



February 10, 2025

Mayor Chow and Members of Council  
City of Toronto  
Toronto City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2  
Via Email: [councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

Re: CC27.1 - Budget Implementation Including Property Tax Rates, User Fees and Related Matters

Dear Mayor Chow and Members of the Toronto City Council,

This letter is submitted on behalf of The Building Industry and Land Development Association (BILD), which represents the land development, home building, and professional renovations industries in the Greater Toronto Area and Simcoe. At BILD, our members are deeply committed to the economic vitality of new construction, including condominiums, mixed-use developments, commercial properties, and purpose-built rental (PBR) projects.

As many of you may recall, in 2024, BILD and its members were heavily involved in discussions with members of Council and senior staff, seeking financial relief for 30,000 stalled development projects during the height of an ongoing housing crisis. Last year, the City released Phase 1 of a program designed to provide relief for housing, specifically targeting purpose-built rental projects. One of the deliverables from that Council decision was the implementation of a 15% tax discount for new multi-residential development projects through the 2025 budget cycle.

We acknowledge the advancement of this deliverable, as presented in the staff report for the February 11th Council meeting, which states, "City Council authorizes a rate reduction of 15 percent for the New Multi-Residential Property (Municipal Reduction) Tax Subclass of the municipal portion of the existing New Multi-Residential Property Class rate." Furthermore, we acknowledge that staff are recommending, "City Council request the Province of Ontario to provide an equivalent 15 percent property tax rate reduction for the New Multi-Residential Property (Municipal Reduction) Tax Subclass on the education property tax rate for eligible properties."

BILD supports both of these staff recommendations and encourages the City to reignite Phase 2 of the housing relief discussions. Our industry continues to suffer, with projects stalled and companies facing workforce reductions. We recognize the efforts the City has made and understand that it is facing its own significant financial challenges with limited resources. However, we remain hopeful that financial contributions from other levels of government can help support the critical need for housing. BILD remains committed to working alongside the City as a partner to bring Phase 2 of the program forward, ensuring a comprehensive and inclusive package that supports housing development across the City.

Thank you for considering our perspective on these matters. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Wilkes", with a horizontal line underneath.

Dave Wilkes  
BILD President and CEO