

Appendix 1

CITY OF BRAMPTON COMMENTS ON ERO POSTING [#019-8371](#)**Table 1:** Comments on proposed Changes to Development Charges Act, 1997 to Enhance Municipalities' Ability to Invest in Housing-Enabling Infrastructure ([ERO # 019-8371](#))

Proposed Change	City comments
Repeal the five-year phase-in of development charges	Support the change since it aligns with the growth pays for growth principle without burdening the existing taxpayers.
Reinstate studies as an eligible cost for DCs	Support the change since the requirement for these studies are brought about by growth that should ideally be recovered through future development charges.
Reduce the timeframe for the DC freeze from two years to 18 months	Support the change as it will encourage quicker completion of development projects.
Streamline the process for municipalities to extend existing DC by-laws	Support the change as it helps to make the process less onerous for those municipalities who may require an update to their bylaws to address any of the situations specified.

Table 2: Additional recommended amendments to Development Charges Act, 1997 to ensure affordable, rental, and non-profit housing maintain affordability

Amendments requested	City comments
DC exemption for Affordable Housing ownership	Agreements be required to be registered on title and affordability of unit be maintained for a minimum of 25 years. DCs which would have ordinarily been due, become immediately payable plus interest, at a rate of Prime +1% upon breach of the covenant
Discounts for purpose-built rentals	Agreement be registered on title to secure rental tenure for a period of 25 years DCs which would have ordinarily been due, become immediately payable plus interest, at a rate of Prime +1% upon breach of the covenant
DC exemption for Non-profit housing development	Agreement registered on title and non-profit status of development maintained for 25 years. DCs which would have ordinarily been due, become immediately payable plus interest, at a rate of Prime +1% upon breach of the covenant