

February 27, 2026

Mayor Marianne Meed Ward and Members of Council

City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

RE: **Item 9.1 (N) Options for the temporary elimination of Development Charges (DGM-03-26)**

Special Meeting of Council
March 2nd

Dear Mayor and Members of Council,

The Building Industry and Land Development Association (BILD) remains in receipt of Item 9.1 (n) Options for the Temporary Elimination of Development Charges presented on the March 2nd Special Council Meeting agenda.

We recognize that Council's responsibility is first and foremost to current residents, ensuring infrastructure is funded responsibly while maintaining a strong and sustainable community. We share that priority. At its core, this discussion is about how to best support the people who live in Burlington today, as well as those hoping to call Burlington home in the future.

When housing projects do not proceed, the effects are felt most directly by consumers. Reduced supply limits options for first-time buyers, young families, downsizers, and seniors seeking to remain in your community. Over time, constrained supply contributes to higher prices and fewer attainable housing choices.

Development charges are one component of the overall cost of delivering a home. While builders remit these charges at occupancy, they are embedded within the total cost structure of housing, alongside land, skilled trades / labour, materials, financing, and other government-imposed costs. When cumulative costs exceed what the market can reasonably support, projects stall, and homes are simply not built.

In the current environment, many projects face precisely that challenge. Development charge relief, in this context, is not about generating additional profit; rather, it can help restore project feasibility to some so that housing projects can move forward. If a project does not meet minimum viability thresholds, it does not proceed, and the community loses the opportunity for new housing supply, good paying skilled trade jobs, and future assessment growth.

Enabling projects to proceed benefits residents in several important ways:

- Increased housing supply, which expands choice and helps moderate long-term price pressures.
- Greater competition in the market, supporting more attainable price points and product diversity.

- Avoidance of compounding costs, as stalled projects accumulate additional carrying and inflationary pressures that are ultimately reflected in future home prices.
- Support for local employment and economic activity; which strengthens the broader tax base over time.

Importantly, housing pricing remains constrained by what purchasers are able and willing to pay in the market. Cost adjustments help bridge feasibility gaps and allow projects to proceed; they do not automatically translate into returns. The current slowdown in housing starts reflects a feasibility challenge, not an environment of extraordinary profitability.

We fully appreciate that development charges fund critical infrastructure. At the same time, we must ensure that new housing can move forward to support both existing residents, whose families may be seeking housing locally, and future purchasers who wish to contribute to Burlington's community and economy.

Our objective is to work in partnership with Council on Made-in-Burlington solutions that sustain housing supply during a challenging market cycle, in a way that supports your City's homebuyers, strengthens the local economy, and maintains Burlington's long-term vitality.

We appreciate your thoughtful consideration and remain available to provide any additional information that may assist Council in its deliberations.

Kind regards,



Victoria Mortelliti, MCIP, RPP.
Director, Policy & Advocacy

CC: BILD Halton Members

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,000 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.