



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 11/27/2024

**Date:** 2024-11-19

**Subject:** **2024 Development Charges Bylaws Amendment – Public Meeting**

**Contact:** Raghu Kumar, Manager, Capital and Development Finance

**Report number:** Corporate Support Services-2024-938

**RECOMMENDATIONS:**

1. That the report from Raghu Kumar, Manager, Capital and Development Finance, to the Committee of Council Meeting of November 27<sup>th</sup> 2024, re: **2024 Development Charges Bylaws Amendment – Public Meeting**, be received;

**OVERVIEW:**

- The report provides information about a proposed amendment to the 2024 Development Charges (DC) Bylaws in regard to re-development credits.
- The DC Act requires that a public meeting be held prior to the passage of any amendments to the DC Bylaw. Notice was provided to advertise that the public meeting will take place on November 27, 2024 at the City Hall council chambers.
- Redevelopment credits are provided based on the original use of demolished structures when properties are redeveloped on the same site.
- These credits expire within five years for residential developments and ten years for non-residential developments from the date of demolition permit issuance.
- To encourage the development of vacant lands and discourage underutilization of serviced land, all demolitions preceding the passage of the new Bylaws will be treated as if they occurred on August 2, 2024, the effective date of the new Bylaws.
- Staff will report back on Dec 11th, 2024 seeking Council approval of the new amendments to the Bylaws after having considered the inputs from the public meeting.

## **BACKGROUND:**

When buildings are demolished and redeveloped on the same land, a redevelopment credit based on the original use of the demolished structure is granted at the time of redevelopment.

If redevelopment credits meet or exceed the DCs for the redevelopment, no DCs are payable. Excess credits can offset future DCs on the same property. Where redevelopment DCs exceed available credits, the balance is payable.

These redevelopment credits have an expiry period, which is five years from the date of issuance of the demolition permit in the case of residential developments and ten years for non-residential.

## **CURRENT SITUATION:**

The validity period of some of these re-development credits have tended to expire prior to the completion of a protracted site plan review process or due to economic downturns and other macroeconomic challenges.

To promote the development of vacant lands and to discourage developable serviced land from remaining underutilized, it is proposed that all demolition permits issued prior to the effective date of the new Bylaws shall be deemed to have occurred on the date of passage of the new Bylaws (i.e. August 1, 2024).

Brampton's policy on redevelopment credits aligns with those of the Region of Peel, Mississauga, and Caledon. A similar amendment was adopted by the Region of Peel in their 2020 DC Bylaw, treating all demolition permits issued before the effective date of the Bylaw as if they were issued on the Bylaw's passage date.

As such, this report is tabled for information and consultation.

Staff will report back on Dec 11<sup>th</sup>, 2024 seeking Council approval of the new amendments to the Bylaws after having considered the inputs from the public meeting.

Council approval will be sought for the adoption of the proposed amendments to the DC Bylaws, including:

- a determination that no further public meetings are required.
- direction to the City Solicitor, in consultation with the City Treasurer, to revise the DC Bylaws as necessary to give effect to adopted recommendations.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There are no material financial implications associated with the proposed amendment.

**STRATEGIC FOCUS AREA:**

This report supports the Strategic focus area of Government and Leadership by ensuring financial sustainability and accountability in adequately planning for the City's growth.

**CONCLUSION:**

The amendment to the Bylaw is intended to help incentivize the development of vacant lands and to discourage developable serviced land from remaining underutilized.

Authored by:

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