

2022 Development Charges and Community Benefits Charge By-laws

General Committee

June 15, 2022

DC & CBC By-laws Review

Bill 197, 2020 Legislative Changes to Growth Funding in Ontario

- *Development Charges Act* and *Planning Act* amendments trigger update to DC By-law and introduction of CBC By-law
- DCs and CBCs are the City's primary funding tools for growth-related capital infrastructure

DC Background Study & CBC Strategy

- Technical documents that support the proposed rates
- Consultation with development industry stakeholders over 12 months

DC and CBC By-laws take effect June 23, 2022

- Approved rates would apply to building permits issued on/after June 23rd
- 40-day statutory appeal period

Proposed DC Rates

Proposed Residential Charge by Unit Type		Current Charge	Difference
Singles & Semis	\$48,239	\$42,966	12%
Rows & Other Multiples	\$37,530	\$33,427	12%
Apartment Units	\$32,879	\$29,285	12%
Small Units	\$17,913	\$15,955	12%
Special Care Units	\$11,986	N/A	-25%

Proposed Non-Residential Charge by Total Floor Area				Proposed Stormwater Management Charge by Net Developable Area		
	Charge per Square Metre			Charge per Hectare		
	Proposed	Current	Difference	Proposed	Current	Difference
Non-Industrial	\$157.27	\$117.57	34%	\$4,800	\$17,117	-72%
Industrial	\$129.96	\$94.88	37%			

DCs Support Capital Infrastructure

Major Growth Projects Eligible for DC Funding (2022-2031)

Category	Project	Gross Cost	DC-Eligible Costs	Category	Project	Gross Cost	DC-Eligible Costs
Fire Stations	Station 126 – Mavis/Dundas	\$15,000,000	\$15,000,000	Parkland Development	Cooksville	\$39,948,000	\$39,948,000
	Station 127 – Lorne Park	\$15,000,000	\$15,000,000		Lakeview Village	\$106,025,472	\$103,321,514
Libraries	South Common	\$13,002,720	\$973,962		Transit	Port Credit West Village	\$34,643,640
	Sheridan	\$15,000,000	\$9,750,000	Meadowvale Satellite Facility		\$242,000,000	\$53,240,000
	Lakeview	\$10,911,100	\$5,782,883	Dundas BRT Stations		\$109,101,023	\$5,803,496
	Cooksville	\$14,400,000	\$9,936,000	Lakeshore BRT Stations		\$13,708,800	\$1,039,677
Community Centres	South Common	\$55,479,000	\$8,406,587	Other	Port Credit Marina	\$77,273,000	\$35,636,500
	Cooksville	\$40,000,000	\$40,000,000		City-wide Cycling Infrastructure	\$165,454,100	\$107,041,637
						Loreland Works Yard	\$77,000,000

Community Benefits Charge Strategy

Service Areas Eligible for CBC Funding (2022-2031)		
Service Area	CBC-Eligible Costs	Other Funding Required
Housing	\$35,343,585	\$17,936,415
Public Realm & Road Safety	\$15,614,482	\$2,255,518
Community Facilities	\$4,094,439	\$2,077,875
Active Transportation	\$8,876,361	\$4,504,639
Urban Parks	\$37,031,762	\$13,718,271
Parking	\$31,665,886	\$42,284,114
Civic Administration	\$500,000	N/A
Total	\$133,126,516	\$82,776,832

Draft CBC By-law & Corporate Policy

Proposed rate is 4% of the value of the development land

- Development applications will be reviewed and appraised during the planning approvals process
- Land appraisal, calculation, and payment will occur prior to issuance of 1st building permit
- Statutory dispute mechanism
- Statutory requirement to spend or allocate 60% of CBC revenues every year

Council may authorize in-kind contributions

- In-kind contributions will be valued and presented for Council consideration during the planning approvals process
- Contribution value will be applied against the CBC-payable

Existing S.37 height/density bonusing provisions continue to apply

- Developments that have approved zoning with S.37 requirements are exempt from CBC regime

Building Complete Communities

Impacts of DCs and CBCs on Development in Mississauga

- Housing prices are determined by the market, not only by development costs
- Proposed DC and CBC rates align with legislated maximums set by the Province
- Proposed DC and CBC rates are in line with peer municipalities in the GTHA
- Growth-funding tools complement the City's fiscal capacity to provide infrastructure and services that support complete communities for new and existing residents
- In the absence of growth-funding tools, the City would need to reduce service levels and/or increase property taxes