

RECOMMENDED DISCRETIONARY DEVELOPMENT CHARGES EXEMPTION POLICIES			
Discretionary DC Exemption	Current Policy	Recommendation	Recommended Policy
Downtown CIPA	Downtown Community Improvement Project Area (CIPA) - 40% DC discount except for office development 70%	Modify	<ul style="list-style-type: none"> Remove DC exemption of 40% for residential development Maintain 40% CIPA exemption for all non-residential development (standalone and mixed-use) and 70% CIPA exemption for standalone major office developments (Class A) greater than 20,000 sq. ft. gross floor area
Industrial Reduced Rate	City-wide 37% discount of the current industrial DC rate - applicable for industrial developments	Modify	<ul style="list-style-type: none"> Remove reduced rate exemption (37% reduction) for industrial development Maintain discount for Production and Artist Studios
Industrial Building Expansion (Detached)	No DCs on new industrial buildings on the same lot as an existing building(s), up to 50% of the combined gross floor area of the existing building	Remove	<ul style="list-style-type: none"> Remove industrial expansion (detached) DC exemption for all City-wide industrial developments
Downtown Public Art	In Downtown CIPA, 10% of DCs can be repurposed to contribute to the Public Art Reserve	Remove	<ul style="list-style-type: none"> Remove DC exemption - similar benefit through new Community Benefits Charge (CBC)
Heritage Building	City-wide 100% DC exemption for adaptive reuse of a Protected Heritage Property	Keep with no change	

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Redevelopment for Residential Facility	City-wide 50% DC exemption provided for redevelopment of an existing residential development for the purpose of creating residential facilities within existing building envelope	Keep with no change	
Stepped Non-Industrial Rates	The rates for new non-industrial developments (excluding medical clinic) within a CIPA or BIA is phased as follows: <ul style="list-style-type: none"> • 1st 5,000 square feet: 50% of charge • 2nd 5,000 square feet: 75% of charge 10,000+ square feet: 100% of charge 	Keep with no change	
Non-Industrial Expansion	Initial 5,000 sq. ft. of gross floor area of a non-industrial building expansion (medical clinic excluded) is DC exempt (City-wide)	Keep with no change	
Agricultural Use	100% DC exemption for bona fide farming / agriculture uses	Keep with no change	
Place of Worship	100% DC exemption (must be exempted from property taxes)	Keep with no change	
Transition Policy	Honour the previous DC rates if the permit is issued within six (6) months of the rate increase	Keep with no change	