



Notice of Special Meeting Regional Council

A special meeting of **York Regional Council** will be held on **April 3, 2025 at 9 a.m.** to consider items relating to impacts of development charge reductions.

In accordance with Bylaw 2024-52, this meeting will be conducted **both electronically and in person** at the Council Chambers, York Region Administrative Centre, 17250 Yonge Street, in the Town of Newmarket.

Deputation requests will be accepted by the [Regional Clerk's Office](#) until 12 p.m. on April 2, 2025. Registered deputants will be provided with instructions for joining the meeting.

A handwritten signature in black ink, appearing to read "Christopher Raynor".

Christopher Raynor
Regional Clerk

March 27, 2025

#16623565



Addendum Agenda
YORK REGIONAL COUNCIL SPECIAL MEETING

April 3, 2025

9 a.m.

Electronic and In-Person Meeting

Council Chambers

17250 Yonge Street, Newmarket

Quorum: 11

Page No.

E. Deputations

E.1 Impacts of Development Charge Reductions and Mechanisms to Increase Housing Affordability in York Region **1**

Danielle Binder, Victoria Mortelliti, Jason Bottoni, and Randy Peddigrew, Building Industry and Land Development Association (BILD)

(See Item D.3)

F. Communications

F.1 Impacts of Development Charge Reductions and Mechanisms to Increase Housing Affordability in York Region **2**

Victoria Mortelliti, Senior Manager of Policy & Advocacy, Building Industry and Land Development Association (BILD) dated April 2, 2025

Recommendation: Receive

(See Item D.3)

DEPUTATION REQUEST

YORK REGIONAL COUNCIL SPECIAL MEETING
APRIL 03, 2025

Subject: Impacts of Development Charge Reductions and Mechanisms to Increase Housing Affordability in York Region

Spokesperson: Danielle Binder, Victoria Mortelliti, Jason Bottoni, and Randy Peddigrew

Name of Group or person(s) being represented (if applicable):
The Building Industry and Land Development Association (BILD)

Brief summary of issue or purpose of deputation:

A deputation to emphasize the significance of the Region's initiative in presenting these options for Council's consideration. BILD staff will share firsthand insights into the current challenges affecting development project viability.



April 2, 2025

Chairman Eric Jolliffe and Members of Regional Council
The Region of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Sent via email to regional.clerk@york.ca

RE: April 3, 2025 – Special Regional Council

Item D.3 - Impacts of Development Charge Reductions and Mechanisms to Increase Housing Affordability in York Region

The Building Industry and Land Development Association is in receipt of Item D.3 – *Impacts of Development Charge Reductions and Mechanisms to Increase Housing Affordability in York Region* as part of the April 3rd Special Regional Council agenda.

At this meeting, staff are seeking Council's endorsement of the proposed recommendations. If approved, staff will present their final recommendations for adoption before Council's summer recess. BILD supports the proposed approach and, following Council endorsement, looks forward to continued consultations with staff on the implementation details, some of which are expected to be included in the report being brought forward prior to summer recess. On behalf of our York Forum, we commend York Region for its leadership in addressing the pressing challenges facing the housing industry and for proactively exploring solutions that benefit both builders and homebuyers.

Our housing crisis continues to place unprecedented pressure on the industry, making it increasingly difficult to build and sell homes. Adding to these challenges, the ongoing U.S.-Canada trade dispute is creating further economic uncertainty and shaking consumer confidence in the housing market.

The urgency of the situation in York Region is clear. High-rise sales have plummeted by 95% compared to the 10-year average, while low-rise sales have fallen by 67% over the same period. These stark declines underscore the critical need for government action to support the industry and rebuild consumer confidence. In February 2025, only 123 new homes were sold in the region—far below the typical 600 homes sold during this month.

We appreciate the efforts of Regional staff for setting out a process and policy areas that aim to alleviate the financial pressures on housing development and create an environment where new homes can be delivered more efficiently. The initiatives under consideration demonstrate a commitment to housing affordability and supply, and we welcome the opportunity to collaborate on actionable solutions.

Our members are not just building homes—they are shaping communities. We remain committed to ensuring that York Region continues to be a place where families, first-time buyers, and renters can find housing that meets their needs. This is not just about supporting

the industry; it is about ensuring the Region remains a place where people can afford to live, work, and thrive.

We appreciate the opportunity to provide this correspondence and reaffirm our commitment to working closely with York Region to advance meaningful, actionable solutions. BILD looks forward to continued collaboration with Regional staff and Council during this critical time to support housing affordability and supply.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti".

Victoria Mortelliti, MCIP, RPP.
Senior Manager of Policy & Advocacy

CC: Laura Mirabella, Commissioner, Finance and Regional Treasurer.
 Danielle Binder, Senior Director, BILD
 BILD York Forum 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 1,200 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.