

2025 Development Charges Task Force Issue Tracker (Version: July 2, 2025)

Number	Issue	Source	Assignment	Guiding Questions	Review Comments	Tentative Recommendation(s)
1	DC Deferrals	Mark Wilson	Karl Repka	Was the DC deferral program utilized and effective? To what extent did developers default on deferred DCs? What DC deferral measures should be considered for reinstatement?	(1) Several developers have defaulted on payment of deferred DCs. They have been sent demand letters by the City. If the DCs remain unpaid, the City will escalate its enforcement measures. (2) Bond vs. Letter of Credit (LC): A LC is backed by cash or cash-equivalents, whereas a bond is a form of insurance that does not tie up working capital. Small firms tend to find difficulty in becoming bonded. (3) Consensus on DC deferrals emerged as follows: (i) DCs should not be deferred beyond building permit for non-residential development or for residential development subject to a subdivision agreement; (ii) a case for DC deferral to occupancy can be made for residential development subject to a site plan agreement, provided adequate securities are set up.	

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2	DC Exemptions	Adam Found	Adam Found	Are DC exemptions effective? What is the cost to ratepayers of funding legislated and discretionary DC exemptions, as required by the DC Act? What discretionary DC exemptions does the City have, and which of them should be continued or discontinued? Are there superior alternatives (e.g. grants, defrayals, etc.) to discretionary DC exemptions? If so, what supportive role may be played by the Community Improvement Plan? Respecting City-owned development projects, should the City continue its practice of reflecting the legislated municipal DC exemption in the budgets of such projects?	Discretionary DC exemptions in the 2019 DC by-law: (a) a place of worship, non-profit hospice, public hospital, cemetery, burial site or crematorium as defined in the Assessment Act; (b) an industrial building or structure that is not electricity generation development; (c) the first 2,500 square metres of gross floor area of any single commercial building or structure; (d) an agricultural building or structure; (e) a park model trailer; or (f) a municipal housing dwelling unit. Staff has direction to not carry exemptions (b), (c) or (f) into the proposed DC by-law.	
3	Redevelopment Credits for Unoccupiable and Derelict Properties	Bernard Finney	Bernard Finney	Was the redevelopment credit extension program utilized and effective? Are such programs in other municipalities utilized and effective? Should the City's former program be reinstated with or without modification? Should the standard redevelopment credit obtainability period of 3 years after unoccupiability be made longer?		

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4	Area-Specific DC Rates	Mark Wilson	Mark Wilson	What are the pros and cons of area-rating DCs? Is there evidence that certain development areas in the City give rise to disproportionate growth-related capital costs relative to population growth? Are capital cost differentials across service areas sufficient to warrant area-rating? Should DC rates be made more area-specific than they are currently?		
5	Mapping of Forecasted Growth-Related Capital Projects	Jeff Solly	Adam Found	Should forecasted growth-related capital projects be mapped by the City? If so, can this be done in the DC study or DC section of the website?	The appropriate venue for such mapping would be the City's website; such mapping is not within the scope of the DC study. Staff will need to inquire as to whether the Information Technology Division has the resources to incorporate this mapping into their work plan.	
6	Local Service Policy	Jeff Solly	Jeff Solly	Is the local service policy in the DC study coherent and complete?	The following matters are not currently addressed by the local service policy: (i) required state of parkland dedicated by developers; (ii) deepening of sewers by downstream developers as a form of oversizing for upstream development; (iii) conversion of municipal drains into storm drains through development and urbanization.	

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7	Alignment of Growth-Related Capital Costs and DC Revenues	Jeff Solly	Jeff Solly	Are forecasted growth-related capital costs aligned with growth projections? Based on the Treasurer's Statements, how are demands on the DC reserve being managed?		
8	Historic Level of Service Calculation	Jeff Solly	Watson and Associates	Are any changes in approach needed to determine the cap on DC rates based on the 15-year historic level of service calculation, as required by the DC Act?		
9	Post-Period Benefit Calculation	Jeff Solly	Watson and Associates	Does the capital forecast include any projects intended to serve growth occurring after the 2051 or other applicable planning horizon? If so, how will post-period benefit be calculated by Watson?		
10	Input from Mayor and Council	Sal Polito	Councillor Richardson	Does the Mayor or any councillor expect to make a submission to the Task Force? Is Council expected to provide direction to the Task Force beyond the Terms of Reference?		
11	Treasurer's Statements	Sal Polito	Adam Found	Has the City complied with subsection 43(1) over the course of the 2019 DC by-law? What and where are the reports by which the Treasurer's Statements were provided to Council? Has Council set a date by which such statements are to be provided to it annually?	Subsection 43(1) of the DC Act reads: 43 (1) The treasurer of a municipality shall each year on or before such date as the council of the municipality may direct, give the council a financial statement relating to development charge by-laws and reserve funds established under section 33.	