

APPENDIX D: Comparison Table: Development Charges Act and City Policy/Programs – City Draft CIP		
Mandatory Development Charges Act (DCA), 1997 exemptions and reductions		City Draft CIP
Affordable Rental housing, as defined in DCA Bulletin (4 or more units)	25 year affordability period – Exempt from Development Charges, reduced CBC and reduced Parkland Dedication	Units considered affordable rental in accordance with the Affordable Residential Units for the Purposes of the <i>Development Charges Act</i> , 1997 Bulletin (DCA, 1997 Bulletin) are eligible for several draft programs including stacking (all subject to program specific criteria)
Affordable Ownership Housing as defined in DCA Bulletin	25 year affordability period – Exempt from Development Charges, reduced CBC and reduced Parkland Dedication	N/A Proposed updates to the DC Deferral Policy for Residential, developed in alignment with CIP program.
Rental Housing Discounts by Bedroom Number	Reduced percentage of Development Charges by bedroom number: 3 or more bedrooms- 25% 2 bedrooms- 20% All other bedroom quantities- 15%	Units considered affordable rental in accordance with the Affordable Residential Units for the Purposes of the <i>Development Charges Act</i> , 1997 Bulletin (DCA, 1997 Bulletin) are eligible for several draft programs including stacking (all subject to program specific criteria)
Rental Housing Deferral of payment	Deferral of Development Charges – payable in 6 installments, the first installment payable on the date of occupancy	N/A Proposed updates to the DC Deferral Policy for Residential, developed in alignment with CIP program.
Non-profit housing exemption	Development Charges do not apply to lands, buildings or structures used for the purpose of Non-profit housing developments	Units considered affordable rental in accordance with the Affordable Residential Units for the Purposes of the <i>Development Charges Act</i> , 1997 Bulletin (DCA, 1997 Bulletin) are eligible for several draft programs including stacking (all subject to program specific criteria)
City Policy / Programs		City Draft CIP
Deferral of Payment of Residential Development Charges (ownership or rental)	Existing DC Policy deferring payment of DCs for Residential use with more than 75 units for up to 1 year, subject to criteria.	Proposed updates to the Deferral Policy for Residential buildings or structures with 75 or more dwelling units where 30% of the units (either ownership or rental) are affordable in accordance with the Affordable Residential Units for the Purposes of the <i>Development Charges Act</i> , 1997 Bulletin (DCA, 1997 Bulletin) for up to 2 years
3rd ARU DC waiver	n/a	3 rd ARU DC Waiver, no affordability requirement
Additional Residential Unit (ARU) Fee Waiver	Fee waiver for eligible additional residential units.	Municipal Fee Waiver that would apply for ARUs
Municipal Fee Waiver	n/a	Municipal Fee Waiver that apply to other units.