

MOTION – February 11, 2026

Moved by: Mayor Carolyn Parrish

Seconded by:

WHEREAS Council passed the Mayor's Housing Task Force Motion on January 29th, 2025 providing Development Charges (DCs) incentives for residential developments with building permits issued prior to November 13, 2026 (the "Mayor's Housing Task Force Motion, 2025");

AND WHEREAS the Mayor's Housing Task Force Motion, 2025 has reduced residential DCs by 50% for projects close to commencing construction;

AND WHEREAS the Mayor's Housing Task Force Motion, 2025 has reduced residential DCs by 100% for units with three bedrooms that are part of a purpose built-rental housing project close to commencing construction;

AND WHEREAS the Mayor's Housing Task Force Motion, 2025 has had a positive effect on expediting residential development;

AND WHEREAS the City needs more rental housing to serve families that continue to be priced out of home ownership;

AND WHEREAS the development industry maintains that, in the absence of further incentives, purpose-built rental development remains economically unviable;

AND WHEREAS Council desires to reduce DCs by 100% for residential units with one-bedroom plus den and two-bedrooms or larger as part of a purpose-built rental housing development.

Therefore be it resolved that:

1. Council reduce the amount of City residential development charges payable by 100%, effective immediately, for units with one-bedroom plus den and two-bedrooms or larger that are part of a purpose-built rental residential apartment development with building permits allowing footings and foundations issued, pursuant to the Building Code Act, 1992, prior to November 13, 2026, and construction has commenced within six months of the date of the issuance of the permit allowing for footings and foundation.
2. Council authorize the Chief Financial Officer & Treasurer, and the City Clerk, or their designate, to enter into deferral agreements on behalf of the City providing for the reduction in development charges that shall secure the requirement that the development remain a purpose-built rental residential apartment development for a minimum of twenty-five (25) years from the date the first occupancy permit is issued.

