
Framework for Adopting a Community Benefits Charge By-Law to Replace Current
Section 37 Policies

ACS2021-PIE-GEN-0001

City Wide

Report Recommendations

That Planning Committee recommend Council:

- 1. approve the creation of a Sponsors Group comprised of the following: the Chair of Planning, and Councillors from Wards 11 and 15 representing high intensification areas;**
- 2. direct staff in the Planning, Infrastructure and Economic Development Department to consult with the Councillor Sponsor's group to develop and implement a workplan based on the draft proposed in Document 1; and**
- 3. approve that Section 37 continues to be applied until the adoption of the new Community Benefits Charge By-law, or regulatory end date, whichever comes sooner.**

The following staff provided a presentation and/or responded to questions:

- Planning, Infrastructure and Economic Development Department:
 - ❖ Steve Willis, General Manager
 - ❖ Charmaine Forgie, Manager, Business Support Services
 - ❖ Gary Baker, Program Coordinator, Development Charges
- Innovative Client Services Department:
 - ❖ Garrett Schromm, Associate Legal Counsel

The committee heard from the following delegation

- Alex Cullen, President, Federation of Citizens Associations, spoke to the importance of ensuring established communities have a say in how this "benefit" will impact their neighbourhoods. He noted that 'community benefit' must be defined and treated differently than proposals that would be large-scale and have a more city-wide impact. He also raised concern that the Community Benefit framework may be used to accommodate greater density in order to facilitate community amenities that should be built as of right.

The following correspondence was provided to the committee coordinator between January 4 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on January 14, 2021, a copy of which is held on file:

- Email dated January 12 from Jason Burggraaf, Executive Director, Greater Ottawa Home Builders' Association
- Email dated January 13 from Alex Cullen, President, Federation of Citizens Associations

MOTION N° PLC 2021-35/1

Moved by Vice-chair G. Gower

WHEREAS the 'Framework for adopting a Community Benefits Charge By-law to replace current Section 37 Policies' report has no implications in the rural area; and

WHEREAS the Chair of the Agriculture and Rural Affairs Committee has consented to withdraw the report from the ARAC agenda for its meeting of February 4, 2021;

THEREFORE BE IT RESOLVED that Planning Committee send its recommendations on this report directly to City Council for approval at its meeting on January 27, 2021.

CARRIED

The committee CARRIED the report recommendations as amended by Motion 35/1.