

**DATE:** June 17, 2025

**TO:** Mayor and Members of Council

**FROM:** Michael Coroneos, Deputy City Manager, Corporate Services,  
City Treasurer and Chief Financial Officer

**RE: COMMUNICATION – Committee of the Whole (2), June 17, 2025  
Item 5, Report No. 25**

**PURPOSE BUILT RENTAL UNITS (NON-LUXURY) – DEVELOPMENT  
CHARGE DEFERRAL**

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**Recommendation**

THAT Recommendation 1(a) be revised to:

Conditional on York Region Council approving a development charge deferral policy for non-luxury residential rental unit development with a 40-year tenure:

- a. That staff be directed to prepare a new policy to defer development charges for non-luxury purpose-built residential rental unit development with a tenure of 40 years, and that the policy be amended to the satisfaction of the City Manager, in consultation with legal counsel and the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

**Background**

After a review of existing Policy 12.C.07 City-Wide Development Charges Deferral and reviewing the Region of York draft policy for development charge deferrals on non-luxury purpose built rental buildings, it was determined that a standalone policy would be clearer from an administrative standpoint. As such, a standalone policy will be prepared according to the recommendation above.

For more information, contact Michael Marchetti, Director, Financial Planning & Development Finance, ext. 8271 or Nelson Pereira, Manager, Development Finance, ext. 8393.

Respectfully submitted,



Michael Coroneos, Deputy City Manager, Corporate Services,  
City Treasurer and Chief Financial Officer