

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council
From: Tammie Ryall, Corporate Leader – Growth & Sustainability
Date: March 2, 2023
Subject: Community Benefits Charge Feasibility Assessment

Recommendation

This report is for information only.

Background

As part of the 2022 Parkland Dedication By-law update project, Lakeshore requested that Watson & Associates evaluate the practicability of implementing a Community Benefits Charge (CBC).

Comments

A community benefits charge (CBC) is a tool under the *Planning Act* that helps municipalities tackle the costs of higher density in communities with new developments. This tool replaces the former section 37 height and density bonusing in the Act.

Municipalities can use CBC to fund the capital costs of any public service associated with new growth, including parkland, if those costs are not already recovered from development charges and parkland provisions.

Community benefits charges on a development cannot exceed 4% of the value of the land at the time of building permit.

The following types of development are exempt from CBC:

- development or redevelopment of fewer than 10 residential units, and in respect of buildings or structures with fewer than five storeys;
- a building or structure intended for use as a long-term care home;
- a building or structure intended for use as a retirement home;
- a building or structure intended for use by a university, college, or an Indigenous Institute;
- a building or structure intended for use as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;

- a building or structure intended for use as a hospice to provide end-of-life care; or
- not-for-profit housing.

On November 28, 2022, Bill 23 - More Homes Built Faster Act was passed and added provisions to the *Planning Act* to exempt affordable residential units, attainable residential units, and inclusionary zoning residential units from the payment of C.B.C.s.

Based on the feasibility assessment, the maximum potential C.B.C. revenue the Municipality could collect would be approximately \$800,000 by 2032. This would be further explored and clarified through the next step, which is an undertaking a full C.B.C. strategy and by-law.

Others Consulted

Public engagement will be part of developing the CBC Strategy and By-law.

Financial Impacts

As part of the 2023 budget Council approved \$40,000.00 to undertake CP-23-6649 Community Benefits Charge Plan.

Attachments

Attachment 1 - Community Benefits Charge Feasibility Assessment

Report Approval Details

Document Title:	Community Benefits Charge Feasibility Assessment .docx
Attachments:	- CBC Feasibility Memo - rev.pdf
Final Approval Date:	Mar 30, 2023

This report and all of its attachments were approved and signed as outlined below:

Submitted by Tammie Ryall

Approved by Krystal Kalbol, Justin Rousseau and Truper McBride