

March 13, 2026

Via Email

Alexander Harras
Regional Clerk
Regional Municipality of Durham
clerks@durham.ca

Re: Hotel and Conference/Convention Centre Attraction Program

Please be advised that at its meeting held on March 9, 2026, the Council of the Town of Whitby adopted the following as Resolution # 47-26:

Whereas the Town of Whitby continues to experience strong economic growth and increasing demand for tourism supportive infrastructure, including modern hotel and conference/convention centre facilities;

Whereas Council has received and endorsed Staff Report CAO 11-25, which identified that Whitby lacks sufficient hotel and conference/convention centre capacity to meet current and future tourism, business travel, and sport tourism needs, and that such facilities are essential to supporting the Town's long term economic development objectives;

Whereas despite demonstrated market interest, the Town does not currently offer commercial development incentive tools of the type that could help attract major hotel chains and qualified proponents, and Council wishes to establish conditions that remove barriers to investment while ensuring fairness, transparency, and compliance with applicable legislation;

Whereas a development charge deferral—rather than a discount or exemption—constitutes an appropriate, non bonusing mechanism available under Section 27 of the Development Charges Act, permitting the Town to support strategic economic development objectives without requiring tax supported supplementation of forgone development charge revenues;

Whereas such a program must be made available equitably to all eligible hotel and conference/convention centre proposals in order to avoid bonusing concerns, ensure competitive fairness, and support the attraction of high quality development consistent with Council's direction;

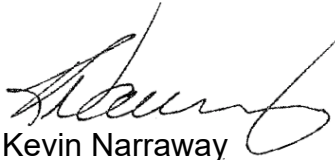
Whereas Regional and School Board development charges are currently payable at the building permit stage, the Town seeks to collaborate with the Region of Durham to explore similar deferral opportunities that would further reduce front-end capital barriers for strategic tourism infrastructure; and,

Whereas time-limited or uptake-limited incentive programs have been used effectively in other contexts to accelerate private sector investment and support municipal growth objectives, and Council desires a similar structured, sunset bound approach for hotel and conference/convention centre attraction.

Now therefore be it resolved:

1. That Staff report back on a Hotel and Conference/Convention Centre Attraction Program, that includes the following:
 - a. a payment deferral of the Town of Whitby's portion of development charges (DC) from time of building issuance to time of occupancy permit issuance, at the earliest, for up-to two (2) qualifying hotel and conference/convention centre developments that enter into a Section 27 deferral agreement under the Development Charges Act, 1997;
 - b. a definition of qualifying hotel and conference/convention centre development that is alignment with the Town's economic development goals and consistent with Staff Report CAO 11-25;
 - c. provisions that encourage timely development which may include cancellation of the deferral if construction and other milestones are not met after full execution of the Section 27 agreement; and,
 - d. a sunset or termination of the program upon the earlier of:
 - i. Two (2) years following Council approval of the program; or,
 - ii. The development of two (2) hotel and conference/convention centres under this program.
2. That the Mayor and Regional Councillors be requested to advocate to the Region of Durham for the establishment of a reciprocal Regional Development Charge deferral program for hotel and conference/convention centre developments, to further align incentive tools and enhance the investment readiness of the Town and the Region; and,
3. That the Clerk be directed to send a copy of this resolution to the Regional Municipality of Durham and the local area municipalities within Durham Region.

Should you require further information, please do not hesitate to contact the Office of the Town Clerk at 905.430.4300.



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