

Motion

Agenda Number: 20.6
Date: June 12, 2025

Moved by Mayor Parrish
Seconded by Councillor Mahoney

Whereas there is a housing crisis in the Region of Peel and across Ontario;

And whereas, more housing is urgently needed including low-rise, mid-rise and high-rise options, owned and purpose-built rental;

And whereas, the development industry is demonstrating very few residential units will start construction over the next two years without interventions in the form of incentives;

And whereas, the growing shortage of supply is increasing the cost of both owned and rented units;

And whereas, increased municipal charges and taxes are recognized factors affecting the cost of housing units both purchased and rented;

Therefore be it resolved, that the Council of the Region of Peel approve the following:

1. Under the items listed in Bill 17, the collection of development charges for all residential units be deferred without interest until the first occupancy permit is issued, provided a building permit allowing for footings and foundations is issued pursuant to the *Building Code Act, 1992* prior to November 13, 2026; and
2. Authorize the Chief Financial Officer and Commissioner of Corporate Services, Treasurer, and the Regional Clerk or designate, to enter into deferral agreements on behalf of the Region providing for the payment of developments charges in accordance with paragraph 1; and
3. Reduce the Region's residential development charges by 50 per cent effective immediately, up to November 13, 2026 at which time the subject of residential DCs will be reviewed; and
4. Region staff enter into discussions with BILD and other industry participants regarding the possibility of development charge discounts not only motivating the building of new units but flowing through in part to the homebuyer thereby improving affordability; and
5. Direct regional staff to apply for the Canada Housing Infrastructure Fund - Municipal Direct Stream, to request grants used to offset the financial impacts from the development charges initiatives; and
6. That the necessary by-laws be presented to Regional Council for enactment.