

Memorandum

To: City of Toronto
From: Craig Binning and Julia Cziraky
Date: June 17, 2022
Re: Addendum to the 2022 Community Benefits Charge Strategy

This memorandum summarizes adjustments made to the April 2022 Community Benefits Charge (CBC) Strategy. A number of adjustments and updates have been made as a result of consultation with City staff and development industry stakeholders following the initial release of the CBC Strategy. These changes do not impact the conclusions and outcomes of the April 2022 CBC Strategy nor the recommended rate brought forward to the CBC by-law.

Following Council's approval of the 2022 CBC By-law, a complete consolidated version of the 2022 CBC Strategy, incorporating the changes identified herein, will be prepared and posted on the City's website.

i. Parks and Recreation

Due to adjustments to the Parks and Recreation capital program allocations within the Development Charges Background Study, the projects and amounts carried forward to the CBC capital program have been adjusted.

The CBC share of all Waterfront projects has also been reduced to recognize a potential benefit to development occurring outside of the 10-year CBC planning period.

ii. Community Facilities

The gross project cost of the Wellington Destructor non-profit cultural space has been adjusted to \$32 million (from \$37 million) to align with the most recent staff report regarding this project.

The 36 Lisgar Media Arts Space has been removed from the capital program as this project is anticipated to be 100% funded through existing section 37 agreements.

iii. Active & Sustainable Transportation

The Pedestrian Infrastructure including PATH item has been removed from the capital program. The amount previously included was intended to recover for a projected negative development charge reserve fund balance as this service is no longer eligible for funding under the Development Charges Act. However, the 2021 year-end actual statement did not report a negative DC reserve balance for Pedestrian Infrastructure.

iv. Protective Services

Due to adjustments to the Ambulance capital program allocations within the Development Charges Background Study, the projects and amounts carried forward to the CBC capital program have been adjusted.

The CBC share of the New Communication Centre has also been reduced to recognize a potential benefit to development occurring outside of the 10-year CBC planning period.

v. Capital Program Summary

The revised CBC capital program is summarized in the table below. CBC-eligible costs total \$2.31 billion; a reduction of approximately \$158 million from the total CBC-eligible amount shown within the April 2022 CBC Strategy. It is noted that this update continues to substantiate levying a CBC

at the legislated maximum of 4% of land value, and does not impact the recommended rate brought forward to the CBC by-law.

Summary of Revised CBC Capital Program (\$000s)

Service	Gross Project Cost ¹	Grants / Subsidies/ Other Recoveries	Net Cost	Replacement & BTE Shares	Total Development Related Costs	2022 DC Study Share	Remaining Development- Related	CBC Share
1.0 PARKS AND RECREATION	\$534,334.8	\$0.0	\$534,334.8	\$0.0	\$534,334.8	\$16,663.9	\$517,670.9	\$404,522.8
2.0 COMMUNITY FACILITIES	\$676,140.0	\$178,333.3	\$497,806.7	\$183,793.8	\$314,012.9	\$0.0	\$314,012.9	\$285,218.5
3.0 AFFORDABLE HOUSING	\$17,820,835.5	\$11,389,000.0	\$6,431,835.5	\$3,473,191.2	\$2,958,644.3	\$1,477,388.8	\$1,481,255.5	\$1,275,220.3
4.0 PUBLIC REALM	\$172,700.0	\$100.0	\$172,600.0	\$200.0	\$172,400.0	\$0.0	\$172,400.0	\$161,945.2
5.0 ACTIVE & SUSTAINABLE TRANSPORTATION	\$56,645.0	\$2,300.0	\$54,345.0	\$11,267.2	\$43,077.8	\$0.0	\$43,077.8	\$35,367.2
6.0 PROTECTIVE SERVICES	\$159,897.5	\$0.0	\$159,897.5	\$32,712.5	\$127,185.0	\$11,267.9	\$115,917.1	\$56,515.7
7.0 WASTE MANAGEMENT	\$343,280.6	\$0.0	\$343,280.6	\$192,052.0	\$151,228.6	\$47,773.0	\$103,455.6	\$89,065.4
8.0 CIVIC ADMINISTRATION	\$2,500.0	\$0.0	\$2,500.0	\$0.0	\$2,500.0	\$0.0	\$2,500.0	\$2,500.0
TOTAL	\$19,766,333.4	\$11,569,733.3	\$8,196,600.1	\$3,893,216.7	\$4,303,383.4	\$1,553,093.6	\$2,750,289.8	\$2,310,355.1

Note (1) Gross costs pertain to all projects with a partial or full CBC-eligible share and do not reflect the City's complete development-related capital program. Additional development-related projects are considered as part of the 2022 Development Charges Background Study and Parkland Strategy.