



Report
Staff Report
 The Corporation of the City of Brampton
 4/2/2025

Date: 2025-03-24

Subject: **2024 Development Charges (DC) bylaws Amendment – Public Meeting**

Contact: Amit Gupta, Sr. Manager, Revenue Services

Report number: Corporate Support Services-2025-283

RECOMMENDATIONS:

1. That the report from Amit Gupta, Senior Manager, Revenue Services, Finance, to the Committee of Council Meeting of April 2nd, 2025, re: **2024 Development Charges (DC) bylaws Amendment – Public Meeting**, be received;
2. That the staff be directed to report back on April 9th, 2025, seeking Council approval of the new amendments to the Bylaws and the Office Development Charges (DC) Incentive Program after having considered the inputs from the public meeting.

OVERVIEW:

- The City is required to amend its DC Bylaws to address changes related to development charges on new office space development.
- 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 April 2nd, 2025, at the City Hall council chambers.
- The existing 2024 DC Background Study can be used to proceed with an Amending Bylaw.
- A new Amending Development Charges Bylaw is required to operationalize any new office discounts or exemptions not currently included in the City's existing DC Bylaws.

BACKGROUND:

In July 2024, Council approved a "Major Office Exemption" to Development Charges (DC) to support employment growth in key sectors. The exemption applied to sector-specific office developments with a minimum total floor area of 20,000 square feet, down from the previous 50,000 square feet requirement.

Economic trends such as low office vacancies and a lack of supply in quality office space, combined with the high costs of development including construction costs, financing and office DC, make it difficult to attract and retain businesses in Brampton.. In response, Council directed staff on February 26th, 2025, to explore a DC By-law Amendment to exempt all office spaces citywide.

Staff took a series of legislative steps to pass an Amending DC By-law. Staff advertised the public meeting on March 12, released the proposed Amending DC By-law on March 19, and is meeting today to hold a statutory public meeting to receive public comments and amend the By-law as needed.

CURRENT SITUATION:

Staff are proposing an Office Development Charge (DC) Incentive Program that is designed to encourage office development in Brampton by offering DC deferrals and waivers for eligible projects. This initiative aims to reduce upfront costs, attract high-value businesses, and foster growth in key economic sectors such as Advanced Manufacturing, Food & Beverage Processing, Innovation & Technology, Health & Life Sciences, and Professional Services. The program's eligibility criteria, application process, and compliance requirements are detailed in **Appendix I**.

Implementation of the Office Development Charge (DC) Incentive Program requires amendments to the existing DC by-laws, which are included in **Appendix II**. Currently, the City's existing DC by-laws exempt qualifying "Major Office" uses from development charges, subject to the terms and conditions outlined in those by-laws. The proposed amendments aim to extend these exemptions to further promote office development within the City.

For further details, refer to **Appendix I** for the full program outline and **Appendix II** for the proposed by-law amendments.

To address changes to development charges for new office spaces, formal amendments to the City's DC By-laws are required. Staff will report back on April 9th, 2025 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:

- 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.
- Approval of the Office Development Charges (DC) Incentive Program. Authority will be delegated to the CAO and Treasurer to respond by approving an expansion if demand exceeds the initial pilot scope.

CORPORATE IMPLICATIONS:

Financial Implications:

Any DC exemption will require repayment for growth-related capital costs. The increases to the property tax base resulting from new office developments are required to provide City services, offset the cost of servicing new development, and address future asset repair and replacement (R&R) needs. However, this program is being considered because office development may not occur without assistance. A detailed financial impact analysis will be included in the follow-up recommendation report.

STRATEGIC FOCUS AREA:

This report aligns and supports the strategic focus areas of:

- **Growing Urban Centres & Neighbourhoods:** Focusing on an economy that thrives with communities that are strong and connected.

CONCLUSION:

To address changes to development charges for new office spaces, formal amendments to the City's DC By-laws are required. The existing 2024 DC Background Study remains valid, and can support an amending by-law. The amendments are intended to incentivize office space development. Following today's meeting, staff will assess feedback and present a recommendation report on April 9th, 2025.

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Attachments:

- Attachment 1 – Appendix I: Office Development Charges (DC) Incentive Program
- Attachment 2 – Appendix II: Proposed Development Charges Amending By-Laws