



## **Bill 17: Growth Needs Partners, Not Pressure**

**City Council | June 11, 2025**

Brampton supports Ontario's housing goals, but Bill 17 removes essential municipal tools needed to develop viable housing and livable communities.

Without alternative revenue sources from the Province, tax rates will increase and key approved projects will be deferred or cancelled.

These shortfalls directly impact residents by delaying critical infrastructure and services necessary for safe community growth.

## The Financial Reality:

**\$84-112M**

### **First Year Impact to Reserves**

Projected reduction in development charge collections.

**\$13-21M**

### **Annual Incremental Impact to Reserves**

Projected yearly reduction in development charge collections.

**\$567M**

### **Total DC-funded Projects at Risk**

Value of previously approved infrastructure now threatened.

**\$1.8-2.9M**

### **Annual Borrowing & Inflation Costs**

Yearly additional costs due to deferred collections and project delays.

# Top Approved Projects with Unspent Development Charges

**⚠ The City of Brampton has \$567M of Approved DC-Funded Projects of which \$342M is pending (2025–2029)**



# Shifting Costs to Local Taxpayers



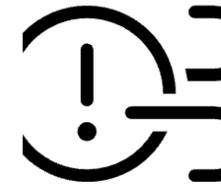
## Property Tax Increases

Rising rates just to maintain current services



## Reduced Fiscal Certainty

Unpredictable funding replacing reliable revenue



## Limited Local Control

Council unable to prioritize community needs

By eliminating predictable development charge funding and replacing it with limited application-based programs, Bill 17 fundamentally undermines municipal financial stability.

# One-Size-Fits-All Planning Ignores Local Success



## Local Planning Success

Brampton has already delivered 65% of its housing pledge through context-sensitive planning.



## Provincial Override

Bill 17 overrules municipal ability to conduct essential planning studies for safety and livability.



## Counterproductive Results

Rigid provincial approach actually slows housing delivery by creating unsustainable development patterns.

# Loss of Oversight Creates Serious Risks

## 1 Automatic Approvals

Bill 17 creates a system where development applications are automatically accepted without thorough local review, removing critical safeguards.

## 2 Early Problem Detection

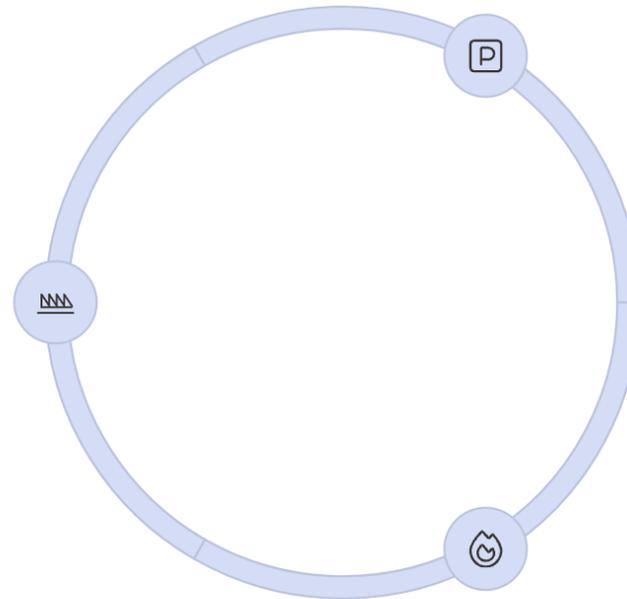
Municipal review processes help identify potential issues before they become costly or dangerous, protecting both developers and residents.

## 3 ARU Enforcement Challenges

Brampton is experiencing enforcement backlogs from Additional Residential Unit (ARU) rules. Less oversight will increase enforcement costs.

# Infrastructure Gaps Threaten Community Well-Being

**Transportation**  
Essential road networks and transit facilities now unfunded



## Recreation

Parks and community centers at risk of cancellation

## Community Safety

Planned fire stations and emergency services delayed

Housing without supporting infrastructure is not truly viable housing. Bill 17 jeopardizes Brampton's ability to build the essential community assets that transform housing developments into livable neighborhoods.

The Province's current programs focus narrowly on "hard" infrastructure while ignoring equally critical "soft" services like recreation facilities and emergency response—creating incomplete communities that fail to meet residents' needs.

# Why Bill 17 will Slow Growth



## Infrastructure Funding Cut

Bill 17 removes reliable development charge revenue



## Project Delays

Essential services and infrastructure deferred



## Occupancy Prevented

Homes can't be inhabited without necessary services



## Housing Supply Stalled

The very problem Bill 17 claims to solve

Bill 17 will slow housing delivery by creating a bottleneck at occupancy. Without proper infrastructure funding, municipalities cannot provide the essential services needed for safe occupancy permits.

This creates a lose-lose scenario where developers build housing that remains unoccupied while municipalities struggle to fund the necessary infrastructure to make these developments viable.