

April 26, 2023

**Chair Nando Iannicca and Members of Council  
Region of Peel**  
10 Peel Centre Drive.  
Brampton, Ontario  
L6T 4B9

Sent via email to [regional.clerk@peelregion.ca](mailto:regional.clerk@peelregion.ca)

**RE: Region of Peel  
Item Report Title: Vacant Home Tax (VHT) – Public Consultation and Program  
Design  
2023-04-27**

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The Building Industry and Land Development Association (BILD) is in receipt of *Item 8.3 Vacant Home Tax – Public Consultation and Program Design* which will be presented at the April 27<sup>th</sup> Regional Council meeting.

We are writing to you today because we are concerned that there is unintended consequences with this proposal on the affordability of new residential development units and the availability of housing supply.

While we understand that typically a vacant home tax policy is not intended to affect new residential development units, there has been an instance where the tax inadvertently applied to some forms of new residential development and we had to work with the municipality to rectify the matter after its initial adoption. This is not our preferred method of stakeholder consultation, and as such, we would like to avoid this scenario with the Region of Peel's proposal.

**At this time, BILD is requesting that Council direct staff to meet with BILD and members of the development industry to review the proposed Vacant Home Tax with the intent of mitigating any inadvertent affects it may have on new residential development units.**

Thank you for the opportunity to submit these comments. As your community building partner, we trust that you will take them into consideration as we work towards success.

Kind regards,



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

CC: Gary Kent, Region of Peel  
Members of the BILD Peel Chapter

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*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 1,500 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.*