

Summary of Draft Development Charges By-Law Amendments

Proposed Amendment	Details	Annualized Financial Impact*
Annual Indexing	Grants Council the authority to waive or defer annual DC indexing. Indexing will still proceed for 2025 (4.2% increase effective June 1, 2025) as amendment cannot be enacted in time. Intended to provide future flexibility.	No immediate financial impact. Future financial impact would correspond to the foregone increase in DCs that would have otherwise occurred. The magnitude of this impact would vary depending on the indexing rate for the given year and the volume of development activity in that year.
Transition Policy	Extends existing six-month transition period to 12 months for applications submitted between December 1, 2024 and May 31, 2025.	Financial impact will be equivalent to the foregone DCs relative to the indexed rates that would otherwise apply. Dependent upon volume and timing of permit applications.
Downtown CIPA Partial Exemption	Pauses the scheduled phase-out of the Downtown CIPA partial exemption for two years, maintaining current 40% exemption until May 31, 2027. Phase-out resumes thereafter and completes by June 1, 2031 instead of 2029.	Approximately \$134,042 in foregone DC collections*. This equates to a potential property tax levy impact of 0.005% and a rate-supported impact of approximately 0.020%. The impact could be significantly greater if there is a substantial increase in development.
Industrial Development Partial Exemption	Pauses the scheduled phase-out of the non-manufacturing industrial partial exemption for two years, maintaining current 37% exemption until May 31, 2027. Phase-out resumes thereafter.	Approximately \$26,869 in foregone DC collections*. This equates to a potential property tax levy impact of 0.0009% and a rate-supported impact of approximately 0.0041%. The impact could be significantly greater if there is a substantial increase in development.

Proposed Amendment	Details	Annualized Financial Impact*
2+ Bedroom Apartment Units Partial Exemption	Provides a partial exemption for apartments with 2+ bedroom to an effective rate equivalent with 1 bedroom units	Approximately \$266,919.56 in foregone DC collections*. This equates to a potential property tax levy impact of 0.009% and a rate-supported impact of approximately 0.040%. The impact could be significantly greater if there is a substantial increase in development.
Demolition Credit Extension	Extends demolition credits from five years to ten years	Financial impact is uncertain and difficult to quantify. The proposed amendment would certainly result in some degree of foregone DC collections in future years. The financial impact will depend on the volume and timing of eligible redevelopment activity.

* Based on preliminary unaudited data for 2025. Due to time constraints, the impact of site plan and zoning by-law amendment rate lock-in could not be considered. The financial impact could be significantly greater if there is a substantial increase in development as a result of any exemptions.