



THE REGIONAL MUNICIPALITY OF NIAGARA

COUNCIL WEEKLY CORRESPONDENCE DISTRIBUTION

INDEX

Friday, May 1, 2026

1. **CWCD 2026-85**

Development Charges Relief Measures - Burlington Contact, Municipal Comparators and Building Communities Strong Fund Update

2. **CWCD 2026-86**

Municipal Accommodation Tax

3. **CWCD 2026-87**

Summary of Active Bid Solicitations

4. **CWCD 2027-88**

Social Procurement Timing

5. **CWCD 2026-89**

Planned Procurements Over \$10,000,000

6. **CWCD 2026-90**

2026 Government of Canada Spring Economic Statement

7. CWCD 2026-91

Councillor Information Request Regarding Health Systems Planning Report Data Analysis

8. CWCD 2026-92

Council of Chief Medical Officer of Health Statement to Canadians on Vaccination

9. CWCD 2026-93

OUTNiagara - A Constructive Path Forward for Pride Flag Raisings in Niagara

10. CWCD 2026-94

AMO Watchfile April 30, 2026

If you require any accommodations for a disability in order to attend or participate in meetings or events, please contact the Accessibility Advisor at 905-980-6000 ext. 3252 (office), 289-929-8376 (cellphone) or accessibility@niagararegion.ca (email).

Memorandum

CWCD 2026-85

Subject: Development Charges Relief Measures: Burlington Context, Municipal Comparators and Building Communities Strong Fund Update

Date: Friday, May 1, 2026

To: Council Weekly Correspondence Distribution

From: Nina Ni, Senior Revenue Analyst, Revenue Planning and Strategy

At its meeting on March 11, 2026, Corporate Services Committee directed staff to review the City of Burlington's proposed two-year development charges (DC) exemption and associated funding approach. This memo provides that review, along with a summary of municipal comparators and an update on the Building Communities Strong Fund.

Burlington Context

City of Burlington examined options to temporarily eliminate residential DCs to stimulate housing construction during a period of slowed development activity. Through Staff Report DGM-03-26 (Appendix 1), presented in February 2026, staff outlined two primary approaches: amending the Development Charges By-law or using a Community Improvement Plan (CIP) based incentive framework.

Following release of the report, a two year full residential DC exemption was initially advanced through Mayoral direction. However, at its March 2, 2026 Special Council meeting, Council chose not to proceed with a DC By-law amendment and instead directed staff to explore a CIP-based approach funded from sources other than property taxes. Council also signaled that broader, non-DC incentives may be more effective in supporting development under current market conditions. The minutes of this Special Council Meeting is attached to this memo as Appendix 2.

Council further established that any DC reductions would be contingent on full financial support from senior levels of government (e.g. Housing Accelerator Fund), with the City committing to match such funding on a dollar-for-dollar basis to ensure no financial impact to the municipality.

In response, on April 13, 2026 Burlington staff proposed amendments to the Affordable Rental Housing CIP to introduce a targeted, incentive-based approach (Appendix 3).

The proposed framework includes:

- Development Charge Reduction Grants of up to 100% of the City's portion for:
 - purpose-built rental housing (with a minimum 15-year rental requirement); and
 - eligible ownership units
- A Missing Middle Housing Grant of up to \$400,000 per project to support affordable units
- A Tax Increment Equivalent Grant (TIEG) providing up to 100% of the municipal tax increment for up to five years for purpose-built rental projects

To support these initiatives, Burlington staff identified approximately \$3-4 million in Housing Accelerator Fund (HAF) funding for 2026. The implementation timeline for the amended CIP has not yet been finalized.

Overall, Burlington has shifted from considering a blanket DC exemption to a more targeted and conditional incentive framework. This approach focuses on supporting rental and missing middle housing, while ensuring municipal financial neutrality through reliance on external funding sources.

Municipal Comparison – DC Incentives

Municipalities across the Greater Toronto Area and Peel Region are implementing discretionary DC incentives to support housing development. These programs vary in structure but generally rely on external funding or deferred financial strategies. Table 1 summarizes the major incentives implemented.

Table 1 – Municipal Comparison – DC Incentives

Municipality	DC Incentives	Funding Strategy
City of Vaughan	• Roll back DC rates on all residential development applications to the rates in effect on Sept. 21, 2018, until Nov. 19, 2029, through the use of section 27 Early or Late Payment agreements under the DC Act. • Lower DC rates on low-rise residential developments using section 27 Early or Late Payment agreements under DC Act. • Initiate a new development charge background study (and capital program) and DC By-law, which anticipate to take 9-12 months.	Until a new DC background study and by-law are approved and enacted, foregone DC revenue would be required to be funded through non-DC sources. At this point, it is not public how much revenue Vaughan has foregone. With update to the growth-related capital program, it could impact the timing of project delivery. Upon completion of the term of the DC rate reduction an evaluation of the foregone revenue will be undertaken and a funding strategy will be determined at that time.

Municipality	DC Incentives	Funding Strategy
City of Mississauga	Extend the City's development charges incentive program (2025-2027). • DC reduction by 50% for all residential unit types • 100% DC reduction for purpose-built apartment rental units ○ Applies to 1-bedroom plus den, 2-bedroom or 3-bedroom units ○ 25-year rental tenure agreement required • Developers must pull a building permit for footings and foundations before December 31, 2027	Fund the DC incentives with the Housing Accelerator Fund, the Canada Housing Infrastructure Fund, and/or Building Faster Fund where available.

Municipality	DC Incentives	Funding Strategy
Peel Region	- DC reduction by 50% for all residential units (effective July 10, 2025 to November 13, 2026) 100% reduction for purpose-built rental units (1-bed+den, 2-3 bed) (effective January 22, 2026, to November 13, 2026) - Developers must pull a building permit for footings and foundations before November 13, 2026 (or November 13, 2027 for plans of subdivision) - Applicants must show that all grant savings are passed on to homebuyer.	The estimated foregone DC revenues from 2025 to 2029 are \$406 million. Foregone DC revenues are intended to be offset through grants-in-lieu, ensuring the Region is financially whole. The Province has committed \$1.3 billion through the Building Ontario Fund to help these municipalities to offset revenue losses associated with development charge reductions. However as of January, 2026, there has been no Provincial funding announcement or financial agreement reached between Peel Region and the Province.

Housing Supply and Affordability Impacts

Available evidence indicates that DC reductions alone have not resulted in a clear or sustained increase in housing construction or improved affordability.

In both City of Vaughan and Richmond Hill, building permit activity declined through 2025 and into early 2026, with residential construction remaining inconsistent. Notably, Vaughan's decline occurred despite implementing DC reductions, while Richmond Hill experienced a similar trend without such measures. This suggests that DC reductions are not a primary driver of construction activity.

Housing price trends further reinforce this conclusion. Both municipalities saw modest declines across housing types between Q4 2024 and Q4 2025, regardless of whether DC reductions were in place. This indicates that broader market conditions, rather than DC policy changes, are influencing pricing.

At the provincial level, new home prices declined modestly in 2025, with median prices remaining high - particularly for single-detached homes, which continue to be near \$1 million. Overall, pricing has not materially shifted in response to DC reductions.

Analysis from the Association of Municipalities of Ontario (AMO) supports these findings, identifying interest rates, construction costs, labour shortages, and land values as the primary constraints on housing supply. Construction costs continue to rise, with recent increases of approximately 3-4% annually.

Importantly, DCs are a cost-recovery mechanism for growth-related infrastructure. Reducing DCs does not eliminate these costs but shifts them to other sources, often placing additional pressure on existing tax and rate payers.

Building Communities Strong Fund Update

On March 30, 2026, the Federal and Provincial governments announced the Canada–Ontario Partnership to Build, which focuses on speeding up housing development and the delivery of supporting infrastructure across Ontario. As part of this initiative, municipalities are encouraged to implement temporary reductions of up to 50% in DC over a three-year period. In return, participating municipalities may qualify for a share of up to \$8.8 billion in infrastructure funding over the next 10 years through the Build Communities Strong Fund.

Municipalities would work with the Province to put forward a list of growth projects that this funding could be used against, which must be ready-to-build and meet any other requirements agreed to between the Federal and Provincial governments.

At this time, details regarding the Region’s potential funding allocation and timing remain unclear. Region may qualify for a portion of this funding and is supportive of senior government initiatives that aim to improve housing affordability, increase supply, and maintain municipalities’ ability to fund essential infrastructure. Staff will review the full program details, including eligibility and any municipal requirements, once they are released, and will report back to Council.

Respectfully submitted and signed by

Nina Ni, CPA

Senior Revenue Analyst, Revenue Planning and Strategy

Financial Management and Planning

Appendix

Appendix 1 - City of Burlington - Council Report DGM-03-26 Options for the Temporary Elimination of Development Charges

Appendix 2 - City of Burlington - Special Council Meeting Minutes - March 2, 2026

Appendix 3 - City of Burlington - DGM-27-26 Draft Housing Community Improvement Plan Amendment



Recommendation Report Summary

SUBJECT: Options for the temporary elimination of Development Charges

TO: Committee of the Whole

FROM: Development and Growth Management
Community Planning

Report Number: DGM-03-26

Wards Affected: All

Date to Committee: February 9, 2026

Date to Council: February 17, 2026

Recommendation

Direct the Director of Community Planning to initiate an amendment to the City's Affordable Rental Housing Community Improvement Plan considering options 2a) and 2b) contained in development and growth management report DGM-03-26; and

Direct the Director of Community Planning to work closely with the Region of Halton in order to support the City's approved Affordable Rental Housing Community Improvement Plan, including any forthcoming amendments, in acknowledgment of their continued role as Housing Service Provider and housing-enabling infrastructure provider; and

Direct the Commissioner of Development and Growth Management to work collaboratively with the Region to fund the Region's matching CIP and advocate for further Federal and Provincial support to offset lost DC or other revenues.

Executive Summary

Purpose of report:

- To discuss options to address Staff Direction 12-25.

Key findings:

- The housing market is experiencing significant challenges.

- Budgets and legislation and programs at the Federal and Provincial level have responded to varying degrees to the concerns related to the costs of development charges.
- The Province of Ontario, has implemented two relevant changes to legislation related to the issues set out in this report:
 - As of November 3, 2025, Residential Development Charges have been deferred to occupancy as set out in the Development Charges Act, 1997 (DCA); and
 - As of November 27, 2025 the Planning Act was modified to empower Upper-tier municipalities without planning authority to enable the development of a CIP and clarified that any existing CIPs in force and effect prior to July 1, 2024 are deemed to be in effect.
- The report presents options to temporarily eliminate development charges either by pursuing amendment(s) to the City's Development Charges by-law (DCs) or amendment(s) to the City's Affordable Rental Housing Community Improvement Plan (ARHCIP).
- Approaches related to the DC by-law, enacted in accordance with the Development Charges Act ("DCA"), present risks that make such an approach less suitable to the objectives of ensuring any approach is targeted to the City's broader housing policy objectives, targeted to key areas of change, and limited in time.
- In order to support the creation of more housing and provide targeted, temporary relief an amendment to the Affordable Rental Housing Community Improvement Plan (ARHCIP) is recommended. This may include the introduction of a new program providing relief equivalent to the City's portion of DCs or some other similar relief or may include the recalibration of one or more existing programs.
- While the original motion memorandum and subsequent staff direction started to define the point at which any City approach would be warranted or authorized, staff set out options and recommend relying on future Council decisions to define, fund and implement any program(s) in the ARHCIP.

Implications:

- Should Council endorse the staff recommendation, staff will prepare the necessary targeted amendments to the ARHCIP and engage with the public, the development community and the Region of Halton through the formal statutory amendment process. The purpose would be to develop a temporary Community Improvement Plan program or temporary amendments to existing programs, to provide temporary relief from DCs or other support. Any amendment may also propose any changes to reflect changes in the legislative framework and the role of the Region, among other things.
- An amendment to the City's ARHCIP is subject to appeal to the Ontario Land Tribunal. If the amendment is appealed Legal support would be required.

Recommendation Report

Background

On September 16, 2025, Council approved the motion memorandum to direct the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Pipeline to Permit Committee on October 9, 2025 on options for a 2-year temporary development charge (DC) reduction with an appropriate impact analysis.

The [Motion Memorandum](#) and its [attached correspondence from WE HBA](#) set out details of approaches being taken in other municipalities to support meeting housing targets, economic development objectives and the development industry.

In response to this direction, Finance and Development & Growth Management Staff prepared Information Report titled [Two-year temporary City Development Charges reduction \(FIN-41-25\)](#).

The report presented an impact analysis of implementing a temporary, partial reduction to City Development Charges for two years. The impact of a tax-supported, temporary 20% reduction of City DCs for two years was estimated to range between \$3M-\$7.5M. The report acknowledged that it is difficult to estimate potential DC revenues given their dependency on development activity which, is in turn, closely related to the state of the economy. The report also confirmed that the City's growth-related capital program for 2026 and 2027 totals almost \$27M. As discussed in this report and through 2026 Budget discussions, concerns related to a significant inflationary environment and the potential for a lack of available cash flow could mean delayed delivery of projects in the City's growth-related capital program

After considering the report the following Staff Direction was provided:

Direct the Commissioner of Development & Growth Management to bring back a report to Committee of the Whole in January 2026 on options including a potential Community Improvement Plan amendment and a Development Charge bylaw update to eliminate development charges for two years subject to the following conditions:

- That the reduction is tied to some degree of achieving policy goals for housing units (for example purpose-built rental, market affordable under Halton Region definitions, three-bedroom units);
- That the reduction is conditional on being made whole for the DC reductions by the provincial and/or federal governments;

- That the reduction would only apply to projects that have achieved a defined level of start/completion. (SD-12-25)

Context

A wide range of factors are playing into the challenges being felt today by the development community. News and reports on various economic indicators, interest rates, tariffs, construction costs, changes to immigration policy and associated population decline, and skilled labour shortages have all created an impactful housing development slowdown.

Through regular discussions at the City's Pipeline to Permit Committee, the challenges facing the creation of new housing are reported and discussed.

Local Context

Over the past year, the City has invested in a study to better understand population and employment growth, in taking on the role of Growth Management previously held by the Region. This work included a [Growth Analysis Review](#), prepared by Watson and Associates, which included a Housing Market Assessment. In addition, the City also prepared a [Housing Needs Assessment](#) for federal funding eligibility, in accordance with the Federal Government's long-term approach to addressing housing needs across the country. The Housing Needs Assessment was developed using Council-approved reports including the Growth Analysis Review, the Housing Strategy and other strategies or documents previously published by the City of Burlington and or Halton Region. This work and its recommendations have informed the development of the ARHCIP and other City-initiated work.

At the time of the preparation of the Growth Analysis work the condominium market was experiencing challenges, however the report noted that in the long-term prospects remained favourable. The report anticipated that the condo sales market would strengthen through 2025, supported by lower interest rates which was expected to improve project development feasibility and expand supply and increase sales demand.

The strengthening of the condominium market did not occur as expected. Recent data provided by Zonda Urban compares new multi-family condominium sales for Q1-Q3 in 2022 through 2025. Instead of strengthening in a lower interest rate environment, overall condominium sales were drastically lower.

Multi-family Sales (new Apartments and Townhomes) for Q1-Q3, 2022-2025				
BURLINGTON	2022	2023	2024	2025
Apartment	202	130	21	12
Townhouse	11	2	14	8
Summary	213	132	35	20
			SOURCE: Zonda Urban 2025	

Even before the further weakening of the housing market the Growth Analysis Report emphasized that in order “[t]o achieve the population growth forecast...the City will need to consider a range of factors in supporting and enabling a higher rate of residential development activity, with particular emphasis on rental and affordable housing. Burlington will require a broader choice of new housing products that appeal to a diverse range of demographic groups, by family and non-family type, structure type, location, age group, and income level. This includes expanding the rental housing supply, including purpose-built rentals, and increasing [Additional Residential Unit] development activity. Furthermore, the City will need to expand affordable and attainable rental housing and ownership housing options. (Growth Analysis Review, 2025. Watson & Associates, pg 6-26)

Provincial and Federal Government

Over the course of the past several years, the Province has made significant changes to the Development Charges Act (DCA). While all changes are not highlighted here, changes related to exemptions, processes and DC eligible services have required municipalities to adapt and adjust in real time.

Below is a summary of the numerous changes to the DCA, to incentive development:

- For applications where a Site Plan or Zoning By-law Amendment is required, DC rates are frozen for 18 months following approval.
 - Municipalities are allowed to charge interest over this time period, not to exceed a maximum rate as prescribed by the DC Act.
- Full exemptions for affordable housing units.
- Full exemptions for non-profit housing developments.
- Full exemptions for two (2) additional residential units (ARUs) within and/or ancillary to existing and new developments.
- DC discounts for rental housing based on number of bedrooms per unit.
- DC installment plan for purpose-built rental units.
 - 6 annual installments payable starting from date of occupancy.
- Defer payment of DCs for all residential developments to the date of occupancy

- Removes interest payments on existing legislated deferrals for rental and institutional developments

Using revenue assumptions as presented in Report FIN-41-25 Two-Year Temporary City Development Charges Reduction, the City estimates that the collection of approximately \$15-37 million of residential development charges may be deferred to occupancy. On average, the duration to occupancy is 1-3 years from building permit issuance. However, this period widely varies across applications due to factors that are beyond the City's control.

It is expected that there will be further changes to the *Development Charges Act* given some of the new regulation-making authorities established through Bill 17.

To date, the City of Burlington has not received support from the Building Faster Fund as this program evaluates municipal performance solely on the number of housing starts. In June 2025, the City sent formal communication to the Ministry of Municipal Affairs and Housing conveying that this evaluation criterion does not accurately reflect the scope or effectiveness of work and holds municipalities responsible for matters that are beyond their jurisdiction and control (i.e., market conditions such as high interest rates, construction costs, and labour shortages). In August 2025, Minister Flack indicated an openness to consult with the municipal sector on expanding or changing Building Faster Fund criteria. The City shares the province's goal of increasing housing supply and is fully committed to Burlington's target of 29,000 homes by 2030. Over recent years the City has approved significantly more units on an annual basis than the 20- year historical average of 800 units. While City approvals allow for projects to move forward to construction the City cannot compel a land owner to build units.

In October, 2025 the Province announced the removal of the 8% PST for first-time buyers on new homes valued up to \$1 million. Industry advocates have highlighted that this is a move in the right direction but continue to press to see broader relief for all first-time buyers.

In May, 2025 the Federal Government announced a GST relief initiative for first time buyers on new homes. For homes valued up to \$1 million the rebate would be 100% GST, while for homes valued from \$1 million to \$1.5 million a partial rebate. The implementing legislation Bill C-4 is currently at second reading in the Senate.

In a December [Tax Insight publication](#) PriceWaterhouseCooper described that if both programs were in place a first time home buyer of a new home could save up to \$130,000, significantly more than the City's current DC charge.

Advocacy

From Burlington's Housing Pledge to more recent submissions from Ontario's Big City Mayors and others, advocacy has highlighted the connection between growth and infrastructure, and

the importance of delivering on both. The bottom line being that municipalities have the ability to collect growth-related charges to deliver infrastructure and community needs. Requests and advocacy have emphasized since the time of Bill 23 in 2022 the need to “ensure municipalities are made whole, dollar for dollar to eliminate unintended consequence of Development Charge reductions.”

Specific to Burlington, the City’s advocacy efforts have showcased municipal leadership through the proactive adoption of innovative solutions and tools to enable more housing – i.e., Burlington was the first Ontario municipality to lower DCs; Working directly with stakeholders at Pipeline to Permit Committee; AI Powered Building Permit System Pilot Project; Housing Connections landing page. Burlington’s advocacy has also been leveraged as an opportunity to promote local success – i.e., Hitting a 10-year high of housing starts; Formal recognition in public-facing reports released by RESCON (2025 GTA and GGH Housing Report Card) and Burlington Community Foundation (2025 Vital Signs Community Check-up Report).

Recent advocacy from AMO called [Building Homes, Building Communities: The Role of Development Charges \(DCs\) in Ontario](#) (November 2025) continues to reinforce that Development Charges are not the main cause of the current housing crisis. AMO further reiterates the important role that Development Charges play in acting as a cost recovery tool to help share the costs of growth and partially fund essential infrastructure.

Similarly, also in 2025, the Ontario Big City Mayors sought commitment from the [Federal Government to work with OBCM on Development Charge Legislation](#).

The Province in partnership with the development community and municipalities will continue to look to modernize municipal revenue tools. While further legislative changes have been made to the DCA, there has been limited commitment to new funding arrangements. To date there has been no indication of action towards a commitment to making municipalities whole to support reductions or the temporary elimination of development charges.

City of Burlington

The City has invested significant time and effort into supporting the creation of more housing. These actions have been addressed in various reports to Council but are summarized together in brief in the following table:

Action	Description	Status	Outcome
Development Charges by-law, 41- 2024	Study and by-law to establish development charges. Recommended reduced DCs.	Appealed – but in effect	Staff-driven initiative to reduce the initially proposed DC rates to encourage development by mitigating the proposed rate increases. Residential DCs saw a 28% reduction, and Non-residential DCs were reduced by 32% at time of approval.
Housing Strategy	A comprehensive Housing Strategy for the City of Burlington informed by Housing Needs.	Complete, implementation ongoing	New focus on Partnerships and defining the City's role and setting out ambitious action.
Housing Pledge	A comprehensive response to the Provincial Housing target established for Burlington as a Large and Fast Growing municipality.	Pledge submitted	Focused action on areas of the pledge
Pipeline to Permit	A new standing committee of council composed of a wide range of representatives ranging from non-profit housing to the development community and agencies.	Regular meetings	Tracking and understanding the development pipeline, identifying issues and continuous improvement opportunities. Recommendations to Council.
Housing Accelerator Fund (HAF) Action Plan	Action Plan including a wide range of initiatives underway or to be initiated to support funding through HAF.	HAF funding approved	Completion of all Action Plan Items
Growth Analysis and Housing Market Assessment	Assessment of Population and Employment growth to 2051. Confirmed that affordable and attainable rental and home ownership options remain critical to the City's ability to grow in accordance with projections.	Study complete.	Informed development of the City's ARHCIP. Will inform future Official Plan Amendments including Urban Structure.

Action	Description	Status	Outcome
MTSA (OPA 2)	An Official Plan Amendment to set the framework to support mixed use, transit supportive development in key areas of the City	Adopted, 2024. Approved with Modifications by Minister, 2025. Significant portions came into effect on October 30, 2025, three appeals.	The building blocks for new communities in proximity to the City's 3 MTSAs
Affordable Rental Housing Community Improvement Plan	Using data from the Population and Growth Analysis and the Housing Needs developed a focused Community Improvement Plan to specifically address affordable rental housing.	Approved by Council in 2025 First element of programs funded through HAF funds in 2025.	See update in Housing Accelerator Fund update DGM-91-25
Modernizing Residential Neighbourhood Area policies (OPA 3)	Phase 1 and 2 focused on developing policy oriented to built form rather than density in neighbourhoods to support missing middle opportunities. A future phase will consider further opportunities for missing middle housing.	Official Plan policies in effect.	Provides new guidance for the development of residential neighbourhood zones in the City's new Zoning by-law.
Modernizing and streamlining the Residential Zoning By-law	Objectives of the NZBL project	Draft Residential Zoning By-law released in 2025. Recommended Zoning By-law to be considered in 2026.	Will result in clear residential permissions to support the creation of new units.
Streamlining Development Approval Processes	Invested in LEAN 6 Sigma training and specific process reviews	Pre-building permit process; OPA and ZBLA processes Site Plan processes	Significant progress on streamlining development application processes and overlapping with building permits.

Analysis

In the context of the efforts of the City of Burlington to date, observing action and opportunities for other levels of government, and in light of the current and short, to medium term challenges facing the development community, City staff provide the following analysis to support the recommendation to address Staff Direction SD-12-25.

This section is organized into Development Charge Approaches and Community Improvement Plan Approaches and a theoretical Do-Nothing approach. Although each approach may have more than one option, the general considerations related to the approach are similar and have been condensed for discussion purposes.

Although general costs have been identified, no source of funding has been identified at this time.

1. Development Charge Approaches

Development charges (DC) are imposed by municipalities on development and re-development to recover growth-related capital costs under the Development Charges Act. It is used to help municipalities fund essential infrastructure, such as roads, storm drainage, fire stations, vehicles, recreation centres and libraries required to service the City's population growth. Development Charges are collected to support growth related costs. It continues to be relevant to note that infrastructure renewal is funded from existing taxpayers. In the context of the City of Burlington as set out in the City's 2025 Asset Management Plan, the City has a funding shortfall of up to \$350 million over the next ten years.

In addition to City DCs, applicants are subject to DCs payable to Halton Region and Halton School Boards. The fees for each agency are determined by their respective by-laws and policies. Within the Region's built boundary, the City's current portion of total DCs for residential developments is approximately 25%. However, this proportion is subject to change due to timing of indexation, updates to the agencies' DC background studies and legislative changes.

Staff's impact analysis of exempting the City's portion of DCs below continues to use and further refine Planning's data from the P2P dashboard that provides a high-level estimate of residential development activity. The projection is a forecast of estimated applications that has the potential of pulling Building permits within two years. An assumption of 50% 2+ Bedroom Apartments and 50% 1 Bedroom / Bachelor Apartments was applied to this data and used to help determine a range of estimated financial impact of each option. A summary of the data is as follows:

Estimated Residential Units Receiving Building Permits Within Two Years					
	Dwelling Type				
Estimate	Single and Semi-Detached	Multiples	Apartments 2+	Apartments 1 and Bachelor	Total
Low	604	133	1,311	1,311	3,359

Similar to the methodology presented in Report FIN-41-25, historical DC collection receipts and recent building permit activities were also considered when determining the estimated range of financial costs.

It is important to note that all DC reductions or exemptions implemented by the City, temporary or otherwise, are required to be funded from a tax-supported source, as mandated by the DCA, s.5(6)(3):

“3. If the development charge by-law will exempt a type of development, phase in a development charge, or otherwise provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up through higher development charges for other development.”

As a result of this paragraph in the DCA, any City discounts or waving of Development Charges, will require the City to fund such discounts from other tax support sources.

Options

- a. **Apply a temporary 2-year Residential DC exemption through an amendment to the DC By-law.**
 - All residential developments will receive a full exemption of City development charges.
 - **Estimated Cost \$16.7M-41.3M**
- b. **Applying a temporary 2-year exemption for all Apartment units through an amendment to the DC By-law**
 - All apartment units will receive a full exemption of City development charges
 - Other residential unit types are not affected and City DCs will continue to be applicable
 - **Estimated Cost \$10.7M-26.6M**
- c. **Apply a temporary 2-year exemption on 2BR+ Apartment units through an amendment to the DC By-law**
 - Only 2BD+ apartment units will receive a full exemption of City development charges
 - Designed to incentivize larger high-density (apartment) units.
 - Other residential unit types are not affected and City DCs will continue to be applicable

- **Estimated Cost \$6.1M-15.1M**

DC exemption Considerations:

- Given changes to DCA related to the removal of public consultation requirements for these types of DC By-law Amendments (i.e. an amendment that results in a decrease in DC rates), these options can be completed relatively quickly.
- It is the understanding of staff that temporary DC exemptions can be designed to be time limited. However, automatic expiration of time of exemption provisions in the by-law is currently untested and poses a potential future risk. In the scenario that an amendment is required to revert the exemptions or the DC fees back to non-discounted rates, the full legislated process may be required, which would include updates to the background study, public meetings and the possibility of appeals.
- It is unclear at this time the extent to which decisions made on a temporary basis with respect to the City's calculated Development Charges may prejudice or limit flexibility on future development charge policy decisions and the DC Background Study. It is unclear as to the degree to which any temporary relief has the potential to impact future decisions.
- DC rates are established at the time of the Planning Act application. If an application is made during the exemption period but occupancy occurs after the exemption period expires this would introduce an unfunded liability for the City, and would be counter to the intention of the temporary relief.
- The recent Provincial move to provide relief from the payment of development charges to occupancy may, in part, address the temporary strain facing the development industry while ensuring the City is collecting DCs in support of critical infrastructure investments
- While technically a possibility an area specific exemption would be difficult to rationalize, and is not a recommended approach given that the City does not currently have area specific charges.
- It is not possible to calibrate, or to tie temporary exemptions to specific policy objectives or specific Burlington housing needs, other than proposed approach that would specifically exempt 2 or more bedroom apartment units which is a general proxy to supporting larger, more diverse housing units..
- Eliminating DCs shifts costs, it doesn't eliminate them. As previously noted, any exemptions or discounts/reductions to DCs must have a tax-supported funding source to offset the reduced DC revenue.
- Given that City DCs make up generally 25% of total DCs payable, it is unclear whether exempting the City portion of the Development Charges payable on a new unit or any other proposed changes, even to the point of full exemption will have the desired effect of making development feasible in the near term.

- Staff is aware that other municipalities have entered into agreements with developers to permit DC reductions. Such agreements require that the developer pass on the DC reduction to purchasers by reducing the purchase price on a dollar-for-dollar basis and that *Agreements of Purchase and Sale* (APS) include wording disclosing this to purchasers. Staff note that the legal authority to defer payment of DCs indefinitely as some municipalities have done is not clear.
- Non-residential developments are not affected, and development charges will continue to be applicable
- Should Council direct staff to amend the Development Charges by-law, this should be made to be brought into effect conditional upon Provincial or Federal support, as specified as a condition in the Council Direction.

2. Community Improvement Plan Approaches

A Community Improvement Plan (CIP) is a flexible tool enabled by policies in the City's Official Plan that allows a municipality to establish a CIP to direct funds and implement policy initiatives toward a specific objective, such as addressing housing needs. Once established, a CIP enables municipalities to provide grants, loans and other incentives to landowners for eligible costs to prepare land and construct or rehabilitate building on private and public properties. The City has an existing approved Affordable Rental Housing Community Improvement Plan, approved in 2025.

Council has approved the use of HAF funding to support the implementation of several programs in the ARHCIP. The Additional Residential Unit Affordable Rental program launched last year and Council approved the use of HAF funds to implement three of the ten programs in the ARHCIP, including the:

- Additional Residential Unit Affordable Rental Program, including legalizing non-compliant ARUs,
- Municipal fee waivers program, and
- Missing Middle Affordable Rental Unit Program (Pilot 2026)

Options

a) Amend the [ARHCIP](#) to develop a new, temporary DC exemption program with defined criteria related to tenure and level of affordability.

- By virtue of the fact that the current ARHCIP relies on the Provincial definition of affordable, these affordable units are also legislatively exempted from development charges. An amendment would need to establish a new set of "affordability" criteria. The City received feedback at the time of the ARHCIP that the provincial definition presented challenges and other definitions were highlighted for consideration (CMHC Apartment Construction Loan Program). This approach represents an

opportunity to work with development industry to consider options to expand the scope of eligibility for a temporary time period.

- **Estimated Cost - less than or equal to the cost of DC option a) above**, however the cost range is unknown and would rely on establishing new criteria.

b) Amend the ARHCIP to adjust one or more of the existing approved programs to address opportunities to expand the scope of eligibility for a temporary time period.

- An opportunity to review the existing programs in light of changes to date may identify non-DC exemptions that are more effective to act as stimuli to development given the wide range of factors in play today.
- **Estimated Cost** unknown at this time would depend upon the nature of the amendments to the existing programs.

CIP Approach Considerations:

- The Current ARHCIP is focused on two basic premises – that the tenure of the new unit is rental and that, where affordability criteria apply, the unit meets the Provincial definition as identified in the Development Charges Act. An amendment to the ARHCIP will need to describe the change to criteria and the specific purpose for a given temporary program whether that is related to tenure or level of affordability or any other criteria.
- Any amendment to the ARHCIP is subject to appeal to the OLT.
- Any new program or revised existing program can be scoped geographically to key areas of the City, though the entirety of the Urban Area is currently included as part of the Community Improvement Project Area see [By-law 22-2025](#).
- Any new program or revised existing program can be scoped to meet the specific objectives of Council, the Housing Strategy and reflect up to date information. Any amendment to the ARHCIP would need to explain the purpose, objective, effective date and eligibility criteria of any new temporary incentive.
- Amending the CIP could consider options beyond only DC exemptions. This could include a closer examination of the other Council approved programs like the tax-equivalent increment grant program that may be more easily calibrated to deliver on the objectives of a new, temporary incentive.
- Amending the CIP would support existing DC Charge rationale and identify that for a specific reason, subject to criteria (level of affordability, geographic location, built form etc), for a specific amount of time, we are choosing to incentivize development.
- Amending the CIP is likely to take longer to implement relative to the time to prepare and adopt a by-law to reduce or repeal the residential DC charge.
- Since Council will first be approving the program, with or without funding, there is additional flexibility in defining when a program is implemented, based on the

availability of funds. Adoption of an amendment to the CIP establishes the overall CIP incentive programs, and their maximum values based on eligible costs. It does not mean that any or all of the programs will be activated, nor does it indicate approval of any budget for implementation.

- Unlike a DC exemption that would be automatically applied to all development a CIP would allow Council to establish a cap based on the budget set aside or funds received from other levels of government to fund the program.
- To date Council has approved the use of a portion of the City's HAF funds to implement a subset of the ARHCIP, subject to the availability of HAF as set out in DGM-91-25 Housing Accelerator Fund Update. No other funding has been identified or secured for the balance of the CIP programs.

NOTE: The role of Upper Tier Municipalities without planning responsibility in Community Improvement Plans

The preparation of the City's ARHCIP relied on the most up to date information available at the time. In early 2025 Regional staff report CA-03-25 titled [Final Update on Regional Programs for CIPs](#), noted that recent changes to the Region's role in land use planning and the Regional Official Plan meant that there was no longer a clear legislative basis for the program. Halton Regional Council directed the end of the Regional Program for CIPs, as of January 1, 2025. The City's ARHCIP was developed after that date. At the time Regional staff report stated that staff will continue work in collaboration with the Local Municipalities to explore other opportunities to advance shared interests, including delivering supportive and assisted housing and providing growth-enabling infrastructure. The City's ARHCIP includes a section on Regional Participation that highlighted that the City would seek and encourage the participation of the Region which focused at the time on opportunities to deepen affordability or to work together with the Region to implement a future TIEG program.

Since then, Bill 60 (Royal Assent November 27, 2025) implemented a number of changes to the Planning Act related to the role of an upper-tier municipality without planning responsibility as it relates to Community Improvement Plans:

- Allows the participation of these municipalities in Community Improvement Plans and removes the requirement for an official plan in effect that contains CIP provisions, and
- Clarifies that by-laws passed by an upper-tier municipality without planning responsibility that designated a community improvement project area and adopted a community improvement plan and that were in effect on the day before the municipality became an upper-tier municipality without planning responsibility, are deemed to be in effect on the day the new subsection comes into force.

Though unfunded, the Regional CIP by-law is currently now deemed to be in effect. The Region's CIP took a local program matching approach. Regional participation through matching could have a significant impact on any of the City's ARHCIP approved programs (funded or unfunded).

Option 3: Do Nothing

While a theoretical option, staff do not recommend doing nothing. The following list offers practical grounding for managing an issue much bigger than the scope of influence of the City that has the potential to continue to change over the coming years.

- Without action, it will likely mean development charges will not be collected given market conditions and developments will not have been able to advance to occupancy in the near term.
- A do-nothing approach would protect City documents (DC By-law and Background Study and the [ARHCIP](#)) from appeal or from compromising future updates.
- A pause on action would allow the impact of other City, Provincial and Federal actions to play out which may provide insights into the best contribution and role the City can play to support the creation of new housing and the achievement of growth forecasts and ambitious housing targets.
- Working together with the development community to resolve the extensive broad appeals to the BOP, 2020 and subsequent appeals to OPA 2 would enable the City to even more aggressively pursue streamlining policies and processes to support City Council's housing objectives. Unlocking those key appeals can pave the way for future phases of the Zoning By-law project and the Community Planning Permit System.

Recommendation Details

It is recommended that Council consider amending the Affordable Rental Housing Community Improvement Plan. This would have the benefit of considering options to provide temporary relief for the development community and would provide the City an opportunity to connect with the Region to understand opportunities to support the City's objectives through the funding of the deemed in force Regional CIP by-laws. The CIP is more dynamic and adaptable and allows Council more control on turning on and off programs and funding to respond to changes.

As with both DC and CIP approaches, the City does not have existing funding to support any associated costs. However, the City's Housing Accelerator Funding may present an opportunity to support action once a program within the CIP and its scope is defined. However, if HAF is not available as a funding source, then DC exemptions through the CIP will need to be funded through a tax-supported source. This also remains true for exemptions through a

DC-Bylaw amendment.

Implications

An amendment to the CIP is subject to appeal. Care will be taken to amend only the portions of the CIP that are necessary, however, the risk remains that should an appeal be filed, additional legal support will be required.

Lessons from the Additional Residential Unit Affordable Rental Program will be applied to the consideration of any new programs, or modifications to existing programs.

References

[Burlington Housing Pledge](#)

[DGM-20-25: Findings of report Growth Analysis Review City of Burlington](#)

[Growth Analysis Review, February 2025](#) prepared by Watson & Associates

[CA-03-25: Final Update on Regional Programs for CIPs](#)

[DGM-24-25 Draft Affordable Rental Housing Community Improvement Plan](#)

[By-law 22-2025: A by-law to designate the Burlington Affordable Rental Housing Community Improvement Area](#)

[By-law 23-2025: A by-law to adopt an Affordable Rental Housing Community Improvement Plan, as a policy document for the Burlington Affordable Rental Housing Community Improvement Project Area.](#)

[DGM-53-25 Housing Needs Assessment Report – Burlington Housing Needs Assessment Report](#)

[DGM-91-25 Housing Accelerator Fund Update](#)

[PP-12-25 Motion Memorandum Regarding Development Charges](#)

[PP-12-25 Attachment: Correspondence from WE HBA](#)

[FIN-41-25 Two-year temporary City Development Charges reduction](#)

[DGM-101-25 Deferred development charges to occupancy](#)

Strategic Alignment

- ☒ Designing and delivering complete communities
 - ☒ Providing the best services and experiences
 - ☐ Protecting and improving the natural environment and taking action on climate change
 - ☐ Driving organizational performance
-

Author:

Alison Enns, MCIP, RPP
Manager of Policy and Community Initiatives
Alison.Enns@burlington.ca

Draft By-laws for Approval at Council:

- N/A

Notifications:

Region of Halton

Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.



Special Council

Minutes

Date: March 2, 2026
Time: 9:30 a.m.
Location: Council Chambers, City Hall, second floor

Members Present: Mayor Marianne Meed Ward
Councillor Kelvin Galbraith
Councillor Lisa Kearns
Councillor Rory Nisan
Councillor Shawna Stolte
Councillor Paul Sharman
Councillor Angelo Bentivegna

Staff Present: Curt Benson, Chief Administrative Officer
Blake Hurley, Commissioner, Legal and Legislative Services/City Solicitor
Jacqueline Johnson, Commissioner, Community Services
Scott Hamilton, Commissioner Public Works
Craig Millar, Chief Financial Officer
Stephen Robichaud, Commissioner, Development and Growth Management
Sue Evfremidis, Chief Human Resources Officer
Mike de Rond, City Clerk/Director, Legislative Services
Debbie Hordyk, Administrative Assistant to the City Clerk

- 1. Call to Order**
- 2. Land Acknowledgement**
- 3. National Anthem**
- 4. Roll Call**
- 5. Approval of the Agenda**

Moved by: Councillor Sharman
Seconded by: Councillor Nisan

Waive section 46.1 of Procedure By-law 59-2024 to allow late registered delegate to speak.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Kearns
Seconded by: Councillor Nisan

Move Item 13.1 n. Options for the temporary elimination of Development Charges (DGM-03-26) (SD) to the beginning of the regular agenda.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Mayor Meed Ward withdrew the motion from Committee of the Whole regarding the 2 year freeze on Development Charges related to item 13.1 n Options for the temporary elimination of Development Charges (DGM-03-26)

Moved by: Councillor Sharman
Seconded by: Councillor Galbraith

Approve the Special Council agenda for Monday, March 2, 2026.

IN FAVOUR: (6): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Sharman, and Councillor Bentivegna

Absent (1): Councillor Stolte

CARRIED (6 to 0)

6. Declarations of Interest

Councillor Galbraith declared a pecuniary interest on item 1.4 Confidential real estate matter (LLS-05-26) of the closed Committee of the Whole meeting minutes for February 9, 2026. The approval of the minutes were taken in two separate votes.

7. Presentations

None

8. Delegations

- 8.1 David Barker spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.2 Jim Barnett spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.3 Sean Campbell spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.4 Sandra Longden, Cornerstone Association of Realtors spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.5 Jim Thomson spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.6 Eric Stern spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 8.7 Jim Thomson spoke regarding Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)
- 8.8 Albert Faccenda spoke regarding Options for the temporary elimination of Development Charges (DGM-03-26)

9. Items to be considered at the Special Meeting of Council

- 9.1 Committee of the Whole meeting of February 9 and 10, 2026
 - Items a, b, c, d, e, f, g, h, j and i were voted upon by way of one consent vote.
 - a. 2026 Halton Court Services business plan and budget (LLS-06-26)
 - b. Reserve fund request to strengthen municipal resilience (PWS-02-26)
 - c. Heritage Conservation Agreement for 461 Elizabeth Street (Knox Presbyterian Church) (DGM-09-26)
 - d. Heritage Conservation Agreement for 2411 Lakeshore Road (DGM-10-26)
 - e. Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)
 - f. Recreation Fee Assistance Program improvements 2025 (CSS-02-26)
 - g. Motion Memorandum regarding City of Burlington leaving X social

media (COW-05-26)

- h. Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)
- j. E-Scooter Micromobility Pilot Program update (PWS-04-26)
- l. Final Burlington Avenue and Ontario Street Heritage Conservation District Plan and Guidelines (DGM-04-26)

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- a. 2026 Halton Court Services business plan and budget (LLS-06-26) (CCS)

Approve the 2026 Halton Court Services (HCS) budget attached as Appendix A to legal services report LLS-06-26.

CARRIED

- b. Reserve fund request to strengthen municipal resilience (PWS-02-26) (PW)

Authorize the Chief Financial Officer to transfer \$75,000 from the Tax Rate Stabilization reserve fund to strengthen municipal resilience through supporting the Emergency and Continuity Program as outlined in public works report PWS-02-26.

CARRIED

- c. Heritage Conservation Agreement for 461 Elizabeth Street (Knox Presbyterian Church) (DGM-09-26) (GM)

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program application No. 501-06-7-01/25 (the "Application") for 461 Elizabeth Street (Knox Presbyterian Church), as outlined in development and growth management report DGM-09-26.

CARRIED

- d. Heritage Conservation Agreement for 2411 Lakeshore Road (DGM-10-26) (GM)

Authorize the Mayor and City Clerk to sign the Heritage Conservation Agreement in connection with Heritage Grant Program Application No. 501-06-7-02/25 (the “Application”) for 2411 Lakeshore Road, as outlined in development and growth management report DGM-10-26.

CARRIED

- e. Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)

Enact a by-law to amend Procedure By-law No. 59-2024, substantially attached as Appendix A to legislative services report LLS-07-26.

CARRIED

- f. Recreation Fee Assistance Program improvements 2025 (CSS-02-26)

Receive for information community services memo CSS-02-26 regarding Recreation Fee Assistance Program improvements 2025.

CARRIED

- g. Motion Memorandum regarding City of Burlington leaving X social media (COW-05-26) (SD)

Direct the Director of Corporate Communications and Engagement to report back in Q4 2026 to the Committee of the Whole on best use of social media platforms and the potential consequences and mitigation strategy of leaving the X social media platform.

CARRIED

- h. Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26) (SD)

Direct the City Clerk to review the Staff Council relations policy including consideration of a section designed to guide the Mayor’s

decision making when considering the use of Strong Mayor Powers., including that "Strong Mayor Powers directions will only be delivered in writing in accordance with Ontario Regulation 530/22," and to review the option of stipulating that staff are only to implement directions from the mayor that are delivered in writing in accordance with Ontario Regulation 530/22; and

Direct the City Clerk, in consultation with the Integrity Commissioner, to review Council's Code of Good Governance with a view to (a) alignment with the region's code; (b) clarity regarding the ability of member of council make directions to local boards and committees; and

Direct the CAO to review staff policies to ensure clarity around the roles of staff with respect to local boards and committees; and

Direct the City Clerk to report back to Committee of the Whole by May 11, 2026.

CARRIED

- j. E-Scooter Micromobility Pilot Program update (PWS-04-26)

Receive for information public works memo PWS-04-26 regarding the E-Scooter Micromobility Pilot Program update.

CARRIED

- l. Final Burlington Avenue and Ontario Street Heritage Conservation District Plan and Guidelines (DGM-04-26)

Approve a by-law, substantially in the form attached as Appendix D to development and growth management report DGM-04-26, to designate the Study Area as a Heritage Conservation District under section 41(1), Part V of the *Ontario Heritage Act*; and

Adopt the Burlington Avenue – Ontario Street Heritage Conservation District Plan dated January 2026 under section 41 and subsection 41.1 (1), Part V of the *Ontario Heritage Act*.

CARRIED

- i. 2026 Lakeshore Music & Arts Festival – event overview (CSS-01-26) (SD)

Receive for information community services report CSS-01-26 regarding 2026 Lakeshore Music & Arts Festival – event overview; and

Direct the Director of Recreation Community and Culture to be available to support a community-driven parade at the same time as the Lakeshore Music & Arts Festival in 2026.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- k. Burlington Climate Plan: Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26) (PW)

Approve the Burlington Climate Action Plan: Taking Action to Reduce Community Greenhouse Gas Emissions contained in Appendix A to public works report PWS-01-26.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- m. Heritage response to Bill 23 - Phase II shortlist of designation candidates (DGM-07-26)

Moved by: Councillor Kearns
Seconded by: Councillor Nisan

Defer item m. Heritage response to Bill 23 - Phase II shortlist of designation candidates (DGM-07-26) to the Committee of the Whole meeting of April 13, 2026.

IN FAVOUR: (5): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, and Councillor Stolte

OPPOSED: (2): Councillor Sharman, and Councillor Bentivegna

CARRIED (5 to 2)

- n. Options for the temporary elimination of Development Charges (DGM-03-26) (SD)

Moved by: Councillor Sharman

Seconded by: Councillor Galbraith

Refer report DGM-03-26 regarding Options for the temporary elimination of Development Charges to the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Committee of the Whole on April 13, 2026 on option 2 b as referenced in the staff report and a *new or amended* Affordable Rental Housing Community Improvement Plan funded from a source other than property taxes; and

That Council offer a binding commitment to the provincial and federal governments that for every dollar of earmarked new funding provided to reduce development charges the City of Burlington shall commit to reduce its development charges by the same amount, up to and including a total elimination of development charges on a permanent basis with matched funding; and that council commit to not make any reductions to development charges without first being made whole through federal or provincial programs, such as the HAF or through other federal, provincial or other level of government programs.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Kearns

Seconded by: Councillor Nisan

Amendment to Referral

Refer report DGM-03-26 regarding Options for the temporary elimination of Development Charges to the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Committee of the Whole on April 13, 2026 within a *new or the existing* Affordable rental housing Community Improvement Plan

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Stolte
Seconded by: Councillor Sharman

Amendment to Referral

Refer report DGM-03-26 regarding Options for the temporary elimination of Development Charges to the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Committee of the Whole on April 13, 2026 **on option 2 b as referenced in the staff report and a new or amended** Affordable Rental Housing Community Improvement Plan funded from a source other than property taxes.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

Moved by: Councillor Nisan
Seconded by: Councillor Kearns

Amendment to Referral

That Council offer a binding commitment to the provincial and federal governments that for every dollar of earmarked new funding provided to reduce development charges the City of Burlington shall commit to reduce its development charges by the same amount, up to and including a total elimination of development charges on a permanent basis with matched funding; and that council commit to not make any reductions to development charges without first being made whole through federal or provincial programs, such as the HAF **or through other federal, provincial or other level of government programs.**

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- o. New Residential Zoning By-law - Final (DGM-05-26)

Approve and enact the new Burlington Residential Zoning By-laws in accordance with Appendices A and B of development and growth management report DGM-05-26; and

Deem that the new Burlington Residential Zoning By-laws will conform to the 2020 Official Plan of the City of Burlington, the 1997 Official Plan of the City of Burlington, and the 1995 Burlington Regional Official Plan, as applicable; and

State that in accordance with Section 34(17) of the Planning Act, City Council has determined that no further public notice is required related to the changes to the proposed Zoning By-laws.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

9.2 Pipeline to Permit Committee meeting of February 12, 2026

Items a and b were voted upon by way of one consent vote.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

- a. Staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26)

Refer staff presentation regarding Faster, Smarter, Simpler: Transforming the Site Plan Process (PP-04-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

CARRIED

- b. Staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26)

Refer staff presentation regarding Burlington's New Residential Zoning By-law (PP-06-26) to the March 5, 2026 Pipeline to Permit Committee meeting.

CARRIED

10. Motion to Approve Standing Committee Minutes

Moved by: Councillor Nisan

Seconded by: Councillor Stolte

Approve the following minutes:

CARRIED

10.1 Committee of the Whole meeting minutes of February 9 and 10, 2026

10.2 Pipeline to Permit Committee meeting minutes of February 12, 2026

11. Urgent Business

None

12. Confidential Items and Closed Meeting

12.1 Motion to approve Confidential closed meeting minutes

Councillor Galbraith declared a pecuniary interest on item 1.4 Confidential real estate matter (LLS-05-26) of the closed Committee of the Whole meeting minutes for February 9, 2026. The approval of the minutes were taken in two separate votes.

Approve the confidential closed meeting minutes from the Committee of the Whole for February 9 and 10, 2026

Moved by: Councillor Sharman

Seconded by: Councillor Bentivegna

Confidential closed Committee of the Whole meeting minutes of February 9, 2026 that exclude item 1.4.

Note: Councillor Galbraith did not vote on this item of the confidential Committee of the Whole minutes.

CARRIED

Item 1.4 of the confidential closed meeting minutes for Committee of the Whole meeting of February 9, 2026.

CARRIED

13. Rise and Report

None

14. Motions of Members

None

15. Council Information Packages

15.1 Council Information Package January 30, 2026

15.2 Council Information Package February 6, 2026

15.3 Council Information Package of February 13, 2026

16. Motion to Receive and File Information Items

Moved by: Councillor Kearns

Seconded by: Councillor Stolte

Receive and file information items, having been considered by Council:

CARRIED

16.1 Supplemental staff memorandum regarding 2026 Lakeshore Music & Arts Festival – event overview (CCS-01-26)

16.2 Supplemental staff memorandum regarding Options for the temporary elimination of Development Charges (DGM-03-26)

16.3 Supplemental staff memorandum regarding Options for the temporary elimination of Development Charges (DGM-03-26)

16.4 Memorandum from Mayor Meed Ward regarding DRAFT Correspondence to Federal and Provincial Ministers – Development Charge Exemption Funding Request

16.5 Supplemental staff memorandum regarding New Residential Zoning By-law – Final Draft – Statutory Public Meeting and Recommendation Report (DGM-05-26)

16.6 Correspondence from Hallett Homes regarding Options for the temporary elimination of Development Charges (DGM-03-26)

- 16.7 Correspondence from The Atmospheric Fund regarding New Residential Zoning by-law (DGM-05-26)
- 16.8 Correspondence from Trans-Northern Pipeline regarding New Residential Zoning by-law (DGM-05-26)
- 16.9 Correspondence from WSP regarding New Residential Zoning by-law (DGM-05-26)
- 16.10 Correspondence from Halton Faith Communities regarding New Residential Zoning by-law (DGM-05-26)
- 16.11 Correspondence from Joe Gaetan regarding amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)
- 16.12 Correspondence from Cynthia Shanahan regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.13 Delegation material from Jim Thomson regarding Motion Memorandum regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)
- 16.14 Supplemental staff memorandum regarding 2026 Lakeshore Music & Arts Festival – event overview (CCS-01-26)
- 16.15 Supplemental staff memorandum regarding New Residential Zoning By-law – Final Draft – Statutory Public Meeting and Recommendation Report (DGM-05-26)
- 16.16 Correspondence from Bonnie Purkis regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.17 Correspondence from C. Lynn Kirouac regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.18 Correspondence from David Fenton regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.19 Correspondence from Gary Scobie regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.20 Correspondence from Dana Anderson, MHBC regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.21 Correspondence from Ross Hamilton regarding Options for the temporary elimination of Development Charges (DGM-03-26)

- 16.22 Correspondence from Burlington Green regarding New Residential Zoning by-law (DGM-05-26)
- 16.23 Correspondence from Burlington Green regarding Burlington Climate Plan Taking Action to Reduce Community Greenhouse Gas Emissions (PWS-01-26)
- 16.24 Correspondence from Burlington Green regarding E-Scooter Micromobility Pilot Program (PWS-04-26)
- 16.25 Correspondence from Kathy Proctor regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.26 Correspondence from Onkar Singh, Kirin Air Systems Inc regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.27 Correspondence from Joe Gaetan regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.28 Correspondence from Richard Guest regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.29 Correspondence from Karen Pollard-Joslin, Pollard Windows regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.30 Correspondence from Mike Collins-Williams, West End Home Builders' Association regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.31 Correspondence from Quinn Ryan regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.32 Delegation material from Jim Young regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.33 Delegation material from Jim Thomson regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.34 Correspondence from Victoria Mortelliti, BiLD regarding Options for the temporary elimination of Development Charges (DGM-03-26)
- 16.35 Correspondence from Jim Thomson regarding amendments to the Council Code of Good Governance and Council Staff Relations Policy (COW-04-26)

16.36 Correspondence from Caren Burcher regarding Options for the temporary elimination of Development Charges (DGM-03-26)

16.37 Delegation material from Jim Thomson regarding Amendment to Procedure By-law 59-2024 to provide clarity on member speaking time and questions (LLS-07-26)

17. Notice of Motion

Councillor Kearns provided a notice of motion

18. Motion to Approve By-Laws

Moved by: Councillor Bentivegna

Seconded by: Councillor Galbraith

Enact and pass the following by-laws which are now introduced, entitled and numbered as indicated below:

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

18.1 06-2026: A by-law to amend By-law 86-2007, as amended, being a by-law for the regulation of traffic.

18.2 07-2026: A by-law to amend By-law 59-2024 as amended to provide for changes to speaking times in Sections 49.12 and 49.3.

18.3 08-2026: A by-law to designate the Burlington Avenue-Ontario Street Heritage Conservation District and adopt the Burlington-Avenue Ontario Street Heritage Conservation District Plan.

18.4 09-2026: A by-law to repeal Zoning By-law 2020, as amended, and replace it with a new Residential Zoning By-law only as it applies to certain residentially zoned lands. As amended with the revised schedule.

18.5 10-2026: A by-law to repeal Zoning By-law 2020, as amended, and replace it with a new Residential Zoning By-law Near Rail. As amended with the revised schedules.

19. Confirmatory By-Law

Moved by: Councillor Sharman

Seconded by: Councillor Nisan

Enact and pass By-law Number 12-2026 being a by-law to confirm the proceedings of Council at its meeting held March 2, 2026 being read a first, second and third time.

IN FAVOUR: (7): Mayor Meed Ward, Councillor Galbraith, Councillor Kearns, Councillor Nisan, Councillor Stolte, Councillor Sharman, and Councillor Bentivegna

CARRIED (7 to 0)

20. Statements of Members and Staff

21. Motion to Adjourn

Moved by: Councillor Sharman

Seconded by: Councillor Stolte

10:57 a.m. (recess), 11:05 a.m. (reconvene), 12:03 p.m. (recess), 1:00 p.m. (reconvene), 2:02 p.m. (recess), 2:04 p.m. (reconvene), 2:49 p.m.(recess), 2:58 p.m. (reconvene)

Adjourn this Council now to meet again at the call of the Mayor 4:43 p.m.

CARRIED

Mike de Rond

City Clerk

Marianne Meed Ward

Mayor



Recommendation Report Summary

SUBJECT: Draft Housing Community Improvement Plan Amendment

TO: Committee of the Whole

FROM: Development and Growth Management
Community Planning

Report Number: DGM-27-26

Wards Affected: All

Date to Committee: April 14, 2026

Date to Council: April 21, 2026

Recommendation

Direct the Director of Community Planning to consider Council, agency, development partners, and community feedback received on Draft Housing Community Improvement Plan (CIP) Amendments contained in Appendix A to development and growth management report DGM-27-26 as part of this statutory public meeting prior to bringing forward a staff report recommending amendments to the City's Affordable Rental Housing CIP that respond to Council's referral motion of March 2, 2026.

Executive Summary

Purpose of report:

- The purpose of this report is to respond to the referral motion from the Special Meeting of Council on March 2, 2026 and to present a set of draft proposed amendments to the City's existing Housing related Community Improvement Plan (Appendix A) that respond to Council's referral motion of March 2, 2026, for discussion and consideration.

Key findings:

- The housing sector is facing a historic downturn.
- Since the pandemic, the industry has warned of an impending shortage of skilled trades to build homes needed to keep pace with growth. The current downturn has exacerbated that trend, with jobs retreating to places outside the GTHA.

- Housing starts in Burlington and across the GTHA have continued to slow, with CMHC reporting an average of 554 housing starts per year over the last five years. In 2024, housing starts were uncharacteristically high with 1,132 starts, while in 2025, housing starts slowed to 539. CMHC forecasts that a low of 400 to a high of 650 housing starts can be expected for 2026.
- While City action alone is unlikely to make a difference significant enough to create housing in the near and medium term, consistent with the Housing Strategy, partnerships are the key to progress in the housing sector. Every level of government, as well as all actors in the housing sector, have a role to play. Whether it is the City's actions to enable more housing options through policy and zoning reform, streamline development applications or to develop temporary CIP programs, or the Federal and Provincial government's action on taxes and development charges, or the private sector's efforts to design more efficient and affordable buildings, together progress may be possible.
- The scope of the City's influence and financial capacity is limited.
- Preliminary analysis of the City's development pipeline, scan of municipal practices and testing of programs against a set of development proforma assumptions informed the menu options presented.
- The range of menu options, criteria and other elements presented are capable of being adjusted, refined, capped or removed from consideration.
- Though there are no guarantees that these programs will be taken up, preparing a set of programs that would be ready to take advantage of any future funding from other levels of government would put the City in a place of readiness. This would support the City's growth forecasts and housing objectives and support the creation of more diverse housing options in alignment with the City's [Housing Strategy](#).

Implications:

- None at this time, as no decisions are being made.

Recommendation Report

Background

Starting in late 2025, Pipeline to Permit Committee, Committee of the Whole and Council have had detailed discussions related to the potential for temporary Development Charge reductions in order to support the creation of new homes in the City. For a detailed summary of the reports and discussions to date, please refer to Appendix B.

On March 2, Council unanimously approved the following referral and direction (DGM-03-26)(SD):

Refer report DGM-03-26 regarding Options for the temporary elimination of Development Charges to the Commissioner of Development & Growth Management and the Chief Financial Officer to report back to Committee of the Whole on April 13, 2026 on option 2 b as referenced in the staff report and a new or amended Affordable Rental Housing Community Improvement Plan funded from a source other than property taxes; and

That Council offer a binding commitment to the provincial and federal governments that for every dollar of earmarked new funding provided to reduce development charges the City of Burlington shall commit to reduce its development charges by the same amount, up to and including a total elimination of development charges on a permanent basis with matched funding; and that council commit to not make any reductions to development charges without first being made whole through federal or provincial programs, such as the HAF or through other federal, provincial or other level of government programs.

What are we considering amending?

In 2025, the City developed an [Affordable Rental Housing Community Improvement Plan](#) (CIP). While the CIP was generally designed to broaden the range and mix of housing, the specific programs were focused on facilitating affordable rental housing. While the existing CIP includes 10 programs, the Additional Residential Unit program was funded using a portion of the Housing Accelerator Fund (HAF). For more details on the process of developing the CIP and its implementation to date, please refer to Appendix C.

What is a CIP?

A Community Improvement Plan is a tool that allows a municipality to direct funds and implement policy initiatives toward a specific objective, such as addressing housing needs. Once established, a CIP enables municipalities to provide grants, loans and other incentives to

landowners for eligible costs to prepare land and construct or rehabilitate buildings on public and private property. Section 28 of the *Planning Act* provides that Council can pass a community improvement by-law where the Official Plan contains provisions related to community improvement and further guides the use of this tool.

How do you amend a CIP?

An amendment to a Community Improvement Plan requires a statutory, public process. The purpose of the report is to initiate that process. The amendments being considered do not require that the Official Plan be amended.

What is happening in the City that is prompting this response?

The City has significant housing unit forecast objectives that are not being met. While the City does not plan based on assessment growth, a healthy growth rate of 1% (that is about 2,400 people per year) is critical to managing tax increases and delivering services to residents. This aligns with Horizon 2050's strategic outcome of quality of life across all ages and stages.

Recent Canadian Mortgage and Housing Corporation (CMHC) data projects that Housing Starts for 2026 will be in the range of 400 - 650 units (with CMHC reporting just 25 housing starts over the first two months of 2026). To compare, this accounts for only 1/3 of the annual forecast unit for 2026 based on the City's [Growth Analysis Review \(2025\)](#), approximately 1,200 units per year.

Alongside the low expectations for unit growth in 2026, an assessment of units in the pipeline reveals several important though not surprising characteristics related to project types, status, built form, and number of bedrooms. Please refer to the pipeline general analysis below.

Insights from this analysis were used to highlight gaps in the current development pipeline and to help shape and guide the development of the temporary programs, ensuring they respond to areas that advance the strategic directions of the Housing Strategy.

It appears that there is an opportunity to focus on the elements of the City's Housing objectives that the existing development pipeline is not currently expected to deliver, i.e. rental, missing middle, larger sized and affordable units.

In the past, the City has taken steps to address major disruptions with interventions within its scope of influence. In cases like the City's response to the COVID 19 pandemic or tariffs, the City focused on actions such as promoting buying local, supporting the downtown and discouraging travel for City purposes to the United States.

The City establishes its land use vision in its Official Plan, but the City does not build homes, it only provides the permissions and the framework to enable the creation of housing. This response is prompted by the potential for the City to have a role in supporting those who build homes to navigate near-term barriers to the implementation of Council's vision. The development of a suite of temporary programs will encourage the creation of the types of units

the City will need while establishing the important guardrails to allocate resources appropriately.

At the same time, things continue to change:

Over the course of March 2026, a variety of announcements from both the Federal Government and Provincial Government have been made, introducing a variety of programs related to housing:

- The Federal government has confirmed its decision on its time-limited HST relief program for first-time home buyers.
- The Provincial government then subsequently announced a similar tax relief program for the Provincial portion of the HST on the sale of new homes, though the sales price for eligible homes are higher than the Federal program.
- In addition to advocacy identified in previous reports, the Ontario Realtor prepared a report focused on Development Charge Reform [OREA report](#).
- On March 30th, the Federal and Provincial governments announced a new partnership between Canada and Ontario introducing a cost-match program totaling \$8.8 billion over 10 years that will focus on housing-enabling infrastructure projects. This program is designed to offset the financial impact on municipalities of reducing development charges. Funding eligibility would require municipalities to reduce their DCs by 30% to 50% for a duration of three years. The province will work to recognize municipalities that have already reduced their residential DCs. At the time of writing this report, the details of this program have yet to be released. Staff will continue to work to understand this new program once the details are available.
- Additionally, on March 30th the province released Bill 98 *Building Homes and Improving Transportation Infrastructure Act*. The Act proposes a wide variety of changes to the Planning Act, Development Charges Act and Building Code Act, among others. The proposed changes were posted to the Environmental Registry of Ontario on March 30th with a commenting deadline of April 29th for some elements of the Bill and May 14th for others.

Developing an amendment to a Community Improvement Plan

In order to initiate and begin to consider an amendment to the City's Housing Community Improvement Plan, staff began by reviewing the plan itself and confirmed that the addition of a new financial incentive or criteria constitutes a major and substantive change to the CIP. In accordance with the CIP, "major and substantive changes will be made by amendment, in accordance with the *Planning Act* which requires public consultation and Council approval."

Though the CIP itself does not establish a specific approach or method for amendment, staff followed the following steps in order to initiate the discussion:

- Review the CIP to reflect on goals, objectives and conceptual new programs;

- Review the City's housing needs and objectives (as set out in the ARHCIP and the City's Housing Strategy) and confirm the City's ability to influence;
- Review the development pipeline to understand the nature of development;
- Prepare a municipal scan to note any new and notable practices;
- Develop a menu of temporary programs, criteria and undertake preliminary testing;
- Engage with interested parties, community and Council;
- Adjust;
- Recommend temporary programs, criteria and other details.

Goal and Objectives

The overall goal of the CIP as it is written today, starts with a focus on current housing challenges that impact the community's well-being and future growth. The goal of the plan is to:

"...expand and diversify the supply of affordable rental housing in Burlington to help meet the diverse needs of low- and middle-income residents and to welcome more people and families to the City."

Some of the temporary programs being considered currently move away from exclusively focusing on affordable and rental housing. While some of the new temporary programs include rental tenure and affordability elements some also expand on the existing focus on units with 2 or more bedrooms. Similar to the original programs, the proposed temporary programs share the goal of expanding and diversifying the housing supply. Dependent upon the recommendation related to an amendment to the CIP and its programs there may be a need to elaborate on the goals of the CIP.

The proposed temporary programs support a number of the objectives of the CIP from broadening the range and mix of housing options in the City to helping to achieve Housing Strategy objectives and growth analysis rental housing targets. A new objective framing the temporary nature and purpose of the temporary programs may be recommended.

City's Housing Needs, Objectives and the Realistic Limits of City influence

Appendix D provides high level insights on housing need and growth expectations for the City. The City's recent work on the [Growth Analysis Review \(2025\)](#) and [Housing Needs Assessment \(2025\)](#) highlight the continued need for new affordable and rental housing. However, recent data in terms of slowing unit growth expectations speak to a broader concern about reaching overall unit growth targets established through the Growth Analysis Review over the course of the past several years. Recent housing start trends have varied substantially year over year,

with an average of 554 housing starts per year over the last 5 years¹. Evidence suggests that even conservative growth forecasts are not likely to be achieved in the near term. Development in the City has fallen short and is expected to continue to fall short of the municipal housing pledge. The pipeline data above speaks to a large number of potential new residential developments. However, the private sector cannot secure financing because of the challenge of selling new housing units.

There are four key factors that limit the nature and extent of the City's ability to incentivize housing on a temporary basis:

- The range of issues that the City controls (the City's portion of taxes, development charges and fees is small in the context of the costs related to delivering a unit).
- The ability for the market to deliver and absorb units in the near term is likely to limit the number of units eligible for any proposed temporary program.
- The amount of HAF funding available today and potentially in 2027, functionally limits those budget-based programs.
- The eligibility criteria and program details are unlikely to produce the desired results if they are unnecessarily complex and onerous. Careful calibration of programs will provide balance among the City's housing and growth objectives and the housing sector's objective of getting construction trades and the supporting industries moving today to avoid even greater challenges in the future.

Pipeline

A general analysis of the development pipeline was undertaken to capture a snapshot of the characteristics of known development projects. The pipeline is divided into a number of status categories to better understand where projects sit within the approvals and development process. We have selected the following status subset: Waiting for Site Plan Application, Site Plan Approval and Subdivision Approval, as they represent projects that are positioned at key points in the approval process, where feasibility and timing are most likely to influence progression towards construction and are therefore most responsive to municipal policies, given that the proposed incentive programs are temporary.

¹ [CMHC Starts and Completions Survey](#)

Of all the units in the pipeline, approximately 52% (45 projects) fall within the selected subset, and none have received a foundation permit to date. The following analysis provides a detailed breakdown of the data of the selected subset:

- 35% of units (17 projects) have received Site Plan Approval, 2% (4 projects) have obtained Subdivision Approval, and the remaining 62% (24 projects) are awaiting the submission of a Site Plan Application.
- 18% of total projects (8 projects) either include a missing middle² component or are comprised of a missing middle built form, of which only 1 project has received Site Plan Approval.
- 3% of the total units are delivered in the form of missing middle housing, while majority of the units, approximately 97% are delivered in condominium apartment-built forms.
- 51% are 1-bedroom/ bachelor units, 34% are 2-bedroom units and 3% are 3-bedroom units.

While not captured in the categories above, the City has seen an increase in the number of ARUs built in the City, supported by both the temporary fee waivers and the City's ARU program. In 2024, 55 ARUs were approved and in 2025 95 were approved.

Municipal Scan

A number of Ontario municipalities have implemented programs to incentivize the creation of new housing supply. A scan of recent programs relevant to the proposed amendment to the CIP has been completed, and the findings are summarized in Appendix E.

Referencing these programs demonstrated what is achievable within the provincial legislative framework and helps inform how Burlington can shape its own programs. This scan ensures that the proposed programs are both municipally appropriate and responsive to the needs and challenges identified by the public, the development industry, and other interested parties.

² Missing Middle: Refers to a spectrum of multi-unit, ground oriented or low-rise built forms up to 4 storeys such as townhouses, stacked townhouses, and small apartment buildings.

Analysis

A) Draft Potential Community Improvement Plan Amendment

No recommendations are being made in this report, consider the following instead as a menu of options provided for Council's consideration. Council may consider approving programs individually or as a suite. Additionally, each program's specific parameters can be adjusted to respond to feedback, depth of support and ability to deliver on the desired outcome.

The draft amendment was referenced in the Statutory Notice from March 13 and posted on the Get Involved Burlington page on March 23, 2026, (attached as Appendix A). Since the initial posting a number of minor issues with the text have been noted that will need to be revised to more accurately reflect the proposed programs. Any required changes will be made prior to Council consideration of any potential recommendation.

The draft amendment for the proposed temporary programs is organized into a new section currently called *5.9 DRAFT Temporary Programs*, to be added to the existing CIP.

This section contains all information related to the proposed temporary programs. The proposed section 5.9 would include the following:

- A guide to understanding eligible units and general program guidance for the temporary programs,
- A description of the nature and timeline of the temporary programs,
- General temporary program eligibility, and
- Descriptions of the temporary programs and any specific eligibility requirements.

Draft Objective of temporary programs

For the purpose of engagement, staff have prepared a draft objective for consideration. The draft objective is to:

Support the private and not-for-profit/non-profit housing sector with a made-in Burlington targeted, time-limited housing-focused incentive suite of programs. The temporary programs are intended to accelerate the delivery of missing middle, affordable and family sized unit types, considering both ownership and rental options. While limited to the City's scope, assigned funding and influence, the programs will be calibrated to support the delivery of a variety of housing options that meet the needs of residents at all ages and stages of life and that are attainable at all income levels to meet the City's broader population expectations and assessment growth objectives.

Eligibility Criteria

The potential eligibility criteria for the temporary programs have been carefully drafted to ensure that they are designed to generate uptake in a challenging market while ensuring HAF

funds are directed towards housing that aligns with the City's housing objectives and remains legally enforceable throughout the term of the incentive.

Staff investigated the opportunity to define eligibility based on a wide range of considerations.

One factor considered whether the permissions on the site were as a result of a decision of the OLT. Analysis revealed that of the approved projects in the pipeline that have attained Site Plan approval: 35% of projects were OLT approved, representing 76% of the total units. For Subdivision Applications, 50% of the projects have been approved by the OLT, accounting for 91% of the total units. As for projects that are awaiting a Site Plan Application, 54% of the projects were approved by OLT, representing 73% of the units. Overall, across this segment of the pipeline, while the OLT has approved 47% of projects, these approvals account for approximately 74% of the total units.

While on the surface, this may be considered a reasonable test. What an eligibility requirement based on this criteria does not account for is situations where the OLT decision was made as a result of a Council approved settlement. While staff do not propose an eligibility criterion based solely on the nature of the decision maker, staff have included a proposed eligibility criteria relating to the City's discretion to disqualify a project subject to parameters, which include being involved in litigation with the City.

Anchoring eligibility to lands within the designated Community Improvement Plan Area (CIPA), where growth and intensification have already been endorsed, avoids imposing unnecessary process burden on applicants and prevents penalizing them for policy gaps outside of their control, including Official Plan policies that remain under appeal.

Another factor that was considered was the potential to establish a maximum sales price for a unit to determine eligibility. Staff have not proposed a maximum sales value at this time; however, it may be an appropriate criterion for consideration. In lieu of establishing a specific value of sale, staff have currently proposed options to limit eligible units to townhouse, missing middle, midrise and tall buildings, that is to exclude single detached dwellings, semi-detached dwellings, duplexes and ARUs. On the note of ARUs, in the case of a DC program, ARUs (up to 3 units) are not subject to DCs, with some exceptions.

Eligible units are defined to prioritize typologies that address gaps in Burlington's housing mix, such as rental, missing middle, affordable, and family sized units, with embedded construction timing requirements to ensure that incentives are tied to demonstrated construction progress rather than approvals alone. All incentive recipients will be required to enter into a legal agreement registered on title, with default provisions in case of non-compliance to protect program integrity and in the case of DC grants, to ensure that the full value of the grant would be passed to the purchaser. Together, these criteria are intended to be enabling, rather than restrictive, and broaden the pool of eligible applications while maintaining sufficient guardrails to justify expenditure.

There continue to be opportunities to add, refine and revise both general and program specific eligibility criteria to ensure alignment with the objectives of any temporary program.

Draft Temporary Programs

The temporary programs are summarized below, with additional initial observations about the benefits and considerations related to each.

1. Development Charge Reduction Grant – Purpose-Built Rental

This program offers an equivalent grant for up to 100% of the City's portion of the Development Charges for eligible purpose-built rental units to support the creation of more purpose-built rental housing in Burlington's Community Improvement Plan Area (CIPA). The purpose-built rental unit must remain rental for a minimum period of 15 years. This program is intended to make it more financially viable for the development community to build new rental apartments through an equivalent grant for the City portion of the Development Charges (DCs) and can be combined with other federal and provincial incentives as well as other City CIP programs.

Testing: Staff sought guidance from local rental housing market experts to support the development of this program.

Cost per unit incentivized: The cost per unit for the City's portion of the DCs for each purpose-built rental unit type is calculated below. The Development Charges Act (DCA), 1997 provides a 15% to 25% discount for each purpose-built rental unit (15% for a 1-bedroom unit, 20% for a 2-bedroom unit, and 25% for a 3 plus bedroom unit). This means that the equivalent grant that the City would propose to provide for each purpose-built rental unit would be 15% to 25% less than a comparable ownership unit.

DC Equivalent Grant by Purpose-Built Rental Unit type

Unit Type	Cost of Equivalent Grant Per Unit
Apartment, Bachelor & 1 Bedroom	\$ 7,696.75/unit
Apartment, 2 Bedrooms	\$ 9,579.20/unit
Apartment, 3 or more Bedrooms	\$ 8,980.50/unit
Multiples, 1 Bedroom	\$10,914.00/unit
Multiples, 2 Bedrooms	\$10,272.00/unit
Multiples, 3 or more Bedrooms	\$13,371.75/ unit

Benefits:

- This program seeks to support the creation of more purpose-built rental housing in Burlington's urban area in alignment with the objectives of the City's Housing Strategy.

- This program capitalizes on the DC discounts provided by the DCA, 1997 meaning that the equivalent grant provided by the City would be 15% to 25% less for a purpose-built rental unit making efficient use of funding sources.
- This program protects rental tenure for 15 years, additionally, the Municipal Act, Burlington Regional Official Plan, and Burlington Official Plan (1997 and 2020) provide added protections for the retention of purpose-built rental units.

Considerations:

- Projects may not meet required construction timelines, resulting in loss of eligibility.

2. Development Charge Reduction Grant – Ownership

This program provides a financial incentive of up to 100% of the City's portion of the Development Charges to support the creation of new ownership units in Burlington's Community Improvement Plan Area (CIPA), subject to eligibility criteria. The table below outlines the grant structure for the City's portion of the Development Charges by building type, with enhanced incentives intended to encourage a higher proportion of 2- and 3+-bedroom (BR) units in new developments. The structure may be applied in full or implemented in selected components.

Mid-rise and Tall buildings (5 storeys or greater)

- Eligible developments must contain a minimum of twenty (20) dwelling units.
- For all eligible developments, the following Development Charges Reduction Grant Structure will apply:

2 BR (% of units)	3 BR (% of units)	Development Charges Reduction Grant (%)
40%	15%	For all units - Up to 100% of the total City Development Charges.
50%	10%	For two or more-bedroom units - Up to 100% of the City Development Charges.
45%	10%	For two or more-bedroom units - Up to 80% of the City Development Charges.
40%	10%	For two or more-bedroom units - Up to 50% of the City Development Charges.

Low-rise Buildings (up to 4 storeys)

- The grant applies only to multi-unit low-rise built forms such as townhouses, row-housing and apartment buildings. Detached, semi-detached, duplexes and ARUs are not eligible.

- Eligible developments must contain a minimum of six (6) dwelling units.
- For all eligible units, the grant may cover up to 100% of the total City's Development Charges.

Understanding Financial Impact:

To illustrate the potential financial impact of this incentive, the following demonstrates how the Development Charges Grant would be calculated on a per unit basis in an ownership project:

- **Mid-rise and Tall Buildings:**

Unit Type and Percentage	Cost of Equivalent Grant Per Unit
40% 2 BR and 10% 3 BR	\$5,987.00 / 2+BR units
45% 2 BR and 10% 3 BR	\$9,579.20 / 2+BR units
50% 2 BR and 10% 3 BR	\$11,974.00 / 2+BR units
40% 2 BR and 15% 3 BR	\$9,055.00 / 1 BR unit and \$11,974.00 / 2+BR unit

- **Low-rise Buildings:**

Unit Type	Cost of Equivalent Grant Per Unit
Multiples, 2 BR units	\$12,840.00/unit
Multiples, 3 or more BR units	\$17,829.00/unit

Testing:

Staff undertook a comprehensive financial analysis to evaluate project viability, including sensitivity testing and pro forma review. In parallel, staff sought input from the development community to ensure the assumptions, metrics and overall analysis aligns with real world development practices and current market conditions.

Benefits:

- This program seeks to support the delivery of housing units within the City of Burlington, while advancing the objectives of the City's Housing Strategy.
- This program seeks to directly support the City's housing supply and economic development goals, by providing funding to help support projects that would otherwise be stalled or cancelled due to high costs.
- This program seeks to encourage timely development, and near-term construction starts through a time-limited incentive, helping to maintain a stable development pipeline and reducing uncertainty in the local housing market.
- Generating long term municipal benefits, including increased assessment growth and expanded housing choice, by enabling viable projects to proceed.

- This program seeks to promote high quality, family sized housing options by linking eligibility to minimum number of units by building type, unit sizes and bedroom mix requirements, addressing gaps in Burlington's housing mix and supporting complete community objectives.

Considerations:

- Projects may not meet required construction timelines, resulting in loss of eligibility.
- Market conditions may deteriorate after approval, causing projects to stall or market absorptions to slow down even after receiving the incentive, which reduces the program's effectiveness and delays expected assessment growth.
- Supply chain disruptions or contractor shortages could delay projects beyond the program window, creating uncertainty for both applicants and the City.
- The incentive may not be sufficient to bring some projects forward, without support from other levels of government.
- The program may unintentionally shift development activity toward ownership housing, potentially reducing the number of rental projects if developers perceive ownership as more financially supported.
- Grant agreements must be carefully drafted to ensure enforceability, especially around pass-through requirements and short-term rental restrictions.

While this program is designed to ensure that the full value of the grant would be passed to the purchaser, this is a one time benefit that would not be passed on to future home owners.

3. Missing Middle Affordable Housing Grant

The Temporary Missing Middle Affordable Housing Grant Program is intended to boost the development of new purpose-built rental and ownership housing in a missing middle format. To incentivize the delivery of affordable housing, the program provides layered financial relief at key stages of the development and approvals process, from early planning and design to building permit issuance. The program offers \$400,000 and up to \$10,000 per affordable unit structured across three components:

- waiver or reimbursement of eligible municipal fees;
- reimbursement of costs for planning, design, and study costs; and,
- per unit grants for pre-construction planning and approvals costs directly associated with affordable units.

Eligible projects must consist of missing middle housing of up to 4 storeys, contain a minimum of six units, and dedicate at least 15% of those units to affordable rental or ownership occupancy. Affordability commitments are secured through a legal agreement registered on title, with a minimum affordability period of 15 years from first occupancy. Affordable rental units developed under this program must be maintained in accordance with the definition of

“affordable rental units” as established in Section 3.3 of the City’s CIP. Affordable ownership units will be considered affordable only where the purchase price does not exceed the applicable affordable purchase price threshold by unit type, as set out in the [Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin](#), published by the Ministry of Municipal Affairs and Housing, as amended from time to time. Program allocations are proposed to be made on a first-come, first-served basis until the city-wide program cap is reached.

Testing: Staff reviewed the existing Municipal Fee Waiver and Housing Design and Study Grant programs within the current CIP, exploring opportunities to consolidate both into one program while introducing a per-unit grant directly tied to delivery of an affordable unit. This work was complemented by a jurisdictional scan of comparable municipal programs to identify best practices.

Cost per unit incentivized: The cost per unit varies depending on project size and the number of affordable units. Under Part C, the base incentive for an affordable unit is \$10,000, up to a project maximum of \$320,000. Parts A and B each provide up to \$40,000 per project. Because Parts A and B are fixed amounts, their per-unit value decreases as the number of affordable units increases.

For example, in a project with 6 units total, of which 1 is affordable (assuming Parts A and B are maximized):

- Part A: \$40,000/unit
- Part B: \$40,000/unit
- Part C: \$10,000/unit
- The total cost per affordable unit incentivized is \$90,000/unit. This would also equate to the total grant cost to the City to administer a project of this scale.

In a project with 231 units total, of which 32 are affordable (assuming Parts A and B are maximized):

- Part A: \$1,250/unit
- Part B: \$1,250/unit
- Part C: \$10,000/unit
- The total cost per affordable unit incentivized is \$12,500/unit.

The total grant cost to the City to administer a project of this scale would be \$400,000.

Therefore, smaller projects benefit most on a per-unit basis, while larger projects capture greater total grant value.

Benefits:

- This program covers direct cost relief for eligible pre-construction costs including studies, planning approvals, municipal application fees, and consultant costs.

- The three-part structure allows developers to access relief at multiple stages simultaneously. Parts A and B can offset up to \$80,000 in fees and study costs, with Part C providing an additional \$320,000 in per-unit funding for residual costs.
- Eligible costs span a wide range of fees allowing flexibility in how developers apply the grant to their specific project needs.
- This grant supports both rental and ownership affordability.
- This program is targeted to encourage development of in-demand missing middle ground-oriented housing typology with affordable and family sized units.
- With a minimum of only six units and a 15% affordability requirement, the program is accessible to smaller-scale developers and non-profit organizations.

Considerations:

- The requirements tied to construction timing eligibility including specified milestone completion timelines may be difficult to achieve given current market conditions, labour availability, and municipal approval timelines.
- While the full grant amount of \$400,000 is meaningful, it represents a modest share of total development costs for a missing middle project and may not be sufficient on its own to make marginally viable projects financially feasible.
- The program only requires 15% of units to be affordable to qualify, as currently designed it does not reward projects with higher proportions of affordable units.
- In terms of total funding available, the City would likely not be able to support more than one or two pilot projects given the overall costs of the program and still support one or more other programs.

4. Tax Increment Equivalent Grant (TIEG) – Purpose-Built Rental

The Tax Increment Equivalent Grant (TIEG) for Purpose-Built Rental Program, would provide an annual grant equivalent to the incremental increase in the City portion of the municipal property tax assessment resulting from a new purpose-built rental residential building with a minimum of five (5) units. It is intended to help offset the eligible costs of rental residential building development, redevelopment, adaptive use, and major additions.

The TIEG program proposes a five (5) year payout schedule for a new rental residential building, starting with a 100 per cent tax equivalent grant for Year 1, declining 20 per cent each year to Year 5. If a rental building provides a minimum of 15 per cent “affordable rental units” (as defined in Section 3.3, Affordable Rental Units, of the City’s Affordable Rental Housing Community Improvement Plan), the annual TIEG payout schedule would remain at 100 per cent for each of the five years.

Benefits:

- The TIEG Program involves no up-front dollars from a funding source (e.g. HAF, City budget). Following confirmed municipal property tax assessment growth from a new rental residential building, the City's portion of the property tax assessment growth is granted back to the property owner based on the City's annual payout schedule.
- The TIEG incentivizes new purpose-built rental buildings that otherwise might not be built in the absence of this program.
- The TIEG Program may be stacked with other Temporary Programs, further reducing costs for the creation of new rental units and possibly affordable rental units.
- The TIEG Program supports the creation of more purpose-built rental housing in Burlington's Community Improvement Plan Area (CIPA). This program is intended to make it more financially viable for the development community to build new rental apartments.

Considerations:

- Implementation of the TIEG results is a short-term deferral of the benefit of the tax assessment growth to the city, that, but for the TIEG, the city would likely not have realized. This supports the delivery of purpose-built rental that otherwise would not have been possible. Furthermore, the city gets the full tax assessment, and more tax revenue, at the end of the TIEG five-year period for the improved property with the rental residential building.

Other potential amendments

In the event that new temporary programs are recommended, staff will propose additional minor amendments to the CIP to ensure that the proposed temporary programs fit into the overarching Goals and Objectives and title of the CIP. As several temporary programs contain options for incentivizing the creation of units beyond the primary focus of affordable rental, staff will recommend a broader title for the CIP to support housing.

B) Available Funding and future funding strategy

At the time of writing this report, the only available funding to support the creation of the temporary programs is the Housing Accelerator Funds. While a final figure of available funding will be presented at the time of any future recommendation, it is expected that there will be \$3M to \$6M available to be assigned to one or more existing or potential new temporary programs.

The available funding limits the extent to which the new temporary programs can be implemented (with the exception of the TIEG program which requires no upfront funding) and will require careful consideration of parameters to prioritize some programs, limit others and revisit in the case of new funding becoming available. As was noted at the time of the development of the CIP, adoption of the CIP does not determine which programs will be activated or how any activated programs will be funded. Programs can be adopted and not

activated or funded, in order to be prepared to take advantage in the instance where new funding becomes available.

C) Engagement

Consultation Summary

Over the course of March 2026, Staff engaged with members of the public and development community on the Draft Amendment to the ARHCIP details of this engagement can be found below:

- **March 16, 2026:** Engagement meeting with Development Community
- **March 23, 2026:** The draft amendment to the Affordable Rental Housing Community Improvement Plan posted to the project webpage for review
- **March 24, 2026:** Virtual Public Open House
- **March 24, 2026:** In-Person Public Open House
- **March 26, 2026:** Virtual Public Open House
- **March 13 – April 14, 2026:** Meet with a Planner

Engagement with the Development Community

On Monday, March 16th, 2026, Planning staff held an engagement session with interested parties from Burlington's development industry, invited through the West End Home Builders' Association's (WeHBA) membership. Staff presented four early-stage, temporary CIP program concepts and potential rules and eligibility criteria to obtain feedback and insights regarding their effectiveness and applicability within the current development landscape. Conversations explored opportunities to provide relief wherever feasible, recognized the distinct timelines and challenges associated with building different housing typologies and tenures, and underscored the value of maintaining flexible program eligibility for greater program uptake and participation. The feedback provided during the session was instrumental in enabling staff to refine the proposed programs and strengthen their relevance and readiness for activation.

Engagement with the Community

Staff have gathered feedback from the public through a variety of methods including a series of Public Open Houses, an opportunity to book time to speak with a planner on the team from March 13th, 2026, to April 14th, 2026, and an invitation to send comment correspondence to housingstrategy@burlington.ca by April 14th, 2026.

Three Public Open Houses were planned and initiated by staff during the week of March 23, immediately following the release of the draft amendment. To review the presentation materials for the Public Open Houses, please refer to Appendix F.

Key themes

Feedback gathered from these engagement sessions identified several key themes to inform the next phase of program development. These include:

- uncertainty regarding the definition of affordability,
- a need for clearer descriptions of program rules and eligibility criteria, and a
- desire to better understand the extent to which these programs address immediate housing pressures and longer-term needs.

Participants also expressed interest in reinstating the Additional Residential Unit (ARU) program, emphasized the importance of transparent communication regarding the City's role and limitations in influencing housing supply, and indicated a desire for ongoing reporting on progress toward the City's housing goals.

Staff will continue to seek feedback from interested and affected parties in an effort to present a clear picture of the proposed programs and their impacts and will continue to work with the public to address concerns and find solutions that support the development of targeted, time-limited, incentives to accelerate the delivery of housing in alignment with the City's housing objectives. A feedback report and response table will be prepared and published as part of the future recommendation report.

Recommendation Details

Staff recommend that Council direct staff to consider Council, agency, development partners, and community feedback received as part of this statutory public meeting, the public open houses, as well as written submissions to inform the finalization of the amendment to the Affordable Rental Housing Community Improvement Plan, funding through any available HAF funding to be provided to Council for approval. As part of this process, the proposed options will be subject to sensitivity testing using pipeline data across low, moderate, and high growth scenarios to inform temporary program implementation.

Implications

None at this time.

References

[Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin](#)
[Burlington Housing Pledge](#)

[Burlington Housing Strategy](#)

[CA-03-25: Final Update on Regional Programs for CIPs](#)

[DGM-20-25: Findings of report Growth Analysis Review City of Burlington](#)

[Growth Analysis Review, February 2025](#)

[Affordable Rental Housing Community Improvement Plan](#)

[DGM-24-25](#): Draft Affordable Rental Housing Community Improvement Plan

[By-law 22-2025](#): A by-law to designate the Burlington Affordable Rental Housing Community Improvement Area

[By-law 23-2025](#): A by-law to adopt an Affordable rental Housing Community Improvement Plan, as a policy document for the Burlington Affordable Rental Housing Community Improvement Project Area

[DGM-33-25: Housing Accelerator Fund Community Improvement Plan](#)

DGM-53-25: [Housing Needs Assessment report – Burlington](#)

[Housing Needs Assessment Report](#)

[DGM-91-25: Housing Accelerator Fund Update](#)

[PP-12-25](#): Motion Memorandum Regarding Development Charges [PP-12-25 Attachment](#): Correspondence from WE HBA

[FIN-41-25](#): Two-year temporary City Development Charges reduction

[DGM-101-25](#): Deferred development charges to occupancy

[DGM-03-26: Options for the temporary elimination of Development Charges](#)

[Mayoral Decision 2026-03](#)

Supplemental Staff Memo: [Financial Impact and Funding Strategy for Temporary Residential Development Charges Exemptions](#)

Supplemental Staff Memo: [To address Mayoral Decision requesting additional information regarding a temporary elimination of Development Charges](#)

[A Pathway to Development Charge Reform, March 2026](#) prepared by The Ontario Real Estate Association

Strategic Alignment

- ☒ Designing and delivering complete communities
 - ☒ Providing the best services and experiences
 - ☒ Protecting and improving the natural environment and taking action on climate change
 - ☐ Driving organizational performance
-

Authors:

Sharleen Bayovo, MCIP, RPP
Senior Planner, Policy
Sharleen.Bayovo@burlington.ca

Silvia Laban,
Planner, Policy
Silvia.laban@burlington.ca

Maddy Lawrence
Junior Planner, Community Initiatives
Maddy.Lawrence@burlington.ca

Amna Amir
Planner, Community Initiatives
Amna.amir@burlington.ca

Alison Enns, MCIP, RPP
Manager of Policy and Community Initiatives
Alison.Enns@burlington.ca

Kate Hill-Montague, MCIP, RPP
Supervisor of Planning Policy
Kate.Hill-Montague@burlington.ca

Appendices:

- A. Draft Amendment to Affordable Rental Housing CIP
- B. Temporary Development Charge Reductions Background
- C. Affordable Rental Housing CIP Background
- D. Local Housing Needs and Growth Expectations
- E. Jurisdictional Scan of Ontario-Based Municipal Housing Acceleration Programs
- F. Public Open House Slide Deck

Draft By-laws for Approval at Council:

- n/a

Notifications:

Region of Halton

Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.

Memorandum

CWCD 2026-86

Subject: Municipal Accommodation Tax

Date: Friday, May 1, 2026

To: Regional Council

From: Lucia Chen, Associate Director, Budget Planning & Strategy

This memorandum responds to an inquiry raised at the April 15, 2026, meeting of Corporate Services Committee regarding whether Niagara Region has the authority to impose a Municipal Accommodation Tax (MAT), and provides context on the legislative framework, policy intent, and standard municipal practice.

Summary

The MAT applies to the purchase of short-term overnight accommodations (generally for less than 30 days), including hotels, motels, inns, resorts, bed and breakfasts, and short-term rental (STR) platforms. The tax is charged as a percentage of the accommodation rate, collected by the provider, and remitted to the municipality in which the accommodation is located.

Niagara Region does not have legislative authority to impose a MAT. Under Ontario's legislative framework, MAT authority is limited to single-tier and lower-tier municipalities.

Legislative Authority and Intent

The authority to impose a MAT is established under section 400.1 of *the Municipal Act, 2001* and *Transient Accommodation Tax*, O Reg 435/17 which came into force on December 1, 2017.

This authority applies only to single-tier and lower-tier municipalities. Upper-tier municipalities, including regional municipalities and counties, do not have the authority to impose the MAT.

The intent of the MAT is to provide municipalities with a tourism-focused revenue tool that captures a portion of visitor spending and supports local economic development. Revenues are generally directed toward:

- Destination marketing and tourism promotion;

-
- Tourism-related infrastructure and programming; and
 - Initiatives that enhance visitor experience and community livability.

The Province has specifically assigned this authority to the level of government closest to tourism services and accommodation providers.

Standard Municipal Practice

Within Niagara, Niagara Falls, Niagara-on-the-Lake, St. Catharines and Lincoln have enacted MAT by-laws under their local authority. This reflects the standard practice across the province:

- Lower-tier municipalities levy and collect the tax;
- Revenues are shared with eligible tourism entities or destination marketing organizations; and
- Funds are reinvested into tourism promotion and visitor-serving infrastructure.

Regional Role

Under current legislation, Niagara Region cannot utilize MAT as a revenue tool and cannot rely on it to support Regional services or offset tax levy pressures. Any expansion or application of MAT within Niagara must be undertaken by local municipalities, as the Region does not have the authority to impose the tax.

The Region supports tourism and economic development through collaboration with LAMs and organizations such as Tourism Partnership of Niagara and Niagara Parks Commission. This includes providing regional data and analysis (e.g. population, growth forecasts, employment trends) and supporting investment attraction and site selection. This approach aligns with the existing Memorandum of Understanding among LAMs, which promotes a coordinated “Team Niagara” model.

Consistent with Council direction, the Region does not play a lead role in tourism service delivery and does not directly fund or deliver tourism services through MAT or similar mechanisms. Instead, the Region’s role is complementary - supporting alignment and coordination to maximize the economic benefits of partner-led tourism initiatives, particularly where MAT-funded investments have broader regional impact.

Respectfully submitted and signed by

Lucia Chen, CMA, CPA, MAcc
Associate Director, Budget Planning & Strategy

Memorandum

CWCD 2026-87

Subject: Summary of Active Bid Solicitations

Date: Friday, May 1, 2026

To: Regional Council

From: Bart Menage, Director, Procurement Services

Please be advised that the Bid Solicitations included in Appendix 1 are currently active.

As per the Procurement By-law 2025-57, section 19. Reporting, item 19.1 The Director, Procurement Services shall:

(a) report to Council on a weekly basis via Councillor Weekly Correspondence Distribution:

(i) a summary of active Bid Solicitations.

Respectfully submitted and signed by

Bart Menage
Director, Procurement Services

Appendices

Appendix 1 Summary of Active Bid Solicitations

Bid Number	Name	Closing Date
2025-RFP-217	Provision for Security Consulting Services on Video Surveillance	May 01, 2026
2025-T-233	Supply & Delivery of Bus Shelter Replacements	May 01, 2026
2026-T-47	Real Estate Listing Services for Niagara Region Owned Property – 401A Lakeshore Road, St. Catharines	May 01, 2026
2025-T-213	Regional Road 38 (Martindale Rd) – Replacement of J.R. Stork Bridge (Structure 038205) Over Richardson's Creek in the City of St. Catharines	May 04, 2026
2026-T-29	Supply and Delivery of Sodium Chloride Solution (Brine) & Magnesium Chloride Solution	May 04, 2026
2026-T-45	Annual Inspection, Lubrication, Cleaning and Maintenance of Biogas Trains at Wastewater Locations	May 04, 2026
2026-T-19	Niagara Falls Water Treatment Plant Roof Replacement	May 06, 2026
2026-T-40	NRPS HQ/D2 Visual Fire Alarm Upgrades	May 06, 2026
2026-RFP-15	Niagara Region Roadway Asset Operational Review	May 07, 2026
2026-RFP-42	Schedule "B" Municipal Class Environmental Assessment for Intersection Improvements to Thorold Stone Road (Regional Road 57) and Dorchester Road, in the City of Niagara Falls	May 08, 2026
2026-T-28	Supply and Delivery of Bulk Sodium Chloride (Highway Coarse Rock Salt) and Treated Sodium Chloride	May 08, 2026
2026-RFP-44	Secure Towing and Impound Services for the Niagara Regional Police Service (NRPS)	May 11, 2026
2026-T-69	Core Services Review	May 12, 2026
2026-T-9	Grass Cutting and Seasonal Clean Up for Niagara Region – Water and Wastewater	May 12, 2026
2026-T-30	Supply and Delivery of Sand and Premixed Sand, Including Stockpiling and Mixing Services	May 13, 2026

Bid Number	Name	Closing Date
2026-T-53	Contract Administration and Inspection Services. Capacity Improvements of Regional Road 55 (Niagara Stone Road) Niagara-on-the-Lake	May 14, 2026
2026-T-51	Supply and Delivery of Sodium Hypochlorite 12% Bulk	May 15, 2026
2026-T-60	Supply and Delivery of Ammunition for the Niagara Regional Police Service	May 15, 2026
2026-RFP-68	Baker Road WWTP EA Outfall Geophysical Survey	May 18, 2026
2026-RFSQ-33	CCTV Inspection and Sewer Cleaning	May 19, 2026
2026-RFP-61	Niagara-on-the-Lake Water System Modelling	May 20, 2026
2025-T-43	Proposed Thorold West Flume	May 21, 2026
2026-T-43	Overhead Doors, Gates, and Arms Preventative and On Demand Maintenance and Repair Services	May 21, 2026
2026-T-37	Domestic Hot Water Boilers and Hydronic Boilers - Replacement and Upgrades- Niagara Region Long Term Care	May 22, 2026
2026-RFP-32	Project: Vision Zero Road Safety Strategic Plan- Education Campaign	May 27, 2026
2026-RFP-63	DeCew Falls Water Treatment Plant No. 2 Condition Assessment	May 27, 2026
2026-T-20	Stevensville-Douglastown Lagoon System Upgrades – Water Service	May 29, 2026
2026-T-50	Roads Resurfacing Program - 2026 Part 1 - Region Wide - Multi-year	June 04, 2026

Memorandum

CWCD 2026-88

Subject: Social Procurement Timing

Date: Friday, May 1, 2026

To: Regional Council

From: Bart Menage, Director, Procurement Services

The purpose of the memorandum is to address the question raised during the Corporate Services Committee meeting on April 15, 2026 regarding the timing of the social procurement policy.

The Procurement Request for Proposal (2025-RFP-76) - Agreement for Consulting Services for the Development of a Sustainable Procurement Framework and Social Procurement Policy has been awarded to Reeve Consulting. Below is the anticipated schedule for the required tasks:

Phase 1: Research & Report (May to July 2026)

- Presentation of the report to Council (August 2026)

Phase 2: Framework Development (August to October 2026)

Phase 3: Policy Development (October to December 2026)

- Presentation of the policy to Council (January 2027)

Phase 4: Action Plan (January to June 2027)

Implementation (Q3 2027)

Respectfully submitted and signed by

Bart Menage
Director, Procurement Services

Memorandum

CWCD 2026-89

Subject: All Planned Procurements having a budget exceeding \$10,000,000

Date: Friday, May 1, 2026

To: Regional Council

From: Bart Menage, Director, Procurement Services

Please be advised that the following Planned Procurements have a budget exceeding \$10,000,000 (excluding VAT):

- 2026-T-70 Reconstruction of Regional Road 10 (Casablanca Boulevard) Phase 1 between North Service Road and Livingston Avenue

As per the Procurement By-law 2025-57, section 19. Reporting, item 19.1 The Director, Procurement Services shall: (a) report to Council on a weekly basis via Councillor Weekly Correspondence Distribution: (ii) all Planned Procurements having a budget exceeding \$10,000,000 (excluding VAT).

Respectfully submitted and signed by

Bart Menage
Director, Procurement Services

Memorandum

CWCD 2026-90

Subject: 2026 Government of Canada Spring Economic Statement

Date: Friday May 1, 2026

To: Niagara Regional Council

From: Rachael Ball-Condron, Government Relations Program Manager

On April 28, the Government of Canada released its [2026 Spring Economic Update, Canada Strong for All](https://budget.canada.ca/update-miseajour/2026/home-accueil-en.html) (<https://budget.canada.ca/update-miseajour/2026/home-accueil-en.html>). This memo provides a summary of new funding announcements not originally included in the 2025 Federal Budget and outlines potential impacts for Niagara. Funding announcements included in the 2025 Federal Budget can be found in CL-C 71-2025.

Key themes throughout the Spring Economic Statement include:

- Supporting workers and young people entering the workforce.
- Investing in Canada's sovereign wealth.
- Making life more affordable for Canadians.
- Building stronger and safer communities.

Updates to 2025 Budget Announcements – Build Communities Strong Fund

The 2026 Spring Economic Statement provided further insight into the eligibility criteria for the Provincial-Territorial (PT) Stream of the Build Communities Strong Fund, which was previously announced in the 2025 Budget.

Municipalities applying to this stream will be required to reduce development charges (DCs) for three years if they are identified as jurisdictions with high DC rates. Flexibility will be provided for municipalities where charges are not considered a barrier. Under the Canada–Ontario Partnership to Build Agreement, Ontario agreed to reduce development charges by up to 50 per cent for three years in the largest and fastest-growing cities. Staff continue to leverage relationships with senior provincial officials to better understand how these conditions will be applied to PT Stream eligibility criteria, as well explore opportunities for flexibility for a Regional application.

Notable Announcements

Below is a summary of new investments included in the 2026 Spring Economic Statement. Staff await further details to better gauge potential opportunities for Niagara.

Investments to Make Life More Affordable for Canadians

- Previously known as the Goods and Services Tax (GST) Credit, the Canada Groceries and Essentials Benefit has increased by 25 per cent for five years, starting in July 2026.
- The Disability Tax Credit application process will be streamlined for individuals with certain long-lasting medication conditions. The list of medical practitioners who can certify eligibility for the credit will also be expanded.

Canada Strong Fund

- As a national investment initiative, the Fund will invest in Canadian projects and companies to help strengthen economic performance. Canadians will have the opportunity to invest in the Fund and share in the financial returns.

Investments to Support Young People Entering the Workforce

- Team Canada Strong was launched to recruit, train and hire 80,000 to 100,000 new Red Seal skilled trade workers by 2030-31, aligned with Canada's housing, infrastructure and defense needs.
- An Apprenticeship Grant was introduced that will provide apprentices with a weekly income top-up of \$400 while attending technical training, paid in addition to Employment Insurance.

Background

General remarks on Canada's economic health:

- Average Consumer Price Index (CPI) inflation in 2026 is projected to be 2.5 per cent (up from 2.0 per cent in Budget 2025). Inflation is expected to slow to 1.9 per cent in 2027 and stabilize at 2.0 per cent from 2028 onwards.
- Nominal GDP (total value of all goods and services produced in a given time period) is projected to be \$31 billion higher per year over 2025-2029 compared to Budget 2025 forecasts.
- Real GDP growth (nominal GDP adjusted for inflation) is forecasted to be 1.1 per cent in 2026, rising to 1.9 per cent in 2027. This is slightly below the Budget 2025 outlook of 1.2 per cent for 2026 and 2.0 per cent in the outer years.

- The unemployment rate is expected to average 6.5 per cent in 2026, down from the 6.8 per cent expected in Budget 2025.
- A \$66.9 billion deficit is projected for 2025-26, \$11.5 billion lower than the 2025 Budget projection. The deficit is expected to decline to \$53.2 billion by 2030-31.

Respectfully submitted and signed by

Ron Tripp, P. Eng
Chief Administrative Officer

Memorandum

CWCD 2026-91

Subject: Councillor Information Request Regarding Health Systems Planning Report Data Analysis

Date: May 1, 2026

To: Council Weekly Correspondence Distribution

From: Sabrina Piluso, Director, Health Promotion and Foundational Standards and Amanda Kirkwood, Manager, Public Health Analytics and Informatics

At the Public Health and Social Services Committee meeting of April 14, 2026, Councillors had two information requests regarding the recently released report by the Niagara Ontario Health Team - Équipe Santé Ontario Niagara (NOHT-ÉSON) called [Planning for the Future: A Data-Informed Health System in Niagara](https://noht-eson.ca/planning-for-the-future-a-data-informed-health-system-in-niagara/) (<https://noht-eson.ca/planning-for-the-future-a-data-informed-health-system-in-niagara/>) presented by Amanda Kirkwood, Manager of Analytics and Informatics in Public Health.

Background on Methods

The report is a current state assessment of health and health care in Niagara. It synthesizes available data and information from various internal and external data sources, relying only on existing datasets and reports; no new data was collected for the purposed of the report. The assessment also incorporates equity considerations where data permit, using population and area-level information to highlight where disparities are likely to exist.

Councillors inquired whether the report identified any disparities in access to healthcare across different areas of the region.

The following recommendations from the report specifically call out either lower-tier municipalities and/or rural/underserved communities.

- In terms of primary care access and unattached patients, the report found high patient to physician ratios in areas such as Fort Erie, Wainfleet, and Niagara Falls. Recommendations to address this include incentivizing primary care practice in these areas and considering use of mobile primary care units (recommendations 2.4 and 2.5)

-
- The report identified an increased need for mobile care and outreach among rural, low-income, and Indigenous communities in Niagara (recommendation 5.2).
 - Finally, the report identified longer waitlists for long-term care placement in St. Catharines, Welland, and Niagara Falls, and the recommendation is to advocate for increased bed capacity in these areas (recommendation 9.1).

Councillors inquired whether caregivers were factored into the assessment of health system capacity.

Caregiver analysis was not included in the context of this report. Through its Palliative Care Working Group, the Niagara Ontario Health Team – Equipe Sante Ontario Niagara (NOHT-ESON) commissioned a separate report, from another group of collaborators, focused exclusively on caregivers. At the time of this writing, the full report is not yet available; however, [the executive summary is available](https://noht-eson.ca/on-caregivers-day-niagara-caregivers-share-their-stories-and-call-for-better-supports) (https://noht-eson.ca/on-caregivers-day-niagara-caregivers-share-their-stories-and-call-for-better-supports)

Respectfully submitted and signed by

Sabrina Piluso, BSc, MA, LSSBB

Director, Health Promotion and Foundational Standards

Amanda Kirkwood, MA

Manager, Public Health Analytics and Informatics

Council of Chief Medical Officers of Health (CCMOH) Statement to Canadians on Vaccination

NEWS PROVIDED BY

Public Health Agency of Canada →

Apr 27, 2026, 10:00 ET

OTTAWA, ON, April 27, 2026 /CNW/ - The Council of Chief Medical Officers of Health (CCMOH) strongly reaffirms its support for vaccination and its trust in established Canadian vaccine approval and monitoring systems.

Immunization remains one of the most effective tools for safeguarding health and preventing disease. Access to clear, transparent and trustworthy health information, including about possible but rare side-effects, is foundational to peoples' ability to protect and make informed decisions about their health and well-being. The role of health care providers has never been more crucial in this regard, given how the spread of false information, doubts about vaccines, and the relentless speed of social media have made it harder for people to know what sources they can trust.

Canada has a rigorous vaccine regulatory system. Only vaccines that have been reviewed and authorized by Health Canada can be offered in Canada, ensuring they meet the highest standards for safety, efficacy, and product quality. Canada has an extensive system to monitor vaccine safety after they have been authorized, including being part of a global network led by the World Health Organization (WHO). This system is able to detect and assess safety concerns, take appropriate regulatory actions as necessary, and swiftly adapt vaccine programs if the need arises.

Federal, provincial and territorial health jurisdictions are responsible for delivering their vaccination programs and work in close collaboration with Indigenous public health authorities to support vaccination. This includes determining which vaccines are publicly funded, setting eligibility criteria, and making other

program decisions, based on recommendations and guidance from the National Advisory Committee on Immunization (NACI) and local assessment, committees and experts.

NACI is a Canadian advisory committee made up of experts in all aspects of immunization from across the country that provides medical, scientific, and public health advice relating to immunization. NACI makes recommendations based on scientific evidence, expertise, and Canada's public health needs[1]. The Committee follows a **rigorous and transparent process**, designed in collaboration with multiple partners and informed by gold-standard methodologies for evidence reviews. This process applies to a wide range of reviews, including re-evaluating existing vaccines, making recommendations for new vaccines, providing updates for influenza and COVID-19 vaccines, or adjusting dosing schedules as new evidence emerges. Vaccine development, research and evidence is continuously monitored and any safety concerns that arise are investigated immediately. All the latest evidence are shared promptly with provinces and territories, and relevant healthcare organizations.

People in Canada are urged to carefully consider sources when seeking vaccine information. Healthcare providers including doctors, nurses and pharmacists, are credible and trusted sources of information and are there to support families in their decisions about vaccination. Individuals and families with questions about immunization are encouraged to consult their healthcare provider, contact local public health authorities, or visit websites from trusted sources such as:

- The Government of Canada (Canada.ca)
 - [A Parent's Guide to Vaccination](#)
 - [An Adult's Guide to Vaccination](#)
- Provincial and territorial health authorities
- The [WHO](#)

Health decisions are built on the trusted relationship between patients and their healthcare providers. Transparent dialogue is essential for navigating today's complex information and vaccine landscape. Prioritizing conversations with trusted health professionals, and consulting evidence-based information sources, helps people in Canada get the clarity they need to make informed health and vaccination choices for themselves, their families, and their communities.

*The Council of Chief Medical Officers of Health includes the Chief Medical Officer of Health from each provincial and territorial jurisdiction, Canada's Chief Public Health Officer, the Chief Medical Advisor of Health Canada, the Chief Medical Officer of Public Health of Indigenous Services Canada, the Chief Medical Officer from the First Nations Health Authority, and ex-officio members from other federal government departments. Learn more about federal, provincial and territorial collaboration on public health in Canada by visiting the **Pan-Canadian Public Health Network website**.*

Regulating vaccines for human use in Canada - Canada.ca

National Advisory Committee on Immunization (NACI): Methods and Process

Resources | ScienceUpFirst

¹ This mandate is carried out by the Comité sur l'immunisation du Québec (CIQ) in Quebec.

SOURCE Public Health Agency of Canada

Contacts: Media Relations, Public Health Agency of Canada, 613-957-2983, media@hc-sc.gc.ca



To: The Municipalities of Niagara.

April 29th, 2026

Dear Mayors and Members of Council,

On behalf of OUTNiagara, we are writing to offer a constructive path forward for municipalities wishing to move ahead with a Pride flag raising ceremony this Pride Season.

We recognize that recent public conversations have created uncertainty for municipalities across Niagara. Pride flag raisings are important civic moments. They provide visibility, affirmation, and a clear public message that 2S&LGBTQQIA+ residents, families, workers, youth, seniors, and visitors are seen, valued, and supported in living openly, safely, and fully in their communities.

OUTNiagara is not writing to comment on another organization's decisions, relationships, or approach. Our focus is on the people this work is meant to support. As an advocacy organization, OUTNiagara works to connect, support, and strengthen Niagara's 2S&LGBTQQIA+ communities through information, resources, education, advocacy, and community collaboration. In that spirit, we would like to offer support to any municipality that wishes to host a Pride flag raising ceremony in a respectful, inclusive, and community-centred way.

Our position is simple: the Pride flag matters. It is a symbol of visibility, safety, belonging, and dignity. For many 2S&LGBTQQIA+ people, seeing that flag raised in a public space is not a small gesture. It says that their municipality sees them, values them, and recognizes their place in civic life.

At the same time, we recognize the concern being raised that flag raisings, statements, and ceremonies can become performative if they are not connected to meaningful action. As an organization rooted in care, connection, advocacy, and community accountability, OUTNiagara believes symbolism and substance must work together. The flag should point not only to what a municipality believes, but to what it has done and what it is prepared to do.

To help ground this moment in transparency and shared progress, **OUTNiagara asks that as a municipality you provide a brief summary of the actions taken over the past year to advance equity and inclusion for 2S&LGBTQQIA+ residents.** This summary could include work related to inclusive policies, staff training, public education, safer and more accessible civic spaces, support for community connection, outreach to rural and underrepresented communities, and meaningful collaboration with local 2S&LGBTQQIA+ organizations and residents.

We encourage all municipalities to use [OUTNiagara's Community Strengths and Needs Assessment](#) as a reference point when preparing this summary. The assessment identifies several priorities raised by community members, including the need for more inclusive spaces and events, public education on 2S&LGBTQQIA+ inclusion, stronger outreach beyond urban centres, improved access to affirming services, and deeper collaboration across community, health, social service, and civic systems.

This request is not about proving perfection. It is about demonstrating care, accountability, and continued movement. Municipalities do not need to have solved every issue to show meaningful leadership. What matters is a willingness to name the work, acknowledge the gaps, and continue building communities where 2S&LGBTQQIA+ people are seen, respected, protected, and included year-round.

OUTNiagara's role is not to rescue, replace, or speak over community. Our role is to advocate, support, connect, and help create the conditions where meaningful inclusion can take root. We respect the many organizations, volunteers, advocates, and community members who contribute to Pride, advocacy, and care across Niagara. Our goal is to help ensure that residents continue to see their municipalities standing visibly and respectfully with 2S&LGBTQQIA+ communities.

If your municipality is interested in moving forward, OUTNiagara would welcome the opportunity to discuss how we can support a local Pride flag raising or broader recommitment ceremony this Pride Season. **OUTNiagara is offering this support at no charge, in the spirit of community care, advocacy, and shared responsibility for advancing 2S&LGBTQQIA+ inclusion across Niagara.** This could include suggested remarks, community-informed messaging, connection to local resources, or support in framing the ceremony around both visibility and year-round action.

Thank you for your continued commitment to building communities where all residents are seen, respected, and supported.

Pridefully yours,

Sheldon King



Chair
OUTniagara
sking@outniagara.org

Mike Eybel



Vice Chair
OUTniagara
meybel@outniagara.org



April 30, 2026

In This Issue:

- Call for Nominations to the 2026-2028 AMO Board of Directors.
- Apply for the 2026 PJ Marshall Awards before May 22.
- AMO's candidate attraction campaign video hits 70,000 views—help share!
- Need help planning a classroom visit? We've got you covered.
- Register interest – Water and Wastewater Public Corporation.
- 2 months left: BPS energy reporting deadline July 1.
- New! Local Leadership Foundations for Ontario's municipal elected officials.
- Now Open: Delegation meeting requests at AMO 2026.
- New Dates - AMO Candidate Support Workshops.
- Preventing Escalated Behaviours Workshop: Practical Strategies for Safer Municipal Workplaces.
- Webinar - How to write a Housing Needs Assessment (HNA).
- Identify energy savings in your municipal facilities.
- Phasing out of linear fluorescent lamps.
- Applications Open for EASE Grant.
- Last call: AMCTO-Mitacs Municipal Innovation Internship Program.
- Careers.

AMO Matters

Nominations are open for the 2026–2028 AMO Board of Directors Election and will close on Monday, June 22, 2026, at 12:00 p.m. (ET). If you are considering running, or wish to encourage a colleague to step forward, please visit the [AMO Board Elections webpage](#) for details on positions open for election, eligibility criteria, and nomination requirements. Questions can be directed to amoelections@amo.on.ca.

The PJ Marshall Awards recognize Ontario municipalities that have found smarter, creative or more cost-effective ways to deliver public services with tangible results. Applications are due by Friday, May 22, 2026 and the awards will be announced at the [AMO 2026 Conference](#), held August 16 -19, 2026, in the City of Ottawa. [For more information and to apply, click here.](#)

AMO's [If You Believe. They Believe.](#) candidate attraction and voter turnout [campaign video](#) has reached more than 70,000 views across multiple platforms. Don't miss out -

help spread the word about this Healthy Democracy Project campaign, [use our Campaign Toolkit](#) to keep the momentum rolling.

Helping people understand the roles of local government and elected officials has never been more important. Through AMO's Healthy Democracy Project, AMO members and educators can access a [suite of civic education resources](#), including a [guide for how to coordinate an excellent classroom visit](#). Our classroom surveys show that 75% of students who met with their elected officials agreed that the visit improved their understanding of municipal government.

Provincial Matters

The Ministry of Municipal Affairs and Housing is inviting municipalities to express interest in implementing the [water and wastewater public corporation service model](#) by August 13.

Less than two months until the [annual BPS energy reporting deadline](#). Be sure to report your annual energy use and greenhouse gas emissions to the province by July 1.

Education Opportunities

Newly elected councillors face big decisions, legal obligations and a steep learning curve from day one. AMO and public sector education experts, Institute on Governance, are building a new, highly practical learning program to give Ontario's municipal elected officials the strongest possible start to the upcoming term. [For more information, join the waitlist](#).

Want to request a 1:1 with a provincial ministry at the AMO Conference? The [Municipal Delegation Request Form](#) for this year's AMO Conference is now available! Note that the deadline to submit your request is May 21 at 5 pm EST, and you must be registered for the AMO [2026 Conference](#) to participate in your delegation meeting. Questions about the process? Email delegations@ontario.ca.

Through its [Healthy Democracy Project](#), AMO is offering a dynamic lineup of information sessions to support aspiring candidates and current elected officials in their journey toward municipal office. Whether you're planning your first campaign, seeking re-election, representing an underrepresented community, or stepping forward as a young candidate, these programs are designed to meet you where you are—and help you move forward with confidence. [Register for one of these free workshops today](#).

In partnership with the Public Services Health & Safety Association, AMO is pleased to offer its members an interactive workshop focused on Preventing Escalated Behaviours. This session introduces practical, person-centred strategies to help recognize early signs of escalation, strengthen communication, and confidently and

professionally respond to difficult situations. [Register for the two-part May 7 and May 28 workshop now.](#)

Join AMO's CCBF team on May 7th from 1-3 pm for a webinar on how to write a Housing Needs Assessment. Read more [here](#), and [click here to register](#).

LAS

LAS offers an easy way to identify energy savings and reduce costs in your buildings. Check out our [Energy Workshops](#) featuring Stephen Dixon. [Book your session](#) for the summer. Eligible for IESO incentives.

[Federal regulations](#) require a gradual phase-out of linear fluorescent lamps. LAS's [Facility Lighting Service](#) provides a complete turn-key solution for your lighting upgrades. [Contact us today](#) for a free budget proposal.

Municipal Wire*

The Enhancing Access to Spaces for Everyone (EASE) Grant awards up to \$60,000 for small capital projects for people with disabilities and older adults. Applications are open until May 7 at Ontario.ca/EaseGrant.

The deadline to apply for the next intake of the AMCTO-Mitacs Municipal Innovation Internship Program - is next Friday, May 8, 2026. This program offers municipalities a cost-effective way to identify, advance, and address innovation or research challenges by partnering with a post-secondary student interested in a career in local government. To learn more or to submit an application, [Click Here](#).

Careers

[Director of Development Services - Township of South Frontenac](#). Closing Date: May 17, 2026.

[Manager, Community Planning - Municipality of Lakeshore](#). Closing Date: May 17, 2026.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

[AMO Watchfile](#) Tel: 416.971.9856

[Conferences/Events](#)

[Policy and Funding Programs](#)

[LAS Local Authority Services](#)

[MEPCO Municipal Employer Pension Centre of Ontario](#)

[ONE Investment](#)

[Media Inquiries](#)

[Municipal Wire, Career/Employment and Council Resolution Distributions](#)
