



Information Memo

To: City Council

From: Stephanie Sinnott, Commissioner,
Corporate and Finance Services Department

Item Number: INFO-25-152

Date: September 17, 2025

Subject: 2024 Annual Community Benefits Charge and Parkland
Dedication Treasurer's Report

Ward: All Wards

File: 03-05

1.0 Purpose

The Planning Act, R.S.O. 1990, c. P. 13 requires that a Council of a municipality that passes a community benefits charge by-law, and/or a parkland dedication by-law, shall provide an annual report to the public. The report is to be made available to the public by posting it on the website of the municipality.

The purpose of this report is to provide Council with details of the 2024 financial transactions including opening balances, transfers in, transfers out and closing balances of community benefits charges and parkland dedication reserve funds in order to meet the reporting requirements of the Planning Act.

2.0 Input From Other Sources

Planning Services

3.0 Analysis

3.1 Background

Community Benefits Charge By-law 50-2023 and Parkland Dedication By-law 63-2022 were approved by Council on May 1, 2023, and May 24, 2022, respectively.

A Community Benefits Charge (C.B.C.) is a growth funding tool authorized through revisions to Section 37 of the Planning Act that replaces the legacy “height and density bonusing” provisions. The C.B.C. enables municipalities to recover growth-related capital infrastructure costs related to higher density development (i.e. buildings with 5 or more stories and 10 or more residential units) and is an additional financial tool the City has to supplement existing growth-related charges such as Development Charges (D.C.'s) and Parkland Dedication.

Parkland Dedication contributions (payment-in-lieu of physical land conveyance) is the City's primary tool for financing the acquisition of new parkland. Cash-in-lieu payment is primarily collected at the time of building permit issuance along with other development related charges.

In accordance with the Planning Act, the City's Community Benefits Charges (C.B.C.) and cash-in-lieu of Parkland Dedication (C.I.L.) monies received are paid into separate reserve fund accounts to provide funding for projects undertaken by the City as well as for reporting transparency.

Subsection 45 to 48 (s.37) and 15 to 17 (s.42) of the Planning Act outlines the following additional rules with respect to the special account:

- The money in the special account may be invested in securities (as permitted under the Municipal Act) and the interest earnings shall be paid into the special account
- In each year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year; and
- The municipality shall provide reports and information as set out in section 7 of O. Reg. 509/20.

3.2 Annual Treasurer's Statement of Reserve Funds

Municipalities are required to report on community benefits charges and parkland dedication activity annually. The annual report, as outlined in Subsections 37(48) and 42(17) of the Act, and further defined in O. Reg. 509/20 Section 7, must include the opening and closing balance, transfers in and out, amount of money borrowed, and amount of interest accrued in the special account as applicable.

Attachment 1 and 2 provide a financial statement and summary of activity for 2024 along with the overall reserve positions of the City's Community Benefits Charge and Planning Act Land Purchase (parkland dedication) reserve funds in adherence with section 7 of O. Reg. 509/20.

3.3 Reserve Fund Balances and Contributions

Total reserve fund balances were \$29,998 (Community Benefits Charge) and \$13.5 million (Planning Act Land Purchase) as of December 31, 2024. After taking into consideration the approved commitments, not yet expensed, the balance available for future needs is \$328 (Community Benefits Charge) and \$6.9 million (Planning Act Land Purchase).

Contributions of \$495,316 in C.I.L.'s, and interest of \$442,557 (Planning Act Land Purchase) plus \$1,390 (Community Benefits Charge) were collected in 2024.

Unlike D.C.'s, C.B.C.'s are not collected on all new development, and given the recent implementation of the charge, it would be difficult to forecast future developments that would be required to pay a C.B.C. Therefore, targets for annual C.B.C. attainment are not set and tracked as is done for D.C.'s.

3.4 Capital Project Funding

C.B.C. contributions, along with the reserve balance, are reviewed annually in order to prioritize projects for funding based on the City's approved C.B.C. Strategy document through the City's budget process. One project in the amount of \$16,620 was funded from the C.B.C. reserve funded in 2024 as noted in Attachment 2.

C.I.L. contributions deposited into the Planning Act Land Purchase reserve fund are reviewed and budgeted through reports to Council. The City's practice is to spend these funds only for the acquisition of land to be used for park or other public recreational purposes. However, the Planning Act also allows the funds to be spent on the erection, improvement or repair of buildings and the acquisition of machinery for park or other public recreational purposes.

Three projects in the amount of \$3.5 million were funded from the Planning Act Land Purchase reserve in 2024 as noted in Attachment 3.

3.5 Parks Plan Reporting

C.I.L. funds were utilized to fund an Offer of Compensation toward the acquisition of land for the development of the Downtown Oshawa Urban Square Parkette. This project will help to address the need for green, passive recreation space in the downtown Oshawa Urban Growth Centre (area of growth and intensification with smaller land areas and different functions and design needs than traditional parks) as set out in the City's Parks, Recreation, Library and Culture Facility Needs Assessment (P.R.L.C.) approved by Council.

4.0 Financial Implications

There are no financial implications arising from this report.

5.0 Relationship to the Oshawa Strategic Plan

This report responds to the Oshawa Strategic Plan Priority Area "Lead: Governance and Service Excellence" with the goal to provide transparent, efficient, and responsible fiscal stewardship and use of resources.



Stephanie Sinnott, Commissioner,
Corporate and Finance Services Department

**The Corporation of the City of Oshawa
Annual Treasurer's Statement of Reserve Funds**

Description	Community Benefits Charge By-law 50-2023	Planning Act Land Purchase By-law 63-2022
Opening Balance, January 1, 2024	45,228	16,075,907
Collections	-	495,316
Accrued Interest	1,390	442,577
Sub-Total Revenues	1,390	937,893
Amount Transferred to Capital Funds (Attachments 2 & 3)	16,620	3,498,511
Closing Balance, December 31, 2024	29,998	13,515,289
Approved Commitments (Attachements 2 & 3)	29,670	6,614,660
Balance Available for Future Needs	328	6,900,629

Project Name	Gross Capital Cost	Community Benefit Charges Reserve Fund Draw	Other Reserve/ Reserve Fund Draws	Tax Levy and Other Contributions
Community Benefit Charge Strategy	16,620	16,620	-	-
Total	16,620	16,620	-	-

Approved Commitments up to July 31, 2025	Amount
Community Benefit Charge Strategy	29,670
Total Commitments	\$29,670

Community Benefit Charges	
Balance in Reserve Fund at Beginning of Year	\$45,228
60% of Balance Spent in 2024 and to be Allocated (at a minimum)	\$27,137
Actual Amount Spent and Allocated	\$46,290

The Corporation of the City of Oshawa
Parkland Cash in Lieu
Amount Transferred to Capital or Other Funds - Capital Fund Transactions

Project Name	Gross Capital Cost	Community Benefit Charges Reserve Fund Draw	Other Reserve/ Reserve Fund Draws	Tax Levy and Other Contributions
Bond - Simcoe Parkette	2,185,000	2,185,000	-	-
505 Simcoe Street South	1,303,867	1,303,867	-	-
Parkland Dedication By-law	9,644	9,644	-	-
Total	3,498,511	3,498,511	-	-

Approved Commitments up to July 31, 2025	Amount
Parkland Acquisition #1	2,489,660
Easton Park Redevelopment	350,000
Roof Replacement - Ice Surface (Donevan)	1,000,000
Civic Complex Track Replacement	2,300,000
Parkland Acquisition #2	475,000
Total Commitments	\$6,614,660

Parkland Cash in Lieu	
Balance in Reserve Fund at Beginning of Year	\$16,075,907
60% of Balance Spent in 2024 and to be Allocated (at a minimum)	\$9,645,544
Actual Amount Spent and Allocated	\$10,113,171