

Bill 197 Overview

Covid-19 Economic Recovery Act, 2020

August 25, 2020
Council

Main Changes

1. Development Charges

- list of services eligible for development charges has been expanded
- 10% discount for soft services has been removed
- new DC By-law needed within 2 yrs of amendments coming into effect

2. Community Benefits Charge framework significantly revised

- CBCs are now only applicable to higher density development (5+ storeys/10+ units)
- still subject to cap based on % of land value (to be set by regulation)
- previous Section 37 (bonusing) provisions in place for 2 yrs, after which a CBC by-law needed

3. Parkland dedication now separated from CBC

- have 2 yrs to develop parkland dedication by-law supported by a parkland study
- alternative rate parkland dedication by-law is now appealable to LPAT

Main Changes (cont'd)

4. Potential for more Provincial development approvals
 - Minister's Zoning Orders (including site plan approval)
 - Office of Provincial Land Facilitator
5. Province can designate lands around priority transit projects (e.g. Yonge North Subway Extension) as 'transit oriented community land'
 - permits Province to enter into partnerships and joint ventures for the development of transit-oriented community projects
 - increases Provincial powers to acquire lands through expropriation
6. Environmental Assessments (EAs) to be streamlined and accelerated

Next Steps

- Anticipate draft regulations being released (e.g, CBC cap)
- Staff are preparing for resuming/initiating a number of studies that need to be prepared:
 - Development Charges Background Study and By-law
 - Parkland Study and Parkland Dedication By-law
 - New CBC By-law