

Planning & Development Committee Meeting
September 12, 2022

Community Benefits Charges

Strategy and By-Law

Location: City-Wide
September 12, 2022

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What is a Community Benefits Charge?



- A Community Benefits Charge (CBC) is a new growth-funding tool under the Planning Act Section 37 (it will replace density bonusing provisions)
- It is an additional revenue source for the City, just like Development Charges and Parkland levies
- Can be applied to all eligible residential developments that are 5 or more storeys and have 10 or more units

- CBCs can help the City fund a wide-range of **growth related capital projects**, if those costs are not already recovered from DCs and parkland levies
- The City retained consulting firm - **Hemson Consulting Ltd.** to undertake the Community Benefits Charge Assessment, strategy and by-law for Brampton



Consultation for a CBC regime in Brampton

- Two (2) formal meetings with BILD (June and July, 2022)
- Council Workshop (June 27th, 2022)
- CBC Strategy and by-law posted on the municipal website for public review and comment (August, 2022)
- Draft strategy and by-law directly provided to BILD to address concerns



Proposed CBC Application in Brampton

- To be levied as a percentage of land value: fixed 4% (at the Building Permit stage)
- To be applied to all eligible residential developments, with 5 or more stories and 10 or more units
- Developments exempted from payment of the CBC:
 - Long-term care homes
 - Retirement homes
 - Post secondary institutions
 - Royal Canadian legion
 - Hospice
 - Non-profit housing
 - Home for special care

Overview of proposed CBC Capital Program

Staff have developed a growth-related CBC capital program for the 2022-2031 planning period

Service Area	Projects	Gross Capital Program	CBC Related Costs
Public Realm	<ul style="list-style-type: none"> - Provision for public art (murals, art, sculpture) - Vertical garden program - Community safety and well-being measures 	\$5.0M	\$3.5M
Parking	<ul style="list-style-type: none"> - Remaining lease payments (SWQ) - Parking Structure (550 spaces) 	\$53.8M	\$1.4M
Housing	<ul style="list-style-type: none"> - Housing Catalyst Project - Land acquisitions 	\$21.5M	\$0.7M
Community Facilities	<ul style="list-style-type: none"> - New cultural space - Cricket stadium - Community Hub (eligible elements) 	\$117.9M	\$8.6M
Active Transportation	<ul style="list-style-type: none"> - Traffic calming measures - Riverwalk projects 	\$17.2M	\$0.8M
Parks and Trails	<ul style="list-style-type: none"> - Eco Park developments (east and west) - Lake enhancements - Trail development and corridors - Northeast active recreation - Riverwalk projects 	\$86.2M*	\$6.3M
Heritage Assets	<ul style="list-style-type: none"> - Relocations (City cost) - Facility refurbishments for programming 	\$6.1M	\$0.7M
Administration	<ul style="list-style-type: none"> - CBC strategies and implementation 	\$0.5M	\$0.5M
Total		\$309.5 M	\$22.5M

CBC eligible costs reduced to account for any available grants/subsidies, benefit to existing, funding from other growth tools (DCs or CIL) and the benefit received from growth arising from other development forms (singles/semis, rows, non-residential)

*City would be able to use DCs to fund share of works

Next Steps

1. Council approval of draft CBC Strategy
2. Council approval of the renaming of the existing Section 37 Reserve Fund #33 Community Benefits to “Reserve #33 Community Benefits Charges Reserve Fund” and enactment of the Reserve Fund By-law
3. Council adoption of CBC By-law
4. CBC by-law applicable to all eligible Building Permits issued on or after adoption of CBC By-law
5. Council review of CBC by-law and a resolution as to whether a revision to the by-law is needed within five years of the date it is first passed, and every five years after the previous resolution was passed