

# Community Benefits Charges and Parkland Dedication By-laws Approval

City Council Meeting: July 18, 2022

# Growth Revenue Overview

Municipalities can collect fees to pay for capital infrastructure including parkland to deliver community services that our growing communities need through:

**Development Charges (DC)**

**Parkland Dedication (PD)**

**Community Benefits Charges (CBC)**

All of these are complementary growth revenue tools that may apply to the same development; however, they are separate and distinct.

# Why and When are we making changes to PD By-law?

Recent Provincial legislative changes included a **requirement to re-enact the PD By-law based on an approved Park Plan** prior to September 18, 2022, in order to be able to retain the current alternative rate for residential development.

The by-law is proposed to be effective immediately upon approval - July 19, 2022.



# What changes are being made to this PDBL?



Staff is proposing amendments to the by-law specifically to address:

- Adding new exemptions and/or updating existing exemptions to better align with other growth revenue policies. e.g. additional units and demolition
- Limiting the collection of fees for commercial development/redevelopment to the area of land specific to permit application.

# Resetting the PD Conversation

## Vision

Official Plan  
Parks Targets

3.3 ha/1,000 persons

## Implementation

Planning Act  
Maximum

~1.3 ha/1,000 persons

Parks and Recreation  
Master Plan  
to create strategies for  
needed funding/land

# Clarity on the Caps

The caps are Council approved maximums that can be collected under the PDBL in certain circumstances; they do not apply to subdivisions

## Step 1

5% of land  
value

And

Alternative  
Rate value  
calculated

Greater of the  
two values  
applies

If Alternative  
Rate is greater  
go to Step 2

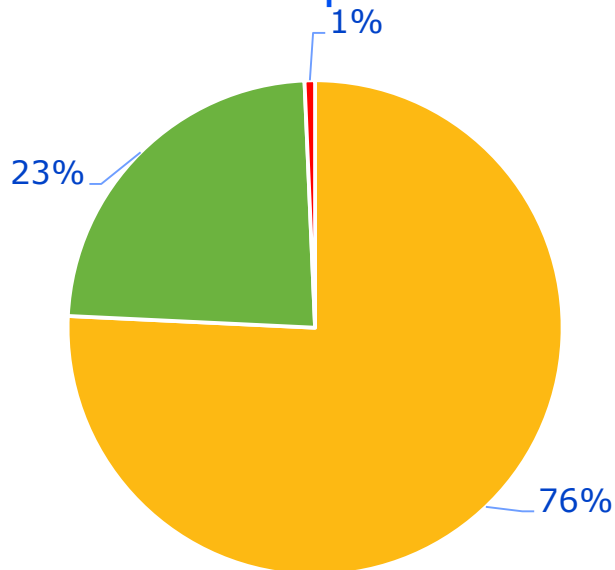
## Step 2

Calculate  
the Cap  
based on  
20 or 30  
per cent of  
the land  
value

The lower of  
the two values  
applies

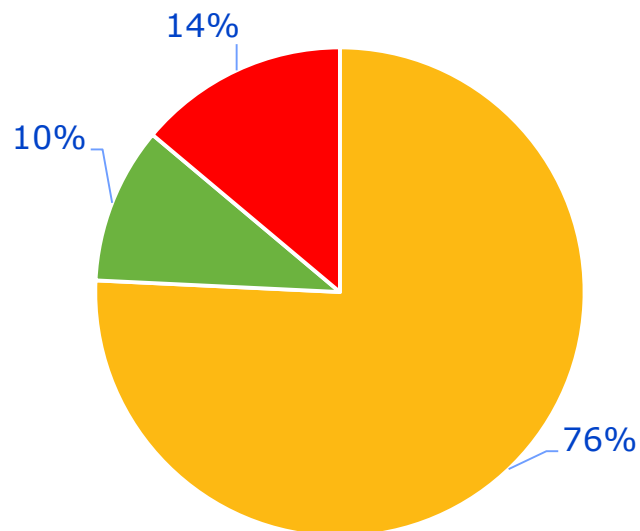
# How about an example?

Example 1



- Planning Act Limitations, 76%
- PD Collectable, 24%
- PD Impact of Cap, 1%

Example 2



- Planning Act Limitations, 76%
- PD Collectable, 10%
- PD Impact of Cap, 14%

# Addressing concerns on Caps

Not changing  
rates or caps  
now

•Avoid risks

Direct staff to  
do this in the  
next PDBL  
Review in 2024

To implement rates or caps  
changes, we need to conduct  
full consultation and study.



# Recap of Community Benefit Charge

- New and distinct development fee, effective September 18, 2022
- Residential developments of least 5 stories and 10 or more units
- 4% of property land value at time of building permit application

# CBC Engagement & Feedback



Following the April 13, 2022 Special Council meeting, staff conducted several community engagement activities to allow for conversations regarding this new tool to be had:

- Have Your Say Guelph (April/May 2022)
- Public Open House (April 27, 2022)
- Developer Engagement (Jun 7, 2022)

All feedback was addressed.

# Recommendations

1. That the City of Guelph adopt the Community Benefit Charge approach to calculate the charges on a uniform City-wide basis.
2. That the capital project listing set out in Chapter 4 of the Community Benefit Charge Strategy dated March 31, 2022, be subject to further annual review and amendment during the capital budget process.
3. That Appendix A of the General Reserve and Reserve Fund Policy be amended to reflect the creation of a special reserve fund account, Community Benefit Charge Reserve Fund (302) subject to the terms and authority as identified in report 2022-125 Community Benefit Charge and Parkland Dedication By-laws.

# Recommendations

4. That the Community Benefit Charge Strategy dated March 31, 2022, be approved (as amended if applicable).

## Amended motions

5. That the Community Benefit Charge By-law as set out in Attachment-1 to Community Benefits Charge and Parkland Dedication By-laws Approval – Clarity Memo 2022-240 be approved effective September 18, 2022.
6. That the Parkland Dedication By-law as attached in Attachment-2 to Community Benefits Charge and Parkland Dedication By-laws Approval – Clarity Memo 2022-240 be approved effective July 19, 2022.