



Special Council Meeting

Temporary Reduction
of Development
Charges

November 4, 2025

Agenda



01	Development Update
02	Development Charges Comparison
03	Strategic Case for Development Charges Relief
04	Implementation
05	Conclusion and Call to Action



Development Update

- 18 Units - (3) one-bed and (15) two-bed
- Development Status - second submission SPA
- Marketing Status - soft marketing campaign fall 2025 and launch in New Year

DEVELOPMENT CHARGES COMP

GRAND VALLEY DEVELOPMENT CHARGES REVIEW

CATEGORY	2023 RATE	2024 RATE	% CHANGE	2025 RATE	% CHANGE
2-Bedroom + 1 Bedroom Apt	\$21,405.00	\$49,536.00	131.42%	\$51,489.00	3.94%
	\$14,485.00	\$24,621.00	69.98%	\$25,592.00	3.94%

Strategic Case for Development Charge Relief



SHORT-TERM ECONOMIC
TOOL



INCENTIVIZES
BUILDING **NOW**



INCREASED MULTI-
UNIT HOUSING SUPPLY

IMPLEMENTATION



Locked in when building permit issued



All developments within urban boundary and no cap



Effective until May 1, 2027



Arbours GRAND

Call to Action

The immediate implementation of Development Charge (DC) relief through a 40% reduction in DCs for **all** building permits within the urban boundary, effective until **May 1, 2027**, and payable at occupancy.