



October 9, 2024

Chair Emmerson and Members of Regional Council
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Sent via email to regionalclerk@york.ca

RE: **Region of York – Committee of the Whole (October 12th)
Item I.2.2 | Large Office Financial Incentives – Recommendation Report (For
Decision)
10/9/2024**

The Building Industry and Land Development Association has received Item I.2.2, the Large Office Financial Incentives Recommendation Report, which is being considered for decision at the Committee of the Whole meeting on October 10th. BILD is pleased to submit this letter of support for these financial incentives for large office development. We would also like to take this opportunity to thank the Region for the consultation sessions hosted with the industry on this, as well as the continued engagement.

We commend the Region for acknowledging the critical importance of economic incentives aimed at increasing the supply of office space and employment opportunities. Within our industry, there is a growing acknowledgment that development charges are increasingly hindering the feasibility of office product types in this challenging economic environment. We are encouraged to see the Region making significant strides toward fostering long-term growth and development. By implementing these incentives, large office developments have the opportunity to become more attractive and viable, ultimately driving growth with this product type and the broader economy.

BILD would also like to recognize the City of Vaughan's recent motion to enhance housing affordability through reductions in development charges and other supportive measures. Initiatives like these demonstrate the importance of collaboration among the Region, local municipalities, and the industry, enabling us to work together toward our shared goal of increasing both residential and non-residential supply.

Thank you for the opportunity to submit this correspondence. If you have any comments or questions, please feel free to contact the undersigned.

Sincerely,

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

CC: BILD York Forum Members
Dave Cohen, BA, JD, MBA, Manager, Growth Economics and Finance, Treasury Office,
Finance Department

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.