

Memorandum

TO: Krista Power, Director – Legislative Services & City Clerk **FILE:**

FROM: Councillor Kristen Oliver
Chair – Inter-Governmental Affairs Committee

DATE: 08/13/2025

SUBJECT: Changes to Development Charges in New Housing Legislation

MEETING & DATE: Committee of the Whole - 08/25/2025

At the June 25, 2025 Inter-Governmental Affairs Committee (IGAC) meeting, the committee discussed correspondence from Ontario's Big City Mayors (OBCM) relative to municipalities' collection of development charges.

Many municipalities in Ontario rely on development charges from new construction to fund essential infrastructure in their communities. Prime Minister Mark Carney recently indicated that he would cut development charges in half and make municipalities whole as part of the federal government's new housing initiatives.

OBCM, representing a large portion of the province's population, are requesting that the federal government collaborate with them on any housing legislation affecting development charges, ensure municipalities are consulted, and clarify how the government will fulfill its promise to keep municipalities financially whole.

IGAC supports OBCM's request, and as such, the following motion is provided for Council's consideration:

WITH RESPECT to the Memorandum from Councillor Kristen Oliver, Chair – Inter-Governmental Affairs Committee, dated August 13, 2025, we recommend that City Council support the motion passed by Ontario's Big City Mayors (OBCM) relative to development charges and request that the Federal Government:

- Commit to working with OBCM in the development of new housing legislation with changes to collection of development charges,

- Consult with municipalities on the impact of changes to development charges, and
- Meet with OBCM to discuss how the federal government will achieve the Prime Minister's commitment to keep municipalities whole;

AND THAT, a copy of the resolution be provided to:

- The Right Honourable Mark Carney, Prime Minister of Canada
- The Honourable François-Philippe Champagne, Minister of Finance and National Revenue
- The Honourable Gregor Robertson, Minister of Housing and Infrastructure
- The Honourable Dominic LeBlanc, Minister responsible for Canada-U.S. Trade, Intergovernmental Affairs and One Canadian Economy
- Rebecca Bligh, President - Federation of Canadian Municipalities (FCM)
- Josh Morgan, Chair - Big City Mayors' Caucus
- Robin Jones, President - Association of Municipalities of Ontario (AMO)
- Karen Redman, Chair - Mayors and Regional Chairs of Ontario (MARCO);

AND THAT any necessary by-laws be presented to City Council for ratification.