letter dated March 28, 2022, from David Bronskill, Goodmans
- Appendix 5: Letter dated March 30, 2022 from Daryl Chong, Greater Toronto Apartment Association
- Appendix 6: Letter dated March 30, 2022 from J. David Leighton, Urbantech
- Appendix 7: Letter dated April 4, 2022 from Robert Howe, Goodmans, and letter dated March 31, 2022 from Daryl Keleher, Altus Group Economic Consulting on behalf of BILD
- Appendix 8: Letter dated May 30, 2022 from Michael Foderick, MCCarthy Tetrault LLP
- Appendix 9: Revised Draft 2022 Development Charges By-law
- Appendix 10: Amended Tables to the 2022 DC Background Study
- Appendix 11: Amended Draft Chapter 4 to the 2022 CBC Strategy
- Appendix 12: Draft 2022 Community Benefits Charge By-law
- Appendix 13: Community Benefits Charge Administration Corporate Policy
- Appendix 14: Changes to DC, CBC and Section 37 Bonus Zoning Reserve Funds
- Appendix 15: Allocation of the Balances of the 2014 Appeal Reserve Funds



Shari Lichterman, CPA, CMA, Commissioner of Corporate Services and Chief Financial Officer

Prepared by: Shahada Khan, Manager, Development Financing