



Special Council

Addendum

Agenda published February 20, 2026

Addendum published February 27, 2026

Date: June 15, 2026

Time: 9:30 am

Location: Council Chambers, City Hall, second floor

Pages

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June 9, 2026

From:
West End Home Builders' Association
1112 Rymal Road East
Hamilton, Ontario L8W 3N7

To:
**Mayor Marianne Meed Ward and
Members of Council**
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

[WE HBA: Support Burlington Application to the Development Charges Reduction Program](#)

Dear Mayor Meed Ward and Members of Council,

On behalf of the West End Home Builders' Association (WE HBA), we are writing to encourage the City of Burlington to move swiftly in pursuing an application to the newly announced Development Charges Reduction Program (DCRP), introduced by the provincial and federal governments, prior to the June 19, 2026 deadline.

The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing, and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents approximately 300 member companies across all disciplines involved in land development and residential construction. In the Hamilton CMA in 2024, residential construction contributed over \$4.6 billion in investment value and provided over 21,000 jobs paying about \$1.6 billion in wages¹.

The DCRP presents a significant opportunity for municipalities to secure substantial provincial and federal funding support for housing-enabling infrastructure while further advancing housing affordability and economic growth. Under the program, municipalities may receive funding covering up to 90 percent of eligible infrastructure costs associated with roads, water, wastewater, and transit infrastructure, provided municipalities commit to reducing development charges by 30 to 50 percent or more over a three-year period.

We would first like to recognize and commend Burlington Council for the important steps already taken to support housing development and investment in the city. Burlington has demonstrated leadership through recent development charge freezes and reductions, as well as broader efforts to improve housing supply and planning certainty. These measures have sent a positive signal to the housing industry and investment community during an exceptionally challenging economic environment for new residential construction.

¹ CHBA Economic Impacts 2024 Fact Sheet, Hamilton CMA.



At a time when housing construction activity has slowed across Ontario, financing conditions remain challenging, and municipalities are increasingly competing to attract private sector investment, Burlington has an important opportunity to strengthen its competitive position by securing significant housing-enabling infrastructure funding while further reducing development charges through the DRRP. Municipalities that reduce development charges by 30 to 50 percent or more will be eligible for funding to cover up to 90% of infrastructure project costs. Municipalities that move quickly to participate in the program will be better positioned to attract new housing investment, advance critical infrastructure projects, and support long-term economic growth and housing supply.

The DCRP represents a rare opportunity to secure transformative infrastructure investment while helping improve project viability and accelerating much-needed housing supply. Programs of this scale have the potential to strengthen long-term economic competitiveness, support local jobs, and ensure municipalities can continue to grow sustainably while maintaining critical infrastructure investments.

We note that the Province has established a compressed timeline for municipalities to prepare and submit applications. Nonetheless, the significance of this opportunity warrants urgent consideration and collaboration between Council and staff to ensure Burlington is positioned to submit a strong and competitive application.

The West End Home Builders' Association and our members stand ready to support the City in any way that may assist in advancing a successful application, including providing industry insight, market context, housing pipeline information, and stakeholder support.

Burlington has already demonstrated leadership through its recent actions to support housing supply and affordability. We encourage Council to continue building on that momentum by pursuing this important funding opportunity and ensuring the city remains competitive for future housing investment and infrastructure funding.

We respectfully urge Council and staff to move quickly to ensure Burlington submits a strong application to the Development Charges Reduction Program prior to the June 19 deadline.

Sincerely,

Mike Collins-Williams, MCIP, RPP
Chief Executive Officer
West End Home Builders' Association



June 12, 2026

Mayor Marianne Meed Ward and Members of Council
c/o City Clerk
City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

Re: BILD Support for the Federal-Ontario Development Charge Reduction Program

Item #9.1 - Information on the new Development Charge Reduction Program

Special Council Meeting
June 15, 2026

Dear Mayor Meed Ward and Members of Council,

On behalf of the Building Industry and Land Development Association, we are writing to encourage the City of Burlington to apply for the Federal-Ontario Development Charge Reduction Program and take advantage of this opportunity to support the delivery of new housing in your community.

We recognize that many regions and municipalities across Ontario are working hard to address housing affordability and meet growing housing demand. BILD acknowledges the leadership the City of Burlington has already demonstrated in reducing Development Charge increases through the 2024 Development Charges Review, as well as the recently adopted Housing CIP utilizing HAF funding, all of which support the advancement of housing supply. Building on this strong foundation, participation in the Federal/Provincial Development Charge Program represents a meaningful opportunity for the City of Burlington to further reinforce its leadership by leveraging available senior government funding to continue supporting housing delivery while helping offset the financial impacts associated with Development Charge reductions.

Consistent with BILD's position across the GTA, we are recommending that Council participate in the program by submitting an application by the June 19 deadline. The industry, local municipalities, and regions have collectively advocated to senior levels of government for meaningful infrastructure funding support for many years, and this program represents a historic opportunity to advance housing delivery while helping offset the financial impacts associated with Development Charge reductions. It is an opportunity that should be strongly considered.

BILD has had the opportunity to meet with City staff over the past two weeks, and we appreciate their openness and willingness to provide the necessary context to Council as the City considers a path forward. As has always been the case, success is best achieved when industry and local government work collaboratively toward shared housing and infrastructure objectives.

Should the City require any further information, industry perspectives, or technical input as part of its review of the program, BILD would be pleased to assist where we can. We believe that continued cooperation between regions, municipalities and the development industry will be essential the delivery of new housing that Ontarians can afford.



Thank you for your consideration of this very important opportunity. We appreciate the leadership of municipal and regional councils in addressing housing challenges and look forward to working together to help deliver the homes that Ontario families need.

Sincerely,

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

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

Cc: Danielle Binder, Vice-President of Policy & Advocacy, BILD
(dbinder@bildgta.ca)

Curt Benson, CAO
Steve Robichaud, Commissioner, Development & Growth Management