


From: [Dick Guest](#)
To: [Mailbox, Clerks](#)
Subject: Delegation Submission- Development Charges
Date: Wednesday, February 25, 2026 12:26:00 PM

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Please consider this, below, as my delegation for next council meeting discussion on Development charges.
Thank you

Richard Guest


Madam Mayor, Honourable Councillors;

Please consider this as my written delegation to City council on the subject of Development Charges and Property Taxes.

Our family have been residents of Burlington for over 40 years- residing in Aldershot, Headon Forest and now Millcroft. We believe this city is one of the best places to Live, Grow and Play- in all of Canada!

But- we are adamantly opposed to subsidizing developers and builders at taxpayers expense! It is irresponsibly cavalier to spend up to \$42 million to waive development charges (DC's) to build new homes in Burlington.

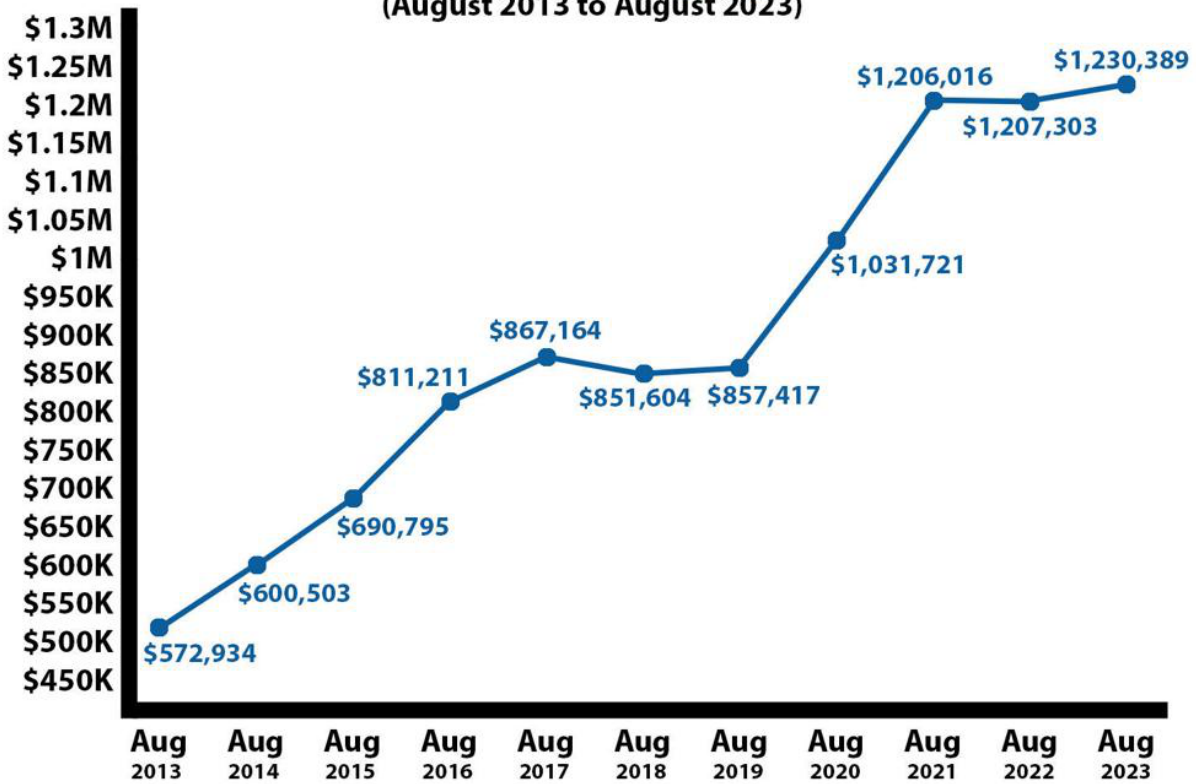
I understand that city is trying to meet the 29,000 new home builds of the 1.5 million that Ontario says they need by 2031. Is this real demand or a fictitious number based on 'dated' variables for immigration, first time buyers, etc.?

Today, just step back and look at our own Neighbourhood. We now have cancelled condo towers (1860-1900 Appleby); spec homes being built at end of Taywood (Trinity Point)-which appear to be less than full occupancy; and Branthaven Town Homes- many for sale and some still unoccupied! And the albatross of all- Hallett Homes advertising new homes on a "designated Greenspace Flood Plain" called Millcroft!

From Inside HALTON: According to sales data from the Toronto Regional Real Estate Board, the average sale price for all dwelling types combined in Halton Region was \$1,230,389 in August 2023. In August 2013, that average was \$572,934! So 114.7 per cent increase in a decade.(Chart 1)

Chart 1:

Average Sale Price for All Dwelling Types in Halton Region (August 2013 to August 2023)



Data from Toronto Regional Real Estate Board

Graeme Frisque/Metroland graphic

So let me ask-“Were complaints levied at developers and builders when interest rates were low and demand drove house prices thru the roof from 2013 to 2023?”

How much PROFIT did developers and builders make through THAT period- where there were NO tariffs driving up building costs, ample tradesmen and insanely low interest rates for borrowing money?

And now these same companies want to be subsidized by the Burlington taxpayers! Maybe they need to rein in profit & margin expectations- like ALL companies must do when times are tough.

Let’s get our heads around “true demand”- not some fictions number thrown at us by the province!

How many properties were bought by speculators over past 8-10 years? How many remain vacant? What are the “true” housing needs- by TYPE (single, town, condo, duplex etc) and MARKET (single, family, retirees etc)

And please don’t forget about us- the Burlington TAXPAYER- whose taxes over the past decade have seen a 60%+ rise? (Chart 2)

No way should we be further subsidizing through free DC’s or any other mechanism!

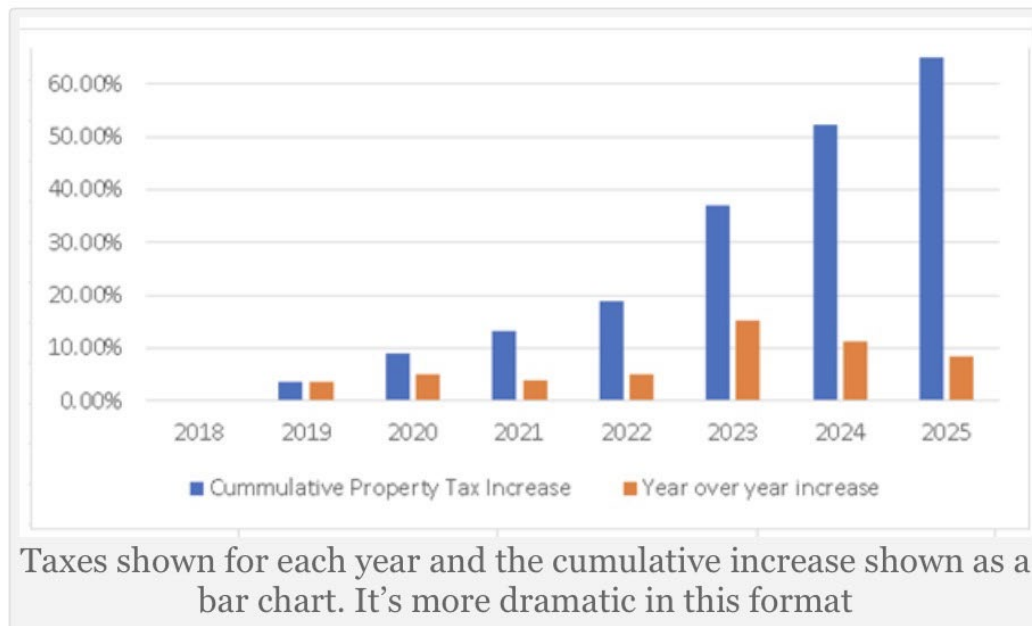
Chart 2:

With some research in hand, we can now report what tax increases for Burlington residents look like.

Property Tax Revenue	2019	2020	2021	2022	2023	2024	2025
Cummulative increase	3.66%	8.95%	13.25%	18.98%	36.92%	52.43%	65.10%
Year over year increase	3.66%	5.11%	3.95%	5.05%	15.08%	11.33%	8.31%

The percentages show the increase in total tax revenue as shown in each year's approved budget.

Using the year-over-year tax increase, the cumulative numbers comes in at an astounding 65.10%



A 65% cumulative tax increase since is outrageous, if not incredibly unsustainable. ENOUGH is ENOUGH!

Please just do your jobs and fiscally manage our tax dollars, as if they were your own. Just say NO to “freebies” to developers.

Furthermore, follow your own city processes- (not the Branthaven example where, following of the committee of adjustments, evaluating 30+ variances not in code, rejected the application -yet council approved them!) That oversight was tragic and those units are disgraceful examples of luxury towns as well as being an embarrassing site in our community!

Instead, focus efforts to “beef up” community security (including more and improved street lighting for example!) so we don’t have to entertain our police force coming door to door asking if our home cameras are picking up burglary suspects fleeing private home in our area! (Twice in the last few weeks!)

Or putting out fires at building sites (Branthaven, Trinity Point). Enduring neighbourhood home invasions & burglaries, stolen vehicles from our driveways (YES! Mine was stolen from

the driveway at our house!)

These are bigger, more pressing concerns for residents than subsidizing Developers & Builders!

We live in North Burlington- where the city is taking one developer to court by the city for cutting down ~400 mature trees on private, open, greenspace (that is already a flood plain!) without a permit! So help me understand the generous offer you want to make to ALL developers to NOT charge development fees?

In conclusion- To waive development charges for the next two years- adding an additional \$391 to an already 4.5% property tax increase- is outrageous. At a potential cost to Burlingtonians of up to \$42 million without comprehensive residential engagement is, in my opinion, an abject abuse of power.

So please, stop the tax grab that has burdening Burlington taxpayers for years, including many on fixed incomes.

We remain Respectfully Yours as Concerned Retirees;

Richard Guest & family

[REDACTED]

Burlington