



City of Burlington Community Benefits Charge Strategy

Corporate Services, Strategy, Risk and Accountability Committee Meeting

July 11, 2022

Introduction



- The City of Burlington (City) retained Watson & Associates Economists Ltd. (Watson) to undertake a Community Benefits Charge (C.B.C.) strategy process
- Municipalities are empowered to impose C.B.C.s through changes made to the *Planning Act* through the *COVID-19 Economic Recovery Act, 2022*
- The purpose of this presentation is to summarize the findings and recommendations of the City's C.B.C. Strategy and address questions from the Committee
 - C.B.C. Strategy and draft by-law were posted to the City's website on July 5, 2022

Legislative Context



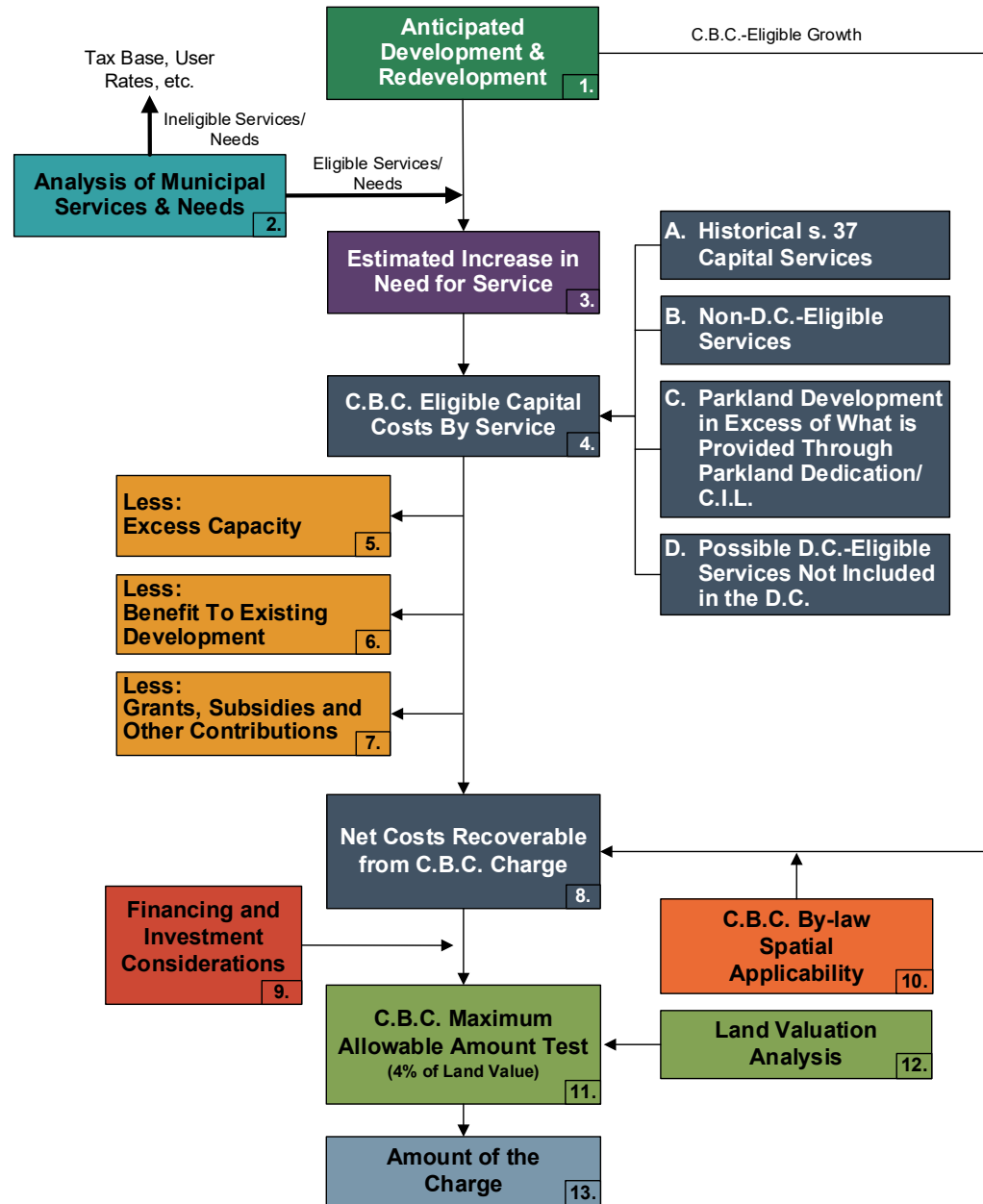
- The *COVID-19 Economic Recovery Act* came into effect on September 18, 2022
 - Amended s.37 of the *Planning Act* to introduce C.B.C.s to replace community benefit agreements
- Local or single-tier municipalities can impose a C.B.C., by by-law, against land to pay for the capital costs of facilities, services and matters required due to development
- Before passing a C.B.C by-law the municipality must:
 - prepare a strategy that:
 - identifies the facilities, services and matters that will be funded with community benefits charges; and
 - complies with the prescribed requirements (defined by O. Reg. 509/20)

Legislative Context



- Consult with such persons and public bodies as the municipality considers appropriate while preparing the Strategy
- C.B.C.s may only be imposed on buildings or structures with at least five storeys and containing at least 10 residential dwelling units
- Once the charge is imposed, the applicant may pay the charge under process if it exceeds the prescribed rate
 - The prescribed rate is 4% of the property's land value prior to the day of building permit issuance
- Statutorily exempt developments include:
 - long-term care, retirement homes, non-profit housing, colleges, universities, post-secondary indigenous institutes, Royal Canadian Legions and hospices

The Process of Calculating a Community Benefits Charge under the Act
that must be followed





Anticipated Growth in C.B.C. Eligible Developments (2022-2032)

- Growth forecast prepared by Watson based on the Halton Region's Integrated Growth Management Study (2022)

Residential Density	Population Growth	Housing Units	% of Gross Population in New Units
Low/Medium Density	6,556	2,321	30%
High Density	15,104	9,659	70%
Total Residential Unit Forecast	21,660	11,980	100%

Residential High Density	Population Growth	Housing Units	% of Gross Population in High Density Units
Eligible High Density	14,415	9,218	95%
Ineligible High Density	689	441	5%
Total Residential High Density Forecast	15,104	9,659	100%

Services Considered for Inclusion in C.B.C. Strategy



- Capital costs for the following services were considered:
 - Public and Performance Arts
 - Municipal Off-Street Parking Facilities
 - Facilities for services not eligible for funding under the *Development Charges Act* (D.C.A.)
 - Information Technology
 - Growth-related Studies not eligible for funding under the D.C.A.

C.B.C. Calculations and Proposed Charges



Service	Gross Capital Cost Estimate (2022\$)	Net Residential Share (2022\$)	C.B.C.-Eligible Cost (2022\$)
Parking	\$18,500,000	\$3,515,000	\$2,339,295
Performance Arts Centre/Public Art	\$1,994,300	\$863,161	\$574,449
Facilities	\$6,282,095	\$600,854	\$399,879
Information Technology	\$1,489,000	\$462,591	\$307,863
Growth Studies	\$1,190,000	\$632,825	\$447,915
Total	\$29,455,395	\$6,074,431	\$4,069,400
Total Capital Costs for C.B.C. Recovery			\$4,069,400
Gross Population in Eligible Units			14,415
Cost Per Capita			\$282
<u>By Residential Unit Type</u>		<u>P.P.U.</u>	
Apartments - 2 Bedrooms +		1.730	\$488
Apartments - Bachelor and 1 Bedroom		1.281	\$362

- Charge represents approximately 0.6% of land value for high-density development with an estimated land value of \$25.4 million per hectare

C.B.C. Survey of Municipal Practice



Municipality	Charge	Expected By-law Passing Date:
Guelph	4% of land value	11-Jul-22
Halton Hills	4% of land value	4-Jul-22
Hamilton	4% of land value	22-Jun-22
Markham	4% of land value	31-May-22
Mississauga	4% of land value	22-Jun-22
Newmarket	4% of land value	6-Jun-22
Oshawa (draft assessment)	\$123/Apt. Unit	TBD
Ottawa	4% of land value	Jun-22
Pickering	\$1,070/2 Bedroom Apt. & \$657/<2 Bedroom Apt.	11-Jul-22
Richmond Hill	4% of land value	6-Jul-22
St. Catherines	4% of land value	18-Jul-22
Toronto	4% of land value	15-Aug-22
Vaughan	4% of land value	1-Sep-22
Whitchurch-Stouffville	\$1,500/Apt. Unit	TBD

- Many municipalities are currently in process of preparing C.B.C. Strategy for public release



C.B.C. By-law Policy

Charge Applicability and Timing of Collection, and In-Kind Contributions

- Recommend that one municipal-wide C.B.C. by-law be imposed
- C.B.C.s would be calculated, payable, and collected at the time of building permit issuance
- The City can accept in-kind contributions, which will be credited against the C.B.C.s payable
 - Council will determine value of in-kind contributions

C.B.C. By-law Policy

Statutory Exemptions



- Development and redevelopment of a proposed building or structure with fewer than five storeys at or above ground with fewer than 10 residential units;
- Long-term care homes;
- Retirement homes;
- Universities, Colleges, and Indigenous Institutes;
- Memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion;
- Hospice to provide end-of-life care; and
- Not-for-profit housing developments

C.B.C. By-law Policy

Non-Statutory Exemptions



- The proposed C.B.C. by-law will not apply to lands owned by and used for the purposes of:
 - the City or a local board;
 - a Board of Education;
 - a Conservation Authority; and
 - the Region of Halton or a local board of the Region of Halton

Next Steps



- Consultation with Housing and Development Liaison Committee (HDLC) – July 20, 2022
- Council will receive input from the public and consider any amendments to the C.B.C. Strategy and draft by-law
- Council anticipated to approve C.B.C. Strategy and consider adoption of C.B.C. by-law – September 14, 2022