

Staff Memorandum



To: Mayor A. Nuttall and Members of Council

Subject and Ward(s): 2024 Community Benefits Charges Report (All Wards)

Date: May 28, 2025

Department Head Approval: C. Smith, Interim Director of Finance

Executive Management Approval: J. Schmidt, General Manager of Community and Corporate Services

CAO Approval: M. Prowse, Chief Administrative Officer

The purpose of this Memorandum is to provide the annual statement of the Community Benefits Charges Reserve and all related activity for the year ending December 31, 2024, as required by the *Planning Act*.

Section 7 of Ontario Regulation 509/20: Community Benefits Charges and Parkland prescribes the requirements for annual reporting of community benefits charges. In this regard, the following information shall be provided to the public each year in respect of the preceding year:

- a) Statements of the opening and closing balances of the special account and of the transactions relating to the account.
- b) Statements identifying:
 - (i) Facilities, services and matters acquired during the year with funds from the special account;
 - (ii) Details of the amounts spent; and
 - (iii) For each facility, service or matter mentioned in subparagraph (i), the manner in which any capital cost not funded from the special account was or will be funded.
- c) The amount of money borrowed from the special account and the purpose for which it was borrowed.
- d) The amount of interest accrued on any money borrowed from the special account.

There have been no collection or spending of CBCs as at December 31, 2024

Under Section 37 of the *Planning Act*, a municipality may by by-law impose community benefits charges (CBC) against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment.

In June of 2023, the City adopted its inaugural CBC by-law.

CBCs are only to be levied against higher density development that are five or more storeys and contain 10 or more residential units to a maximum of 4% of appraised land value.

The City's CBC Strategy contains growth related items that are not collected for in the Planning Act and the Development Charges Act. These include social housing, master plans, parking, public art and climate initiatives.

While the City's CBC Strategy contains a program valued at \$550M, of which \$180M is eligible for CBC collection, it is important to note that the eligible program significantly outweighs the \$6M in collections anticipated over the next 10 years because of the limits placed by the Planning Act.

A CBC Strategy must be reviewed every 5 years to determine if the CBC by-law needs to be updated.

The legislation requires that any CBC money raised must be put into a "special account" similar to Development Charges or Cash in Lieu of Parkland. At the beginning of each calendar year, a municipality must spend or allocate at least 60% of the monies in the special account.

As of December 31, 2024, there have been no collection or spending of CBCs and therefore there is no financial statement to be presented.

In conformance with the *Planning Act*, this report will be made available to the public on the City's website and will be provided to the Ministry of Municipal Affairs and Housing upon request.

Appendix:

n/a

Memo Author:

Marc Villeneuve, Supervisor of Development Charges, Finance

File #:

F00

Pending # (if applicable):

n/a