



February 24, 2026

Mayor Meed Ward and Members of Council
City of Burlington
426 Brant Street
Burlington, ON
L7R 3Z6

Dear Mayor Meed Ward and Members of Council;

RE: Item 9.1 n) Temporary Freeze of Development Charges

We understand that the City of Burlington Council will be considering a report at its Special Council Meeting on March 2, 2026, to temporarily freeze the imposition of Development Charges on all residential units for a period of two years. This is a significant decision by Council, and we want to offer our support for this direction as professional land use planners engaged in planning and development within the City.

From a planning perspective, Development Charges are an important growth management tool intended to fund growth-related infrastructure. However, when rapid cost escalation coincides with high interest rates, construction inflation, and constrained housing delivery, significant Development Charge increases can unintentionally delay or stall otherwise policy-conforming development. This can undermine municipal intensification objectives, housing targets, and long-range growth strategies.

We support the proposed direction for a temporary freeze as we believe such a direction is in the public interest as it will support the City's goal to ensure housing supply remains stable, that growth occurs in planned locations, that infrastructure investments are efficiently utilized, and that municipal policy objectives are implemented. We believe a two-year Development Charge freeze represents a balanced and time-limited approach that maintains the long-term principle of growth paying for growth while recognizing short-term economic conditions that may otherwise hinder the realization of approved planning objectives which benefit all residents of Burlington.

Yours truly,

MHBC



Dana Anderson MA, FCIP, RPP
Partner