



May 5, 2025

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

Re: Support for a 35% Municipal Tax Rate Discount for the New Multi-Residential Subclass -
2025 Taxation Year

Dear Regional Chair Jolliffe and Members of York Region Council,

On behalf of the Purpose-Built Rental Committee of the Building Industry and Land Development Association (BILD), I am writing to express our strong support for the proposed 35% municipal property tax rate discount for the new multi-residential subclass, which is outlined in the 2025 Property Tax Policy Report to be presented at the May 8th Committee of the Whole meeting.

We thank you for bringing this matter forward. With housing affordability and rental supply challenges continuing across the Greater Toronto Area and beyond, targeted government action is more critical than ever. Reducing the municipal tax burden on new purpose-built rental (PBR) housing is a timely and essential measure. It will help close the financial gap for new rental development projects by improving their operating viability and encouraging long-term investment in the rental sector. For these reasons, we strongly support implementing this proposal for 2025 and beyond.

The PBR Committee believes that a 35% reduction is a meaningful policy intervention that will support housing choice and stability for renters, while demonstrating municipal leadership in addressing the housing crisis. Similar tax relief measures have already been adopted by the Region of Peel and the City of Toronto, with discussions underway in other GTA municipalities as well.

We urge Council to approve this tax discount and recognize it as a vital tool to strengthen the feasibility of rental projects—particularly in conjunction with the Region's proposed rental development charge deferral, introduced in April. We also thank you for the ongoing engagement with Regional Staff on housing relief and look forward to further potential relief efforts in the forthcoming June report.

We appreciate the opportunity to provide these comments and for your consideration of this important initiative.

Sincerely,

Danielle Binder, RPP MCIP
Senior Director, Policy and Advocacy