



Special Council  
Agenda

**Date:** June 15, 2026  
**Time:** 9:30 am  
**Location:** Council Chambers, City Hall, second floor

Pages

**1. Call to Order**

**2. Land Acknowledgement**

Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee, and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history.

The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

**3. National Anthem**

**4. Roll Call**

**5. Approval of the Agenda**

**6. Declarations of Interest**

**7. Presentations**

**8. Delegations**

In order to speak at a Council meeting, Individuals must register as a delegation no later than noon the business day before the meeting. To register, complete the online application at [www.burlington.ca/delegation](http://www.burlington.ca/delegation) or by submitting a written request by email to the Legislative Services at [clerks@burlington.ca](mailto:clerks@burlington.ca)

If you do not wish to delegate, but would like to submit feedback, please email your comments to [clerks@burlington.ca](mailto:clerks@burlington.ca) by noon the business day before the meeting. Your comments will be circulated to Council members in advance of the meeting and will be attached to the minutes, forming part of the public record.

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

### **9.1 Information on the new Development Charge Reduction Program (FIN-06-26) (SD)**

Receive for information finance department report FIN-06-26 regarding information on the Development Charge Reduction Program; and

Direct the CAO to work with appropriate staff to submit a list of projects and apply to the Development Charges Reduction Program on the basis that through the application the City requests to get credit for:

1. the significant development charge reductions for new residential units (28%) already made and in effect; and
2. the development charge exemptions available for a broad range of housing through the amended Community Improvement Plan; and
3. that the City's 10% portion be eliminated or funded from non-tax supported sources, including HAF and development charges; and

Direct the Chief Administrative Officer to draft a resolution for Council outlining its concerns with this program and offering alternatives; and

At the call of the Mayor, direct the City Clerk to schedule a Special Council meeting on Monday, June 15, 2026 to confirm the direction provided in this motion.

## **10. Confidential Items and Closed Meeting**

Confidential reports may require a closed meeting in accordance with the Municipal Act, 2001. Meeting attendees may be required to leave during the discussion.

## **11. Rise and Report**

## **12. Motion to Receive and File Information Items**

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

12.1 CAO-02-26 Staff Supplemental Memo on Report FIN-06-26 Requesting Resolution for Council Consideration (003)

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**13. Motion to Approve By-Laws**

**14. Confirmatory By-Law**

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Enact and pass By-law Number 35-2026 being a by-law to confirm the proceedings of Special Council at its meeting held June 15, 2026 being read a first, second and third time.

**15. Motion to Adjourn**

Adjourn this Council now to meet again at the call of the Mayor.

**SUBJECT:** CAO-02-26 – Supplemental Memo on Report FIN-06-26 Requesting Resolution for Council Consideration

**TO:** Committee of the Whole

**FROM:** Chief Administrative Officer

Choose a division or N/A.

Report Number: CAO-02-26

Wards Affected: all

Date to Committee: NA

Date to Council: June 15, 2026

CIP Date: N/A

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### **Purpose**

This supplemental memo provides follow-up information further to Finance report FIN-06-26 – Information on the new Development Charge Reduction Program, considered at the June 2026 Committee of the Whole. That report provided Council with information released by the Province regarding the new Development Charge Reduction Program, including the program objectives, eligibility requirements, potential implications for the City, and existing Council-approved actions that support housing supply and affordability.

At the June 2026 Committee of the Whole meeting, Council directed the CAO to work with appropriate staff to submit a list of projects and apply to the Development Charge Reduction Program, with the City's application requesting consideration for the significant housing-supportive actions already approved and implemented by Council.

The purpose of this supplemental memo is to introduce a resolution (Appendix A) for Council's consideration that would accompany the City's application and formally communicate Council's feedback on the current program design, while continuing to support the shared federal and provincial objective of advancing housing supply, affordability and housing-enabling infrastructure.

## **Background**

On March 30, 2026, the federal and provincial governments signed the Canada-Ontario Partnership to Build agreement, which included up to \$8.8 billion in federal and provincial funding over 10 years to support housing-enabling infrastructure investments for municipalities.

On June 1, 2026, the Province released information on the Development Charge Reduction Program, including the application process, eligibility and assessment criteria, funding requirements and a June 19, 2026 application deadline.

The City supports the objective of increasing housing supply, improving affordability and advancing housing-enabling infrastructure. However, as outlined in FIN-06-26, the current program design presents several financial and implementation considerations for the City. These include the requirement to reduce all residential development charges by 30 to 50 per cent for a period of three years, the requirement for municipalities to fund at least 10 per cent of eligible project costs from non-DC sources, and the absence of a clear mechanism to cap municipal exposure if uptake exceeds approved funding.

## **Analysis**

Council has already taken several significant actions to support housing supply, affordability and complete communities. These include the June 2024 Council-approved reduction to proposed development charge rates, which resulted in a 28 per cent reduction to residential DC rates and a 32 per cent reduction to non-residential DC rates. Staff brought forward this reduction recognizing that increased DC rates could create pressure on development and affect the City's ability to meet housing targets.

Council has also approved housing-related Community Improvement Plan tools, including DC grant programs and other temporary incentives intended to support purpose-built rental, ownership housing, missing middle housing, accessible design and other housing-related outcomes. These tools were designed to be targeted, temporary and controlled.

The resolution before Council recognizes these existing actions and requests that the City's DCRP application be evaluated with fair consideration for previous municipal decisions that have already reduced DC rates or otherwise supported housing creation. This is important because, under the current program design, the City's previous 28 per cent residential DC reduction cannot be applied toward the 30 to 50 per cent reduction threshold because reductions are measured against rates in effect as of March 30, 2026.

The proposed resolution also requests flexibility regarding the required municipal contribution. As noted in FIN-06-26, if DCRP funding is insufficient to fully offset the required DC relief, the City may be required to fund the difference from tax-supported sources. Staff identified this as a concern because the program requires the DC reduction to be maintained for the full three-year period and does not appear to include a municipal exposure cap.

This approach allows the City to submit an application in accordance with Council direction, while clearly identifying the City's concerns and requesting flexibility from senior levels of government to recognize local context, previous action and the need for financially sustainable implementation.

### **Key Dates and Milestones**

- **June 1, 2024:** The City's updated Development Charges By-law came into effect, including Council-approved reductions to proposed residential and non-residential DC rates.
- **Fall 2025 to Spring 2026:** Council reviewed options to support housing creation through development-related financial incentives and other housing initiatives.
- **March 30, 2026:** The federal and provincial governments signed the Canada-Ontario Partnership to Build agreement.
- **June 1, 2026:** The Province released details of the Development Charge Reduction Program.
- **June 8, 2026:** Committee of the Whole considered FIN-06-26.
- **June 15, 2026:** Special Council meeting to confirm direction and consider the accompanying resolution.
- **June 19, 2026:** DCRP application deadline.

### **Financial Implications**

As outlined in FIN-06-26, the current DCRP design may create financial exposure for the City if the required DC reduction exceeds the amount of funding ultimately approved through the program. The program requires municipalities to maintain residential DC reductions for three years and does not appear to include a mechanism to cap municipal exposure. Any unfunded shortfall may create pressure on tax-supported funding sources.

The proposed resolution seeks to mitigate this risk by requesting that previous Council-approved DC reductions and housing-related incentives be recognized, and that the City's 10 per cent contribution be eliminated or funded from non-tax-supported sources, including Housing Accelerator Fund funding and development charges where eligible.

### **Conclusion**

The City supports the objectives of the Canada-Ontario Partnership to Build and recognizes the importance of senior government investment in housing-enabling infrastructure. At the same time, the current DCRP design presents financial and implementation concerns for the City.

The proposed resolution provides a balanced path forward. It allows the City to submit an application in accordance with Council direction, while clearly communicating Burlington's

position that municipalities should receive fair consideration for previous housing-supportive actions and should not be placed in a position where participation in a senior government infrastructure program results in uncapped tax-supported exposure.

**Memo Details**

**Author:**

Curt Benson  
Chief Administrative Officer

**Attachments:**

A. Appendix A CAO-02-26 Resolution for Council Consideration Following Report FIN-26-26 on Development Charge Reduction Program

**Memo Approval:**

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

Appendix A: CAO-02-26 Resolution for Council Consideration Following Report FIN-26-26 on Development Charge Reduction Program

**WHEREAS** on March 30, 2026, the federal and provincial government signed the Canada-Ontario Partnership to Build agreement to support the shared goals of building more homes faster, making housing more affordable and accelerating key infrastructure projects to protect jobs and help communities grow, and the agreement included \$8.8 billion in federal and provincial funding over 10 years to support housing-enabling infrastructure investments for municipalities;

**WHEREAS** on June 1, 2026, the Province released information on the Development Charge Reduction Program, including details on the application process, eligibility and assessment criteria and funding requirements;

**WHEREAS** municipalities had limited opportunity to provide input on the program design prior to its release, despite the commitment of up to \$8.8 billion for housing-enabling infrastructure representing a significant investment in municipal infrastructure and housing priorities;

**WHEREAS** eligible projects must primarily enable the construction of new housing units, accelerate the delivery and implementation of shovel-ready infrastructure projects in the municipality's DC background study and capital plan, begin construction by July 31, 2030, and be complete by October 31, 2035;

**WHEREAS** applications will also be assessed based on the percentage of committed DC rate reduction, the number of housing units projected to be built as a result of the proposed DC relief, and the municipality's financial contribution, with at least 10 per cent of eligible project costs to be funded by the municipality;

**WHEREAS** the City supports the objectives of the Canada-Ontario Partnership to Build and recognizes the importance of senior government investment in housing-enabling infrastructure;

**WHEREAS** the City has already taken significant Council-approved actions to reduce its DC rates, which are among the lowest in Halton Region and low compared to other GTHA municipalities, and has also used other municipal and planning tools, including the City of Burlington Housing Community Improvement Plan, to support housing supply, affordability and complete communities;

**WHEREAS** the current DCRP design, including the requirement for an across-the-board 30 per cent to 50 per cent residential DC reduction, the minimum municipal contribution requirement, the March 30, 2026 measurement date and the absence of a mechanism to cap municipal exposure, presents significant municipal financial exposure;

**WHEREAS** in addition to the risk that the program could result in a subsidy from City taxes, there does not appear to be consideration given to early and creative actions

already enacted by municipalities to support the creation of new housing while also meeting specific housing targets and goals to deliver complete communities;

**WHEREAS** a number of Council-approved actions have been implemented that support the creation of housing and do not impact the tax base, including:

- a staff-driven initiative to reduce the proposed DC rates to mitigate the proposed increase in the DC Background Study that has been in effect since June 2024, resulting in residential DC rates being reduced by 28 per cent and non-residential DC rates being reduced by 32 per cent;
- development of the City's first Affordable Rental Housing Community Improvement Plan, including 10 programs in 2025;
- amendments to the Affordable Rental Housing Community Improvement Plan in May 2026 to broaden the scope of the CIP and develop a suite of new temporary programs in the now named City of Burlington Housing Community Improvement Plan, approved in May 2026 and currently within the appeal period, including DC grant programs to incentivize purpose-built rental units and ownership units with criteria related to built form, bedroom numbers and unit size, including within mid-rise and tall buildings, as well as other temporary programs including a Missing Middle Municipal Fee Waiver, Tax Increment Equivalent Grants and Accessible Design Grant;
- modernized Official Plan policies and associated Residential Zoning By-law to support the creation of new residential units; and
- completion of all Housing Accelerator Fund Action Plan items;

**WHEREAS** in considering the DCRP, staff also note that Council recently reviewed options to support housing through development-related financial incentives, and through that work, broad DC reductions were identified as presenting financial and implementation risks, including reduced flexibility in future DC by-law updates, limitations in targeting specific housing policy objectives and pressure on tax-supported funding sources;

**WHEREAS** Council ultimately approved amendments to the City's housing-related Community Improvement Plan as a more targeted, temporary and controlled approach to supporting housing while protecting existing taxpayers;

**THEREFORE BE IT RESOLVED THAT** staff submit a list of projects and apply to the Development Charge Reduction Program on the basis that, through the application, the City requests to receive credit for:

1. the significant development charge reductions for new residential units, being 28 per cent, already made and in effect;

2. the development charge exemptions available for a broad range of housing through the amended Community Improvement Plan; and
3. the City's 10 per cent portion being eliminated or funded from non-tax-supported sources, including Housing Accelerator Fund funding and development charges;

**THEREFORE BE IT FURTHER RESOLVED THAT** the CAO provide an accompanying letter to the City of Burlington's application under the DCRP detailing these considerations and requesting that the Ministry of Municipal Affairs and Housing and Housing, Infrastructure and Communities Canada evaluate program applications with fair consideration for previous municipal actions to reduce DCs and provide flexibility in working with municipalities to ensure successful program implementation;

**THEREFORE BE IT FURTHER RESOLVED THAT** a copy of this motion be shared with the Premier, the Minister of Municipal Affairs and Housing, the Minister of Finance, Halton Regional Council, all Ontario municipalities, the Association of Municipalities of Ontario and the Federation of Canadian Municipalities.

The Corporation of the City of Burlington

City of Burlington By-law 35-2026

A by-law to confirm the proceedings of the meeting of Special Council of the Corporation of the City of Burlington held on Monday, June 15, 2026

Whereas according to Section 5 of the *Municipal Act*, 2001, c. 25 as it may be amended from time to time, the powers of The Corporation of the City of Burlington are to be exercised by the Council of The Corporation of the City of Burlington and municipal powers are to be exercised by by-law; and

Whereas it is deemed expedient that the actions of the Council of The Corporation of the City of Burlington be confirmed and adopted by by-law;

Now therefore the Special Council of the Corporation of the City of Burlington hereby enacts as follows:

1. The actions of the Council of The Corporation of the City of Burlington in respect of:
  - (a) each recommendation in the report of the Committees;
  - (b) Each motion, resolution and other action passed and taken by the Council of The Corporation of the City of Burlington at this meeting are hereby adopted and confirmed as if same were expressly included in this by-law.
2. The Mayor and the proper officials of The Corporation of the City of Burlington are hereby authorized and directed to do all things necessary to give effect to the action of the Council of The Corporation of the City of Burlington referred to in Section 1.

By-law number 35-2026

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3. The Mayor, or in the absence of the Mayor, the Deputy Mayor, and the Clerk, or in the absence of the Clerk, the Deputy Clerk,
  - a) are authorized and directed to execute all documents necessary to the action taken by Council as described in Section 1, and
  - b) Are authorized and directed to affix the seal of The Corporation of the City of Burlington to all such documents referred to in Section 1.
4. This by-law comes into force on the day upon which is enacted by the Council of the Corporation of the City of Burlington.

Enacted and passed this 15<sup>th</sup> day of June, 2026.

Mayor Marianne Meed Ward \_\_\_\_\_

City Clerk Mike de Rond \_\_\_\_\_