Appendix A of Report CM-11-19

City of Burlington Recommendations Regarding Proposed Bill 108: More Homes, More Choice Act, 2019

**Bill 108 – (Schedule 3) - the Proposed More Homes, More Choices Act: Amendments to the Development Charges Act, 1997**

**ERO Number: 019-0017**

Recommendations:

* Continue to include soft services under the DCA so that the DC charge is more reflective of a municipality costs to provide growth related capital infrastructure to residents
* Limit the number of statutory exemptions to uphold the principle of growth pays for growth.  Exemptions pass the costs to fund growth related infrastructure to residents as the exemption will have to be offset by funding from the tax base
* Continue to have DCs payable at the time of building permit to ensure complete applications and create predictable cash flows required for sustainable long term financial planning.   This will also produce current rates reflective of the costs of development at that time
* Exclude commercial, institutional and industrial development from the deferral of DC payments.  This does not lend to the mandate of increased and affordable housing supply.
* Ensure an adequate period of time for transition for any changes that may receive Royal Assent.  Transition period allows for fulsome consultation with the community and provide municipalities with the time to understand the true impact that is both process and financially driven.