

**February 5, 2026**

Mayor Patrick Brown and Members of Brampton City Council  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Re: Toronto Regional Real Estate Board Submission on the City of Brampton's 2026 Budget**

Dear Mayor Brown and Members of Brampton City Council,

On behalf of the Toronto Regional Real Estate Board (TRREB), representing 70,000 REALTOR® Members serving the Greater Toronto Area, including the City of Brampton, we are pleased to submit the following comments on the City's 2026 budget. Our Members are uniquely positioned to observe the direct impact of municipal fiscal policy, housing market dynamics, and community livability.

TRREB applauds the City's strategic focus on affordability, public safety, infrastructure investment, recreation, and long-term financial sustainability in the proposed budget, including the proposed 1.5 per cent increase in the City portion of municipal property taxes. This approach helps keep Brampton's tax rates among the lowest in the GTA while supporting essential services.

We welcome efforts to advance community well-being and growth readiness, including continued investments in parks and recreation amenities, transit improvements and infrastructure revitalization, as well as ongoing support for health care initiatives like Brampton's second hospital and partnerships addressing affordable housing and social services.

While these achievements are laudable, the issue of housing affordability in Brampton continues to strain residents and those seeking to become homeowners in the city. TRREB encourages additional focus and measures to address this challenge.

**Brampton Residents Concerned over Housing Affordability**

A survey conducted by Ipsos shows that Brampton residents widely perceive a growing affordability strain. Key findings include:

- 95 per cent of Brampton residents are concerned about the state of housing affordability in their area, among the highest levels in the GTA.
- 60 per cent of Brampton residents are likely to leave the GTA due to affordability pressures in the next five years, the highest share in the region.
- 93 per cent of Brampton residents agree that we need to do everything we can to make housing more affordable.
- Only 40 per cent of Brampton residents believe governments are doing a good job of improving affordability.
- Seven in 10 of Brampton residents believe that government taxes associated with a new home purchase are unreasonable.

These perceptions indicate that local governments can take additional steps to ease these pressures.

## Recommended Measures

Some initiatives that could provide tangible steps toward addressing acute affordability challenges, supporting population growth, and meeting broader provincial housing objectives include:

### 1. Development Charges (DCs) – Mitigating Barriers to Supply

DCs remain a cornerstone of growth-related funding. However, escalating DC rates risk pricing out ground-related and multi-residential projects alike.

We encourage Council to preserve and explore enhancements to any first-time buyer or equivalent rebates for new homes, particularly those aligned with contributions from senior levels of government. This will help improve housing affordability.

Council could also explore per-square-foot DC charging to better incentivize units with larger square footage and more bedrooms, thereby meeting the demand for more diverse housing forms, including family-friendly missing middle housing.

### 2. Zoning Reform – Enabling Missing Middle and Mid-Rise Housing as-of-right

To accelerate housing supply and support gentle densification in built-up areas, we recommend the Council advance zoning by-law amendments for **as-of-right permissions city-wide**, building on Brampton's CMHC-funded missing middle initiatives and Comprehensive Zoning By-law Review.

- **Mid-rise buildings** (typically six to 12 storeys, with appropriate transitions) along major avenues and transit corridors, like Toronto's updated Avenues policies, enabling mid-rise as-of-right where transit supports it. This would reduce approval delays and promote the creation of complete, transit-oriented communities.
- **Multiplex housing forms** (up to six units) in low-rise residential zones, including conversions of existing homes, modelled on Toronto's expansions for family-friendly missing middle housing, with design standards to maintain neighbourhood character.

These changes would align with provincial housing goals, increase diverse options for essential workers and families, and complement infrastructure investments.

In summary, TRREB advocates for a 2026 budget approach that balances fiscal prudence with bold action on housing supply and affordability. We are available to partner with the City of Brampton through ongoing dialogue and data sharing.

Thank you for your continued leadership in building complete and prosperous communities in Brampton.

Sincerely,



Daniel Steinfeld  
President  
Toronto Regional Real Estate Board