

Attachment 3 – Draft By-law Amendment

Authority: Executive Committee Item EXxx.xx, as adopted
by City of Toronto Council on June XX, 2025

CITY OF TORONTO

Bill

BY-LAW -2025

To amend City of Toronto Municipal Code Chapter 415, Development of Land, Section 415-11.

Whereas Council has determined it is appropriate to amend Section 415-11. to remove mandatory rate indexing in 2025 and 2026.

The Council of the City of Toronto enacts:

1. Section 415-11. of Municipal Code Chapter 415, Development of Land, is amended so that it reads:

“§ 415-11. Indexing.

A. The development charges set out in Schedules A-1 to A-3, inclusive, and Schedules B-1, B-2 and C at the end of this chapter shall be adjusted by the City without amendment to this article, in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics, on the following dates:

- May 1, 2023;
 - May 1, 2024;
 - May 1, 2027_and annually thereafter on May 1 of each subsequent year;
- and

B. For greater certainty, the Non-Residential Building Construction Price Index (Toronto) shall be used.

2. This By-law shall come into effect on the date it is enacted and passed.

Enacted and passed on June, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)