

Appendix 1: Evolution of the CBC

Pre-Bill 108	<ul style="list-style-type: none"> • Parkland dedication/CIL is collected at between 5% and 2% of land value for non-residential and low density residential. A per unit charge (currently ~\$10,400) was applied to medium and high density residential developments. • Soft service development charges could be recovered at 90%. • City was able to apply density bonusing tool (s. 37 of <i>Planning Act</i>) to pay for growth above planning permissions.
Bill 108 <i>May 2019</i>	<ul style="list-style-type: none"> • Bill 108 proposed to replace the above three revenue streams with a CBC. It was proposed that the CBC would be a city-wide charge, capped as a prescribed percentage of the value of the lands.
CBC Regulation <i>February 2020</i>	<ul style="list-style-type: none"> • CBC regulation proposed the CBC have a uniform land value cap of 10% for lower tier governments and 5% for upper tiers. • The regulation also proposed that some City services (e.g. park development, recreation, and library services) be 100% DC eligible.
Bill 197 <i>July 2020</i>	<ul style="list-style-type: none"> • Parkland dedication/CIL rates will remain the same as pre-Bill 108. However, alternative (per unit) rates of parkland can now be appealed to LPAT within 40 days of the by-law passing. • All soft services are now 100% DC eligible, with the exception of municipal parking, which can be funded by CBCs. • CBC to be applied to high-density residential developments only (10 or more units and/or 5 or more storeys). <ul style="list-style-type: none"> ○ Only single and lower tier municipalities can apply a CBC. ○ A percentage of land value capture will be provided in an upcoming Regulation, staff suggested a 10% cap. ○ Density bonusing provisions (former s. 37) are still eliminated. ○ CBC could apply to areas where s. 37 did not, such as the Downtown Core.