



February 2, 2026

Mayor Annette Groves and Members of Council
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

RE: **Town of Caledon Development Charge Indexing – February 1, 2026**

The Building Industry and Land Development Association (BILD) acknowledges the Town of Caledon's upcoming annual indexing of Development Charges (DCs), currently scheduled to take effect on February 1, 2026. On behalf of our members, we appreciate the opportunity to share our perspective on current market conditions and the ongoing housing challenges affecting development.

According to Altus Group, new home sales in the Greater Toronto Area (GTA) continue to remain at historically low levels. December 2025 new home sales reached an all-time low, with full-year results confirming 2025 as the weakest year on record since BILD's tracking began in 1981. In December, there were just 240 new home sales across the GTA, representing an 82% decline from the 10-year average and a 24% decrease compared to December 2024. For the entire year, total new home sales reached 5,314 units, the lowest annual total ever recorded. Condominium apartments accounted for 87 sales, down 42% from December 2024 and 91% below the 10-year average, while single-family homes recorded 153 sales, down 8% year-over-year and 59% below the 10-year average. The total remaining inventory across the GTA decreased slightly to 20,849. Benchmark prices remain high, with new condos averaging \$1,021,235 and new single-family homes at \$1,409,725, the latter reflecting a 9% decrease over the past 12 months, but still at a level that challenges affordability for many buyers.

Given these significant pressures, BILD is formally requesting that the Town of Caledon, along with municipalities across the GTA planning to index development charges in 2026, forgo this year's indexing. Even where indexing has already been approved to take effect on February 1, 2026, municipalities retain the ability to revisit that decision following this date and remove the increase. Taking this step would provide immediate short-term relief and help support project viability under current market conditions.

While BILD recognizes the Town's authority to apply annual indexing, current conditions continue to place considerable strain on development activity. Declined consumer confidence, elevated construction and financing costs, and broader economic uncertainty are collectively impacting housing delivery across the GTA, including in Caledon. In the absence of other DC relief measures, the decision to forgo indexing in 2026 would represent a tangible and timely step the Town can take to assist in stabilizing the local development environment.

Through our ongoing engagement with municipalities across the GTA, BILD has seen the value of proactive, collaborative approaches that respond to evolving market realities. We would welcome the opportunity to meet with the Mayor and members of Council to discuss this request further and explore additional options the Town could consider to support housing delivery and long-term community growth.



To work towards scheduling a meeting, please contact Victoria Mortelliti, Director of Policy and Advocacy with BILD, at vmortelliti@bildgta.ca.

Kind regards,

A handwritten signature in black ink, appearing to read "Dave Wilkes", with a long horizontal flourish extending to the right.

Dave Wilkes
BILD President & CEO

CC: BILD Members
 Robert Cummings, Director and Chief Financial Officer
 Nathan Hyde, CAO

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 1,200 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.