

- 100% DC discount for 2+bedroom units with mixed use; and

That the report from Steve Ganesh, Commissioner, Planning, Building and Growth Management, and Nash Damer, Treasurer, Corporate Support Services, to the Committee of Council Meeting of September 3, 2025, re: **DC Incentives for Purpose-Built Rental Housing**, be received; and

That, in addition, staff be requested to report on potential reduction of DCs for 5000 units across the City that are currently fully serviced, registered, and meet timelines of the Regional program; such report to include the criteria to be eligible for this DC reduction program.

Carried

Further Committee discussion took place regarding the impact of ARUs and illegal rental units in Brampton, and the need to advocate the Province for more control over, and a pause on, ARUs in the City.

The following motion was considered.

CW267-2025

Whereas a mix and range of housing options is essential to meet the needs of residents at all ages, stages and income levels.

Whereas given the primary rental market has had limited growth in the last few decades, many Brampton residents (in particular students) have little choice and turned to the secondary market, specifically in the form of additional residential units (ARUs).

Whereas the aggressive promotion of Additional Residential Units (ARUs) by provincial policy and legislation has led to more than 26,000 registered ARUs in Brampton, now representing over 60 percent of new residential units in 2025.

Whereas development charges to finance necessary growth related infrastructure and services are not collected in ARU construction, therefore creating a financial strain for the City.

Whereas the proliferation of ARUs in any one neighbourhood can undermine community character, increase property standard violations and strain services such as, by-law enforcement, 311, recreation centres, fire, and transit.

Whereas despite efforts by the City of Brampton requesting the province allow for a temporary pause on ARU construction, allowing the city to catch up on property standard and unsafe living condition cases, the province continues to promote universal ARU legislation, causing additional strain on city services.

Whereas the City of Brampton is proactively addressing the rental market gap by incentivizing purpose built rental housing, in an effort to provide an alternative to ARUs to mitigate the strain on city services.

Whereas the City of Brampton is prepared to financially risk manage the purpose built rental incentive by offering significant reductions up to 100% on development charges, in absence of provincial funding.

Now therefore it be resolved that the City of Brampton request the Province to reverse their aggressive ARU legislation and policy, and allow the City to govern the amount and location of ARUs in a manner that ensures compatibility with infrastructure capacity, service delivery and neighbourhood context, including a pause on ARUs in concentrated areas to further incentivize purpose built rental development in these areas.

A recorded vote was requested and the motion carried as follows:

Yea (7): Mayor Patrick Brown, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Keenan, Regional Councillor Medeiros, and Regional Councillor Fortini

Nay (4): Regional Councillor Brar, City Councillor Power, Regional Councillor Toor, and Deputy Mayor Singh

Carried (7 to 4)

10.3 Other/New Business

Nil

10.4 Correspondence

Nil

10.5 Councillors Question Period

Nil

10.6 Public Question Period