



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora

Member Motion

Councillor Gallo

Re: **Alternative Development Charges (DC) Collection Model**

To: Members of Council

From: Councillor John Gallo

Date: January 13, 2026

Whereas residential development charges (DCs) are currently collected by the Town of Aurora from developers in full upon occupancy; and

Whereas the cost of DCs is typically embedded into the purchase price of new homes, effectively passing this cost directly to first-time and other homebuyers through higher purchase prices; and

Whereas the current practice contributes to housing affordability challenges for new homebuyers in Aurora; and

Whereas alternative models for the collection of development charges may improve transparency, enhance affordability, and provide more flexible options for new homeowners while ensuring the Town maintains the necessary revenue to fund growth related infrastructure; and

Whereas the Town does not have the capacity to issue bonds or other financing instruments to secure the full amount of DC revenues upfront, while amortizing repayment through the municipal tax system;

1. Now Therefore Be It Hereby Resolved That staff be directed to investigate and report back to Council by the end of Q2 2026 on the feasibility of implementing an alternative development charges collection model whereby:
 - a. Developers would remove the cost of DCs from the purchase price of new homes;
 - b. New homeowners would be given the option at the time of purchase to either:
 - i. Pay the full DC amount upfront as part of their home purchase price; or

- ii. Opt into a DC repayment program, whereby the DC amount would be amortized over 25 years and appear as a separate line item on their annual property tax bill, remaining with the property until fully paid notwithstanding changes in ownership;
 - c. The Town of Aurora would obtain an appropriate financing mechanism to collect the full DC revenue upfront;
 - d. The Town of Aurora would administer the collection of the amortized DC repayments as part of the property tax system; and
- 2. Be It Further Resolved That the Town of Aurora recommends to the Province to amend Section 26 of the *Development Charges Act, 1997* (DCA) to allow municipalities to collect DCs through property taxation mechanisms, tied to the property rather than at building permit issuance; and/or add a new enabling provision authorizing municipalities to pilot or adopt alternative collection models (e.g., amortization over time, homeowner opt-in) with provincial oversight; and
- 3. Be It Further Resolved That staff consult with legal, financial, and housing policy experts, as well as the development industry, to assess implementation requirements, risks, and potential impacts on affordability, market competitiveness, and long-term municipal financial sustainability; and
- 4. Be It Further Resolved That a copy of this motion be sent to the Hon. Doug Ford, Premier of Ontario, all MPP's in Ontario, all Ontario municipalities, the Association of Municipalities of Ontario (AMO) and the Ontario Home Builders' Association (OHBA).