

March 13, 2026

York Region Council
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Re: Submission to York Region: Proposed 2026 Development Charges Bylaw

The Toronto Regional Real Estate Board (TRREB) is pleased to provide this submission as part of the public input process for the proposed 2026 Region-wide Development Charges Bylaw. TRREB represents almost 70,000 REALTOR® Members across the Greater Toronto Area, including York Region. Daily, our Members experience how high housing costs limit affordability and hinder community growth.

We commend York Region for actions already underway to support housing supply, including interest-free deferrals for low and high-rise developments, indefinite deferrals for qualifying non-luxury rentals with long-term commitments, statutory discounts under the *Development Charges Act* for apartments based on bedroom count, and exploration of a first-time homebuyers' Development Charges (DCs) equivalent rebate. These measures help ease upfront construction costs, encourage purpose-built rental development, and align with provincial targets to build 1.5 million new homes by 2031.

Lowering DCs is a proven way to reduce homebuyers' costs and improve affordability. DCs add substantial costs to new home prices, often tens of thousands per unit, and are passed on to buyers or renters. Targeted reductions lower developer burdens, enable more competitive pricing for ownership homes, moderate rents in new rentals, boost construction activity, and increase overall supply to ease market pressures.

However, the proposed adjustments in the 2026 Development Charges Bylaw do not go far enough to address the affordability crisis meaningfully. While deferrals provide valuable temporary cash flow relief, they do not reduce the total DC costs that homebuyers and renters ultimately pay through higher prices or rents.

The proposed changes fall short of delivering the scale of relief required. Larger apartments (≥700 sq. ft.) see only a two per cent reduction under the current proposal, while multi-unit dwellings see only a six per cent reduction. These changes are far too modest, given that family-friendly and more attainable missing-middle units are the types of homes residents need and want. The proposed reductions will not provide relief from the ongoing affordability pressures and development disincentives these units face.

TRREB is particularly concerned about larger apartments (≥700 sq. ft.), which typically include essential 2 and 3+ bedroom family-sized units critical for growing families, multi-generational

households, and renters seeking ownership alternatives. These units face disproportionately higher per-unit DCs compared to smaller apartments. We note that these larger apartments and multiple-unit dwellings play a vital role in diversifying supply, promoting community stability and easing pressure on the ownership market. Focusing on smaller units doesn't reflect the reality of where the market demand is and the type of housing stock that will solve current challenges.

To better advance affordability, boost attainable supply, and align with provincial goals, TRREB recommends 50 per cent DC reductions across all housing units, especially for larger apartments (≥ 700 sq. ft.), a move that would align with similar decisions taken by Vaughan, Mississauga and Peel Region. This could include expanding discounts for 2 and 3+ bedrooms and providing targeted relief for projects that deliver meaningful family-sized units.

These steps would incentivize more ownership and purpose-built rentals with larger units, expanding housing choice, lowering rents, and improving affordability for homeowners.

In summary, while the proposed 2026 Bylaw includes positive elements, bolder DC reductions, especially for larger apartments and multi-unit dwellings, are needed to meaningfully lower costs, accelerate supply, and make York Region more accessible for families, individuals and first-time buyers.

We thank Council for considering our input and look forward to further discussions and provision of empirical data support.

Sincerely,



Daniel Steinfeld
President