

June 23, 2025

**Chair Nando Iannicca and Members of Council  
Regional Municipality of Peel  
10 Peel Centre Drive  
Brampton, ON, L6T 4B9**

**Re: Agenda Item 6.1.2 –Update – Development Charges Incentives Information Report**

Dear Chair Iannicca and Members of Council,

On behalf of the Toronto Regional Real Estate Board (TRREB), representing 70,000 registered REALTORS® in the Greater Toronto Area, we are writing regarding agenda item 6.1.2 Update – Development Charges Incentives Information Report being presented at Council on June 26, 2025, with new information based on the recently passed provincial *Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025*.

We note that in the current iteration of the updated report, the two original proposals in the motion put forward on April 10, 2025 and discussed at the May 8 and June 12 meetings, are omitted, namely deferring residential development charges (DCs) to be collected at the time of occupancy instead of permit issuance, and that residential DC rates be reduced by 50 per cent.

TRREB is strongly urging Peel Regional Council to consider deferring development charges to the time of occupancy, which will align with the requirements of Bill 17 now in force. A 50 percent DC rate reduction would also align the Region with potential upcoming federal criteria for the next round of the Housing Accelerator Fund (HAF).

You are likely aware that other Ontario regional and municipal governments are moving in this direction. The Cities of Vaughan, Mississauga (through the leadership of Mayor Parrish and the Mayor's Housing Task Force Report) and Burlington have already implemented reductions to residential DC rates in their respective jurisdictions to incentivize construction. Furthermore, on June 12, 2025, the York Region Committee of the Whole passed a motion endorsing development charge deferrals and a proposed first-time homebuyer equivalent rebate. We urge Peel Regional Council to consider these developments when discussing item 6.1.2 at its June 26, 2025, meeting to advance housing affordability and supply in the Region.

### **Support for DC Deferrals**

The Peel Region has some of the highest development charges in Ontario and, by extension, in Canada. These charges, imposed by a municipality and regional government, represent a significant share of the total cost of housing delivery and can act as a deterrent to the development of both ground-oriented and higher-density housing. The high upfront costs serve to constrain builder capacity, exclude especially first-time buyers, discourage investment, and ultimately reduce the diversity of housing available in the market. While we acknowledge that development charges play a vital role in funding essential municipal and regional infrastructure, this revenue will not materialize if projects become financially unviable and are ultimately not built.

TRREB strongly supports development charge deferral policies to time of occupancy for residential buildings, including ground-related, high-rise condominiums and purpose-built rental buildings.

If approved by the Council, these measures will reduce upfront costs for developers and accelerate housing construction. This is critical to addressing Peel Region's housing supply challenges, particularly for high-rise and rental projects.

**These measures will significantly benefit first-time homebuyers, enabling faster construction of diverse housing options, including affordable condominiums and purpose-built rentals. This will also help young families and individuals seeking stable, affordable housing alternatives. TRREB urges the Council to endorse those original motions introduced on April 10<sup>th</sup>.**

### **Endorsement for Reducing Regional DCs by 50 Percent**

TRREB encourages Peel Regional Council to consider reducing its share of DCs by 50 percent on all new residential homes. At a minimum, we urge the Council to consider providing an incentive to first-time buyers similar to what York Region's Committee of the Whole passed on June 12 – a motion proposing a first-time homebuyer equivalent rebate, which will fully waive DCs for new homes valued at \$1 million or less before taxes, with a declining rebate scale between \$1 million and \$1.5 million. This forward-thinking initiative represents a pivotal step toward enhancing housing affordability for first-time homebuyers.

By reducing the cost of new homes, the rebate directly alleviates financial pressures for individuals, young families, professionals, and other aspiring homeowners facing significant barriers in Peel Region's competitive market. The rebate also complements federal GST relief for first-time buyers on homes up to \$1.5 million, announced on May 27, 2025, amplifying its impact through a coordinated approach to affordability.

TRREB urges the Peel Region Council to consider reducing its share of DCs by 50 percent or, at the very least, introduce a full rebate for first-time buyers and defer collection of DCs to the time of occupancy at your June 26 meeting, ensuring clear eligibility criteria to maximize accessibility. We also commend the Region's commitment to seeking federal and provincial funding to offset costs and maintain fiscal balance while prioritizing housing goals.

TRREB is ready to collaborate with Peel Region to promote these initiatives, fostering a more inclusive housing market that empowers first-time buyers to build their future in our vibrant communities.

The DC deferrals and rate reduction, or the first-time homebuyer DC equivalent rebate, are bold steps to boost housing supply and affordability. Despite the potential for incurring debt, the long-term benefits for residents and the economy are significant. TRREB urges the Council to consider and adopt these measures at your upcoming meeting. Thank you for your leadership in addressing Peel Region's housing challenges.

Sincerely,



John DiMichele  
Chief Executive Officer  
Toronto Regional Real Estate Board