

Development Charges Task Force

Meeting held Thursday, September 25, 2025

A meeting of the Development Charges Task Force is held this day commencing at 1:30 o'clock p.m. in Room 204, 350 City Hall Square West, there being present the following members:

Councillor Kieran McKenzie, Chair
Councillor Angelo Marignani
Councillor Ed Sleiman
Councillor Gary Kaschak
Councillor Jim Morrison
Frazier Fathers
Tony Rosati

Regrets received from:

Evangelo Kalmantis
John Miller
Settimo Vilardi

Hemson Consultant in attendance:

Craig Binning, Project Manager, Hemson Consulting Limited

Also present are the following resource personnel:

Ray Mensour, Chief Administrative Officer
David Simpson, Commissioner, Infrastructure Services & City Engineer
Janice Guthrie, Commissioner, Finance & City Treasurer
John Revell, Chief Building Official
Tony Ardochini, Deputy Treasurer, Financial Planning
Emily Dunnigan, Manager Development Revenue & Financial Administration
Aaron Farough, Senior Legal Counsel
Karen Kadour, Committee Coordinator

Members of the Technical Working Committee are also present.

1. Call to Order

Councillor Kieran McKenzie, Chair calls the meeting to order at 1:32 o'clock p.m. and the Development Charges Task Force considers the Agenda being Schedule A, attached hereto, matters which are dealt with as follows:

2. Declaration of Conflict

None disclosed.

3. Adoption of the Minutes

Moved by Councillor Angelo Marignani, seconded by Councillor Ed Sleiman,
That the minutes of the Development Charges Task Force of its meeting held
November 18, 2025, **BE ADOPTED** as presented.
Carried.

4. Business Items

Craig Binning, Project Manager, Hemson Consulting Limited provides an overview
of where development charges are today as follows:

- Are expecting some additional regulations to come forward possibly in October 2025.
- The Federal Budget will be coming out on November 4, 2025, and notes there may be some commentary on development charges and some monies available for municipalities to choose, maintain or discount rates to encourage the delivery of housing.
- That will provide the City an opportunity to see how things progress economically and bring back an updated DC Background Study & Bylaw for implementation in 2027.
- This has been the most turbulent time with respect to DC legislative changes.
- Since 2019, there has been a series of legislative changes with the province looking to create more housing supply and to address issues over affordability.
- The idea is that development charges and other municipal elements were slowing the supply of housing.
- Bill 23: Changes to the Development Charges Act including the new exemptions and new discounts.
- Bill 185: Cutting Red Tape to Building More Homes Act which includes the DC provisions and the DC exemptions
- Development charges are the central focus of Bill 17.
- Potential Future Changes to DC Landscape - expecting regulations this Fall.
- The services applicable in the City of Windsor which includes Municipal -Wide, Area-Specific, and other available and not applicable services are discussed.
- Current Development Charges in Windsor.
- Phase 1, 2 and 3 of the 2025 DC Study Status are provided.

Councillor Kieran McKenzie, Chair asks if there is a timeline that would prompt another discussion. Craig Binning responds that upon receiving the transitional rules he may come back to the city and advise this needs to be advanced rather than waiting a year or two to initiate the Study. The Chair adds that timeline is built into the recommended motion, that it could be up to an additional five years, and if there is flexibility built into that motion.

Tony Ardochini, Deputy Treasurer, Financial Planning responds that the intent is to come back before the 10 years (probably in 2027) unless regulations require it sooner.

Councillor Jim Morrison refers to Bill 23 and the changes to the Development Charges Act and asks if a total rebuild would be exempt. Craig Binning responds affirmatively and adds this was one of the important changes to the legislation.

Councillor Ed Sleiman questions if long-term care homes will be exempt from development charges. Craig Binning responds that a long-term care home meets the definition in the legislation and is fully exempt.

In response to a question asked by Tony Rosati regarding if development charges can be decreased without a study, Craig Binning responds that Council always has that discretion. It allows a Council to reduce a charge for any class of development without going through a study.

Frasier Fathers asks if there is any risk of maintaining these DC rates when the city was projecting Sandwich South being in the hundred million plus range and how is that funding gap going to be made up. Janice Guthrie, Commissioner, Finance & City Treasurer responds they are looking at what projects by necessity need to be move forward. While the recommendation says that we are looking to extend the by-law until 2031, their intent is to regroup through 2026 to look at what the new regulations will say with the expectation they would be looking at implementation in 2027.

Tony Rosati indicates that the previous study projected the number of houses being built and asks what the actual numbers are. Tony Ardochini responds up to six months ago, things had really progressed and exceeded the actual projections.

Tony Rosati asks for the increase in the development charges collected versus what was projected. He further asks where this surplus money goes. Craig Binning states that surplus goes into the Development Charges Reserve Funds.

The Chair requests that an update be provided that reflects any surplus in the revenue that was collected. Tony Ardochini responds that annual Reserve Fund Activity is provided to Council and available on the City's website and when the grants are announced it will be factored in along, with any additional or lack of revenue now that there is a slow down.

Councillor Angelo Marignani refers to financial consequences to the taxpayer and possible future unfavourable forecasts, and questions if this burden would be passed onto the taxpayer.

Janice Guthrie responds they would have to strategize what projects move forward and adds there is an element of tax levy contribution to any project because in many cases only some of the project is eligible for DC, however the city may decide to do some enhancements.

Councillor Gary Kaschak refers to the November 18, 2024, minutes and the DC Background Study forecasting building permits between 2020 to 2023 and asks if data is available for 2023 to 2025. John Revell, Chief Building Official responds what they are hearing from the development community is there is a general drawback in residential development; some is being driven by economics and the uncertainty in what is going to happen in the City of Windsor in terms of the tariffs. There is also some turmoil with what the Federal Government is doing, so some developers have paused waiting to see what happens, so they are generally seeing a slow down.

Councillor Jim Morrison states that there is a need to increase the development charges.

Moved by Councillor Gary Kaschak, seconded by Councillor Ed Sleiman,
That the City of Windsor's current Development Charges By-law **BE EXTENDED**
to up to 5 years (January 2031).
Carried.

5. Adjournment

There being no further business, the meeting is adjourned at 2:25 o'clock p.m.